



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: June 22, 2017 REPORT NO. PC-17-054

HEARING DATE: June 29, 2017

SUBJECT: APPEAL OF THE JONES RESIDENCE CDP/SDP, Process Three Decision

PROJECT NUMBER: [432689](#)

REFERENCE: Report to the Hearing Officer; [432689](#), Report No. HO-17-019.

OWNER/APPLICANT: Tom Waters, Oreo LLC, Owner  
Brian Will, Architect/Agent

### SUMMARY

Issue: Should the Planning Commission approve an appeal of the Hearing Officer's decision to approve a Coastal Development and Site Development Permit to demolish an existing single family dwelling unit and construct a new, two-story, single-family dwelling unit with an attached three-car garage and pool located at 2315 Rue De Anne 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. 1522880 and Site Development Permit No. 1522881.

Community Planning Group Recommendation: On September 1, 2016, the La Jolla Community Planning Association voted 10-2-2 to recommend approval of the project with no conditions (Attachment 12).

Other Recommendations: On March 21, 2016, the La Jolla Shores Advisory Board was unable to gain sufficient votes to approve a motion (4 affirmative votes are needed). Therefore, no action was taken by the Advisory Board (Attachment 12).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 26, 2017, and the opportunity to appeal that determination ended February 9, 2017.

Fiscal Impact Statement: None with this action. All cost associated with the processing of the project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project site is in the La Jolla Community Plan and implemented through the La Jolla Shores Planned District, SF Zone. The community plan land use designation is Very Low Density Residential (0-5 du/acre). The 0.351 acre site could accommodate 1 dwelling unit within the Very Low Density Residential land use designation. The proposed project would demolish one existing single family residence and construct one market rate single family residential unit consistent with the General Plan Housing Element and the La Jolla Community Plan planned density. There will be no net gain or loss to the available housing stock.

## BACKGROUND

The existing home was built in 1963, at the west end of Rue De Anne, west of Via Capri approximately one mile east of the Pacific Ocean (Attachment 3). The surrounding properties are fully developed and form a well-established single dwelling unit residential neighborhood (Attachment 1). As the existing structure is more than 45 years old, staff evaluated it and concluded it is not significant, and not eligible for historic designation under local, state or federal criteria.

The 15,300-square-foot project site is located in the SF Zone (Single Family Zone) of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, and within the La Jolla Community Plan area. The proposal would demolish the existing one-story home and construct a new 4,873-square-foot, two-story single family dwelling unit with an attached, three-car garage and pool. A Coastal Development Permit is required by the San Diego Municipal Code (SDMC) Section 126.0702 for the proposed demolition and construction on property within the Coastal Overlay Zone. A Site Development Permit is required by the SDMC Section 1510.0201(d) for major development within the La Jolla Shores Planned District.

## DISCUSSION

### Project Description:

The La Jolla Community Plan designates the site as Very Low density (0-5 DU/acre) residential. The residential use of the property is consistent with that land use designation. The site does not contain any form of Environmentally Sensitive Lands. The proposed new residence will be located within the previously developed portion of the property. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance SF Zone. The chart below illustrates and compares the range, average of the setbacks and floor area ratio of the 28 neighboring dwelling units in the survey compared to the proposed project.

<b>LA JOLLA SHORES PLANNED DISTRICT ORDINANCE – NEIGHBORHOOD SURVEY</b>	<b>FRONT SETBACK</b>	<b>SIDE SETBACK</b>	<b>REAR SETBACK</b>	<b>FLOOR AREA RATIO</b>
<b>Neighborhood Range</b>	7 – 57 feet	2 – 38 feet	5-65 feet	0.10 – 0.34
<b>Neighborhood Average</b>	22 feet	9.92 feet	5 – 65 feet	0.22
<b>Proposed Project</b>	41 feet	10 and 15 feet	12 feet	0.26*

\*Garage square footage was removed in the survey for comparison purposes with County Records which is only habitable square footage. The actual proposed FAR including garage square footage is 0.32.

All surface drainage run-off will be conveyed through an existing drain system which will convey surface flow to Rue De Anne. The project conforms to all development regulations of the La Jolla Shores Planned District Ordinance's SF Zone, along with the applicable regulations of the Coastal Overlay Zone.

The proposed residence will be designed to include Expo smooth finish stucco and Teak stained siding exterior walls with bronze aluminum windows and a flat roof. The project proposes 130 cubic yards of cut grading and 340 cubic yards of fill, with 210 cubic yards of import. The proposed residence will be approximately 23 feet, 3 inches in height, under the allowed 30-foot height limit.

The project site is located approximately one mile east of the Pacific Ocean, and is not located within or adjacent to a public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is not located between the ocean and the First Public Roadway. The project site is not identified as containing any form of public access to the coastline by the La Jolla Community Plan and Local Coastal Land Use Plan. This project was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan, based on the review of the project's plans, review of the submitted survey of the development pattern in the vicinity, conformance with public access and coastal public views.

#### Appeal of the Hearing Officer Approval

On April 12, 2017, the Hearing Officer approved the project after hearing public testimony. An

appeal of that decision was filed on April 24, 2017 by the Law Office of Julie M. Hamilton, representing her client Nancy Manno (Attachment 8). Although the Environmental Appeal Box was checked on the Appeal Form, the Notice of Right to Appeal the Environmental Determination on this project was made and posted on the City's Web Site on January 26, 2017. Pursuant to San Diego Municipal Code Section 112.0520 (b) (1) the opportunity to appeal that determination ended on February 9, 2017. The appeal of the Environmental Determination was filed on April 24, 2017, past the appeal deadline and was not a valid Appeal of the Environmental Determination. Therefore, the only issue before the Planning Commission is the appeal of the Hearing Officer's decision with respect to the Coastal Development Permit, Site Development Permit, and not the environmental determination. The appeal focuses on potential impacts to appellant's adjacent home and neighborhood character issues. The following discussion includes the appeal issues as stated by the appellant, followed by the City staff response.

Appeal Issue No. 1: *"The findings for a site development permit and coastal development permit are not supported by evidence in the record and the project conflicts with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project is not exempt from CEQA because it will have a significant impact on land use due to its inconsistencies with the land use plan."*

Staff Response: The appeal does not provide facts to support a claim that the project conflicts with the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is designated for Very Low Density Residential (0-5 du/acre) development. The proposal for one dwelling unit project conforms to the designated land use. The La Jolla Community Plan and Local Coastal Land Use Plan recommends maintaining the character of residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Based on a survey of the surrounding development, the project was determined to be consistent with the existing development pattern in the vicinity and the development regulations for the SF Zone of the La Jolla Shores Planned District. The survey examined setbacks and the bulk and scale of surrounding development within a 300 foot radius of the subject site. At the Hearing Officer hearing on April 12, 2017, the applicant presented a photo presentation of the mix of homes in the neighborhood to illustrate how the proposed project was consistent with the surrounding development pattern for bulk, height and massing (Attachment No. 14). The appeal of the Environmental Determination was filed late and was not a valid Appeal of the Environmental Determination. The record, including the findings adopted as part of the resolution approved by the Hearing Officer, contains evidence supporting each required finding, including those related to land use and local coastal program plan consistency.

Appeal Issue No. 2: *"The project is not consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project will have a significant negative impact on the adjacent home, which is a historic structure."*

Staff Response: The appeal does not provide facts to support a claim that the project is not consistent with the La Jolla Community Plan and Local Coastal Land Use Plan. The issue of this project's relationship and impact with the adjacent home was discussed at the La Jolla Community Planning Association's meeting. Based on that discussion the applicant redesigned the project to locate the proposed home farther back on the property, from both the front and east side property



lines, in an effort to be more harmonious with the adjacent home. The redesign steps the second floor back 23 feet 11 inches from the nearest property line (Attachment 9). The proposed project meets the development requirements for setbacks and other development standards. It does not include any request for a variance or a deviation to applicable setback requirements or any development standard. The historic designation on the adjacent home does not preclude the Jones Residence site from being redeveloped in accordance with the development regulations of the underlying zone. The record, including the findings adopted as part of the resolution approved by the Hearing Officer, contains evidence supporting each required finding, including those related to land use and local coastal program plan consistency.

Appeal Issue No. 3: *"The project is not consistent with the La Jolla Shores Planned District Ordinance. The project does not protect the unique residential and architectural character of La Jolla Shores."*

Staff Response: The appeal does not provide facts to support a claim that the project is not consistent with the La Jolla Shores Planned District Ordinance. Based on a survey of the surrounding development, the project was determined to be consistent with the existing development pattern in the vicinity and the development regulations for the SF Zone of the La Jolla Shores Planned District. The proposed project meets all applicable development standards of the Land Development Code, including the La Jolla Shores Planned District Ordinance. It does not include any request for a variance or a deviation to any development standard. Additionally, the project incorporates design features above the base zone minimum standards through the use of articulation and terracing of the structure. These features help reduce the perceived bulk, and are compatible with the surrounding development, and facilitate the transition of the proposed development into the existing development. The design features transition each floor per the Community Plan recommendation resulting in the terracing of the structures to address any bulk and scale concerns. Changes in the patterns alternating in heights from each home (older and newer) provide good transitions and assure diversity of the structures for less perceived bulk and scale.

This applicant redesigned this project to be sensitive to the single story nature of the appellant's adjacent residence by stepping back the second floor, siting the home farther back on the property and agreeing to add a landscape screen along their common property line. The applicant also provided the appellant with a sun/shadow study and demonstrated that no shadows will cross beyond the 6 foot high property line fence before the sun sets each day. The record, including the findings adopted as part of the resolution approved by the Hearing Officer, contains evidence supporting each required finding, including those related to compliance with the Land Development Code, including the La Jolla Shores Planned District Ordinance.

Appeal Issue No. 4: *"The project is not consistent with the La Jolla Shores Manual. The project does not conform to or complement the general design and bulk of the surrounding neighborhood. The project is not compatible with adjacent development and will interfere with the use and enjoyment of the adjacent historic property. The project does not promote harmony in the visual relationships and transitions between older and newer buildings. The project impacts the privacy of the adjacent historic home and fails to protect its outdoor spaces from view."*

Staff Response: The appeal does not provide facts to support a claim that the project is not consistent with the La Jolla Shores Design Manual.

The La Jolla Shores Design Manual is a policy document that makes general design recommendations such as the minimum setback should be 4 feet, the design should be “harmonious form relationships among houses”, the design should “strive for variety between groups of houses by inclusion of two story houses, variation in lot sizes, and changes in material or detailing” and “relate houses to topographic slopes and to each other rather than to alignment of the street”. This project was designed to comply with the design recommendations of the La Jolla Shores Design Manual by making all the setbacks greater than 4 feet, by designing the second floor to be set back a minimum of 23 from the nearest property line, by including multiple off sets and building articulation, change in building materials by including teak stained siding, smooth finish stucco and bronze aluminum windows, by designing the home to fit the existing topographic slope by utilizing the existing retaining walls into the design and embedding the home into the rear slope. There is minimal grading outside of the building footprint.

The project was designed to be sensitive to the single story nature of the adjacent residence by stepping back the second floor 23, feet 11 inches from the nearest property line. The proposed project has a front setback of 41 feet and a side set back to the east of 10 feet (side of the appellant). The design follows the recommendations of the La Jolla Shores Design Manual, which recommends a unity of related shapes and diversity through changes in scale. The proposed building elevations (Attachment 11) illustrate two front offsets of 5 feet, one offset of 8 feet and a mix of building materials to create visual interest and diversity. The second floor is setback 28 feet farther on the property than the first floor. The roof decks over the first floor will be planted with green roofing material to limit the circulation areas on the second floor decks and not allow anyone to walk close enough to the east edge to have any view of the neighboring (appellant's) structure. The applicant has worked with the appellant to agree to remove all windows and doors from the east side of the second floor and has also agreed to plant a heavy landscape screen along the entire length of the common property line to the rear retaining wall to preserve the appellant's privacy. This landscape screen is not required by the San Diego Municipal Code. The applicant also provided the appellant a sun/shadow study and demonstrated that no shadows will cross beyond the 6-foot-high property line fence before the sun sets behind Mount Soledad. The applicant believes that they have worked with the appellant to address their concerns beyond the requirements of the San Diego Municipal Code and to protect their privacy within reason.

#### Community Plan Analysis:

The proposed project is located within the La Jolla Community Plan and Local Coastal Land Use Plan and is designated for Very Low Density Residential (0-5 du/acre) development. The proposed one dwelling unit project conforms to the designated land use. The LJCP recommends maintaining the character of residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures.

The property fronts along the west end of Rue De Anne. Rue De Anne is not identified as containing a public view as identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed new residence is sited within the private property and meets the setbacks of the

proposed new residence is sited within the private property and meets the setbacks of the implementing La Jolla Shores SF Zone. The proposed project does not negatively impact any identified Public Views.

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 predominately moderate to large size older homes with a few newer residences. The proposed residence is consistent with the bulk and scale in the neighborhood. The proposed height for the residence is less than thirty feet, which is consistent with the community plan and the thirty-foot height limit.

Conclusion:

Staff is recommending that the Planning Commission deny the appeal and uphold the Hearing Officer's decision to Approve Coastal Development Permit No. 1522880 and Site Development Permit No. 1522881 as the project meets all applicable development regulations and policies.

ALTERNATIVES

1. Deny the appeal and uphold the Hearing Officer's decision to approve Coastal Development Permit No. 1522880 and Site Development Permit No. 1522881, with modifications.
2. Approve the appeal and Deny Coastal Development Permit No. 1522880 and Site Development Permit No. 1522881, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
Elyse W. Lowe  
Deputy Director  
Development Services Department

  
Glenn R. Gargas  
Development Project Manager  
Development Services Department

Attachments:

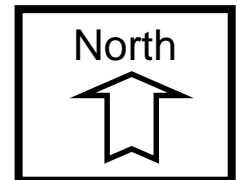
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption

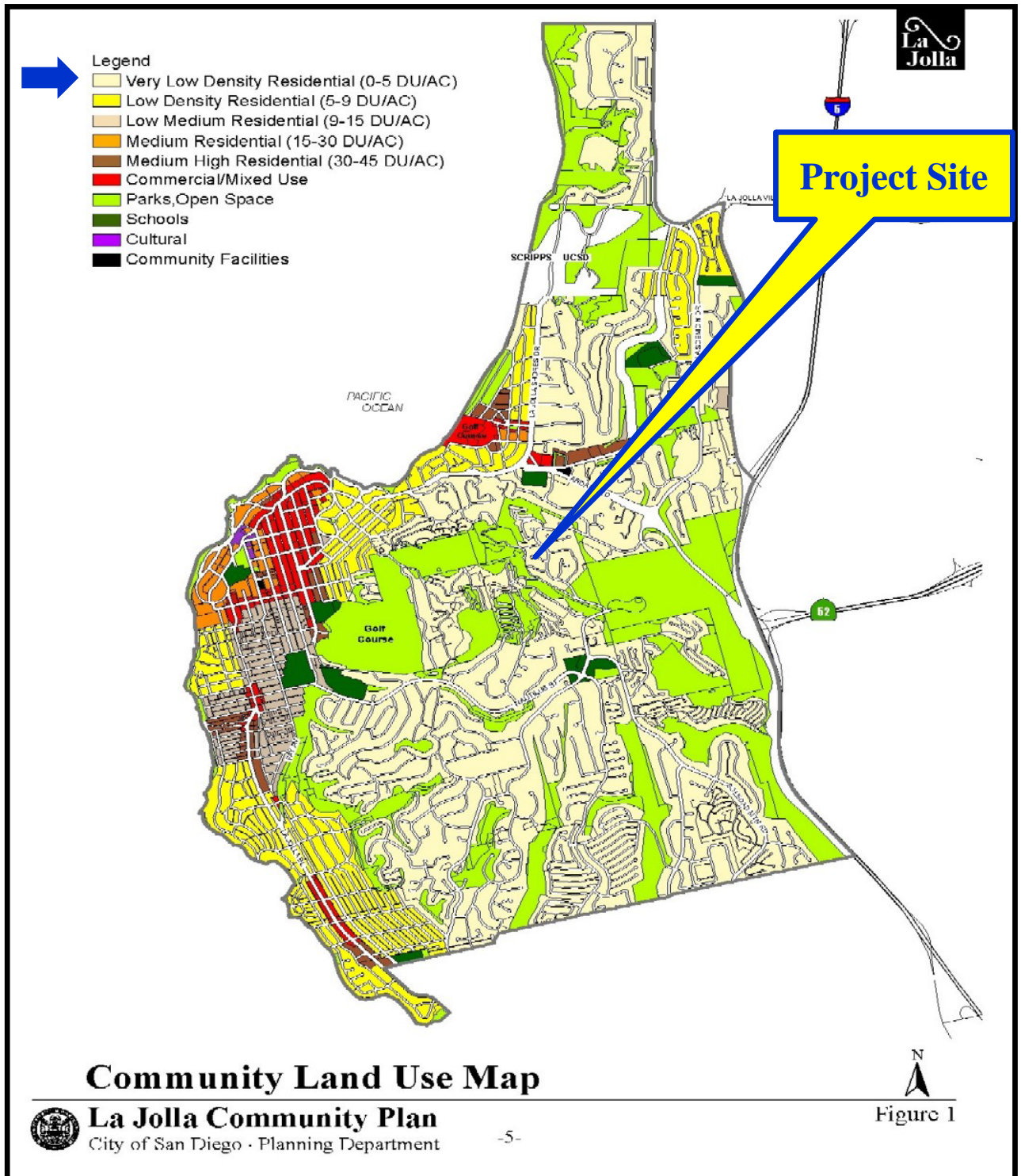
9. Project before and after renderings
10. Project Site Plan
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Applicant's Visual Survey



## Project Location Map

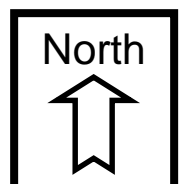
**JONES RESIDENCE CDP / SDP - 2315 RUE DE ANNE**  
**PROJECT NO. 432689**





## Land Use Map

**JONES RESIDENCE CDP / SDP - 2315 RUE DE ANNE**  
**PROJECT NO. 432689 La Jolla**

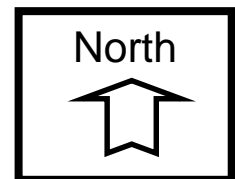






## Aerial Photo

JONES RESIDENCE CDP SDP - 2315 RUE DE ANNE  
PROJECT NO. 432689

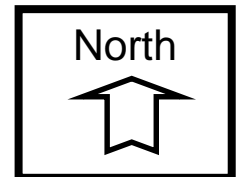






## Aerial Photo

JONES RESIDENCE CDP SDP - 2315 RUE DE ANNE  
PROJECT NO. 432689





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Jones Residence CDP / SDP – Project No. 432689	
<b>PROJECT DESCRIPTION:</b>	CDP & SDP for demolition of an existing residence and construction of a new, two-story, 4,873 square-foot single-family residence with a three-car garage on a 0.351-acre property.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit & Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very Low Density Residential (0-5 DUs per acre)	
<b><u>ZONING INFORMATION:</u></b> <b>ZONE:</b> SF Zone La Jolla Shores Planned District <b>HEIGHT LIMIT:</b> 30 Foot maximum height limit – 23 feet 3 inches proposed. <b>LOT SIZE:</b> Approx. 8,000 square-foot minimum lot size – existing lot 15,300 sq. ft. <b>FLOOR AREA RATIO:</b> NA – 0.32 proposed <b>FRONT SETBACK:</b> NA – 41 feet proposed <b>SIDE SETBACK:</b> NA - 10 feet (east) & 15 feet (west) proposed <b>STREETSIDE SETBACK:</b> NA <b>REAR SETBACK:</b> NA – 12 feet proposed <b>PARKING:</b> 2 parking spaces required –3 proposed.		
<b><u>ADJACENT</u> PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
<b>SOUTH:</b>	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
<b>EAST:</b>	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
<b>WEST:</b>	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence

**ATTACHMENT 4**

<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The La Jolla Community Planning Association voted 10-2-2 to recommended approval the project at their September 1, 2016 meeting.

**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 1522880 AND  
SITE DEVELOPMENT PERMIT NO. 1522881  
JONES RESIDENCE CDP/SDP - PROJECT NO. 432689**

WHEREAS, Tom Waters, Member, Oreo LLC, A California Limited Liability Company Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family dwelling unit and construct a two-story single-family dwelling unit with an attached three-car garage and pool (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1522880 and 1522881), on portions of a 15,300-square-foot property; and

WHEREAS, the project site is located at 2315 Rue De Anne, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, and within the La Jolla Community Plan area; and

WHEREAS, the site is legally described as Lot 22, Chateau Ville, in the City of San Diego, County of San Diego, according to the Map thereof No. 3926 filed in the Office of the Recorder of San Diego County July 10, 1958; and

WHEREAS, on June 29, 2017, the Planning Commission of the City of San Diego considered an appeal of the Hearing Officer's April 12, 2017, decision to approve Coastal Development Permit No. 1522880 and Site Development Permit No. 1522881, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on January 26, 2017, 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 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated June 29, 2017.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

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

The project site is currently developed with an existing, one-story, residence. This project proposes to demolish the existing single-family dwelling unit and construct a new two-story single-family dwelling unit. The proposed structure will be situated in approximately the same location as the existing

## ATTACHMENT 5

residential structure. The project site is located approximately one mile from the Pacific Ocean 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. The project site is not located within the First Public Roadway and the Pacific Ocean.

The project site is located at the western terminus of Rue De Anne and there is no identified public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. As the proposal will meet all setback requirements, the proposed home will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan. Therefore the proposed redevelopment 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 La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The fully graded project site is currently developed with a single-family dwelling unit and within a residential neighborhood developed since 1963. Review of resources maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, Multi Habitat Planning Area (MHPA) designated lands. The project proposes to demolish the existing single-family dwelling unit and construct a new two-story, single-family dwelling unit with an attached three car garage and pool in approximately the same location on the lot as the existing residence. The southern and western portions of the site contain slope areas that will remain with the existing retaining walls to remain in place. A Preliminary Geotechnical Investigation indicates that this area has been cut and filled to accommodate the existing home. Site drainage currently drains predominately toward Rue De Anne. All surface drainage from the project will be conveyed to Rue De Anne. The project site was previously graded and redevelopment of this site proposes 130 cubic yards of cut, 340 cubic yards of fill, for a total import of 210 cubic yards. Thus, this proposed redevelopment of an existing residence will not adversely affect Environmentally Sensitive Lands.

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

The proposed development to demolish an existing residence and construct a new two-story, residential dwelling unit is located on a site which has a Very Low Density Residential (0-5 DU/AC) land use designation. Based on the review of the project plans along with a setback and bulk/scale neighborhood survey of the surrounding development pattern, the project's design was determined to be in conformity with all of the applicable development regulations of the La Jolla Shores Planned District's SF-Zone and the Coastal Overlay Zone. The chart below illustrates and compares the range, average of the setbacks and floor area ratio of the 28 neighboring dwelling units in the survey compared to the proposed project.

## ATTACHMENT 5

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE – NEIGHBORHOOD SURVEY	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	FLOOR AREA RATIO
Neighborhood Range	7 – 57 feet	2 – 38 feet	5-65 feet	0.10 – 0.34
Neighborhood Average	22 feet	9.92 feet	5 – 65 feet	0.22
Proposed Project	41 feet	10 and 15 feet	12 feet	0.26*

\*Garage square footage was removed in the survey for comparison purposes with County Records which is only habitable square footage. The actual proposed FAR including garage square footage is 0.32.

The project site is located approximately one mile from the coastline and the La Jolla Community Plan and Local Coastal Program Land Use Plan does not identified any public view on or adjacent to the subject property. The project site is not located in an area identified as containing pedestrian access. The Rue De Anne street frontage will remain with improved public right-of-way. Project development will be fully contained within the existing legal lot area. Due to these factors the proposed residential dwelling unit redevelopment of this property is in conformity with the certified La Jolla Community Plan and the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

**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 15,300-square-foot site, currently developed with an existing residence, is located within an established residential neighborhood approximately one mile from the Pacific Ocean coastline and is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone.

**Site Development Permit - Municipal Code Section 126.0504**

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

The project proposes to demolish an existing single-family dwelling unit and construction of a new 4,873 square foot, two-story, single family dwelling unit with an attached three-car garage and pool in approximately the same location on the lot as the existing structure. The proposed project is located in an area identified as Very Low Density (0-5 DU/acre) Residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation and density. The project site is located approximately one mile from the coastline and the La Jolla Community Plan and Local Coastal Program Land Use Plan does not identify any public view on or adjacent to the subject property. The project site is not located in an area identified as containing pedestrian access. The Rue De Anne street frontage will remain with improved public right-of-way. Project development will be fully contained within the existing legal lot area. The proposed single-family dwelling unit was found consistent with the SF Zone of the La Jolla Shores Planned District development regulations, allowed density and design recommendations. Thus, this single family residential dwelling unit redevelopment will not adversely affect the La Jolla Community land use plan.

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

The proposed demolition of an existing single-family dwelling unit and construction of a new 4,873-square-foot, two-story, single-family dwelling unit with an attached three-car garage and pool 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 and the Coastal Overlay Zone. The project is one dwelling unit replacing an existing dwelling unit and thus will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to building permit issuance to determine the development of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure development is in accordance with the approved plans and with all regulations. Therefore, the project will 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.**

The proposed demolition of an existing single-family dwelling unit and construction of a new 4,873-square-foot, two-story, single-family dwelling unit with an attached three-car garage and pool, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. The chart below illustrates and compares the range, average of the setbacks and floor area ratio of the 28 neighboring dwelling units in the survey compared to the proposed project.

## ATTACHMENT 5

<b>LA JOLLA SHORES PLANNED DISTRICT ORDINANCE – NEIGHBORHOOD SURVEY</b>	<b>FRONT SETBACK</b>	<b>SIDE SETBACK</b>	<b>REAR SETBACK</b>	<b>FLOOR AREA RATIO</b>
<b>Neighborhood Range</b>	7 – 57 feet	2 – 38 feet	5-65 feet	0.10 – 0.34
<b>Neighborhood Average</b>	22 feet	9.92 feet	5 – 65 feet	0.22
<b>Proposed Project</b>	41 feet	10 and 15 feet	12 feet	0.26*

\*Garage square footage was removed in the survey for comparison purposes with County Records which is only habitable square footage. The actual proposed FAR including garage square footage is 0.32.

There are no proposed variances or deviations to the development regulations of the Land Development Code. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, landscaping, public views, public access, and found that the project will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1522880 and Site Development Permit No. 1522881 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1522880 and 1522881, a copy of which is attached hereto and made a part hereof.

---

Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: June 29, 2017.

Job Order No. 24006037

**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: 24006037 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1522880 AND SITE DEVELOPMENT PERMIT NO. 1522881  
**JONES RESIDENCE - PROJECT NO. 432689**  
PLANNING COMMISSION

This Coastal Development Permit No. 1522880/Site Development Permit No. 1522881 is granted by the Planning Commission of the City of San Diego to Oreo LLC, A California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0704 and 1510.0201. The 0.351-acre site is located at 2315 Rue De Anne, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone and within the La Jolla Community Plan area. The project site is legally described as: Lot 22, Chateau Ville, in the City of San Diego, County of San Diego, according to the Map thereof No. 3926 filed in the Office of the Recorder of San Diego County July 10, 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-family dwelling unit and construct a new, two-story, single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 29, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolish an existing single-family dwelling unit and construct a two story, 4,873-square-foot, single-family dwelling unit with an attached three car garage and pool on a 0.351-acre property;
- b. Landscape and brush management plan (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Existing site walls to remain, pool and glass pool fence; and
- e. 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 July 17, 2020.
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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. The 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."

12. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

13. Prior to issuance of any construction permit, Owner/Permittee shall obtain and complete a demolition permit with soil compaction report for pool removal.

14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private drainage system and driveway within water easement and sidewalk underdrains/curb outlet and non-standard driveway in Rue De Anne Public Right-of-Way.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot driveway on Rue De Anne.
17. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional three (3) feet on Rue De Anne to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.
18. 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.
19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
21. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the property in substantial conformance with Exhibit "A" in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.
22. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
23. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape

Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

25. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards 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 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.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

28. 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.'

### **BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

29. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.

30. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

31. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

32. The Brush Management Program shall consist of an expanded Zone One of 52' dimensioned from the structure out to the west property line with a corresponding Zone Two of 39'5" offsite on the adjacent property owned by La Jolla Soledad West. Alternative compliance measures shall consist of one-hour fire rated west facing walls and all openings along those walls shall be dual glazed, dual tempered panes.

33. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

34. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

35. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

36. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking space widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

37. The City may require the Owner/Permittee to submit a topographical survey conforming to the provisions of the SDMC 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.

38. 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

## ATTACHMENT 6

are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 29, 2017, by Resolution No.

\_\_\_\_\_.

## ATTACHMENT 6

Permit Type/PTS Approval No.: CDP 1522880 & SDP 1522881  
Date of Approval: June 29, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Glenn R. Gargas  
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.

Oreo LLC, A California Limited Liability  
Company, Owner/Permittee

By \_\_\_\_\_  
Tom Waters, Member

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

**NOTICE OF EXEMPTION****ATTACHMENT 7***(Check one or both)*

TO: ☒ Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

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 Name:** Jones Residence**Project No. / SCH No.:** 432689 / N/A**Project Location-Specific:** 2315 Rue de Anne, San Diego, California 92037**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish an existing 1,961-square-foot single-family residence and 540-square-foot garage and construct a 4,873-square-foot, split-level, single-family residence with garage and pool. Various site improvements would also be constructed that include associated hardscape and landscape. The 0.35 acre (15,300-square-feet) project site is located at 2315 Rue De Anne. The land use designation is Very Low Density Residential (0 – 5 dwelling units per acre). Additionally, the project site is located in the Single-Family zone of the La Jolla Shores Planned District (LJSPD-SF) and within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-appealable, Area 2), the Coastal Parking Impact Overlay Zone, and the La Jolla Community Plan and Local Coastal Program. (LEGAL DESCRIPTION: Lot 22 of Map No. 3926.)

**Name of Public Agency Approving Project:** City of San Diego**Name of Person or Agency Carrying Out Project:** Tom Waters, Oreo, LLC, 4350 Executive Drive, Suite 320, San Diego, California 92037, (714) 454-6544**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))
- ☒ Categorical Exemption: 15302 (Replacement or Reconstruction)

Reasons why project is exempt: The City of San Diego conducted an environmental review, which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15302 that consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

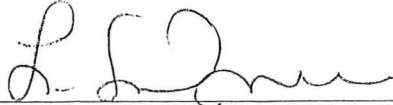
**Lead Agency Contact Person:** L. Sebastian**Telephone:** (619) 236-5993



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?    ☐ Yes    ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 Sr. Planner  
Signature/Title

January 26, 2017  
Date

Check One:

- (X) Signed By Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

Date of Notice: January 26, 2017

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006037

---

**PROJECT NAME/NUMBER:** Jones Residence / 432689

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 2315 Rue de Anne, San Diego, California 92037

**PROJECT DESCRIPTION:** A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish an existing 1,961-square-foot single-family residence and 540-square-foot garage and construct a 4,873-square-foot, split-level, single-family residence with garage and pool. Various site improvements would also be constructed that include associated hardscape and landscape. The 0.35 acre (15,300-square-feet) project site is located at 2315 Rue De Anne. The land use designation is Very Low Density Residential (0 – 5 dwelling units per acre). Additionally, the project site is located in the Single-Family zone of the La Jolla Shores Planned District (LJSPD-SF) and within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-appealable, Area 2), the Coastal Parking Impact Overlay Zone, and the La Jolla Community Plan and Local Coastal Program. (LEGAL DESCRIPTION: Lot 22 of Map No. 3926.)

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15302 that consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were

identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

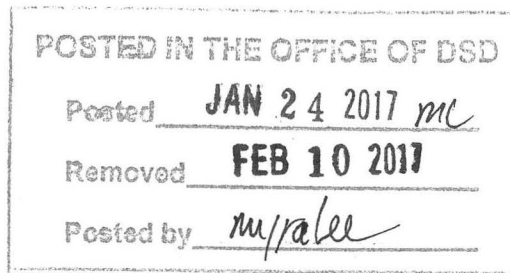
**DEVELOPMENT PROJECT MANAGER:** Glenn Gargas  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER:** (619) 446-5142 / ggargas@sandiego.gov

---

On January 26, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (February 9, 2017). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.





City of San Diego  
Development Services  
1222 First Ave. 3rd Floor  
San Diego, CA 92101

THE CITY OF SAN DIEGO

# Development Permit/ Environmental Determination Appeal Application

FORM  
**DS-3031**  
AUGUST 2015

In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure".

**1. Type of Appeal:**

- ☒ Appeal of the Project  
☒ Appeal of the Environmental Determination

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

Name: Nancy Manno c/o The Law Office of Julie M. Hamilton E-mail Address: julie@imhamiltonlaw.com  
Address: 4112 Adams Ave. City: San Diego State: CA Zip Code: 92116 Telephone: (619) 278-0701

**3. Project Name:**

Jones Residence

**4. Project Information**

Permit/Environmental Determination & Permit/Document No.: Project No 432689	Date of Decision/Determination: 04/12/17	City Project Manager: Glenn Gargas
--	---	---------------------------------------

Decision: (Describe the permit/approval decision)

Approval of coastal development permit and site development permit to demolish existing single dwelling unit and construct a two-story single dwelling unit with attached three car garage totalling 4,873 square-feet on a 15,300 square-foot property.

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

- |   |   |
|---|---|
| <input type="checkbox"/> Factual Error                          | <input type="checkbox"/> New Information                                      |
| <input checked="" type="checkbox"/> Conflict with other matters | <input type="checkbox"/> City-wide Significance (Process Four decisions only) |
| <input checked="" type="checkbox"/> Findings Not Supported      |   |

**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.)

The findings for a site development permit and coastal development permit are not supported by evidence in the record and the project conflicts with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project is not exempt from CEQA because it will have a significant impact on land use due to its inconsistencies with the land use plan.

The project is not consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project does not promote harmonious visual relationships between the new residence and the existing neighborhood. The project will have a significant negative impact on the adjacent home, which is a historic structure.

The project is not consistent with the La Jolla Shores Planned District Ordinance. The project does not protect the unique residential and architectural character of La Jolla Shores.

The project is not consistent with the La Jolla Shores Design Manual. The project does not conform to or complement the general design and bulk of the surrounding neighborhood. The project is not compatible with adjacent development and will interfere with the use and enjoyment of the adjacent historic property. The project does not promote harmony in the visual relationships and transitions between older and newer buildings. The project impacts the privacy of the adjacent historic home and fails to protect its outdoor spaces from view.

I am an interested person who submitted a speaker slip and spoke in opposition to the project at the Hearing Officer meeting.

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

Signature:

*Nancy Anne Manno*

Date:

*04/21/2017*

**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](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.

DS-3031 (08-15)



- 2315 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN

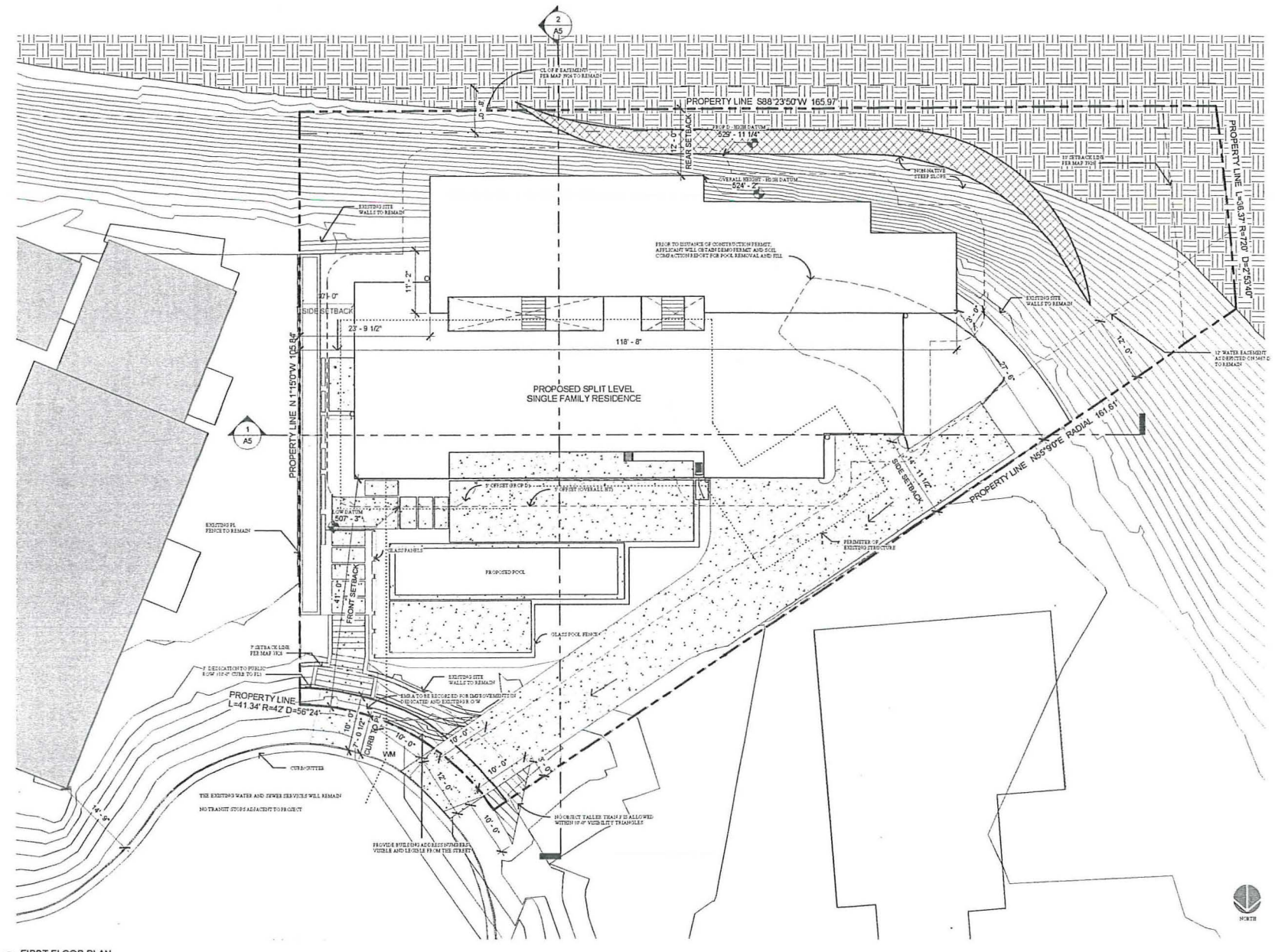




- 2315 Rue de Anne - Proposed

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN





1 FIRST FLOOR PLAN  
1" = 10'-0"

Name	EXISTING	ADDITION	TOTAL
GARAGE	0	814	814
DECK	0	969	969
FIRST FLOOR	0	2102	2102
SECOND FLOOR	0	1957	1957
		4873	4873

LOT COVERAGE: BUILDING: 4,445 SF (29%)  
HARDSCAPE: 4,613 SF (30%)\*  
LANDSCAPE: 6,242 SF (41%)  
PERMEABLE: 6,242 SF (41%)  
IMPERMEABLE: 9,058 SF (59%)\*

\*LANDSCAPE AND PERMEABLE TOTALS INCLUDE ALL PLANTED WALLS AND SUPPORTED CALCULATIONS FOR PERMEABLE WORK MAY VARY FOR SITE-SPECIFIC CONDITIONS

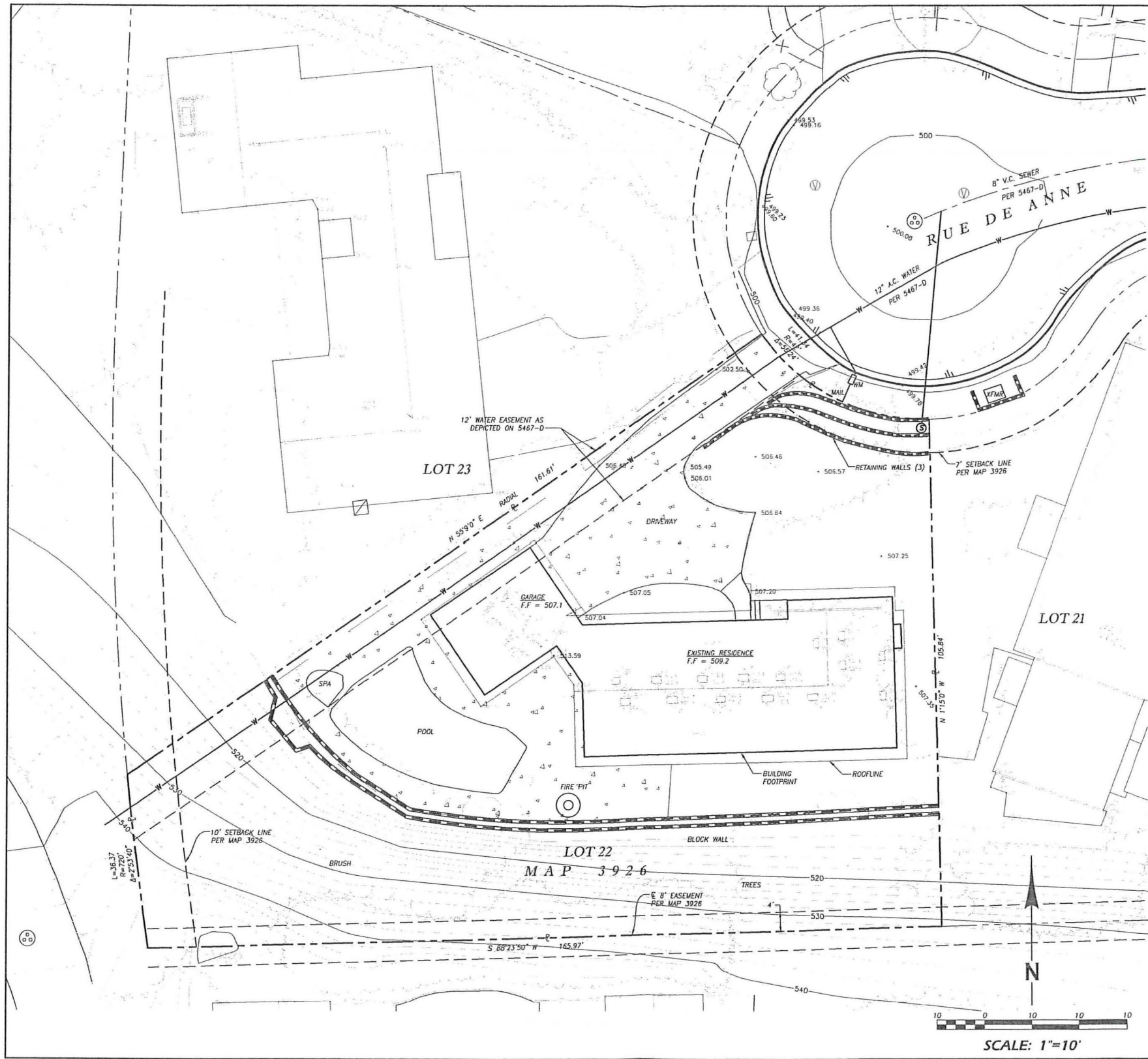
CITY STANDARD TITLE BLOCK	
PREPARED BY:	Revision 14
Name: brian alan will DESIGN	Revision 13
Contact: Brian Will	Revision 12
1530 29th St.	Revision 11
San Diego, CA 92102	Revision 10
Phone: (619) 204-3739	Revision 09
Street Address:	Revision 08
2315 Rue de Anne	Revision 07
La Jolla, CA 92037	Revision 06
Project Name:	Revision 05
Jones Residence	Revision 04
Revision 03	Revision 02
Revision 01	Revision 00
Original Date: 11/3/2015	Revision 00
Sheet Title: SITE PLAN	Revision 00
Sheet: 6 of 10	Revision 00
DEP#	Revision 00



JONES RESIDENCE  
2315 RUE DE ANNE, LA JOLLA, CA 92037  
COASTAL DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT

<p><b>CODE ANALYSIS</b></p> <p><b>OCCUPANCY</b> R3</p> <p><b>TYPE OF CONSTRUCTION</b> TYPE VB - SPRINKLERED</p> <p><b>APPLICABLE CODES</b> ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:</p> <p>2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE</p> <p>THIS PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24)</p> <p>THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 36" ABOVE GRADE (ORD. 11333 NS)</p> <p>ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.</p> <p>THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO</p>	<p><b>VICINITY MAP</b></p>	<p><b>DRAWING INDEX</b></p> <table><thead><tr><th>DWG#</th><th>DRAWING TITLE</th></tr></thead><tbody><tr><td>T1</td><td>TITLE SHEET</td></tr><tr><td>C-0</td><td>TOPO SURVEY</td></tr><tr><td>C-1</td><td>DRAINAGE/GRADING</td></tr><tr><td>C-2</td><td>CONSTRUCTION BMP</td></tr><tr><td>C-3</td><td>BMP DETAILS</td></tr><tr><td>A1</td><td>SITE PLAN</td></tr><tr><td>A2</td><td>FLOOR PLANS</td></tr><tr><td>A4</td><td>ELEVATIONS</td></tr><tr><td>A5</td><td>SECTIONS</td></tr><tr><td>L1</td><td>LANDSCAPE</td></tr></tbody></table>	DWG#	DRAWING TITLE	T1	TITLE SHEET	C-0	TOPO SURVEY	C-1	DRAINAGE/GRADING	C-2	CONSTRUCTION BMP	C-3	BMP DETAILS	A1	SITE PLAN	A2	FLOOR PLANS	A4	ELEVATIONS	A5	SECTIONS	L1	LANDSCAPE	<p><b>PROJECT DIRECTORY</b></p> <p><b>OWNER</b> OREO LLC 4350 EXECUTIVE DR, STE 320, SAN DIEGO, CA 92121</p> <p><b>DESIGNER</b> BRIAN ALAN WILL DESIGN 1530 29TH STREET SAN DIEGO, CA 92102 PH: 619.204.3739</p> <p><b>CONTACT:</b> BRIAN WILL</p> <p><b>CIVIL ENGINEER/ SURVEYOR</b> COFFEY ENGINEERING 10660 SCRIPPS RANCH BLVD, STE 102 SAN DIEGO, CA 92131 PH: 858.831.0111 FX: 858.831.0179</p> <p><b>CONTACT:</b> JOHN COFFEY</p> <p><b>SOILS ENGINEER</b> GEOTECHNICAL EXPLORATION, INC. 7420 TRADE ST. SAN DIEGO, CA 92121 PH: 858.549.7222</p> <p><b>CONTACT:</b> JAY HEISER</p>	<p><b>PROJECT DATA</b></p> <p>SITE: 2315 RUE DE ANNE, LA JOLLA, CA 92037 APN: 332-321-09 LEGAL DESCRIPTION: LOT 22, MAP 3926, COUNTY OF SAN DIEGO, JULY 10, 1938 YEAR BUILT (EXISTG): 1963</p> <p>SCOPE OF WORK: SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT TO DEMOLISH EXISTING SINGLE FAMILY RESIDENCE OF 1,961 SQ. FT. (+ 540 SF GARAGE) AND CONSTRUCT A NEW SINGLE STORY - SPLIT LEVEL, SINGLE FAMILY RESIDENCE OF 4,059 SQ. FT. (+414 SF GARAGE) WITH IN GROUND POOL. NO DEVIATIONS OR VARIANCES REQUESTED FROM DEVELOPMENT REGULATIONS</p> <p>ZONE: LJSFD-SF GROSS SITE: 15,300 SF (35 AC) HABITABLE AREA: 4,059 SF GROSS FLOOR AREA: 4,873 SF FAR: 32 NUMBER OF STORIES: 1 (SPLIT LEVEL) BUILDING HEIGHT: 23' - 3"</p> <p>LOT COVERAGE: BUILDING: 4,415 SF (29%) HARDSCAPE: 3,370 SF (23%) LANDSCAPE: 7,285 SF (48%)</p> <p>DENSITY: ALLOWED: 1 PROPOSED: 1</p> <p>SETBACKS: STREET REQUIRED: N/A PROPOSED: 30'-8" SIDE: REQUIRED: N/A PROPOSED: 10'-0" SIDE: REQUIRED: N/A PROPOSED: 12'-1" REAR: REQUIRED: N/A PROPOSED: 28'-2"</p> <p>PARKING: REQUIRED: 2 PROPOSED: 3</p> <p><b>FAR CALCULATIONS</b></p> <table><thead><tr><th>Name</th><th>EXISTING</th><th>ADDITION</th><th>TOTAL</th></tr></thead><tbody><tr><td>GARAGE</td><td>0</td><td>814</td><td>814</td></tr><tr><td>DECK</td><td></td><td>969</td><td></td></tr><tr><td>FIRST FLOOR</td><td>0</td><td>2102</td><td>2102</td></tr><tr><td>SECOND FLOOR</td><td>0</td><td>1957</td><td>1957</td></tr><tr><td>TOTAL GROSS FLOOR AREA:</td><td></td><td></td><td>4873</td></tr></tbody></table> <p>TOTAL COUNTABLE TOWARDS FAR: 4,873 sf TOTAL FAR: .32 TOTAL HABITABLE: 4,059 sf TOTAL NON-HABITABLE: 814 sf TOTAL TERRACES &amp; BALCONIES: 969 sf</p> <p><b>PARCEL INFORMATION CHECKLIST</b></p> <p>Base Zone: LJSFD-SF Planned District (if Applicable): LJSFD-SF Overlays (check all that apply): <input type="checkbox"/> Airport Influence Area (AIA) <input type="checkbox"/> Coastal (non-applicable) <input type="checkbox"/> Coastal Height Limit</p> <p><b>Environmentally Sensitive Lands:</b> Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103? <input type="checkbox"/> Yes <input type="checkbox"/> No Sensitive Biological Resources <input type="checkbox"/> Yes <input type="checkbox"/> No Sensitive Coastal Bluffs <input type="checkbox"/> Yes <input type="checkbox"/> No Steep Hillides <input type="checkbox"/> Yes <input type="checkbox"/> No 100-Year Floodplain <input type="checkbox"/> Yes <input type="checkbox"/> No Coastal Beaches</p> <p><b>Historic District:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes) Name: N/A Designated Historic <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Geologic Hazard Categories:</b> 21 Earthquake Fault Buffer? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Airports:</b> FAA Part 77 Notification Area: <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)</p> <p><b>CITY STANDARD TITLE BLOCK</b></p> <p>PREPARED BY: Name: brian alan will DESIGN Address: 1530 29th St. San Diego, CA 92102 Phone: (619) 204-3739</p> <p>Project Name: Jones Residence</p> <p>Sheet Title: TITLE SHEET</p> <p>Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 09: _____ Revision 08: _____ Revision 07: _____ Revision 06: 12/8/2016 Revision 05: 10/5/2016 Revision 04: 6/15/2016 Revision 03: 5/21/2016 Revision 02: 4/25/2016 Revision 01: 3/11/2016</p> <p>Original Date: 11/9/2015</p> <p>Sheet: 1 of 10 DEP: _____</p>	Name	EXISTING	ADDITION	TOTAL	GARAGE	0	814	814	DECK		969		FIRST FLOOR	0	2102	2102	SECOND FLOOR	0	1957	1957	TOTAL GROSS FLOOR AREA:			4873
DWG#	DRAWING TITLE																																																	
T1	TITLE SHEET																																																	
C-0	TOPO SURVEY																																																	
C-1	DRAINAGE/GRADING																																																	
C-2	CONSTRUCTION BMP																																																	
C-3	BMP DETAILS																																																	
A1	SITE PLAN																																																	
A2	FLOOR PLANS																																																	
A4	ELEVATIONS																																																	
A5	SECTIONS																																																	
L1	LANDSCAPE																																																	
Name	EXISTING	ADDITION	TOTAL																																															
GARAGE	0	814	814																																															
DECK		969																																																
FIRST FLOOR	0	2102	2102																																															
SECOND FLOOR	0	1957	1957																																															
TOTAL GROSS FLOOR AREA:			4873																																															





LEGEND		
DESCRIPTION	STD. DWG	SYMBOL
PROPERTY LINE		H45°45'45"W
STREET CENTERLINE		—
PROPERTY LINE - OFFSITE		—
SPOT ELEVATION		+100.00 100.00
EDGE OF PAVING		—
P.C.C. CURB		—
RETAINING WALL		—
RETAINING WALL (ON SITE)		—
CONTOUR		90
FENCE		—
BRUSHLINE / TREE CANOPY		—
POWER POLE		PP
WATER VALVE		—
STREET SIGN		—
OVERHEAD UTILITIES		—
STREET LIGHT		—
BUILDING FOOTPRINT W/ ROOF LINE		—
TREE: PALM		—
BLOCK WALL		—
WATER SERVICE		—
SEWER SERVICE		—
WATER METER		—
POLE OR POST		—

**LEGAL DESCRIPTION**

LOT 22 OF MAP 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, JULY 10, 1958 OF OFFICIAL RECORDS.

APN: 352-321-09

**BENCHMARK**

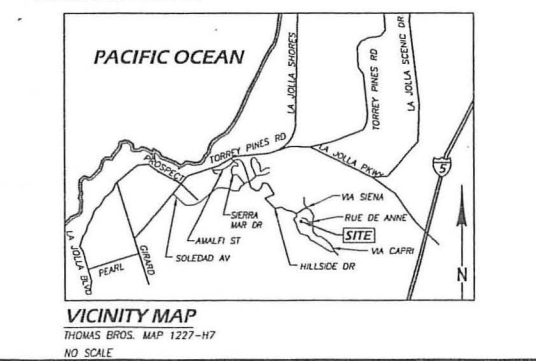
SWBP AT RUE DE ANNE & VIA CAPRI  
ELEV= 502.15 NGVD 29, MSL, CITY OF SAN DIEGO VERT CONTROL BOOK

**EASEMENTS**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS OTHER THAN THOSE DEPICTED MAY BE PRESENT ON THE SUBJECT PROPERTY.

ABBREVIATIONS			
AC	ASPHALTIC CONCRETE	GNV	GROUND NOT VISIBLE
A.C.	ASBESTOS CEMENT	PP	POWER POLE
BLDG	BUILDING	PVMT	PAVEMENT
C	CENTER LINE	SMH	SEWER MANHOLE
C, CONC	CONCRETE	TRC	TOP OF ROLLED CURB
DWY	DRIVEWAY	TC	TOP OF GRATE
FF	FINISH FLOOR	VC	VITRIFIED CLAY
FL	FLOW LINE	WM	WATER METER
		WV	WATER VALVE

- NOTES**
1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
  2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
  3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.



**COFFEY ENGINEERING, INC.**

10660 SCRIPPS BANCH BLVD, SUITE 102, SAN DIEGO, CA 92131 PH (619) 591-0111 FAX (619) 591-0179

**JONES RESIDENCE**

2315 Rue de Anne  
La Jolla, CA 92037

DRAWN BY: GC  
CHECKED BY: JC

ORIGINAL 3/17/15

REVISION 1  
REVISION 2  
REVISION 3  
REVISION 4  
REVISION 5

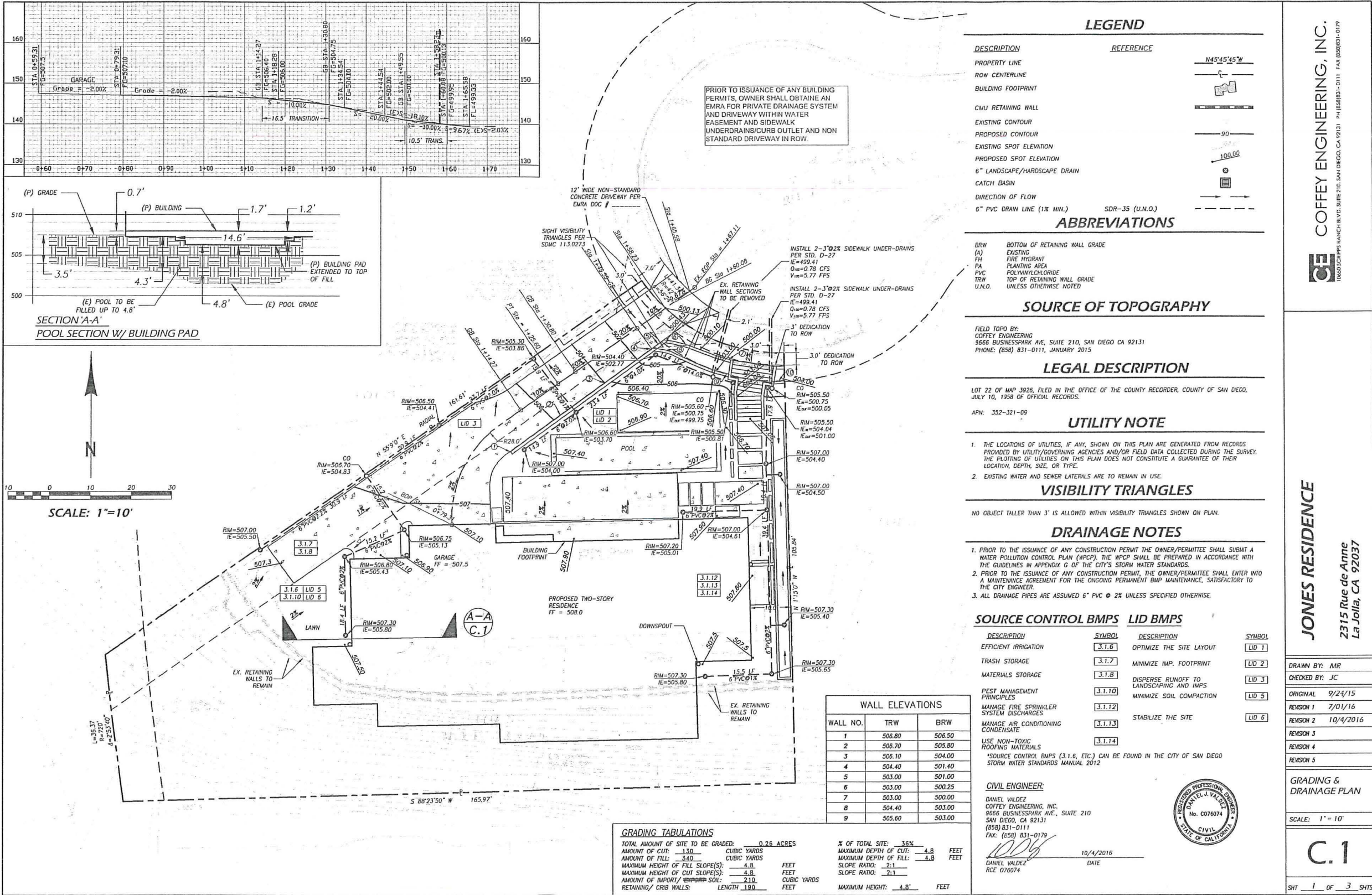
TOPOGRAPHIC SURVEY

SCALE: 1"=10'

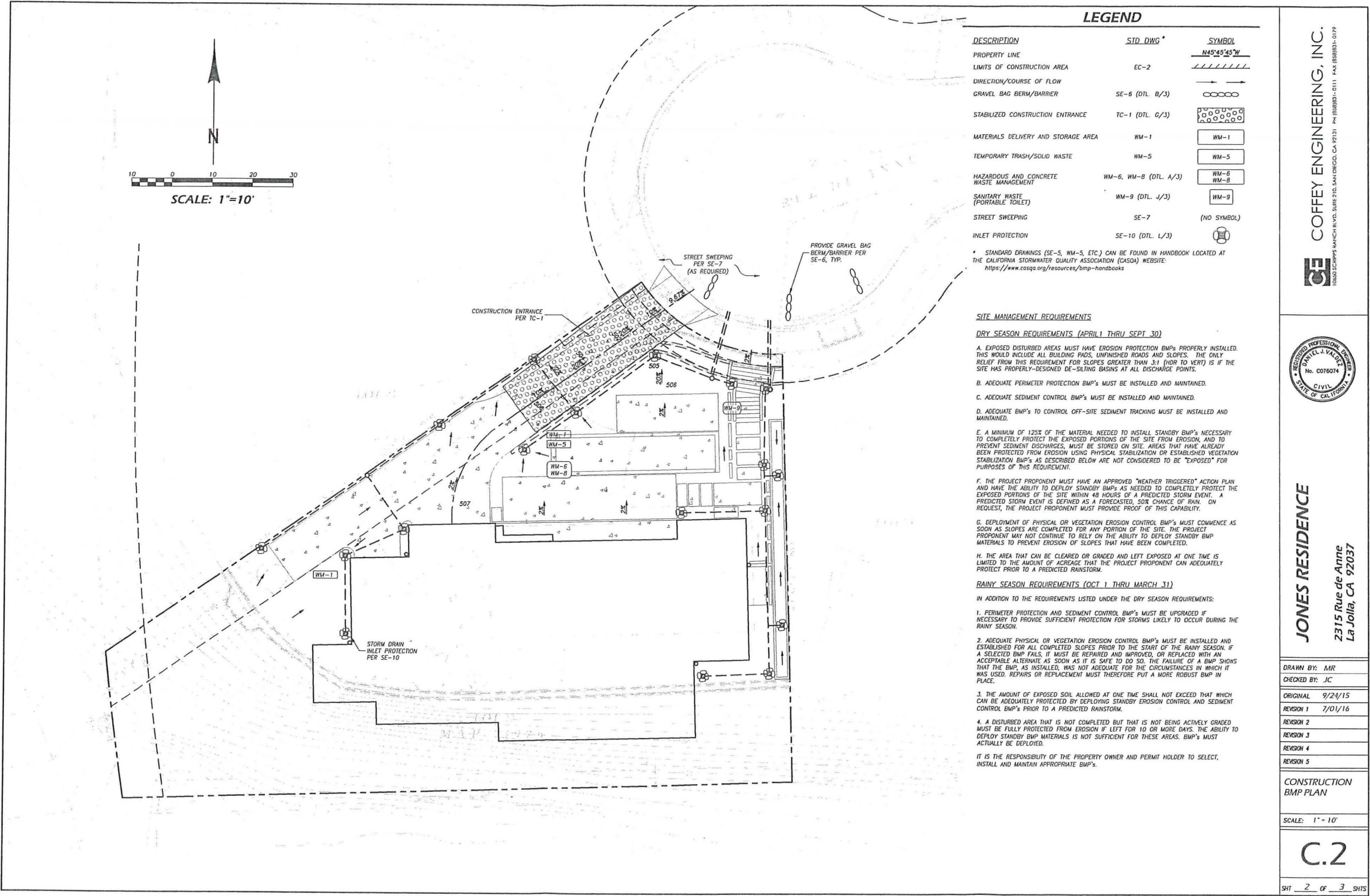
**C.O.**

SHT 1 OF 1 SHTS

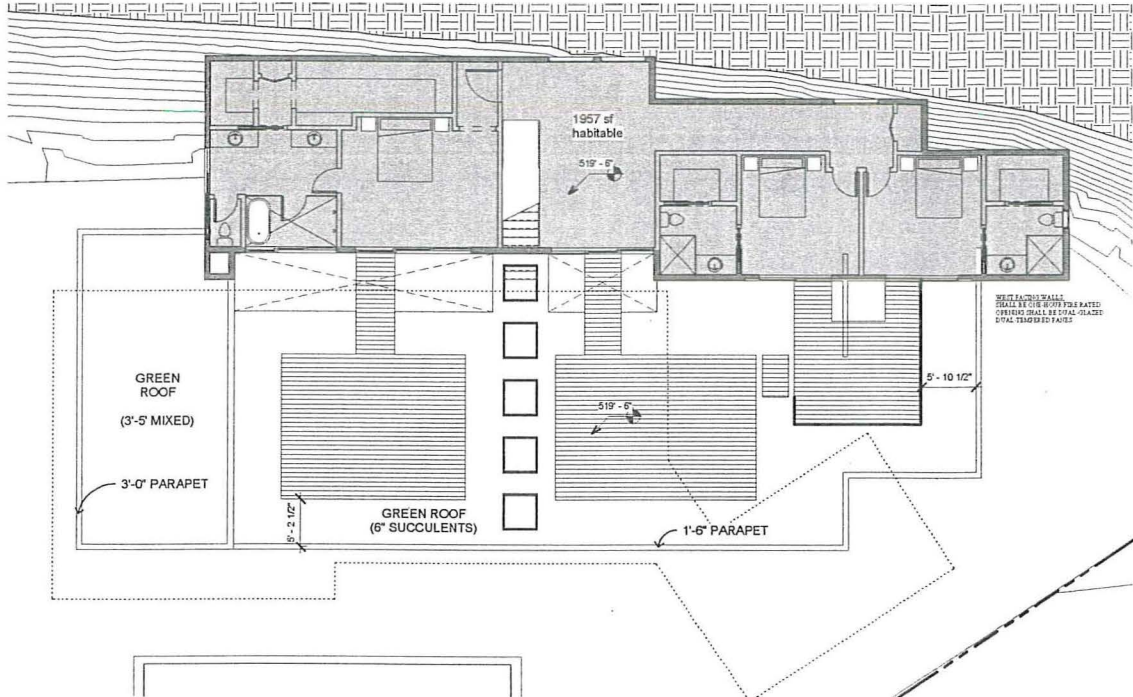




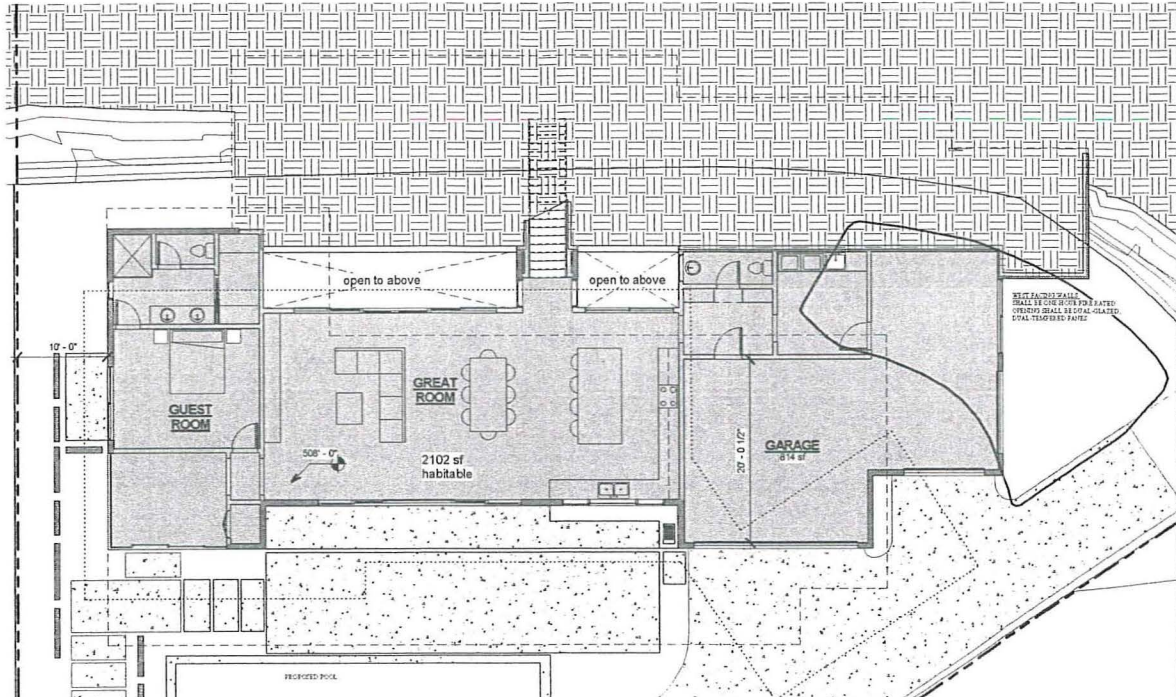




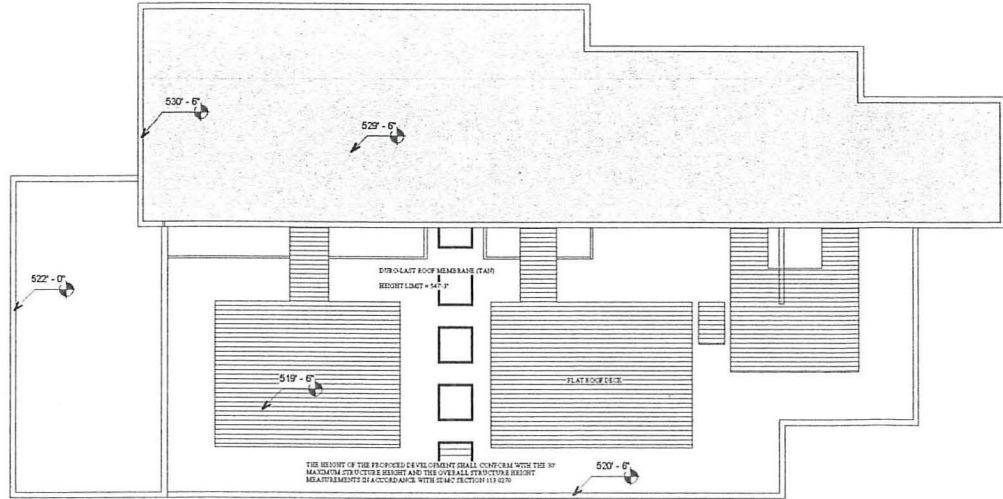




UPPER LEVEL PLAN 1/8" = 1'-0" 2



MAIN LEVEL PLAN 1/8" = 1'-0" 1



ROOF PLAN 1/8" = 1'-0" 3

CITY STANDARD TITLE BLOCK

PREPARED BY:	brian alan will DESIGN	Revision 14	
Name:	1330 29th St.	Revision 13	
Phone:	(619) 204-3739	Revision 12	
Street Address:	2315 Rue de Anne	Revision 11	
	La Jolla, CA 92037	Revision 10	
Project Name:	Jones Residence	Revision 09	
Sheet Title:	1ST FLOOR PLAN	Revision 08	
		Revision 07	
		Revision 06	
		Revision 05	
		Revision 04	
		Revision 03	
		Revision 02	
		Revision 01	
Original Date:	11/3/2015	Revision 14	
Sheet	7 of 10	Revision 13	
DEF:		Revision 12	



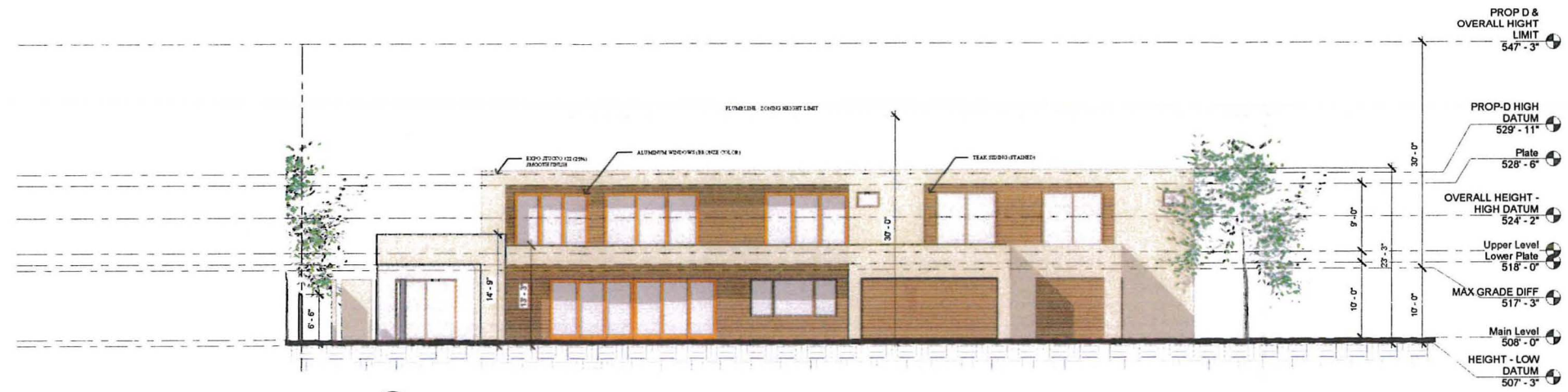
brian alan will DESIGN  
1330 29TH STREET, SAN DIEGO, CA 92103  
PH: 619.204.3739 | BRIAN\_WILL@HOTMAIL.COM

JONES RESIDENCE  
2315 Rue de Anne, La Jolla CA 92037

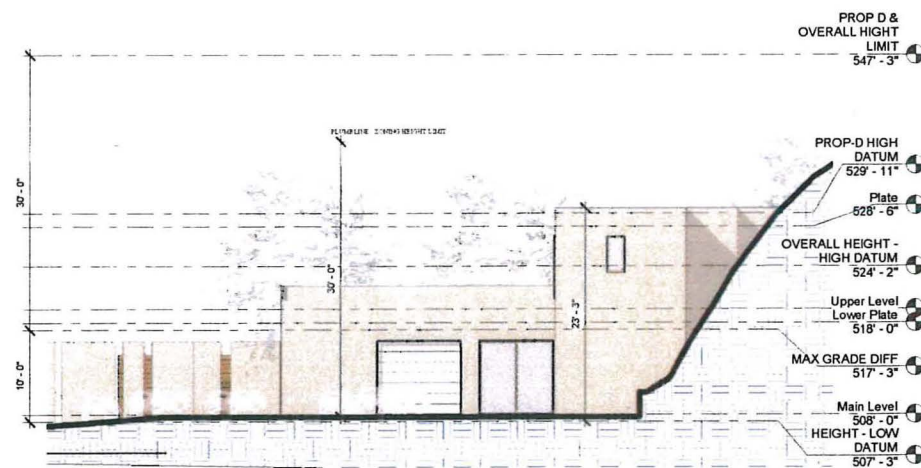
11-3-2015  
3-11-2016  
4-25-2016  
5-21-2016  
6-15-2016  
10-5-2016

A2

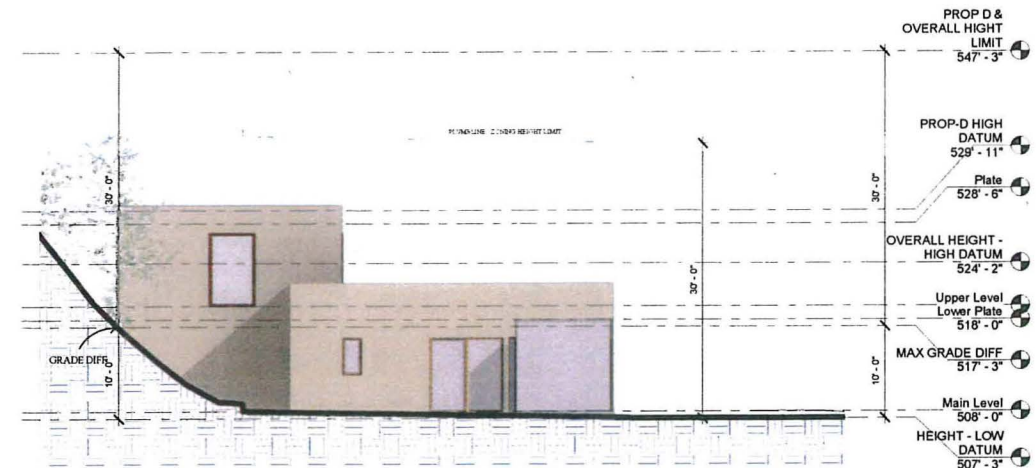




North 1/8" = 1'-0" ①



West 1/8" = 1'-0" ②



East 1/8" = 1'-0" ③

CITY STANDARD TITLE BLOCK

PREPARED BY:  
Name: brian alan will DESIGN  
Contact: Brian Will  
1530 29th St.  
San Diego, CA 92102  
Phone: (619) 204-3739  
Street Address: 2315 Rue de Anne  
La Jolla, CA 92037  
Project Name: Jones Residence  
Sheet Title: BUILDING ELEVATIONS

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 09: \_\_\_\_\_  
Revision 08: \_\_\_\_\_  
Revision 07: \_\_\_\_\_  
Revision 06: \_\_\_\_\_  
Revision 05: 10/5/2016  
Revision 04: 6/15/2016  
Revision 03: 5/21/2016  
Revision 02: 4/25/2016  
Revision 01: 3/11/2016  
Original Date: 11/3/2015  
Sheet: 8 of 10  
DEP#

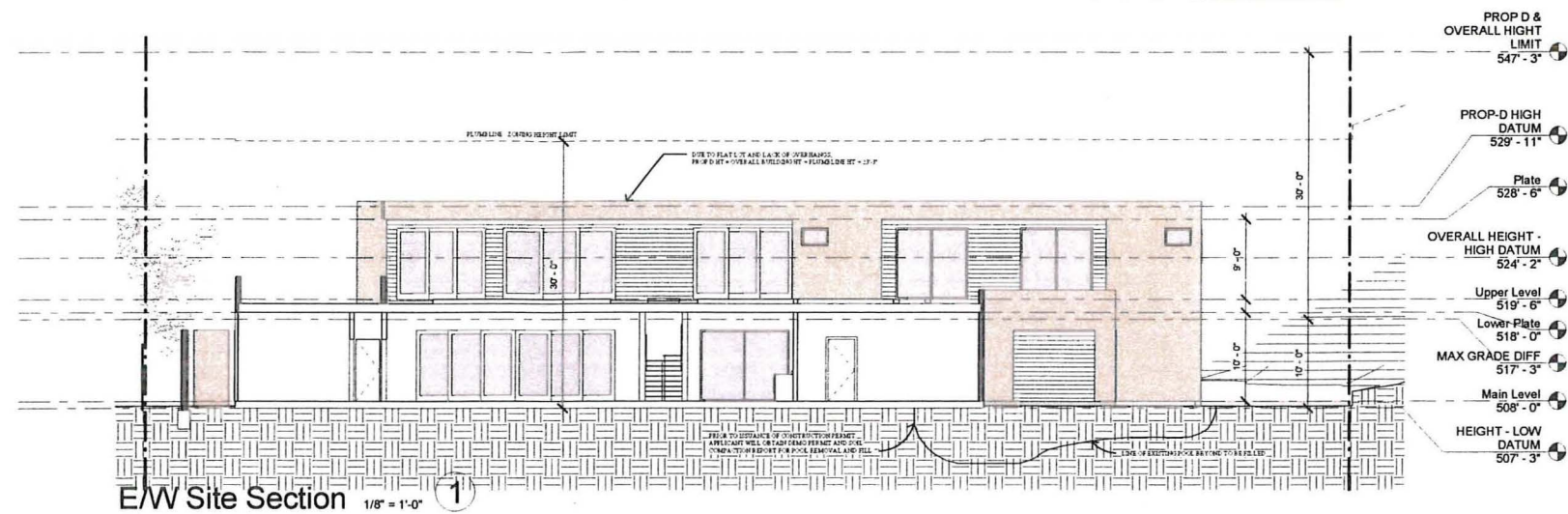


brian alan will DESIGN  
1530 29TH STREET, SAN DIEGO, CA 92102  
PH: 619.204.3739 | BRIAN\_WILL@HOTMAIL.COM

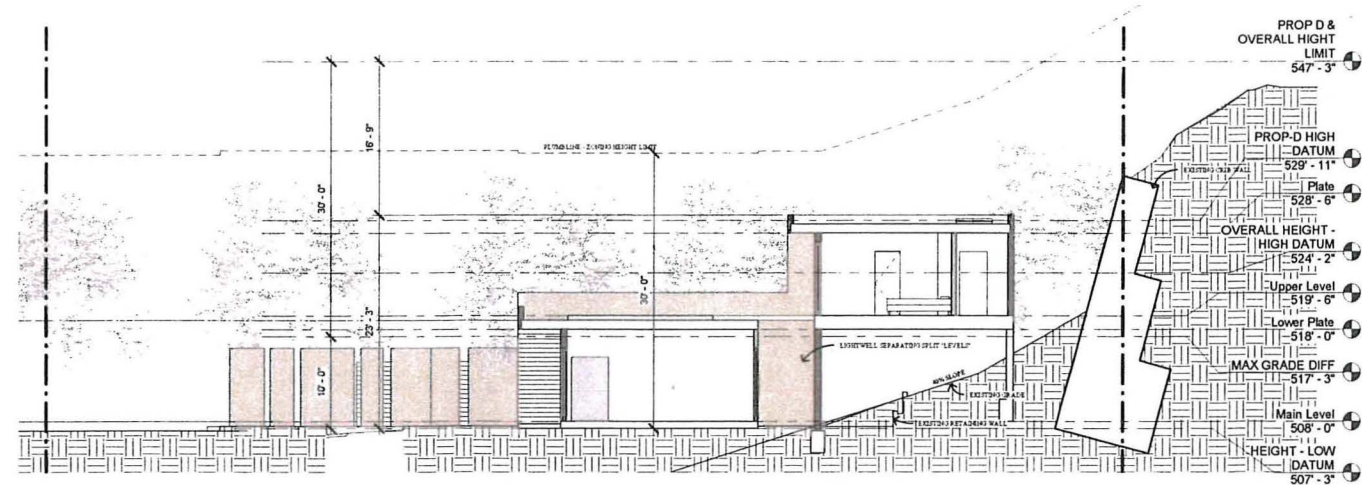
JONES RESIDENCE  
2315 Rue de Anne, La Jolla CA 92037

11-3-2015  
3-11-2016  
4-25-2016  
5-21-2016  
6-15-2016  
10-5-2016

A4



E/W Site Section 1/8" = 1'-0" 1



N/S Site Section 1/8" = 1'-0" 2

CITY STANDARD TITLE BLOCK

PREPARED BY:		Revision 14:	
Name:	brian alan will DESIGN	Revision 13:	
Contact:	Brian Will	Revision 12:	
Address:	1530 29th st	Revision 11:	
City:	San Diego, CA 92102	Revision 10:	
Phone:	(619) 204-3739	Revision 09:	
Street Address:	2315 Rue de Anne	Revision 08:	
City:	La Jolla, CA 92037	Revision 07:	
Project Name:	Jones Residence	Revision 06:	12-8-2016
Revision 05:	10-5-2016	Revision 05:	10-5-2016
Revision 04:	6-15-2016	Revision 04:	6-15-2016
Revision 03:	5-21-2016	Revision 03:	5-21-2016
Revision 02:	4-25-2016	Revision 02:	4-25-2016
Revision 01:	3-11-2015	Revision 01:	3-11-2015
Original Date:	11-3-2015	Original Date:	11-3-2015
Sheet Title:	BUILDING SECTIONS	Sheet:	9 of 10
DEP:		DEP:	



brian alan will DESIGN  
1530 29TH STREET, SAN DIEGO, CA 92102  
PH. 619.204.3739 | BRIAN.WILL@HOTMAIL.COM

JONES RESIDENCE  
2315 Rue de Anne, La Jolla CA 92037

11-3-2015  
3-11-2016  
4-25-2016  
5-21-2016  
6-15-2016  
10-5-2016  
12-8-2016

A5



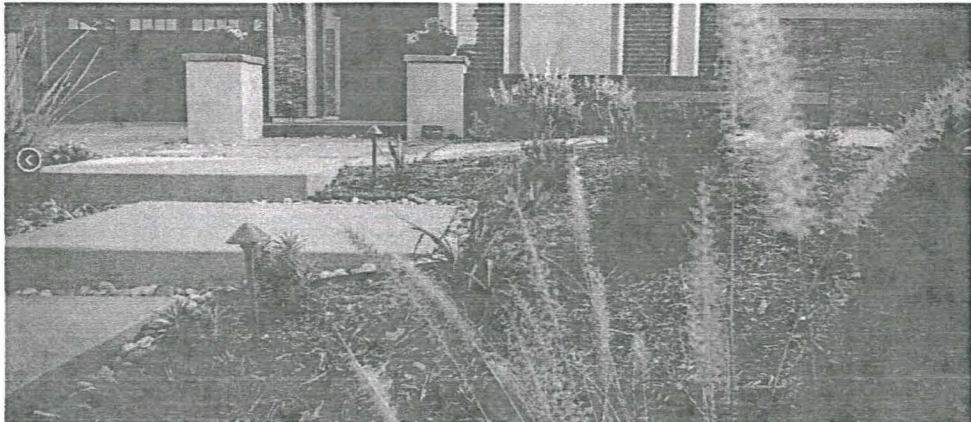
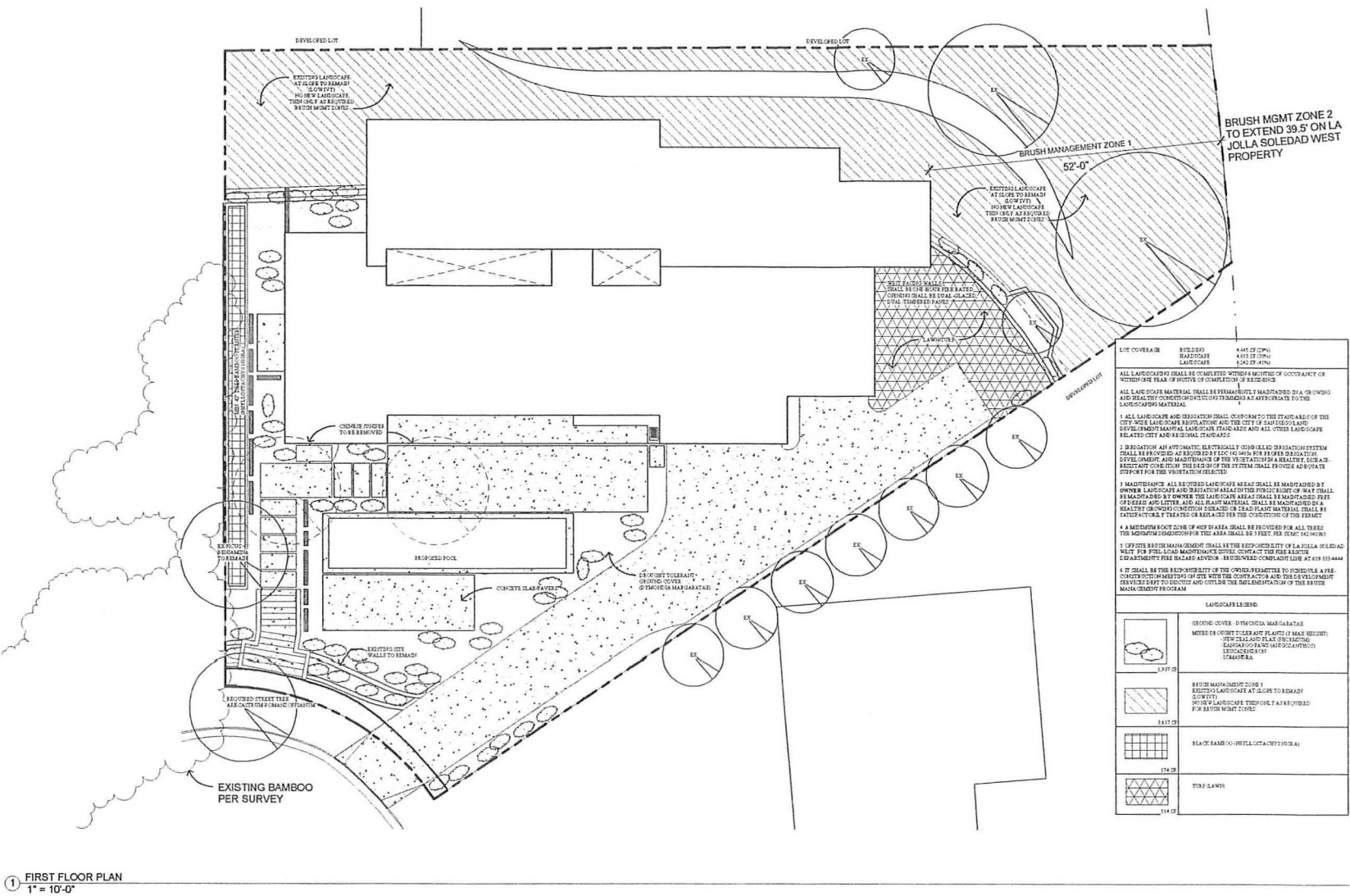
BRUSH MANAGEMENT REQUIREMENTS  
(SAN DIEGO MUNICIPAL CODE CHAPTER 14 GENERAL REGULATIONS)

(G) ZONE ONE REQUIREMENTS

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURE TO THE DROP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
  - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
  - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SLIMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(H) ZONE TWO REQUIREMENTS

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CHAINED TO A HEIGHT OF 6 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF OR DURING EXISTING NATIVE OR NATURALIZED VEGETATION:
  - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
  - (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE-RESISTANT NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
- (6) ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
- (7) WHERE ZONE TWO IS BEING DEVELOPED AS A REQUIREMENT OF SECTION 16.040(A), DEVELOPMENT SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- (8) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS. EXCEPT AS PROVIDED IN SECTION 16.040(B), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 16.040(B) CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE DECREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.



CITY STANDARD TITLE BLOCK

PREPARED BY:		
Name:	brian alan will DESIGN	Revision 14:
Contact:	Brian Will	Revision 13:
	1530 29th St.	Revision 12:
	San Diego, CA 92102	Revision 11:
Phone:	(619) 294-3739	Revision 10:
		Revision 09:
Street Address:	2315 Rue de Anne	Revision 08:
	La Jolla, CA 92037	Revision 07:
		Revision 06:
		Revision 05:
		Revision 04:
Project Name:	Jones Residence	Revision 03:
		Revision 02:
		Revision 01:
Sheet Title:	LANDSCAPE PLAN	Original Date:
		11/3/2015
		Sheet: 10 of 10
		DATE:



brian alan will DESIGN  
1530 29TH STREET, SAN DIEGO, CA 92102  
PH: 619.294.3739 | BRIAN.WILL@HOTMAIL.COM

JONES RESIDENCE  
2315 Rue de Anne, La Jolla CA 92037

1





# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Cindy Greatrex

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

## DRAFT MINUTES

### Regular Meeting | Thursday, 1 September 2016, 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Donovan, Emerson, Greatrex, Little, Merten, Ragsdale,

Rasmussen, Shannon, Steck, Weiss, Will

Trustees Absent: Courtney

- 1.0 Welcome and Call To Order: Cindy Greatrex, President. Meeting called to order at 6:00 with advisory to silence mobile devices and that meeting is being recorded on audio and video.
- 2.0 Motion to Adopt the Agenda (Ragsdale/Will 11-0-1). Motion Carries.
- 3.0 Motion to Approve September Meeting Minutes as corrected (Boyden/Brady 8-0-5). Motion Carries.
- 4.0 Elected Officials – Information Only
  - 4.1 Council District 1: Council President Sherri Lightner  
Rep: Justin Garver, 619-236-6611, [jgarver@sandiego.gov](mailto:jgarver@sandiego.gov) Not present
  - 4.2 78<sup>th</sup> Assembly District: Speaker Emeritus of the Assembly Toni Atkins  
Rep: Victor Brown, 619-645-3090, [victor.brown@asm.ca.gov](mailto:victor.brown@asm.ca.gov) Not present
  - 4.3 39<sup>th</sup> Senate District: State Senator Marty Block  
Rep: Sarah Fields, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) Not present
- 5.0 President's Report – Information only unless otherwise noted
  - 5.1 Notice of Upcoming Special Election: Two Seats
- 6.0 Non-Agenda Public Comment
 

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

Bob Whitney notes that comments he had made from the floor at the August 2016 meeting were not recorded. Chair notes that Minutes record Vote counts and project summaries but not necessarily stenography.

  - 6.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)
  - 6.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>



inquires on coverage area and heights of antennas in relation to coastal height limits, and it is noted that the mounts have not changed and the height is the same size as it was. Trustee Emerson inquires on comparison between existing site and coverage map. Discussion on power outputs and radiation. Antennas are within FDA regulations.

**Motion to Approve Amendment to a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for an existing Wireless Communication Facility (Little/Will 13-1-1). Motion Carries**



**12.0 JONES' RESIDENCE 2315 Rue De Anne SDP CDP ACTION ITEM**

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing 1961 sq ft. single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 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.

**PRC RECOMMENDATION:** Findings can be made for a Site Development Permit and Coastal Development Permit. 4-1-1

**MAY PRC RECOMMENDATION:** Motion by Gordon, second by Emerson, that findings can be made on a preliminary basis for the split level house design dated 5/21/2016, and that applicant shall return with city cycle issues for final review. 6-0-0.

**APRIL PRC RECOMMENDATION:** Motion by Ducharme, second by Gordon: that the project return to the LUSPRC with: 1. Street massing diagram in elevation form and 2. Include adjacent neighbor structure setbacks on east/west site section. 6-0-0.

**MARCH PRC RECOMMENDATION:** Motion by Crisafi, second by Donovan to be continued to future meeting. Request the appliance respond to the following issues:

1. Proposed massing, bulk and scale, step back second floor on East side.
2. Refer to first 2 bullet points and images on page 5, La Jolla Shores Design Manual for guidance.
3. Provide photo survey/ massing study of proposed design in context with existing homes on the South side of Rue de Anne
4. Provide Shading Study along East property line.
5. Consider utilizing existing North yard grade rather than raising 18". 5-0-0.

Trustee Brian Will is the Architect on this Project and presents a PPT showing the Project from different vantage points and grades. Attorney Julie Hamilton presents PPT on the project. Noted that the LJCPA cannot adjudicate CC&R's/HOA guidelines. Neighbor Ed Furtek speaks to what he states are the intentions of the builder of the community, namely that there are to be no two-story houses other than the one he (the builder) built for himself. Furtek notes that there are 11 houses noted as historically significant and 2 of the 11 are on Rue De Anne. Neighbor Joe Bevash speaks to his experience in working on the CCR's and maintaining a one-story rule. Neighboring Manno family speaks to the pool of this Project to be close to their home office. Don Bearioni (sp) speaks to the fact that while Will's presentation noted that the neighbors are aware of the project and happy, he was not aware and did not know. His property is higher than the Project property and he is concerned that "Lincoln Log" walls that he has placed on his property will be cut into and will collapse as a result of the cuts. Peggy Davis discusses earthquake fault levels. Trustee Boyden questions the foliage on the property (Ficus and Juniper) and asks for clarification on whether the "Lincoln Log" wall will be displaced by the Project. \*\*\*Note that Trustee Will made his presentation and answered related Trustee and questions but physically left the building for the Trustee Deliberation\*\*\*.

Motion to Approve Site Development Permit and Coastal Development Permit to demolish an existing 1961 sq ft. single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. (Emerson/Rasmussen 10-2-2). Motion Carries

**13.0 CARDENAS RESIDENCE 8466 El Paseo Grande CDP SDP ACTION ITEM**

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish a 3,113 sq ft existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.

**PRC RECOMMENDATION:** Findings can be made for CDP and SDP. 4-1-1

ITEM POSTPONED UNTIL OCTOBER BY ARCHITECT.

**14.0 HAAS-BERNER WEDDING STREET CLOSURE Lane Closure ACTION ITEM**

Date: September 17, 2016. Forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street. Road closure barriers have been approved by SDPD and will be placed at Girard Avenue and Coast Blvd South. Purpose of road closure is small wedding procession led by one horse and a 2 x 4 x 4 battery-operated mobile disc-jockey cart. Horse will have bun bag. Local businesses have been formally notified of lane closure request.

**T&T RECOMMENDATION:** Unable to present to T&T due to scheduling misunderstanding. Chair Abrams endorses premise of LJCPA providing the community advisory, as does City of San Diego Special Events Director Cindy Kodama.

Trustee Emerson raises concerns on precedent in regard to street closures. Trustee Weiss notes that there is a cultural component to this wedding and further notes that the lane closure is not disruptive as described.

Motion to Deny forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street.

(Emerson/Little 3-10-1). Motion Fails.

Motion to Approve forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street. (Donovan/Brady 10-3-1). Motion Carries.

**15.0 Selection of the October LJCPA Minutes-Taker: David Little**

**16.0 Adjourn to next LJCPA Meeting: October 6<sup>th</sup>, 2016, 6:00 PM. Meeting adjourns at 8:22.**

# La Jolla Shores Planned District (LJSPD)

## Advisory Board Agenda Item Record

**Project:** PTS 432689 – Jones Residence

**Item:** A    **Date:** 3/21/16

**Applicant:** Brian Will, Brian Alan Will Design

**Description:**

Site Development Permit and Coastal Development Permit to demolish an existing single-family residence on a 15,300 sf lot (0.35 acres) and construct a 4,738 sf, two-story single-family residence.

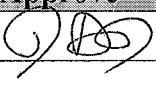

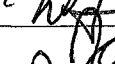
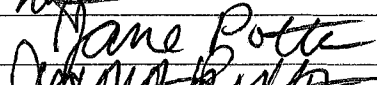
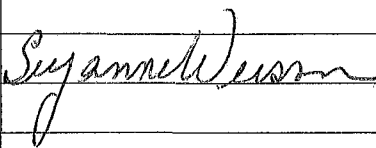
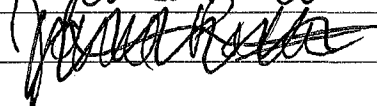
**Recommendation** *motion:*

- ☐ A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- ☐ B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council
- ☒ C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- ☐ D. Approval subject to the following modifications to ensure conformity to the LJSPD.

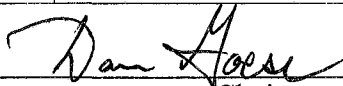
*Result: ↓*

- ☒ E. No recommendation due to a lack of four affirmative votes. (2-2-0)
- ☐ F. Concept Review Only

### Board Signatures

Trustee	Approve	Disapprove/Abstain
Dolores Donovan		
Dan Goese		
Jane Potter		
Susanne Weissman		

Absentees:

  
Chairperson





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 \_\_\_\_\_

Project Title

Project No. For City Use Only

Rue de Anne - JONES RESIDENCE

432689

Project Address:

2315 Rue de Anne, 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):

OREO LLC

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

4350 Executive Drive Suite 320

City/State/Zip:

San Diego, CA 92121

Phone No:

714-454-6544

Fax No:

858-412-6765

Signature:

Tom W. W. W.

Date:

6/26/15

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:

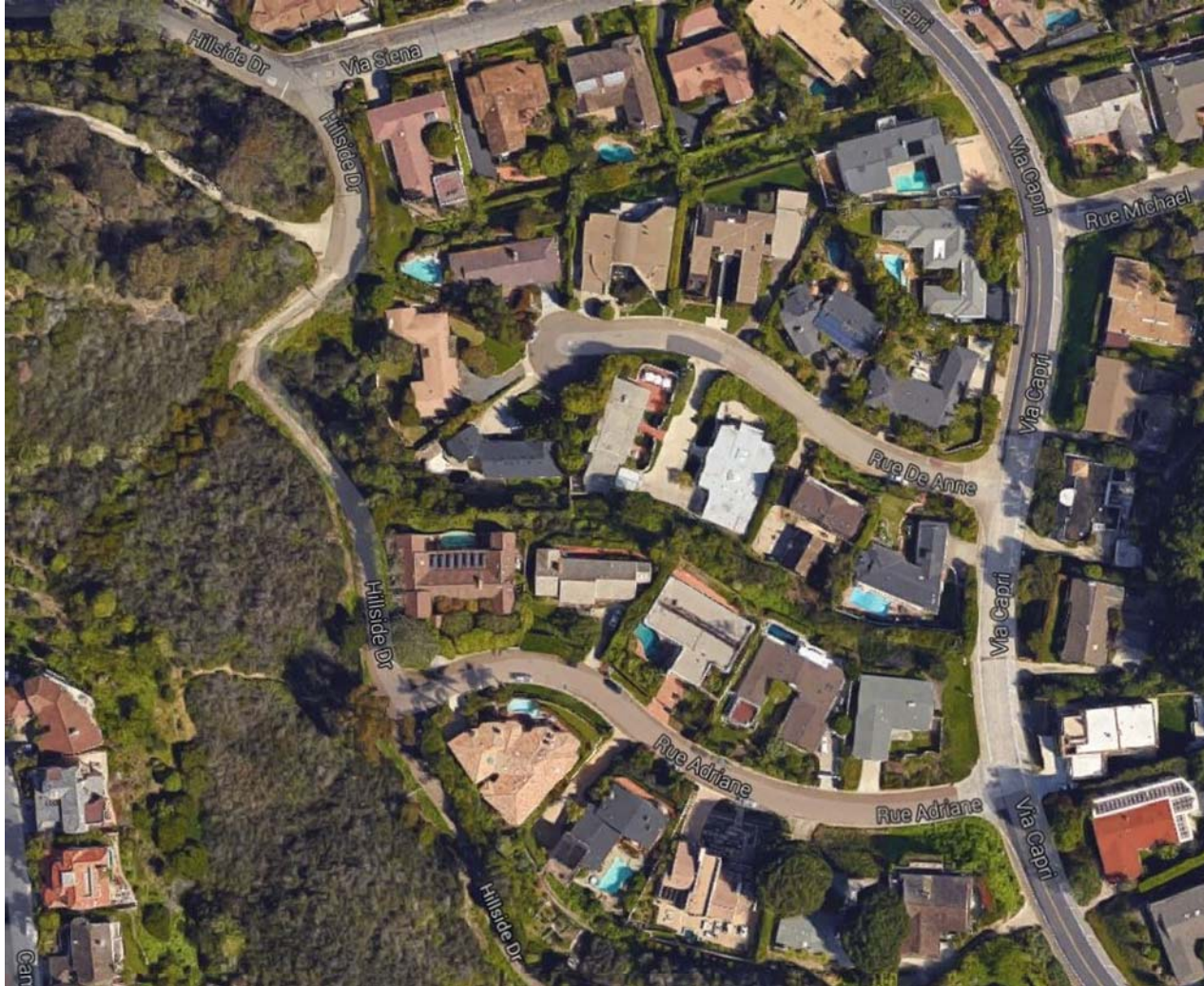
Phone No:

Fax No:

Signature:

Date:

# Neighborhood Character



9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN





- 2361 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN



- 2357 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN





- 2343 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN



- 2329 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN





- 2329 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN



- 2315 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN





- 2315 Rue de Anne - Proposed

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN





- 2301 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN



- 2314 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN





- 2328 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN





- 2328 Rue de Anne

9/1/2016 LJCPA - 2315 RUE DE ANNE - brian alan will DESIGN