



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: August 17, 2005

REPORT NO. HO 05-130

ATTENTION: Hearing Officer

SUBJECT: KATZ RESIDENCE,  
PROJECT NUMBER: 51529

LOCATION: 9862 La Jolla Farms Road

OWNER: Joan Katz

### SUMMARY

**Requested Action** - Should the Hearing Officer approve a request for a Coastal Development Permit and Site Development Permit to demolish all structures (no new construction proposed) including the main house, guest house, garage, and tool shed?

### **Staff Recommendation** -

1. **APPROVE** Coastal Development Permit No. 148433;
2. **APPROVE** Site Development Permit No. 247415.

**Community Planning Group Recommendation** – On January 6, 2005, the La Jolla Community Planning Association voted to approve the Coastal Development Permit. The motion passed 12 -0-0, without conditions.

**Environmental Review** - This project is exempt from environmental review pursuant to Article 19, Section 15301(k), Existing Facilities, of the California Environmental Quality Act (CEQA).

## **BACKGROUND**

The subject property located at 9862 La Jolla Farms Road is a 3.06 acre site zoned RSI-2 in the Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, and Beach Parking Impact zones within the La Jolla Community Plan area.

## **DISCUSSION**

The project application was deemed complete on October 25, 2004.

The applicant proposes to demolish a 6,800 square foot, two story, 3 bedroom single family residence; a 1,000 square foot, single story guest house; a 500 square foot garage; and a 60 square foot tool shed, all built in 1972. In addition, all existing landscape and hardscape will be removed and the remaining area will be hydro-seeded. No new construction is proposed at this time.

A Site Development Permit is required because the site contains environmentally sensitive lands (ESL) and the proposed demolition involves minor surface grading that will occur during the removal of the existing structures and non-sensitive vegetation within the existing development area. No impacts to ESL will occur as a result of this project and the permit shall be conditioned to prohibit any encroachment or impacts.

## **CONCLUSION**

Staff has reviewed the application for the Coastal Development Permit and Site Development Permit and believes that the required findings can be made to support the proposed project. Additionally, the project was reviewed and exempted from the California Environmental Quality Act and Categorically Exempt from further environmental review. Therefore, staff recommends that the Hearing Officer approve both the Coastal Development Permit and the Site Development Permit.

## **ALTERNATIVE**

1. APPROVE Coastal Development Permit No. 148433 and Site Development Permit No. 247415 with modifications.
2. DENY Coastal Development Permit No. 148433 and Site Development Permit No. 247415 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

---

John Cruz, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans (Hearing Officer Only)
6. Draft Coastal Development Permit and Site Development Permit Resolution w/Findings
7. Draft Coastal Development Permit and Site Development Permit
8. Project Chronology
9. Community Planning Group Recommendation