

THE CITY OF SAN DIEGO

### **Report to the Hearing Officer**

DATE ISSUED: April 15, 2020

REPORT NO. HO-20-018

HEARING DATE: April 22, 2020

SUBJECT: Sierra CDP, Process Three Decision

PROJECT NUMBER: <u>638256</u>

OWNER/APPLICANT: Cynthia L. Sierra and Silverio Sierra, Owner / HLLK Architects, Applicant

#### SUMMARY:

<u>Issue</u>: Should the Hearing Officer approve a Coastal Development Permit for a remodel to an existing 1,400 square-foot single-family residence, and construction of a 491 square-foot second story addition with a 243 square-foot covered deck, and a 400 square-foot roof deck at 7421 Monte Vista Avenue within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2296493

<u>Community Planning Group Recommendation</u>: On September 5, 2019, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the project (Attachment 7).

<u>Environmental Review</u>: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities. The environmental exemption determination for this project was made on February 11, 2020, and the opportunity to appeal the determination ended on February 26, 2020. There were no appeals to the environmental determination.

#### **BACKGROUND**

The project site is located at 7421 Monte Vista Avenue, and is developed with a 1,400 square-foot, single-family residence within an established residential area in the La Jolla Community Plan area (Attachment 1). In addition, the project site is located within the First Public Roadway and is approximately 550 feet from the Pacific Ocean. The surrounding properties are fully developed and consists of a well-established residential neighborhood (Attachment 3).

The 0.06-acre site is in the RS-1-7 Zone, the Coastal (Appealable Area) Overlay Zone, and the Coastal Height Limit Overlay Zone. Pursuant to San Diego Municipal Code (SDMC) Section 126.0702(a), a

Coastal Development Permit is required for all coastal development of a premises within the Coastal Overlay Zone. In addition, projects within the appealable area of the Coastal Overlay Zone requires a Process Three decision, per SDMC Section 126.0707(b).

#### DISCUSSION

The project includes a remodel to the existing 1,400 square-foot single-family residence, and constructing a 491 square-foot second story addition with a 243 square-foot covered deck, and a 400 square-foot roof deck. The project site is designated for low density residential uses (5-9 dwelling units per acre), and the project is consistent with this land use designation. There is no public view or coastal access from the project site, as identified in the La Jolla Community Plan and Local Coastal Land Use Plan.

The Residential Land Use Element of the Community Plan recommends addressing transitions between the bulk and scale of new and older development in residential areas, and to maintain the existing 30-foot height limit. In addition, the Community Plan recommends that structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.

The project conforms with the above-referenced Community Plan recommendations. In addition, the relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate since the project was designed to comply with all of the development standards required by the underlying RS-1-7 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variances are required. In addition, the project site does not contain any sensitive biological resources, environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2296493 for the project.

#### **ALTERNATIVES**

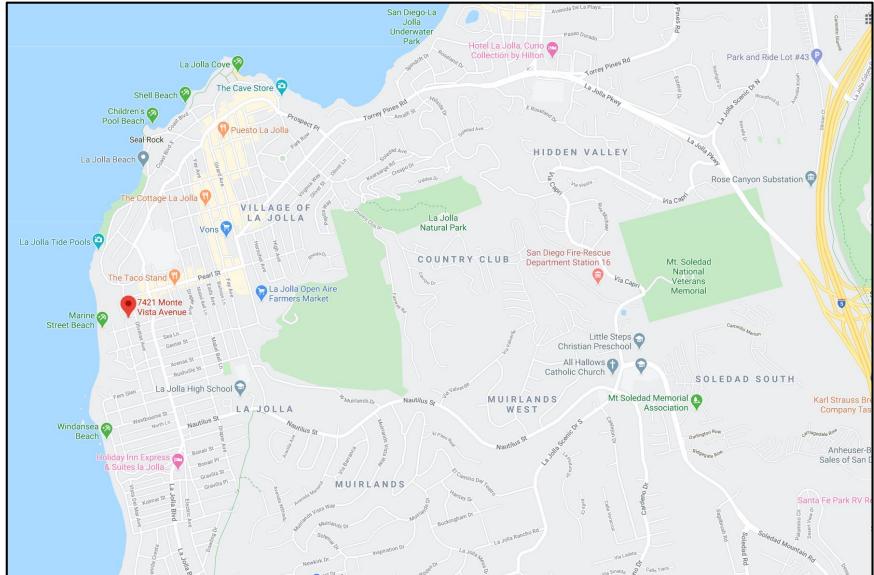
- 1. Approve Coastal Development Permit No. 2296493 with modifications.
- 2. Deny Coastal Development Permit No. 2296493 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

2, CC

Xavier Del Valle, Development Project Manager

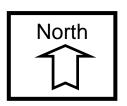
- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Notice or Right to Appeal Environmental Determination
- 7. Community Planning Association Recommendation
- 8. Ownership Disclosure Statement
- 9. Project Plans

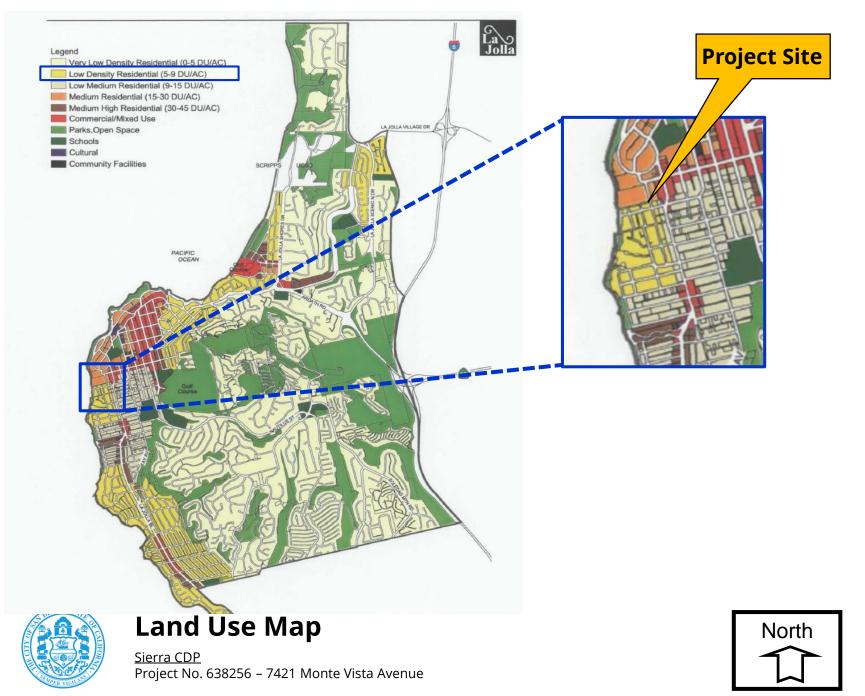


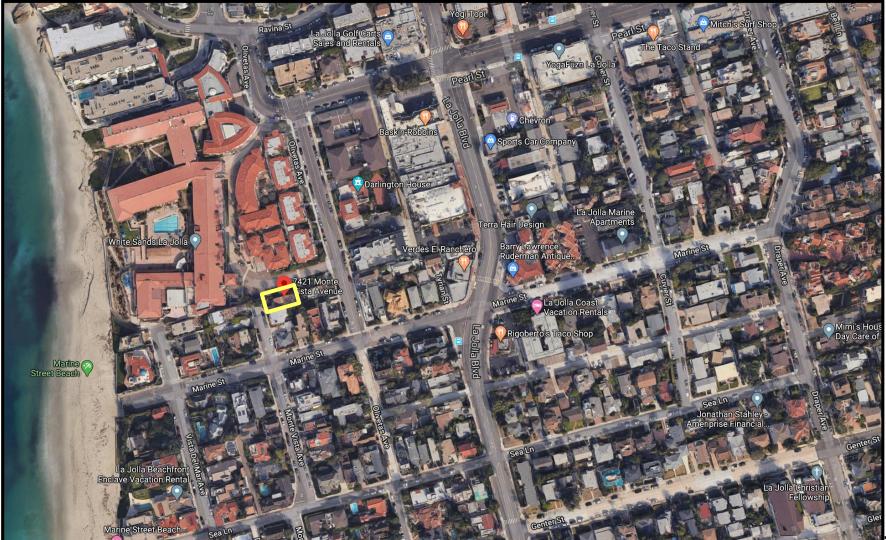


### **Project Location Map**

<u>Sierra CDP</u> Project No. 638256 – 7421 Monte Vista Avenue



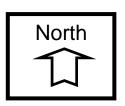






## **Aerial Photograph**

<u>Sierra CDP</u> Project No. 638256 – 7421 Monte Vista Avenue



ATTACHMENT 3

#### HEARING OFFICER RESOLUTION NO. \_\_\_\_\_ COASTAL DEVELOPMENT PERMIT NO. 2296493 SIERRA CDP - PROJECT NO. 638256

WHEREAS, CYNTHIA L. SIERRA and SILVERIO SIERRA, Owner/Permittee, filed an application with the City of San Diego for a permit for a remodel and addition to an existing 1,400 square-foot, single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2296493), on portions of a 0.06-acre site;

WHEREAS, the project site is located at 7421 Monte Vista Avenue and is in the RS-1-7 Zone, the First Public Roadway, the Coastal (Appealable Area) Overlay Zone, and the Coastal Height Limit Overlay Zone within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as all that portion of the northerly 30 feet of Pueblo Lot No. 1260, in the City of San Diego, State of California, according to Map of Pueblo Lands of San Diego, made by James Pascoe in 1870, described as follows: beginning at the northwest corner of Lot 7, Block 2 of La Jolla Beach, as shown on Map of La Jolla Beach No. 893½ filed in the Office of the County Recorder of said County, April 28, 1903; thence northwesterly along the northerly extension of the easterly line of Bluff Street, now Monte Vista Avenue, to the southerly line of Block I, La Jolla Park, according to Map thereof No. 352, filed in the Office of the County Recorder of said San Diego County, March 22, 1887; thence easterly along the said southerly line to the northwesterly corner of land described in deed to Alexander and Maud J. Moffitt, husband and wife, recorded August 31, 1943, in Book 1546, Page 268 of Official Records, thence southerly along the westerly line thereof to a point in the southerly line of the northerly 30 feet of said Pueblo Lot 1260; thence westerly along said southerly line to the point of beginning; WHEREAS, on February 11, 2020, 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 Guideline Section 15301 (Existing Facility) and there was no

appeal of the Environmental Determination filed within the time period provided by San Diego

Municipal Code Section 112.0520;

WHEREAS, on March 18, 2020, the Hearing Officer of the City of San Diego considered

Coastal Development Permit No. 2296493 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. 2296493:

#### A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

#### 1. <u>Findings for all Coastal Development Permits:</u>

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 located at 7421 Monte Vista Avenue, and is developed with a 1,400-square-foot, single-family residence within an established residential area in the La Jolla Community Plan area. The project includes a remodel of the existing single-family residence, and constructing a 491 square-foot second story addition with a 243 square-foot covered deck, and a 400 square-foot roof deck. The project site is located within the First Public Roadway and is approximately 550 feet from the Pacific Ocean.

There is no public view or coastal access from the project site, as identified in the La Jolla Community Plan and Local Coastal Land Use Plan. In addition, the project complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with all of the development standards required by the underlying RS-1-7 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. Therefore, the project 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 project 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.

# b. The proposed coastal development will not adversely affect environmentally sensitive lands; and

The project site is located at 7421 Monte Vista Avenue, and is developed with a 1,400-square-foot, single-family residence within an established residential area in the La Jolla Community Plan area. The project includes a remodel of the existing single-family residence, and constructing a 491 square-foot second story addition with a 243 square-foot covered deck, and a 400 square-foot roof deck.

The project site does not contain any sensitive biological resources, environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area. In addition, the City's environmental review determined the project to be exempt from the California Environmental Quality Act pursuant to Section 15301 - Existing Facilities. 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 project site is located at 7421 Monte Vista Avenue, and is developed with a 1,400 square-foot, single-family residence within an established residential area in the La Jolla Community Plan area. The project includes a remodel of the existing single-family residence, and constructing a 491 square-foot second story addition with a 243 square-foot covered deck, and a 400 square-foot roof deck. The project site is located within the First Public Roadway and is approximately 550 feet from the Pacific Ocean.

There is no public view or coastal access from the project site, as identified in the La Jolla Community Plan and Local Coastal Land Use Plan. In addition, the project site is designated for low density residential uses (5-9 dwelling units per acre), and the project is consistent with this land use designation. The Residential Land Use Element of the Community Plan recommends addressing transitions between the bulk and scale of new and older development in residential areas, and to maintain the existing 30-foot height limit. In addition, the Community Plan recommends that structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.

The project conforms with the above-referenced Community Plan recommendations. In addition, the relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate since the project was designed to comply with all of the development standards required by the underlying RS-1-7 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variances necessary are required. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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 located at 7421 Monte Vista Avenue, and is developed with a 1,400 square-foot, single-family residence within an established residential area in the La Jolla Community Plan area. The project includes a remodel of the existing single-family residence, and constructing a 491 square-foot second story addition with a 243 square-foot covered deck, and a 400 square-foot roof deck. The project site is located within the First Public Roadway and is approximately 550 feet from the Pacific Ocean. There is no public view or coastal access from the project site, as identified in the La Jolla Community Plan and Local Coastal Land Use Plan. In addition, the project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California 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. 2296493 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal

Development Permit No. 2296493, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle Development Project Manager Development Services

Adopted on: March 18, 2020 IO#: 24008278 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: 24008278

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### COASTAL DEVELOPMENT PERMIT NO. 2296493 SIERRA CDP - PROJECT NO. 638256 HEARING OFFICER

This Coastal Development Permit No. 2296493 is granted by the Hearing Officer of the City of San Diego to CYNTHIA L. SIERRA and SILVERIO SIERRA, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.06-acre site is located at 7421 Monte Vista Avenue and is in the RS-1-7 Zone, the First Public Roadway, the Coastal (Appealable Area) Overlay Zone, and the Coastal Height Limit Overlay Zone within the La Jolla Community Plan Area. The project site is legally described as: All that portion of the northerly 30 feet of Pueblo Lot No. 1260, in the City of San Diego, State of California, according to Map of Pueblo Lands of San Diego, made by James Pascoe in 1870, described as follows: beginning at the northwest corner of Lot 7, Block 2 of La Jolla Beach, as shown on Map of La Jolla Beach No. 893½ filed in the Office of the County Recorder of said County, April 28, 1903; thence northwesterly along the northerly extension of the easterly line of Bluff Street, now Monte Vista Avenue, to the southerly line of Block I, La Jolla Park, according to Map thereof No. 352, filed in the Office of the County Recorder of said San Diego County, March 22, 1887; thence easterly along the said southerly line to the northwesterly corner of land described in deed to Alexander and Maud I. Moffitt, husband and wife, recorded August 31, 1943, in Book 1546, Page 268 of Official Records, thence southerly along the westerly line thereof to a point in the southerly line of the northerly 30 feet of said Pueblo Lot 1260; thence westerly along said southerly line to the point of beginning.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a remodel and addition to an existing 1,400 square-foot, single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 18, 2020 on file in the Development Services Department.

The project shall include:

a. Remodeling the existing single family residence, and constructing a 491 square-foot second story addition with a 243 square-foot covered deck, and a 400 square-foot roof deck; and

b. 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 April 2, 2023.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. 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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.

4. 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.

5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. The Owner/Permittee shall secure all necessary building 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.

9. 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.

10. 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" conditions(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.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 11. 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.

#### **CLIMATE ACTION PLAN REQUIREMENTS:**

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

#### **ENGINEERING REQUIREMENTS**:

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

14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate into the construction plans or specifications, any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code.

15. 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:

16. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

17. 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 March 18, 2020 and [Approved Resolution Number].

### **ATTACHMENT 5**

Permit Type/PTS Approval No.: Coastal Development Permit No. 2296493 Date of Approval: March 18, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle 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.

**Owner/Permittee** 

Ву \_\_\_

Cynthia L. Sierra

#### **Owner/Permittee**

By\_

Silverio Sierra

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



THE CITY OF SAN DIEGO

## Date of Notice February 11, 2020 NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

**DEVELOPMENT SERVICES DEPARTMENT** 

SAP No. 24008278

PROJECT NAME/NUMBER: Sierra CDP/638256

COMMUNITY PLAN AREA: La Jolla Community Planning Area

**COUNCIL DISTRICTS: 2** 

LOCATION: 7421 Monte Vista Ave, La Jolla CA

**PROJECT DESCRIPTION:** Coastal Development Permit (CDP) to remodel an existing 1,400-square-foot (SF) single family residence, and construct a 491-SF second story addition with a 243-SF covered deck, and a 400-SF roof deck. The 0.06-acre site is in the RS-1-7 Zone and Coastal (Appealable Area) Overlay Zone within the La Jolla Community Plan Area, and Council District 1. The proposed project complies with all height and bulk regulations and can accommodate the public utilities to serve the new residence.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Hearing Officer

ENVIRONMENTAL DETERMINATION: Sections 15301 (Existing Facility)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15301 (Existing Facility). Section 15301 allows for the additions to existing structures as long as the addition does not exceed 50 percent of the existing structure. Since the project would construct a single dwelling unit without exceeding the existing square footage by 50 percent the exemption was appropriate. Furthermore, the project is located on a previously developed site lacking sensitive resources and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: MAILING ADDRESS: PHONE NUMBER/EMAIL: Xavier Del Valle 1222 First Avenue, MS 501, San Diego, CA 92101-4153 (619) 557-7941/ xdelvalle@sandiego.gov On February 11, 2020 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 and therefore the appeal would end on February 26, 2020. 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: 1<sup>st</sup> 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 info@lajollacpa.org President: Tony Crisafi Vice President: Matt Mangano 2<sup>nd</sup> Vice President: Dave Gordon Secretary: Suzanne Weissman Treasurer: Mike Costello

### **FINAL MINUTES –**

Regular Meeting | Thursday, 5 September 2019 – 6 p.m.

#### 1.0 Welcome and Call to Order: Tony Crisafi, President

This is a full agenda, recorded meeting therefore, the following rules will be enforced:

- $\circ$   $\;$  All public and trustee comment will be addressed to the chair.
- o Public and trustee comment will be limited to 2 minutes
- Mobile devices off or on silent mode.
- Comments will be directed to the project or matter using third person, singular or plural when they are addressed to the chair.
- Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- Upon consensus, Chair will close discussion and call for a motion
- Chair will switch order of trustee comment as per July, 2019 meeting request
- Please notify chair of any organized public presentation requests prior to meeting

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

#### 2.0 Adopt the Agenda

Neil: amend item 9.2, to remove broken hyperlink.

Crisafi: Move item 11.2, Sierra CDP Project # 638256 back to consent agenda as item 10.6. Motion: adopt agenda with modifications: Will/Fitzgerald, Vote: 15-0-1: Motion carries In Favor: : Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman Opposed: 0

Abstain: 1 Crisafi (chair)

#### 3.0 Meeting Minutes Review and Approval:

#### 3.1 1 August 2019 – Regular meeting minutes

Motion: Approve minutes as presented: Kane/Neil, Vote 13-0-3: Motion carries In Favor: Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Neil, Shannon, Weissman Opposed: 0

Abstain: 3 Manno, Will, Crisafi (chair)

#### 4.0 Officer Reports:

4.1 Treasurer - Mike Costello's report:

Beginning Balance as of 7/31/19		\$492.78
Income		
Collections, Aug 1, 2019	\$ 98.00	
CD Sales	\$ <u>5.00</u>	
Total Income		\$ 103.00
Expenses		
Agenda printing	\$ 96.20	
Total Expenses		<u>\$ 96.20</u>
Net Income/(Loss)		<u>\$                                    </u>
Ending Balance of 8/31/19		<u>\$ 499.58</u>

#### 4.2 Secretary-

If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a Trustee.

#### 5.0 Elected Officials – Information Only

- **5.1** Council District 1: Councilmember Barbara Bry. Rep: **Mauricio Medina**, 619-236-6611, <u>mauriciom@sandiego.gov</u> not present
- **5.2** 78<sup>th</sup> Assembly District: Assembly member Todd Gloria Rep: **Mathew Gordon** 619-645-3090 mathew.gordon@asm.ca.gov not present
- **5.3** 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tempore Rep: **Chevelle Newell Tate**, 619-645-3133, <u>Chevelle.Tate@sen.ca.gov</u>not present
- 6.0 President's Report Information only unless otherwise noted
  - 6.1 The Children's Pool SCR (PTS627990) appeal to City Council docketed for Sept 17, 2019 @ 2:00

#### 6.2 Brown Act Workshop Announcement: Date: November 14, 2019

6.3 Advanced CEQA Training considers environmental impacts of a project
 Date: October 24, 2019
 Time: 6:00 – 8:00 p.m. RSVP required to attend
 Locations: 202 C Street, San Diego (City Concourse, Silver Room)

#### 6.4 Message from Trustee Rasmussen

Trustee Rasmussen must resign from CPA. He was diagnosed with a rare form of heart disease that affects men over the age of 65. There is no cure for this disease except a heart transplant. At age 70 and in good shape, he qualified for a heart transplant in May of this year. A donor heart became available and he underwent the procedure on July 20 under the care of a team of Doctors and staff at UCSD. He was home 2 weeks later and is recovering well. The reason for the resignation is that he must attend weekly clinics at UCSD with biopsies, blood lab analysis, constant monitoring of immune-suppressant drugs that all transplant patients must take for the rest of their lives and limit interactions with groups of people. He is thankful for the opportunity to serve the community and for all the well wishes from his colleagues. Crisafi expressed on behalf of all the trustees that we will miss him on the board.

**6.5 Sidewalk vending ordinance** A draft of the City proposed ordinance was made available to the trustees and public.

#### 6.6 CPC – Dave Gordon/Matt Mangano

**Dave Gordon:** Two major items were discussed at the CPC meeting: one was the housing element update provided by Vicky White of the planning dept. Workshops will be held at locations throughout the city to take input on the housing element of the general plan for 2021 – 2029; the other was a thorough discussion of the proposed regulations for sidewalk vendors subsequent to the state ruling that local governments cannot prevent people from vending on the sidewalks.. Notably for health and safety, vendors selling food must have a license for the cart, the umbrella must be limited in size. Vendors will not be allowed on the boardwalks in La Jolla Shores, Pacific and Mission Beach and heavily trafficked areas, on Coast Blvd., and on the grass in parks. Staff did a good job with common sense rules.

#### 7.0 Public Comment

Opportunity for public to speak on matters <u>not</u> on the agenda, 2 minutes or less.

#### **7.1** City of San Diego – Community Planner: Marlon Pangilinan, <u>mpangilinan@sandiego.gov</u> Not Present

**7.2** UCSD - Planner: Anu Delouri or Robert Brown, <u>adelouri@ucsd.edu</u>, <u>rbrown@ucsd.edu</u>, <u>/http://plandesignbuild.ucsd.edu/planning/index.html</u> Not Present

#### 7.3 General Public

**Janie Emerson**: La Jolla Shores Association meets 2<sup>nd</sup> Wednesday of every month at theMartin Johnson House at SIO with a sunset reception before the meeting. Anything event going to take place in La Jolla Shores such as a Marathon, charity event needs to go through the LJ Shores Association for approval.

**Melinda Merryweather**: a structure going up at 427 Sea Ridge Dr. is blocking the view corridor between houses. She passed out a picture. She would like to have this on the agenda next month.

Kane: I sent several emails to city planner about a year ago while this structure was in framing asking where the view corridor is and if it complies with the requirements. The issue is to get a CDP, the Coastal Commission requires a view corridor on both sides of a structure on properties between the ocean and the first street. The response was that code compliance had checked and everything was in order. I just sent another query to the planner with the same questions and got the same response - that everything is in order. With further questions about view corridor I asked for site plan with delineation of where view corridor is located and for a copy of the recorded easement. The response was that they couldn't send plans because they were considered "intellectual property." I would like to know how this group should respond.

**Costello**: this project was reviewed a long time ago. There have been two extensions of time. Bulk and scale and inability to see ocean were issues.

**Will**: I am willing to review the plans at the City offices when I am there. The property line has a jog in it making it difficult to assess view corridors.

**Crisafi:** The chair recommends a letter be drafted and sent to code compliance. Community groups do not get involved in code compliance issues. A letter from the President requesting clarification as a private matter with copies to Council Member's office and Mayor may get a response.

**Kane:** there are two issues: one is what happened in this case. The other is staff response that something which should be public information is withheld because it is "intellectual property." Has there been a change in what staff is allowed to tell the public?

**Crisafi:** Maybe a call to legal dep't? The Community Planning Group will follow up with a letter to the City memorializing the concerns.

**Merryweather**: I have concerns that we can no longer see the ocean in many locations in LJ. Maybe someone should start identifying these properties and watch over them.

**Crisafi:** the document that should be available for copies is the site plan that will document the view corridors. Protected views are in the Community plan. Municipal code was updated specifying where view corridors on private property were required - in this case, on properties between the first road and coastline. If the city has the site plan, a copy of it should be made available to anyone requesting it.

**Neil:** I request a report back on the interaction with the City on 427 Sea Ridge property blocking required view corridors.

**Harid Puentes:** Candidate for City Council, District 1. Formerly a management consultant, did marketing for a start- up using technology to address student loan debt and as an executive with

San Diego Connect. District 1 is at the core of innovation with world class research, academia; it needs innovative leadership to maintain that representation at city hall. My platform:

- Create jobs
- Address the environment
- Make the community stronger by investing and supporting groups like yours.

#### 7.3.1 Airport development plan update, San Diego Airport Authority.

Presentation by **Brendan Reed**, Director, Planning and Environmental Affairs for the San Diego County Regional Airport Authority. Passed out an Update paper and explained the rapid growth of the Airport and the changes to the plan to improve Terminal 1 resulting from the feedback after the initial ADP draft EIR had been circulated for a year.

- The San Diego Airport now serves 24 million passengers/year including one million international passengers, 60 domestic markets and 11 international markets.
- Terminal One needs improvement.
- The plan is to rebuild Terminal 1 to almost replicate Terminal 2.
- Provide connectivity with Terminal 2
- o Reduce the parking structure and make room for a designated transit station
- Create on-airport entry and exit roadways to decrease traffic on Harbor Dr.
- Create a dual level entry/exit roadway system.

The recirculated draft EIR should be available in 2 weeks to community groups. For further info: <u>www.san.org/plan</u> Further Discussion about special interest groups interfering with curbside parking for general public, possible tunnel to connect to Central Mobility Hub "Grand Central" for public transit, other airport locations because of limitations due to one runway.

#### 8.0 Non-Agenda Trustee Comment

Opportunity for trustees to comment on matters <u>not</u> on the agenda, 2 minutes or less None heard.

#### 9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

#### 9.1 Community Planners Committee

<u>http://www.sandiego.gov/planning/community/cpc/index.shtml</u>- **Dave Gordon (**see report above)

- 9.2 Coastal Access & Parking Board No report
- 9.3 UC San Diego advisory Committee No report
- 9.4 Hillside Drive Ad Hoc Committee Diane Kane, Chair

New signage, trucks still getting stuck,

- 9.5 Airport Noise Advisory Committee Matthew Price
- 9.6 Playa Del Norte Stanchion Committee

#### 10.0 Consent Agenda – 10.1 – 10.7

The public is encouraged to attend and participate in Community Joint Committee & Board meetings <u>before</u> the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to <u>ratify recommendations of the community joint</u> <u>committees and boards</u> in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

**10.1 Price Residence SDP/CDP Project No. 629043 2<sup>nd</sup> review, Process 3** - Coastal Development Permit and Site Development Permit for the construction of a 1575 sq. ft second story addition and 371 sq ft companion unit on a 135 sq. ft existing single story house at 8144 Paseo Del Ocaso. The 0.12 acre site is in the La Jolla Shores Planned District, coastal overlay zone of the La Jolla Community Plan Area, Council District 1.

LIPRC Motion: Findings cannot be made due to bulk and scale, no articulation of second story side setbacks and driveway length not as required by code, CSD & LISPDO 6-0-0

**10.2 – Vail Soil Nail Wall – 1643 Valdes Dr. Project No. 621967 Variance NDP (Process 3) –** Variance and Neighborhood Development Permit for non-standard soil nailing wall, encroaching into the public right of way to stabilize the eroded area on property with existing single-family house at 1643 Valdes Dr. The 0.13 acre site is located in the RS-1-7 base zone, coastal overlay (nonappealable) of the La Jolla Community Plan Area District Council 1.

LJDPR Motion: Findings can be made to approve 5-0-1

**10.3 – Scarano Companion – 1437 Virginia Way Project No. 634538 CDP (Process 2)** – Coastal Development Permit to convert an existing 527 sq. ft. guest room into a companion unit on a site with an existing 2,248.8 sq.ft. single family residence. The 0.25 acre site is in the RS-1-7 zone and the coastal (non-appealable 2) overlay zone within the La Jolla Community Plan Area, District Council 1.

LJDPR Motion: Findings can be made to approve 5-0-1

**10.4 – Israni Residence – 7310 Vista Del Mar Project No. 604651 CDP and SDP (Process 3)** – Coastal Development Permit and Site Development Permit to demolish existing single dwelling unit and construct new single dwelling unit for a total of 7.,000 s.f. The 0.32 acre site is located in the coastal (appealable) overlay zone in the La Jolla Community Plan area on environmentally sensitive lands (ESL). District Council 1.

LJDPR Motion: Findings can be made to approve 3-2-1

### 10.5 – Stupin Residence – 5191 Chelsea St. Project No. 633674 CDP (Process 3) – Coastal

Development Permit to demolish an existing single family residence and construct a new 4,493 s.f. 2 story single family residence with roof deck and attached garage. The scope of work also includes

an 1,883 s.f. basement. The 0.183 acre site is located in the RS-1-7 zone and coastal (appealable) overlay zone within the La Jolla Community Plan area, District Council 1.

LJDPR Motion: Findings can be made to approve 5-0-1

**10.6** - **Sierra CDP Project #638256 7421 Monte Vista Ave. CDP (Process 3)** – Coastal Development Permit to remodel the existing 1,400 s.f. single family residence and construction of a 491 s.f. 2<sup>nd</sup> story addition with a 243 s.f. covered deck and a 400 s.f. roof deck at a site located at 7421 Monte Vista Ave. The 0.06 acre site is in the RS-1-7 zone and coastal (appealable area) overlay zone within the La Jolla Community Plan Area and District Council 1.

LJDPR Motion: Findings can be made to approve 5-0-1

**10.7** - Manoogian Wedding Procession – Request for temporary street closure on portions of Ivanhoe Ave. and Prospect St. for brief wedding procession from Congressional Church to La Valencia Hotel in the afternoon of Saturday, September 14, 2019 (Claire Manoogian)

T&T Motion to Approve Temporary Street Closures 8-0-0

See Committee minutes and/or agenda for description of projects, deliberations, and vote. Anyone may request a consent item be pulled for full discussion by the LJCPA.

**Motion**: Move Item 11.4, Manoogian Wedding Procession back to consent agenda: (Brady/Jackson) **Brady**: We have closed streets in the past, i.e. an Indian wedding procession with an elephant much to the delight of the public. T & T committee fully supportive.

Vote: 14-1-1: Motion carries.

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Will, Weissman

Opposed: Little

Abstain: Crisafi (chair)

**Motion**: Approve Consent Agenda without Items 10.4, 10.5 and with addition of items 10.6, 10.7. (Jackson/Mangano) **Vote:** 14-0-2 **Motion carries** 

**In Favor:** : Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Will, Weissman

#### Opposed: 0

Abstain: Little, Crisafi (chair)

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 – 11.2 LJCPA Review and Action Matter

# 11.0 – Proposed changes to be on the list for the SDMC 13<sup>th</sup> Code Revision re: Serial Permitting & Garage to Carport conversions. Forward attached letters to the City of San Diego

Motion: Send letters as drafted for Proposed Changes to the SDMC 13<sup>th</sup> Code Revision as stipulated in the Regular Meeting Final Minutes dated August 1, 2019 (Manno/Fitzgerald) Vote: 15-0-1 Motion carries

In Favor: Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman
 Opposed: 0
 Abstain: Crisafi (chair)

#### 11.1 – Micro Mobility Parking Corrals for La Jolla – Forward attached moratorium request to City.

Motion: Amend agenda to modify wording of the above item from "Micro-Mobility Parking Corrals for La Jolla" to "Support Council Member Bry's call for a moratorium on the Scooter Ordinance" (Neil/Manno: Vote: 15-0-1: Motion carries.
In Favor: Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman
Opposed: 0
Abstain: Crisafi (chair)

Motion: Send attached letter supporting moratorium: (Costello/Brady) Vote: 14-1-1Motion carries
In Favor: Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano,
Manno, Neil, Shannon, Weissman
Opposed: Will
Abstain: Crisafi (chair)

#### 11.2 – La Jolla Childrens Pool sluice gates: Forward attached letter to the City

This discussion refers to the letter dated June 25, addressed to Andrew Field included in Trustee packet.

**Costello:** He passed out photos: one showing the deteriorating plugs of the sluice gates seen from the ocean side of the wall of the Children's Pool; the other showing the eroded sand on the beach side of the Children's Pool. The sluice gates are disappearing. Should they be repaired or removed? I recommend changing Paragraph 2 on the attached letter to read "The LJCPA requests that the City of San Diego open and restore the sluice ways of the Children's Pool seawall to their original design function as a mitigation measure . . . "I also recommend not including the reference to the National Register for Historic Designation until we know more about it.

**Kane:** The reason the Historic designation was requested was to allow repairs to the Children's Pool to follow the state's Historical Code which would not require the pool to be brought up to current standards. If there is no designation, city staff is not required to treat the wall specially which means that they will follow current code with very high fences, etc. so that you will not recognize the original pool.

With this letter the City is on notice of a proposed Historic Designation and they must follow the Secretary of the Interior's Standards and the State Historic Building Code to keep the CP looking like the original. There is nothing in that designation or the application that requires anything be done, no engineering. It is only an history and description and why it is significant. This will provide baseline data for any project that goes forward. Any future proposals will be up for review and discussion. If we don't do anything the CP will disintegrate into the ocean. If we do something this

designation provides us with the guidelines to do something sensitively and to do the least amount necessary to keep it functioning. The intent was to help raise money to fix it and do it appropriately. This is the first step; how it will happen is another step. I support this letter. Further information is online at the Parks and Beaches website.

**Request from public** to remove 1<sup>st</sup> sentence of the 3<sup>rd</sup> paragraph because asking for an alternative plan will cause confusion.

Motion: Send attached letter dated June 25, with 1<sup>st</sup> sentence of paragraph 3 removed, give President latitude to make any modifications to whom it is sent and also to remove the word "consider" from 2<sup>nd</sup> line of paragraph 2. (Will/Manno) Vote: 14-1-1 Motion carries In Favor: Brady, Costello, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman Opposed: Fitzgerald Abstain: Crisafi (chair)

Adjourn 7:45 p.m. to next regular LJCPA Meeting, Thursday, October 3, 2019 at 6:00 p.m.



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

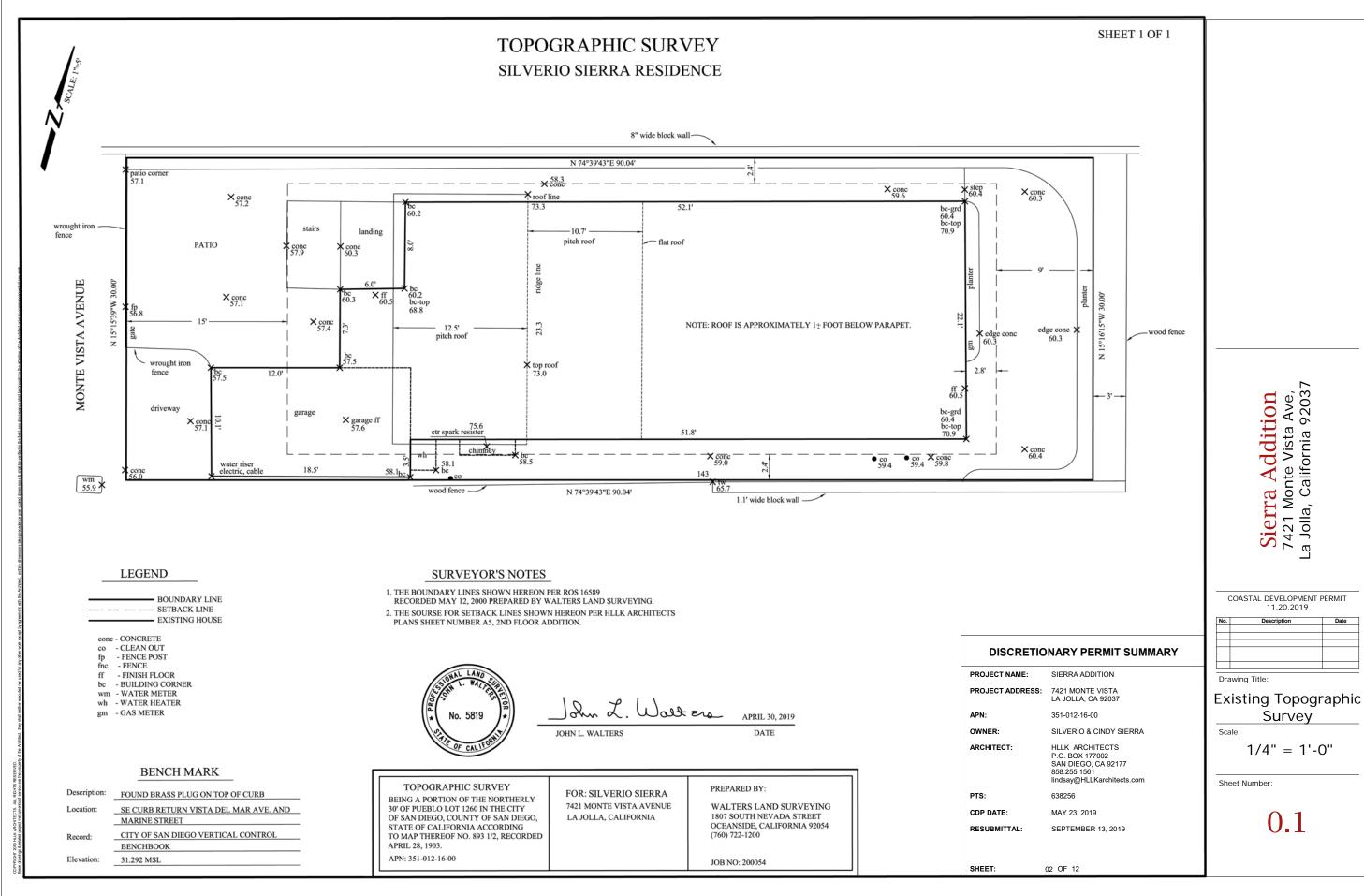
# Ownership Disclosure Statement DS-318

October 2017

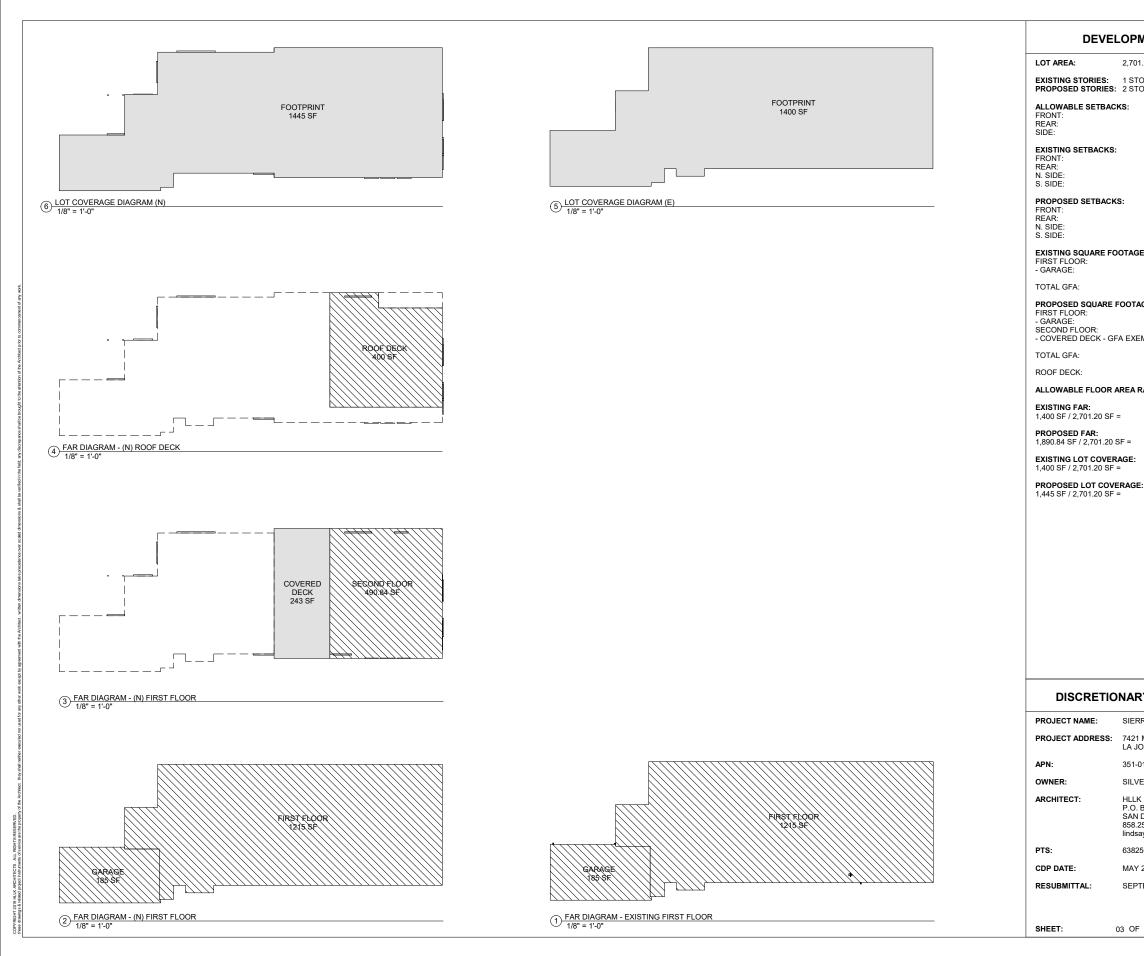
Neighborhood Development Per	mit 🛛 Site Dev	<i>pproval(s) requested:</i> □ Neighborhood l elopment Permit □ Planned Developm waiver □ Land Use Plan Amendment	ent Permit 🗆		
Project Title: Monte Vista Second Floor A	Addition		Project No	. For City Use Only:	
Project Address: 7421 Monte Vista Ave L	a Jolla CA 92037				
Specify Form of Ownership/Lega	l Status (pleas	e check):			
Corporation Limited Liability -	or- 🛛 General	– What State?Corporate	Identificatior	n No	
🛛 Partnership 🛛 Individual					
with the City of San Diego on the owner(s), applicant(s), and other fir individual, firm, co-partnership, joi with a financial interest in the app individuals owning more than 10% officers. (A separate page may be <b>ANY</b> person serving as an officer A signature is required of at least notifying the Project Manager of a ownership are to be given to the P	subject proper nancially interent nt venture, ass lication. If the of the shares. attached if neccord or director of one of the pro- one of the pro- nny changes in project Manager	he owner(s) acknowledge that an applied ty with the intent to record an encum sted persons of the above referenced ociation, social club, fraternal organiza applicant includes a corporation or pa If a publicly-owned corporation, includ essary.) If any person is a nonprofit org the nonprofit organization or as true operty owners. Attach additional page ownership during the time the applica r at least thirty days prior to any public d result in a delay in the hearing process	Ibrance agair property. A f tion, corpora rtnership, ind de the names ganization or stee or bene is if needed. ation is being hearing on t	nst the property. P inancially interested tion, estate, trust, rc clude the names, tit s, titles, and address a trust, list the name ficiary of the nonp Note: The applicar s processed or cons	lease list below the d party includes any eceiver or syndicate les, addresses of all ses of the corporate es and addresses of rofit organization. it is responsible for idered. Changes in
Property Owner					
Name of Individual: Silverio and Cynthia	a Sierra		🛾 Owner	Tenant/Lessee	Successor Agency
Street Address: 7421 Monte Vista Ave					
City: La Jolla				State: <u>CA</u>	Zip:
Phone No.: 619-502-1808		Fax No.: 619-409-6344	Email:	iaga76@gmail.com	
Signature:		Osn	Date: 5/16/1	9	
Additional pages Attached:	🗆 Yes	🛛 No			
Applicant					
Name of Individual:	a Sierra		🛛 Owner	Tenant/Lessee	Successor Agency
Street Address: 7421 Monte Vista Ave					
City: La Jolla				State: _CA	Zip:
Phone No.: 619-502-1808	2	Fax No.:	Email:	riaga76@gmail.com	
Signature:		Chi	Date:_ <sup>5/16/</sup>	19	
Additional pages Attached:	🗆 Yes	X No			
Other Financially Interested Pers	sons				
Name of Individual:			🛛 🗆 Owner	Tenant/Lessee	Successor Agency
Street Address:					
City:				State:	Zip:
Phone No.:					
Signature:					
Additional pages Attached:	🛛 Yes	🗆 No			

Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities.

			<section-header>         PROJECT SUMMARY         SIERRA ADDITION         PROJECT DESCRIPTION         THE PROJECT PROPOSES A LIMITED SCOPE OF DEMOLITION OF AN EXISTING ONE-STORY SINGLE FAMILY DWELLING AND PROPOSES A SECOND STORY ADDITION WITH ROOF DECK.         PROJECT DESCRIPTION         CASTAL DEVELOPMENT PERMIT         CASTAL DEVELOPMENT PERMIT         DEVICE SINGLE FAMILY RESIDENCE PROPOSED = SINGLE FAMILY RESIDENCE         PROPOSED = SINGLE FAMILY RESIDENCE         PROPOSED = SINGLE FAMILY RESIDENCE         PROPOSED = SINGLE FAMILY RESIDENCE         PROPOSED = SINGLE FAMILY RESIDENCE         PROPOSED = SINGLE FAMILY RESIDENCE         PROPOSED = SINGLE FAMILY RESIDENCE         BOTTON         CASTAL OVERLAY ZONE (APPEALABLE, COASTAL)         CASTAL OVERLAY ZONE (APPEALABLE, COASTAL)         CASTAL OVERLAY ZONE (APPEALABLE, COASTAL)         CASTAL MEIGHT LIMITED         PARKING IMPACH         BASTIST PRIORITY AREA         CALGIC HAZARD CATEGORY = S1         CALGIC HAZARD CATEGORY = S1         Maint PRIORITY AREA         Bastist PRIORING TA MENOR         CALGIC HAZARD CATEGORY = S1         CALTA PO</section-header>	DEVELOPMENT SUMMARYLOT AREA: $2,701.20$ SFEXISTING STORIES: $2$ STORYPROPOSED STORIES: $2$ STORYALLOWABLE SETBACKS: $15^{\circ}$ REAR: $7.1078^{\circ}$ SIDE: $3.0^{\circ} x 0.08 = 2^{\circ} 4 34^{\circ}$ EXISTING SETBACKS: $7.1078^{\circ}$ REAR: $7.1078^{\circ}$ N. SIDE: $4.0^{\circ}$ S. SIDE: $0.578^{\circ}$ PROPOSED SETBACKS: $7.1078^{\circ}$ (NO CHANGE)REAR: $11^{\circ}1078^{\circ}$ (NO CHANGE)N. SIDE: $0.578^{\circ}$ PROPOSED SETBACKS: $1215 \text{ SF}$ CARAGE: $185 \text{ SF}$ S. SIDE: $0.578^{\circ}$ (NO CHANGE)REAR: $1.215 \text{ SF}$ -GARAGE: $185 \text{ SF}$ SCOND FLOOR: $490.84 \text{ SF}$ -COVERED DECK - GFA EXEMPT: $243 \text{ SF}$ TOTAL GFA: $1.890.84 \text{ SF}$ -COVERED DECK - GFA EXEMPT: $243 \text{ SF}$ TOTAL GFA: $100 \text{ SF}$ ALLOWABLE FLOOR AREA RATIO: $7.00$ EXISTING FAR: $100 \text{ SF}$ $1,400 \text{ SF}/2,701.20 \text{ SF} =$	PO BOX 177002 San Diego, California 858.255.1561 lindsay@HLLKarchitects.com
	PROJECT TEAM	SHEET INDEX	COMPLETENESS REVIEW CERTIFICATION	DISCRETIONARY PERMIT SUMMARY	11.20.2019  No. Description Date
La Jola Cove Q Chaldren a Pool La Jola Chaldren a Pool La Jola Duarer Park	OWNERS: SILVERIO & CINDY SIERRA 7421 MONTE VISTA AVENUE LA JOLLA, CA 92037 619-502-1808 ARCHITECT: HLLK ARCHITECTS P.O. BOX 177002 SAN DIEGO, CA 92177	0.0       Title Sheet         0.1       Existing Topographic Survey         0.2       FAR & Lot Coverage Diagrams         0.3       300' Radius, Bus Stops, & Fire Hydrants         1.0       Site Development Plan         2.1       Proposed 1st Floor Plan         2.2       Proposed 2nd Floor Plan         2.3       Proposed Roof Plan         3.1       Proposed West/East Elevations         3.2       Proposed North Elevation	1. I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development;     2. I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process;     3. I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Pro- fessional Certification;     4. Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis;	PROJECT NAME:       SIERRA ADDITION         PROJECT ADDRESS:       7421 MONTE VISTA LA JOLLA, CA 92037         APN:       351-012-16-00         OWNER:       SILVERIO & CINDY SIERRA         ARCHITECT:       HLLK ARCHITECTS P.O. BOX 177002 SAN DIEGO, CA 92177 858.255.1561	Drawing Title: Title Sheet Scale: 1/4" = 1'-0"

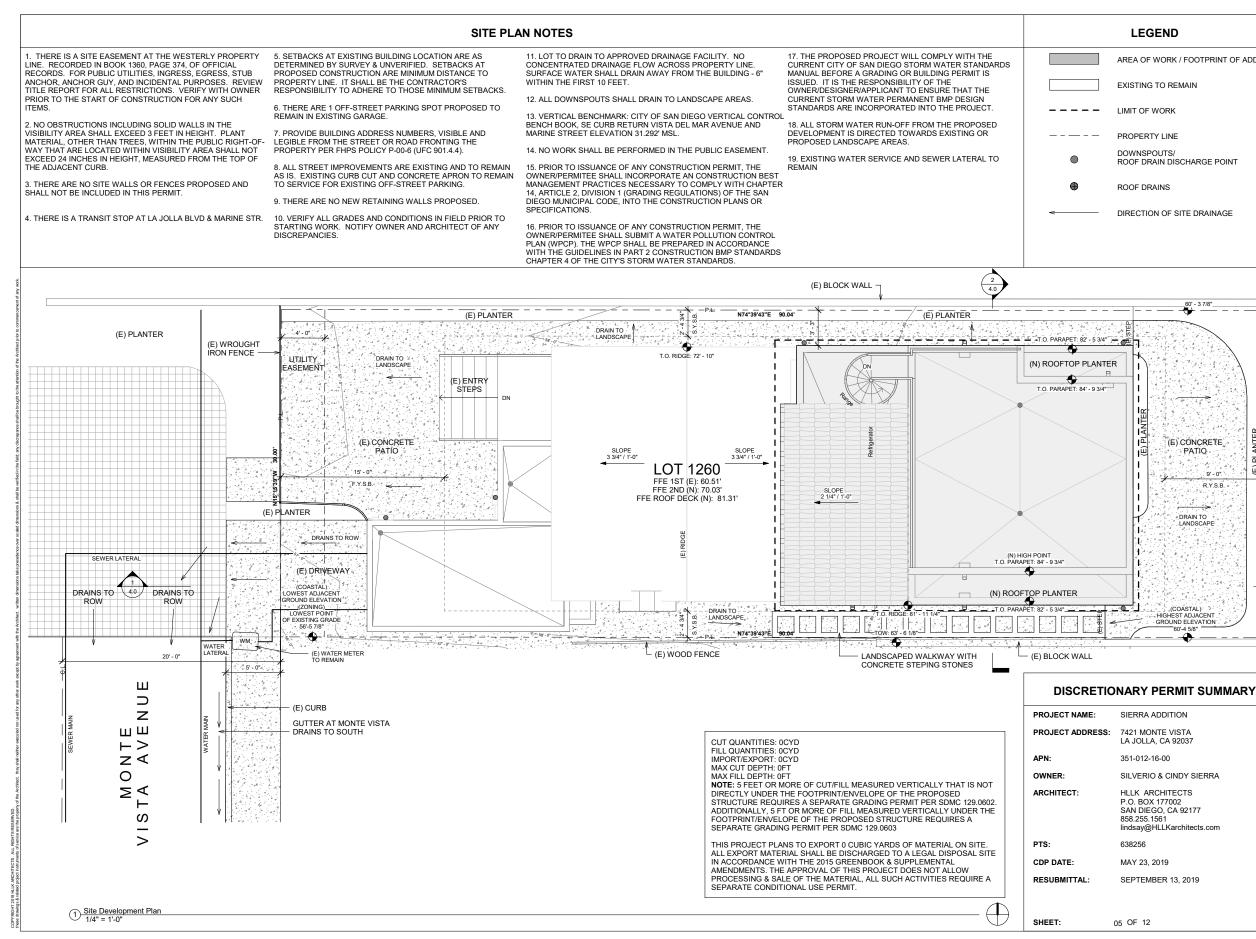


Date



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7'-10 7/8" (NO CHANGE) 11'-10 7/8" (NO CHANGE) 3'-3 3/4" 0'-5 7/8" (NO CHANGE) GE: 1.215 SF 185 SF 1,400 SF TAGE: 1.215 SF 185 SF 480 AV SF 2404 SF 2403 SF	PO BOX 177002 San Diego, California 858.255.1561 lindsay@HLLKarchitects.com
1,890.84 SF 400 SF .SRATIO: .70 .518 .700 : .518 SE: .535	<b>Sierra Addition</b> 7421 Monte Vista Ave, La Jolla, California 92037
RY PERMIT SUMMARY RRA ADDITION 11 MONTE VISTA JOLLA, CA 92037 -012-16-00	COASTAL DEVELOPMENT PERMIT 11.20.2019           No.         Description         Date           Image: Discription         Date         Image: Discription         Date           Image: Discription         Date         Image: Discription         Date         Image: Discription         Date         Image: Discription         Date         Image: Discription         Date         Image: Discription         Date         Image: Discription         Date         Image: Discription         Discription
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AREA OF WORK / FOOTPRINT OF ADDITION

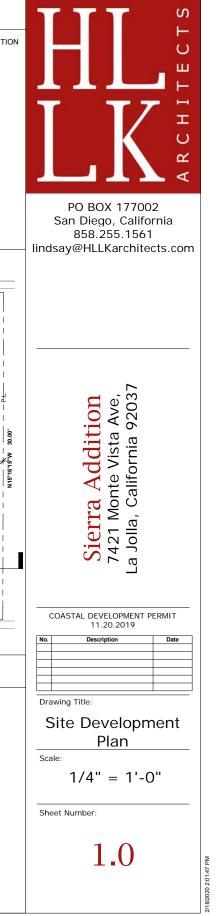
EXISTING TO REMAIN

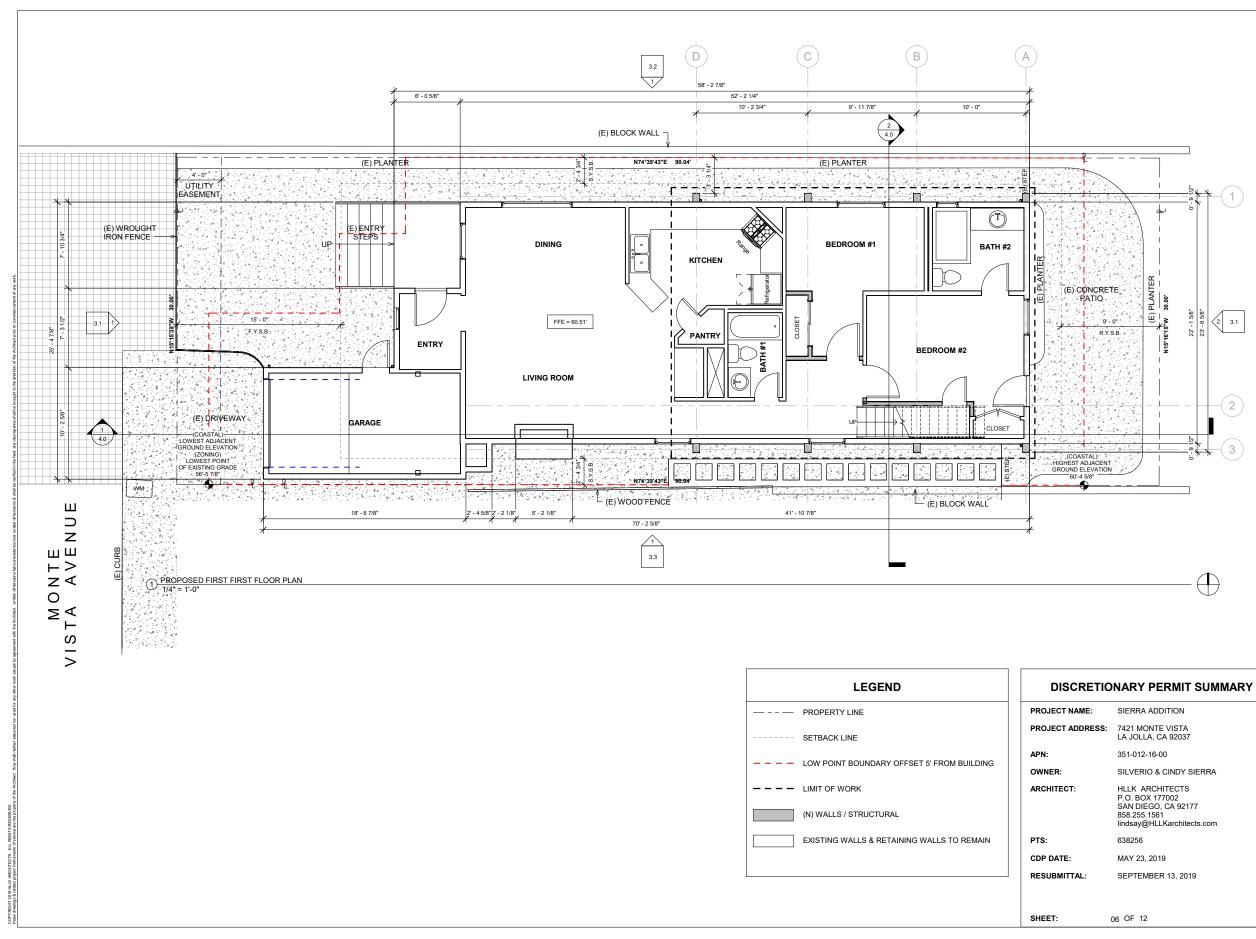
ROOF DRAIN DISCHARGE POINT

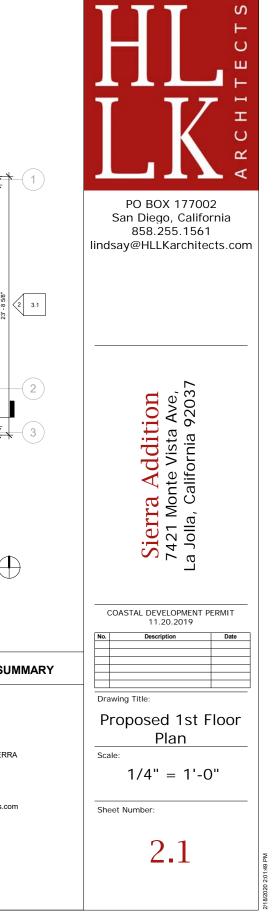
DIRECTION OF SITE DRAINAGE

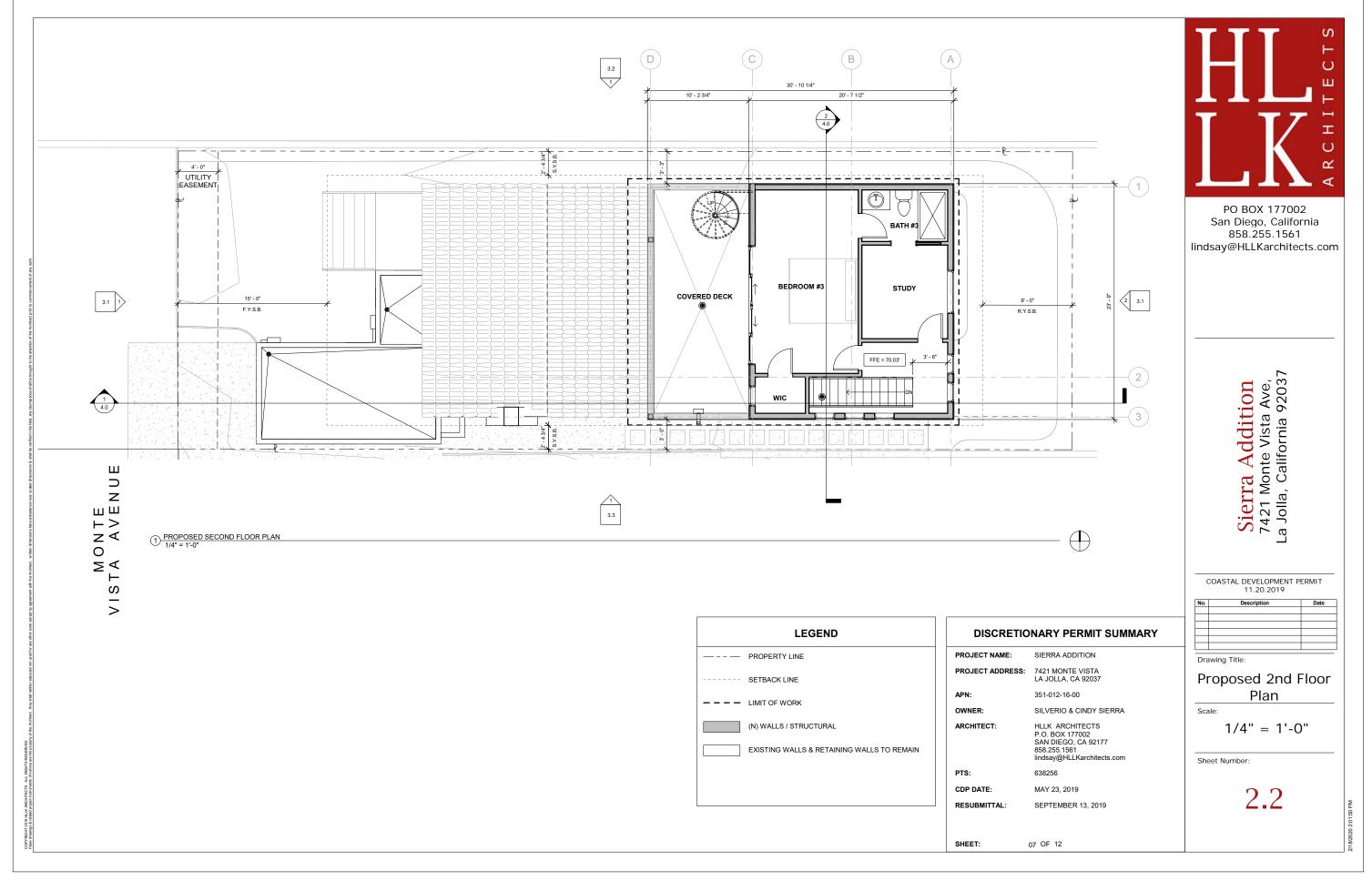
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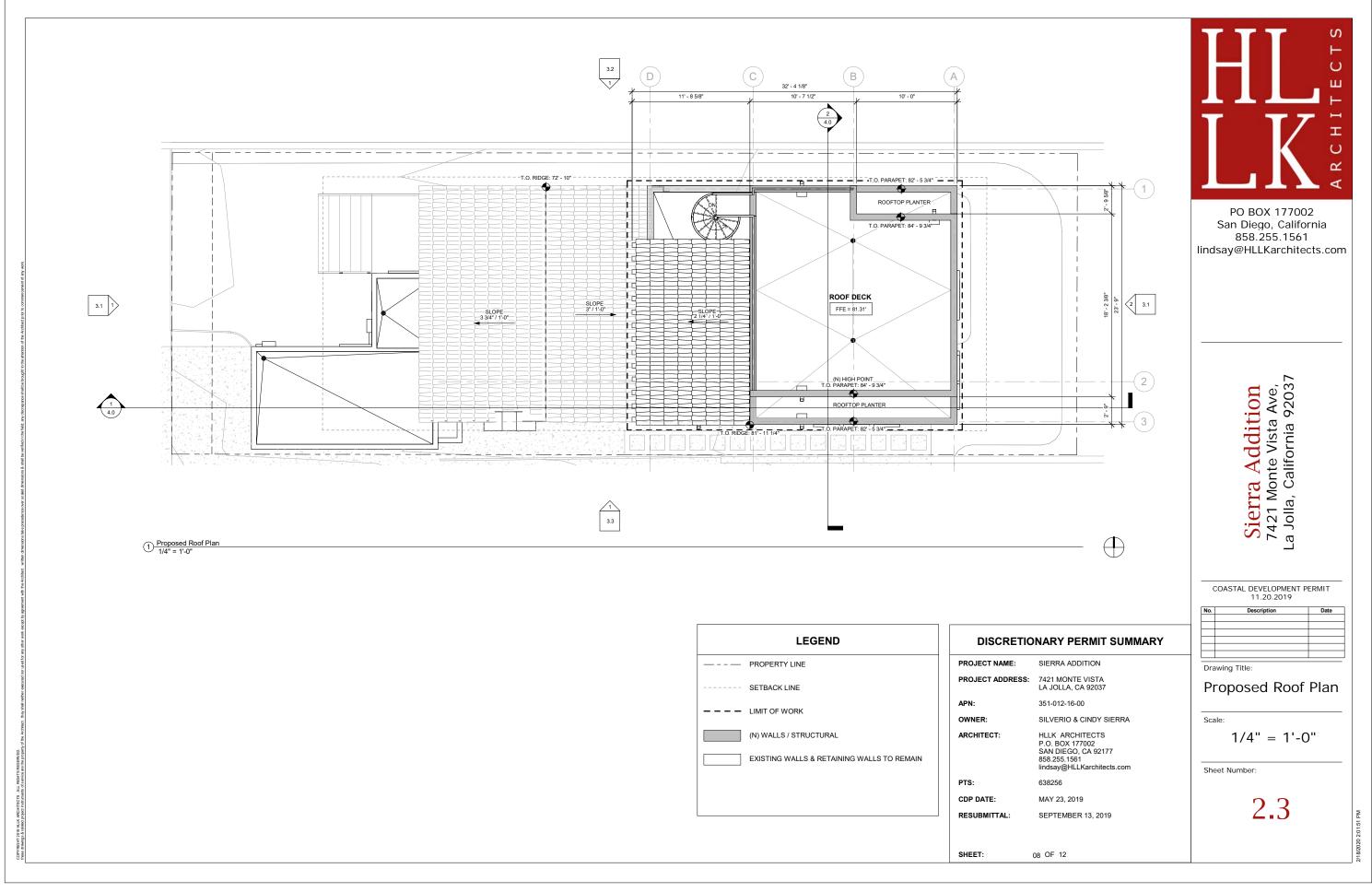
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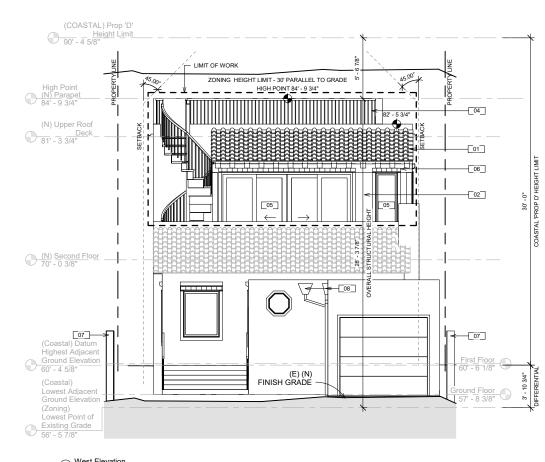


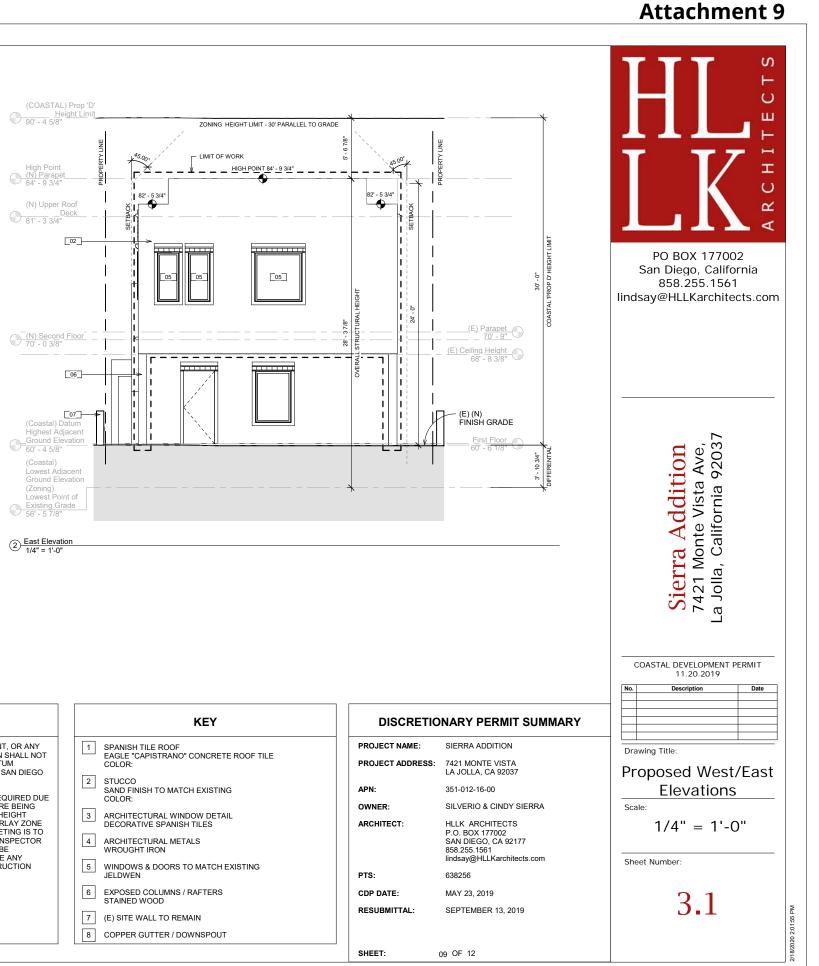






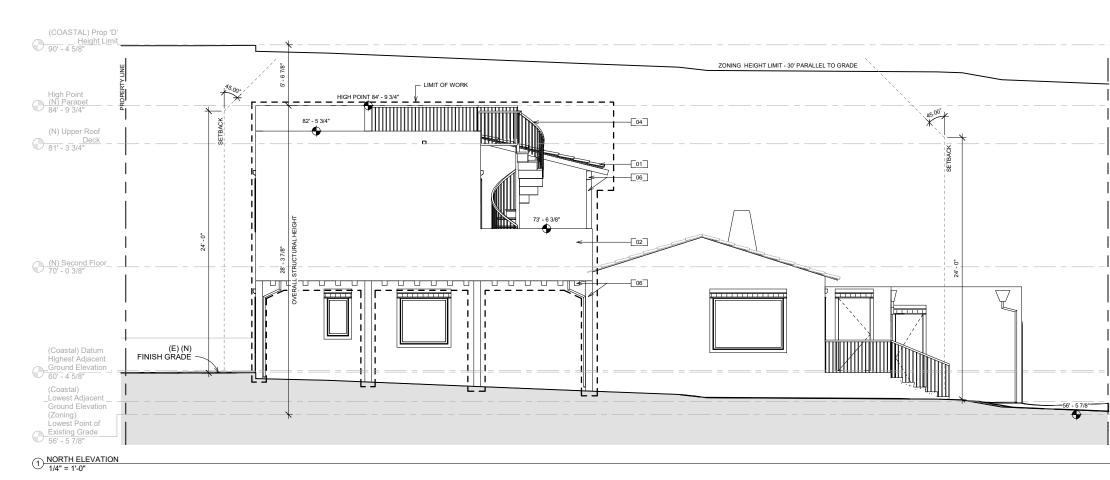




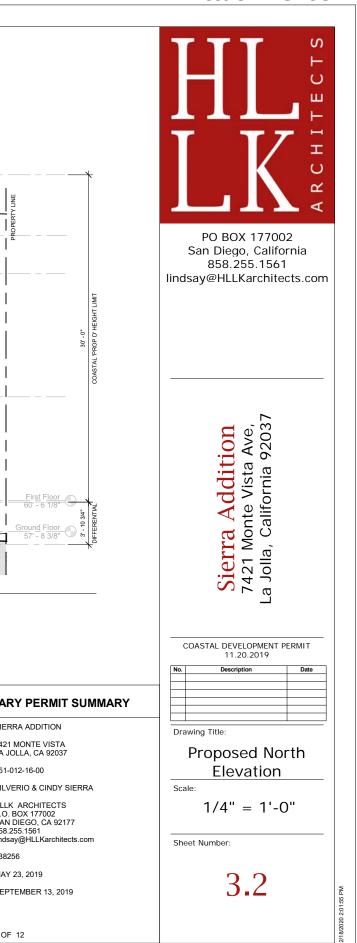


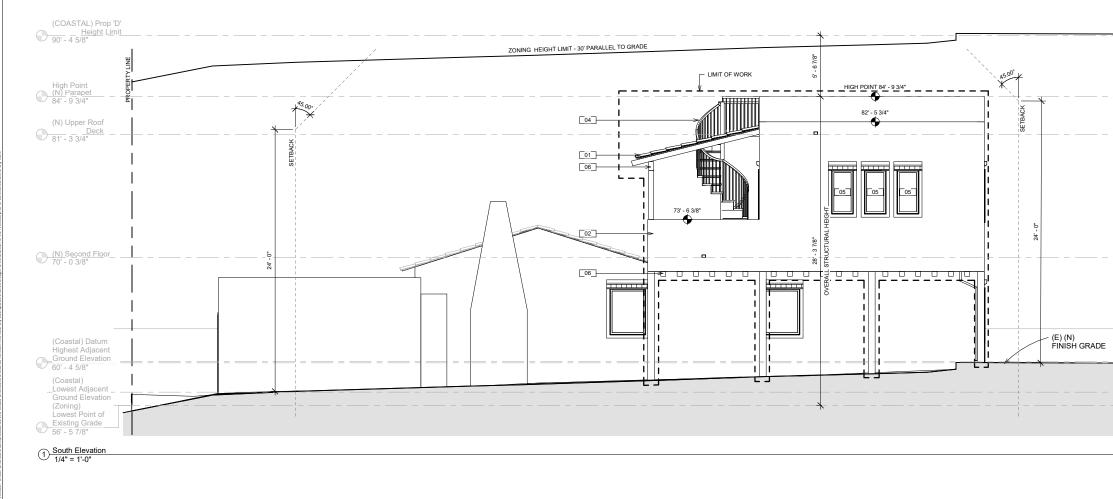
(1)	West Lievalic
U	1/4" = 1'-0"

NOTES	KEY	DISCRETIC	ONAR
<ol> <li>THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG 5-4.</li> <li>A PRE-CONSTRUCTION INSPECTION IS NOT REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING GREATER THAN 1 FOOT FROM THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). A PRE-CONSTRUCTION MEETING IS TO BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTION CAN BE SCHEDULED. CALL (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.</li> </ol>	1       SPANISH TILE ROOF EAGLE "CAPISTRANO" CONCRETE ROOF TILE COLOR:         2       STUCCO SAND FINISH TO MATCH EXISTING COLOR:         3       ARCHITECTURAL WINDOW DETAIL DECORATIVE SPANISH TILES         4       ARCHITECTURAL METALS WROUGHT IRON         5       WINDOWS & DOORS TO MATCH EXISTING JELDWEN         6       EXPOSED COLUMNS / RAFTERS STAINED WOOD         7       (E) SITE WALL TO REMAIN         8       COPPER GUTTER / DOWNSPOUT	PROJECT NAME: PROJECT ADDRESS: APN: OWNER: ARCHITECT: PTS: CDP DATE: RESUBMITTAL:	LA JO 351-0 SILVE HLLK P.O. E SAN I 858.22 lindsa 63825 MAY 2 SEPT
		SHEET.	09 OF

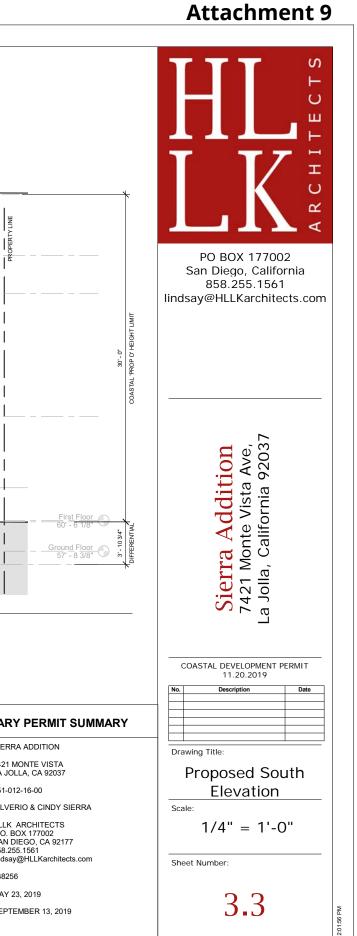


ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG 5-4.       2       STUCCO SAND FINISH TO MATCH EXISTING       APN:         2.       A PRE-CONSTRUCTION INSPECTION <u>IS NOT</u> REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING GREATER THAN 1 FOOT FROM THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). A PRE-CONSTRUCTION MEETING IS TO BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTION CAN BE SCHEDULED. CALL (BS) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.       3       ARCHITECTURAL METALS WINDOWS & DOORS TO MATCH EXISTING JELDWEN       ARCHITECT:	NOTES	KEY	DISCRETIC	ONAR
SHEET: 1	<ul> <li>VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG 5-4.</li> <li>2. A PRE-CONSTRUCTION INSPECTION IS NOT REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING GREATER THAN 1 FOOT FROM THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). A PRE-CONSTRUCTION MEETING IS TO BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTION CAN BE SCHEDULED. ANL CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTION CAN BE SCHEDULED. ANL CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTION CAN BE SCHEDULED. ANL CLEARED BY THE FIELD INSPECTOR</li> </ul>	<ul> <li>EAGLE "CAPISTRANO" CONCRETE ROOF TILE COLOR:</li> <li>STUCCO SAND FINISH TO MATCH EXISTING COLOR:</li> <li>ARCHITECTURAL WINDOW DETAIL DECORATIVE SPANISH TILES</li> <li>ARCHITECTURAL METALS WROUGHT IRON</li> <li>WINDOWS &amp; DOORS TO MATCH EXISTING JELDWEN</li> <li>EXPOSED COLUMNS / RAFTERS STAINED WOOD</li> <li>(E) SITE WALL TO REMAIN</li> </ul>	PROJECT ADDRESS: APN: OWNER: ARCHITECT: PTS: CDP DATE: RESUBMITTAL:	SIER 7421 LA JC 351-C SILVI HLLK P.O.1 SAN 858.2 lindsa 63829 MAY SEPT

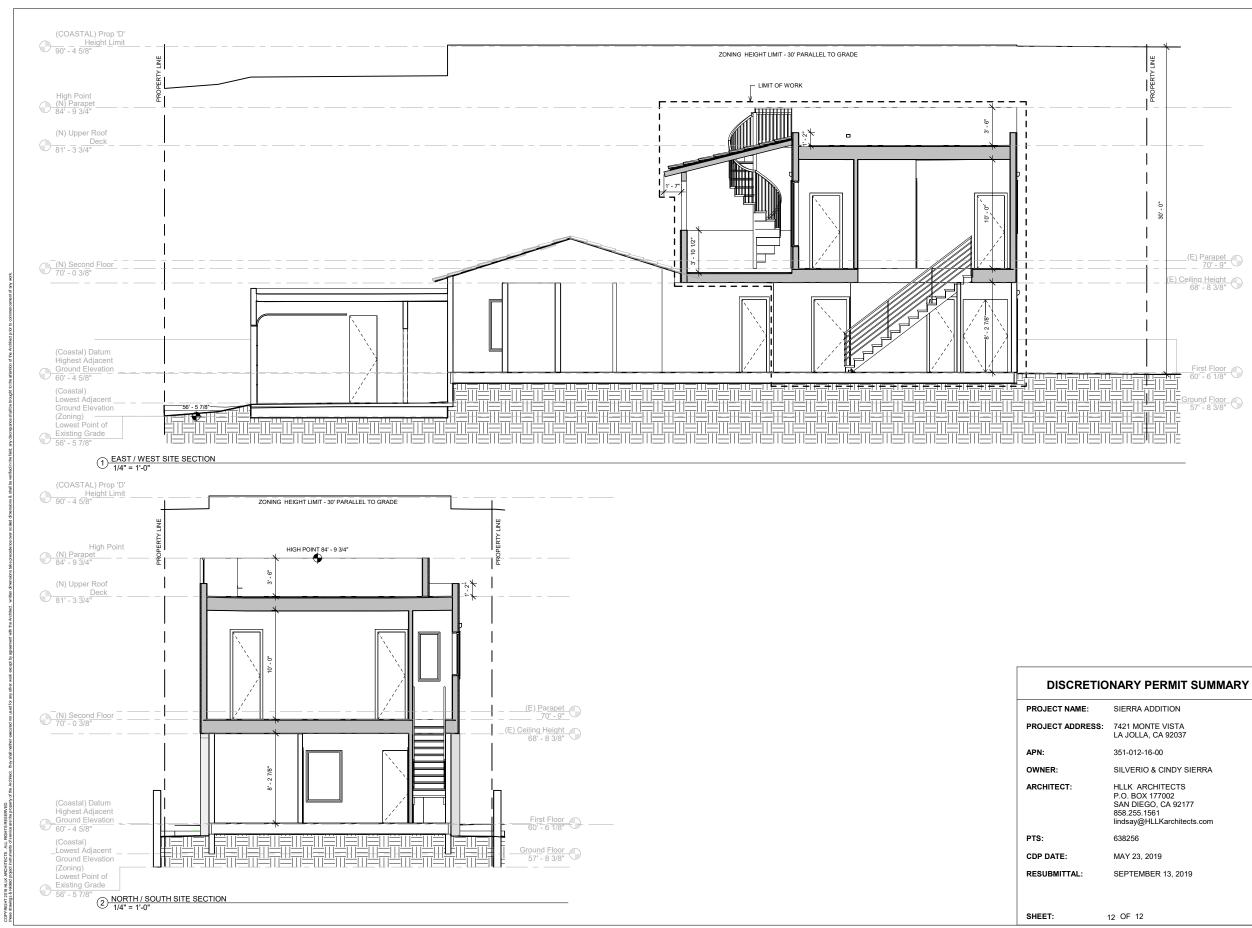




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			7	(E) SITE WALL TO REMAIN COPPER GUTTER / DOWNSPOUT	RESUBMITTAL:	SEPTI
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	A R C H I T
line	PO BOX 177002 San Diego, California 858.255.1561 dsay@HLLKarchitects.com
	<b>Sierra Addition</b> 7421 Monte Vista Ave, a Jolla, California 92037
	<mark>a Adc</mark> lonte Vi Califorr
	Sierr 7421 N La Jolla,
_	COASTAL DEVELOPMENT PERMIT 11.20.2019
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