



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 6, 2019 REPORT NO. PC-19-047

HEARING DATE: June 13, 2019

SUBJECT: Ryan - CDP. Appeal of a Process Two Decision

PROJECT NUMBER: [619310](#)

OWNER/APPLICANT: Tourmaline Properties, Inc. Owner/Eric Buchanan, Oasis Architects, Applicant

SUMMARY

Issue: Should the Planning Commission deny or uphold the appeal of the Development Services Department's decision to approve a lot line adjustment/consolidation of Lot 4 and Lot 25 of Map No. 975 located at 5673 Linda Rosa Avenue within the La Jolla Community Plan area?

Staff Recommendation: DENY the appeal and uphold the Development Services Department's decision to APPROVE Coastal Development Permit No. 2204696.

Community Planning Group Recommendation: On December 6, 2018, the La Jolla Community Planning Association voted 13-2-1 to recommend denial the project (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 15, 2019, and the opportunity to appeal that determination ended March 4, 2019. Therefore, the scope of the subject hearing is limited to the project appeal and does not include the environmental determination.

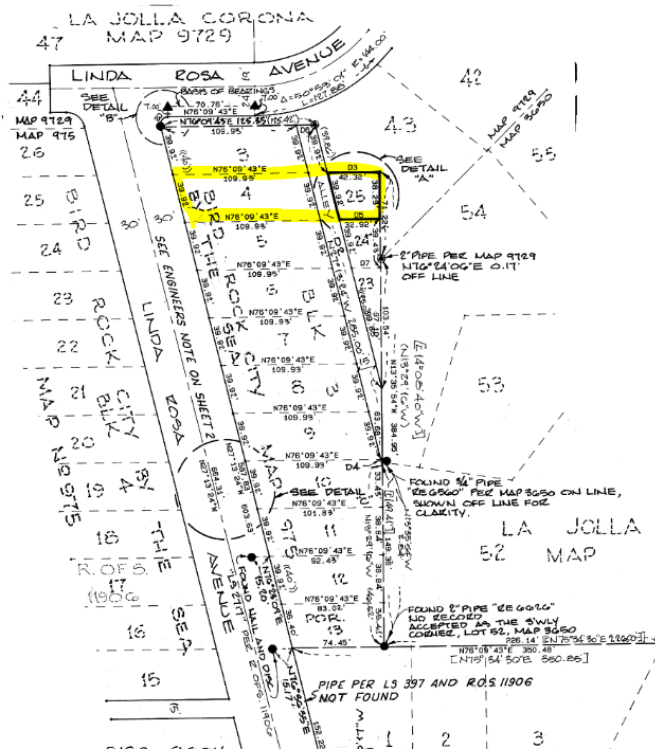
Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account funded by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project proposes a lot line adjustment/consolidation to an existing single dwelling unit lot. There will be no net gain or loss to the available housing supply in the City of San Diego.

BACKGROUND

The 0.131-acre project site is located at 5673 Linda Rosa Avenue, containing an existing one-story, 1,661-square-foot single dwelling unit. The site is designated for Very Low-Density Residential uses within the La Jolla Community Plan and is within the RS-1-7 Zone, Coastal Overlay (Non-Appealable), Coastal Height Overlay, Parking Impact Overlay Zone. The project site is located mid-block within an urban, developed residential neighborhood (Attachments 1-3).



The project proposes a lot line adjustment/consolidation of Lot 4 (0.098 acres) and Lot 25 (0.033 acres) of Map 975 into one lot. Mapped on the site is an unimproved alley easement approximately 15.4 feet wide across properties to the north and south of the project site (See highlighted map to the left). Per San Diego Municipal Code (SDMC) Section 126.0707(f), any coastal development involving a subdivision pursuant to the Subdivision Map Act and any other division of land requires a Coastal Development Permit. Although not considered a subdivision pursuant the Subdivision Map Act (SMA), a lot line adjustment/consolidation is considered coastal development within the Coastal Overlay Zone, and therefore a Coastal Development Permit is required.

The lot line adjustment/consolidation would also allow for future development. Construction plans of a proposed addition and remodel are currently under ministerial review through a concurrent processing agreement. However, the construction plans were determined to be exempt from a Coastal Development Permit per SDMC section 126.0704(a)(5), as less than 50 per cent of existing exterior walls will be demolished. Because environmental review must consider the "whole of the action," the CEQA analysis included the review of the allowable increase in dwelling size provided by the consolidated area (0.131 acres or 5,720 square feet). The lot line adjustment/consolidation would allow an approximate 856-square-foot increase in the maximum floor area of allowable development. The environmental exemption determination for this project was made on February 15, 2019, and the opportunity to appeal that determination ended March 4, 2019.

On March 5, 2019, the Development Services Department issued a notice of decision to approve the project. Please see resolution and permit approved by the Development Services Staff for this project (Attachments 4 and 5, respectively).

PROJECT APPEAL DISCUSSION

On March 11, 2019, an appeal was filed by Robert Steck, Chair of the La Jolla Community Planning Association [LJCPA], citing Factual Error, Conflict with other matters, Findings Not Supported, and New Information (Attachment 2).

The LJCPA project appeal issues are provided below along with City staff responses:

Appeal Issue 1:

"The merger of Lots 4 and Lot 25 as proposed is not permitted by Section 125.0761 of the City of San Diego Municipal Code [Section 125.0761, *Voluntary Merger of Parcels*]. Lots 4 and 25 are not contiguous so they cannot be considered for voluntary merger. The subject lots 4 and 25 are located in the Bird Rock City by The Sea subdivision and are shown on Subdivision Map Number 975 dated 1906. Both lots are shown as separate lots and are clearly divided by a 15 foot wide public alley. City staff erred by using more recent subdivision standards where public streets, alleys, and easements are overlaid over conjoined lots.

While the lots are not contiguous, even if they were contiguous, the applicant's merger request is incomplete in that no request has been made to abandon and vacate the public alley between the lots as required by Section 125.0761. If there was a request to abandon and vacate the public alley, the abandonment and vacation would need to be agreed to by all property owners."

Staff Response: The application is for a Coastal Development Permit to allow a lot line adjustment/consolidation of two lots into one lot by filing a Parcel Map using the provisions of the Subdivision Map Act (SMA) and SDMC Section §125.0301 et. seq.

Pursuant to Subdivision Map Act section §66424, "*property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement, or railroad rights-of-way.*" Additionally, the requirements for approval of the Parcel Map for the lot line adjustment/consolidation are listed in section §125.0340 (a) – (d):

- (a) The proposed adjustment complies with the applicable provisions of the Subdivision Map Act;
- (b) Before adjustment, all lots or parcels are existing parcels of land created by separate fee conveyance and meeting the criteria for determination of a lot as specified in Section 113.0237;
- (c) All adjusted lots or parcels comply with the minimum requirements of the Land Development Code and all existing structures comply with established yards, except for property for which a Variance has been granted pursuant to Chapter 12, Article 6, Division 8 (Variances) and for previously conforming lots or structures, for which the Lot Line Adjustment shall not increase the existing noncompliance; and
- (d) The Lot Line Adjustment will not result in the creation of any additional parcels

The proposed lot line adjustment/consolidation will meet these requirements, affirmed within the resolution and permit approved by the Development Services Staff for this project (Attachments 4 and 5).

Appeal Issue 2:

"§131.0403 Purpose of the RS (Residential--Single Unit) Zones (a) The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties."

The approval of this lot consolidation is a clear violation of the above Code section."

Staff Response: Both lots are substandard to the current RS-1-7 Zone lot design requirements but are legal and previously conforming. The proposed consolidation results in a 5,720-square-foot lot size, which would meet the minimum RS-1-7 Zone lot size requirement of 5,000 square feet. The proposed lot depth of approximately 162.8 feet would meet the minimum lot depth requirement of 95 feet. Although street frontage width is less than the standard 50-foot requirement, this frontage is considered previously conforming and the proposed consolidation would not increase this existing noncompliance. As proposed, the lot would not be inconsistent with other single dwelling unit lots in the area and would accommodate the development of a variety of residential dwelling types in conformance with the development standards of the RS-1-7 Zone. Therefore, the proposed consolidation is not in violation of the RS Zone purpose or intent.

Appeal Issue 3:

"Both [Lot 4 and Lot 25] are substandard lots. Any consolidation of these lots must be proceeded by formally vacating the entire alley. Furthermore, said vacation of the alley must be agreed to by all property owners affected.

Staff Response: The project does not require the vacation of the alley, as no structures are proposed within the public right-of-way. The lot line adjustment/consolidation will continue to maintain the public right-of-way easement, as delineated on the exhibit, meeting the requirements of the Subdivision Map Act and all other applicable regulations. Although the alley may qualify for a vacation, there is no requirement to vacate the alley as part of this application.

Appeal Issue 4:

"The applicant is attempting to use the square footage of Lot 25, though consolidation, to place the entire structure (3,340 [square feet].) on Lot 4. In so doing this would far exceed the allowable FAR for Lot 4 of .6 and increase its actual FAR to .76. This .76 FAR exceeds maximum FARs allowed under the San Diego Municipal Code Chapter 13: Zones as shown in Table 131-04J."

Staff Response: The lot line adjustment/consolidation would allow for future development. Because environmental review must consider the "whole of the action," the CEQA analysis included the review of the allowable increase in dwelling size provided by the consolidated area (0.131 acres or 5,720 square feet). Per SDMC section 131.0446, Table 131-04J, the maximum allowable FAR for residential zones is based on the lot size.

Based on this table, Lot 4 (0.098 acres or 4,269 square feet) would allow 0.6 FAR or approximately 2,570 square feet of floor area. Lot 25 (0.033 acres or 1,451 square feet) would allow 0.7 FAR or approximately 1,015 square feet of floor area. Total floor area allowed for these two lots is 3,585 square feet. The proposed consolidated lot would allow a 0.59 FAR of the 5,720-square-foot lot, or 3,375 square feet of floor area. Single dwelling unit construction may not exceed the allowable maximum FAR of the zone.

Appeal Issue 5:

"The project description states that the 0.13-acre site is located within an RS-1-7 Zone, and that the Community Plan designates the site as Very Low Density (0-5 DU/AC) (Figure 1, p. 3). According to the Environmental Determination, "the proposed consolidated lot is more in conformance with the La Jolla Community Plan."

However, the proposed lot will be highly inconsistent with neighborhood character. Due to a mapping anomaly, the center of Linda Rosa Avenue is a boundary between two zoning categories. The western side of the street is zoned Low Density (5-9 DU/Ac), while the eastern side of the street is zoned Very Low Density (1-5 DU/ac.) However, both sides of the street are part of the Bird Rock-by-the-Sea Subdivision, laid out in 1906. All the lots have uniform frontages on both sides of the street. Lot depth is approximately 110 feet on the western side of the street. But it varies between 110 feet to 75 feet on the eastern side of the street, where a steep bluff truncates about one third of the southern lots. Their size ranges from 4388 [square feet] to 2865 [square feet]. The lots at the top of the bluff are in the La Jolla Mesa Vista subdivision and are zoned Very Low Density (1-5 DU/ AC). They have no visible relationship to the lots fronting Linda Rosa Avenue except for a subdivision boundary at the top of the bluff.

Staff Response: The proposed lot size of 5,720 square-feet would result in a dwelling unit density of 7.6 (from an existing 10.2) dwelling units per acre, in greater conformity with the land use plan density of 0-5 dwelling units per acre. Additionally, the proposed lot would meet the lot design requirements of the RS-1-7 zone without increasing the degree of noncompliance as required by SDMC 125.0340(c). Also, please see Staff Response to Appeal Issues 1 and 2.

Appeal Issue 6:

"The definitions of In-Fill Development provided by both the CEQA section 15332 and the common definition of In-Fill Development do not address the impact of anticipated development by a future project following this lot consolidation as defined in the La Jolla Community Plan and the San Diego Municipal Code.

Is CEQA the proper vehicle for review?

Furthermore, Planning Staff has responded that this CDP is for a lot merger only. They state the remodel and addition of the residence is CDP exempt and not part of the community plan review. However, according to the Coastal Commission, lot line adjustments require a CDP as do demolition, construction, replacement, or changes to the size of a structure."

Staff response: The project was found to be exempt from CEQA per Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations). Because environmental review must consider the "whole of the action" [CEQA Guidelines sec. 15378(c)], the CEQA analysis included the review of the allowable increase in dwelling size anticipated by the consolidated area. Based on this review, the project was found to be exempt from the provisions from CEQA and the opportunity to appeal the project CEQA determination has lapsed and is not before the Planning Commission.

Per SDMC section 126.0707(f), a Coastal Development Permit is required for the lot line adjustment/consolidation. The construction plans submitted for review were found to be exempt from the Coastal Development Permit regulations per SDMC section 126.0704(5), as more than 50 per cent of existing walls will not be demolished.

Appeal Issue 7:

The applicant in public meetings incorrectly used 'Lot' and 'Parcel' or 'APN' (Assessor's Parcel Number) terms interchangeably to justify the consolidation. They have said that since some property consists of two lots under one APN it proves they have been consolidated and sets a precedent for the consolidation of Lots 4 and 25, which have separate APNs.

This is wrong. A parcel (identified by its APN) is a quantity of land identified for taxation purposes. A Lot is a recognized subdivision of property with a written legal description that addresses permissions or constraints upon its development.

Staff response: The requirements for approval of the Parcel Map for the lot line adjustment/consolidation are listed in section §125.0340 (a) – (d). Please see Staff Response to Appeal Issue No. 1 and 2.

Appeal Issue 8:

"There is a discrepancy in how 'density' is defined by the La Jolla [Community Planning Association] (CPA) subcommittee and Planning Department staff. The LJCPA refers to 'density' as it relates to the visual and physical characteristics of lot redevelopment in their relationship to existing development on neighboring properties. This is assessed using Floor Area Ratio, height, setbacks, overall building envelope and its location on the property... The increased building envelope resulting from the proposed lot merger, and the transfer of FAR from the rear parcel to the street frontage parcel, was a critical element in the CPA's deliberation and findings. (See Attachment A: Minutes of LJCPA January 2019). The CPA determined that this proposal would result in development that was inconsistent with the Community Plan's Residential Land Use Goals and Policies (pp. 81-82, 84) on community

character, with regard to "bulk and scale." The Planning Department staff does not address this point, but rather defines 'density' in terms of number of dwelling units allowed by zoning. The point is, that this one dwelling unit is going to severely impact the surrounding neighborhood's quality, character, and livability."

Staff Response: The proposed consolidated lot size of 5,720 square-feet would result in a dwelling unit density of 7.6 (from 10.2) dwelling units per acre, bringing the project site into greater conformity with the land use plan density designated in the La Jolla Community Plan of 0-5 dwelling units per acre. The proposed consolidation would not increase the degree of noncompliance of the existing lots. No deviations are being requested. The proposed lot consolidation would allow future development of the premises subject to the development standards of the underlying RS-1-7 zone, including a maximum floor area ratio of 0.59, observing all required setbacks and height limits. Additionally, the site is subject to all Coastal Development regulations, which may also include exemptions to those regulations.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved. The proposed lot line adjustment/consolidation complies with all development regulations of the San Diego Municipal Code, and no deviations are required to approve the project. Therefore, Staff recommends the Planning Commission deny the appeal and uphold the Development Services Department's approval.

ALTERNATIVES

1. DENY the appeal and uphold the Development Services Department's approval of Coastal Development Permit No. 2204696, with modifications.
2. UPHOLD the appeal and DENY Coastal Development Permit No. 2204696.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department

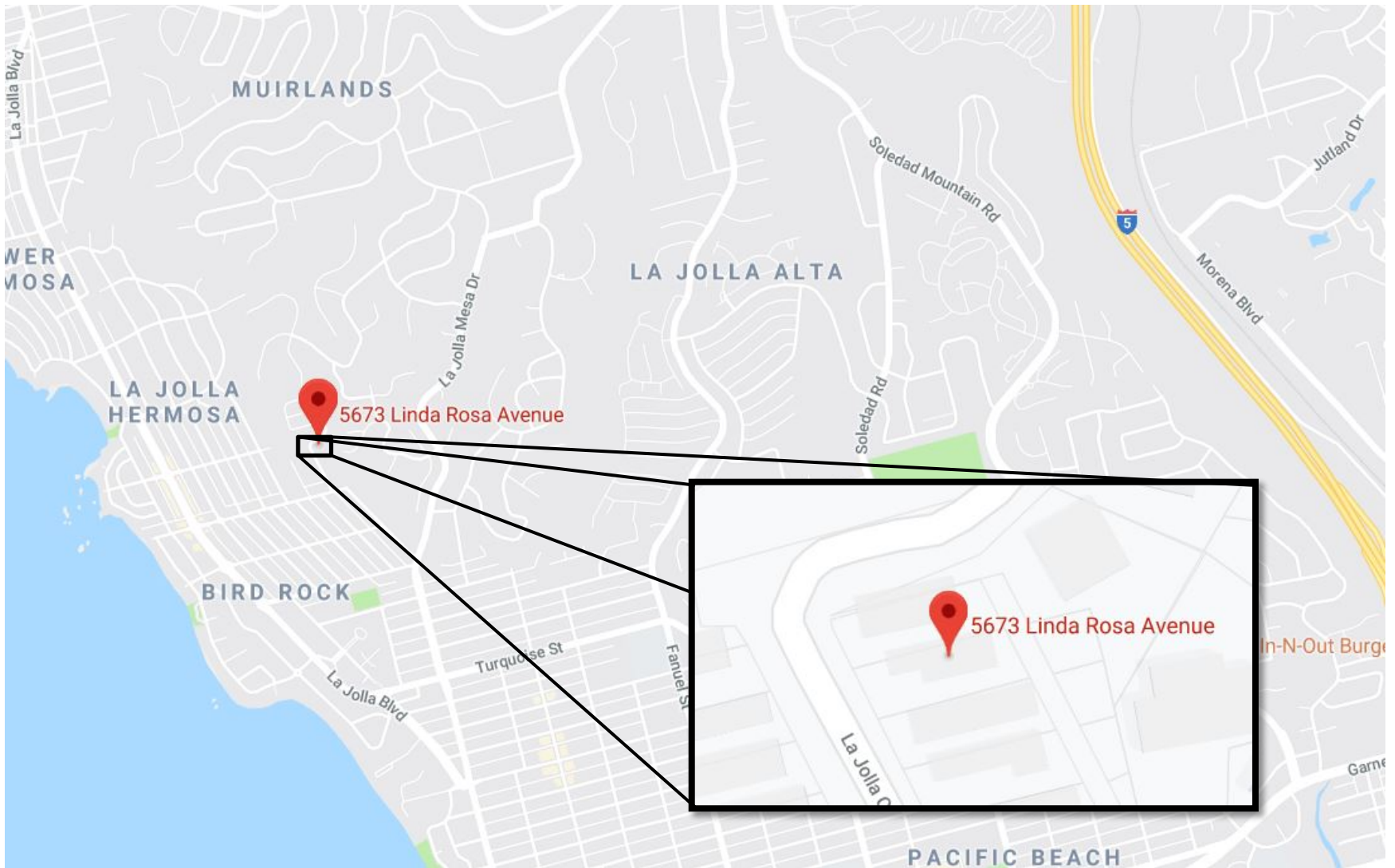


Francisco Mendoza
Development Project Manager
Development Services Department

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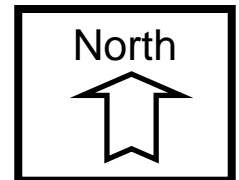
Attachments:

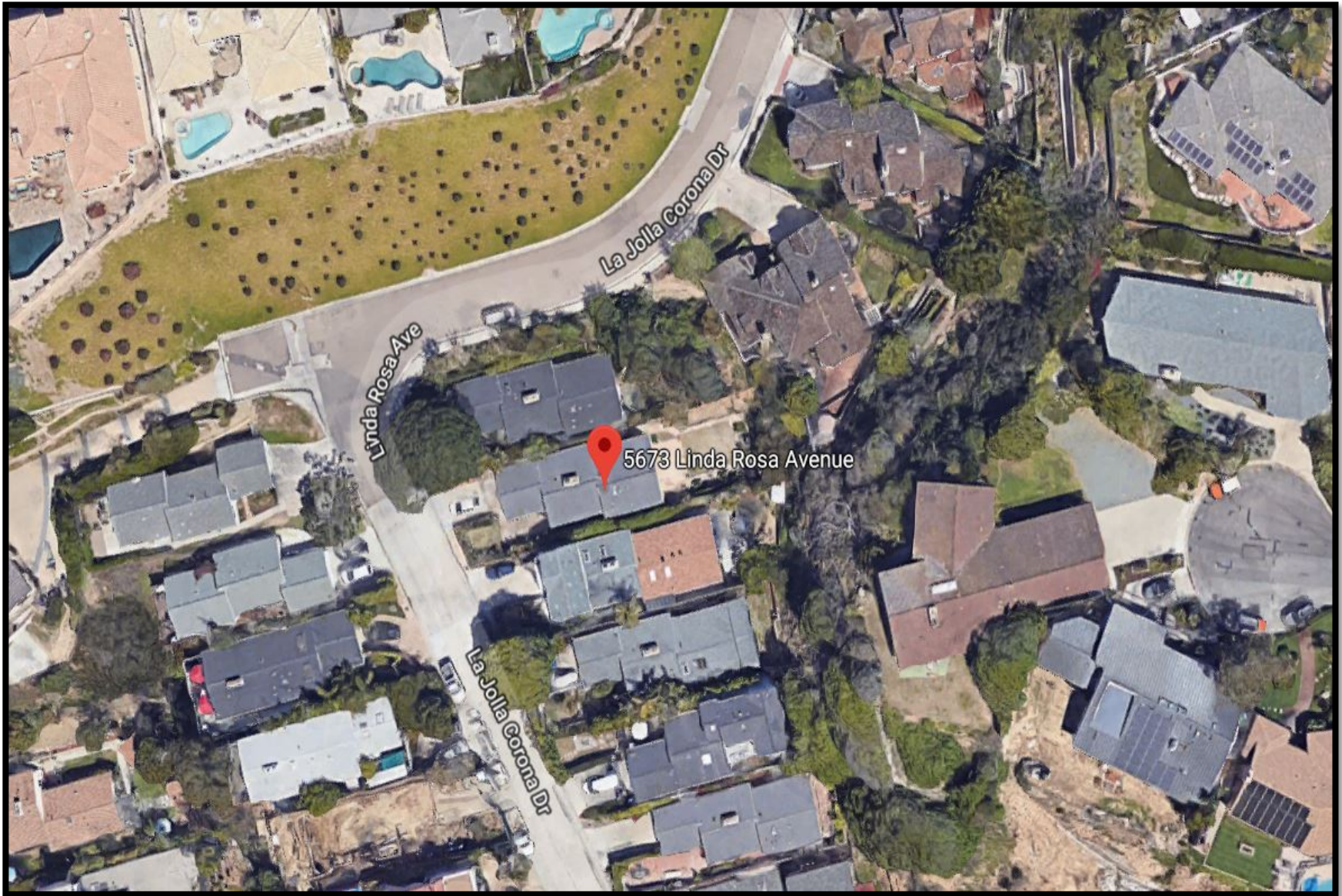
1. Project Location Map
2. Aerial Photograph
3. Land Use Map
4. CDP Resolution
5. CDP Permit
6. Appeal Issues
7. Community Planning Group Recommendation
8. Ownership Disclosure
9. Map Exhibit
10. Construction Plans



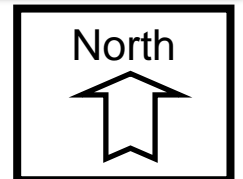
Project Location Map

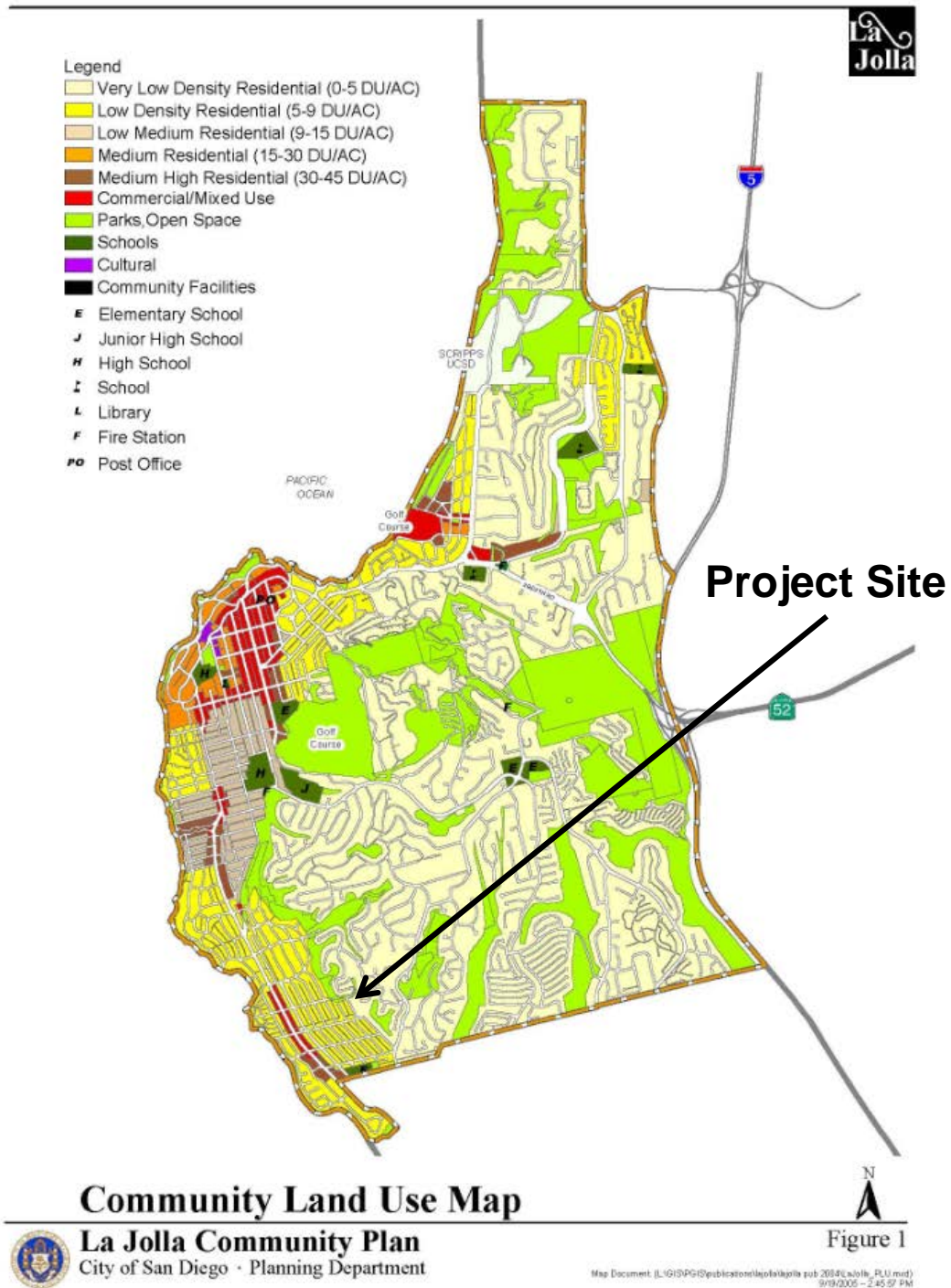
Ryan CDP / 5673 Linda Rosa Ave
PROJECT NO. 619310





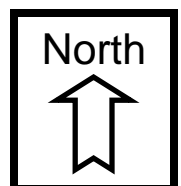
Aerial Photo
Ryan CDP / 5673 Linda Rosa Ave
PROJECT NO. 619310





Land Use Map

Ryan CDP/ 5673 Linda Rosa Ave
 PROJECT NO. 619310



PLANNING COMMISSION RESOLUTION NO. ____-PC
COASTAL DEVELOPMENT PERMIT NO. 2204696
RYAN CDP - PROJECT NO. 619310

WHEREAS, TOURMALINE PROPERTIES, INC, a California corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to consolidate two lots into one for residential development (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2204696), on portions of a 0.131-acre site; and

WHEREAS, the project site is located at 5673 Linda Rosa Avenue, in the RS-1-7 Zone, the Coastal (Non-Appealable) Overlay, Coastal Height Limitation Overlay, Parking Impact Overlay Zones of the La Jolla Community Plan and Local Coastal Program; and

WHEREAS, the project site is legally described as: Lot 4 and Lot 24 in Block 3 of Bird Rock City by the Sea, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 975, filed in the Office of the County Recorder of said County, March 13, 1906; and

WHEREAS, on February 15, 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 section 15301 (Existing Facilities) and 15305 (Minor Alterations and Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520; and

WHEREAS, on March 5, 2019, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 2204696, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on March 14, 2019, the La Jolla Community Planning Association filed a Development Permit Appeal Application (Appeal); and

WHEREAS, on June 13, 2019, the Planning Commission of the City of San Diego considered the Appeal and Coastal Development Permit No. 2204696, pursuant to the Land Development Code of the City of San Diego, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2204696:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (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 Ryan CDP project (Project) is located at 5673 Linda Rosa Avenue, in the RS-1-7 Zone within the La Jolla Community Plan and Local Coastal Program (Community Plan). The project site is located approximately 2,600 feet east from the Pacific Ocean in an established single-family residential neighborhood within La Jolla. The Project proposes to consolidate two contiguous lots and remodel the existing residence. The property is an interior lot bounded by Linda Rosa Avenue to the west and an unimproved "paper" alley to the east. Neither rights-of-way contain views or accessways to the ocean as identified within the Community Plan. There are no views to the ocean from the property. In addition, there is no physical accessway legally used by the public on this property; nor any proposed public accessway as identified in the Community Plan across or through the property.

Therefore, 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.

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

The Project site is a previously graded interior lot to be consolidated with the adjacent contiguous lot and the remodel of the existing residence. The site is not located within, or adjacent to, any coastal bluff, beach, or special flood area. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The Project complies with all applicable provisions of the SDMC and the Community Plan. The Project was determined to be categorically exempt from CEQA pursuant to CEQA Guidelines sections 15301 (Existing Facilities) and 15305 (Minor Alterations and Land Use Limitations). 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 Community Plan designates the site as Very-Low Density Residential (at a density of 0-5 dwelling units per acre, or du/ac). The 0.131-acre property is developed in accordance with this use and density. The proposed consolidation would continue to facilitate implementation of the land use designation. The Community Plan recommends the development of a variety of housing types and styles in La Jolla and recommends providing opportunities for affordable and balanced housing. The proposed consolidation conforms to these Community Plan recommendations by providing more variety of home ownership opportunities in the area.

The site is in the RS-1-7 Zone, the Coastal Overlay, Coastal Height Limitation Overlay, and Parking Impact Overlay Zones. The proposed coastal development consolidates lots for existing residential development. The proposed coastal development complies with the requirements the San Diego Municipal Code.

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.

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 2,600 feet east from the Pacific Ocean, and not between the nearest first public roadway and the sea. The project site is not located in an area identified for public access or recreation, nor will the proposed Project impact existing public access or recreation areas. Therefore, the coastal development is in

conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. LOT LINE ADJUSTMENT [SDMC Section 125.0340]

2. Findings for all Lot Line Adjustments:

a. The proposed adjustment complies with the applicable provisions of the Subdivision Map Act.

The proposed lot line adjustment will meet the provisions of the Subdivision Map Act, in that the project is a lot line adjustment between four or fewer existing adjoining parcels, where the land is taken from one parcel is added to an adjoining parcel, and where the greater number of parcels than originally existed is not thereby created.

b. Before adjustment, all lots or parcels are existing parcels of land created by separate fee conveyance and meeting the criteria for determination of a lot as specified in Section 113.0237.

Both Lot 4 and Lot 25 were created by separate fee conveyance under Map No. 975, recorded with the County Recorder in 1906. Therefore, both lots meet the criteria for determination of a lot as specified in Section 113.0237.

c. All adjusted lots or parcels comply with the minimum requirements of the Land Development Code and all existing structures comply with established yards, except for property for which a Variance has been granted pursuant to Chapter 12, Article 6, Division 8 (Variances) and for previously conforming lots or structures, for which the Lot Line Adjustment shall not increase the existing noncompliance.

Lots 4 and Lot 25 are previously conforming lots created in 1906, by Map No. 975. The proposed lot line adjustment/consolidation would not increase the existing noncompliance. No Variance or deviation is requested.

d. The Lot Line Adjustment will not result in the creation of any additional parcels.

Lots 4 and Lot 25 are previously conforming lots created in 1906, by Map No. 975. The proposed lot line adjustment/consolidation would result in the consolidation of two lots into one. Therefore, the lot line adjustment will not result in the creation of an additional lot.

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

ATTACHMENT 4

BE IT FURTHER RESOLVED that the Appeal is DENIED, the decision of the Development Services Department is AFFIRMED, and based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 2204696 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2204696, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: June 13, 2019
Io: 24008059

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: 24008059

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2204696
RYAN CDP - PROJECT NO. 619310
PLANNING COMMISSION

This Coastal Development Permit No. 2204696 (Permit) is granted by the Planning Commission of the City of San Diego to TOURMALINE PROPERTIES, INC, a California corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.131-acre site is located at 5673 Linda Rosa Avenue, in the RS-1-7 Zone, the Coastal (Non-Appealable) Overlay, Coastal Height Limitation Overlay, Parking Impact Overlay Zones of the La Jolla Community Plan and Local Coastal Program;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to consolidate two lots into one for residential development described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 5, 2019, on file in the Development Services Department.

The project shall include:

- a. The Lot Line Adjustment/Consolidation of Lot 4 and Lot 25 of Map No. 975;
- 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 June 28, 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 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.

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" 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.

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.

MAPPING REQUIREMENTS:

11. Prior to the issuance of any construction permits, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.

ENGINEERING REQUIREMENTS:

12. Prior to the recordation of the Parcel Map, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private improvements in the Linda Rosa Right-of-Way, including the decorative stone and block wall.

13. Prior to the recordation of the Parcel Map, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private improvements in the unnamed Alley Right-of-Way, including the railroad tie walls and rock landscaping.

14. Prior to the recordation of a Parcel Map, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private improvements in the public drainage easement in the northernly portion of the property, including the wood fence and portions of the existing garage.

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

ATTACHMENT 5

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 Planning Commission of the City of San Diego on June 13, 2019, and _____-PC.

ATTACHMENT 5

Coastal Development Permit No. 2204696
Date of Approval: June 13, 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.

Tourmaline Properties Inc.
Owner/Permittee

By _____
Ben Ryan
President

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

**Development Permit/
Environmental Determination
Appeal Application**

November 2017

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.
DS-3032 (11-17)



La Jolla Community Planning Association

March 11, 2019

To: Pancho Mendoza

Subject: **Appeal to Planning Commission of Staff Approval for the Project Number: 619310
Ryan CDP Coastal Development Permit, Environmental Exemption, Process Two**

Planning Commissioners;

The La Jolla Community Planning Association hereby APPEALS the Development Services Department staff's decision to APPROVE an application for a Coastal Development Permit for the consolidation of Lot 4 and Lot 25 in Block 3 of Bird Rock City by the Sea and a remodel of an existing single-family residence located at 5673 Linda Rosa Avenue. The 0.131-acre site is in the RS-1-7 Zone and Coastal Overlay Zone (Non- Appealable) within the La Jolla Community Plan and Council District 1.

Objection 1

The merger of Lots 4 and Lot 25 as proposed is not permitted by Section 125.0761 of the City of San Diego Municipal Code.

125.0761 Voluntary Merger of Parcels

An owner of real property may voluntarily merge or partially merge one or more contiguous parcels into one or more newly created parcels by filing a parcel map pursuant to Chapter 12, Article 5, Division 5 and Section 144.0330 or by filing a parcel map or final map and using the provisions of the Subdivision Map Act, Section 66499.20 ½. In either case, all parcels shall be legally merged or resubdivided and all public easements and streets not delineated thereon shall be abandoned and vacated subject to the restrictions contained in the Subdivision Map Act Section 66499.20 ½.

Lots 4 and 25 are not contiguous so they cannot be considered for voluntary merger. The subject lots 4 and 25 are located in the Bird Rock City By The Sea subdivision and are shown on Subdivision Map Number 975 dated 1906. Both lots are shown as separate lots and are clearly divided by a 15 foot wide public alley. City staff erred by using more recent subdivision standards where public streets, alleys, and easements are overlaid over conjoined lots.

While the lots are not contiguous, even if they were contiguous, the applicant's merger request is incomplete in that no request has been made to abandon and vacate the public alley between the lots as required by Section 125.0761. If there was a request to abandon and vacate the public alley, the abandonment and vacation would need to be agreed to by all property owners

affected. The applicant has provided no evidence that all affected property owners would be in agreement with such a request.

Objection 2

As a general guiding principal the San Diego Municipal Code states:

§131.0403 Purpose of the RS (Residential--Single Unit) Zones

(a) The purpose of the RS zones is to provide appropriate regulations for the *development of single dwelling units* that accommodate a variety of *lot* sizes and residential dwelling types and **which promote neighborhood quality, character, and livability**. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property **while minimizing adverse impacts to adjacent properties**.

The approval of this lot consolidation is a clear violation of the above Code section.

The applicant has proposed to build a 3,340 square foot house on a 40 foot wide lot between two houses of approximately 1,600 square feet and 2,000 square feet. Six houses in the immediate vicinity are approximately 1,600 square foot single story. Two other homes have small second story additions that have minimal impact on neighbors.

The applicant has constructed two house in the immediate vicinity that have an **over bearing negative impact on the adjacent neighbors**. Their bulk and scale does **nothing to promote neighborhood quality, character, and livability** and in actuality may have a negative effect on the property value of adjacent neighbors. The developer's sole purpose is to maximize his profit with virtually no consideration for the neighbors or the neighborhood.

Objection 3

The subject lots 4 and 25 are located in the Bird Rock City By The Sea subdivision and are shown on Subdivision Map number 975 dated 1906.

Both are substandard lots. Any consolidation of these lots must be proceeded by formally vacating the entire alley. Furthermore, said vacation of the alley must be **agreed to by all** property owners affected.

Objection 4

The applicant is attempting to use the square footage of Lot 25, though consolidation, to place the entire structure (3,340 sqft.) on Lot 4. In so doing this would far exceed the allowable FAR for Lot 4 of .6 and increase its actual FAR to .76. This .76 FAR exceeds maximum FARs allowed under the San Diego Municipal Code Chapter 13: Zones as shown in Table 131-04J.

Objection 5

The project description states that the 0.13 acre site is located within an RS-1-7 Zone, and that the Community Plan designates the site as Very Low Density (0-5 DU/AC) (Figure 1, p. 3). According to the Environmental Determination, "the proposed consolidated lot is more in conformance with the La Jolla Community Plan."

However, the proposed lot will be highly inconsistent with neighborhood character. Due to a mapping anomaly, the center of Linda Rosa Avenue is a boundary between two zoning categories. The western side of the street is zoned Low Density (5-9 DU/Ac), while the eastern

side of the street is zoned Very Low Density (1-5 DU/Ac.) However, both sides of the street are part of the Bird Rock-by-the-Sea Subdivision, laid out in 1906. All the lots have uniform frontages on both sides of the street. Lot depth is approximately 110 feet on the western side of the street. But it varies between 110 feet to 75 feet on the eastern side of the street, where a steep bluff truncates about one third of the southern lots. Their size ranges from 4388 sq. ft. to 2865 sq. ft. The lots at the top of the bluff are in the La Jolla Mesa Vista subdivision and are zoned Very Low Density (1-5 DU/AC). They have no visible relationship to the lots fronting Linda Rosa Avenue except for a subdivision boundary at the top of the bluff.

Objection 6

The definitions of In-Fill Development provided by both the CEQA section 15332 and the common definition of In-Fill Development do not address the impact of anticipated development by a future project following this lot consolidation as defined in the La Jolla Community Plan and the San Diego Municipal Code.

Is CEQA the proper vehicle for review?

Furthermore, Planning Staff has responded that this CDP is for a lot merger only. They state the remodel and addition of the residence is CDP exempt and not part of the community plan review. However, **according to the Coastal Commission, lot line adjustments require a CDP as do demolition, construction, replacement, or changes to the size of a structure.**

Objection 7

The applicant in public meetings incorrectly used 'Lot' and 'Parcel' or 'APN' (Assessors Parcel Number) terms interchangeably to justify the consolidation. They have said that since some property consists of two lots under one APN it proves they have been consolidated and sets a precedent for the consolidation of Lots 4 and 25, which have separate APNs.

This is wrong. A parcel (identified by its APN) is a quantity of land identified for taxation purposes. A Lot is a recognized subdivision of property with a written legal description that addresses permissions or constraints upon its development.

Objection 8

There is a discrepancy in how 'density' is defined by the La Jolla CPA subcommittee and Planning Department staff. The LJCPA refers to 'density' as it relates to the visual and physical characteristics of lot redevelopment in their relationship to existing development on neighboring properties. This is assessed using Floor Area Ratio, height, setbacks, overall building envelope and its location on the property. The increased building envelope resulting from the proposed lot merger, and the transfer of FAR from the rear parcel to the street frontage parcel, was a critical element in the CPA's deliberation and findings. (See Attachment A: Minutes of LJCPA January, 2019 and) The CPA determined that this proposal would result in development that was inconsistent with the Community Plan's Residential Land Use Goals and Policies (pp. 81-82, 84) on community character, with regard to "bulk and scale."

The Planning Department staff does not address this point, but rather defines 'density' in terms of number of dwelling units allowed by zoning. The point is, that this one dwelling unit is going to severely impact the surrounding neighborhood's quality, character, and livability.

Due to appeal deadlines this letter will be formally approved at the April 4, 2019 meeting of the La Jolla Community Planning Association.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Steck".

Bob Steck, President

La Jolla Community Planning Association

ATTACHMENT 6

**Appeal to Planning Commission of Staff Approval for the Project Number: 619310 Ryan
CDP Coastal Development Permit, Environmental Exemption, Process Two**

ATTACHMENT A

**LA JOLLA COMMUNITY PLANNING ASSOCIATION - MINUTES
Regular Meeting | Thursday 6 December, 2018**

11.0 Ryan CDP 5673 Linda Rosa Ave #619310 LA JOLLA- Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Floor Area Ratio for the existing dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of La Jolla Community Plan area. Council District 1. DPR Motion: To Deny - please review DPR minutes for motion

Presenter: Mark Morris, Oasis Architecture and Design, introduces Eric Buchanan from Oasis, and Rick Turner from Kappa Engineering.

Two separate APM connected by paper alley. Paper alley disappears into hillside and one end. Wants to do a lot tie. Proposing house in RS-1-7 zone with minimum lot of 5,000 SF. Wishes to tie two lots together. Proposing to do addition and remodel from one-story to two-story with roof deck. 50% Coastal Exemption. The CDP is strictly for the lot plan. The unimproved alley will continue to be maintained by the City. The City doesn't like to vacate individual lots. There is already a lot tie on one lot. Shows Exhibits of mass of two-story house, elevations, step backs, roof line, roof transition, roof deck, covered patio, property front and rear, one-story element at rear of property, and paper alley)

Public Comment:

Dave Ish: House are smaller in area. Larger houses referenced are blocked by fire gate, not really in neighborhood. If this project is built it will block sun. It's not in character with the neighborhood and the size is only found in one other house, which was built on speculation.

Trustee Comment:

Courtney: What part are you retaining to keep within 50%? Morris: Garage

Gordon: You are leaving the alley as City property but tying together? Is there public access? Owner will have exclusive use? Morris (in response): Four properties are like that. It's considered an easement.

Gordon: The alleyway belongs to City or homeowner? Morris (in response): City. But the City won't piecemeal vacation.

Kane: The lot tie, what is going to tie to what? How? Morris: (shows on Exhibit). 664-24 version of Subdivision Map Act allows this. It covers all subdivisions.

Kane: (reads from 664-24).

Morris: These lots were never sistered or married in to other lots. That's how these little fractional lots were created.

Kane: Does it have development rights? Morris: Yes, it can be built on. Kane: Does it conform with Community Plan? Morris: Its pre-complying. Kane: IF it had development rights, can they be transferred? You need an enabling program to move rights from one place to the other. Its not clear that there are development rights, or if they can be transferred. Are you using the section of the building code that deals with long-term lot mergers? If so, the City can merge them as a ministerial act. But you would have to vacate the alley. Since you are not vacating the alley and the City has sent this to us to look at, it seems to be a non-standard approach.

Merten: (Asks to see various angles and an indentation, and grades). Our Community Plan says that in order to transition new development into neighborhoods with old, development, particularly one-story homes, step backs should be in front and back, wedding-cake style. It's a severe 20-foot wall facing a

one-story neighbor. I have real problems with this elevation and how it does not transition down to one-story neighbor.

Costello: (Asks to see street view) It should step back a little better. It's a massive thing to look at. The analogy of putting the alley in there and calling it a lot tie is somewhat analogous to my own property. You put property to the middle of the street- You can't really use it even though it's on your deed. There are two lots separated by an alley. You need to have the alley vacated. Its illogical to have two non-contiguous lot areas here.

Little: Relative to 50% rule, what percentage is the wall you are keeping in terms of the new structure?

Ahern: This is just a lot tie. Can we even comment on the design? Maybe architect can make some refinements and come back.

11.0 Ryan CDP 5673 Linda Rosa Ave #619310 LA JOLLA- Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Floor Area Ratio for the existing dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of the La Jolla Community Plan area. Council District 1.

DPR Motion: To Deny - please review DPR minutes for motion

Motion: The La Jolla CPA supports the decision of the DPR that the findings cannot be made because the Northern exterior wall does not meet the community character provisions of the Plan recommendation for the residential element of the La Jolla Community Plan. Specifically, the North exterior wall does not step back and offer a transition to the adjacent one-story home to the North. And additionally because the lot tie is inappropriate per Section 125.0761 of the San Diego Municipal Code which states that all public streets and easements shall be abandoned in order to merge substandard lots.

(Courtney/Little)

In Favor: Boyden, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Weiss, Weissman Oppose: Ahern, Will

Abstain: Steck (Chair)

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday Nov 13, 2018

PRELIMINARY REVIEW 11/13/2018

Project Name: Ryan CDP – 5673 Linda Rosa Ave

Permits: CDP

Project No.: 619310

Zone: RS-1-7

DPM: Pancho Mendoza

Applicant: Mark Morris

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/619310>

Updated Project Description per city website:

LA JOLLA- Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Gross Floor Area (1,670-sf first and second story addition) for the existing 1661-sf dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (None-Appelable) overlay zone of the La Jolla Community Plan area. Council district 1.

11/13/2018 APPLICANT PRESENTATION: Mark Morris, Erik Buchanon

- Lot consolidation. Front lot 4,263, rear 1,457. Tied together = ,,, . Sewer easement along North side, setbacks stay out of easement. Lot consolidation allows approx 1000sf more on front lot.
- Existing 1301 house with 360 garage. Adding area to 284 first floor + 1386 to second floor + 43 sf counted because overhangs lower level. Second floor stepped back. Still no building in the paper alley. Alley still remains alley.

- Reviewed floor plans. 4 beds, 4 bath. Roof deck set back from front.
- Reviewed elevations and materials. Lot width = ~40'
- 3375 sf allowed 11/13/2018 PUBLIC COMMENT:
- Ish: Where does it say consolidation can happen across a ROW? No-one else has done this (actually 2 others have per applicants Parcel Map). Critique of previous work by developer is anomaly in neighborhood with suspect permit tactics: serial permitting, carport conversion, ... Too big, out of character. 131.0431?? – “respect size of neighboring homes” This is egregious. Most approx. 1,400-1,500 sf. homes. Why roof decks?

11/13/2018 COMMITTEE DISCUSSION:

- Leira: Never seen non-contiguous lot consolidation. Why not abandon the alley. (would require full vacation, neighbors would have to agree). Convince me that all the density is justified in being all placed on front “lot”.
- Zynda: Who maintains paper alley (owners, essentially backyard)
- Gaenzle: Would like to see montage elevation 1 house north and 2 houses south. East West site section, both lots and PLs and alley. Building Sections.
- Leira: Google satellite with proposed, Table of max development, FAR, setbacks, coverage. proposed vs allowable with both lot sizes (before and after)
- Will: appreciate when Roof decks are best when set back from façade and use sloped roof to conceal guardrail. Materials board.

11/13/2018 DELIVER FOR NEXT TIME:

- Montage of street view/elevations, 1 house N and 2 houses S
- Evidence to support precedent for non-contiguous lot consolidation and all density on one lot.
- An East to west site section including both lots with all 4 PLs
- Building sections
- Satellite image of immediate area (approx. 300' radius) with proposed structure and PLs superimposed.
- Development table of proposed/allowable before consolidation (front lot only)/allowable after consolidation. (FAR, Max GFA, Height, Setbacks, Coverage)
- Materials board or call-outs

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**LA JOLLA COMMUNITY PLANNING ASSOCIATION****Meeting Minutes – Tuesday Nov 20, 2018 FINAL REVIEW**

Project Name: Ryan CDP – 5673 Linda Rosa Ave

Permits: CDP

Project No.: 619310

Zone: RS-1-7

DPM: Pancho Mendoza

Applicant: Mark Morris

Info: <https://opensds.sandiego.gov/Web/Projects/Details/619310>

11/20/2018

LA JOLLA Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Gross Floor Area (1,670-sf first and second story addition) for the existing 1661-sf dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of the La Jolla Community Plan area. Council district 1.

ATTACHMENT 6

11/13/2018 APPLICANT PRESENTATION: Mark Morris, Eric Buchanon

- Lot consolidation. Front lot 4,263, rear 1,457. Tied together = 6,720 sf. Sewer easement along North side, setbacks stay out of easement. Lot consolidation allows approx 1000sf more on front lot.
- Existing 1301 house with 360 garage. Adding area to 284 first floor + 1386 to second floor + 43 sf counted because overhangs lower level. Second floor stepped back. Still no building in the paper alley. Alley still remains alley.
- Reviewed floor plans. 4 beds, 4 bath. Roof deck set back from front.
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11/13/2018 COMMITTEE DISCUSSION:

- Leira: Never seen non-contiguous lot consolidation. Why not abandon the alley. (would require full vacation, neighbors would have to agree). Convince me that all the density is justified in being all placed on front “lot”.

La Jolla Community Planning Association November 2018 Regular Meeting Draft Minutes Page 22 of 33

- Zynda: Who maintains paper alley (owners, essentially backyard)
- Gaenzle: Would like to see montage elevation 1 house north and 2 houses south. East West site section, both lots and PLs and alley. Building Sections.
- Leira: Google satellite with proposed, Table of max development, FAR, setbacks, coverage. proposed vs allowable with both lot sizes (before and after)
- Will: appreciate when Roof decks are best when set back from façade and use sloped roof to conceal guardrail. Materials board.

11/13/2018 DELIVER FOR NEXT TIME:

- Montage of street view/elevations, 1 house N and 2 houses S
- Evidence to support precedent for non-contiguous lot consolidation and all density on one lot.
- An East to west site section including both lots with all 4 PLs
- Building sections
- Satellite image of immediate area (approx. 300' radius) with proposed structure and PLs superimposed.
- Development table of proposed/allowable before consolidation (front lot only)/allowable after consolidation. (FAR, Max GFA, Height, Setbacks, Coverage)
- Materials board or call-outs

11/20/2018 APPLICANT PRESENTATION: Mark Morris, Eric Buchanon, Rick Turner

- Presented aerial and street montage.
- Assessor's map shows 2 and 3 down have consolidated Parcel. Subdivision map act 66424 that lot can be divided by ROW or alley, because underlying fee goes to CL of ROW.
- Reviewed site and building sections
- Neighborhood statistics: Did not bring FAR of surrounding structures.
- Floor Area: Ex 1,301 sf + 360 sf garage, adding 284sf to FF, adding SF of 1386. 3,374sf proposed on 5,720 sf lot. Front lot (4) is 4,263 sf, Rear lot (25) is 1,457 sf. 44 sf penalty area under habitable above.

11/20/2018 PUBLIC COMMENT:

ATTACHMENT 6

- Ish: LDC 125.0761 ... all public streets should be abandoned before lot consolidation. Definition of abutting. Area is divided by alley. All adjacent owners would have to agree to vacation. Should not be allowed to consolidate. (Applicant: already done on 2 adjacent parcels, underlying fee is to CL. City could always vacate any ROW. Same condition applies to Linda Rosa as well.)

11/20/2018 COMMITTEE DISCUSSION:

- Gaenzle: Lot at end of block is very large but on much larger lot. House is 7,000 sf on 23,000sf lot with an FAR of .30. The houses average .35 on the east side of street.
- Applicant: Character of community includes many large homes
- Will: Read LJ Community Plan.
- Gaenzle pointed out additional sections. One of the goals of the LJ community plan is "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The La Jolla community plan states, "One of the more critical issues associated with single dwelling units development is the relationship between the bulk and scale of infill development to existing single dwelling units." And "Common development patterns or streetscape themes that reoccur within the public domain or right-of way of a particular block occur throughout the entire neighborhood can be identified. These features help to contribute to a neighborhood's sense of identity and place within the community."
- Costello: Lot tie is to create a situation of a larger lot area allowing the larger house. The graphic presented to justify this is not representative of the neighborhood in that it omits entire streets and whole blocks, showing only the lot areas and floor areas you selected. It is biased. Please take it back!
- Applicant: Current lot size is SUB-STANDARD. Lot consolidation brings it within standards and will use a standard FAR for that size lot.
- Leira: One issue: Lot consolidation, same owner, alley going nowhere, closing alley would provide even larger area. Sliver will cause future arguments. It has NO outlets. We look at scale and character of community. Immediate neighborhood is both sides of Linda Rosa approximate 6 or 7 homes each side. Additions built towards back of house. Second floor should be set back. We are not anti-development, it should just be done sensitively. Vacating alley would provide better envelope to build appropriately. The way things used to be done at city is if one aspect is discretionary, then it is all part of project.
- Gaenzle: Reviewed site plan. There is no proposed work on back lot. This is a spec house. This block is becoming too dense. This house looks like a tract house built in the north county sub-divisions, not Bird Rock. They have other green spaces instead of big yards. Patio could be enclosed in the future. Can't justify such a large house, everything is in the front. Not conducive to Bird Rock. We don't want this.
- Costello: SDMC talks about FAR, and bulk and scale to preserve something ... what? Light, air, space. It is missing on this project. This consolidation misuses the way it should be used. Forcing all onto front lot defeats the intent of the code. Vacating alley would allow house to expand into the proper area and use appropriately. Do not believe code was written to allow this. Lost opportunity to do it right.
- Welsh: Agree with sensibility to vacate alley. Consolidation allows 773 more sf. Concern is how house is viewed from street. Step house back to reduce visual impact of size.
- Zynda: Have not prevented McMansions in Bird Rock in the past. Seems like another one. Believe findings CAN be made.
- Gaenzle, Can second floor be pushed back? (Applicant: yes, but designed to satisfy clients/buyers needs, designed a beautiful home that is compliant to neighborhood, cottage characteristics, open porch, articulated massing, feel he has done a good job.) It is still too big. Disagree with Zynda that we have a chance to vote against a McMansion.
- Zynda: Designed very well, put patio out back, outdoor space will extend landscaped through back yard.

ATTACHMENT 6

- Leira: how many bedrooms (4). This is a wonderful challenge to have a front building and hop across alley and make a compound with connected patio, circulation. To relieve pressure and create something unique. Missed opportunity. These are small lots. It is tight to develop here. Adding additional density (pressure) to the same small lot because not developing any of second lot. Typical subdivision regulations establish that "In mergers lot consolidation should not impair existing access or create a need for access to adjacent lots or parcels"
- Applicant: We have heard all your concerns. Closing the alley would give a bigger lot. So FAR is not the issue. Concern is that house is concentrated at front of lot. It is a design concern of the house. Here to consider all impacts of adjustment.
- Welsh: Would vacating alley give them all 3 areas - lot 4, alley, and lot 25. (Yes) 11/20/2018
- COMMITTEE MOTION:
- MOTION: Findings CAN be made (Will/Collins)
- In-Favor: Zynda
- Opposed: Welsh, Costello, Leira, Gaenzle
- Abstain: Will (as chairman), Collins
- MOTION PASSES 1-4-2
- 11/20/2018 COMMITTEE MOTION:
- MOTION: Findings CANNOT be made because the proposal puts too much density on the front lot impacting the streetscape and the neighborhood scale. (Leira/Collins)
- In-Favor: Collins, Leira, Gaenzle, Costello, Welsh
- Opposed: Zynda
- Abstain: Will (as chairman), MOTION PASSES 5-1-1



La Jolla Community Planning Association

December 20, 2018

To: Pancho Mendoza

Cc: *Mark Morris*

Subject: La Jolla Community Planning Association Vote

RE: Ryan CDP (Project #619310)

On December 6, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the **Ryan Project** as an Action Item on Full Review.

12.0 Ryan CDP, 5673 Linda Rosa Avenue, (Project #619310). CDP for the consolidation of lots 4&25 into one lot to allow an increase in Floor Area Ratio for the existing dwelling located at 5673 Linda Rosa Avenue. The 0.131 acre lot located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of the La Jolla Community Plan area, Council District 1.

LJCPA motion: The LJCPA supports the decision of the DPR that the findings CANNOT be made because the northern exterior wall does not meet the community character provisions of the Plan recommendations for the residential element of the La Jolla Community Plan. Specifically, the North exterior wall does not step back and offer a transition to the adjacent one-story home to the North. Furthermore, the lot is inappropriate per Section 125.0761 of the San Diego Municipal Code which states that all public streets and easements shall be abandoned in order to merge substandard lots. Vote: 13-2-1.

The DPR's recommendation is that Findings CANNOT be made because the proposal puts too much density on the front lot impacting the streetscape and the neighborhood scale. Vote: 5-1-1.

Sincerely,

Bob Steck, President

La Jolla Community Planning Association



Figure 1. 5673 Linda Rosa Avenue: RS 0-5

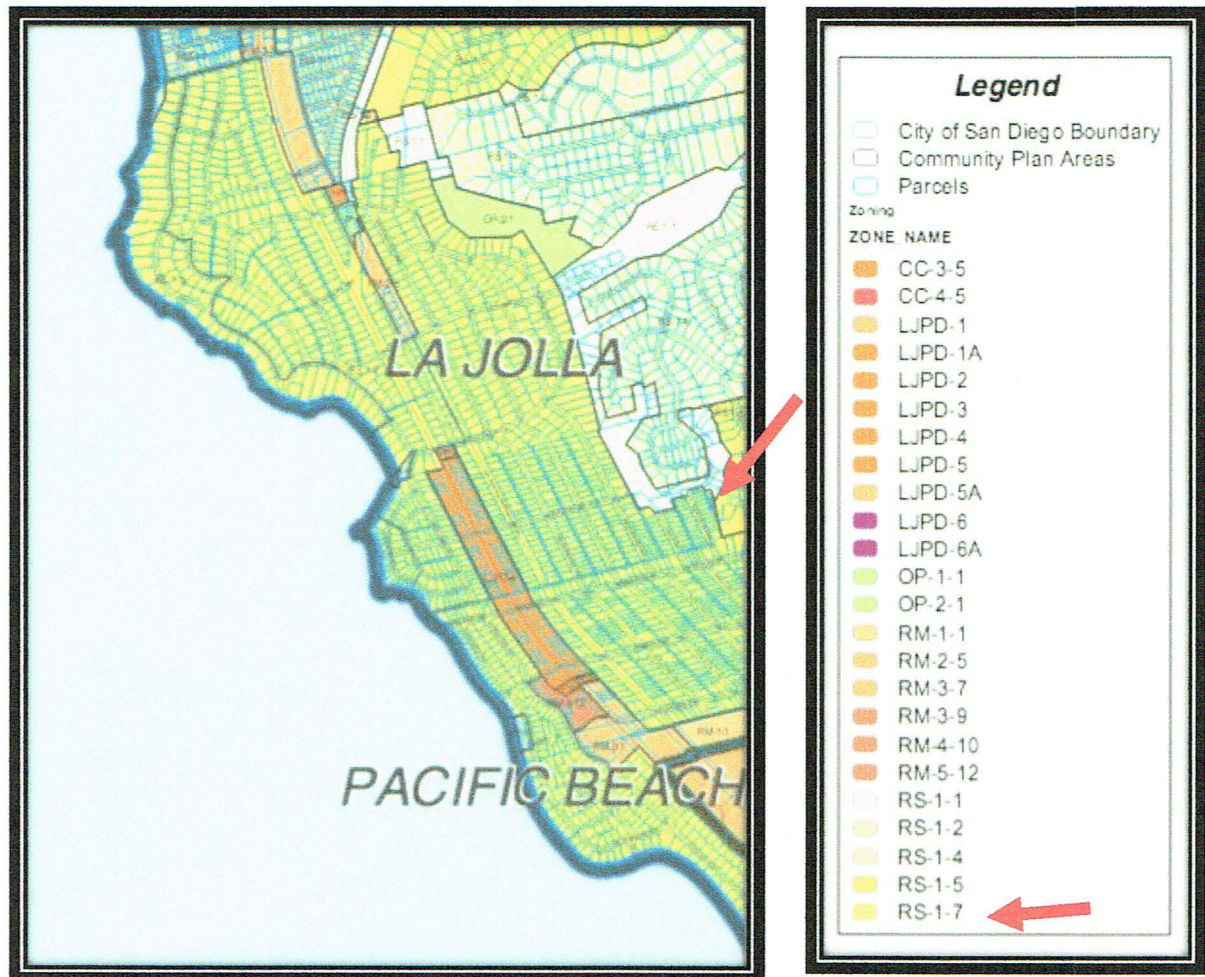


Figure 2. Zoning Map, Land Development Code:
5673 Linda Rosa Avenue, RS 1-7

Figure 3. Assessor's Map, 5673 Linda Rosa Avenue (APN 357-453-04), showing Bird Rock-by-the-Sea & Bird Rock Addition Maps

Figure 4. Survey Map showing Lots 4 & 25 and Alley ROW

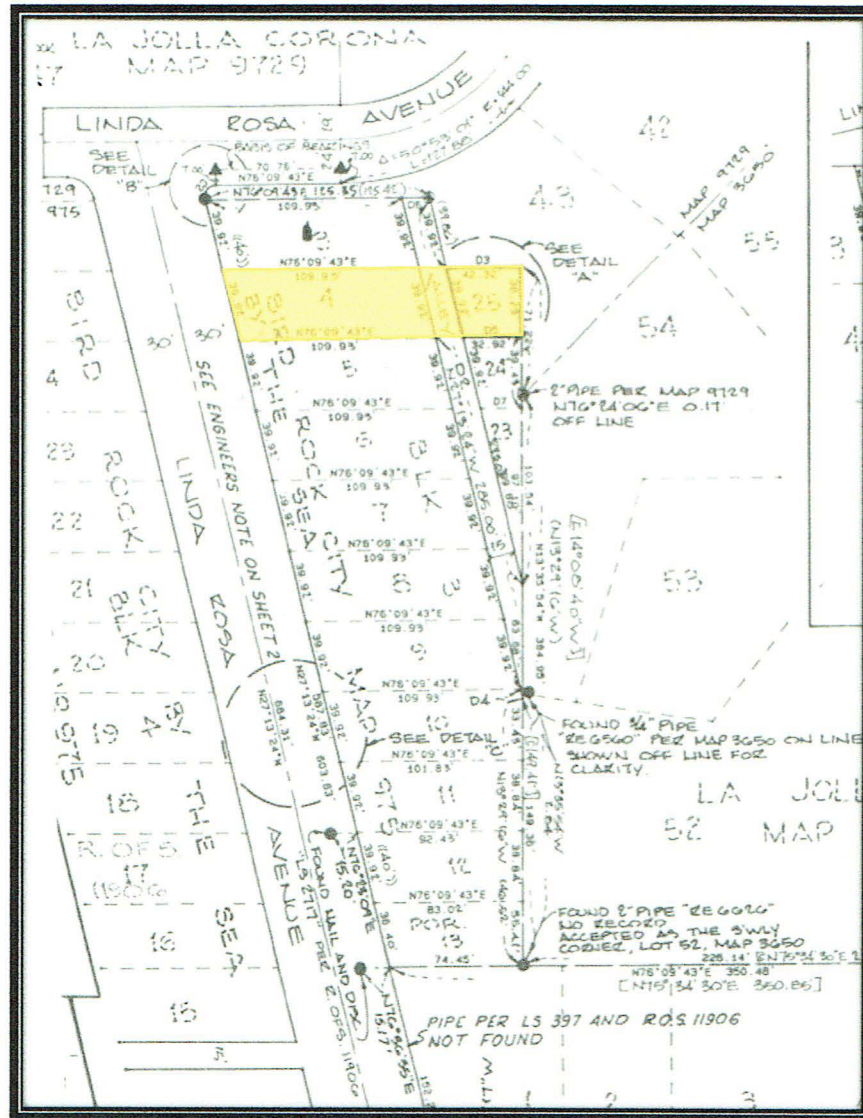


Figure 4. Survey Map showing Lots 4 & 25 and Alley ROW



La Jolla Community Planning Association

December 20, 2018

To: Pancho Mendoza

Cc: Mark Morris

Subject: La Jolla Community Planning Association Vote

RE: Ryan CDP (Project #619310)

On December 6, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **the Ryan Project** as an Action Item on Full Review.

12.0 Ryan CDP, 5673 Linda Rosa Avenue, (Project #619310). CDP for the consolidation of lots 4&25 into one lot to allow an increase in Floor Area Ratio for the existing dwelling located at 5673 Linda Rosa Avenue. The 0.131 acre lot located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of the La Jolla Community Plan area, Council District 1.

LJCPA motion: The LJCPA supports the decision of the DPR that the findings CANNOT be made because the northern exterior wall does not meet the community character provisions of the Plan recommendations for the residential element of the La Jolla Community Plan. Specifically, the North exterior wall does not step back and offer a transition to the adjacent one-story home to the North. Furthermore, the lot is inappropriate per Section 125.0761 of the San Diego Municipal Code which states that all public streets and easements shall be abandoned in order to merge substandard lots. Vote: 13-2-1.

The DPR's recommendation is that Findings CANNOT be made because the proposal puts too much density on the front lot impacting the streetscape and the neighborhood scale. Vote: 5-1-1.

Sincerely,

Bob Steck, President

La Jolla Community Planning Association

Project Title:

Ryan CDP

Project No. (For City Use Only)

619370

Part II - To be completed when property is held by a corporation or partnership**Legal Status (please check):**

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? CA Corporate Identification No. C3386263
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** ☐ Yes ☐ No

Corporate/Partnership Name (type or print):

Tourmaline Properties, Inc.

☒ Owner☐ Tenant/Lessee

Street Address: 2079 Garnet Ave

City/State/Zip: San Diego, CA 92109

Phone No: (858) 431-6102 Fax No: (866) 277-4051

Name of Corporate Officer/Partner (type or print): Ben Ryan

Title (type or print): President

Signature :  Date:

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

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City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

COASTAL DEVELOPMENT PERMIT NO. 2136928

MAP 975

LOT 3

LOT 43

MAP NO. 9729

LOT 43

LOT 4

LOT 5

LOT 24

SCALE 1" = 8'

LINDA ROSA AVENUE

SINGLE FAMILY HOUSE
FF=214.3

LOT CONSOLIDATION

PROPOSED: EXISTING LOTS 4 AND 25 BEING CONSOLIDATED INTO ONE LOT, IN FEE

PREPARED FOR:

TOURMALINE PROPERTIES, INC.
BEN RYAN
2079 GARNET AVENUE
SAN DIEGO, CA 92109

BENCH MARK:

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG AT THE SOUTHWEST CORNER OF TAFT AVENUE AND FORWARD STREET.

ELEVATION: 154.92'

DATUM: MEAN SEA LEVEL

NOTES:

1. SITE ADDRESS: 5673 LINDA ROSA AVENUE, LA JOLLA, CA
2. LEGAL DESCRIPTION: LOT 4 TOGETHER WITH LOT 25, IN BLOCK 3 OF BIRD ROCK CITY BY THE SEA, IN THE CITY OF LA JOLLA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 975, FILED IN THE OFFICE OF THE COUNTY RECORDER MARCH 13, 1908.
3. ASSESSOR'S PARCEL NO. 357-453-04 & 357-453-15
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
5. TOTAL LOT AREA: 5720.10 SQ. FT. / 0.131 ACRES
6. NO IMPROVEMENTS ARE PROPOSED IN THE PUBLIC ROW (LINDA ROSA AVE)
7. THE EXISTING SINGLE FAMILY HOUSE TO BE RENOVATED. SEE ARCHITECTURAL PLANS FOR DETAILS.
8. THE PERCENTAGE OF EXTERIOR WALL DEMOLITION FOR THE EXISTING SINGLE FAMILY HOUSE WILL BE APPROXIMATELY 44%.

BASIS OF BEARINGS

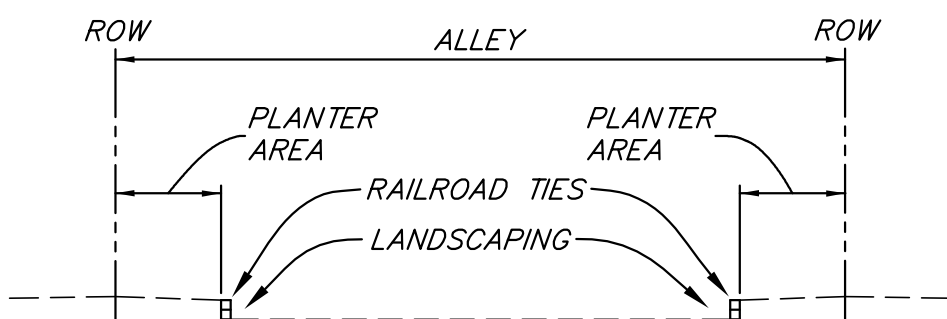
THE BASIS OF BEARINGS FOR THIS EXHIBIT IS A PORTION OF THE SOUTHERLY LINE OF LINDA ROSA AVE PER R.O.S. MAP NO. 12048, I.E. N 76°09'43" E

LC: 236-1687
PTS: 589+294
CCSB3: 1876-6247
I.O.: 24007647

ZONE: RS-1-7

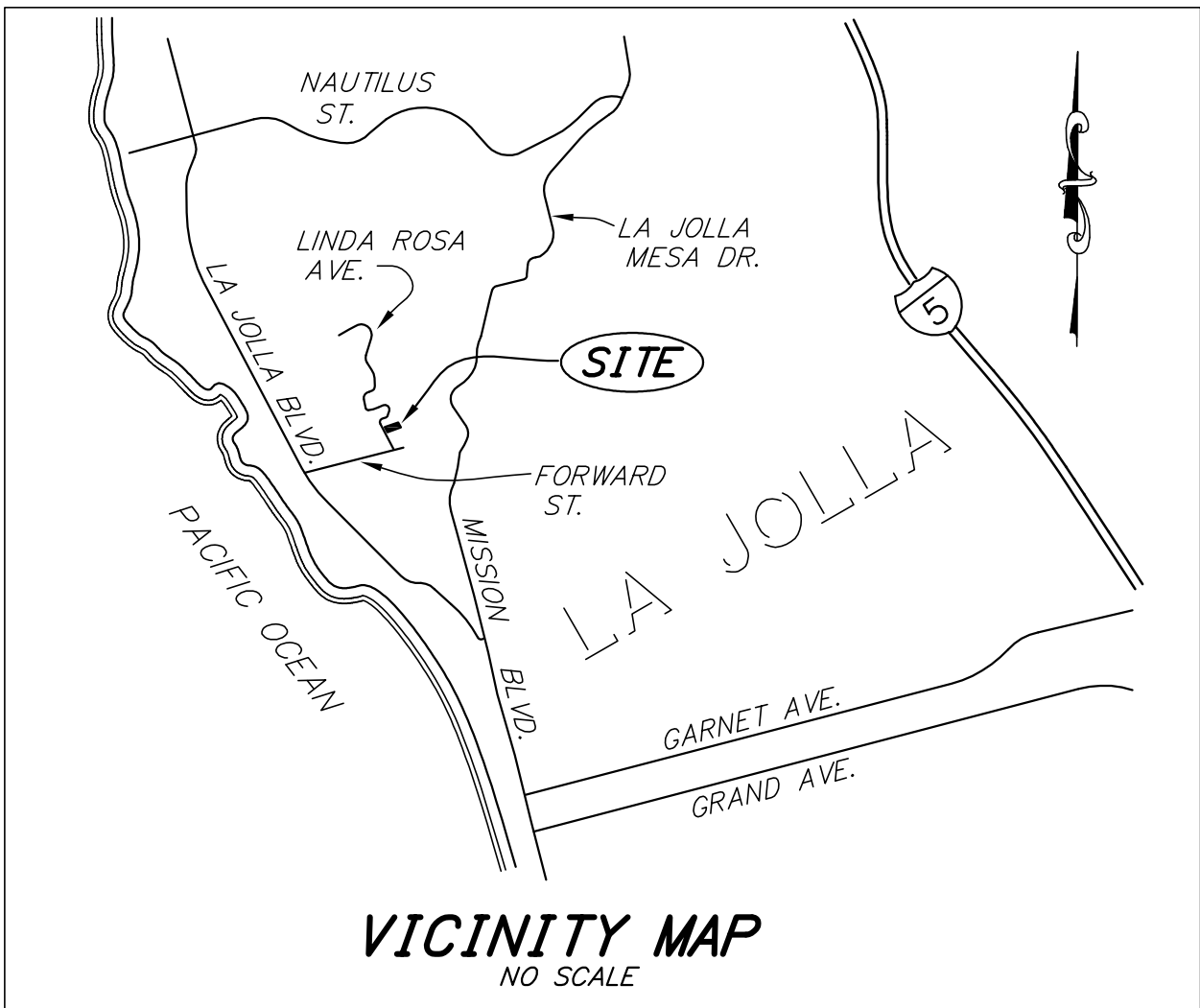
| | PER ZONING | EXISTING |
|---------------|------------|--------------|
| MIN. LOT AREA | 5,000 SF | 6,320.4 SF |
| SETBACKS | | |
| FRONT | 15 FT | 14.1 FT |
| SIDE | 3.1 FT | 3.3 & 5.2 FT |
| REAR | 13 FT | 17.2 FT |

NOTE: THE FLOOR AREA RATIO (FAR) = 0.265



SECTION A-A

NOT TO SCALE



LOT CONSOLIDATION EXHIBIT

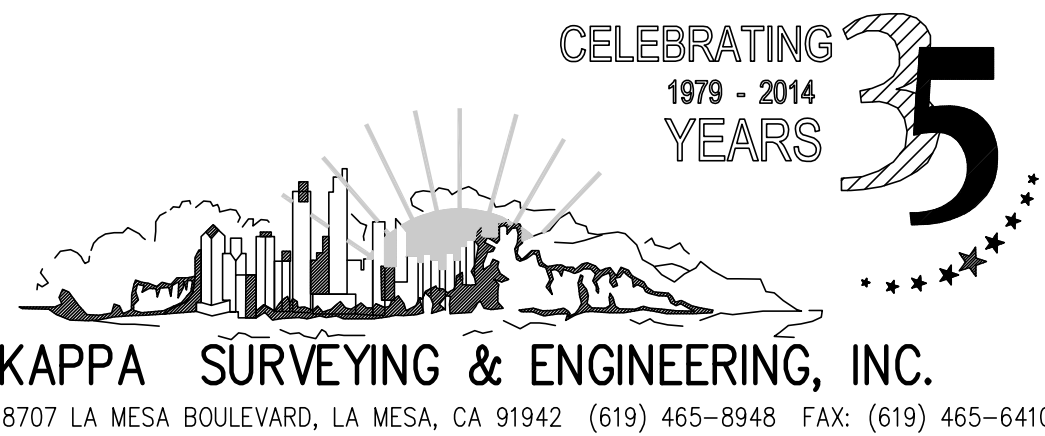
5673 LINDA ROSA AVENUE

LA JOLLA, CA 92037

DATE OF SURVEY: MARCH 30, 2017

DATE OF PREPARATION: DECEMBER 5, 2018

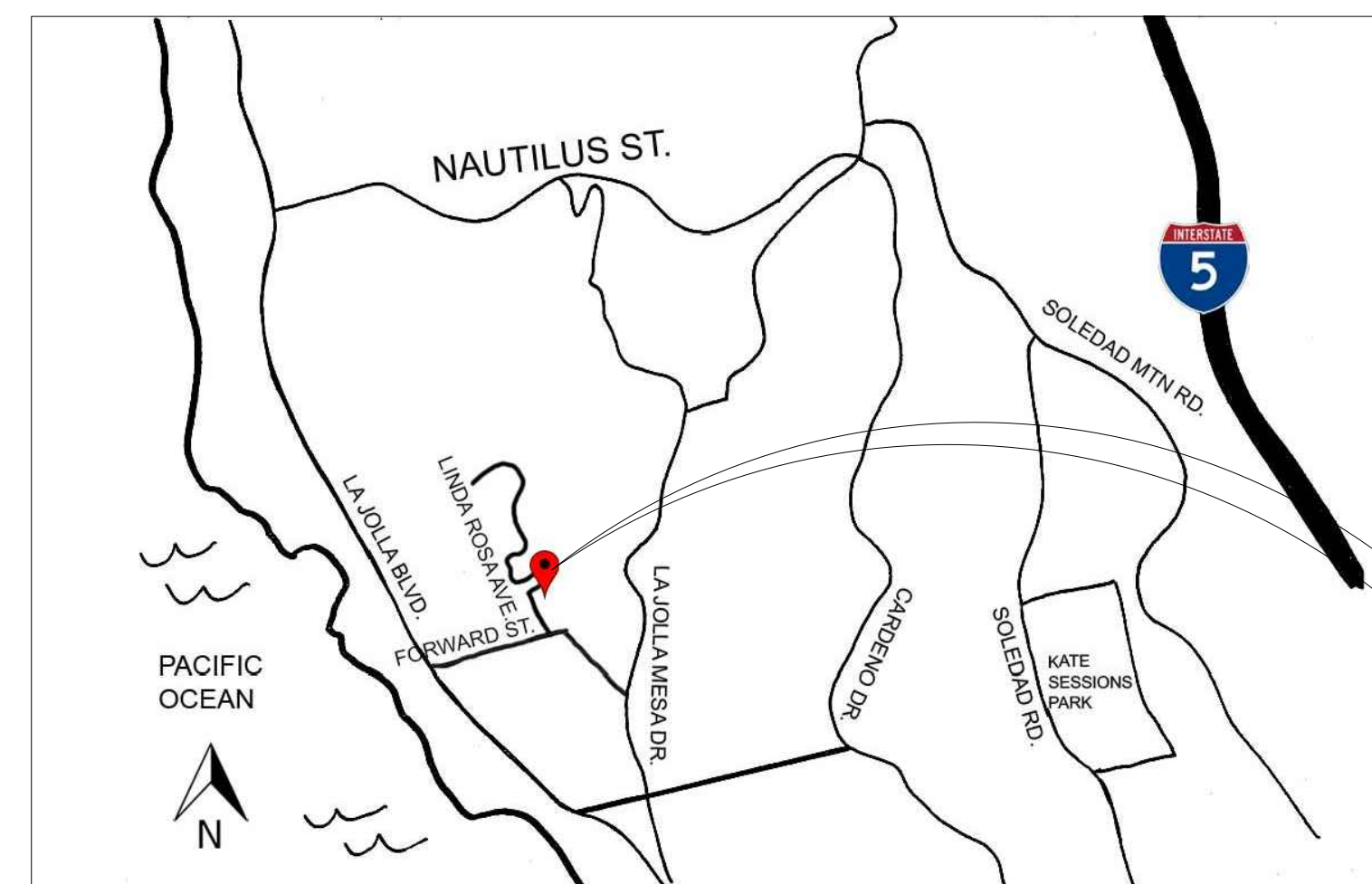
SHEET 1 OF 1 SHEETS



Allen R. A. Turner III PLS

DATE

VICINITY MAP:



| SETBACKS: | PER ZONE | PROPOSED |
|------------|-----------------------------|-------------------------|
| FRONT YARD | 15'-0" MIN. | 15'-0" |
| SIDE YARD | 08 x LOT WIDTH | |
| | 08 x 39.9' = 3'-2 3/8" MIN. | 4'-0" |
| REAR YARD | 13'-0" MIN. | 5'-6" (USING 1/2 ALLEY) |

LOT COVERAGE
N/A - LOT DOES NOT CONTAIN STEEP HILLSIDES

TOTAL SOIL DISTURBANCE AREA: 862 SF

| | |
|-------------------|--------|
| CUT QUANTITIES: | 368 CY |
| FILL QUANTITIES: | 0 CY |
| AMOUNT OF EXPORT: | 368 CY |
| MAX. CUT DEPTH: | 1'-6" |
| MAX. FILL DEPTH: | 0'-6" |

THE PROJECT PROPOSES TO EXPORT 368 CUBIC YARDS OF MATERIAL FROM THE SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

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 CH. 4 OF THE CITY'S STORM WATER STANDARDS.

SITE DATA:

BUILDING ADDRESS
5613 LINDA ROSA AVE.
LA JOLLA, CA 92037

ASSESSORS PARCEL NUMBER
357-453-0400 & 357-453-1500

LEGAL DESCRIPTION
LOT 4 TOGETHER WITH LOT 25, BLOCK 3, MAP 0975

ZONE: RS-1-1
OVERLAYS: CITY COASTAL ZONE,
COASTAL HEIGHT LIMIT,
PARKING IMPACT (COASTAL IMPACT),
FIRE BRUSH ZONE 300' BUFFER,
FIRE HAZARD SEVERITY ZONE

LOT SIZE: LOT 4 = 4,263 SF
LOT 25 = 1,451 SF
TOTAL = 5,712 SF

OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)

YEAR STRUCTURE WAS BUILT: 1961
DEEMED NON-HISTORIC PER PTS #591166

| | |
|------------------------------------------|----------|
| EXISTING LIVING AREA: | 1,301 SF |
| EXISTING GARAGE: | 360 SF |
| PROPOSED 1ST FLOOR ADDITION: | 284 SF |
| PROPOSED AT GRADE W/ LIVING SPACE ABOVE: | 43 SF |
| PROPOSED 2ND FLOOR ADDITION: | 1,386 SF |
| TOTAL BUILDING TOWARDS FAR: | 3,374 SF |
| MAX FAR SF: | 3,375 SF |
| PROPOSED FAR: | 0.583 |
| MAX. FAR: | 0.59 |

MAX COVERAGE - NONE (NOT A STEEP HILLSIDE)

HEIGHT LIMIT: 30'-0" COASTAL REQUIREMENT

GEOLOGIC HAZARD CATEGORY: 53
SEISMIC ZONE: 4
CLIMATE ZONE: 1

| | |
|---------------------------------|----------|
| TOTAL LIVING ADDITION AREA: | 1,670 SF |
| TOTAL INTERIOR REMODEL AREA: | 1,661 SF |
| TOTAL BALCONY/ROOF DECK AREA: | 487 SF |
| TOTAL COVERED PORCH/PATIO AREA: | 312 SF |

PROJECT SCOPE

EXISTING LOTS 4 & 25 OF BLOCK 3, MAP 0975 ARE BEING CONSOLIDATED INTO ONE LOT, TO ALLOW AN INCREASE IN GROSS FLOOR AREA. 1,670 SF OF FIRST AND SECOND FLOOR ADDITION ADDED TO AN EXISTING 1,661 SF ONE-STORY DWELLING AND GARAGE. DWELLING ADDITION WILL BE CDP EXEMPT SINCE DEMO OF EXTERIOR WALLS IS LIMITED TO 48.3%.

APPROVAL TYPES:
COASTAL DEVELOPMENT PERMIT

PROCESS LEVEL:
PROCESS TWO

CERTIFICATION STATEMENT:

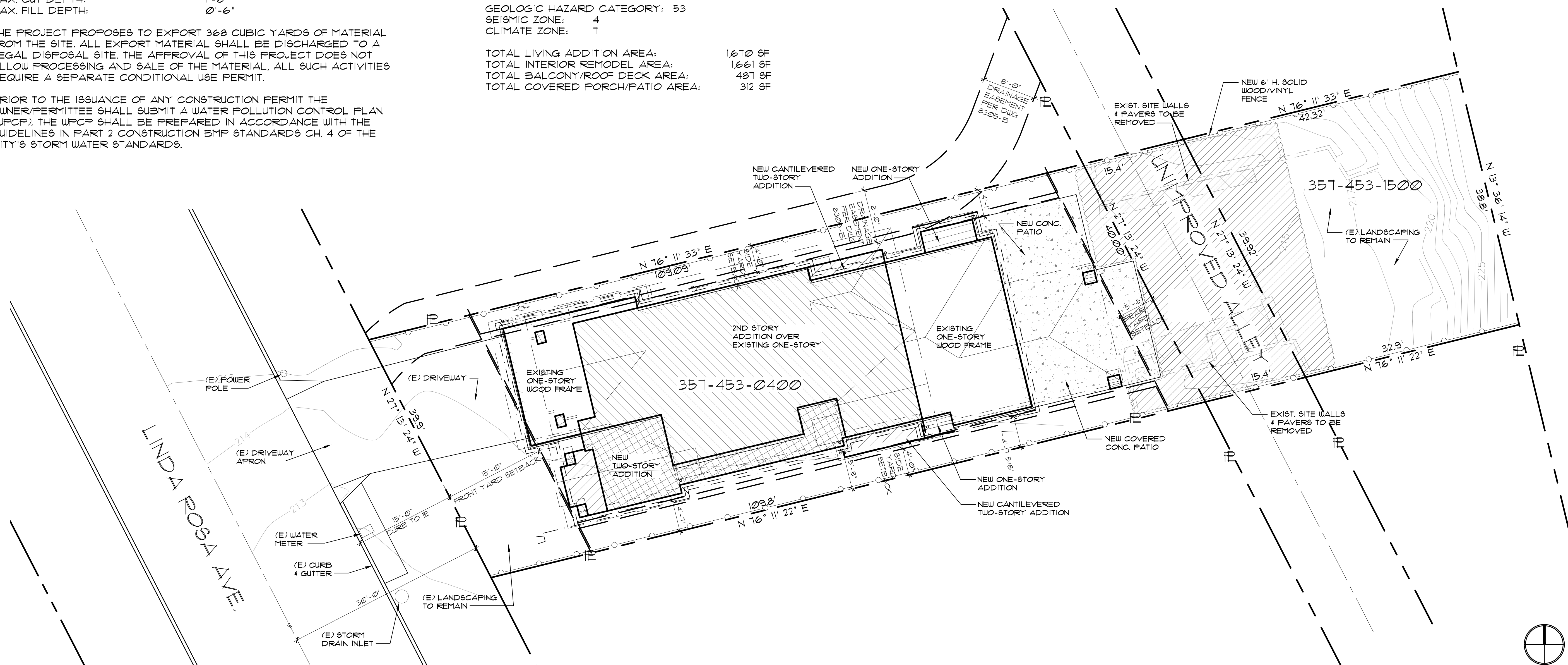
- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS.
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVAL LIST FOR PROFESSIONAL CERTIFICATION.
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION OF DEVELOPMENT PERMIT COMPLETENESS REVIEW.
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED.
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

ERIC BUCHANAN

SIGNATURE:

DATE:



SHEET INDEX:

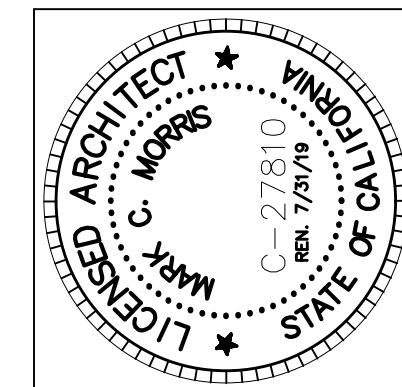
| | |
|-------|---------------------|
| AS-1 | SITE PLAN |
| A-1.1 | DEMOLITION PLAN |
| A-2.1 | FIRST FLOOR PLAN |
| A-2.2 | SECOND FLOOR PLAN |
| A-3.1 | ROOF PLAN |
| A-4.1 | EXTERIOR ELEVATIONS |
| A-4.2 | EXTERIOR ELEVATIONS |

PROJECT TEAM:

OWNER
TOURMALINE PROPERTIES
2019 GARNET AVE.
SAN DIEGO, CA 92109

ARCHITECT
OASIS ARCHITECTURE & DESIGN, INC.
1015 TURQUOISE STREET
SUITE 2
SAN DIEGO, CA 92109
TEL: (858) 273-5632
FAX: (858) 273-5635
CONTACT: MARK MORRIS

SURVEYOR
KAPPA SURVEYING & ENGINEERING, INC.
8701 LA MESA BLVD.
LA MESA, CA 91942
TEL: (619) 465-8948
FAX: (619) 465-6410
CONTACT: RICK TURNER



LINDA ROSA ADDITION
5613 LINDA ROSA AVE.
LA JOLLA, CA 92037

| | |
|----|--------------------------------|
| 1. | CDP SUBMITTAL 10/02/2018 |
| 2. | CDP RE-SUBMITTAL 12/11/2018 |
| 3. | CDP RE-SUBMITTAL 01/24/2019 |
| | |
| | |


OASIS
ARCHITECTURE
&
DESIGN, INC.
858-273-5632
1015 TURQUOISE ST.
SUITE 2
SAN DIEGO, CA
92109

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

| | |
|----------|------------|
| DRAWN BY | CHECKED BY |
| LAD | MCM |
| DATE | JOB NO. |
| 01/24/19 | 1721 |

SITE PLAN

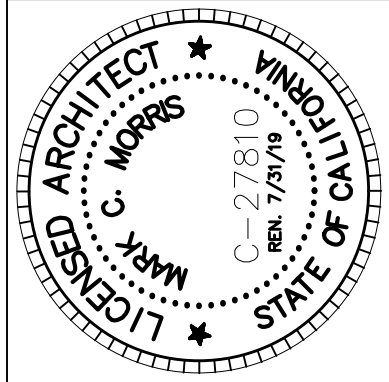
AS-1

OF --

1 AS-1 SITE PLAN

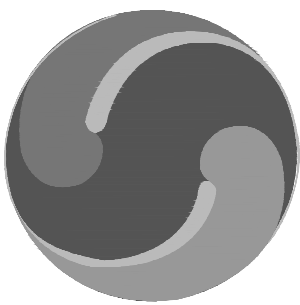


1/8" = 1'-0"



LINDA ROSA ADDITION
5613 LINDA ROSA AVE.
LA JOLLA, CA 92037

| | |
|----|--------------------------------|
| 1. | CDP SUBMITTAL 10/02/2018 |
| 2. | CDP RE-SUBMITTAL 12/11/2018 |
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| | |
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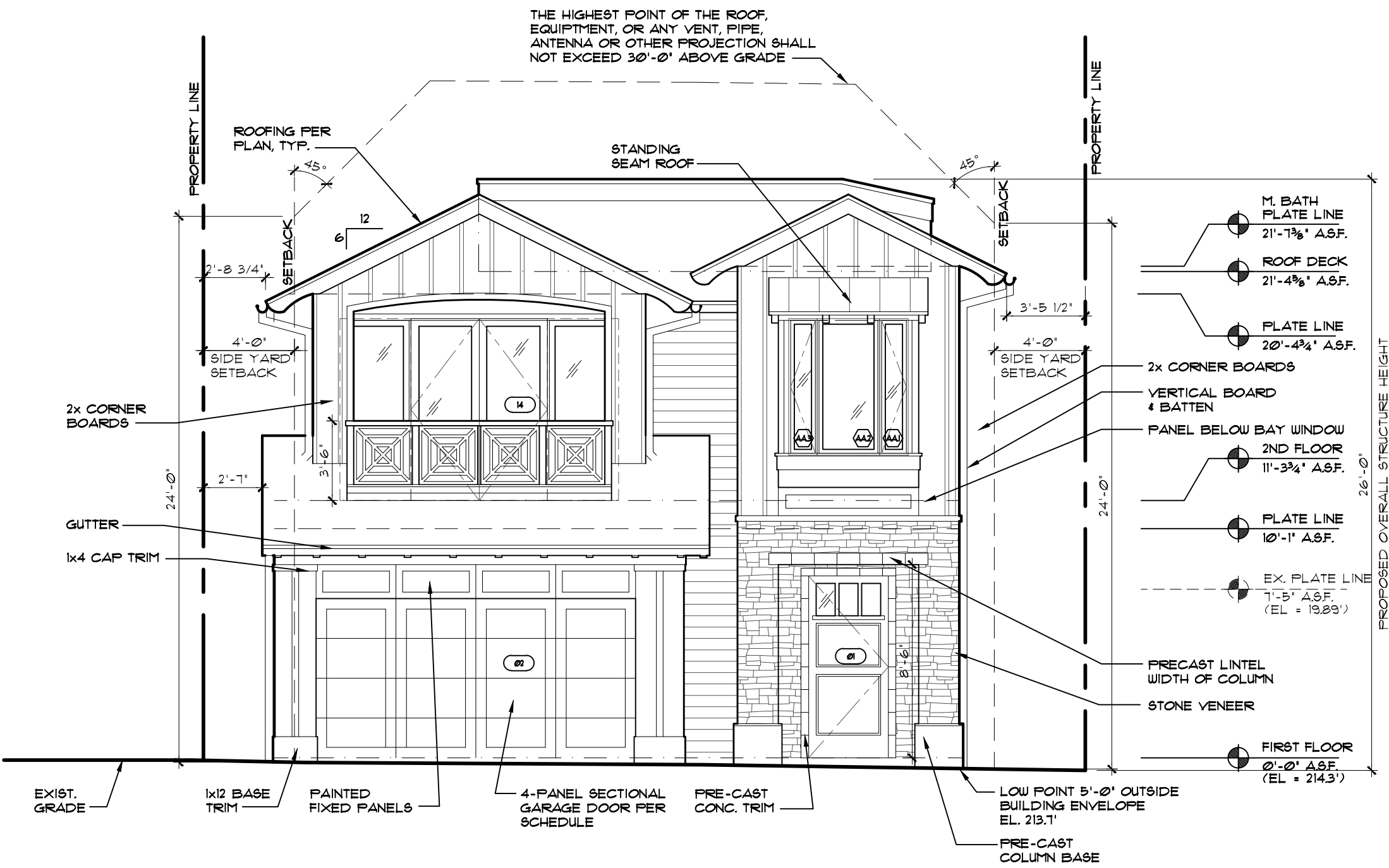
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OF HIS WORK.

| | |
|------------------|-------------------|
| DRAWN BY LAD | CHECKED BY MCM |
| DATE 01/24/19 | JOB NO. 1721 |

ELEVATIONS

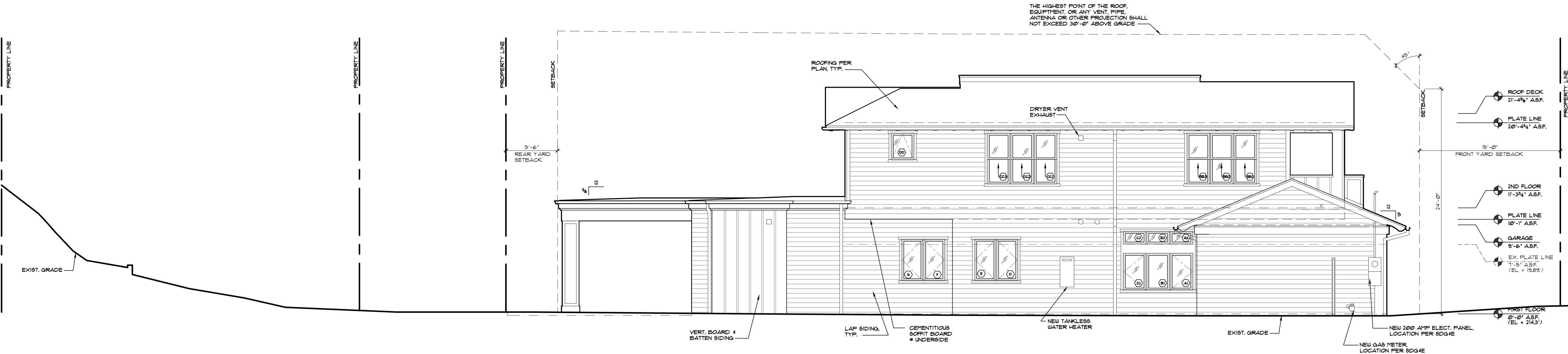
A = 4.1

OF --



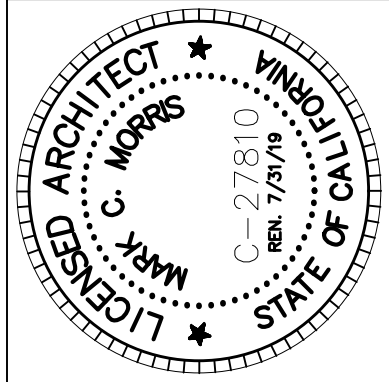
1 WEST ELEVATION

3/16" = 1'-0"



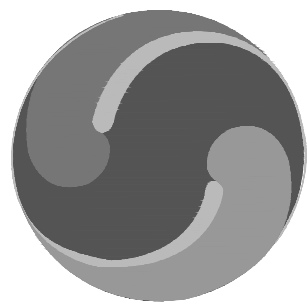
2 NORTH ELEVATION

3/16" = 1'-0"



LINDA ROSA ADDITION
5673 LINDA ROSA AVE.
LA JOLLA, CA 92037

| | |
|----|--------------------------------|
| 1. | CDP SUBMITTAL 10/02/2018 |
| 2. | CDP RE-SUBMITTAL 12/11/2018 |
| 3. | CDP RE-SUBMITTAL 01/24/2019 |
| | |
| | |



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| | |
|------------------|-------------------|
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| DATE 01/24/19 | JOB NO. 1721 |

ELEVATIONS

A-4.2

OF --

