



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: August 24, 2016 REPORT NO. HO 16-049
SUBJECT: ADAMICK RESIDENCE, PROCESS THREE
PROJECT NUMBER: [467227](#)
OWNER/APPLICANT: Bonnie Howard Adamick

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit to construct a 425-square-foot addition to an existing single family residence located at 306 Fern Glen in the La Jolla Community Planning area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1645161

Community Planning Group Recommendation: On June 2, 2016, the La Jolla Community Planning Association voted 7-0-0 to approve the project with no conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 18, 2016, and the opportunity to appeal that determination ended August 1, 2016.

BACKGROUND

The 0.18-acre parcel is located at 306 Fern Glen, on the north side of Fern Glen and east of Neptune Place. The site is in the RS-1-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal and Beach), and Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Land Use Plan. The community plan designates this site for Low-Density Residential development at 5-9 dwelling units per acre (DU/AC). The proposed addition to the existing single family residence is consistent with the zoning regulations and the community plan designation.

This parcel was previously graded and developed with a single family residence constructed in 1962 (Permit No. B49178). Additions to the residence were constructed in 1987 (Permit No. B7896) and 2009 (Permit No. 711760). Historical review of the property determined it does not meet local designation criteria as an individually significant resource under any adopted Historical Resources

Board Criteria. The adjacent properties are also in the RS-1-7 zone and are all developed with single family residences.

DISCUSSION

The project proposes to construct a 425-square-foot, second-story addition to an existing 3,965-square-foot, two-story single family residence, for a total of 4,390 square feet. The addition includes two bedrooms, storage area and a balcony. No public improvements are required.

The project requires a Coastal Development Permit due to its location within the Coastal Overlay Zone and First Public Roadway. Sites that are located between the sea and first public roadway paralleling the sea and are proposing improvement to structures that increase the Floor Area Ratio by more than 10 percent require a Coastal Development Permit. Fern Glen and Neptune Place are both designated First Public Roadways and provide Alternative Pedestrian Access per the La Jolla Community Plan – Physical Access diagram (Attachment 11). The closest beach access path is located on Fern Glen and Neptune Place, approximately 200 feet from the site.

Fern Glen is identified as a View Corridor per the La Jolla Community Plan (Attachment 12). The View Corridor is defined as unobstructed framed view of the coastal body of water down a public right-of-way. The view of the Pacific Ocean is facing west on Fern Glen. The referenced site is located on the north side of Fern Glen (Attachment 13), not in the direction of the public right-of-way view corridor. The existing residence and proposed addition were designed with a one story element, closest to Fern Glen, with the second-story stepped backed, in order to maintain the existing public views of the ocean. A condition was added to the permit requiring that all fencing and landscaping within the front yard be designed and maintained to assure preservation of the public views.

CONCLUSION

The proposed addition meets all applicable development regulations of the RS-1-7 Zone and is consistent with the recommended land use, design guidelines, and development standard in effect for this site per the adopted La Jolla Community Plan Area and Local Coastal Program.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1645161, PTS No. 467227, with modifications.
2. Deny Coastal Development Permit No. 1645161, PTS No. 467227, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



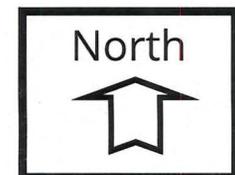
Edith Gutierrez, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans
11. La Jolla Community Plan – Physical Access
12. La Jolla community Plan – Visual Access
13. Photograph of site looking west



Location Aerial Photo
ADAMICK RESIDENCE - 306 FERN GLEN
PROJECT NO. 467227





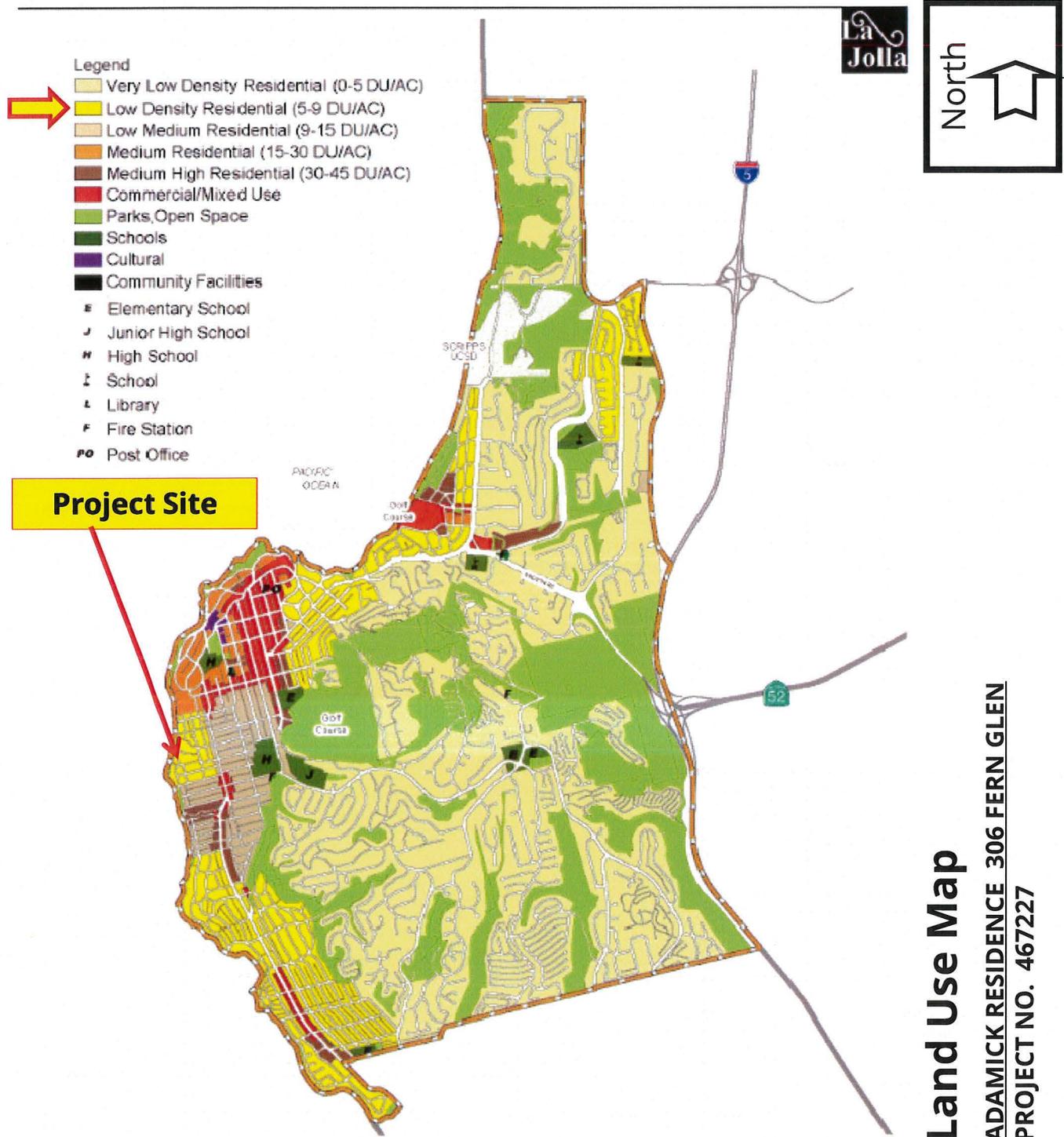
Project Site



Project Location Map

ADAMICK RESIDENCE - 306 FERN GLEN
PROJECT NO. 467227





Land Use Map
ADAMICK RESIDENCE 306 FERN GLEN
PROJECT NO. 467227

Community Land Use Map

 **La Jolla Community Plan**
 City of San Diego · Planning Department

Figure

Map Document: E:\GIS\PGIS\pub\loc\m\gls\luc\luc006_2.apr
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PROJECT DATA SHEET

PROJECT NAME:	Adamick Residence – Project No. 467227	
PROJECT DESCRIPTION:	Second-story addition to an existing single family residence	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Costal Development Permits	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-Density Residential 5-9 dwelling units per acre	
ZONING INFORMATION:		
ZONE:	RS-1-7	
HEIGHT LIMIT:	30' maximum / Proposed 26'-7'	
LOT SIZE:	5,000 FT minimum / Existing 7,824 FT	
FLOOR AREA RATIO:	.57 maximum / Proposed .56	
FRONT SETBACK:	15' minimum / Proposed 15'	
SIDE SETBACK:	Required 5' & 4'-5" / Proposed 5 & 4'-8.5"	
STREETSIDE SETBACK:	N/A	
REAR SETBACK:	Required minimum 13' / Proposed 13'	
PARKING:	Required 2 / Proposed 2	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low-Density Residential; RS-1-7	Residential
SOUTH:	Low-Density Residential; RS-1-7	Residential
EAST:	Low-Density Residential; RS-1-7	Residential
WEST:	Low-Density Residential; RS-1-7	Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 2, 2016, the La Jolla Community Planning Association voted 7-0-0 to approve with no conditions	

HEARING OFFICER
 RESOLUTION NO. HO-XXXX
 COASTAL DEVELOPMENT PERMIT NO. 1645161
ADAMICK RESIDENCE - PROJECT NO. 467227

WHEREAS, Bonnie Howard Adamick, Trustee of the Bonnie Howard Adamick Living Trust dated July 31, 1997, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a second-story addition to an existing two-story single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1645161), on portions of a 0.18-acre site;

WHEREAS, the project site is located at 306 Fern Glen in the RS-1-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal and Beach), and Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Land Use Plan;

WHEREAS, the project site is legally described as Parcel A, Survey Map No. 5949, September 12, 1961, File No. 158828, Lots 1-3, Block 5, First Addition to South La Jolla, Map No. 891, March 3, 1903;

WHEREAS, on August 24, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1645161 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 18, 2016, 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 Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 24, 2016.

FINDINGS:

Coastal Development Permit - Section 126.0708

1. **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 0.18-acre site located at 306 Fern Glen proposes to construct a 425-square-foot, second-story addition to an existing two-story single family residence. The addition includes two

bedrooms, storage area and a balcony. No public improvements are required. The parcel was previously graded and developed with a single family residence constructed in 1962 and subsequent additions constructed in 1987 and 2009. The existing residence and proposed addition are less than 30 feet in height, in compliance with the Coastal Height Limitation Overlay Zone (CHLOZ). The project site is located north of Fern Glen and east of Neptune Place. Fern Glen and Neptune are both First Public Roadways. Fern Glen and Neptune Place are both designated First Public Roadways and provide Alternative Pedestrian Access per the La Jolla Community Plan. The closest beach access path is on Fern Glen and Neptune Place, approximately 200 feet from the site. The existing and proposed development would be located entirely within private property and will not encroach upon any existing or proposed physical access to the coast. Fern Glen is identified as a View Corridor per the La Jolla Community Plan. The View Corridor is an unobstructed framed view of the coastal body of water down a public right-of-way. The view of the Pacific Ocean is facing west on Fern Glen. The referenced site is located on the north side of Fern Glen, not in the direction of the public-right-of way view corridor. The existing residence and proposed addition were designed with a one story element, closest to Fern Glen, with the second-story stepped backed, in order to maintain the public views of the ocean. A condition was added to the permit requiring that all fencing and landscaping within the front yard be designed and maintained to assure preservation of the public views.

The project meets all development standards such as building setbacks, floor area ratio, and height limit. Therefore, the proposed addition will not encroach upon any existing or planned physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla 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.

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

The project site is currently developed with a single family residence. The project site does not contain any form of environmentally sensitive lands. The project proposes to construct a 425-square-foot, second-story addition to an existing two-story single family residence. The environmental review determined that this project was Exempt under the California Environmental Quality Act (CEQA) Guidelines. The proposed addition as proposed will not adversely affect environmentally sensitive lands.

3. 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 site located in the RS-1-7 zone designation allows single-family residential, requiring 5,000 square feet of lot area per dwelling unit. The community plan designates this site for Low-Density Residential development at 5-9 dwelling units per acre (DU/AC). The proposed two bedrooms, storage area and balcony to an existing single family residence are consistent with the zoning designation and the community plan. The existing residence and addition are in compliance with the 30-foot height limit as required by the Coastal Height

Limitation Overlay Zone (CHLOZ). The project site is located approximately 460 feet from the Pacific Ocean and is located within a First Public Roadway. Fern Glen and Neptune Place are both designated First Public Roadways and provide Alternative Pedestrian Access per the La Jolla Community Plan. The closest beach access path is on Fern Glen and Neptune Place, approximately 200 feet from the site. Fern Glen is also identified as a View Corridor per the La Jolla Community Plan. The View Corridor is an unobstructed framed view of the coastal body of water down a public right-of-way. The view of the Pacific Ocean is facing west on Fern Glen. The referenced site is located on the north side of Fern Glen, not in the direction of the public-right-of way of the view corridor. The existing residence and proposed addition were designed with a one story element, closest to Fern Glen, with the second-story stepped backed, in order to maintain the existing public views of the ocean. A condition was added to the permit requiring that all fencing and landscaping within the front yard be designed and maintained to assure preservation of the public views. Therefore, the project was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

4. 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 approximately 460 feet from the Pacific Ocean and is located on Fern Glen, a First Public Roadway. There is an existing vertical access road located at Fern Glen and Neptune Place, dedicated as a maintenance road, approximately 200 feet from the project site. The proposed addition to an existing single family residence will not negatively impact any form of public access. There are no public recreation facilities on or adjacent to the project site, therefore, the project as proposes conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1645161 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. 1645161, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: August 24, 2016

IO#: 24006441

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24006441

COASTAL DEVELOPMENT PERMIT NO. 1645161
ADAMICK RESIDENCE - PROJECT NO. 467227
HEARING OFFICER

This Coastal Development Permit is granted by the Hearing Officer of the City of San Diego to Bonnie Howard Adamick, Trustee of the Bonnie Howard Adamick Living Trust dated July 31, 1997, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.18-acre site is located at 306 Fern Glen in the RS-1-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal and Beach), and Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is legally described as: Parcel A, Survey Map No. 5949, September 12, 1961, File No. 158828, Lots 1-3, Block 5, First Addition to South La Jolla, Map No. 891, March 3, 1903.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a second-story addition to an existing two-story single family residence subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 24, 2016, on file in the Development Services Department.

The project shall include:

- a. A 425-square-foot, second-story, addition to an existing 3,965-square-foot, two-story single family residence for a total of 4,390 square feet;
- b. Maintain existing landscaping (planting, irrigation and landscape related improvements);
- c. Maintain off-street parking;
- d. 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 September 9, 2019.
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 back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

ENGINEERING REQUIREMENTS:

11. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2012 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
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.
16. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

17. 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.
18. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.
19. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
20. Open fencing and landscaping may be permitted within the front yard setbacks provided such improvements do not significantly obstruct public views to the ocean. Front yard landscaping shall be planted and maintained to preserve public views.
21. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
22. 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 use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 August 24, 2016 and Resolution Number No. HO-XXXX.

Coastal Development Permit No. 1645161/PTS No.: 467227
Date of Approval: August 24, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Edith Gutierrez
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.

BONNIE HOWARD ADAMICK LIVING TRUST
Owner/Permittee

By _____
Bonnie Howard Adamick
Trustee

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



THE CITY OF SAN DIEGO

Date of Notice: July 18, 2016

NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006441

PROJECT NAME/NUMBER: ADAMICK RESIDENCE CDP/467227

COMMUNITY PLAN AREA: La Jolla Community Plan Area

COUNCIL DISTRICT: 1

LOCATION: 306 Fern Glen, San Diego, CA 92037

PROJECT DESCRIPTION: A Coastal Development Permit (CDP) for a 425-square-foot, second story bedroom addition with a balcony to an existing 3,964-square-foot, two story, single-family residence. The project is located in the Coastal Overlay Zone (Appealable), the Coastal Height Limitation Zone, the First Public Roadway, the Parking Impact Overlay Zone (Coastal and Beach), the Residential Tandem Parking Overlay Zone in the RS-1-7 zone of the La Jolla Community Plan, Council District 1. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for additions to existing structures of 2,500 square feet or less. Since the project proposed is a second story addition to an existing home, complies with all height and bulk regulations, and is located on a site that is currently developed with all public utilities in place to serve the residence the exemption is appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Edith Gutierrez
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5147

On July 18, 2016 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 (August 1, 2016). 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 Minutes

Regular Meeting June 2, 2016

FINAL MINUTES

Trustees Present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Dan Courtney, Dede Donovan, Steve Haskins, Cindy Greatrex, Dave Little, Phil Merton, Alex Outwater, Jim Ragsdale, Bob Steck,

Trustees Absent: Janie Emerson, Ray Weiss, Brian Will

1.0 Welcome and Call To Order at 6:00 pm by Cindy Greatrex, President. She asked attendees to turn off or silence their mobile devices and announced that the meeting was being recorded: in audio by the LJCPA and in video by another party who does not wish to be identified. Cindy acknowledged passing of Ed Ward, former LJCPA and LJ Town Council Trustee, and thanked him for his Service to the Community.

2.0 Adopt the Agenda

Approved Motion: To approve the Agenda for June 2 2016 as posted (Brady, Ragsdale 8-0-1).

In favor: Boyden, Brady, Collins, Haskins, Little, Merton, Ragsdale, Steck,

Abstain: Greatrex (Chair)

Not Available to Vote: Ahern, Courtney, Donovan, Outwater, Rasmussen

3.0 Meeting Minutes Review and Approval: 5 May 2016

Approved Motion: To approve the minutes of May 5, 2016 as distributed (Steck, Brady 7-0-3)

In favor: Boyden, Brady, Collins, Haskins, Little, Ragsdale, Steck

Abstain: Merton, Outwater, Greatrex (Chair),

Not Available to Vote: Ahern, Courtney, Donovan, Rasmussen

4.0 Elected Officials

4.1 Council District 1: Council President Sherri Lightner

Rep: Justin Garver 619-236-6611 jgarver@sandiego.gov

Office is looking to fill vacancies on parking advisory board, community forest advisory Board, board of library commissioners, and youth commission, email jgarver@sandiego.gov if interested in serving on one of these boards.

Torrey Pines at Coast Walk; pavement project is finished in time for the summer moratorium.

Traffic Signal Authorization equipment is in place at the Throat. They are the camera's attached to the 3' pole and will be fully functional in the next few weeks.

4.2 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins

Rep: Victor Brown 619-645-3090 victor.brown@asm.ca.gov. Victor will be attending meetings every other month and this is his off month. He requested that members bring new, clean socks to the July Meeting for the Stand Down Sock Drop for homeless veterans held annually in July.

Expense of AT&T Phone: AT&T 69.55
Closing Balance: 518.98

8.2 Secretary Report

Trustee Boyden stated this is the last meeting to join LJCPA and be eligible to Vote for the one Trustee seat in the July election. If you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business 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 election in July. 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. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. 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.

9.0 Reports from Ad-hoc and non-LJCPA Committees information only unless noted.

9.1 Community Planners Committee:

<http://www.sandiego.gov/planning/community/cpc/index.shtml> Representative for climate plan attended and alternative forms of transportation was discussed.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> -Did not meet in the month of May no updates to report.

10.0 Consent Agenda- Action Items

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

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm
DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm
PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tues, 4:00 pm
T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wed, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards 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.

_ 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.

_ Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting

Pulled: 10.3 KELLOGG BLDG MURAL

Pulled: 10.4 ELIMINATION OF TIME LIMIT CONTROL FOR PARKING SPACES

10.1 ADAMICK RESIDENCE 306 Fern Glen CDP, SDP (Process 3) Coastal Development Permit and Site Development Permit for a 425 sq ft addition to an existing 3,964 sq ft, 2-story residence at 306 Fern Glen. The 0.18 acre site is in the RS-1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area.

DPR Recommendation: Findings CAN be made for the Committee to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required. 7-0-0

10.2 IS ARCHITECTURE 5645 La Jolla BLVD. Signage (Zone 4) Applicant wishes to replace existing sign with a new sign. Stiegler recused herself from the meeting for this item. Curt Bauer from Integrated Sign Associates presented this project. A pamphlet describing the signage was distributed to all members, a copy of which is attached and incorporated to these minutes. The colors, size, and lighting were described. The sign will be halo lit.

PDO Recommendation: Findings CAN be made that the Sign as presented, complies with all PDO requirements. 6-0-0

10.3 KELLOGG BLDG MURAL Lynda Forsha for Murals of La Jolla Presentation Motion by Donovan, second by Walkush. LJSPRC & LJCPA approve the Murals of La Jolla program for conformance to LJSPDO section 1510.030 (c) (2) , third sentence states “primary colors may be used for accent”.

LJPRC Recommendation: This action should be forwarded to the President of LJCPA & appropriate city staff 4-1-1

10.4 PETITION FOR ELIMINATION OF TIME LIMIT CONTROL FOR PARKING SPACES: Kevin Croteau: Request for elimination of two-hour time limit control on four (4) parking spaces in front of 6626 and 6628 La Jolla Blvd between Kolmar and Rosemont Streets. The fronting property used to be a business and they wanted to restrict long-term parking and have parking be available for customers.

T&T Recommendation: Motion to Approve the Petition to Eliminate Time Limited Parking on La Jolla Boulevard between Kolmar and Rosemont Street 7-0-0

10.5 TASTE OF THE COVE EVENT Temporary No Parking on Coast Boulevard Adjacent to Scripps Park.

The 15th Annual Taste of the Cove will be held on Thursday, August 25th. The event is the signature fundraiser for the San Diego Sports Medicine Foundation. The mission of the San Diego Sports Medicine Foundation is to provide a medical safety net for injured youth with limited financial means in order to return them back to health, life and sports.

Valet parking is available for everyone that comes to the event using Ace Parking Services. They request No Parking on Coast Boulevard adjacent to Scripps Park beginning the afternoon of Wednesday August 24th from 1PM - 8PM for set up, all day Thursday August 25th the actual day of

event, beginning 6 AM until Friday afternoon August 26 12:00 PM for load out and final clean up.

T&T Recommendation: Motion to Approve No Parking on Coast Boulevard for the Taste of the Cove. 7-0-0

10.6 LA JOLLA MUSIC SOCIETY Outdoor Summerfest Concert -Temporary No Parking on Coast Boulevard adjacent to Scripps Park. This request relates to the 8th annual La Jolla Music Society Summerfest Concert held on Wednesday August 3rd. Commencing the day before the Event, August 2 at 8 am, and continuing until midnight August 3rd the day of the Event, temporary No Parking is requested for the twelve (12) street parking spaces closest to the sidewalk (by the Restrooms) that will lead to the Stage. The spaces will be used during the day for production vehicles to set up and during the evening for the Artists drop-off and pick-up. Per requirements, no-parking signage will be posted several days before the event.

T&T Recommendation: Motion to Approve La Jolla Music Society Outdoor Summerfest Concert Temporary No Parking as proposed. 7-0-0

Motion to Approve Consent Agenda Items 10.1 Adamick Residence, 10.2 IS Architecture, 10.5 Taste of the Cove and 10.6 La Jolla Music Society Summerfest (Outwater/Steck 13-0-1

In favor: Ahern, Boyden, Brady, Collins, Donovan. Haskins, Little, Merton, Outwater, Ragsdale, Rasmussen, Steck

Abstain: Greatrex (Chair)

11.0 KLEIN RESIDENCE 2585 Calle de Oro CDP, SDP

ACTION ITEM (Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached. The 0.46-acre site is located within the Coastal Overlay Zone(Non-Appealable) at 2585 Calle Del Oro in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1. Original SF 2867.

PRC RECOMMENDATION: Findings **CANNOT** be made to approve a Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached 5-0-1 for reasons cited below:

1. The proposed main (upper) level massing creates a monolithic appearance on the south elevation, which as a design principal is in opposition to the La Jolla Shores Design Manual and the La Jolla Shores PDO regulations.
2. The proposed extension of the house westward beyond the existing conforming western building line increases possibility of a cumulative impact of more and future development extending beyond the edge of the top of the "Calle del Oro" slope. Public views from La Jolla Shores beach, Torrey Pines Road, and identified public viewpoints in the community should be considered important to determining findings for the proposed development.
3. The proposed dual curb cuts do not comply with the Coastal Parking Impact Overlay zone, regulations since the existing garage is proposed to be demolished. The removal and reduction of the curb cuts are necessary to improve the visual unity of greenway and front yard landscape street scene along Calle del Oro.



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

Ownership Disclosure Statement

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

Project Title Adamick Residence **Project No. For City Use Only** 461227

Project Address:
 306 Fern Glen Street, La Jolla, CA 92037

Part I - To be completed when property is held by Individual(s)

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 owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names 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 individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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

Name of Individual (type or print):
 Bonnie and John Adamick
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 P.O. Box 6366
 City/State/Zip:
 Burbank, CA 91510-6366
 Phone No: 818.846.0724 Fax No:
 Signature: *Bonnie Adamick* Date: 1.14.16

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Signature: _____ Date: _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Signature: _____ Date: _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Signature: _____ Date: _____

GREEN BUILDING PRACTICES

PLANNING AND DESIGN:

- Project Architect is LEED AP
- New addition built over existing house footprint so existing site is not disturbed
- Project is on already developed land
- New addition takes places entirely within the existing roof area so no change in runoff from the site (no additional roof area)
- Erosion control measures utilized during construction to prevent erosion and stop sediment and pollutants from leaving the work site; such measures include filtering storm water by use of a barrier system, wattle, or other approved method no loss of permeable surface area on site

ENERGY EFFICIENCY:

- Solar panels are installed on house generating 15,504 kWh annually
- Doors and windows between conditioned and unconditioned spaces shall be manufactured to limit air leakage
- Fenestration products shall meet U-factor, SHGC and infiltration requirements
- Insulation in floors, walls and ceilings shall meet minimum R-value requirements
- Heating systems shall be equipped with thermostats that meet set-back requirements
- All air-distribution system ducts and plenums shall be sealed and insulated to meet minimum requirements
- Interior lighting fixtures in the new bedroom addition shall be equipped with dimmers or be high-efficacy
- Exterior lighting fixtures on the new addition shall be high-efficacy or be controlled by motion sensor or photocontrol

WATER EFFICIENCY AND CONSERVATION:

- Project does not include any additional bathrooms, kitchens or other increase in water use
- Existing bathrooms and kitchen include water conserving plumbing fixtures and fittings
- Project does not include any additional outdoor water use

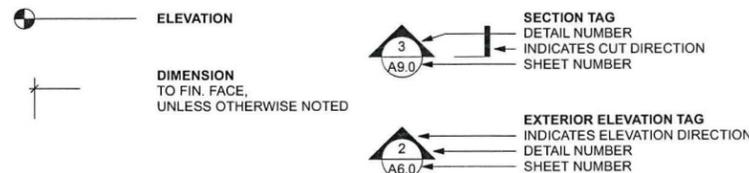
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY:

- Project incorporates enhanced durability and reduced maintenance by sealing all exterior wall penetrations to prevent the passage of rodents
- A minimum of 50% of the nonhazardous construction and demolition waste will be recycled and/or salvaged
- An operation and maintenance manual will be issued to the building owner upon completion of the project; manual to include:
 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
 2. Operation and maintenance instructions for the following:
 - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
 - b. Roof and yard drainage, including gutters and downspouts.
 - c. Space conditioning systems, including condensers and air filters.
 - d. Landscape irrigation systems.
 - e. Water reuse systems.
 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
 4. Public transportation and/or carpool options available in the area.
 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
 6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
 9. Information about state solar energy and incentive programs available.
 10. A copy of all special inspection verifications required by the enforcing agency or this code.

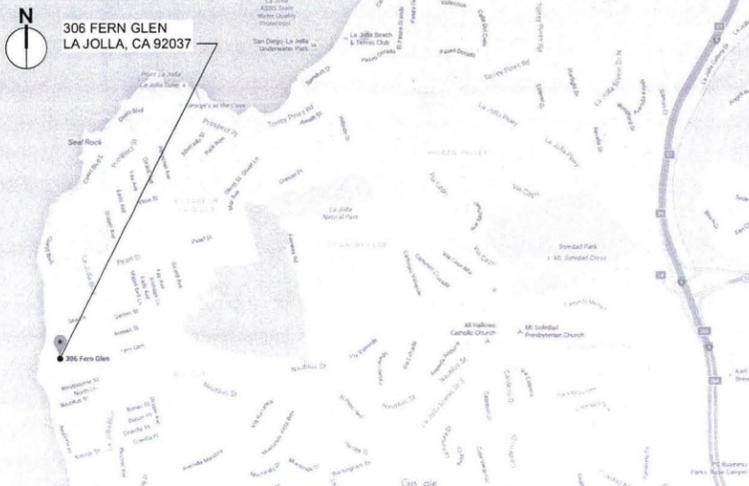
ENVIRONMENTAL QUALITY:

- During construction, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods to reduce pollutants from entering the mechanical system
- Adhesives, sealants, caulks, paints and coatings shall meet air pollution and air quality standards
- Carpets, resilient flooring systems and composite wood products shall meet air pollution and air quality standards
- Building materials shall comply with moisture content regulations
- Heating and air-conditioning system design shall meet the regulations for efficient design

SYMBOLS



VICINITY MAP



SITE PLAN

SCALE: 1" = 10' - 0"



GRADING DATA TABLE

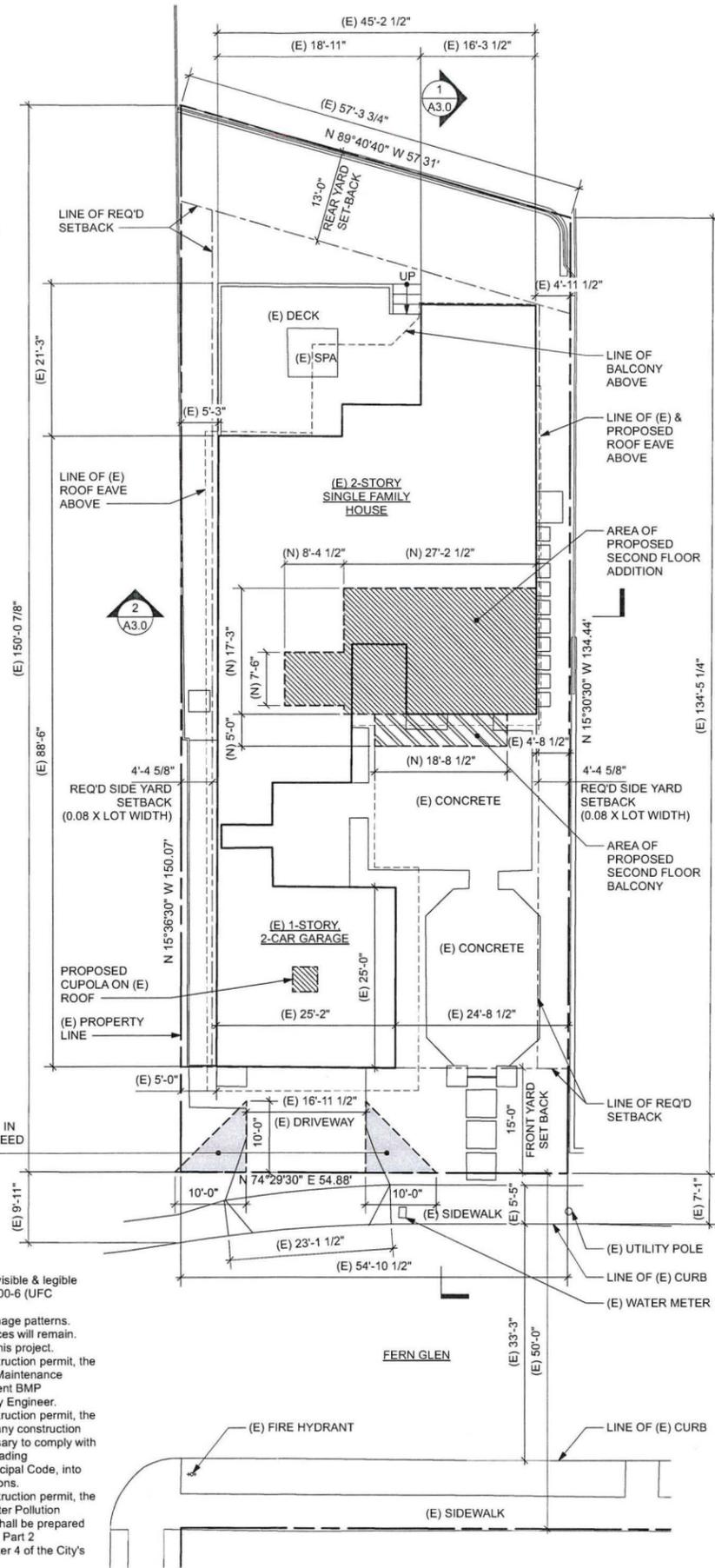
QUANTITIES: (CUFT)
 CUT = 0
 FILL = 0
 IMPORT = 0
 EXPORT = 0

NOTE: NO CHANGE TO EXISTING GRADING.

VISIBILITY AREA TRIANGLE:
 NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT

SITE PLAN NOTES:

1. No known easements.
2. No known bus stops.
3. Building address numbers to be visible & legible from Fern Glen per FHPS Policy P-00-6 (UFC 901.4.4).
4. No change to (E) grading or drainage patterns.
5. The existing water & sewer services will remain.
6. No roof drains are proposed for this project.
7. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
8. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
9. 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.



PROJECT TEAM

OWNER:
 BONNIE & JOHN ADAMICK
 BONNIE ADAMICK LIVING TRUST
 P. O. BOX 6366
 BURBANK, CA 91510
 818.846.0724

SURVEYOR:
 CHRISTENSEN ENGINEERING &
 SURVEYING
 7888 SILVERTON AVENUE
 SUITE J
 SAN DIEGO, CA 92126
 858.271.9901

ARCHITECT:
 JENNIFER CHARLES
 JENNIFER CHARLES ARCHITECTURE
 4518 VISTA DEL MONTE AVENUE NO. 1
 SHERMAN OAKS, CA 91403
 310.903.1307

PROJECT INFORMATION

SCOPE OF WORK:

- SECOND STORY BALCONY & BEDROOM ADDITION TO AN EXISTING 2-STORY SINGLE-FAMILY RESIDENCE
- ADDITION OF CUPOLA TO THE ROOF OF AN EXISTING 1-STORY RESIDENTIAL GARAGE
- NO CHANGE TO GRADING, DRAINAGE PATTERNS OR LANDSCAPE

LEGAL DESCRIPTION:

THAT CERTAIN PORTION OF LAND DELINEATED AND DESIGNATED AS PARCEL A ON RECORD OF SURVEY MAP NO. 5949, FILED SEPTEMBER 12, 1961, AS FILE NO. 158828 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING PORTIONS OF LOTS 1, 2 AND 3, IN BLOCK 5, OF FIRST ADDITION TO SOUTH LA JOLLA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 3, 1903, BEING IN SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR PARCEL NO. (APN): 351-221-01

TYPE OF CONSTRUCTION: TYPE V, NON-RATED BUILDING IS NOT SPRINKLERED

GEOLOGIC HAZARD CATEGORY: 53

OCCUPANCY GROUP: R-3, U-1

ZONING: RS-17

OVERLAY ZONES: COASTAL HEIGHT LIMIT (30)
 COASTAL (CITY)
 RESIDENTIAL TANDEM PARKING
 PARKING IMPACT
 FIRST PUBLIC ROAD-WAY
 TRANSIT AREA

GROSS SITE AREA: 0.18 ACRE (7,823.7 SQFT)

GROSS FLOOR AREA (SEE 2/A-1.0 FOR DIAGRAM):

EXISTING GROUND FLOOR AREA: 3,025.4 SQFT

EXISTING SECOND FLOOR AREA: 939.2 SQFT

TOTAL EXISTING FLOOR AREA: 3,964.6 SQFT

PROPOSED GROUND FLOOR AREA: 3,025.4 SQFT (NO CHANGE)

PROPOSED SECOND FLOOR AREA: 1,364.3 SQFT (ADDITION OF 425.1 SQFT)

TOTAL PROPOSED FLOOR AREA: 4,389.7 SQFT

PROPOSED FLOOR AREA RATIO: 0.56 (MAX. FAR = 0.57)

EXISTING USE: SINGLE-FAMILY RESIDENCE

PROPOSED USE: SINGLE-FAMILY RESIDENCE

YEAR CONSTRUCTED:

- 1962 - ORIGINAL RESIDENCE
- 1987 - GROUND FLOOR MASTER BATHROOM & SECOND FLOOR ROOF DECK (BUILDING EXTERIOR CHANGED)
- 2009 - GARAGE RENOVATION (BUILDING EXTERIOR CHANGED - ORIGINAL BOARD AND BATTEN SIDING REPLACED W/ PAINTED SHINGLE)

SHEET INDEX

ARCHITECTURAL

- T-1.0 TITLE SHEET & SITE PLAN
- T-1.1 TOPOGRAPHIC MAP
- T-1.2 ENLARGED TOPOGRAPHIC MAP
- A-1.0 ZONING DIAGRAMS, BUILDING SECTIONS & DEMOLITION PLANS
- A-2.0 ARCHITECTURAL PLANS
- A-3.0 SITE SECTIONS & EXTERIOR ELEVATIONS

PROJECT

FERN GLEN RESIDENCE - BEDROOM ADDITION
 306 FERN GLEN, LA JOLLA, CA 92037

COASTAL DEVELOPMENT PERMIT

Fern Glen Residence - Bedroom Addition
 306 Fern Glen, La Jolla, CA 92037
Coastal Development Permit

JCA
 Jennifer Charles Architecture
 817 Kalpat Circle Unit 111
 Carlsbad, CA 92008
 310.903.1307

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 Jennifer Charles Architecture

Not For Construction

REVISIONS No. 1: 7 June 2016

JOB NO. 1404

SCALE As Noted

DATE 14 January 2016

TITLE Title Sheet & Site Plan

SHEET NO. **T-1.0**
 [Sheet 1 of 6]



SCALE: 1" = 20'
CONTOUR INTERVAL: 1'



LEGAL DESCRIPTION

THAT CERTAIN PORTION OF LAND DELINEATED AND DESIGNATED AS PARCEL A ON RECORD OF SURVEY MAP NO. 5949, FILED SEPTEMBER 12, 1961, AS FILE NO. 158828 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING PORTIONS OF LOTS 1, 2 AND 3, IN BLOCK 5, OF FIRST ADDITION TO SOUTH LA JOLLA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 3, 1903, BEING IN SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

NOTES

- EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. SEE TITLE REPORT FOR PARTICULARS.
- THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
- THE ADDRESS FOR THE SUBJECT PROPERTY IS 306 FERN GLEN, LA JOLLA, CA 92037.
- THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 351-221-01.
- THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.18 ACRES.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHWEST CORNER OF FERN GLEN AND VISTA DEL MAR AVENUE. ELEVATION 43.62' MEAN SEA LEVEL (N.G.V.D. 1929).

ABBREVIATIONS

CONC CONCRETE
 EL ELEVATION
 FF FINISH FLOOR
 OFF GARAGE FINISH FLOOR
 TYP TYPICAL
 WM WATER METER

Patrick F. Christensen
 PATRICK F. CHRISTENSEN, P.L.S. 7208

05-02-15
Date



Fern Glen Residence - Bedroom Addition
 306 Fern Glen, La Jolla, CA 92037
Coastal Development Permit

JCA

Jennifer Charles Architecture
 4518 Vista Del Monte Ave. #1
 Sherman Oaks, CA 91403
 310.903.1307

Not For Construction

REVISIONS

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (858)271-9901 FAX (858)271-8912

Project Address:

306 FERN GLEN
 LA JOLLA, CA 92037

Project Name:

ADAMICK RESIDENCE

Sheet Title:

TOPOGRAPHIC MAP

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 5-8-15 ADD ROOF FEATURES

Original Date: MAY 2, 2015

Sheet 1 Of 2

DEP#

JOB NO. 1404

SCALE 1" = 20' - 0"

DATE 14 January 2016

SHEET TITLE Topographic Map

SHEET NO. **T-1.1**
 [Sheet 2 of 6]

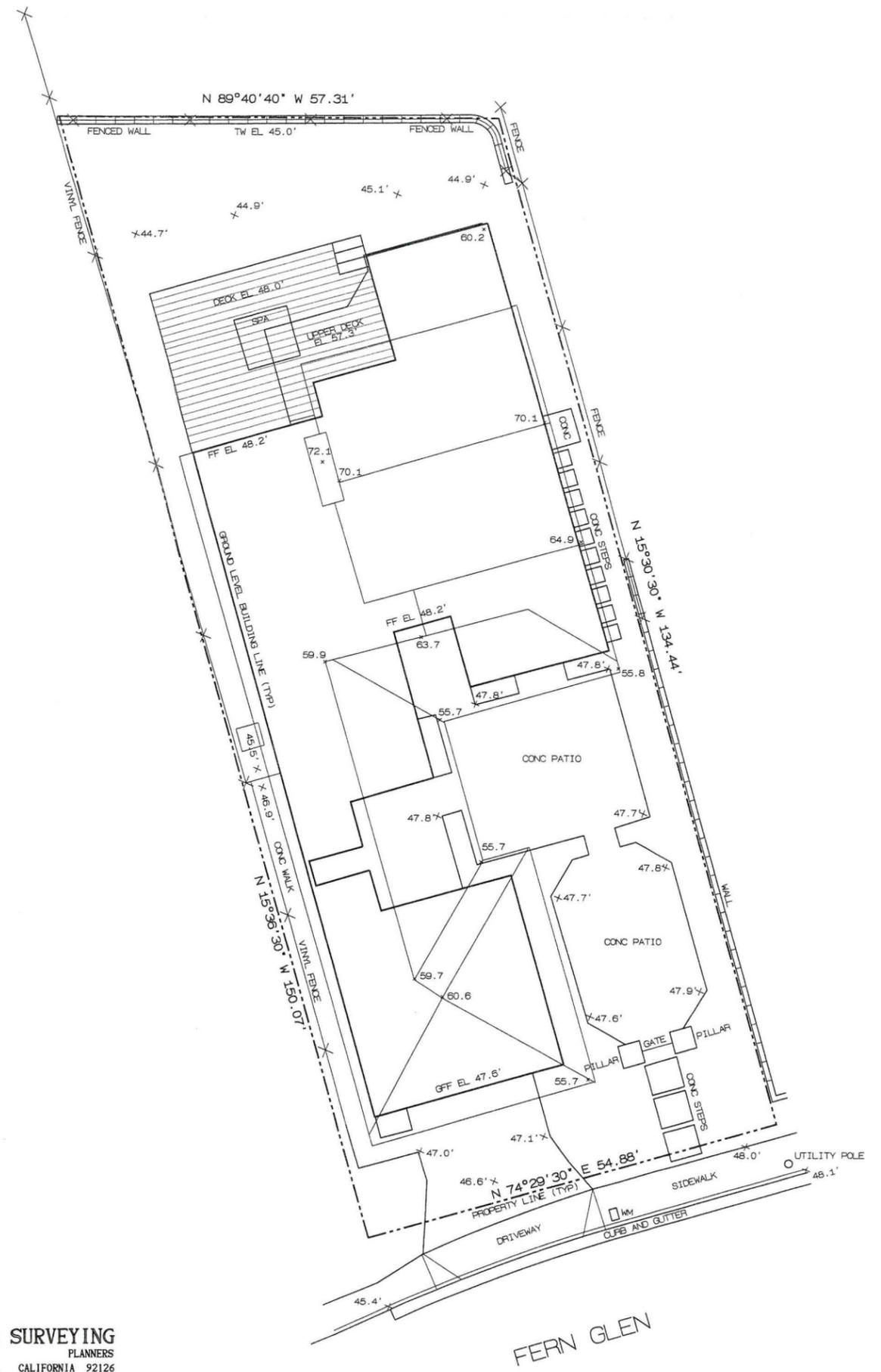
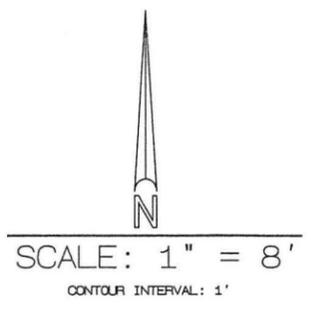
CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
 TELEPHONE (858)271-9901 FAX (858)271-8912

Fern Glen Residence - Bedroom Addition
 306 Fern Glen, La Jolla, CA 92037
Coastal Development Permit

JCA
 Jennifer Charles Architecture
 4518 Vista Del Monte Ave. #1
 Sherman Oaks, CA 91403
 310.903.1307

Not For Construction

REVISIONS	JOB NO.	SCALE	DATE	SHEET TITLE	SHEET NO.
	1404	1/8" = 1'-0"	14 January 2016	Enlarged Topographic Map	
				T-1.2	
				[Sheet 3 of 6]	



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (858)271-9901 FAX (858)271-8912

Project Address:
 306 FERN GLEN
 LA JOLLA, CA 92037

Project Name:
 ADAMICK RESIDENCE

Sheet Title:
 ENLARGED TOPOGRAPHIC MAP

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 5-8-15 ADD ROOF FEATURES

Original Date: MAY 2, 2015

Sheet 2 Of 2

DEP# _____

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
 TELEPHONE (858)271-9901 FAX (858)271-8912

FERN GLEN

Fern Glen Residence - Bedroom Addition

306 Fern Glen, La Jolla, CA 92037

Coastal Development Permit

JCA
 Jennifer Charles Architecture
 4518 Vista Del Monte Ave. #1
 Sherman Oaks, CA 91403
 310.903.1307

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 Jennifer Charles Architecture

Not For
 Construction

REVISIONS

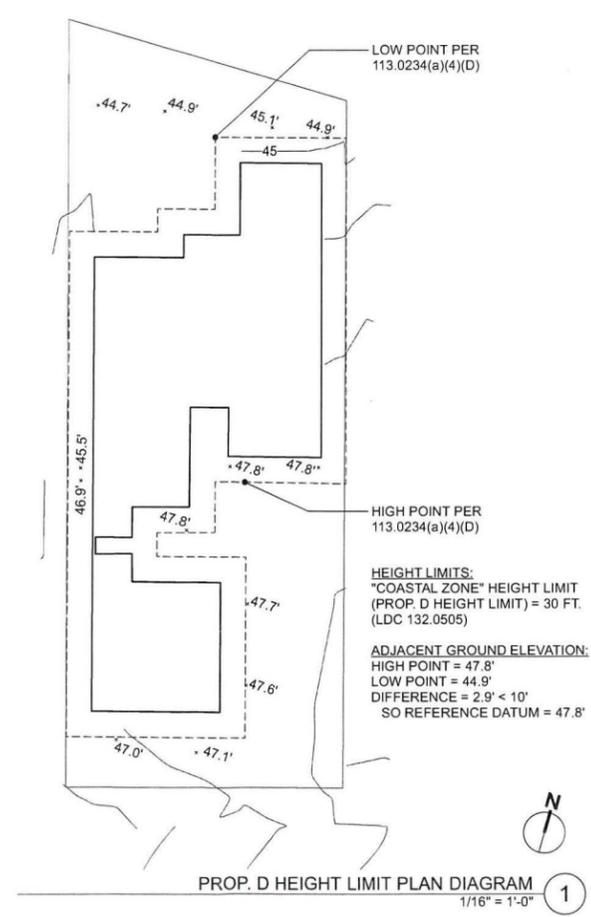
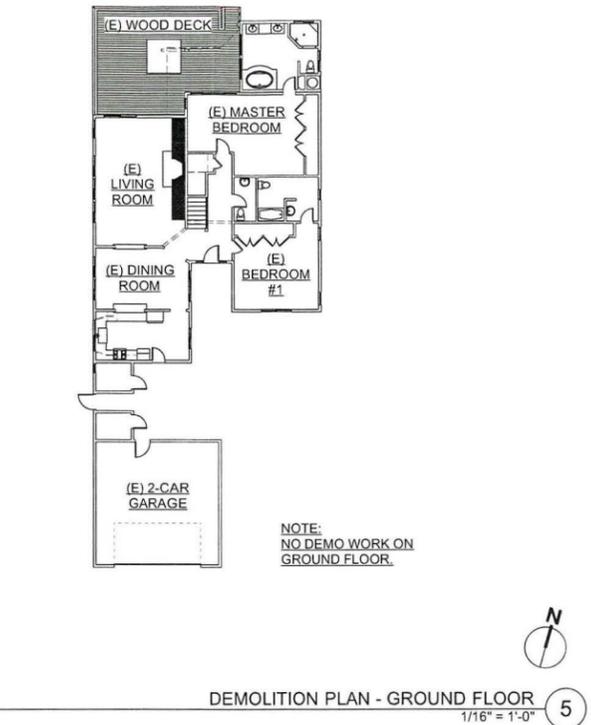
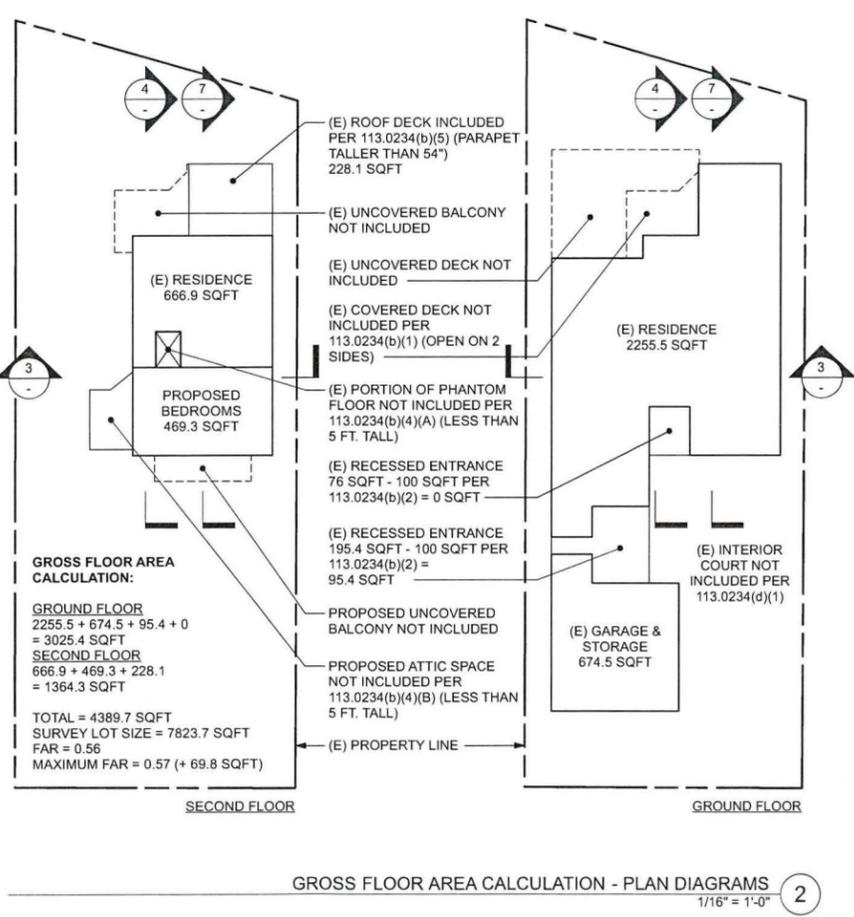
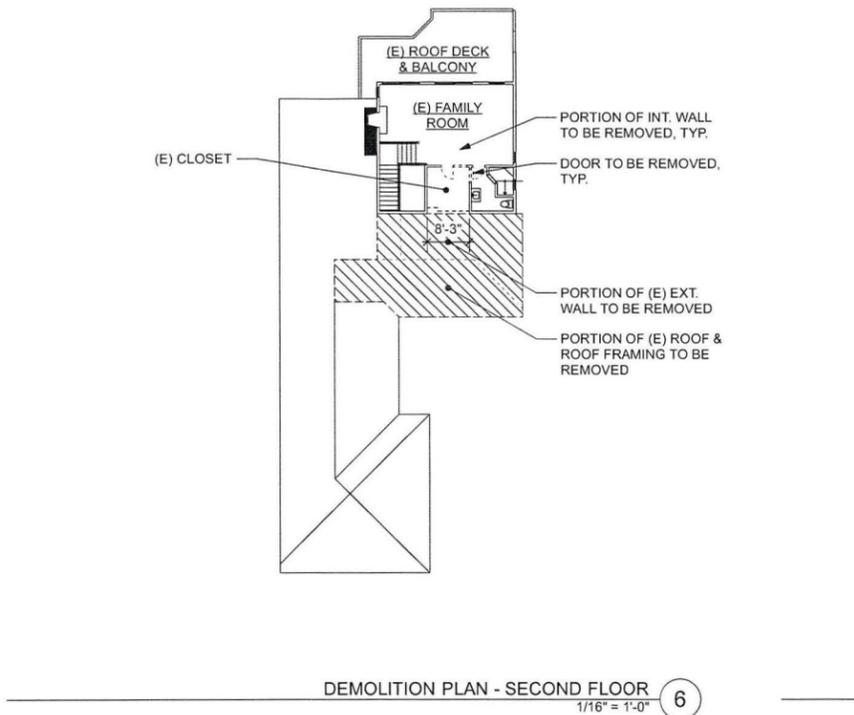
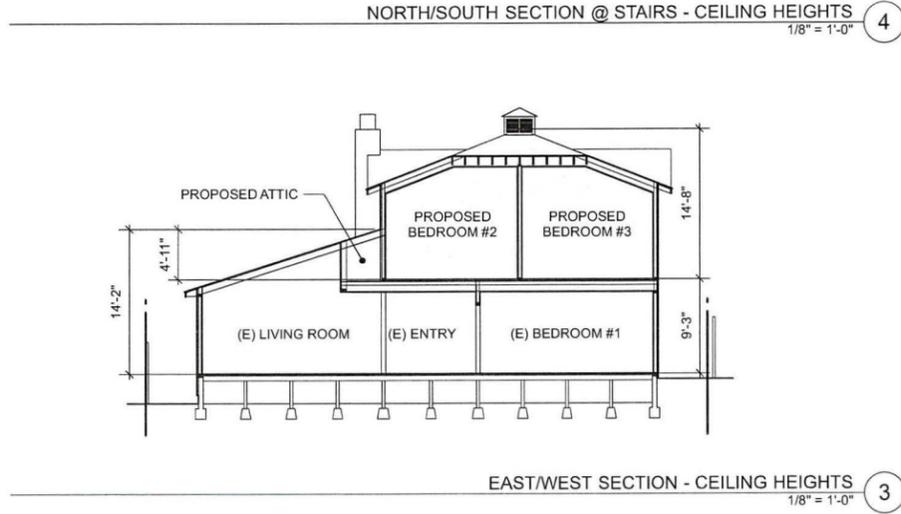
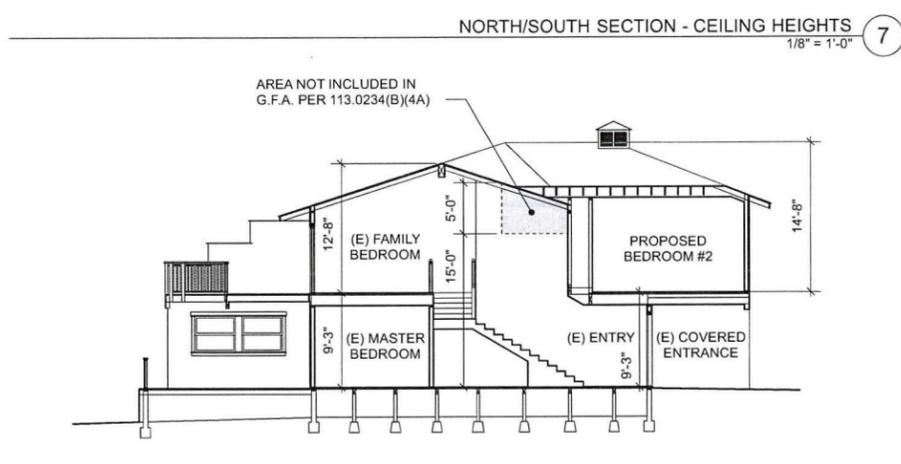
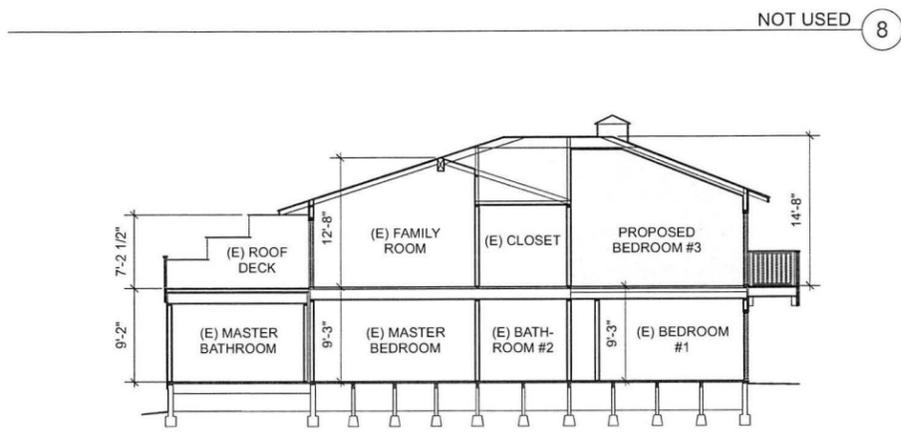
JOB NO. 1404

SCALE As Noted

DATE 14 January 2016

SHEET TITLE Zoning Diagrams, Building Sections & Demolition Plans

SHEET NO. **A-1.0**
 [Sheet 4 of 6]



Fern Glen Residence - Bedroom Addition
 306 Fern Glen, La Jolla, CA 92037
Coastal Development Permit

JCA
 Jennifer Charles Architecture
 817 Kalpati Circle Unit 111
 Carlsbad, CA 92008
 310.903.1307

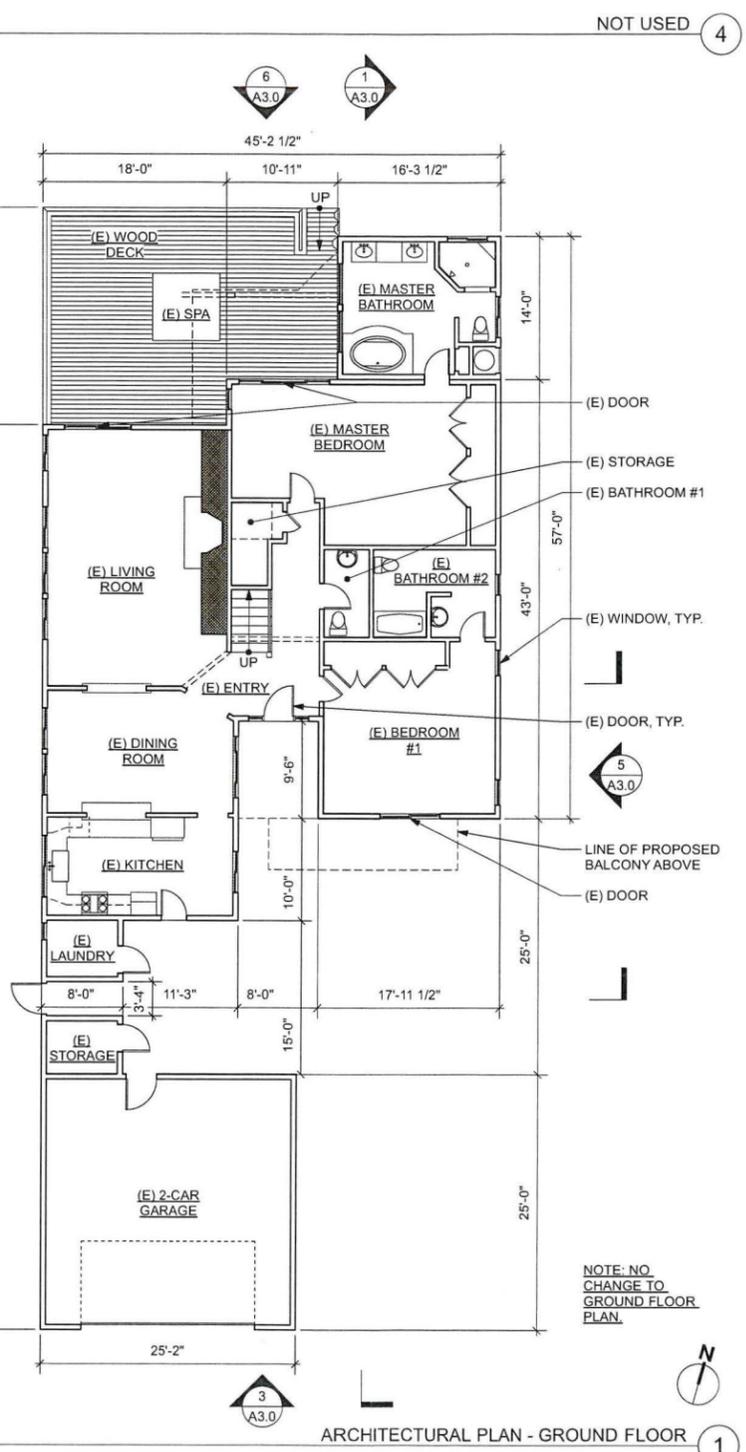
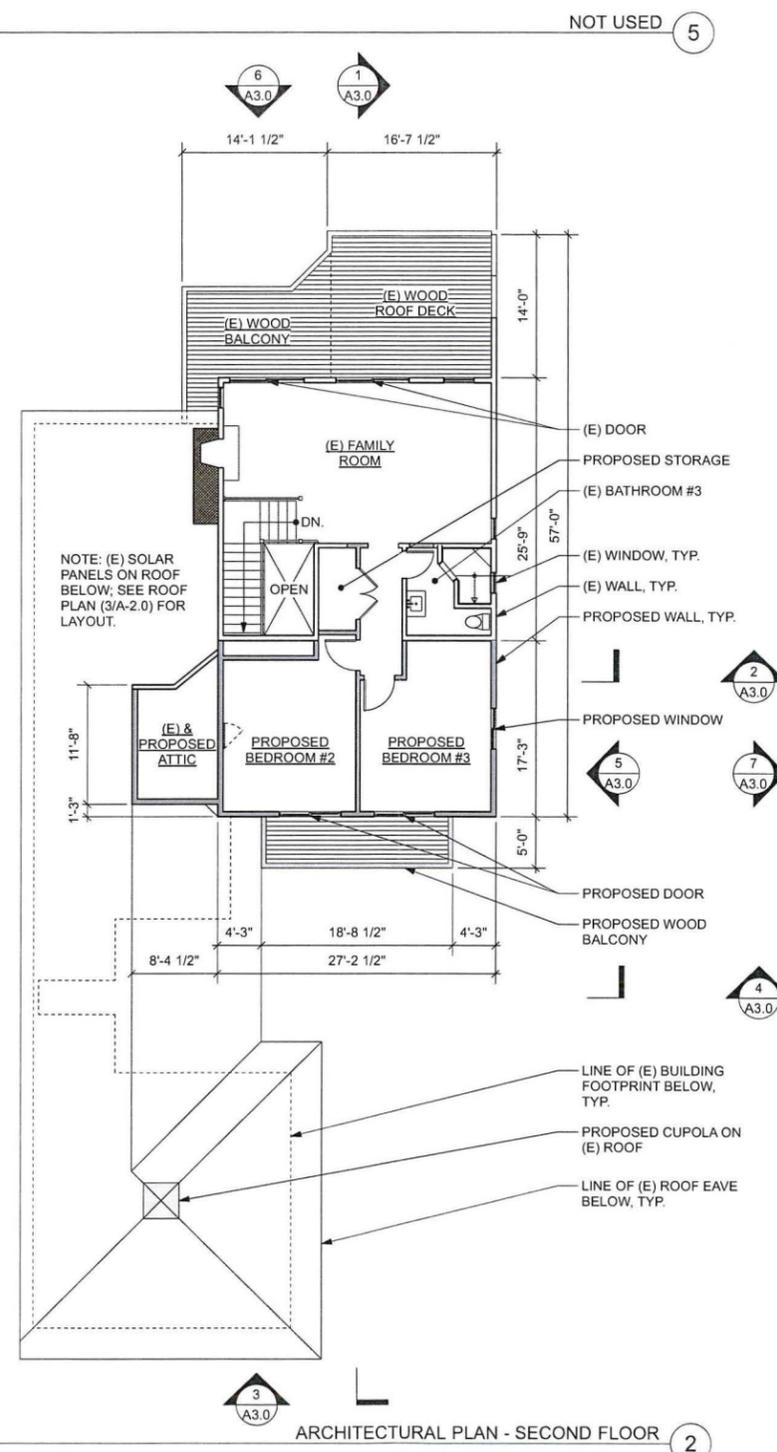
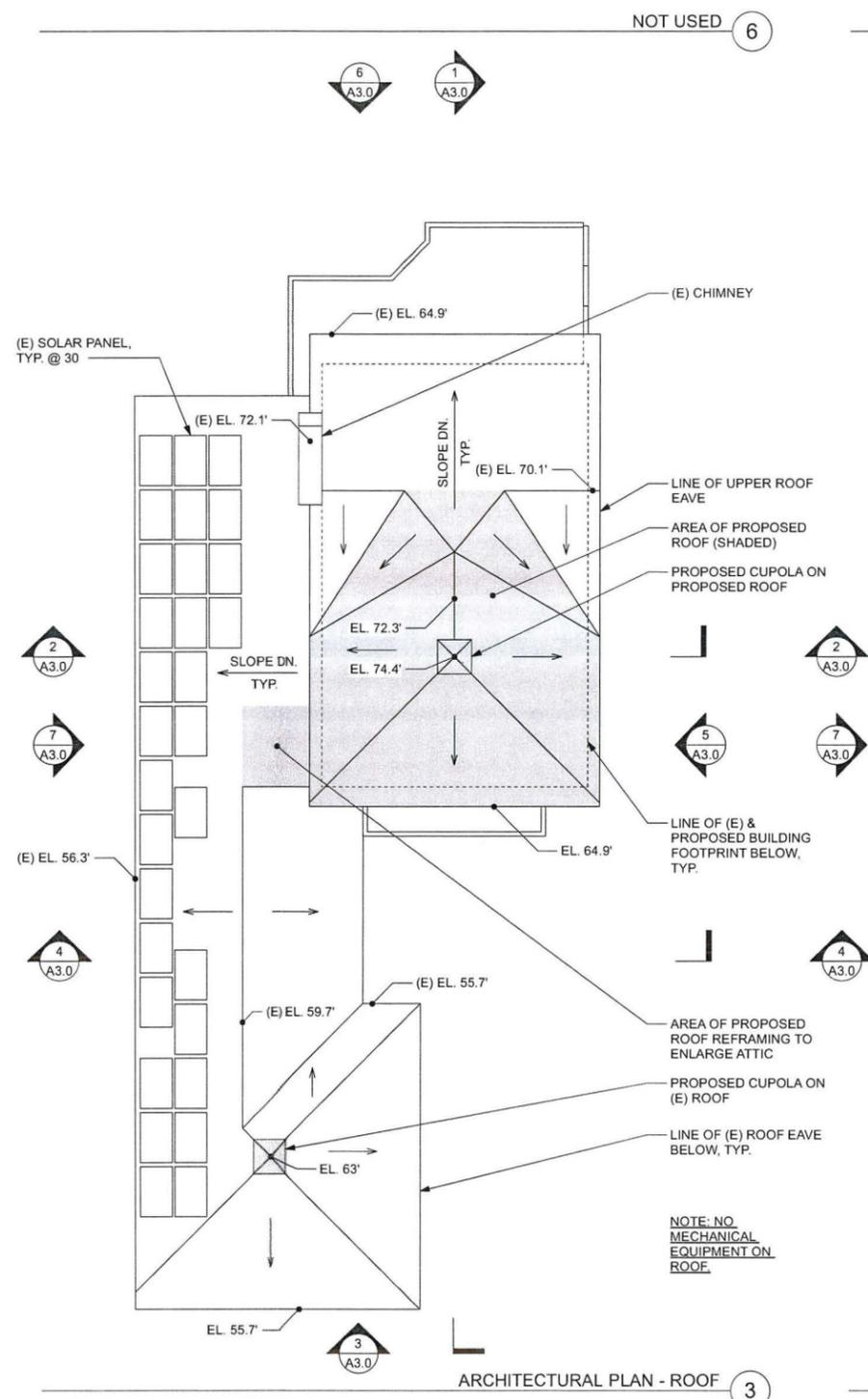
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REVISIONS No. 1: 7 June 2016

SHEET NO.	SHEET TITLE	DATE	SCALE	JOB NO.
1404	Architectural Plans	14 January 2016	1/8" = 1' - 0"	

A-2.0
 [Sheet 5 of 6]



ARCHITECTURAL PLAN - ROOF 3

ARCHITECTURAL PLAN - SECOND FLOOR 2

ARCHITECTURAL PLAN - GROUND FLOOR 1

Fern Glen Residence - Bedroom Addition
 306 Fern Glen, La Jolla, CA 92037
Coastal Development Permit

JCA
 Jennifer Charles Architecture
 817 Kalpati Circle Unit 111
 Carlsbad, CA 92008
 310.903.1307

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REVISIONS

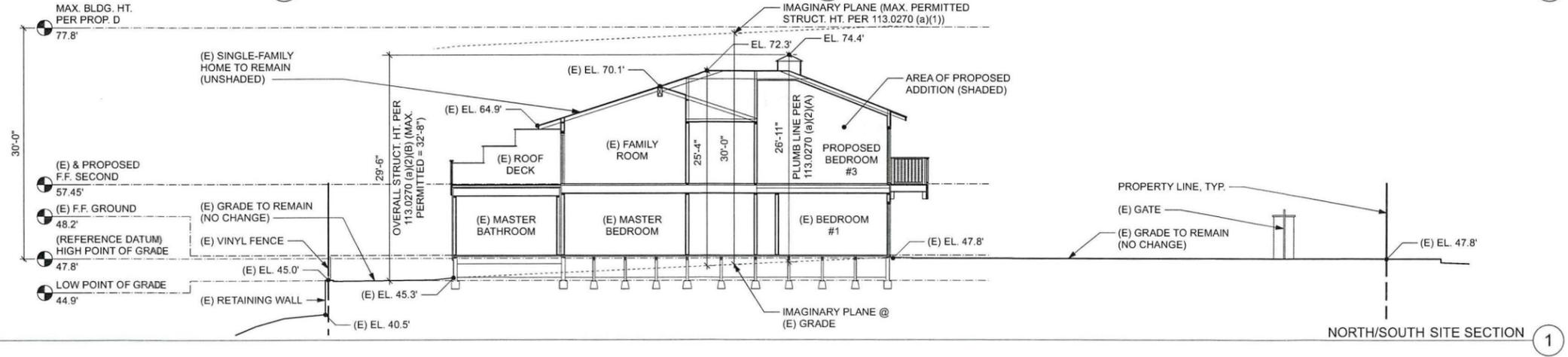
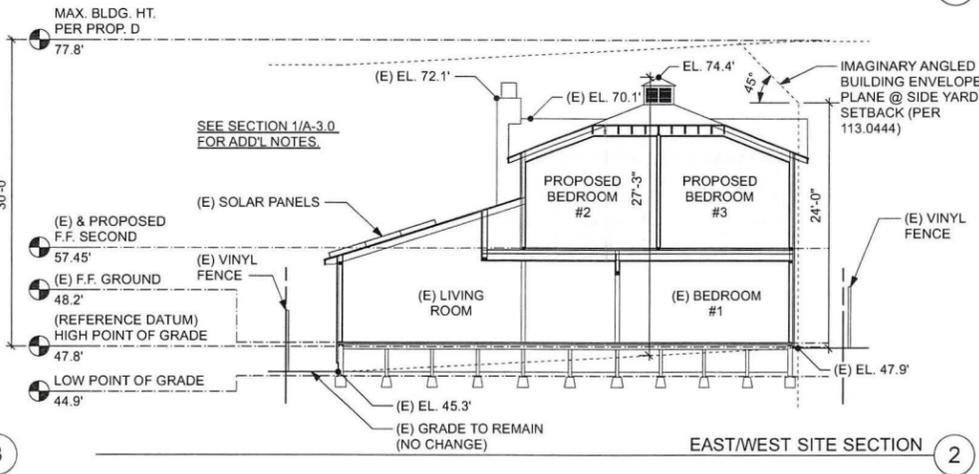
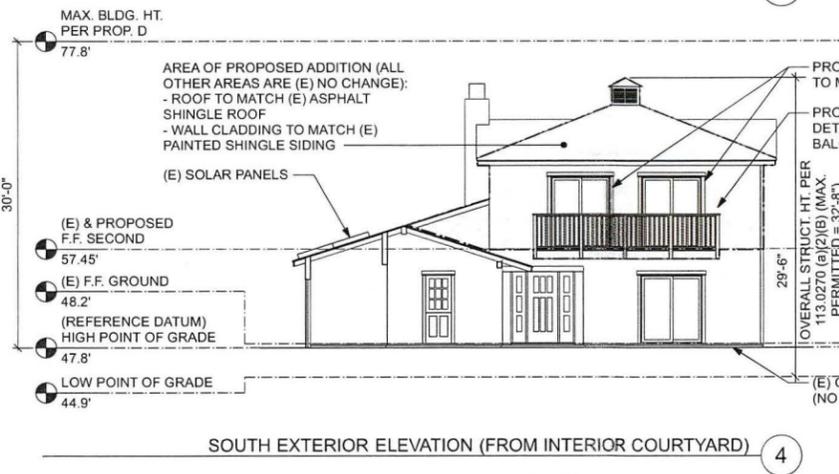
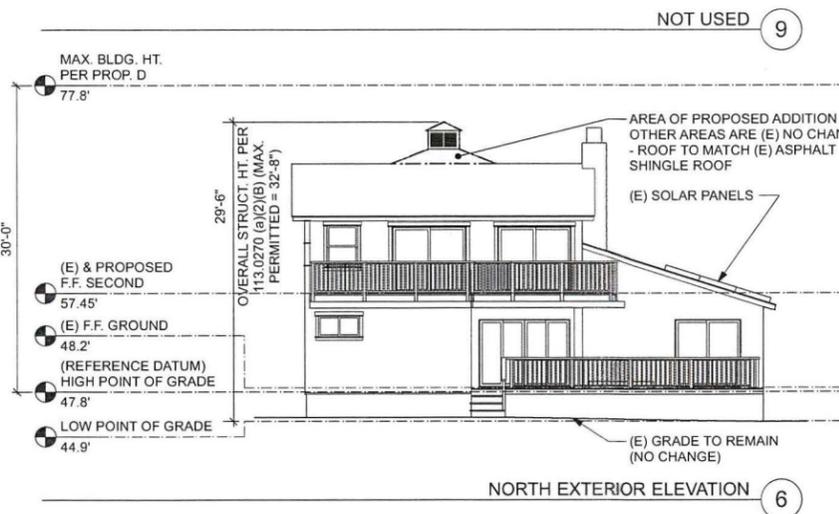
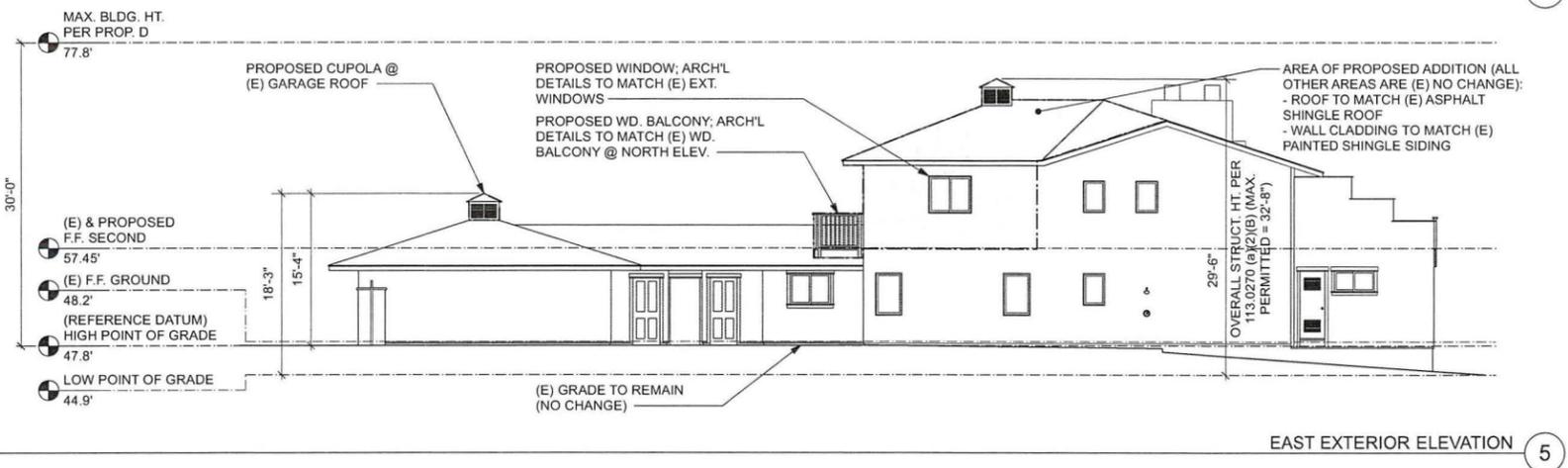
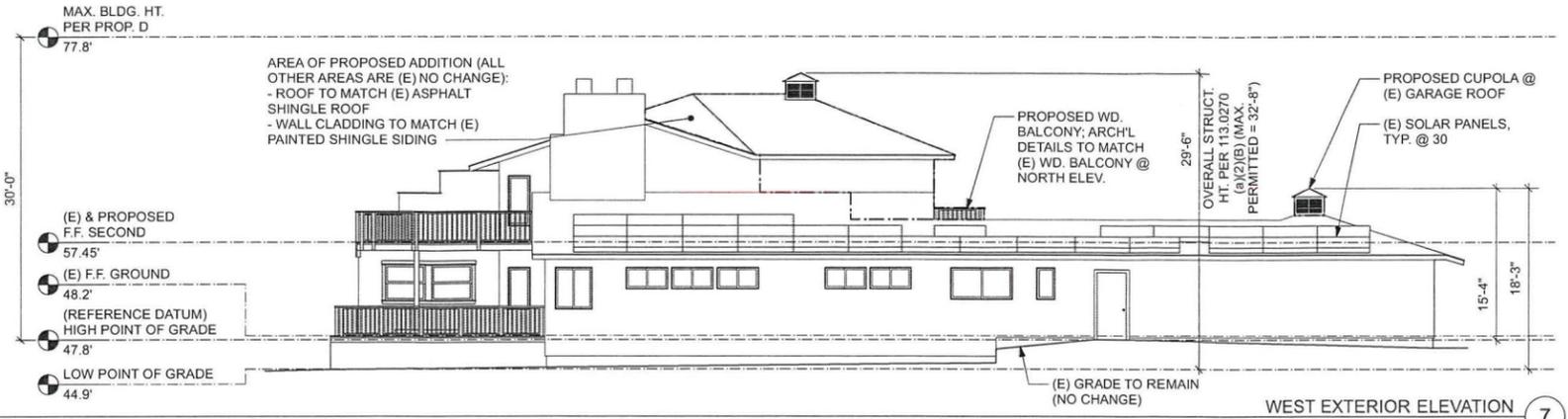
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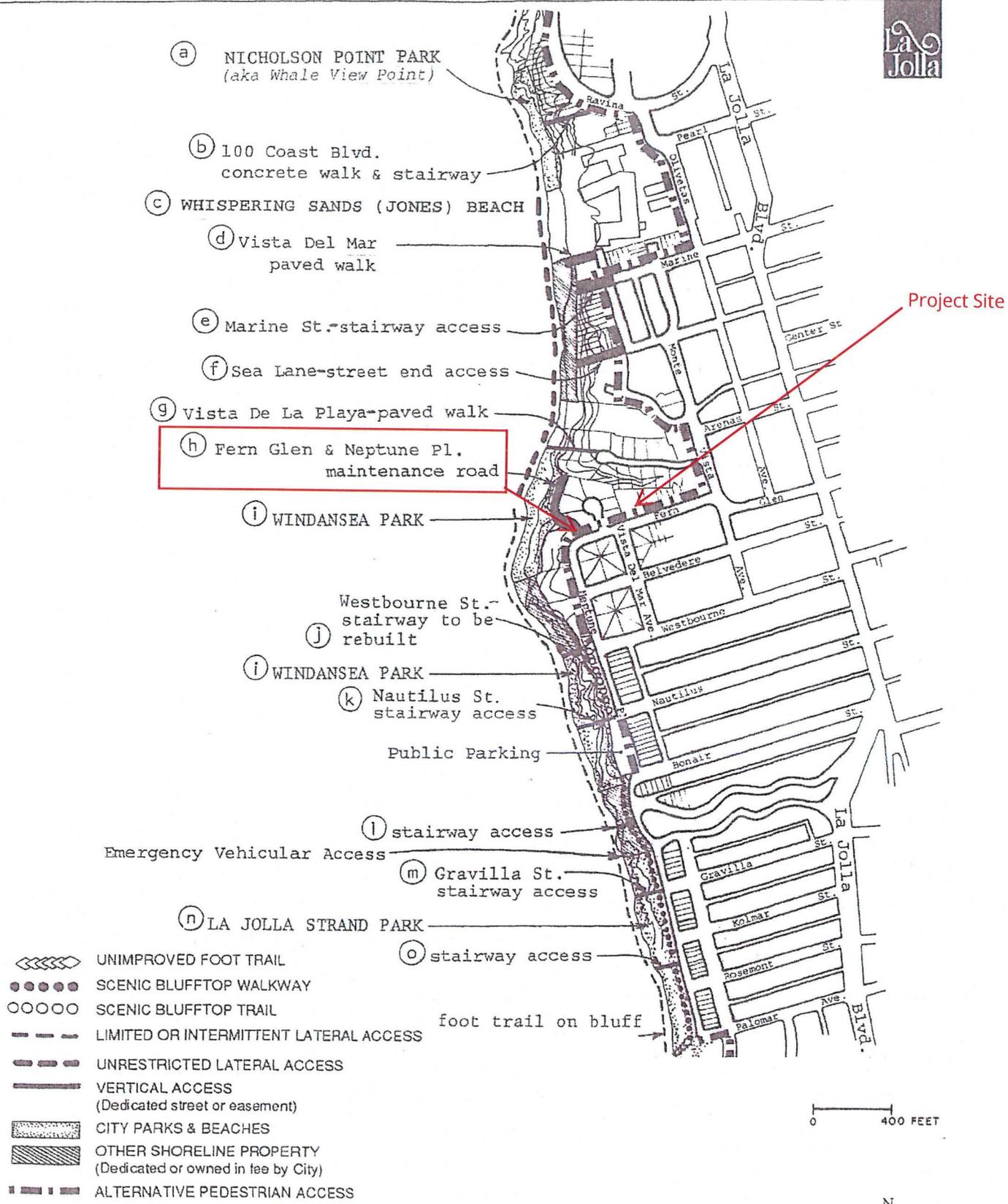
DATE 14 January 2016

SHEET TITLE Site Sections & Exterior Elevations

SHEET NO. **A-3.0**
 [Sheet 6 of 6]



NOT USED (9)



Subarea F: Windansea - Physical Access



La Jolla Community Plan
City of San Diego • Planning Department

Figure F



NICHOLSON POINT PARK
(aka Whale View Point)

WHISPERING SANDS (JONES) BEACH

WINDANSEA PARK

PACIFIC OCEAN

WINDANSEA PARK

LA JOLLA STRAND PARK

Project site



NOTE: All views are to a coastal body of water

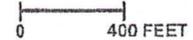
MAJOR VIEWSHED: Unobstructed panoramic view from a public vantage point



VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.



SCENIC OVERLOOK: View over private properties from a public R.O.W.



Subarea F: Windandsea - Visual Access



La Jolla Community Plan
City of San Diego • Planning Department

Figure F



View Corridor looking west

ADAMICK RESIDENCE - 306 FERN GLEN
PROJECT NO. 467227

