



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 11, 2019 REPORT NO. HO-19-088

HEARING DATE: September 18, 2019

SUBJECT: AHERN CDP. Process Three Decision

PROJECT NUMBER: [622662](#)

REFERENCE: [Historic Resources Report No. HRB Site No. 1142](#)

OWNER/APPLICANT: Brian Ahern/Nick Wilson

SUMMARY

Issue(s): Should the Hearing Officer approve an addition to an existing single-family dwelling unit on a site designated as a historic resource located at 7025 Vista Del Mar Ave within the La Jolla Community Planning area?

Staff Recommendation: Approve an application for Coastal Development Permit No. 2221341.

Community Planning Group Recommendation: On April 4, 2019, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (Existing Facilities), Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 25, 2019, and the opportunity to appeal that determination ended July 10, 2019.

BACKGROUND

The project is located at 7025 Vista Del Mar Avenue within the RS-1-7 Zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan area, the Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Transit Area Overlay Zone, Residential Tandem Parking, Parking Impact Overlay Zone (Coastal and Beach) and Transit Priority Overlay Zone, Council District 1. The

site is developed with an existing single-family home built in 1936. The proposed project location is designated as Historic Resource Board Site No. 1142 as the property embodies distinctive characteristics of style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship and is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman. The home was designed by master architect Harold Abrams. Qualified City staff reviewed the proposed project and determined that the proposal is consistent with the U.S. Secretary of the Interior's Standards and is therefore exempt from the requirement to obtain a Neighborhood Development Permit in accordance with [San Diego Municipal Code \(SDMC\) Section 143.0220](#).

Combination Building Permit No. 2159869 was issued October 2, 2018 for interior work for a new bathroom, closet and mechanical room. On April 30, 2019 Combination Building Permit No. 2256136 was issued for a new pool and spa. Both the pool and interior remodel were exempt from a Coastal Development Permit.

The project requires a Coastal Development Permit (Process 3) for development pursuant to [SDMC Section 126.0702](#) for construction within the Coastal Overlay Zone appealable to the California Coastal Commission.

DISCUSSION

The project proposes to construct a 194-square-foot addition, an 88-square-foot garage addition and a new 729-square-foot detached companion unit to an existing 3,222-square-foot single-family dwelling unit. The 194 square-foot addition to the home will be used as a utility room and the 88 square-foot addition from the garage will be used as a connection from the house to the garage. The new 729 square-foot companion unit will include a bedroom, bathroom and living room. The proposed development is contained within an existing legal lot area, on private property, approximately 700 feet from the Pacific Ocean access and will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in the Local Coastal Program land use plan.

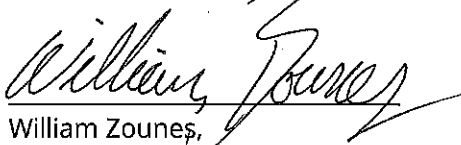
The project is designated as Low Density Residential (5-9 du/ac) as identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan [Plan]. The project is located along the Belvedere Street View Corridor as recognized in the Plan. Figure F on page 152 of the Plan identifies Belvedere Street as a "View Corridor: Unobstructed framed view down a Public Right-of-Way." Although the project is located at the southeast corner of Belvedere Street and Vista Del Mar Avenue, the proposed project does not affect a public view corridor as the development does not encroach into a public right-of-way or required setbacks.

The La Jolla Community Plan recommends community character be preserved by applying development regulations that will limit the bulk and scale differences relative to surrounding lots. This includes applying a sliding scale for floor area ratios that will decrease building scale as the lot size increases. The La Jolla Community Plan also recommends that bulk and scale of new development apply to side and rear setbacks requirements, building articulation, roofline treatment and variations within front yard setback requirements. The proposed development complies with these recommendations as the project will maintain the existing roof line the existing setbacks.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2221341, with modifications.
2. Deny Coastal Development Permit No. 2221341, if the findings required to approve the project cannot be affirmed.

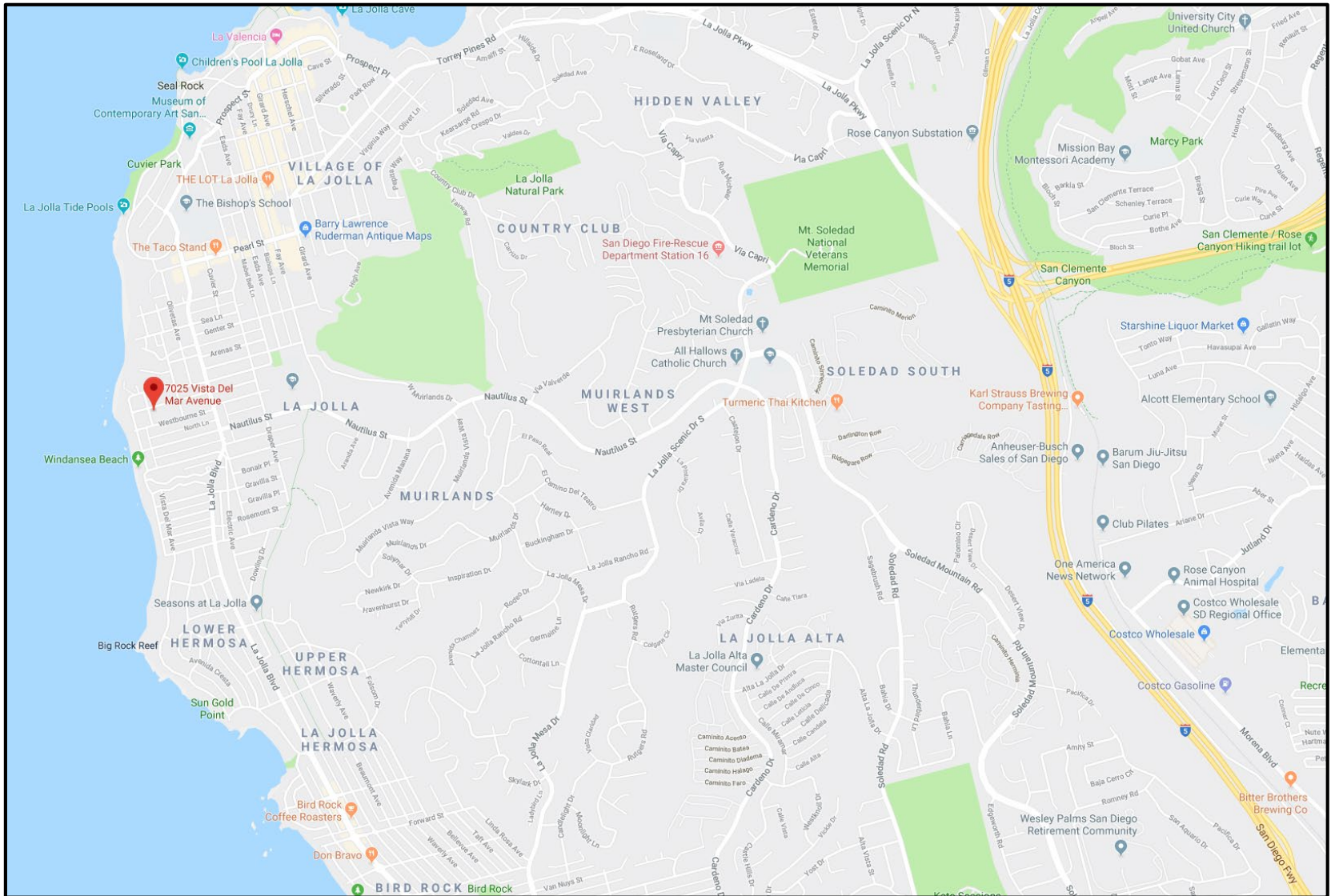
Respectfully submitted,

A handwritten signature in black ink, appearing to read "William Zounes", written over a horizontal line.

William Zounes,
Development Project Manager

Attachments:

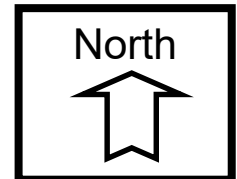
1. Location Map
2. Aerial Photograph
3. Existing Zoning Map
4. Community Plan Land Use Map
5. Site Photographs (Existing)
6. Data Sheet
7. Draft CDP Resolution with Findings
8. Draft CDP Permit with Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans

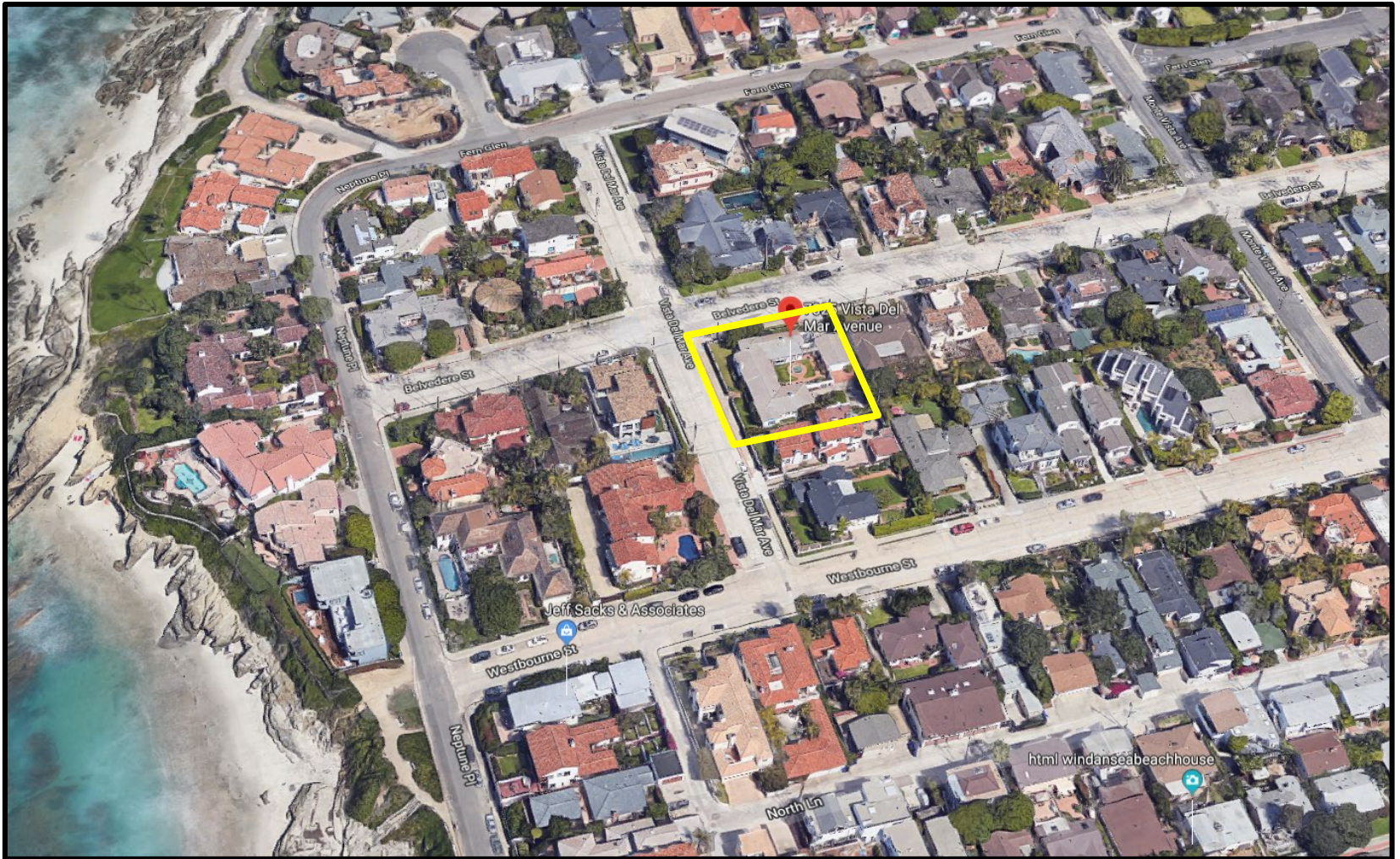


Project Location Map

Ahern CDP

Project No. 622662 – 7025 Vista Del Mar Avenue

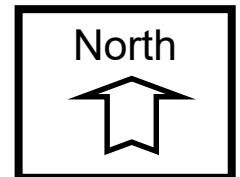




Aerial Photograph

Ahern CDP

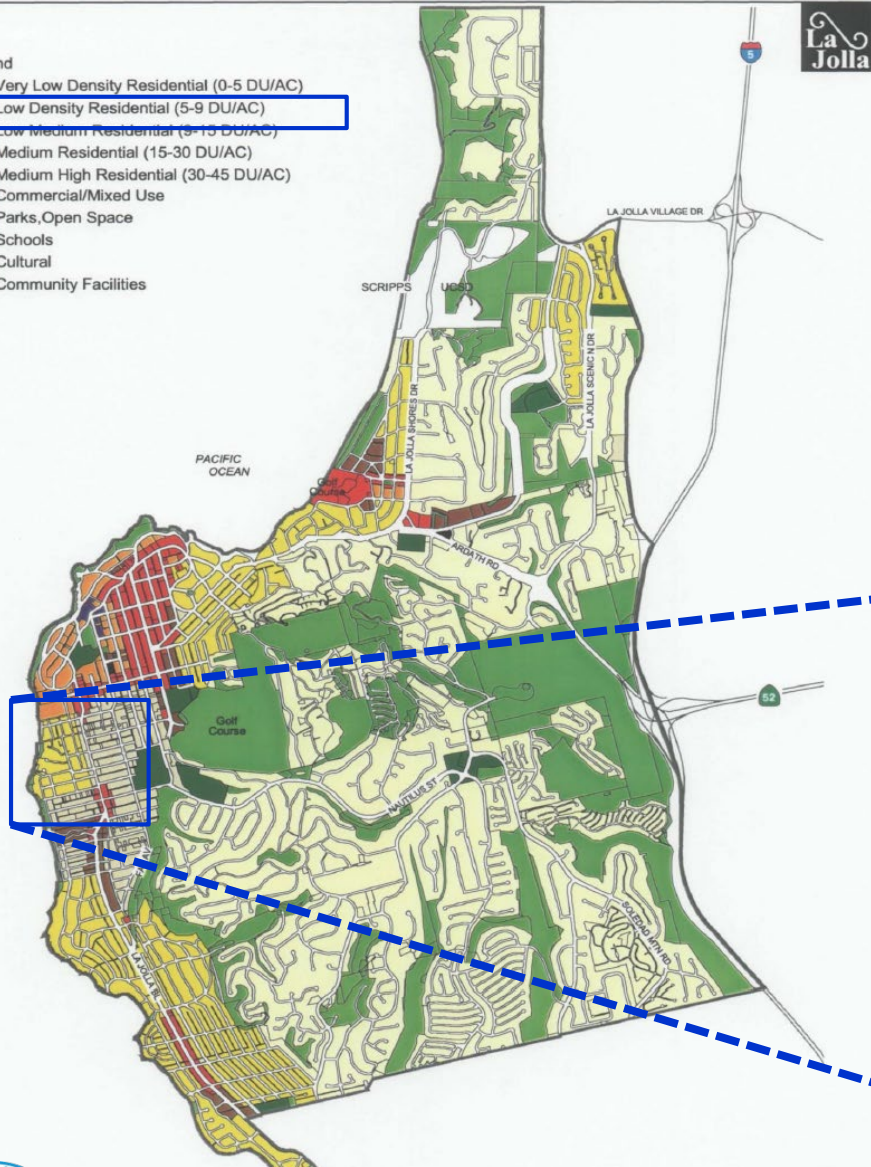
Project No. 622662 - 7025 Vista Del Mar Avenue



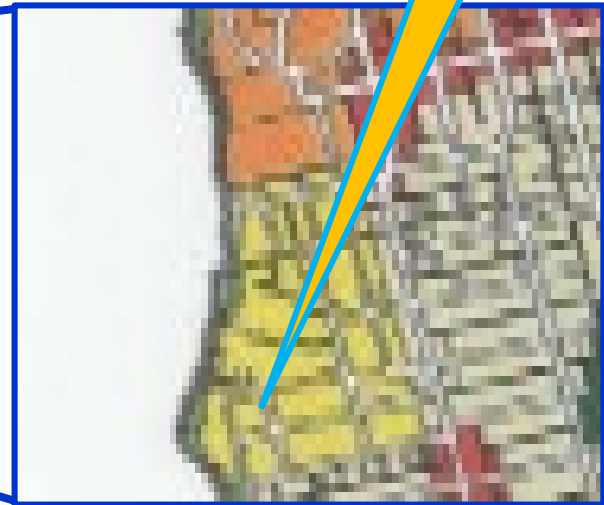
Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities

La Jolla



Project Site



Land Use Map

Ahern CDP

Project No. 622662 - 7025 Vista Del Mar Avenue

North



HEARING OFFICER RESOLUTION NO. HO-_____
COASTAL DEVELOPMENT PERMIT NO. 2221341
AHERN CDP – PROJECT NO. 622662

WHEREAS, the BRIAN AHERN SEPARATE PROPERTY TRUST, dated September 30, 2005, Owner/Permittee, filed an application with the City of San Diego for a permit for the construction of a detached companion unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2221341), on portions of a 0.28-acre site; and

WHEREAS, the project site is located at 7025 Vista Del Mar Avenue, in the RS-1-7 zone, the Parking Impact Overlay Zone (Beach/Coastal), the Transit Area Overlay Zone, the Transit Priority Area, the Coastal Overlay Zone (Appealable and Non-Appealable) and the Coastal Height Limitation Overlay Zone of the La Jolla Community Plan; and

WHEREAS, the project site is legally described as: Lots 1 and 3 in Block 3 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 891, filed in the Office of the County Recorder of said San Diego County, March 3, 1903; and

WHEREAS, on June 25, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on September 18, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2221341 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2221341:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project site is a fully-improved corner lot located approximately 530 feet from the Pacific Ocean. The project site is not located seaward of the First Public Roadway (Neptune Avenue). The LJCP/LCP designates the site for Low Density Residential uses at a density of 5-9 dwelling units per acre (du/ac). The proposed companion unit and existing single dwelling conform to the recommended land use and density of the plan. The project is located within the Belvedere Street Identified Public Vantage Point as recognized in Figure 9 on page 36 of the LJCP/LCP. However, the proposed project does not affect an existing or potential public view corridor along the public right-of-way as shown on Figure F of the LJCP/LCP. As a condition of approval, the project will provide a deed restriction to preserve the Public Vantage Point view in perpetuity. Finally, as the proposal includes only one-story development, public vantage point views over the property will be enhanced and protected. Therefore, the proposed coastal development will not have any impact to existing or proposed public accessways, nor will it impact public views to and along the ocean or other scenic coastal area identified in the LJCP/LCP.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project site is within a developed urban environment and does not contain sensitive biological resources. The project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA) designated lands. Environmentally Sensitive Lands (ESL) are not located on the site. The drainage system has been designed to be consistent with the requirements of the City Engineer and will minimize risks to ESL associated with runoff and erosion by collecting and directing all onsite drainage

back to the street and into the City storm drain system. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The LJCP/LCP designates the site for Low Density Residential uses at a density of 5-9 dwelling units per acre (du/ac), and the remodeled dwelling and companion unit conform to the recommended use and density of the plan. The proposed one-story companion unit is an allowed use within the RS-1-7 zone and has been located at the rear of the property to minimize adverse effects to the designated historic single dwelling unit. The proposed companion unit meets all development regulations, including, but not limited to, Floor Area Ratio, setbacks, and height. The project was determined to be consistent with the Secretary of the Interior's Standards and Guidelines for Historic Properties. No deviations are required. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. (Additionally, see Finding 1a above.)

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is a fully improved corner lot located approximately 530 feet from the Pacific Ocean. The project site is not located between the first public roadway (Neptune Avenue) and the sea. Therefore, this coastal development is in conformity with the public access and public recreation policies of the Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2221341 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2221341, a copy of which is attached hereto and made a part hereof.

ATTACHMENT 6

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: September 18, 2019

Internal Order No. 24008096

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007712

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2221341
AHERN CDP – PROJECT NO. 622662
HEARING OFFICER

This Coastal Development Permit No. 2221341 (Permit) is granted by the Hearing Officer of the City of San Diego to the BRIAN AHERN SEPARATE PROPERTY TRUST, dated September 30, 2005, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.28-acre site is located at 7025 Vista Del Mar Avenue, in the RS-1-7 zone, the Parking Impact Overlay Zone (Beach/Coastal), the Transit Area Overlay Zone, the Transit Priority Area, the Coastal Overlay Zone (Appealable and Non-Appealable) and the Coastal Height Limitation Overlay Zone of the La Jolla Community Plan. The project site is legally described as: Lots 1 and 3 in Block 3 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 891, filed in the Office of the County Recorder of said San Diego County, March 3, 1903.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a detached companion unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 18, 2019, on file in the Development Services Department.

The project shall include:

- a. A 194-square-foot addition/remodel to an existing 3,222-square-foot historic-designated single dwelling; an 88-square-foot addition to the existing 619-square-foot garage, and a new 729-square-foot detached, one-story companion unit;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 2, 2022.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

12. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

13. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the existing and proposed sidewalk underdrains in the Belvedere Street and Vista Del Mar Avenue Right-of-Way.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot-wide driveway per current City standards, adjacent to the site on Belvedere Street.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of damaged portions of sidewalk with current City-standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Belvedere Street and Vista Del Mar Avenue.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of damaged portions of the curb and gutter with current City-standard curb and gutter, adjacent to the site on Belvedere Street and Vista Del Mar Avenue.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

19. Prior to the issuance of construction permits, a deed restriction ensuring the Belvedere Street Identified Public Vantage Point, as recognized in Figure 9 on page 36 of the La Jolla Community Plan and Local Coastal Program Land Use Plan, will remain unobstructed and undeveloped.
20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on September 18, 2019, and HO-_____.

ATTACHMENT 5

Coastal Development Permit No. 2221341
Date of Approval: September 18, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**THE BRIAN AHERN SEPARATE PROPERTY TRUST,
dated September 30, 2005,
Owner/Permittee**

By _____
Brian Ahern
Trustee

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**



THE CITY OF SAN DIEGO

Date of Notice: June 25, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008096

PROJECT NAME / NUMBER: Ahern CDP NDP / 622662

COMMUNITY PLAN AREA: La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: 7025 Vista Del Mar Ave, La Jolla, CA 92307

PROJECT DESCRIPTION: Coastal Development Permit (CDP) and Neighborhood Development Permit (NDP) to construct a 194-square-foot addition and interior remodel to an existing 3,222-square-foot single-family dwelling unit, an 88-square-foot addition to the existing 619-square-foot garage, and a new 729-square-foot detached companion unit. The project is located at 7025 Vista Del Mar Ave and located within the RS-1-7 zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan area, the Coastal Non-Appealable, Coastal Height Limit, Transit Area Overlay, Residential Tandem Parking, Parking Impact (Coastal and Beach) and Transit Priority Overlay Zones, Council District 1. The proposed project location is Historic Resource Board Designation #1142. Qualified City staff has determined that project as presented is consistent with the U.S. Secretary of the Interior's Standards and is therefore exempt from the requirement to obtain a Site Development Permit in accordance with SDMC Section 143.0220. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities), Section 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301, Existing Facilities and 15303, New Construction. Section 15301 allows for additions to existing structures that do not exceed 2,500 square feet and Section 15303 allows for construction of a second dwelling unit in a residential zone. Since the proposed project is a minor addition to an existing dwelling unit, a minor addition to an existing garage and the construction of a companion unit the exemptions are appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project

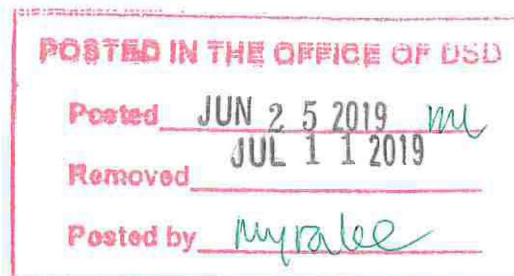
is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Pancho Mendoza
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5433 / fmendoza@sandiego.gov

On June 25, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (July 10, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Email: info@lajollacpa.org

President: Tony Crisafi

Vice President: Matt Mangano

2nd Vice President: David Gordon

Secretary: Suzanne Weissman

Treasurer: Michael Costello

FINAL MINUTES–

Regular Meeting | Thursday, 4 April, 2019

Trustees Present: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

Trustees Absent: Kane, Rasmussen, Courtney

1.0 Welcome and Call to Order: Brian Will at 6.05 PM

Please turn off or silence mobile devices Meeting is being recorded

2.0 Adopt the Agenda:

Motion: Adopt agenda (Gordon/Costello)

In Favor: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Manno, Neil, Shannon, Weissman

Opposed: none

Abstain: Chair -Will

Motion carries: 13-0-1

Will noted no objections to elections so results are final. Welcome new trustees

3.0 Meeting Minutes Review and Approval: 7 March Regular and Annual meeting minutes

Motion: Approve March Annual and Regular meeting minutes (Gordon/Shannon)

In Favor: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Manno, Neil, Shannon, Weissman

Opposed: none

Abstain: Will

Motion Carries: 13-0-1

Motion: Approve March 28, Special meeting minutes with correction to add election results (Gordon/Manno)

In Favor: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

Opposed: none

Abstain: Chair -Will

Motion Carries: 14-0-1

4.0 Officer Reports:

4.1 Treasurer- Beginning Balance as of 3/1/19 \$ 765.93

Income

- Collections \$ 189.00
- CD Sales \$ 0

Total Income

\$ 189.00

Expenses

- Agenda printing—Special Meeting \$ 3.02
- Agenda printing \$ 65.60
- AT&T telephone \$ 86.35

Total Expenses

\$ 154.97

Net Income/(Loss)

\$ 34.03

Ending Balance of 3/31/19

\$ 799.96

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

feet, and the East House at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total 6.6 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area, and Council District 1. Code Case CE-0502994
DPR Motion: That findings CAN be made for a CDP as presented. (Kane/Leira) Passes 4-1-1

10.2 Ahern CDP: 7025 Vista Del Mar Ave. -NDP/CDP No.: 622662 (Process 3) Coastal Development Permit for the 194-sq-ft addition/remodel to an existing 3,222 sqft single dwelling, Historic Resource Board Designation #1142; an 88-sq-ft addition to the existing 619-sqft garage, and a new 729-sq-ft detached companion unit. Total construction is 5,278 sq ft located at 7025 Vista Del Mar Ave. The 0.28-acre site is located in the RS-1-7 Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan.
DPR Motion: That findings CAN be made for a CDP as presented. (Collins/Leira) Passes 5-0-1

10.3 Forward Companion Unit -714 Forward Street. No.: 624842 (Process 2) Coastal Development Permit to construct a 500-square-foot companion unit over an existing detached 500-square-foot garage located at 714 Forward Street. The 0.13-acre site is located within the RS-1-7 zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.
DPR Motion: That findings CAN be made for a CDP as presented. (Kane/Leira) Passes 5-0-1

10.4 Stylii – 9046 La Jolla Shores Lne - No.: 543042- (Process 3) Coastal Development Permit (Amendment to CDP No. 92-0571) and Site Development Permit for a 1,943 square foot addition to an existing 9,799 square ft single dwelling unit for a total of 11,742 square feet. The 0.87-acre site is located at 9046 La Jolla Shores Lane is in the Coastal Overlay Zone (Appealable area), in the RS1-7 & RS1-4 base zone of the La Jolla community plan area. Council District 1.
DPR Motion: That findings CAN be made for a CDP and a SDP as presented. (Collins/Kane) Passes 5-0-1

10.5 BENEVENTE RESIDENCE – SDP/ CDP 8516 La Shores Drive No.: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet located 8516 La Jolla Shores Drive. The 0.13-acre site is located in the La Jolla Shores Planned District-Single Family zone, and Coastal Overlay zone (non-appealable) within the La Jolla Community Plan area and Council District 1.
PRC Motion: : Finding CAN be made for Project #: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet. (Fotsch/ Edwards) Passed: 5-2-1

10.6 Request for 2 Hour Parking on Kilbourn Drive- From 8am-6pm Monday through Friday to deter UCSD Campus all-day parking (Stephen Breskin)
T&T Motion: To Approve Resident Request for 2 Hour Parking 8am-6pm Monday through Friday on Kilbourn Drive: Gantzel, Second: Brady 7-0-0

Trustee request: pull item 10.1, Panorama Homes

Gordon: comment, La Jolla Shores Lane is not part of La Jolla Shores.

Motion: Approve Consent Agenda with exception of 10.1 and 10.2 which will be voted on separately (Courtney/Will)

In Favor: 15: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

Opposed: none

Abstain: 1: chair Crisafi

Motion carries: 15-0-1

Item 10.2, Ahern CDP: Crisafi, architect on project; Mangano, structural engineer; recused -left room.

Motion: approve item 10.2, Ahern CDP on consent:

Opposed: none

Abstain: 1: chair, Gordon

Motion Carries: 13-0-1

The following agenda items, are ACTION ITEMS unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0 Request to Remove and Relocate Crosswalk at End of Playa Del Norte-by Neptune Place (Melinda Merryweather) *Pulled from the March consent agenda.*

T & T Motion: To establish two crosswalks with required ADA approved handicapped ramps, one on Playa del Norte and the other on Neptune Street and installing 'no pedestrian crossing' barriers on both sides of the stop line at the end of Playa del Norte: Goulding, Second: Ryan 8-0-0

Motion: Approve T & T vote (Little/Brady)

In Favor: 15: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

Opposed: none

Abstain: 1, chair - Crisafi

Motion Carries: 15-0-1

12.0 Gillispie School CUP/CDP/SDP *Pulled from the March consent agenda.* No.: 610620. (PROCESS 3) SDP/CDP/CUP for La Jolla Planned District 1 for change in use & amendment to CDP & CUP 40-0474, to merge existing commercial lots with existing school lots, demo and remodel existing school building to add new school programs, new signage and parking lot re-striping, located at 7380 Girard Ave. The 0.39-acre site is located in the RM-3-9 zone & LJPD-Zone 1, in the Coastal Non-Appealable overlay zone within La Jolla Community Plan Area. Council District 1.

DPR Motion: That findings CAN be made for CUP, SDP, CDP as presented (Costello/Ragsdale)
Passes 4-0-1

Comment, Little: I pulled because this is an important project for community to hear involving possible loss of right of way, loss of commercial property.

Presentation by Joe La Cava representing Gillispie School.

- Gillispie school is a private school at the south end of Girard Ave. across from La Jolla Elementary school with frontage on Girard and Fay avenues, between Genter St on the right and Pearl on the left.
- Applicant is seeking an SDP to convert newly acquired small retail building and parking lot to educational use and to modify the existing CUP to expand the boundaries of the existing CUP to incorporate newly acquired property.
- No changes to enrollment cap, conditions or restrictions of existing CUP
- The SDP is tool for converting the retail building to educational purposes. The new building will not be expanded, no 2nd story added.
- 28 parking spaces on property today, 10 more will be added for 38 off street parking spaces. The CUP only requires 25.
- Small increase in number of students will remain under existing cap of 320 students.
- Applicant is bringing parking lot up to city code requirements and adding attractive landscaping.
- Acquired property will be used for music room, library, general purpose room, baker's lab, outdoor eating area, bathroom and kitchen.
- Acquired property and sandbox will be fully integrated into existing property in architectural features, colors and design echoing the large 2 story existing building. Also addition of 2 street trees, planter boxes in recessed corners, frosted glass windows provide privacy for student but also integration with pedestrians. Over all aesthetic improvements.

Public comment: Sally Miller: What is width of sidewalk? Reply: Sidewalk will remain same except for 2 trees added; planter boxes are in recessed corners.

How many full-time teachers? Reply: 47, we have 38 spaces while only 25 are required.



City of San Diego
Development Services
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

FORM
DS-318

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☒ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other _____

Project Title: Ahern Remodel **Project No. For City Use Only:** 622662

Project Address: 7025 Vista Del Mar, La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: W. BRIAN AHERN ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 6672 AVENIOA MANANA
City: LA JOLLA, CA State: CA Zip: 92037
Phone No.: 858-1101 Fax No.: Email: bahren@aherninsurance.com
Signature: Date: 10/30/2018
Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: ☐ Yes ☐ No

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Upon request, this information is available in alternative formats for persons with disabilities.