



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 9, 2012 **REPORT NO. PC-12-012**

ATTENTION: Planning Commission, Agenda of February 16, 2012

SUBJECT: HOOSHMAND RESIDENCE - PROJECT NO. 198459. PROCESS 3

REFERENCE: Hearing Officer – Report No. HO-11-081

OWNER/ Dr. Mathew Hooshmand
APPLICANT: Mr. Scott Spencer, Designer/ Agent

SUMMARY

Issue: Should the Planning Commission uphold the Hearing Officer's decision to approve an addition and remodel to an existing single family residence in the La Jolla Community Plan area?

Staff Recommendation: DENY the appeal and uphold the Hearing Officer's decision to APPROVE Coastal Development Permit No. 703109 and Site Development Permit No. 703110.

Community Planning Group Recommendation: The La Jolla Community Planning Association voted 14-0-1 to recommend approval of the project at their meeting of November 3, 2011, with no conditions. (ATTACHMENT 13).

Other Recommendations: The La Jolla Shores Advisory Board voted 4-0-1 to recommend approval of this project at their meeting of October 18, 2011, with no conditions. (ATTACHMENT 13)

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 exemption determination for this project was made on October 10, 2011, and the opportunity to appeal that determination ended on October 24, 2011. (ATTACHMENT 7).

Fiscal Impact Statement: None. The processing of this application is paid for through a deposit account established by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The subject property is an existing legal building site zoned for single-family residential use. The project proposes to construct an addition and remodel the existing residence. There will be no net gain or loss to the available housing stock within the La Jolla Community Planning area.

BACKGROUND

The project site is currently developed with an existing single family residence, approximately 3,323 square feet of gross floor area located on a 12,660 square foot property. The original single-family residence was built in 1967 as part of a custom home subdivision known as "Chateau Ville".

The project site is located at 2480 Rue Denise, within the SF- Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable) and Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area. A Coastal Development Permit is required, pursuant to Land Development Code Section 126.0707 for proposed development within the Coastal Zone. A Site Development Permit is required, pursuant to Land Development Code Section 1510.0201, for the proposed development on a site within the La Jolla Shores Planned District.

The proposed project is located within the La Jolla Community Plan (LJCP) area and is designated for very low density residential development at 0-5 du/acre. The proposed project conforms to the LJCP designated land use.

DISCUSSION

Project Description:

The project proposes to construct a 3,942 square-foot addition to the existing, approximately 3,323 square-foot residence, resulting in 7,265 square feet of gross floor area, in a one-story residence over basement with an attached two car garage. The project site is located along the Rue Denise cul-de-sac that is identified as a Public Vantage Point – Scenic Overlook by the La Jolla Community Plan and Local Coastal Program Land Use Plan. Currently this Scenic Overlook is obstructed by an over growth of existing landscape material along the eastern edge of the project site. The proposed landscape plan illustrates a landscape design with reduced plant material, which will open this area up to allow for an enhanced designated public view.

COMMUNITY PLANNING GROUP

This applicant worked with the Community Planning Group and with a number of the immediate neighbors in an effort to resolve architectural design issues, "bulk and scale" issues, and private

view issues, resulting in numerous revisions to the project plans. On November 3, 2011, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of this project.

Community Plan Analysis:

The property fronts on Rue Denise, which is an identified Public Vantage Point – Scenic Overlook on Figure 9 of the LJCP Identified Public Vantage Points map. One of the general community goals of the LJCP is to conserve and enhance views from the public vantage points as identified in Figure 9. The proposed project preserves and expands upon the identified public view to the ocean by providing a 10 foot setback on the eastern portion of the lot. This will provide pedestrians a clear view to the ocean from the street. The proposed project does not impact the public view as identified in the plan (LJCP p. 8). The proposed height for the residence is under thirty feet which is consistent with the community plan and the thirty foot height limit as defined in the Municipal Code.

The community plan also recommends maintaining the existing residential character of La Jolla's neighborhoods by encouraging build out of residential areas at the plan density. The neighborhood is one which is in transition between the older and newer homes, with the older ones being more modest in bulk, scale and height, and with the newer residences typically built to the city's standards. The proposed new residence is consistent with other newer residences in the neighborhood. The proposed new residence also is consistent with the plan for landscaping and streetscape recommendations. Staff recommends approval of the proposed new residence as it is consistent with the community plan's policies for residential development.

Appeal Issues:

On November 30, 2011, the Hearing Officer approved the project. On December 14, 2011, the appellant appealed that decision.

The appeal states a number of concerns or issues (ATTACHMENT 12). The following is a listing of each appeal issue followed by City Staff's response.

1. Neither the appellant nor his neighbor received notice of the La Jolla Community Planning Association or the La Jolla Advisory Board Meetings.

STAFF RESPONSE:

Noticing for community planning group meetings are subject to compliance with the Brown Act which requires noticing the meeting 72 hours prior to the meeting, to be posted at the meeting location, visible to the public. Both appellant's name and the name of the neighbor appear on the mailing list used for the Notice of Application and the Hearing Officer Notice. The Public Notice for the Notice of Application, the Posted Notice on-site and for the Hearing Officer Hearing complied with the Noticing requirements pursuant to San Diego Municipal Code Chapter 11, Article 2, Division 3, Section 112.0301.

2. The description of the proposed remodel varies from one application to another. Some refer to it as a one-story and others say two-story.

STAFF RESPONSE:

There were two public notices mailed out. The Notice of Application was mailed on December 28, 2009 and the Notice for Hearing Officer hearing was mailed on November 14, 2011. The proposed project's design did change over the course of processing the permit to address issues raised by City Staff, the Community Planning Group and the neighbors. The description of the project did change over time; however neither public notice included a reference to the number of stories in the project description.

3. The proposed project was not approved by the local CC&R Committee.

STAFF RESPONSE:

The City does not recognize nor require approval by private CC&R Committees.

4. House's proposed size wholly out of proportion to the homes in the neighborhood.

STAFF RESPONSE:

The project appears as single-story from the abutting right-of-way, Rue Denise, consistent with the neighboring properties, and has been designed to terrace down the hillside, in compliance with the grading design guidelines of the La Jolla Shores Design Manual. The residence has incorporated pitched roof forms and off-setting planes to reduce perceived bulk and scale, consistent with the recommendations of the La Jolla Community Plan.

Proposed lot coverage, at 40 percent, is well below the 60 percent maximum permitted in the SF zone of the La Jolla Shores Planned District Ordinance (LJSPDO) and proposed setbacks are in general conformity with those in the vicinity. The height of the residence will comply with the 30-foot height limit of the SF zone and the Coastal Height Limit Overlay Zone.

There is no maximum Gross Floor Area (GFA) or Floor Area Ratio (FAR) within the LJSPDO. Instead, the Ordinance requires that proposed development adhere to the theme "unity with variety". The design of the proposed residence is differentiated from neighboring properties, but will not be disruptive of the architectural unity of the area. The proposal complies with the regulations of the LJSPDO and the policies of the La Jolla Community Plan.

5. The proposed project appears to be a "spec" home.

STAFF RESPONSE:

The San Diego Municipal Code does not regulate this issue.

Conclusion:

Staff has reviewed the proposed addition/remodel of the existing residence and found the project to be in conformance with all the applicable sections of the San Diego Municipal Code regulating coastal development in this area, as well as the La Jolla Community Plan, Local Coastal Program Land Use Plan and the La Jolla Shores Planned District Ordinance. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends denial of the appeal and approval of the project as proposed.

ALTERNATIVE

1. **Deny the appeal and Approve Coastal Development Permit No. 703109 and Site Development Permit No. 703110, with modifications.**
2. **Approve the Appeal and Deny Coastal Development Permit No. 703109 and Site Development Permit No. 703110, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Glenn R. Gargas
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Site Plan
9. Building Elevations
10. Floor Plans

11. Landscape Plan
12. Copy of Appeal
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology

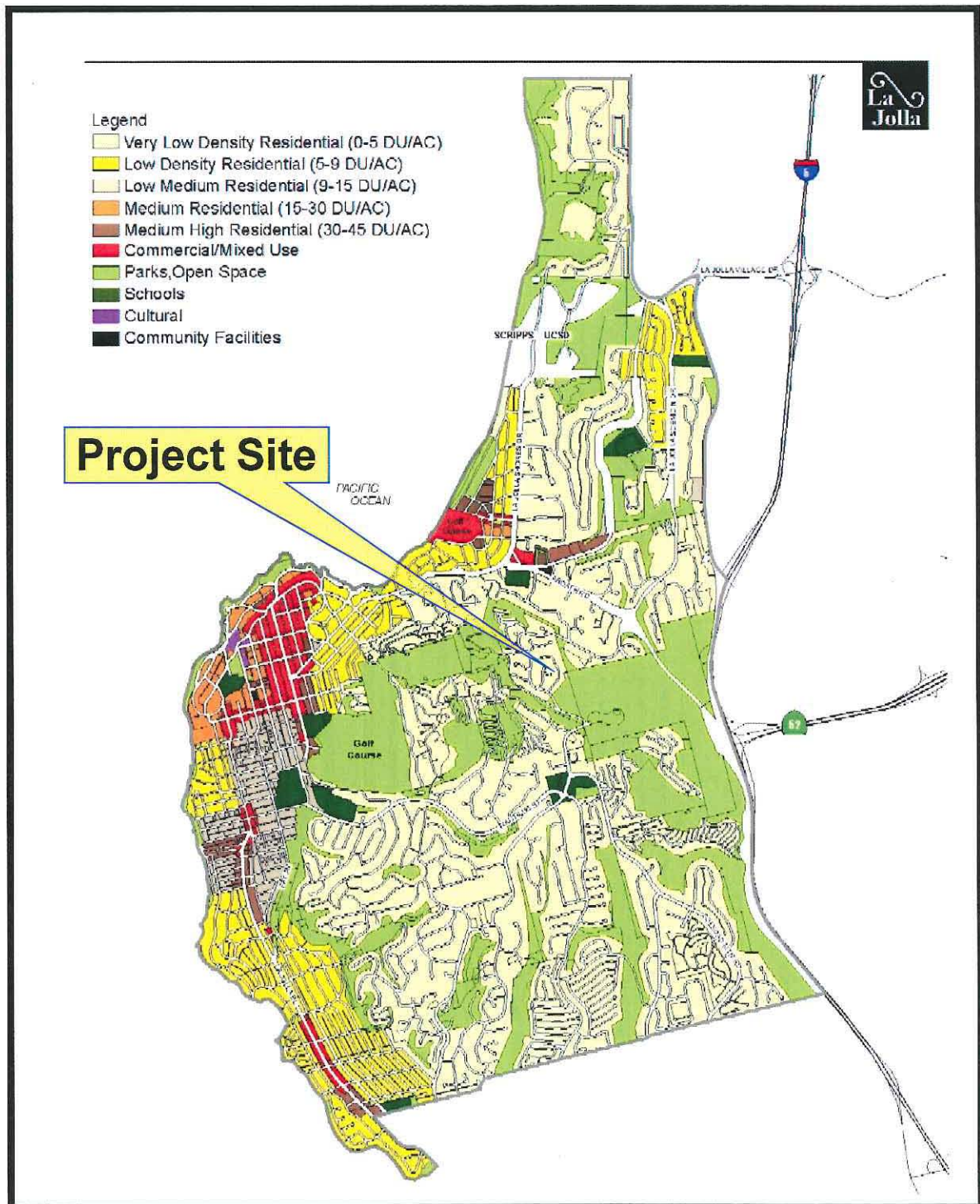


Aerial Photo

2480 RUE DENISE - HOOSHMAND RESIDENCE

PROJECT NUMBER 198459





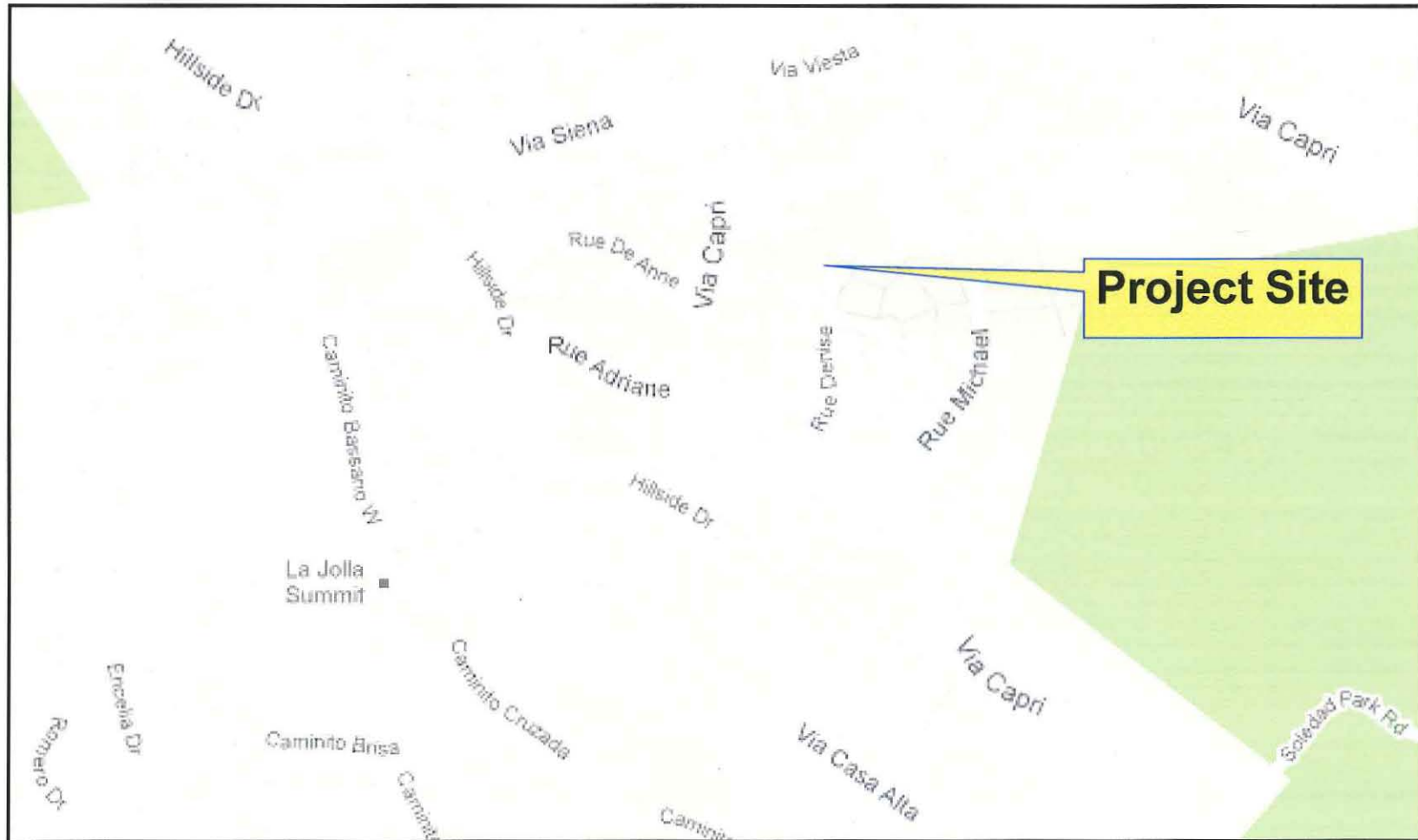
Land Use Map

2480 RUE DENISE - HOOSHMAND RESIDENCE

PROJECT NUMBER 198459

North





Project Location Map

2480 RUE DENISE - HOOSHMAND RESIDENCE
PROJECT NUMBER 198459



PROJECT DATA SHEET

PROJECT NAME:	Hooshmand Residence – Project No. 198459	
PROJECT DESCRIPTION:	Coastal Development & Site Development Permit for an approximate 3,942 square foot addition/remodel of an existing single family residence on a 12,660 square-foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development & Site Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 DU/AC)	
<u>ZONING INFORMATION:</u> ZONE: SF of the La Jolla Shores Planned District HEIGHT LIMIT: 30-Foot maximum height limit. LOT SIZE: Approx. 7,000 square-foot minimum lot size – 12,660 sq. ft. existing lot. FLOOR AREA RATIO: NA (PDO – none) FRONT SETBACK: 7 feet established (existing) SIDE SETBACK: 4 feet 8 inches existing/ 10 feet STREETSIDE SETBACK: NA. REAR SETBACK: 23 feet PARKING: 2 parking spaces required.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence
SOUTH:	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence
EAST:	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence

ATTACHMENT 4

WEST:	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 3, 2011, the La Jolla Community Planning Association voted (15-0-1) to recommend approval of this project. The recommendation did not include any conditions.	

**PLANNING COMMISSION RESOLUTION NO. PC-_____
COASTAL DEVELOPMENT PERMIT NO. 703109 AND
SITE DEVELOPMENT PERMIT NO. 703110
HOOSHMAND RESIDENCE - PROJECT NO. 198459**

WHEREAS, Dr. Mojtaba Mathew Hooshmand, Trustee of Prudent Properties Trust, and Mrs. Jaleh Hooshmand, as tenant in common, Owner/Permittee, filed an application with the City of San Diego for a permit to add on to and remodel an existing single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 703109 & 703110), on portions of a 0.29-acre property;

WHEREAS, the project site is located at 2480 Rue Denise in the SF Zone of La Jolla Shores Planned District Ordinance, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone and within the La Jolla Community Planning area;

WHEREAS, the project site is legally described as Lot 72, Chateau Ville, Map No. 3926;

WHEREAS, on November 30, 2011, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 703109 and Site Development Permit No. 703110 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 16, 2012, the Planning Commission of the City of San Diego considered the appeal of Coastal Development Permit No. 703109 and Site Development Permit No. 703110 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 10, 2011, 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(e) (2) 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;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated February 16, 2012.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical access way 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 12,660 square foot project site is currently developed with an existing single family residence. The development proposes to add onto and remodel the existing single family residence which is located approximately one and a half miles from the coastline. The proposed project is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast as identified by the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is located in an area along the Rue Denise cul-de-sac that is identified as a Public Vantage Point – Scenic Overlook by the La Jolla Community Plan and Local Coastal Program Land Use Plan. Currently this Scenic Overlook is obstructed by an over growth of existing landscape material along the eastern edge of the project site. The proposed landscape plan illustrates a landscape design with less obstructing plant material, which will open this area up to allow for this public view to occur. The project site is within a well established residential neighborhood. The proposed addition/remodel of the existing residence meets the development setbacks and height limit required by the underlying zone and the proposed development will not block the identified public view.

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

The 12,660 square foot project site is currently developed with a single family residence, located within a well established residential neighborhood surrounded by other fully developed properties and does not contain any environmentally sensitive lands. The project was reviewed and found to be categorically exempt under the California Environmental Quality Act and State CEQA Guidelines. The environmental review did include a Geologic Hazard Investigation Report prepared by Bryan Miller-Hicks, which concluded that the project site was stable for the proposed addition/remodel of the residence. Also a Soils Report prepared by East County Soil Consultation, which recommended an appropriate foundation system for the proposed addition, was part of the environmental review. The project proposes only a minimal amount of grading, for the foundation only and will not result in any encroachment into 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 proposed development to add on and remodel an existing single family residence is located on a site which has a Low Density Residential land use designation by the La Jolla Community Plan. During environmental review, it was determined that the project was categorically exempt under the CEQA Guidelines. The project design was also determined to be in compliance with all of the applicable development regulations, specifically those of the SF Zone of the La Jolla Shores Planned District Ordinance. The proposed project design will open up an identified public view along the eastern side property line. Due to these factors the proposed addition/remodel design of the existing residence was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and 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 12,660 square foot site, currently developed with an existing residence, is located within a well developed residential neighborhood approximately one and a half miles from the coastline. The project site is not located between the first public road and the sea or coastline. Development of the project will be fully within the private property. There is no identified public access and public recreation area on or adjacent to the project site and these stated resources will not be impaired by the further development of this site. The proposed addition/remodel of the existing residence project is designed to maintain access off the existing public street at the front of the property, with adequate (two garage spaces) off street parking. The existing character and pedestrian design of the streets and public walkways will be improved or remain unaltered.

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The proposed addition/remodel of an existing single family residence will not adversely affect the La Jolla Community Plan because the proposed development has been found consistent with the plan's land use designation (Residential - Very Low Density 0-5 DU/Acre), allowed density, and development regulations of the SF Zone of the La Jolla Shores Planned District Ordinance. The 12,660-square-foot project site is designated for residential development. The current proposal is for an addition to an existing residence with vehicular access and parking designed continuing to be taken from the public street.

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

The proposed addition/remodel of an existing single family residence has been designed to comply with all of the applicable development regulations including those of the SF Zone of the La Jolla Shores Planned District. The project was reviewed by the City's Environmental Analysis Section of Development Services Department, and determined that the proposed development was categorically exempt under the California Environmental Quality Act. Future construction plans will be required to comply with all Fire, Electrical, Plumbing, and Uniform Building Code requirements. The proposed addition/remodel of the single family residence, therefore; should not be detrimental to the public health, safety, and welfare.

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

The proposed addition/remodel of an existing single family residence will conform to all of the development standards of the La Jolla Shores Planned District Ordinance, and no variances are proposed. The residences within the immediate area are diverse in their sizes, number of stories, and heights. The proposed project, based on a submitted survey of surrounding development, was found to be consistent with the development pattern within the neighborhood. The site is zoned "SF" by the La Jolla Shores Planned District for single family use and proposed development will comply with all the requirements of that zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 703109 and Site Development Permit No. 703110 hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 703109 & 703110, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas, AICP
Development Project Manager
Development Services

Adopted on: February 16, 2012

Internal Order No. 24000472

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000472

COASTAL DEVELOPMENT PERMIT NO.703109 AND
SITE DEVELOPMENT PERMIT NO. 703110
HOOSHMAND RESIDENCE - PROJECT NO. 198459
PLANNING COMMISSION

This Coastal Development Permit No. 703109 and Site Development Permit No. 703110 are granted by the Planning Commission of the City of San Diego to Dr. Mojtaba Mathew Hooshmand, Trustee of Prudent Properties Trust, and Mrs. Jaleh Hooshmand, as tenant in common, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707 and 1510.0201. The 0.29 -acre site is located at 2480 Rue Denise in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limitation Overlay Zone of the La Jolla Community Plan area. The project site is legally described as: Lot 72, Chateau Ville, Map No. 3926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to add on to and remodel an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 16, 2012, on file in the Development Services Department.

The project shall include:

- a. An approximate 3,942 square foot of gross floor area, addition/remodel to an existing 3,323 square foot single family residence with an attached two car garage, resulting in a new total of an approximately 7,265 square foot of gross floor area, single family residence on an 12,660 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. 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 February 16, 2015.
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" 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.

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"), 2003 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 foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

14. 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.

15. 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.

16. 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 Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of a grading or building permit, the Owner/Permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Area Diagram".

18. Provide the following note on the "Landscape Area Diagram": All of the landscape to meet the 30% area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance prior to final inspection".

19. Provide the following note on the "Landscape Area Diagram":
"Landscaping (including trees in the right-of-way) shall be maintained such that during growing stage and at maturity, it will not obstruct public views from the right-of-way".

20. Any modifications or changes to the "Landscape Area Diagram" and existing or proposed plant material, as shown on the approved Exhibit 'A' Landscape Concept Plan, is permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance.

21. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

22. The Owner/Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

23. Owner/Permittee shall maintain a minimum of two (2) 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.

24. 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.

25. Open fencing and landscaping may be permitted within the side setbacks provided such improvements do not obstruct public views to the ocean. All landscaping shall be planted and maintained to preserve the designated public view from Rue Denise, as shown on Exhibit 'A'.

26. 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.

GEOLOGY REQUIREMENT:

27. 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.

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 Planning Commission of the City of San Diego on February 16, 2012, and approved by Resolution No. PC-_____.

NOTICE OF EXEMPTION

TO: ☒ RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

____ OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT NO.: 198459

PROJECT TITLE: HOOSHMAND RESIDENCE

PROJECT LOCATION-SPECIFIC: 2480 RUE DENISE

PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT TO ADD 3,903.4 SQUARE FEET (GROSS FLOOR AREA OR GFA), TO AN EXISTING RESIDENCE/GARAGE CONSISTING OF 3,323 SQUARE FOOT (GFA). THE NEW BUILDING TOTAL ON-SITE (INCLUDING GARAGE) WOULD BE 7,226 SQUARE FEET (GFA). THE SITE IS LOCATED AT 2480 RUE DENISE IN THE SF (SINGLE FAMILY RESIDENTIAL) ZONE OF LA JOLLA SHORES PLANNED DISTRICT WITHIN THE LA JOLLA COMMUNITY PLAN AREA, COASTAL OVERLAY ZONE (NON-APPEALABLE), COASTAL HEIGHT LIMIT ZONE, AND COUNCIL DISTRICT 1.

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: SCOTT SPENCER, 1110 TORREY PINES ROAD, STE. D, LA JOLLA CA, 92037, PHONE (858) 459-8898

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
 () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c))
 (X) CATEGORICAL EXEMPTION: SECTION 15301(e)(2)- EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: THE PROPOSED ACTIVITY IS EXEMPT FROM CEQA PURSUANT TO SECTION 15301(e)(2), WHICH ALLOWS FOR AN ADDITION IS LESS THAN 10,000 SQUARE FEET IF THE PROJECT IS IN AN AREA WHERE ALL PUBLIC SERVICES AND FACILITIES ARE AVAILABLE, AND THE PROJECT IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE AREA. THE PROJECT WOULD NOT HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE PHYSICAL ENVIRONMENT AS THE NEW CONSTRUCTION ADD 3,903.4 SQUARE FEET (GFA) TO AN EXISTING RESIDENCE AND WOULD OCCUR UPON AN EXISTING DISTURBED/DEVELOPED PAD WHICH IS CURRENTLY SERVED BY ALL PUBLIC SERVICES AND FACILITIES. ADDITIONALLY, NONE OF THE EXCEPTIONS DESCRIBED IN CEQA GUIDELINES SECTION 15300.2 APPLY.

LEAD AGENCY CONTACT PERSON: HOLLY SMIT-KICKLIGHTER

TELEPHONE: (619) 446-5378

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 (X) YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



SIGNATURE/TITLE

October 10, 2011

DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
 () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

GRADING DATA	
TOTAL SITE AREA:	2.0 ACRES
AMOUNT OF SITE TO BE GRADED:	0.0 ACRES
AMOUNT OF SITE W/10% OR GREATER SLOPE:	0.0 ACRES
PERCENT OF SITE TO BE GRADED:	0%
PERCENT OF SITE W/10% OR GREATER SLOPE:	0%
PERCENT OF SITE IN STEEP HILLSIDE REVIEW:	ENTIRE SITE
AMOUNT OF CUT:	0 CUBIC YARDS
AMOUNT OF FILL:	0 CUBIC YARDS
MAX. HEIGHT OF FILL SLOPE:	0 FEET - SLOPE/RATIO
MAX. HEIGHT OF CUT SLOPE:	0 FEET - SLOPE/RATIO
AMOUNT OF IMPORT/EXPORT SOIL:	0 CUBIC YARDS
RETAINING WALLS: HOW MANY:	0
MAX. LENGTH:	N/A
MAX. EXPOSED HT.:	N/A

- [A] NOTE: ACCORDING TO THE GEOLOGY REPORT (BRYAN MILLER-HICKS, MAY 19, 2009) THE SITE IS UNDERLAIN BY THE MODERATELY SENSITIVE CABILLO FORMATION. GRADING NOTES ON THE SITE PLAN ARE REQUIRED IN ORDER TO DETERMINE IF THE PALEONTOLOGIC MONITORING THRESHOLD OF 2000 C.Y. AND 10 FT. OF REICH WOULD BE MET ON SITE AND REQUIRE MONITORING.
- [B] NOTE: THERE IS NOT GREATER THAN 2000 C.Y. OF GRADING NOR MORE THAN 10 FT. OF CUT OF THIS SITE. PALEONTOLOGIC RESOURCES ARE NOT AFFECTED.
- [C] NOTE: NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION AND ARE PROTECTED UNDER U.S. AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR, CA LAW FISH & GAME CODE, SECTION 3803.
- [D] NOTE: IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MORE TURBULENT THERE TO.

10. THE PROJECT PROPOSES TO EXPORT NO MATERIAL FROM THE PROJECT SITE. ANY EXCAVATED MATERIAL THAT IS EXPORTED SHALL BE EXPORTED TO A LEGAL RECYCLING SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK") 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY THE REGIONAL STANDARDS COMMITTEE.
11. THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT, AS SHOWN ON THE SITE PLAN, IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.

12. PRIOR TO FOUNDATION INSPECTION THE OWNER/PERMITEE SHALL SUBMIT A BUILDING PERMIT CERTIFICATION SIGNED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR CERTIFYING THAT THE PAV. ELEVATION BASED ON 1988 DATUM IS CONGRUENT WITH EXHIBIT 'A', SATISFACTORY TO THE CITY ENGINEER.

PROJECT INFORMATION:

OWNER: PRUDENT PROPERTIES TRUST
P.O. BOX 90065
LA JOLLA, CA 92038
(760) 558-4541
(760) 558-4541

GENERAL CONTRACTOR:

PROJECT ADDRESS: 2480 RUE DENISE

TAX ACCOUNT NO: 352-331-15

LEGAL DESCRIPTION:

LOT # 12 OF MAP # 3926
CHATEAU VILLE

LOT AREA: 12,000 SQ. FT.
1/2 ACRES

ZONING: COASTAL, COASTAL HT.
LA JOLLA SHORES P.D. - RESIDENT
G.F. ZONE

FLOOR AREA RATIO:

EXISTING: 10.2% 102 GROSS FAR: 2015
PROPOSED: 49.8% 498 GROSS FAR: 2015

EXISTING FLOOR AREAS:

RESIDENCE: 2015 S.F.
GARAGE: 420 S.F.
TOTAL: 2435 S.F.

UNDERFLOOR GROSS F.A.: 0.00 S.F.

AREA OF ADDITION:

MAIN FLOOR: 1843.8 S.F.
LOWER FLOOR: 2157.8 S.F.
SUBTOTAL: 3991.6 S.F.
GARAGE: 510.0 S.F.

NEW AREA TOTALS:

MAIN FLOOR: 3857.6 S.F.
LOWER FLOOR: 2157.8 S.F.
SUBTOTAL: 6015.4 S.F.
GARAGE: 510.0 S.F.
TOTAL: 6525.4 S.F.

LOT COVERAGE:

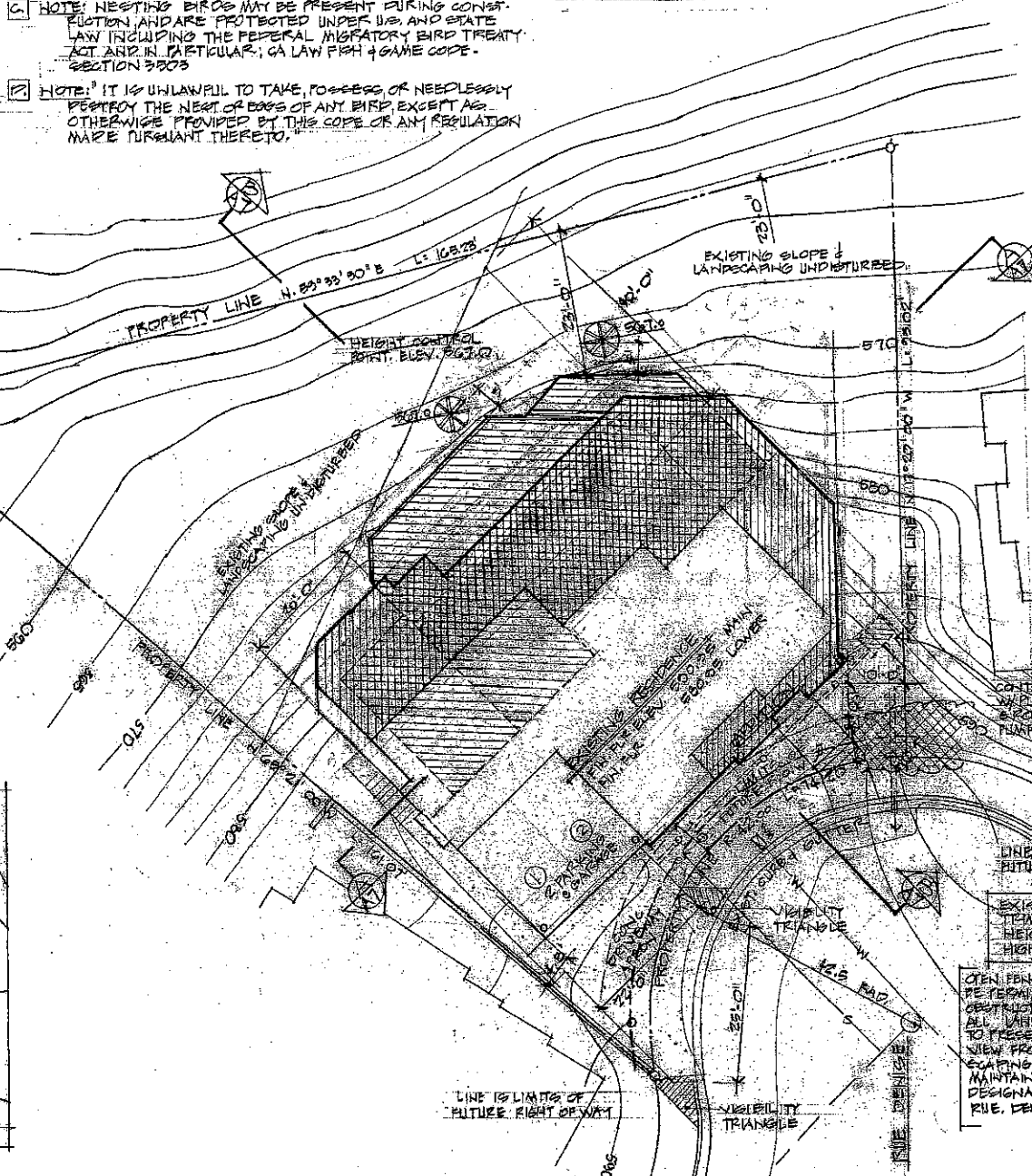
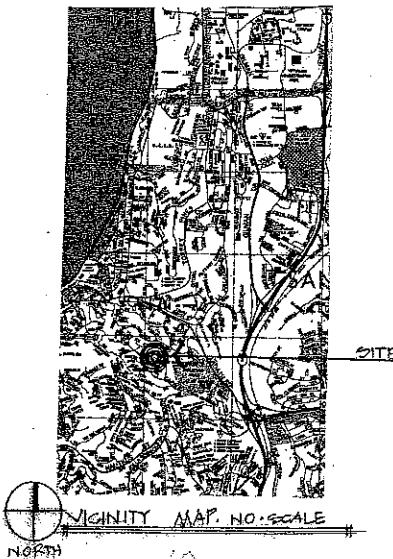
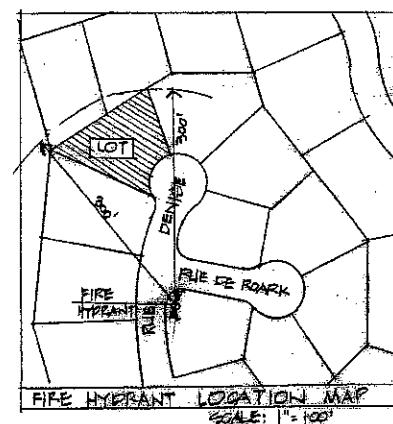
EXISTING: 10.2% 102
NEW PROPOSED: 49.8% 498

HEIGHT: PROP. 'P' HEIGHT: 20.00'
MAX. PLUMB. LINE: 20.20'

SCOPE OF WORK:

COASTAL DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
LA JOLLA SHORES PERMIT

DATE OF CONSTRUCTION: 1907



- [Hatched Box] MAIN LEVEL ADDITION
- [Cross-hatched Box] MAIN LEVEL & LOWER LEVEL TERRACE/PATIO
- [Solid Box] EXISTING BUILDING AREA

NOTE: THE BUILDING IS LOCATED WEST OF INTERSTATE HIGHWAY 15. THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT PIPE/ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 20 FEET ABOVE GRADE.

13. OPEN FENCING AND LANDSCAPING MAY BE PERMITTED WITHIN THE SIDE SETBACKS PROVIDED SUCH IMPROVEMENTS DO NOT SIGNIFICANTLY OBSTRUCT PUBLIC VIEWS TO THE OCEAN. LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO PRESERVE PUBLIC VIEWS.

NOTES:

- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
- AT THE STORM WATER DISCHARGE LOCATION, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-EROSION VELOCITIES.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- IN THE 'VISIBILITY TRIANGLES' THERE IS NO OBSTRUCTION INCLUDING LANDSCAPING & WALLS IN THE VISIBILITY AREA SHALL EXCEED 2 FT. IN HEIGHT.

NOTE: NO PORTION OF THE PROPOSED ADDITION SHALL BE IN THE VISIBILITY TRIANGLE.

14. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONSITE PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.

15. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX 'E' OF THE CITY'S STORM WATER STANDARDS.

17. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX 'E' OF THE CITY'S STORM WATER STANDARDS.

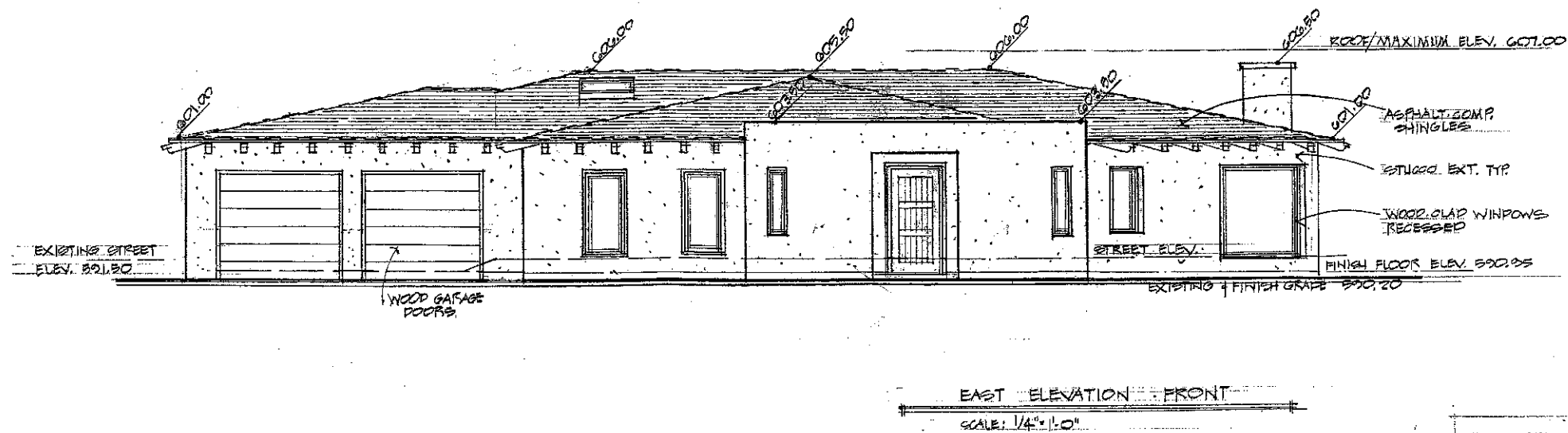
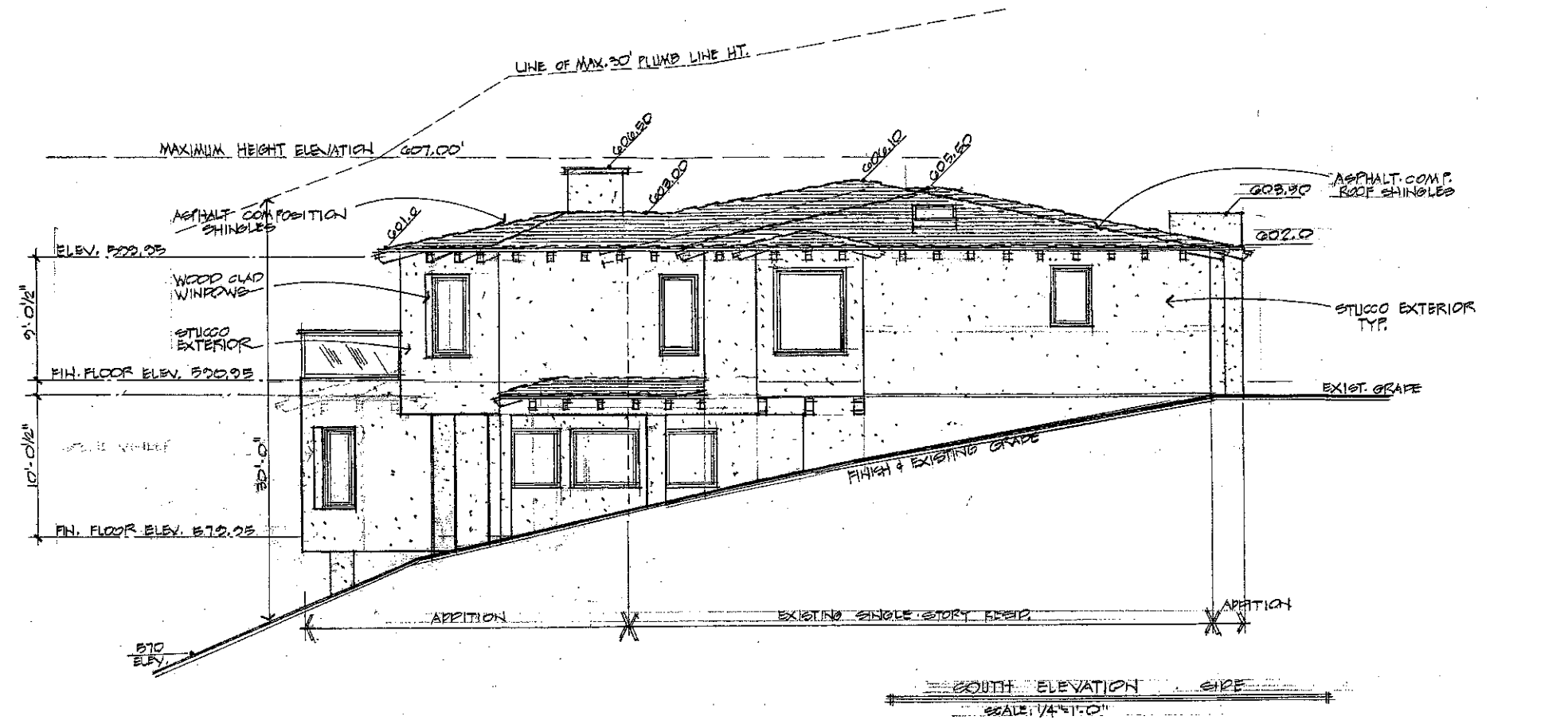
TITLE BLOCK INFO	
PROJECT: 2480 RUE DENISE LA JOLLA	SHEET NO: 1
SHEET TITLE: SITE PLAN, PROJ. INFO	SHEET 1 OF 1
DATE: NOV. 19, 2009	REVISIONS:
SCOPE OF WORK:	
COASTAL DEVELOPMENT PERMIT / COASTAL HT. NO. DATE:	
LA JOLLA SHORES PLANNED DISTRICT	
DESIGNER: SCOTT A. SPENCER	
PR: (858) 459-8898	
CIVIL ENGINEER:	
LANDSCAPE ARCHITECT/DESIGNER:	
LEGAL: LOT 12, MAP # 3926, CHATEAU VILLE	
APN #: 352-331-15	
OWNERS: PRUDENT PROPERTIES TRUST	
Type of Construction: V-N Company R-3, Zone 15, 10/1/11	
Site Area: 12,660 S.F.	
Existing Use: Single Fam. Resid. (Proposed Use: Single Fam. Resid.)	

2480 Rue Denise
La Jolla

Scott A. Spencer & Associates
La Jolla, CA 92037
(619) 459-8898

7527 Grand Avenue
(619) 459-8898

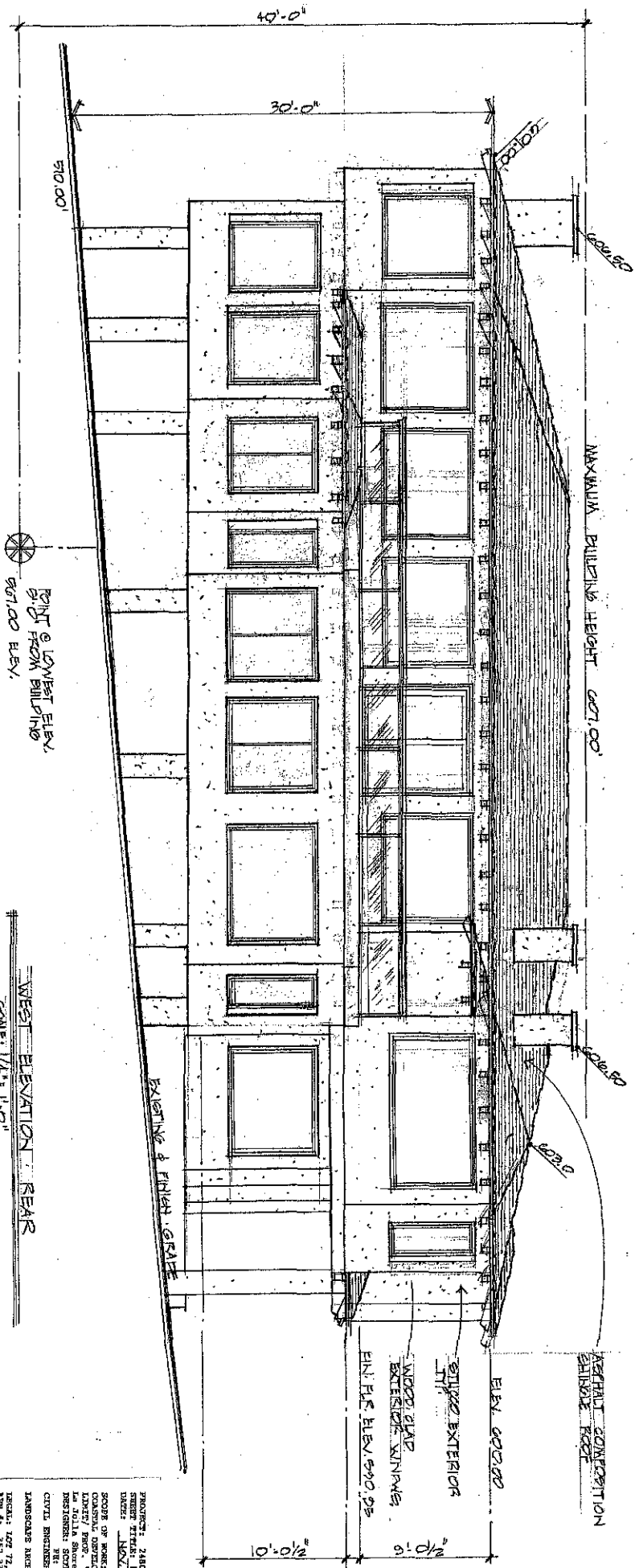
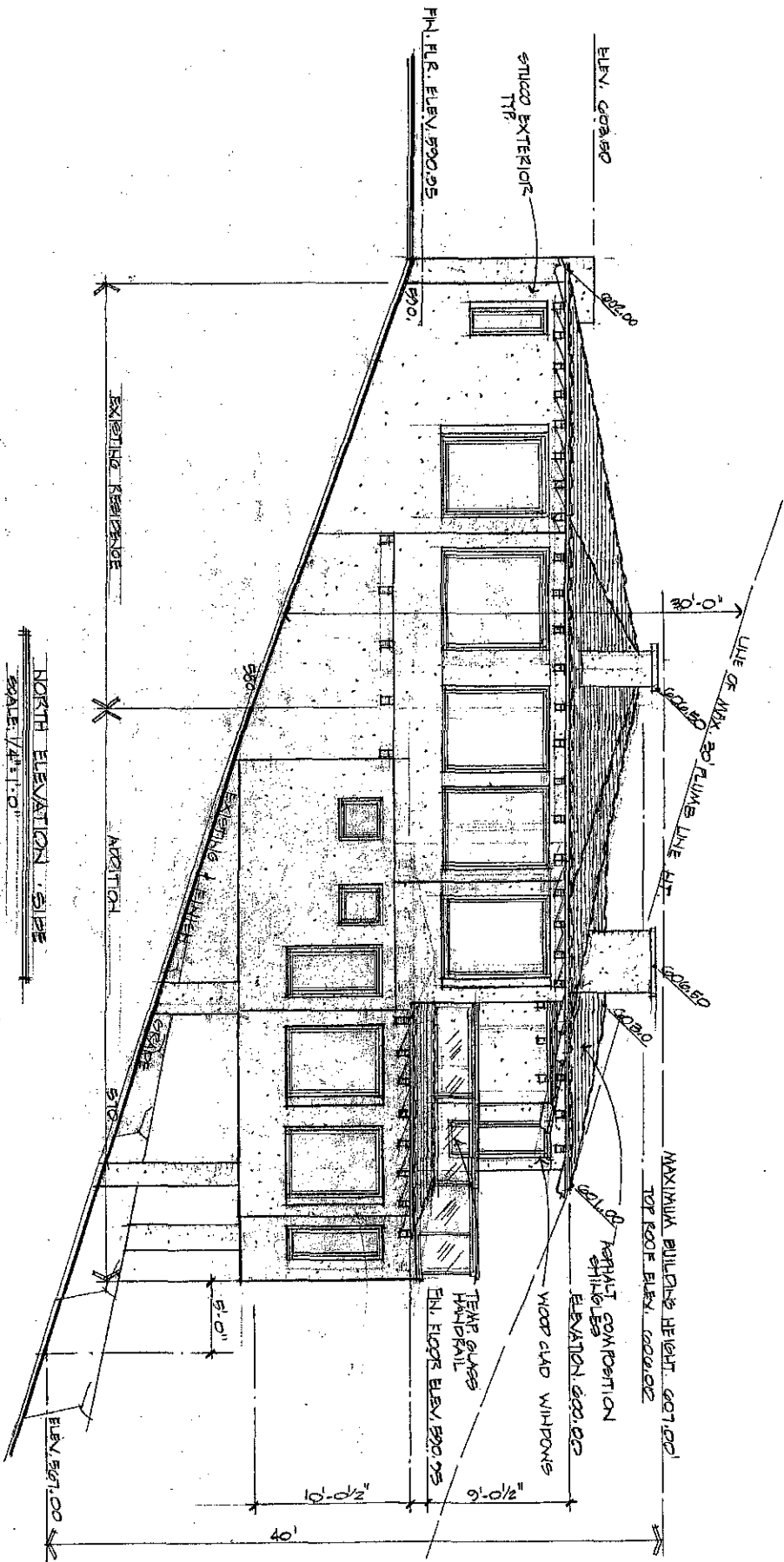
SHEET
A-1



TITLE BLOCK INFO			
PROJECT:	2480 RUISE LA JOLLA	SHEET NO.:	1
SHEET TITLE:	EXTERIOR ELEVATIONS	SHEET OF:	12
DATE:	NOV 10, 2010	REVISIONS:	
SCOPE OF WORK: PERMIT/COASTAL CT. NO. DATE:			
COASTAL DEVELOP. PERMIT/COASTAL CT. NO. DATE:			
LIMIT/PROP. 'D' HEIGHT/DATE PERMIT:			
La Jolla Shores Planned District			
DESIGNER: SCOTT A. SPENCER			
PH: (858) 459-8898			
CIVIL ENGINEER:			
LANDSCAPE ARCHITECT/DESIGNER:			
LEGAL: LOT 72, MAP # 3926, CHATTAU			
APN #: 352-351-15 VILLE			
OWNER: PRUDENT PROPERTIES TRUST			
Type of Construction: V-B Occupancy R-3 Zone: La Jolla			
Site Area: 12,660 S.F. Shores, P.D.O.			
Existing Use: Single Fam. Resid. Proposed: Same			

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901

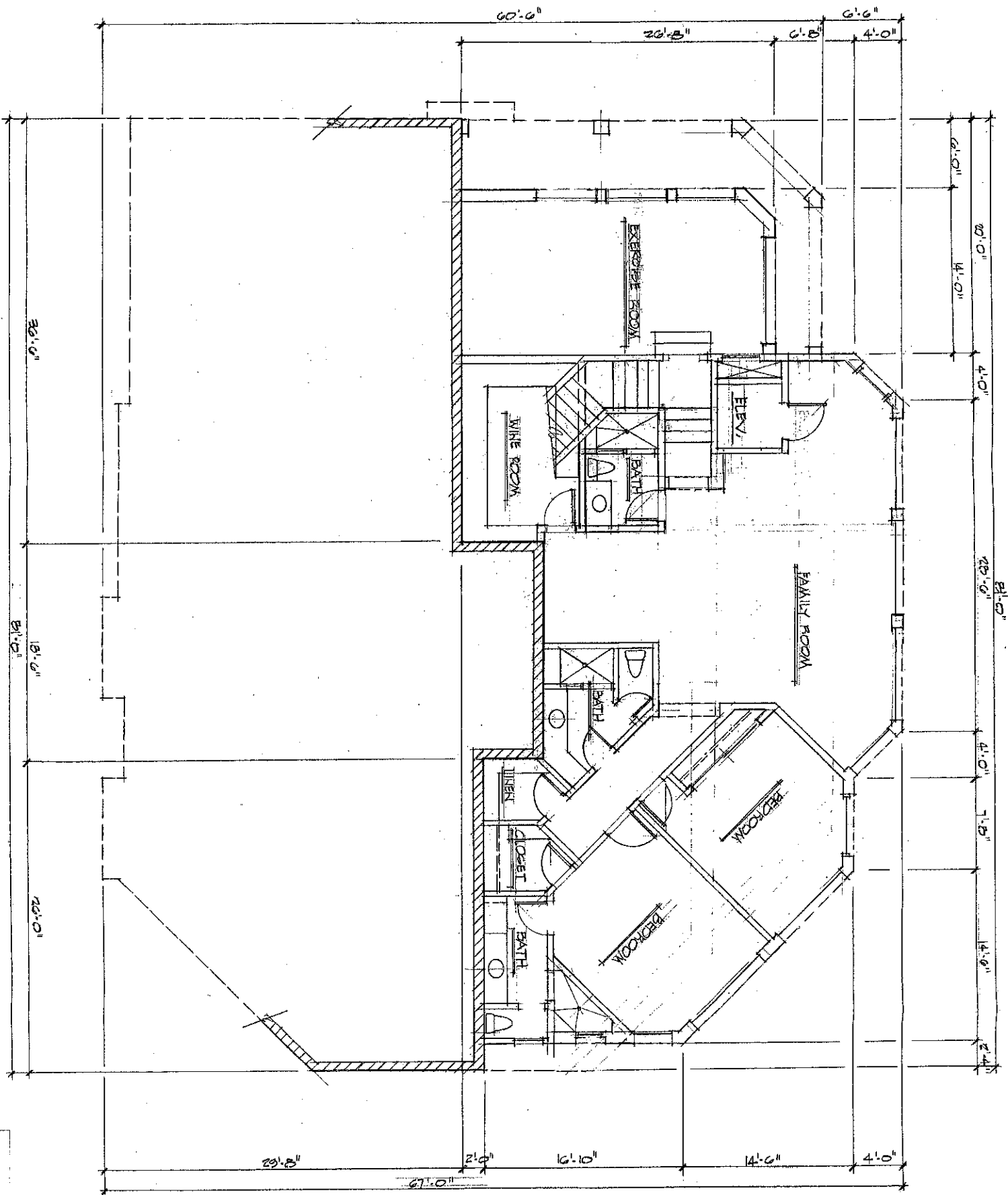


PROJECT: 1400 SUN DRIVE, STE. 100, LA JOLLA, CA 92037	SHEET: 1400 SUN DRIVE, STE. 100, LA JOLLA, CA 92037
OWNER: SCOTT A. SPENCER & ASSOCIATES	DATE: 10/10/2010
DESIGNER: SCOTT A. SPENCER & ASSOCIATES	DATE: 10/10/2010
CHECKED: SCOTT A. SPENCER	DATE: 10/10/2010
APPROVED: SCOTT A. SPENCER	DATE: 10/10/2010
SCALE: 1/4\" = 1'-0\"	SCALE: 1/4\" = 1'-0\"

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901

DATE	
SHEET	1400 SUN DRIVE, STE. 100, LA JOLLA, CA 92037
OF	1



LOWER FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT: 2160 NEW GARDEN DRIVE, LA JOLLA, CA 92037
SHEET: LOWER FIRST FLOOR PLAN
DATE: 10/10/2010
SCALE: 1/4" = 1'-0"

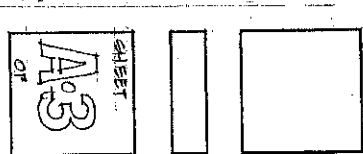
DESIGNER: SCOTT A. SPENCER
CITY: SAN DIEGO
STATE: CA
FIRM: (619) 459-8898

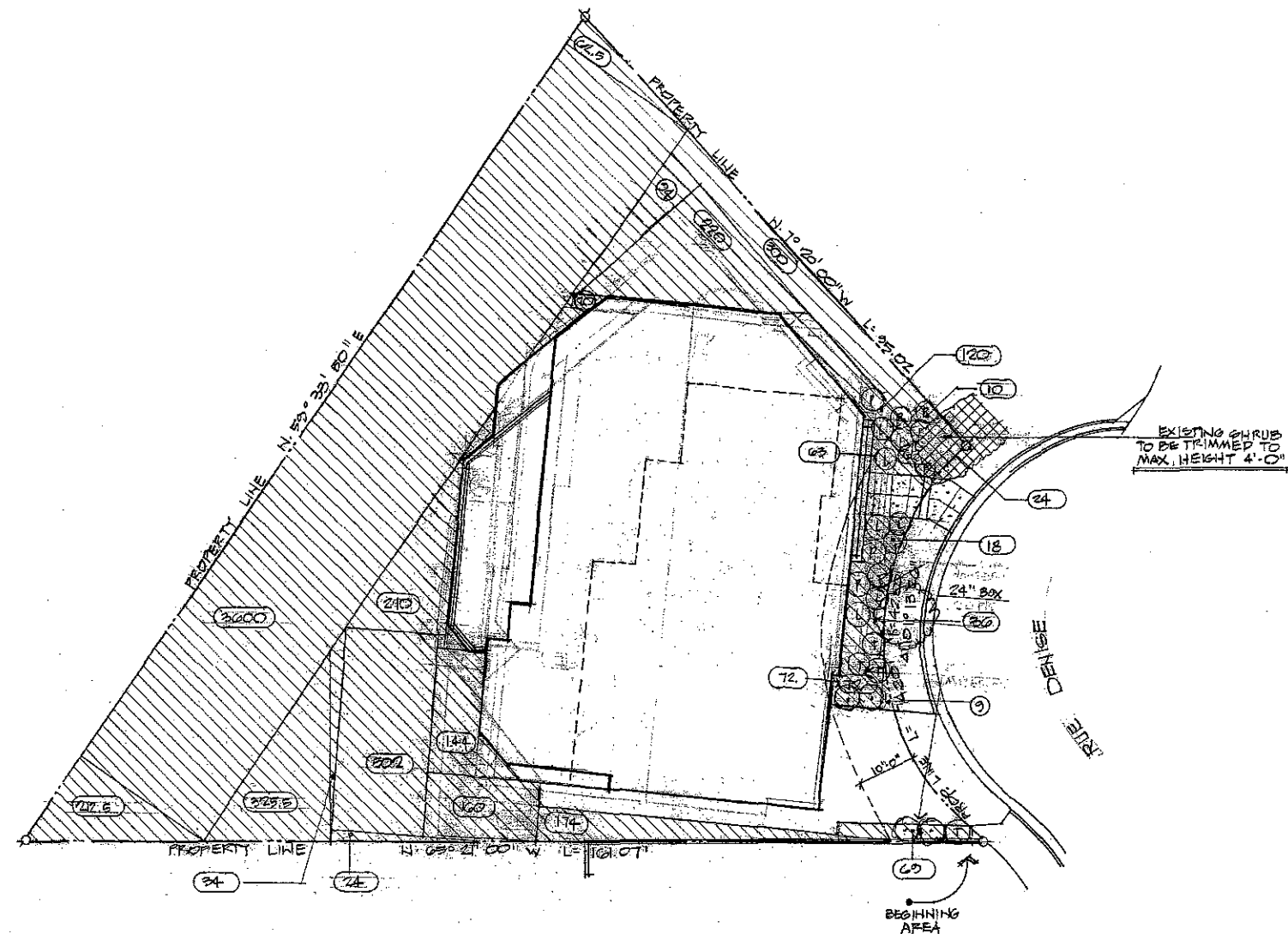
DATE: 3/30/2010
BY: [Signature]
CHECKED: 5/24/2010
DATE: 3/12/2011
BY: [Signature]
CHECKED: 4/11/2011
DATE: 4/11/2011
BY: [Signature]

OWNER: FIDUCIARY PROPERTIES TRUST
TYPE OF CONSTRUCTION: R-3 CONDOMINIUM
SITE AREA: 12,660 S.F.
EXISTING USE: Single Fam. Resid. Proposed: Same

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901





PLANT LEGEND		
SYMBOL	TYPE	QUAN.
(1)	PHOENIX TEXAS	EGAL 4
(2)	GREEN JAGGED PLAX	EGAL 4
(3)	TRACHELOPERNA LAS	EGAL 4
(4)	STAR JASMINE	EGAL 4
(5)	PRUNUS CAROLINA	EGAL 6
(6)	"BRIGHT & TIGHT"	EGAL 6
(7)	LEUCISMA TEXANUM	EGAL 8

2. ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE AREA DIAGRAM" AND EXISTING OF PROPOSED PLANT MATERIAL AS SHOWN ON THE APPROVED EXHIBIT "A" LANDSCAPE CONCEPT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
3. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
4. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LANDSCAPE STANDARDS.

STREET TREE LEGEND	
(SYMBOL)	24" BOX MAGNOLIA TREE
(SYMBOL)	STREET TREES & PUB PENISE

PERMITTING NOTES:

1. PRIOR TO THE ISSUANCE OF A GRADING OR BUILDING PERMIT, THE PERMITTEE SHALL SUBMIT A SITE/LOT PLAN CONSISTENT WITH THE PLANS SUBMITTED FOR A BUILDING PERMIT SHOWING THE REQUIRED 30% LANDSCAPED AREA WITH A CROSS-HATCH PATTERN AND LABELED "LANDSCAPE AREA DIAGRAM."
2. ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE PRIOR TO FINAL INSPECTION.
3. LANDSCAPING (INCLUDING TREES IN THE RIGHT-OF-WAY) SHALL BE MAINTAINED SUCH THAT DURING GROWING STAGE AND AT MATURITY, IT WILL NOT OBSTRUCT PUBLIC VIEWS FROM THE RIGHT OF WAY.

LANDSCAPE AREA DIAGRAM
SCALE: 1"=10'-0"

LOT AREA: 12600 SQ. FT.

LANDSCAPE AREA: 3780 SQ. FT.

24.3 %

DESIGNATES AREA TO BE / OR REMAIN LANDSCAPED

LANDSCAPE AREA TABULATIONS:

- 60
- 12
- 36
- 18
- 24
- 42
- 18
- 120
- 200
- 270
- 24
- 24
- 210
- 3600
- 210
- 325.5
- 352
- 24
- 24
- 144
- 160
- 171

6703 SQ. FT.

LANDSCAPE NOTES:

1. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING RE-VEGETATION AND AREAS PLANTED W/O ROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. (LFC 142.0413 [b]).
2. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE LA JOLLA SHORES P.D.C., LA JOLLA COMMUNITY PLAN, CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
3. MINIMUM TREE SEPARATION DISTANCE:
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FT.
UNDERGROUND UTILITY LINES - 5 FT. (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FT.
PENEWAY ENTRIES - 10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FT.

1. ALL GRADED DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED & IRRIGATED AS SHOWN IN TABLE 142.041 AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL. [142.041 (a)].
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE, RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. TYPE OF IRRIGATION - SPRAY.
3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS & LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

TITLE BLOCK INFO	
PROJECT: 2480 RUE DESER LA JOLLA	SHEET NO. 11
DESIGN TITLE: LANDSCAPE PLAN	DATE: NOV. 10, 2010
DATE: NOV. 10, 2010	REVISIONS:
SCOPE OF WORK: COASTAL DEVELOPMENT, PROJECT / COASTAL DE. NO. DATE: LIMIT / PROP. "D" DESIGN / SITE DEVELOPMENT. La Jolla Shores Planned District DESIGNER: SCOTT A. SPENCER PR: (858) 459-8898 CIVIL ENGINEER:	
LANDSCAPE ARCHITECT / DESIGNER: LOCAL: LOT 72, MAP # 3926, CHATEAU VILLE APN #: 352-331-15 OWNERS: PRUDENT PROPERTIES TRUST	
Type of Construction: V-B Occupancy R-3 Zone: La Jolla Site Area: 12,660 S.F. Shores, P.D.C. 2004 Existing Use: Single Fam. Resid. Proposed: Same	

3/30/2010

2/24/2010

3/7/2011

4/11/2011

DATE

SHEET

OF



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101
(619) 446-5210

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031
MARCH 2007

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- ☐ Process Two Decision - Appeal to Planning Commission
☒ Process Three Decision - Appeal to Planning Commission
☐ Process Four Decision - Appeal to City Council
- ☐ Environmental Determination - Appeal to City Council
☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one ☐ Applicant ☐ Officially recognized Planning Committee ☒ "Interested Person" (Per M.C. Sec. 113.0103)

Name **BRIAN FRASCH**

Address **7370 Rue Michael** City **La Jolla** State **CA** Zip Code **92037** Telephone **858-456-2154**

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

N/A

4. Project Information

Permit/Environmental Determination & Permit/Document No.:

Project No. 198459

Date of Decision/Determination:

11/30/2011

City Project Manager:

Glenne Sings

Decision (describe the permit/approval decision):

Application for Coodel/Site Dev. granted

5. Grounds for Appeal (Please check all that apply)

- ☒ Factual Error (Process Three and Four decisions only)
☐ Conflict with other matters (Process Three and Four decisions only)
☒ Findings Not Supported (Process Three and Four decisions only)
- ☒ New Information (Process Three and Four decisions only)
☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

I live adjacent to the applicant's house. He proposes to expand 2438 SF house into 7265 SF over my back yard. First, neither I nor my neighbor Anita Wolf received notice of permit proceedings before La Jolla agencies. Second, the description of the proposed remodel varies from one application to another. Some refer to it as 1 story. Others say 2 story. Spoke w/ Architectural Committee for DC+RS. DC+RS prohibit 2 story houses w/o written approval of Arch. jury. No such written approval has been produced. Met w/ Architect and requested story poles and sketch of appearance of new home from my home and yard. Requests were declined. House's proposed size is wholly out of proportion to other homes in neighborhood. Finally, coming to applicant's language, it appears to be a spec home.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: **Brian Frasch**

Date: **12/14/11**

RECEIVED

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DEC 14 2011

DS-3031 (03-07)

DEVELOPMENT SERVICES



LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 03 November 2011

Attention: Glenn Gargas, PM
City of San Diego

Project: Hooshmand Residence
2480 Rue Denise
PN: 198459

Motion: Motion to approve Hooshmand Residence: Vote: 14-0-1
Findings can be made for a Site
Development Permit and a Coastal
Development Permit.

03 November 2011

Submitted by: Tony Crisafi, President
La Jolla CPA

Date

LA JOLLA SHORES PLANNED DISTRICT

Applicant: Dr. Hooshmand
Hooshmand Residence
2480 RUE DENISE

Item: 4
 Date: October 18, 2011

To: Planning Director
 From: La Jolla Shores Planned District Advisory Board
 Subject: Proposal Within La Jolla Shores Planned District

The La Jolla Shores Planned District Advisory Board has reviewed the applicant for:

REMODEL EXISTING 2,435 SF HOUSE + EXPAND
TO 6,173 SF 2-STORY RESIDENCE. PROVIDE PROPER
BULK, MASS + SCALE IN KEEPING WITH
NEIGHBORHOOD CHARACTER

located _____

and recommends:

- ☒ A. Approval because of conformity to criteria and design standards adopted by the City Council
- ☐ B. Denial because of nonconformity to criteria and design standards adopted by the City Council. (Reasons for nonconformity on reverse side.)
- ☐ C. Approval subject to the following modifications to ensure conformity to criteria and design standards adopted by the City Council.
- _____

- ☐ D. Denial because of lack of four affirmative votes.

Approving Item: 4

Board Signatures

Disapproving Item: 0

Suzanne Weiss
Paul Potts
Dan Hoese

Absentees:

Pl H
 Chairman



THE CITY OF SAN DIEGO

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 **LA JOLLA SHORES**

Project Title

Project No. For City Use Only

2480 RUE PENISE

Project Address:

2480 RUE PENISE, 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):

☐ 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:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: _____	Project No. (For City Use Only) _____
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☐ No

<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Corporate/Partnership Name (type or print): PRUDENT PROPERTIES TRUST</div> <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Street Address: P.O. Box 9068</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">City/State/Zip: LA JOLLA, CA 92038</div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> Phone No: 858.454-7161 Fax No: 858.454-7161 </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Name of Corporate Officer/Partner (type or print): DR. MATHEW HOOSHMANP</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Title (type or print): TRUSTEE</div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> Signature : Date: SEPT. 10, 2009 </div>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Corporate/Partnership Name (type or print): </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Street Address: </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">City/State/Zip: </div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Title (type or print): </div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> Signature : Date: </div>
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HOOSHMAND RESIDENCE

Project No. 198459

Project Chronology

Date	Action	Description	City Review Time	Applicant Response
12/14/09	Applicant submits initial plans/Deemed Complete	Project plans distributed for City staff review.	1 day	
2/01/10	First Assessment Letter	First Assessment Letter identifying required approvals and outstanding issues provided to applicant.	1 Month 11 Days	
4/01/10	Applicant submits second full set of plans.	Applicant's revised set of plans submitted in response to first assessment letter from City staff.		2 Months
5/11/10	Second Assessment Letter	Second Assessment Letter identifying all remaining/outstanding issues.	1 Month 10 Days	
5/24/10	Applicant submits third set of plans.	Applicant's revised set of plans submitted in response to second assessment letter from City staff.		13 Days
06/24/10	Third Assessment Letter	Third Assessment Letter identifying all remaining/outstanding issues.	1 Month	
08/08/11	Applicant submits fourth set of plans	Applicant's revised set of plans submitted in response to third assessment letter from City staff.		13 Months 16 Days
09/23/11	Issues resolved	Staff determines project issues resolved, prepares CEQA Exemption, okay Process 3 Hearing Officer Hearing to proceed.	1 Month 15 Day	
11/30/11	Hearing Officer Hearing	Public Hearing	1 Month 7 Days	
02/16/12	Planning Commission Appeal Hearing	Public Hearing	2 Months 16 Days	
TOTAL STAFF TIME		Averaged at 30 days per month	9 Months	
TOTAL APPLICANT TIME		Averaged at 30 days per month		15 Months 29 Days
TOTAL PROJECT RUNNING TIME			24 Months, 29 Days	