



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 10, 2020 REPORT NO. HO-20-054

HEARING DATE: November 18, 2020

SUBJECT: Sinnett CDP/SDP, Process Three Decision

PROJECT NUMBER: [638504](#)

OWNER/APPLICANT: Scott Sinnett, Owner and Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit and a Site Development Permit for a remodel and addition to an existing one-story, single-family residence located at 2365 Via Siena within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2300555 and Site Development Permit No. 2300868.

Community Planning Group Recommendation: On July 2, 2020, the La Jolla Community Planning Association voted 16-0-1 to support the project, subject to conditions (Attachment 6).

La Jolla Shores Advisory Board Recommendation: On September 18, 2020, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the project (Attachment 7).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15303 (New Construction). The environmental exemption determination for this project was made September 4, 2020, and the opportunity to appeal the determination ended on September 21, 2020. There were no appeals to the environmental determination.

BACKGROUND

The 0.27-acre site is located at 2365 Via Siena and is developed with a one-story, 1,684 square-foot, single-family residence within an established residential area in the La Jolla community. The site is in the La Jolla Shores Planned District Single-Family Zone, the Coastal Height Limitation Overlay Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Parking Impact Overlay Zone (Coastal), and

the Transit Priority Area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas (Attachments 1-3). The existing structure is more than 45 years old, requiring City staff to evaluate the proposal for historic significance. The buildings were evaluated, including a photo survey and property records, and staff determined that the existing residence does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

Pursuant to San Diego Municipal Section (SDMC) [126.0702\(a\)](#), development within the Coastal Overlay Zone requires a Coastal Development Permit, Process Two, Staff Decision. Pursuant to SDMC Section [1510.0201](#), additions within the La Jolla Shores Planned District requires a Site Development Permit, Process Three, Hearing Officer Decision. The two discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#).

DISCUSSION

The proposed project includes a remodel and a 2,590-square-foot addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck. The Community Plan designates the project site for very low density (0-5 dwelling units per acre) residential land uses, and the project complies with the prescribed density. The proposed additions to the residence are located within the previously developed portions of the property. Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the proposed additions were determined to be in general conformance with setbacks and bulk and scale, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone (LJSPDO – SF), including a building height of 25 feet, which is below the 30-foot height limit.

The project conforms with all of the development regulations of the LJSPDO – SF Zone, and the Coastal Overlay Zone. The project site, which is located less than one mile east of the Pacific Ocean, is not located with the First Public Roadway or within a Visual Access corridor, as identified within the Community Plan. Pursuant to SDMC Section [1510.0301](#), the LJSPDO contains General Design Regulations, which specifies that “no structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.” The project is designed to include white stucco, ivory stone, drank grey roof and vinyl windows, which demonstrates conformance with the LJSPDO.

In addition, the project site does not contain any sensitive vegetation or steep hillsides, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff has reviewed and accepted a preliminary geotechnical report that concluded that the project adequately addresses the site's soil and geologic conditions. A condition of approval requires submitting a geotechnical investigation report or updated letter that specifically addresses the proposed construction plans. The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring by permit and bond the closure of the existing driveway and

installation of a new 12-foot wide City standard driveway along Via Siena; obtaining a bonded grading permit for the proposed grading for the project; landscape maintenance; implementing storm water construction best management practices (BMPs); and entering into a Maintenance Agreement for ongoing permanent BMP maintenance.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2300555 and Site Development Permit No. 2300868 with modifications
2. Deny Coastal Development Permit No. 2300555 and Site Development Permit No. 2300868, if the findings required to approve the project cannot be affirmed.

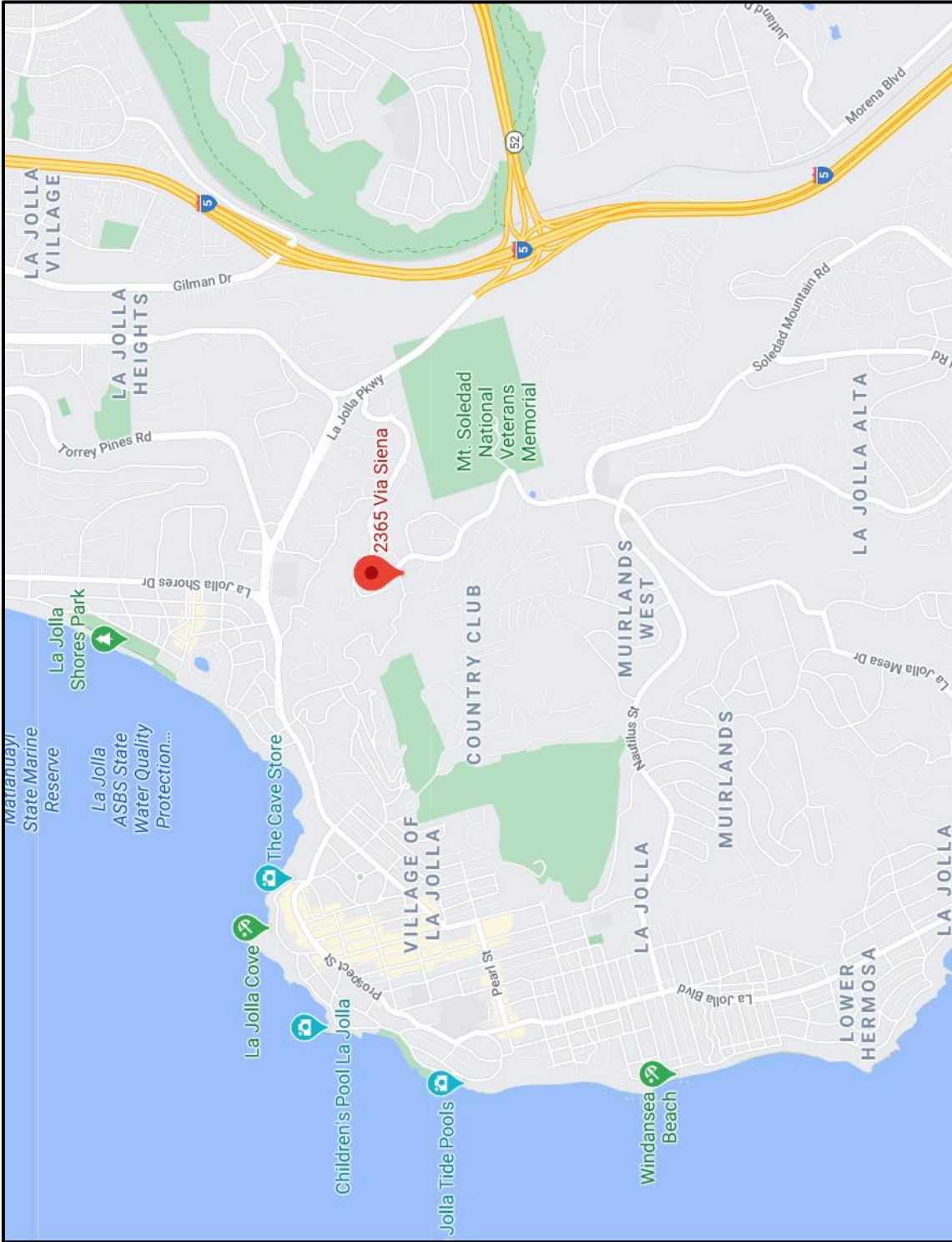
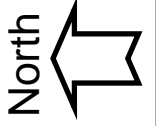
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Xavier Del Valle', is written over a horizontal line.

Xavier Del Valle, Development Project Manager

Attachments:

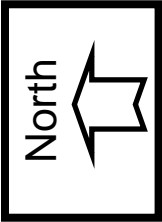
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Association Recommendation
7. La Jolla Shores Advisory Board Recommendation
8. Ownership Disclosure Statement
9. Project Plans



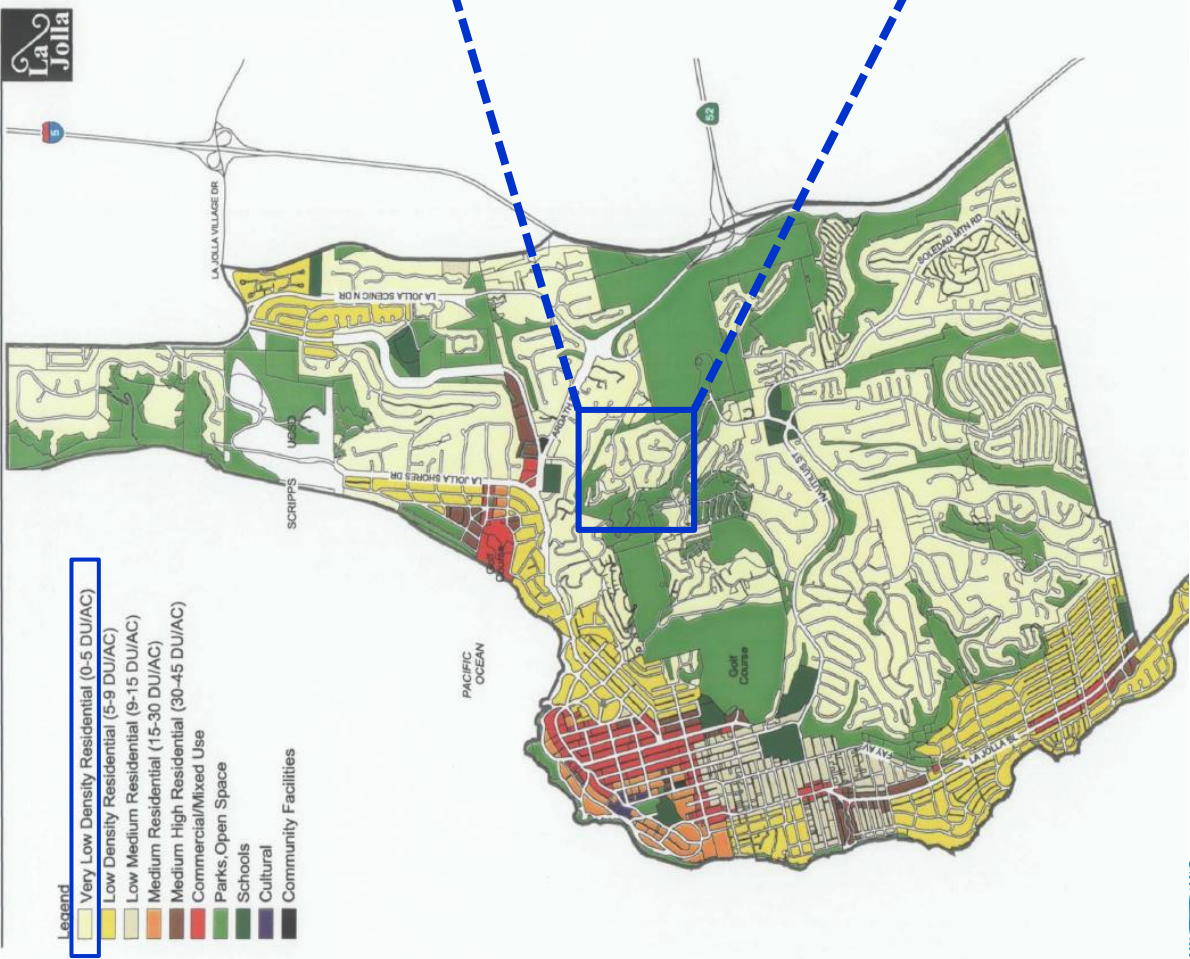
Project Location Map

Sinnett CDP/SDP
Project No. 638504 – 2365 Via Siena





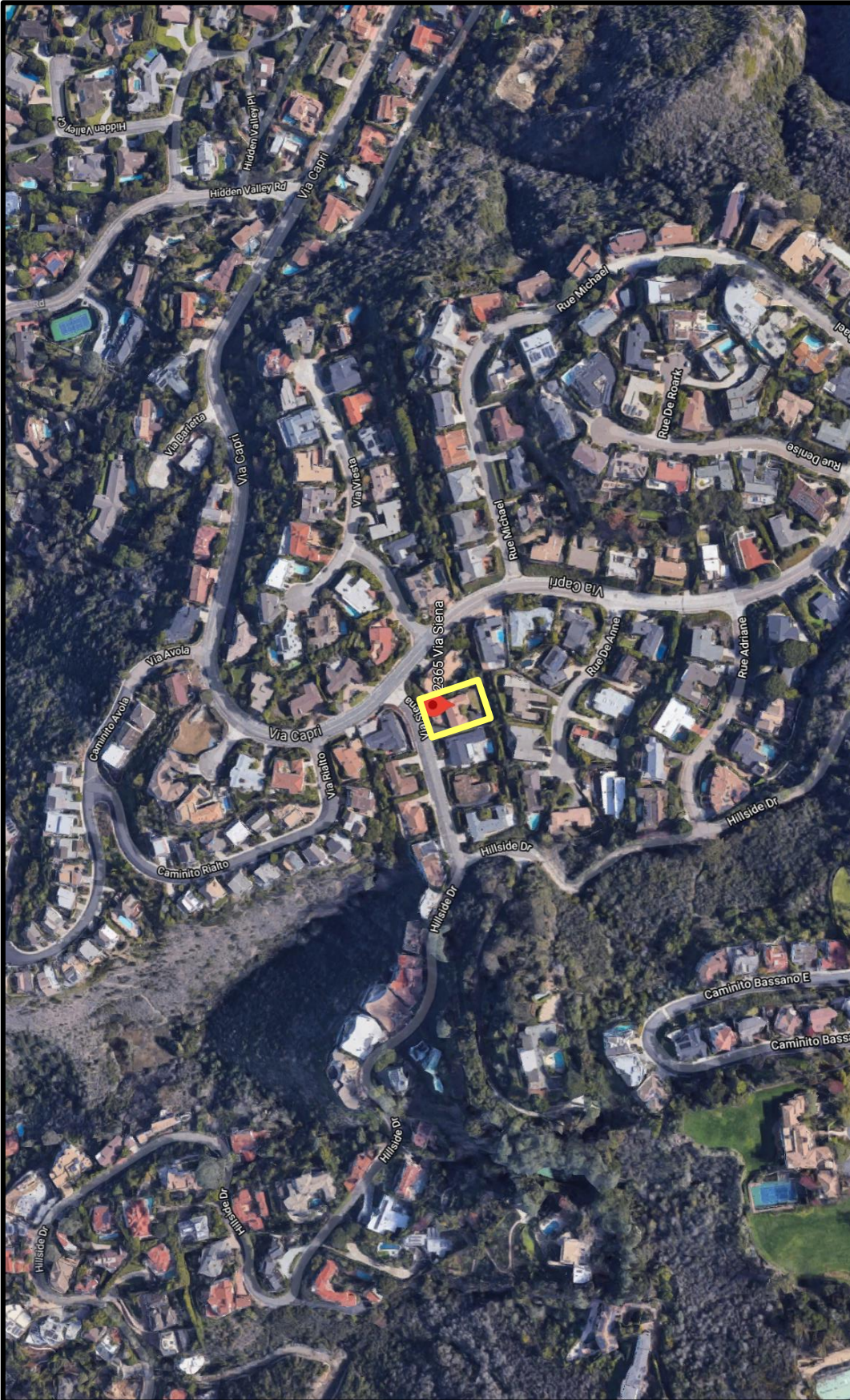
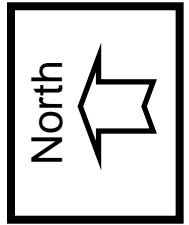
Project Site



Land Use Map

Sinnott CDP/SDP
Project No. 638504 – 2365 Via Siena





Aerial Photograph

Sinnott CDP/SDP
Project No. 638504 – 2365 Via Siena



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2300555
SITE DEVELOPMENT PERMIT NO. 2300868
SINNETT CDP/SDP - PROJECT NO. 638504

WHEREAS, REEM SINNETT and SCOTT SINNETT, Owner/Permittee, filed an application with the City of San Diego for a permit for a remodel and addition to an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2300555 and Site Development Permit No. 2300868), on portions of a 0.27-acre site;

WHEREAS, the project site is located at 2365 Via Siena and is in the La Jolla Shores Planned District Single Family Zone, the Coastal Height Limitation Overlay Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Parking Impact Overlay Zone (Coastal), and Transit Priority Area within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 23 of Hidden Valley Hills Unit No. 1, according to the Map thereof No. 3921, filed in the Office of the County Recorder of San Diego County, June 30, 1958;

WHEREAS, on September 4, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 18, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2300555 and Site Development Permit No. 2300868 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2300555 and Site Development Permit No. 2300868:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The project site is located at 2365 Via Siena within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project site is developed with a one-story, 1,684 square-foot single family residence within an established residential area. The project includes a remodel and a 2,590-square-foot addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck.

The project site, which is located less than one mile east of the Pacific Ocean, is not located with the First Public Roadway or within a Visual Access corridor, as identified within the La Jolla Community Plan. The project complies with the community goals regarding public view preservation and enhancement since the proposed additions are located within the previously developed portions of the property. Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the proposed additions were determined to be in general conformance with setbacks and bulk and scale, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone (LJSPDO – SF), including a building height of 25 feet, which is below the 30-foot height limit. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan, and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project site is located at 2365 Via Siena within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project site is developed with a one-story, 1,684 square-foot single family residence within an established residential area. The project includes a remodel and a 2,590-square-foot

addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck.

The project site does not contain any sensitive vegetation or steep hillsides, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. An environmental determination was made that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303 (New Construction). Therefore, the proposed development will not adversely affect environmentally sensitive lands.

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

The project site is located at 2365 Via Siena within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project site is developed with a one-story, 1,684 square-foot single family residence within an established residential area. The project includes a remodel and a 2,590-square-foot addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck. The site was reviewed for historical significance and staff determined that the existing residence does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The 0.27-acre site is designated in the Community Plan for very low density (0-5 dwelling units per acre) residential uses, and the project complies with the prescribed density. The proposed additions to the residence are located within the previously developed portions of the property. Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the proposed additions were determined to be in general conformance with setbacks and bulk and scale, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone (LJSPDO – SF), including a building height of 25 feet, which is below the 30-foot height limit.

The project conforms with all of the development regulations of the LJSPDO – SF Zone, and the Coastal Overlay Zone. The project site, which is located less than one mile east of the Pacific Ocean, is not located with the First Public Roadway or within a Visual Access corridor, as identified within the Community Plan. Pursuant to SDMC Section [1510.0301](#), the LJSPDO contains General Design Regulations, which specifies that “no structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.” The project is designed to include white stucco, ivory stone, drank grey roof and vinyl windows, which demonstrates conformance with

the LJSPDO. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 2365 Via Siena within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project site is developed with a one-story, 1,684 square-foot single family residence within an established residential area. The project includes a remodel and a 2,590-square-foot addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck. The project site, which is located less than one mile east of the Pacific Ocean, is not located with the First Public Roadway or within a Visual Access corridor, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

- a. The proposed development will not adversely affect the applicable land use plan.**

The project site is located at 2365 Via Siena within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project site is developed with a one-story, 1,684 square-foot single family residence within an established residential area. The project includes a remodel and a 2,590-square-foot addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck. The site was reviewed for historical significance and staff determined that the existing residence does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The 0.27-acre site is designated in the Community Plan for very low density (0-5 dwelling units per acre) residential uses, and the project complies with the prescribed density. The proposed additions to the residence are located within the previously developed portions of the property. Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the proposed additions were determined to be in general

conformance with setbacks and bulk and scale, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone (LJSPDO – SF), including a building height of 25 feet, which is below the 30-foot height limit.

The project conforms with all of the development regulations of the LJSPDO – SF Zone, and the Coastal Overlay Zone. The project site, which is located less than one mile east of the Pacific Ocean, is not located with the First Public Roadway or within a Visual Access corridor, as identified within the Community Plan. Pursuant to SDMC Section [1510.0301](#), the LJSPDO contains General Design Regulations, which specifies that “no structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.” The project is designed to include white stucco, ivory stone, dark grey roof and vinyl windows, which demonstrates conformance with the LJSPDO. Therefore, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety and welfare.

The project site is located at 2365 Via Siena within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project site is developed with a one-story, 1,684 square-foot single family residence within an established residential area. The project includes a remodel and a 2,590 square-foot addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck.

The project will not be detrimental to the public health, safety, and welfare. The project site does not contain any sensitive vegetation or steep hillsides, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions. A condition of approval requires a geotechnical investigation report or update letter that specifically addresses the proposed construction plans.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring by permit and bond the closure of the existing driveway and installation of a new 12-foot wide City standard driveway along Via Siena; obtaining a bonded grading permit for the proposed grading for the project; landscape maintenance; implementing storm water construction best management practices (BMPs); and entering into a Maintenance Agreement for ongoing permanent BMP maintenance. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project site is located at 2365 Via Siena within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project site is developed with a one-story, 1,684 square-foot single family residence within an established residential area. The project includes a remodel and a 2,590-square-foot addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck. The project site, which is located less than one mile east of the Pacific Ocean, is not located with the First Public Roadway or within a Visual Access corridor, as identified within the Community Plan. The project was designed to be in general conformance with all of the applicable development regulations (i.e., density, lot coverage, and height) of the La Jolla Shores Planned District Single-Family Zone and the Coastal Overlay Zone. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2300555 and Site Development Permit No. 2300868 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. 2300555 and Site Development Permit No. 2300868, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on November 18, 2020

IO#: 24008282

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: 24008282

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2300555
SITE DEVELOPMENT PERMIT NO. 2300868
SINNETT CDP/SDP - PROJECT NO. 638504
HEARING OFFICER

This Coastal Development Permit No. 2300555 and Site Development Permit No. 2300868 are granted by the Hearing Officer of the City of San Diego to REEM SINNETT and SCOTT SINNETT, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505 and 126.0708. The 0.27-acre site is located at 2365 Via Siena and is in the La Jolla Shores Planned District Single Family Zone, the Coastal Height Limitation Overlay Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Parking Impact Overlay Zone (Coastal), and Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as: Lot 23 of Hidden Valley Hills Unit No. 1, according to the Map thereof No. 3921, filed in the Office of the County Recorder of San Diego County, June 30, 1958.

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

The project shall include:

- a. A remodel and a 2,590-square-foot addition to the existing 1,684 square-foot residence, including a 407-square-foot guest quarters for a total of 4,274 square feet. The project also includes a 1,753-square-foot below grade garage, and a 1,540 square-foot roof deck; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 3, 2023.
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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway, and installation of a new 12-foot wide City standard driveway along Via Siena and shall conform to the requirements of the SDMC in a manner satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the proposed grading for the project. All grading shall conform to the requirements of the SDMC, in a manner satisfactory to the City Engineer.

14. The project proposes to export 617 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the

Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing maintenance of permanent Best Management Practices (BMPs) and shall conform to the requirements of the SDMC in a manner satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications, any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC.
17. Prior to the issuance of any construction permits, 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.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape and irrigation construction documents. The construction documents shall comply with the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted areas consisting of recreational areas, walks (areas used for access whether paved, mulched, stepping stone, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.
19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
20. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction document plans is damaged or removed, the landscaping shall be repaired and/or replaced in kind and in an equivalent size, per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

GEOLOGY REQUIREMENTS:

21. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PLANNING/DESIGN REQUIREMENTS:

22. 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.

23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on November 18, 2020 and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit No. 2300555
Site Development Permit No. 2300868
Date of Approval: November 18, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle
Development Project Manager

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

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

Owner/Permittee

By _____
Reem Sinnett

Owner/Permittee

By _____
Scott Sinnett

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

La Jolla Community Planning Association Regular Meeting Final Minutes

2 July 2020

Regular Meetings: 1st Thursday each month, La Jolla Recreation Center, 615 Prospect St

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
info@lajollacpa.org

President: Diane Kane
1st Vice President: Greg Jackson
2nd Vice President: Helen Boyden
Secretary: Suzanne Weissman
Treasurer: Mike Costello

Due to the COVID-19 public health emergency, LJCPA meetings currently are online only. Instructions for registering and attending are at <https://gregj.us/3edWxZt> (copy and paste the URL into your browser if clicking on it doesn't work). **Those who wish to attend (including viewing, listening, and possibly speaking at the meeting) must register in advance.**

Supplemental materials and comments: <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>

Quorum present: Boyden, Brady, Costello, Courtney, Davidson, Fitzgerald, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Steck, Weiss, Weissman **Absent:** Ahern

Call to Order (6:00pm)

This is a recorded meeting with a full agenda. Please make sure mobile or otherwise noisy **devices are off** or silent, and in online meetings keep microphones muted except when called on. Please **address the chair** and refer to projects or issues, not to applicants or opponents. If special facilities or access are required (for example, to display presentations), please notify the Chair one week prior to meeting. Chair calls on public and then trustees, closes discussion upon consensus, and calls for motions. Trustees vote by roll call or show of hands as appropriate.

LJCPA welcomes donations, which can be made in cash at physical meetings or by check payable to "LJCPA". Please email the Treasurer (emsmike@san.rr.com) for instructions and address.

1.1. Approve Agenda

Vote: Approved unanimous

1.2. Approve Minutes

Motion Approve minutes of meeting, June 4, 2020 (Boyden/Brady) **Vote:** unanimous

2. Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less

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 Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Vice Chair, Andy Fotsch, 3rd Monday, 4:00 pm

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

Morton: Item of concern to CPA. While I am a proponent of property rights, I have received comments from neighbors about a developer doing extensive work and grading at 1365 Muirlands Dr without a building permit. **Kane:** The CPA is aware of this project and is working to bring the project into compliance and to community review.

Hadley: Council member Bry is meeting with director of DS to get answers to questions raised by this project. I hope to have more next meeting

Emerson: LJSA meeting Wednesday. We will have a legislative update on AB 3243 which you should be aware of, also Complete Communities. UCSD has changed the name of the Future College Living Learning Neighborhood to Theater District Living Learning Neighborhood. We will be discussing that and changes in the project. Our hopes for summer street dining in LJ Shores have been dashed; we have been working with the City and Police Dep't but they do not have capability to support small businesses. We will discuss that and how to support small business.

LaCava: Jen Campbell has introduced a new proposal for STVR's that does not include enforcing the current regulations which make them illegal. Instead a new effort to legalize whole house rentals and home sharing. There are few details available but a fast track effort to bring it to City Council. I urge CPA to look at it. It is disconcerting to those who are opposed to STVR's and wish the City to enforce current regulations. This has been brought forward with NO input from residents or planning groups.

3. Consent Agenda

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees or boards in a single vote, upon which those recommendations become the recommendation of the LJCPA. The public may comment on consent items, but there is no presentation or debate. Anyone may request a consent item be pulled for full discussion by the LJCPA at a future meeting.

Supporting materials, if any: <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>

3.1. (pulled) ~~Cass St ROW Vacation (659043, Sher)~~

~~(Process 5) Public Right of Way Vacation to vacate a portion of Cass Street and a portion of the alley abutting 990 Van Nuys Street. The 0.117-acre site is in the RS-1-7 Zone within the La Jolla Community Plan area. Council District 1.~~

~~DPR: Findings CANNOT be made. Passes 6-0-1~~

3.2. La Jolla Christmas Parade and Holiday Festival

Temporary Street Closures and No Parking areas related to the 63rd annual event 12/6/20
T&T: **APPROVED** 9-0-0

3.3. Pedestrian Hybrid Beacon at 2552 Torrey Pines Road

City request at location across from LJ Nursing and Rehab Center to enhance safety
T&T: **APPROVED** 9-0-0

3.4. 2365 Via Siena (638504, Sinnett)

(Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) for the addition and remodel to an existing single dwelling unit for a total of 5,881 square feet located at 2365 Via Siena. The 0.28 acre site is located in the LJSPD-SF base zone of the Coastal (Non-appealable) Overlay Zone of the La Jolla Community Plan Area, and Council District 1.

PRC: **Findings CAN be made** given the owner's agreement to these three conditions: A. Eliminating the chimney on the North converting to a gas fireplace, roof deck chimney on the south side no higher than roof ridge line; B. Add landscaping between garage doors and change material of garage door; and C. Retaining walls at the front not to more than 6" above existing grade, if grading permit allowed. Passes 6-0-1

Item 3.1 Cass St. ROW vacation (659043, Sher) pulled.

Motion: Approve Consent Agenda items 3.2, 3.3, 3.4. (Jackson/Steck) Vote: unanimous,

4. Non-Project Discussions & Reviews

Supporting materials, if any: <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>

4.1. Complete Communities (Kane/Mangano)

Kane: Complete Communities project (CC) has 4 separate parts. The first is the Master Parks Plan Update that we discussed last month. Parts 2 and 3 are Housing and Transportation. Part 4 is Facilities Financing. These are all integrated into one EIR, a complex, complicated piece of policy legislation. The community planning groups have been eliminated from discussion of the development of these plans during the last 18 months. The LJCPA was not aware of them until May, so we are behind in participating. The proposals we are looking at tonight were at the Planning Commission last month and are moving rapidly to City Council. The CC proposals are driven by state legislation to help the building industry produce more affordable housing. These proposals are the local response to pending state legislation. The Transportation element is driven by SB 743. It sets a deadline of July 1, 2020 to adopt Vehicle Miles Traveled – VMT – as a measure to assess the impacts of transportation on greenhouse gasses in environmental reports. That bill does not require the elaborate transportation element proposed. Many feel this program is being rushed unnecessarily.

The Housing Element encourages housing construction in multi-family and mixed-use commercial areas that are served by transit. A Transit Priority Area is within 1 mile of high-quality transit. It also provides incentive by removing regulatory barriers at all income levels especially very low, low and moderate income. The Parks Plan is one of the amenities given in exchange for higher density. A detailed explanation of details of Housing Element proposal as it affects LJ with maps showing areas affected followed – see supporting materials.

Recommendations:

- Support motion from Community Planners Committee to oppose housing component; ask City Council not to docket CC to allow time for changes; to allow

CPG's and other stakeholders to review it; request infrastructure component before considering approval; separate out transportation element for independent review and adoption; and recommend working in concert with other CPG's to present unified voice.

- Support CPG 's No vote to separate transportation element from housing element. This motion failed because of lack of time to review and questions whether the Route 30 bus line qualified as high-quality transit.
- Refer Housing Element to DPR and PRC to do case study testing on FAR and bulk and scale in areas proposed. Refer Transportation Element to T & T for analysis.
- Form ad hoc committee to study cumulative impacts of proposed density regulations. Ask City staff to provide a specific parcel list.
- Remove Coastal Zone from entire proposal: numbers don't work with 30' height limit; will encourage land speculation and spot zoning; will encourage repeal of Prop. D; skeptical that Process 2 projects will come to community for review; reduces supply of naturally occurring affordable housing.
- Reduce FAR to acknowledge 30' height limit and remove parcels zoned RM1-1 to 3.

Discussion: Coastal Commission will have to approve; transportation program based on regional transportation plan for high quality transit in future in areas shown on map rather than Route 30 bus-line; need for further study to consider Parks Plan effect on other elements.

Tom Mullaney, Uptown Planning Group, Parks Plan is a NO parks plan. With projected 320,000 people in SD in the next 30 years adding no new park space will cause people to come to beaches affecting the entire community. This plan won't help underserved communities; instead of a 3 acre park they will get a swing set. Consider a statement today that you cannot accept Complete Communities as currently written and require more time to analyze and understand it.

Motion: Ratify CPC motion to oppose housing component; ask City Council not to docket CC to allow time for changes; to allow CPG's and other stakeholders to review it; request infrastructure component before considering approval; separate out transportation element for independent review and adoption; adopt as our own, and notify appropriate city entities of this action. (Jackson/Boyden) **Vote:** Unanimous, chair abstains

Motion: Ratify NO vote at CPC to support Transportation Element from Housing Element because we have not had time to review it. (Jackson/Boyden) **Vote:** Unanimous, chair abstains

Motion: Set up ad hoc committee to analyze numbers, study EIR and other data (Jackson/Mangano) **Vote:** Unanimous, chair abstains

Motion: Coordinate with other Community Planning Groups (Weiss/Mangano) **Vote:** Unanimous, chair abstains

Motion to remove Coastal Zone from entire project withdrawn for further discussion.

5. Project Reviews (may be *de novo* considerations)

Prior actions by committees are for information only. The Chair may call for motion and vote after a specified allotment of time to applicants and opponents.

Supporting materials, if any: <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>

5.1. 411 Sea Ridge (659048, Salvagio)

(Process 3) Coastal Development Permit and Site Development Permit to demo an existing residence and construct a new two-story, 5,067 square foot residence, including garage, carport, decks, balconies and site improvements at a site located at 411 Sea Ridge Rd. The 0.21-acre site is in the RS-1-7 Zone, SCOZ-CB, FP 100, and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

DPR: **Findings CAN be made.** Passes 4-3 (chair breaks tie)

Kevin Leon with Mark Lyon Architect for applicant presentation showing drawings in supporting materials. Issues from DPR meeting;

- Drawing showing project superimposed into streetscape to show that it fits into neighborhood. Meets height and FAR requirements.
- Overhead view showing compatibility of footprint with neighboring properties. Also a view from below showing height is compatible with neighboring properties from rear.
- Drawing showing reduced roof decks pulled in from neighboring properties. All meet code requirements.
- Slide showing view from LJ Blvd and traffic circle with house superimposed showing ocean visible.
- Drawing showing view of required view corridors on both sides of house.
- Carport is allowed by code; it does not count in FAR.
- Landscape plan shows proposed grass pavers in front of carport that take place of driveway.
- Engineers report on stability of bluff; new house does not encroach any closer than existing house, existing pool remains. Civil engineer designed drainage system to prevent any water flowing over bluff – all water directed to street.
- Les Reid, engineer, explanation of bluff studies: the property to the east, 417 Sea Ridge, had a dysfunctional sump pump for many years that caused damage to bluff but did not affect Salvagio property. He performed many technical studies to confirm stability of bluff on this property.

Davidson: questioned what was done to insure that Salvagio property will not be affected by neighboring property. **Reply:** explanation of how this property is stable and different from property at 417 that suffered from a unique problem.

Mangano: is pool structure same as existing. **Reply:** Pool and house are built on natural material and are very stable.

Neil: comments that internal courtyard contributes to greater mass where massing should be minimized. **Reply:** we tried to keep character of existing house that has a courtyard.

Costello: showed pictures telling history of flooding and erosion problems with the bluff over many years. These serious problems will continue. **Reply:** referred to his full report included in supplemental materials which addresses the issues with the bluff and explained the work done to show water damage was only on 417 property.

Costello: San Diego Municipal Code states that driveways on a single premise have to be separated by 45 feet. There are 2 driveways where there are 2 places to put cars, so this project does not conform to the SDMC. This second driveway will remove street parking in beach impact overlay zone: **Reply:** Only one driveway; the grass in front of the carport is not a driveway; there is no curb cut because there is a rolled curb.

Weiss: the functional aspect of grass pavers in front of carport is a driveway. Question about possible fault in bluff. **Reply:** minor fault in 417 not near Salvagio property.

Question on Code section re: driveways – Costello: SDMC Code section 142.0560 called out in Cycle issue letter.

Confirm that view corridors on side will be recorded against deed.

Comment about DPR meeting vote. DPR members were split evenly just as here.

Motion: Findings cannot be made for SDP or CDP because SDMC states that there shall be at least 45 ft. between driveways serving the same premise; here there are two driveways. (Costello/Little) **Vote:** 13-3-1: Motion carries;

In favor: Brady, Costello, Courtney, Davidson, Ish, Little, Mangano, Manno, Neil, Shannon, Steck, Weiss, Weissman

Opposed: Boyden, Fitzgerald, Jackson

Abstain: Kane (chair)

5.2. 7595 Hillside (522708, Cass)

(Process 3) Site Development Permit and Coastal Development Permit to demolish an existing dwelling and construct a 7,091 sq ft 2-story over basement dwelling located at 7595 Hillside Dr. The 0.797-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

PRC: **Findings CANNOT be made**, since project appears not to conform overall height limit; committee could not agree on driveway parking, retaining wall, steps; project lacks support

from direct neighbor; questionable viability of the exterior stairways; potential encroachment of structure on property line; and too many issues unresolved. Passes 6-0-1

Jess Gonzales, architect, presentation:

Began with comments on the history of the project that was passed by PRC in February, but because of a misunderstanding about the addition of minor details it was returned to PRC and denied there. The issues for the denial have been fixed; we have improved the project with the help of the community and now we believe the project meets all design criteria.

Following drawings show what has been done to correct PRC concerns.

- The project is a two story home that shares the same shape of the existing home; it takes up the same length with large frontage. Much of it sits below street level so it does not block neighbors' views as much of it is underground.
- The retaining wall along the front was separated from the house to reduce the overall height limit.
- The 2 off street parking spaces were increased to meet code requirements by shortening the garage space.
- The stairway landing along the side of the guest quarter was pushed back from the property line.
- The angle of the driveway was changed to resolve visibility issue.
- A large space in front was created for construction staging to keep materials off the street with plans for traffic control. We will build from bottom up.

Now we are in compliance.

Kane: What are the setbacks on north property line and describe the floor plan? **Reply:** 6ft. main and lower floor plan drawings described.

Merten, representing John and Ann Gilchrist, neighbors across the street, presentation of objections to the plan based on plans submitted to City on May 1. The CPA has a duty to consider compliance with the SDMC, so technical issues are a concern; also a duty to review applications referred to you from the City. The plans just presented have not been submitted to the City so they may not apply.

- The drawing presented tonight showing the construction staging area is not correct; the lower floor extends into that area and will be excavated.
- Driveways are substandard length per MC.
- In plans presented tonight the driveways are the required length, but the driveway on the right is not viable because of too great slope gradient; therefore only 1 viable space is provided in contradiction of SDMC requirement for 2 additional parking spaces.
- The existing 2 parking spaces are eliminated.

Attachment 6

La Jolla Community Planning Association
2 July 2020 Regular Meeting Final Minutes
Page 8 of 10

- Further explanation showing driveway gradient slope on the right is too steep.
- Unauthorized development in Public Right of Way – stairs and retaining walls.
- Side setback on right side of plan is 16", the other side is 21". The LJSPDO says setbacks should be in general conformity with the area. There are no comparable side setbacks in that area.
- Overall structure height is over allowed height of 40 ft. because retaining wall and fence need to be included in the calculation which makes it 49 ft.
- The landing at stairway on left side requires an 8 ft. retaining wall which will need shoring. The shoring will extend over the property line.
- Shoring needed to construct front retaining walls will extend into the PROW.
- No detail provided for 5 foot metal fence adjacent to the roadway which will be in PROW.
- Documentation is not available in the environmental report for impact on the seasonal wetland below.

For these reasons the proposed project as currently designed is not in accordance with the LJSPDO or the applicable sections of the SDMC.

Weiss: we rarely see a project declined by PRC 6-0-1. With all the changes involved I would like to see the project go back to PRC before we decide.

Courtney: How much of the 34,000 sq.ft. lot is level and how high is the retaining wall at back of property? **Reply:** Pad from existing house being used is about 25% of lot, the retaining wall about 2 to 8 ft.

Fitzgerald: Have the plans we see tonight been reviewed by the City? With a lot of open issues this project is not in final form. We don't have the City's review.

Gonzales: I agree; let the City review. I will wait for next cycle issues.

Manno, Weiss left meeting; reflected in vote count

Motion: Do not vote now; send back to applicant to return to PRC and CPA when the City has finished their last cycle review and we have benefit of their input and other comments on how the issues are resolved. (Fitzgerald/Boyden) **Vote:** 12-2-1: Motion carries.

In favor: Boyden, Brady, Costello, Courtney, Davidson, Fitzgerald, Ish, Little, Jackson, Mangano, Shannon, Weissman

Opposed: Neil, Steck

Abstain: Kane (chair)

6. Elected Officials, City Agencies, & Other Entities**6.1. 39th Senate District: State Senator Toni Atkins, Senate President Pro Tempore**

Rep: Miller Saltzman, 619-645-3133, Miller.Saltzman@sen.ca.gov

Saltzman: Senator Atkins is well aware of bluff issues. Following are items of interest:

- Senator is working on creating a housing production package offering solutions about housing shortages
- Governor signed the budget. It includes protective funding for schools and health & human services and maintains 300 M. for homeless funding. It avoids program cuts and middle-class tax increases while looking at a 54 B. deficit where we had a surplus at the beginning of the year.
- A renter/landlord stabilization plan to enable agreement between renters and landlords to resolve unpaid rents limiting foreclosures and evictions.
- 25 B. economic recovery fund established through prepaid future tax vouchers that would provide economic stimulus.
- Senator supports peaceful protests and believes in de-escalation and demilitarization and more outreach in community policing.
- Driver's licenses expired before July 20 are ok and can be renewed online.

Feel free to reach out to our office about that, unemployment or Covid-19 issues.

One question about renter/landlord plan and request for more information about housing bills for next meeting.

7. Officer Reports**7.1. Treasurer**

Beginning Balance as of June 1, 2020	\$851.21
Income	
Collections, June 2020	\$30.00
CD Sales	\$00.00
Total Income	<u>\$30.00</u>
Expenses	
Agenda printing	\$00.00
Rec Center	\$00.00
Zoom Meeting Expenses	\$00.00
Total Expenses	<u>\$00.00</u>
Net Income/(Loss)	\$30.00

Ending Balance of June 30, 2020 **\$881.21**

“Donations can be made by mailing a check made out to the LJ CPA. Email the Treasurer at EMSMIKE@SAN.RR.COM for instructions and address.”

7.2. Secretary no report

7.3. President

Supporting materials, if any: <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>

7.3.1. Ratify appeal of 304-306 Kolmar project

Motion: Ratify appeal of 304 – 306 Kolmar Project (Jackson/Boyden) **Vote:** 13-1-1. Motion carries

In favor: Boyden, Brady, Costello, Courtney, Davidson, Ish, Little, Neil, Jackson, Mangano, Shannon, Steck, Weissman

Opposed: Fitzgerald

Abstain: Kane (chair)

7.3.2. Ratify LJCPA letter to City on noticing requirements

Motion: Ratify LJCPA Letter to City on noticing requirements: (Jackson/Fitzgerald)

Vote: Unanimous, chair abstains

8. Non-Agenda Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less

Ish: Land Development Committee update meeting: serial permitting and garage conversions were continued. More next time.

Courtney: Can we do anything to persuade Mayor to close beaches and beach parking lots during holidays? **Hadley:** we have asked Mayor for his plan to enforce wearing of masks and social distancing but have had no response. I suggest everyone send letters to Mayor.

9. Adjourn to LJCPA special meeting (16 July 2020, 5pm)



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
APPROVED Meeting Minutes for September 18, 2020
 615 Prospect Street
 La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present

1. Call to Order: 10:00 a.m.

Potter called the meeting to order at 10:00 a.m. Planning Department Staff in attendance: Marlon Pangilinan, Senior Planner.

2. Approval of the Agenda:

Lazerow moved to approve, Weissman seconded. Motion passed 4-0-0.

3. Non-agenda public comment:

None.

4. Approval of the minutes for August 26, 2020.

Draft minutes included comments provided previously by Board Member Lazerow. Chair Potter wanted to include, "with much input from neighbors" in the minutes for the 2701 Bordeaux project prior to moving approval. Weissman moved to approve minutes as amended. Lazerow seconded.

5. Project Review:

ACTION ITEM A – Barth Addition

Project: PTS 666339 – 8341 El Paseo Grande

Location: 8341 El Paseo Grande

APN: 346-171-0600

Presented by: Brian Elia, BElia@masterworksgcc.com , (619) 319-0333

Description: Proposal for a second story addition to an existing 1,456 sf residence on a 0.13 acre-site. Applicant is seeking a recommendation to be processed as a Minor Project (Process 1).

Presentation:

The Applicant made the following points during the presentation:

- Proposed addition of a guest suite on proposed second floor
- Existing carport was incorporated into design to maintain existing character
- Roof deck would be retained
- Glass will be used to increase transparency in design
- Approximately 2644 sf of new construction is planned
- Proposal would be 400 sf under allowed FAR
- New construction would be stepped back (23 feet from property line)
- Building height is 24 feet

Board Comment:

Comments from the board included the following:

- The large, proposed square footage and the addition of a second story do not qualify as a Process 1
- Development Services Department staff noted that proposal is over 10% of existing sf, indicating a major project
- No step back on second story at south elevation at 5 feet from property line
- A letter from the neighbor to the south of the project would be helpful regarding impact of second story addition
- More articulation on the rear and south sides are recommended

Motion:

Lazerow moved to recommend denial as a minor project, Weissman seconded. Motion passed 4-0-0.

ACTION ITEM B – PTS 638504 – Sinnett CDP/SDP

Project: PTS 638504

Location: 2365 Via Siena

APN: 352-165-0400

Description: Proposal to remodel an existing 1,684sf residence on a 0.28-acre site. Applicant is seeking a recommendation of approval for a Site Development Permit (SDP)/Coastal Development Permit (CDP).

Presented by: Scott Sinnett, SRSinnett@gmail.com, (951) 235-9223

Presentation:

The Applicant made the following points during the presentation:

- Roof has been flattened. Neighbors have expressed support
- Proposed FAR is .35, where neighbors are at .50
- The La Jolla Project Review Committee supported proposal

Board Comment:

Comments from the board included the following:

- Addressed setbacks, which comply for front, side and rear at 20 feet, 10 feet and 10 feet respectively
- Building height was reaffirmed as being lower than existing for the left and right upper story additions by a foot and higher in the center addition by approximately 20 inches.


Motion:

Weissman moved to recommend approval of project as presented, Lazerow seconded. Motion passed 4-0-0.

Next meeting date: October 19, 2020

Adjournment: 11:10 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017
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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: SINNETT RESIDENCE **Project No. For City Use Only:** _____
Project Address: 2365 VIA SIENA, LA JOLLA CA 92037

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

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

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

Property Owner

Name of Individual: SCOTT AND DEEM SINNETT ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 2365 VIA SIENA
 City: LA JOLLA State: CA Zip: 92037
 Phone No.: 951-235-9223 Fax No.: _____ Email: SRSINNETT@GMAIL.COM
 Signature: [Signature] Date: 5-22-19
 Additional pages Attached: ☐ Yes ☒ No

Applicant

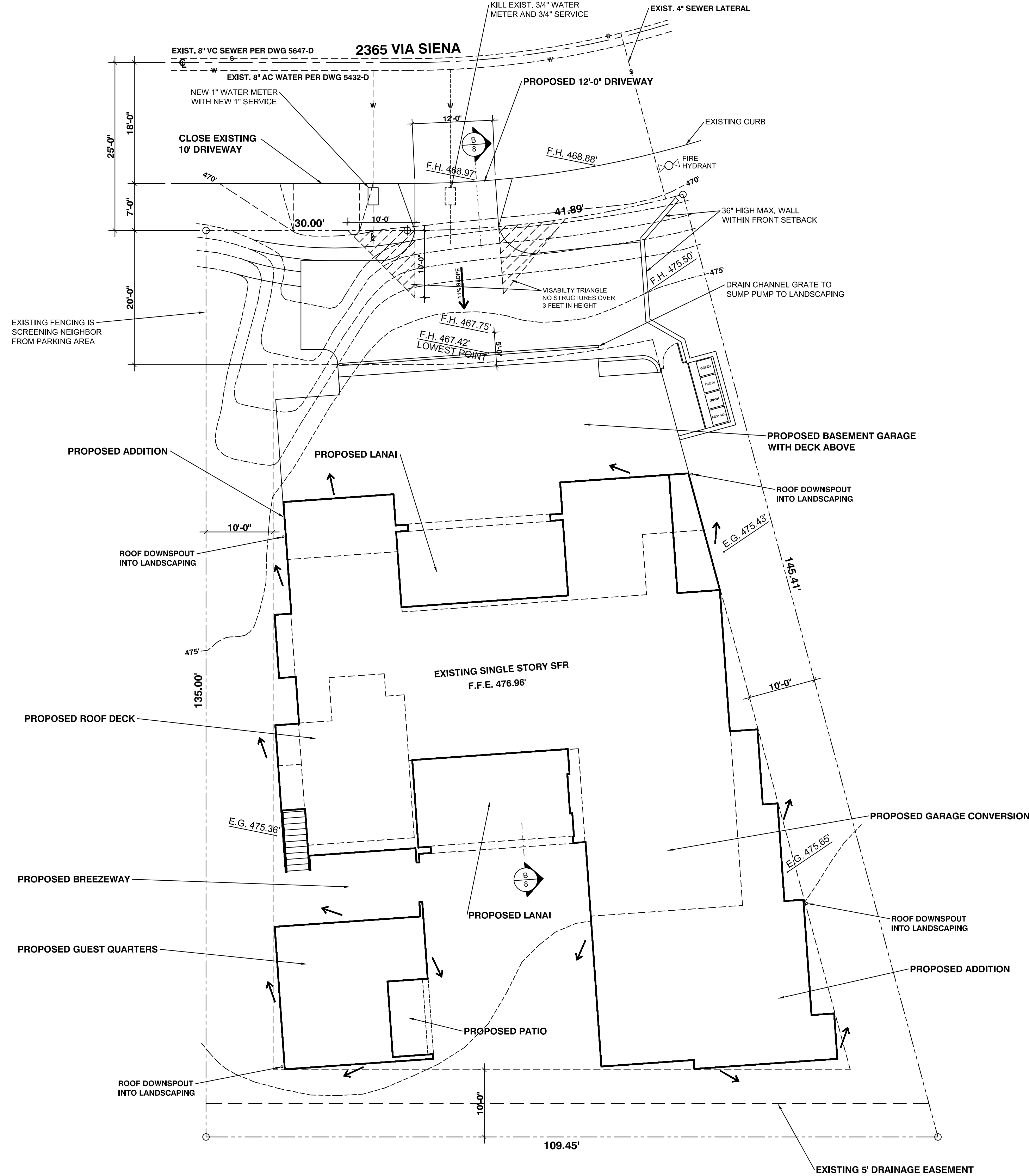
Name of Individual: SAME AS ABOVE ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

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

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS (INCLUDING SETBACKS & ROOF PITCH) PRIOR TO STARTING.
- ALL DIMENSIONS ARE TO NOMINAL ROUGH FRAMING.
- ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC) AND WHEN APPLICABLE, THE 2019 CALIFORNIA BUILDING CODE. PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA GREEN CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, 2019 CALIFORNIA BUILDING CODE, AND THE 2019 CALIFORNIA FIRE CODE.
- NO TRANSIT STOPS EXIST NEAR PROPERTY.
- WATER CLOSETS SHALL HAVE A MAXIMUM FLOW OF 1.28 GALLONS PER FLUSH (GPF).
- SHOWERHEADS SHALL HAVE A MAXIMUM 2.0 GPM FLOW. LAVATORY FAUCETS SHALL HAVE A MAXIMUM 1.5 GPM FLOW AND KITCHEN FAUCETS SHALL HAVE A MAXIMUM 1.8 GPM FLO.
- PROVIDE PERMANENTLY WIRED TOGETHER SMOKE DETECTORS IN ALL BEDROOMS AND THEIR ADJACENT HALLWAYS, AND ABOVE STAIRWAYS, AND ON EACH FLOOR.
- SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE PRIMARY RESIDENCE.
- THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION 314.3.4.
- ATTIC VENT OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/8-INCH IN SIZE.
- SURFACE WATER SHALL DRAIN AWAY FROM BUILDING.
- EXHAUST FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR.
- ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING U-VALUE.
- STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) & CROSSLINKED POLYETHYLENE (PEX) FOR INTERIOR WATER-SUPPLY PIPING.
- ALL BEDROOM ELECTRICAL OUTLETS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI).
- PERMANENTLY WIRED CARBON MONOXIDE ALARM WITH BATTERY BACK UP WILL BE INSTALLED ACCORDING TO THE 2016 CRC, SECTION 315.
- DOWNSPOUTS SHALL BE DIRECTED INTO LANDSCAPE AREAS AND WALKWAYS SHALL BE DIRECTED INTO LANDSCAPE AREAS WHERE FEASIBLE.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITEE 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.
- PERMANENT VACCUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

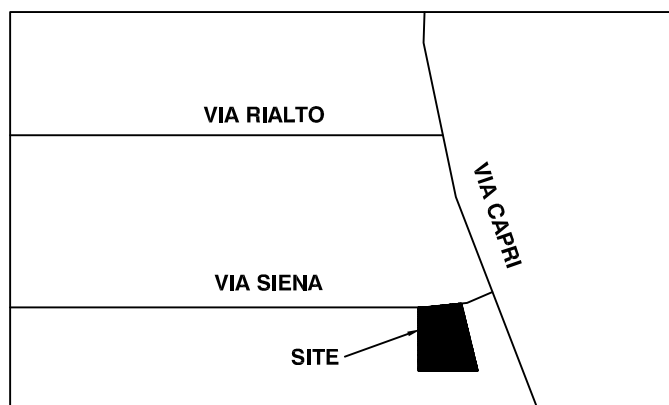


SITE PLAN
SCALE: 1"=10'-0"

SOURCE OF TOPOGRAPHY:

FIELD SURVEY BY METROPOLITAN MAPPING SEPT. 28, 2019
DATUM: MEAN SEA LEVEL (NGVD 29)
PAGE 5, NO. 9

BASIS OF ELEVATIONS:
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
MONUMENT DESCRIPTION: BRASS PLUG TOP OF CURB
LOCATION: SOUTHWEST CORNER OF VIA CAPRI AND VIA RIALTO
DATUM: MEAN SEA LEVEL (NGVD 29)
ELEVATION: 451.82 FEET



VICINITY MAP

SCALE: N.T.S.

EARTHWORK:

ED
737 CUBIC YARDS OF EXPORT
0 CUBIC YARDS OF IMPORT
18' FOOTING CUT DEPTH (MAX. 9'-8" CUT DEPTH)
22' FILL DEPTH
877 CUBIC YARDS OF CUT (INCLUDING FOOTINGS)
170 CUBIC YARDS OF FILL

TOTAL DISTURBANCE AREA 7530 SQ. FT.
EXIST. AMOUNT OF IMPERVIOUS AREA 2614 SQ. FT.
PROPOSED AMOUNT OF IMPERVIOUS AREA 4442 SQ. FT.
TOTAL IMPERVIOUS AREA 7056 SQ. FT.
IMPERVIOUS % INCREASE 64%

NOTE: PERVIOUS AREA SHALL NOT INCLUDE: ROOF, SIDEWALKS, PARKING AREA, WALKWAYS, POOLS, POOL DECKS, ETC.

SCOPE OF WORK:

OBTAIN COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT TO BUILD AN ADDITION TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE (BUILT IN 1947), GARAGE CONVERSION, BASEMENT GARAGE, GUEST QUARTERS, TWO LANAIS, PATIO, BREEZEWAY, DECK AND ROOF DECK

OWNER :

SCOTT & REEM SINNETT
2365 VIA SIENA
SAN DIEGO, CA 92037

LEGAL DESCRIPTION:

A.P.N. : 352-165-04
MAP 3921, HIDDEN VALLEY HILLS, UNIT NO. 1
LOT 23

DESIGNER:

ED SIEFKEN
SIEFKEN & ASSOCIATES
7126 HYATT ST.
SAN DIEGO, CA 92111 (619) 778-9750

PROJECT DATA:

OCCUPANCY R-3-U
TYPE OF CONSTRUCTION TYPE VB
ZONE LUSP-SF
LA JOLLA SHORES PLANNED DISTRICT
COASTAL DEVELOPMENT PERMIT OVERLAY
COASTAL HEIGHT LIMIT OVERLAY
FIRE BRUSH ZONES 300' BUFFER
FIRE HAZARD SEVERITY ZONE
PARKING IMPACT (COASTAL)
TRANSIT AREA (PRIORITY)
GEOLOGIC HAZARD CATEGORY 21
MAX. LOT COVERAGE ALLOWED .60
PROPOSED LOT COVERAGE .48
MAX. HEIGHT ALLOWED 30'
MIN. REQUIRED LANDSCAPE AREA .30
LANDSCAPE AREA PROVIDED .31

SETBACKS

FRONT YARD (ESTABLISHED): 20'
INTERIOR YARDS: 10'
REAR YARD: 10'
LOT AREA: 12,345 S.F.
LOT AREA (ACRES) .27
ALLOWABLE GFA: 9,259 SQ. FT.
EXISTING LIVING AREA: 1,684 SQ. FT.
PROPOSED LIVING AREA: 1,384 SQ. FT.
PROPOSED GARAGE CONVERSION AREA: 730 SQ. FT.
PROPOSED BASEMENT LIVING AREA: 69 SQ. FT.
TOTAL PROPOSED RESIDENCE LIVING AREA: 3,867 SQ. FT.
PROPOSED GUEST QUARTERS LIVING AREA: 407 SQ. FT.
TOTAL PROPOSED GFA: 4,274 SQ. FT.
PROPOSED FAR: .35
PROPOSED BASEMENT GARAGE AREA: 1,753 SQ. FT.
PROPOSED LANAI AREA: 649 SQ. FT.
PROPOSED PATIO AREA: 72 SQ. FT.
PROPOSED BREEZEWAY AREA: 203 SQ. FT.
PROPOSED ROOF DECK AREA: 1,540 SQ. FT.

SHEET INDEX:

SHEET 1 SITE PLAN
SHEET 2 EXISTING FLOOR PLAN
SHEET 3 BASEMENT FLOOR PLAN
SHEET 4 FIRST FLOOR PLAN
SHEET 5 ROOF PLAN
SHEET 6 ELEVATIONS
SHEET 7 ELEVATIONS
SHEET 8 SECTIONS
SHEET 9 SECTIONS

PREPARED BY:

ED SIEFKEN
SIEFKEN & ASSOCIATES
7126 HYATT STREET
SAN DIEGO, CA 92111
619-778-9750

PROJECT ADDRESS:

2365 VIA SIENA
SAN DIEGO, CALIFORNIA 92037

PROJECT NAME:
SINNETT HOME

SHEET TITLE:
SITE PLAN

REVISION 13: _____
REVISION 12: _____
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REVISION 3: _____
REVISION 2: 6-1-20
REVISION 1: 11-25-19

ORIGINAL DATE:
4-10-19

SHEET 1 OF 9
PROJECT # 638504

SIEFKEN & ASSOC.
7126 HYATT STREET
SAN DIEGO, CA (619) 778-9750

SINNETT HOME
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SAN DIEGO, CA 92037

DESIGN BY:

ED SIEFKEN

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CHECKED

DATE
4-10-19

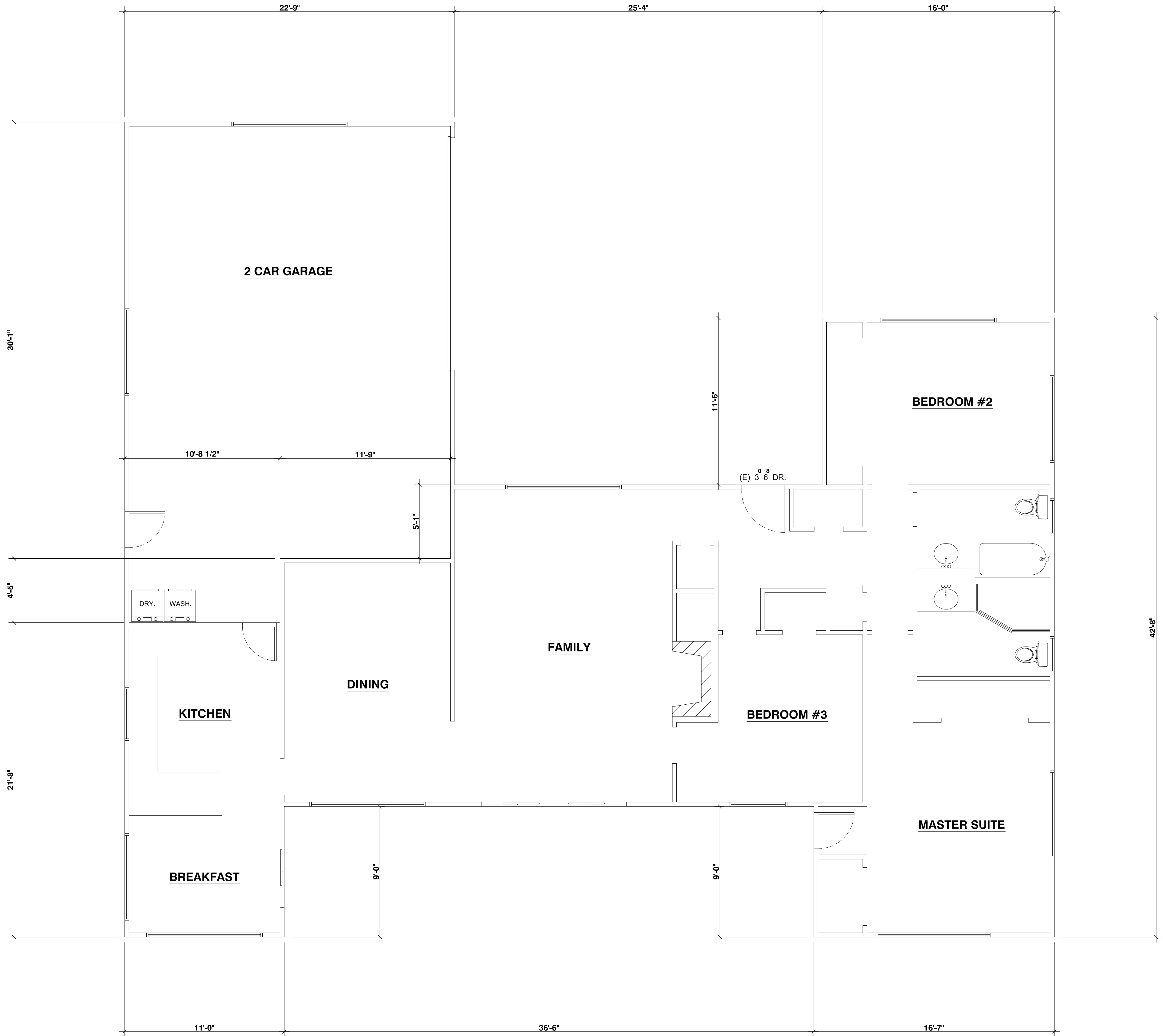
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JOB NO.

SHEET

1

SHEET: OF:



EXISTING FLOOR PLAN **1,684 S.F.**
SCALE: 1/4"=1'-0"

PREPARED BY:

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SIEFKEN & ASSOCIATES
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SAN DIEGO, CA 92111
619-778-9750

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EXISTING FLOOR PLAN

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SHEET 2 OF 9
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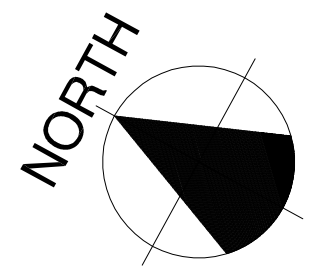
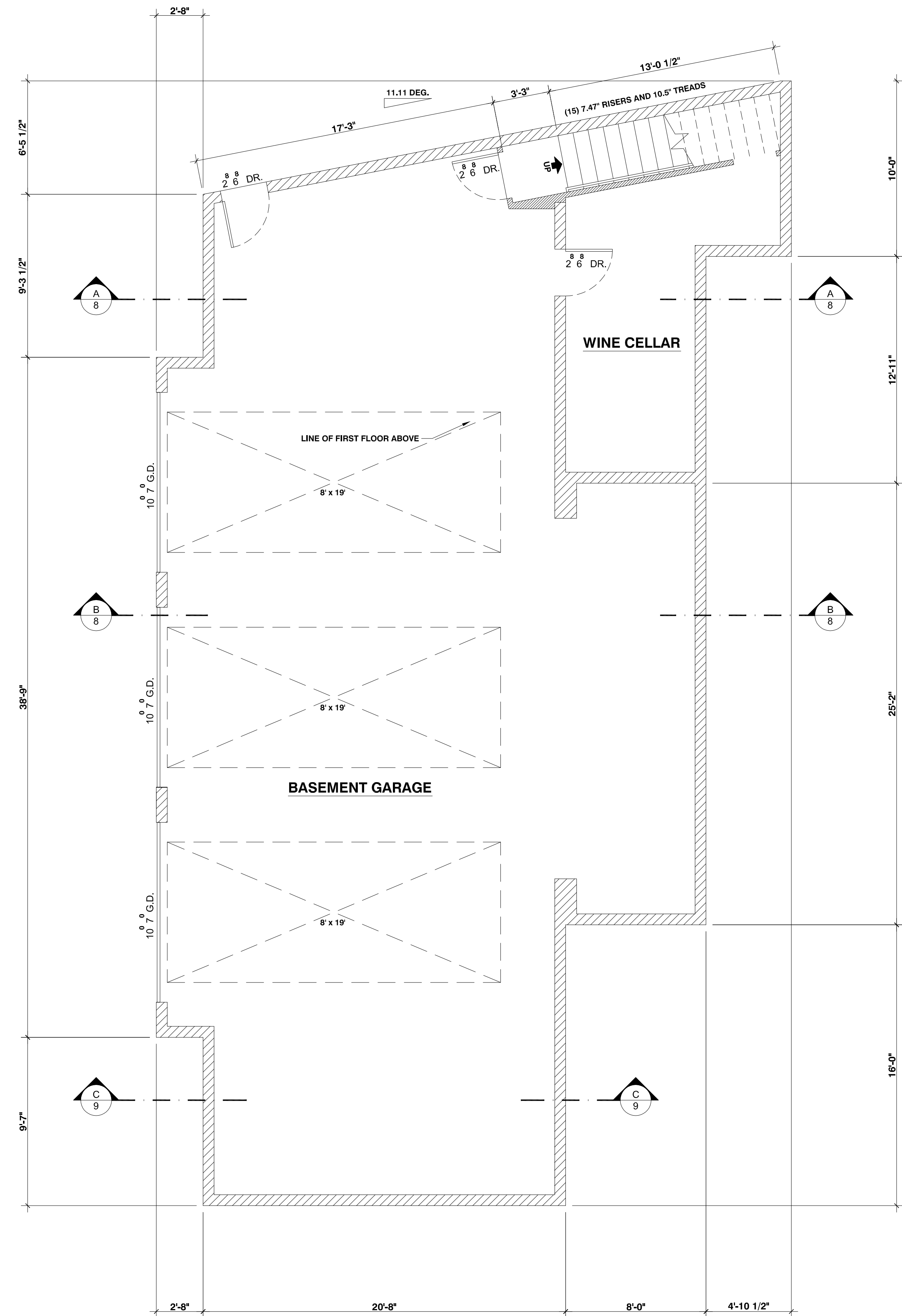
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4-10-19

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BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

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SIEFKEN & ASSOCIATES
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619-778-9750

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2365 VIA SIENA
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PROJECT NAME:
SINNETT HOME

SHEET TITLE:
BASEMENT FLOOR PLAN

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PROJECT # 638504

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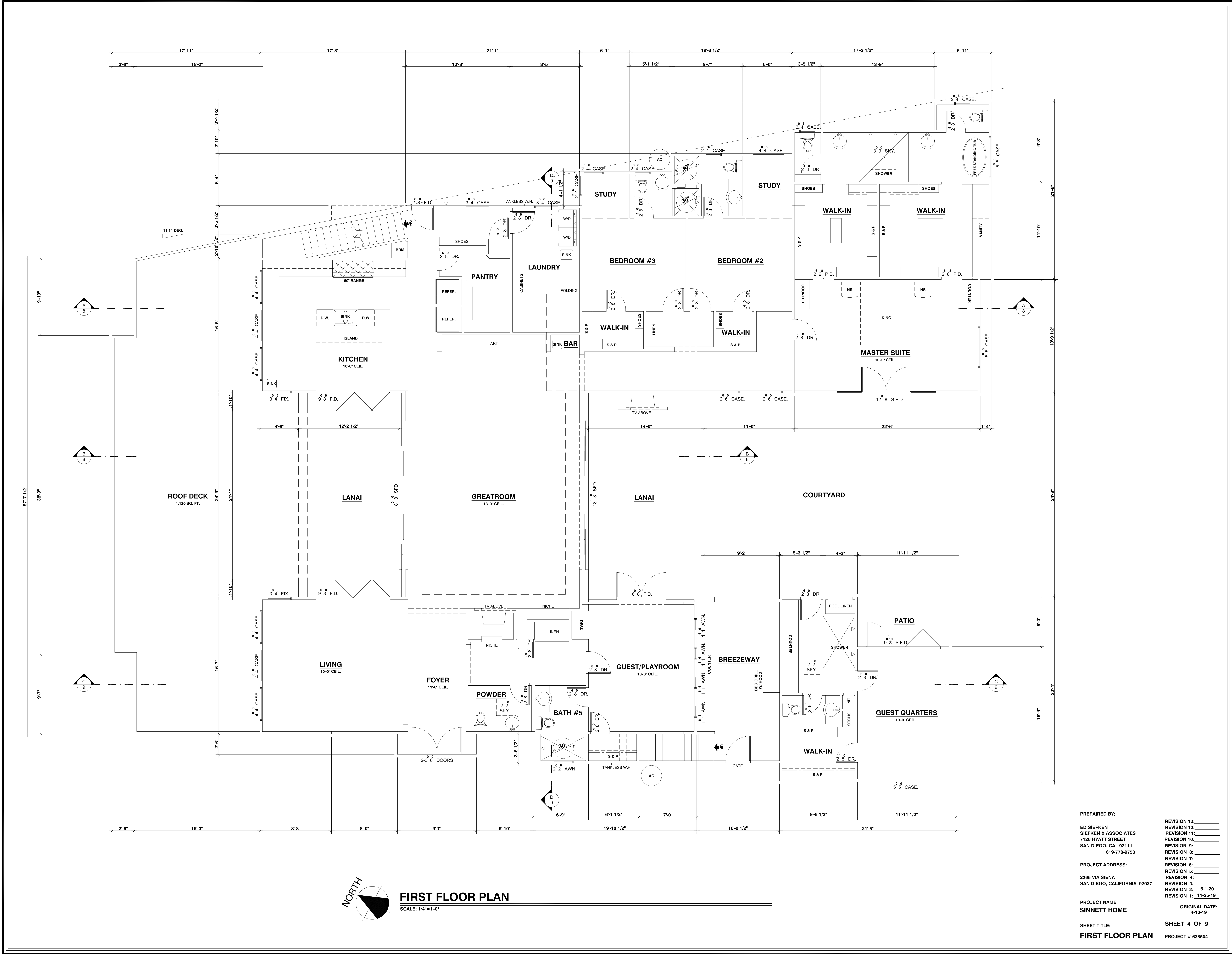
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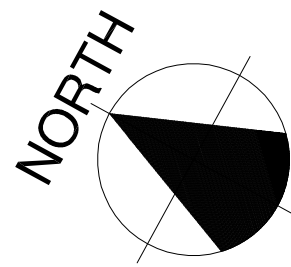
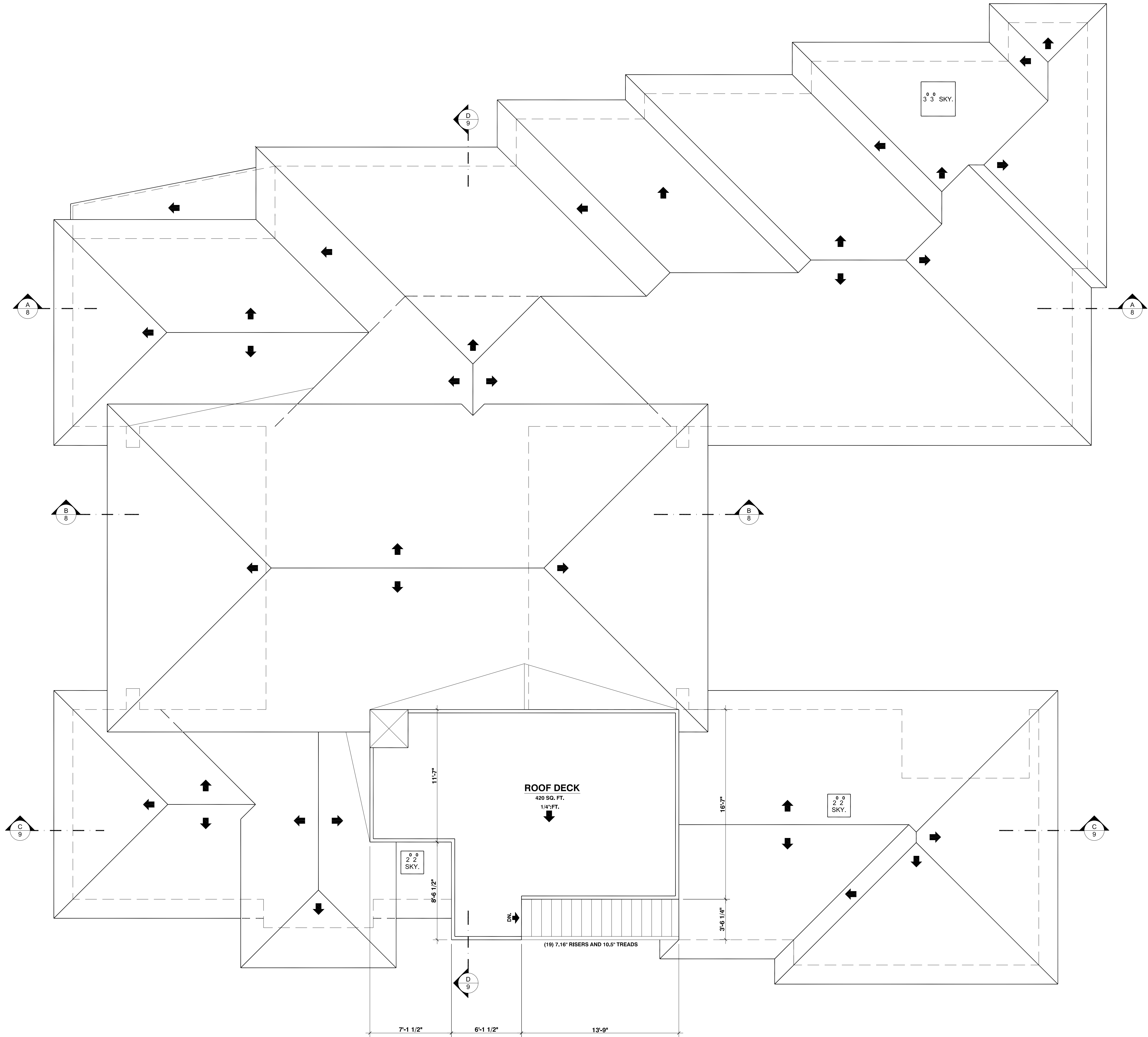
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PREPARED BY:	ED SIEFKEN SIEFKEN & ASSOCIATES 7126 HYATT STREET SAN DIEGO, CA 92111 619-778-9750
PROJECT ADDRESS:	2365 VIA SIENA SAN DIEGO, CALIFORNIA 92037
PROJECT NAME:	SINNETT HOME
SHEET TITLE:	FIRST FLOOR PLAN
REVISION 13:	
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REVISION 1:	11-25-19
ORIGINAL DATE:	4-10-19
SHEET 4 OF 9	PROJECT # 638504

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JOB NO.	
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ROOF PLAN

SCALE: 1/4\"=1'-0"

ROOFING NOTES:

1. ROOF PITCH SHALL BE 2:12, U.O.N..
2. CERTAINTEED ASPHALT ROOFING, CLASS "A", ICC #ESR-1389 (CHARCOAL GREY)

PREPARED BY:

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SIEFKEN & ASSOCIATES
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619-778-9750

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2365 VIA SIENA
SAN DIEGO, CALIFORNIA 92037

PROJECT NAME:
SINNETT HOME

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ROOF PLAN

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ORIGINAL DATE:
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SHEET 5 OF 9

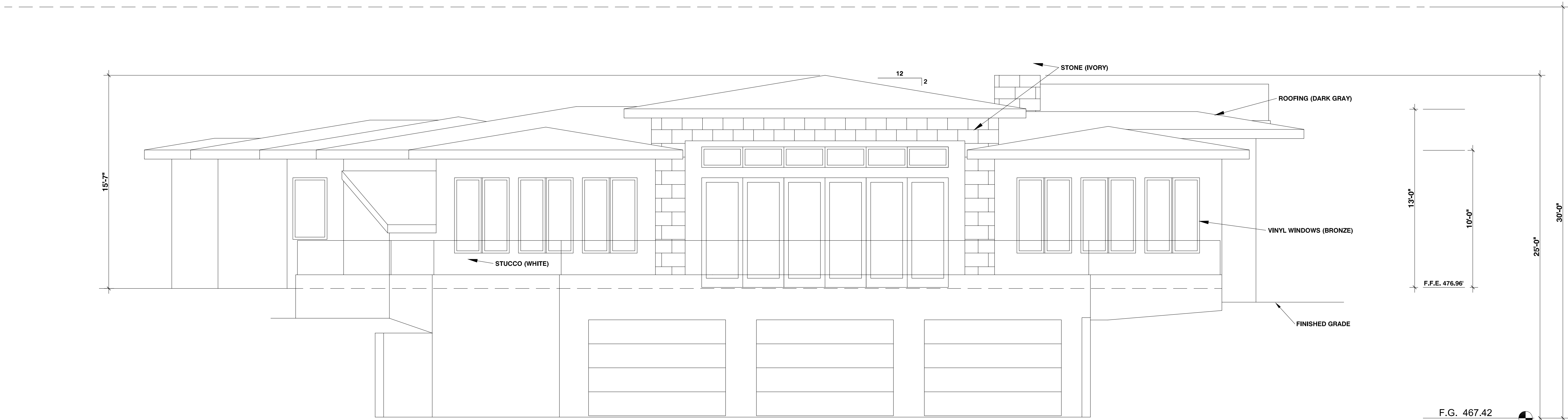
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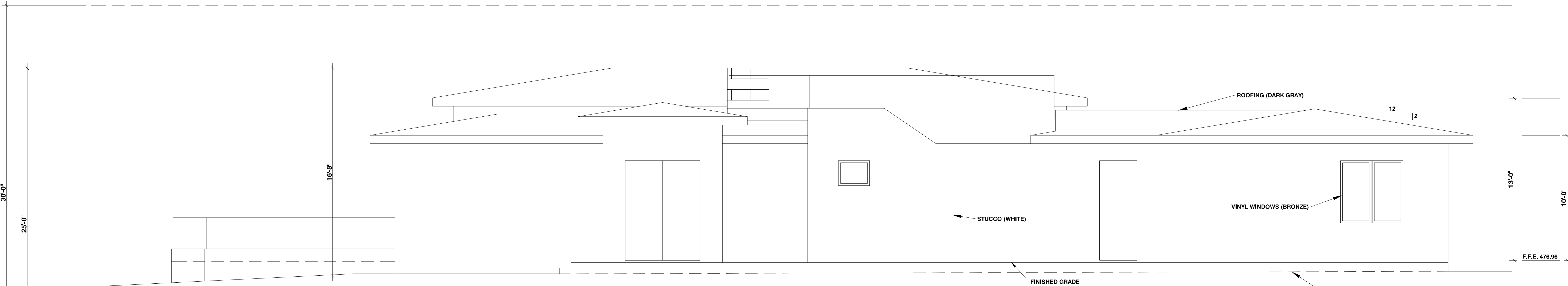
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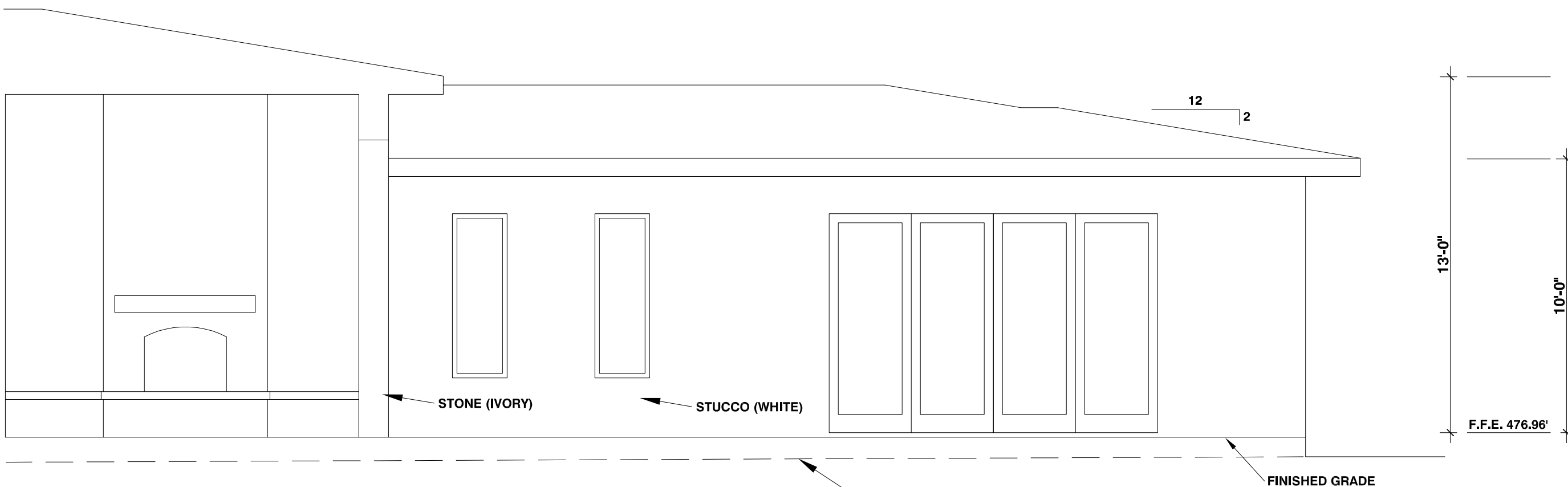
NORTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



WEST COURTYARD ELEVATION

SCALE: 1/4"=1'-0"

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619-778-9750

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2365 VIA SIENA
SAN DIEGO, CALIFORNIA 92037

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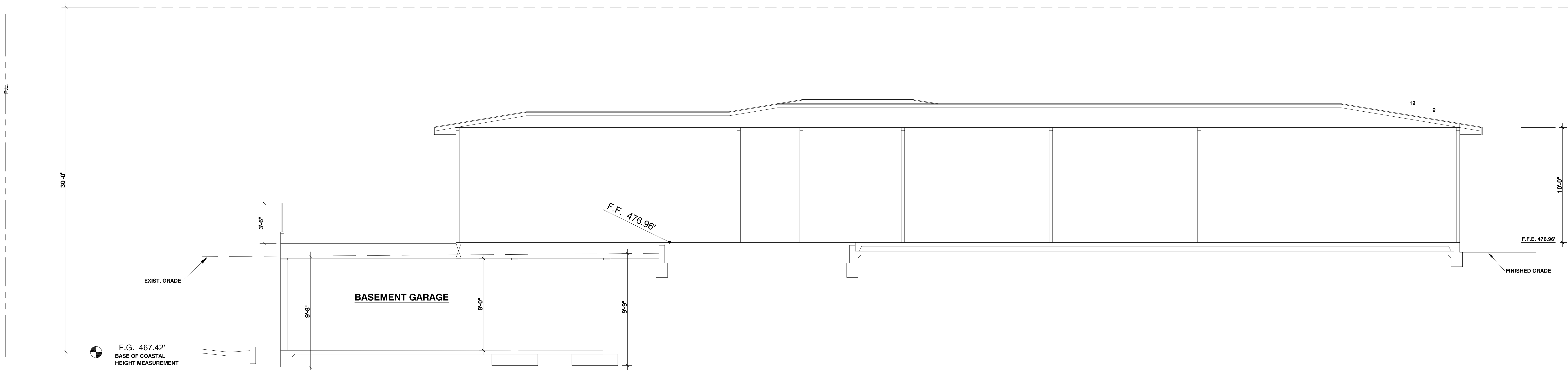
SHEET 6 OF 9
PROJECT # 638504

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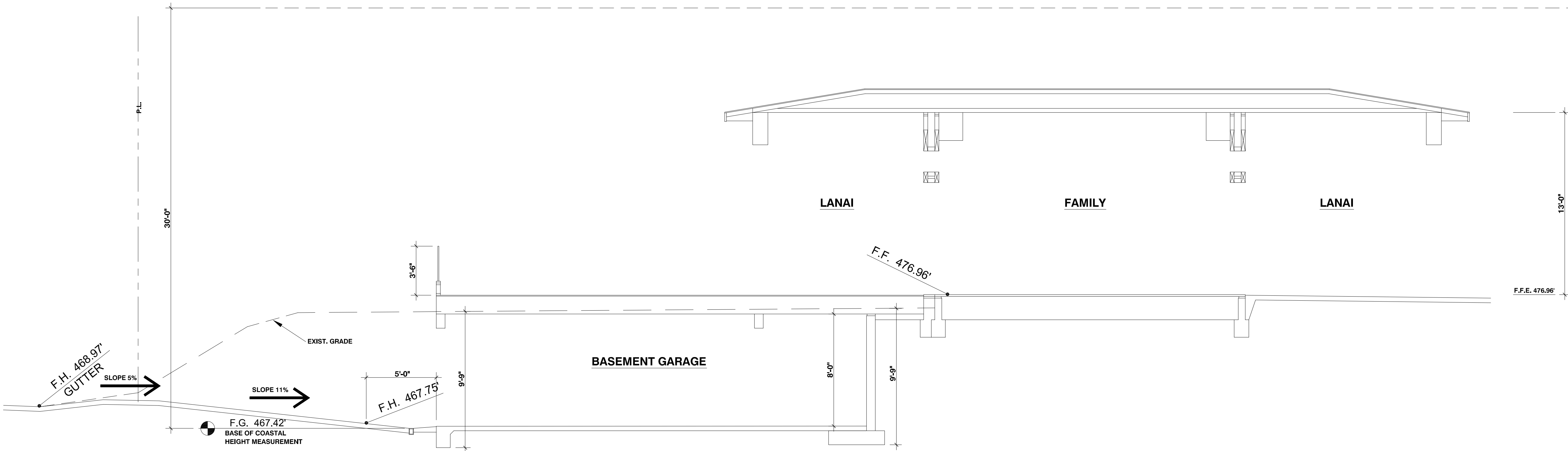
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SHEET 6
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SECTION A-A

SCALE: 1/4"=1'-0"



SECTION B-B

SCALE: 1/4"=1'-0"

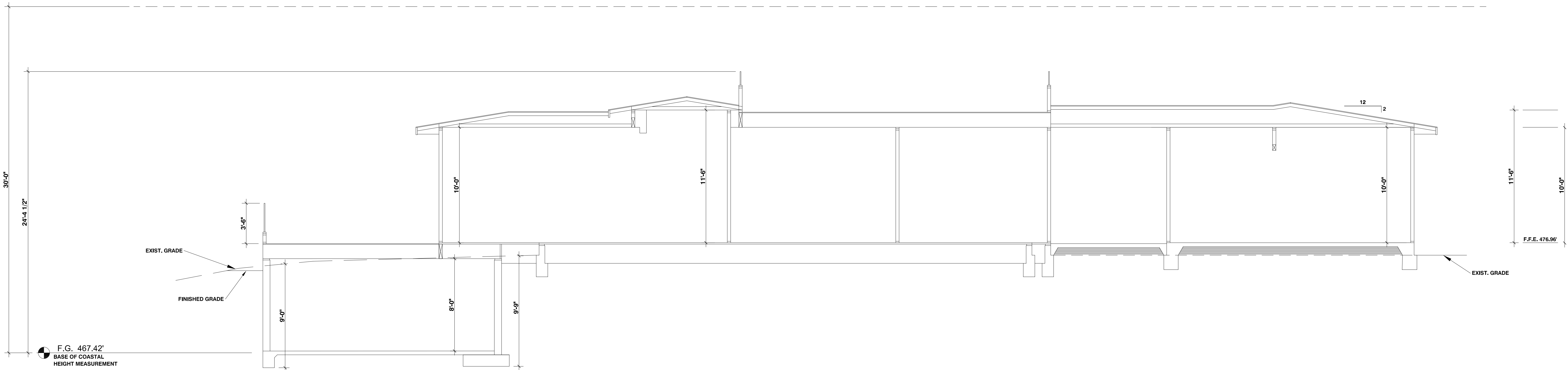
PREPARED BY:	ED SIEFKEN	REVISION 13:	
ED SIEFKEN	7126 HYATT STREET	REVISION 12:	
SIEFKEN & ASSOCIATES	SAN DIEGO, CA 92111	REVISION 11:	
7126 HYATT STREET	619-778-9750	REVISION 10:	
SAN DIEGO, CA 92111		REVISION 9:	
619-778-9750		REVISION 8:	
PROJECT ADDRESS:	2365 VIA SIENA	REVISION 7:	
2365 VIA SIENA	SAN DIEGO, CALIFORNIA 92037	REVISION 6:	
SAN DIEGO, CALIFORNIA 92037		REVISION 5:	
PROJECT NAME:	SINNETT HOME	REVISION 4:	
SINNETT HOME		REVISION 3:	
SHEET TITLE:	SECTIONS	REVISION 2:	6-1-20
		REVISION 1:	11-25-19
		ORIGINAL DATE:	4-10-19
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		PROJECT # 638504	

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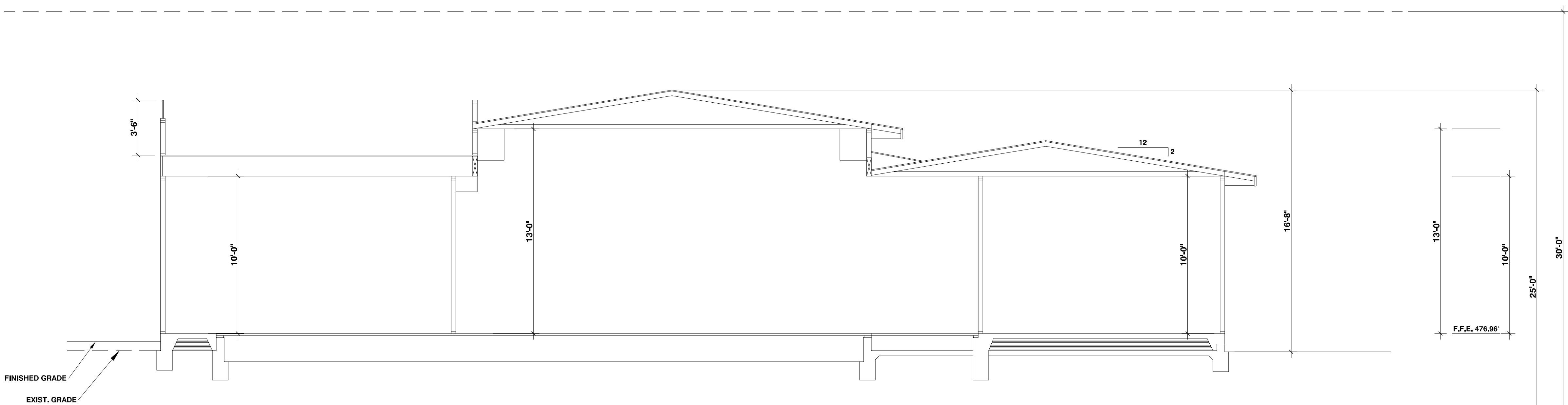
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SECTION C-C

SCALE: 1/4"=1'-0"



SECTION D-D

SCALE: 1/4"=1'-0"

PREPARED BY:

ED SIEFKEN
SIEFKEN & ASSOCIATES
7126 HYATT STREET
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SHEET 9 OF 9

PROJECT # 638504

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SINNETT HOME
2365 VIA SIENA
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