



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: November 24, 2022 REPORT NO. PC-22-062

HEARING DATE: December 1, 2022

SUBJECT: K-4 Residence – Process Three Appeal Decision

PROJECT NUMBER: [522708](#)

OWNER/APPLICANT: MMK MANAGEMENT GROUP, LLC., (Owner/Applicant)

### SUMMARY

Issue: Should the Planning Commission grant or deny an appeal of the Hearing Officer's decision to approve the demolition of an existing single-family dwelling unit and construction of a 7,695-square-foot, two-story over basement single-family dwelling unit and 643-square-foot attached garage and vacation of a public utility easement on a 0.79-acre site located at 7595 Hillside Drive within the La Jolla Community Plan area?

Staff Recommendation: Deny the appeal and affirm the decision of the Hearing Officer to

1. **APPROVE** Coastal Development Permit No. 2329555;
2. **APPROVE** Site Development Permit No. 2329556; and
3. **APPROVE** Easement Vacation No. 2597876.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development) which allows for in-fill development on parcels of less than five acres. There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on May 24, 2022, and the opportunity to appeal that determination ended on June 8, 2022.

Fiscal Impact Statement: None. All staff costs associated with the processing of this project are recovered from a deposit account funded by the project applicant.

Code Enforcement Impact: None associated with this application.

Housing Impact Statement: The project demolishes one above-moderate income single dwelling unit and constructs one above-moderate income single dwelling unit on the same property. Therefore, the project would not impact housing supply within the City of San Diego.

## BACKGROUND

On September 21, 2022, the Hearing Officer approved Coastal Development Permit No. 2329555, Site Development Permit No. 2329556, and Easement Vacation No. 2597876 to demolish an existing single-family dwelling unit and construct a 7,695-square-foot, two-story over basement single-family dwelling unit and 643-square-foot attached garage and vacate a public utility easement on a 0.79-acre site located at 7595 Hillside Drive within the La Jolla Community Plan area. The Report to the Hearing Officer HO-21-038 (Attachment 1) contains the project background, analysis, and necessary draft findings with a staff recommendation of approval. On September 30, 2022 an appeal of that approval was filed.

The 0.79-acre site located at 7595 Hillside Drive is currently developed with a 1,588-square-foot, single-story, single-family residence and a detached garage within an established residential area in the La Jolla Community Plan area. The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance in accordance with San Diego Municipal Code (SDMC) Section [143.0212](#). Staff determined that the existing residence does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The site is zoned LJSPD-SF (La Jolla Shores Planned District-Single Family) within the Coastal Overlay Zone (Non-appealable Area 2) and is subject to the regulations and development standards of the La Jolla Shores Planned District (LJSPD) Ordinance. The project is also subject to the Coastal Height Limit Overlay Zone (structure height shall not exceed 30 feet), the La Jolla Community Plan, the Parking Impact Overlay Zone (Coastal), and the Local Coastal Program.

### Legal Standard for Appeal of Hearing Officer Decision

An appeal of a Hearing Officer decision may only be granted with evidence supporting one of the following findings:

- (1) Factual Error. The statements or evidence relied upon by the decision maker when approving, conditionally approving, or denying a permit, map, or other matter were inaccurate; or
- (2) New Information. New information is available to the applicant or the interested person that was not available through that person's reasonable efforts or due diligence at the time of the decision; or
- (3) Findings Not Supported. The decision maker's stated findings to approve, conditionally approve, or deny the permit, map, or other matter are not supported by the information provided to the decision maker; or
- (4) Conflicts. The decision to approve, conditionally approve, or deny the permit, map, or other matter is in conflict with a land use plan, a City Council policy, or the Municipal Code.

Pursuant to SDMC [section 112.0506\(c\)](#), the Planning Commission can only deny the appeal and affirm approval of the project if none of the above findings are supported by substantial evidence or



grant the appeal and reverse approval of the project if it finds one of the above findings is supported by substantial evidence. The below analysis demonstrates how the appellants do not provide facts to support one of the above findings.

PROJECT APPEAL DISCUSSION

On September 30, 2022, Diane Kane, President of the La Jolla Community Planning Association (LJCPA), filed an appeal of the Hearing Officer’s September 21, 2022 decision to approve the project.

Appeal Timeline:

Staff’s responses to the appeal issues is below. The grounds for appeal are identified as “Factual Error”, “Findings Not Supported”, and “New Information”.

Appeal Analysis – PRJ-1067659		
#	Appeal Issue	Staff Response
1	<p>The project description was changed shortly before the Hearing Officer’s approval.</p> <p>Therefore, community review decisions in the staff report, dated September 7, 2022, were obsolete.</p>	<p>The appeal makes this statement but does not describe what changed. The project description was not changed after the LJCPA’s first vote, and the appeal does not demonstrate why the LJCPA thinks it did. This appeal issue does not demonstrate grounds for appeal based on “Factual Error”, “Findings Not Supported”, or “New Information”.</p>
2	<p>The La Jolla Shores Permit Review Committee convened a special meeting on Monday, August 29, 2022, to review project changes. At the meeting, committee members voted 5-0-1 to deny the project due to its non-conformity with the La Jolla Shores PDO, the Land Development Code, and the La Jolla Community Plan. The applicant failed to appear at the meeting.</p>	<p>These are statements that do not provide any analysis or reasoning. This appeal issue does not demonstrate grounds for appeal based on “Factual Error”, “Findings Not Supported”, or “New Information”. Staff has reviewed the project as proposed and found that it conforms with all applicable regulations and plan polices.</p> <p>Conformity with the La Jolla Shores PDO and La Jolla Community Plan is provided in findings A.1.c and B.1.c in Attachment C, incorporated herein by reference.</p>
3	<p>The K-4 project was again reviewed at the September 1, 2022 meeting of the La Jolla Community Planning Association (Draft minutes attached). This body both affirmed the findings of the LJ Shores Permit Review Committee and strengthened their findings.</p> <p>The unanimously adopted LJ CPA motion was:</p>	<p>The statement “findings cannot be made” is not supported by the filed appeal, which does not discuss which findings or why.</p> <p>The statement that the proposed height is 43 feet is not correct. The proposed height is 40 feet (30 feet with an allowed 10-foot slope differential). The appeal does not describe why the LJCPA’s measurements differ, only that they are different.</p>

<p>Findings cannot be made for an SDP and CDP for this project for the following reasons: the proposed height (43') exceeds the maximum allowable (40'); the project will require shoring on neighbors' property; and the traffic staging plan is not feasible. There were no objections to this motion, and it passed unanimously. The applicant failed to show up for the meeting.</p> <p>Neither of these community actions are reflected in the staff report, which erroneously implies community support for this re-designed project.</p>	<p>The statement that shoring is proposed on the neighbor's property is immaterial to the findings or the approval of the project. Work is allowed on neighboring properties with permission, and if that permission is not granted, the work cannot be done.</p> <p>The statement that the traffic staging plan is not feasible is not supported by the filed appeal, which does not discuss why the plan is not feasible.</p> <p>This appeal issue does not demonstrate grounds for appeal based on "Factual Error", "Findings Not Supported", or "New Information".</p>
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The written appeal concludes with the fact that the LJCPA did not inform the City or the Hearing Officer of their new vote before the hearing – which means that the Hearing Officer could not have known about it or based their decision on it:

"We sincerely apologize for the tardy arrival of this information [sent 9/30/22]. Both the LJ CPA President and LJ CPA Secretary were on vacation during, and immediately after, the LJ CPA September meeting, so reporting of the organization's activities on the IB 620 form was tardy.

Additionally, no one from either the LJ CPA nor the LJ Shores PRC Committee was available to attend the Hearing Officer meeting on September 21, 2022."

Conclusion:


City staff has reviewed the proposed project, analyzed the appeal issues raised and determined that the project is in conformance with adopted City Council policies, regulations of the Land Development Code, and the La Jolla Community Plan. The appellant has not provided sufficient evidence to support any of the four findings that are grounds for appeal. The proposed project is consistent with the recommended land use and development standards in effect for this site, and no deviations are required to approve the project. Therefore, City staff recommends the Planning Commission deny the appeal and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2329555, Site Development Permit No. 2329556, and Easement Vacation No. 2597876. Staff has prepared draft findings (Attachment 3) to support the proposed development and draft conditions of approval (Attachment 6).

ALTERNATIVES

1. Deny the appeal and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2329555, Site Development Permit No. 2329556, and Easement Vacation No. 2597876, with modifications.

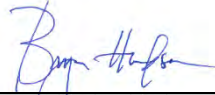
2. Approve the appeal, reverse the Hearing Officer's decision, and deny Coastal Development Permit No. 2329555, Site Development Permit No. 2329556, and Easement Vacation No. 2597876, if the findings to approve the project cannot be affirmed.

Respectfully submitted,



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Renee Mezo  
Assistant Deputy Director  
Development Services Department



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Bryan Hudson  
Development Project Manager  
Development Services Department

Attachments:

- A. Report to the Hearing Officer HO-21-038
- B. Appeal Application
- C. Draft Permit Resolution with Findings
- D. Draft Permit with Conditions
- E. Draft Easement Vacation Resolution



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 7, 2022 REPORT NO. HO-22-037

HEARING DATE: September 21, 2022

SUBJECT: K-4 Residence – Process Three Decision

PROJECT NUMBER: [522708](#)

OWNER/APPLICANT: MMK MANAGEMENT GROUP, LLC., (Owner/Applicant)

### SUMMARY

Issue: Should the Hearing Officer approve Coastal Development Permit No. 2329555, Site Development Permit No. 2329556, and Easement Vacation No. 2597876 to demolish an existing single-family dwelling unit and construct a 7,695 square-foot, two-story over basement single-family dwelling unit and 643 square-foot attached garage and vacate a public utility easement on a 0.79-acre site located at 7595 Hillside Drive within the La Jolla Community Plan Area?

#### Staff Recommendation:

1. **APPROVE** Coastal Development Permit No. 2329555
2. **APPROVE** Site Development Permit No. 2329556
3. **APPROVE** Easement Vacation No. 2597876

Community Planning Group Recommendation: On November 25, 2019, the La Jolla Shores Planned District Advisory Board voted to deny the project 4-0-0. On March 4, 2021, the La Jolla Community Planning Group voted 14-0-1 to recommend approval (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development) which allows for in-fill development on parcels of less than five acres. There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on May 24, 2022, and the opportunity to appeal that determination ended on June 8, 2022 (Attachment 8).

## BACKGROUND

The 0.79-acre site is located at 7595 Hillside Drive (Attachments 1 and 2) and is currently developed with a 1,588 square-foot, single-story, single-family residence and a detached garage within an established residential area in the La Jolla Community Plan area. The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance in accordance with San Diego Municipal Code (SDMC) Section [143.0212](#). Staff determined that the existing residence does not meet the local designation criteria as individually significant resources under any adopted Historical Resources Board Criteria.

The site is zoned LJSPD-SF (La Jolla Shores Planned District-Single Family) within the Coastal Overlay Zone (Non-appealable Area 2) and is subject to the regulations and development standards of the La Jolla Shores Planned District (LJSPD) Ordinance. The project is also subject to the Coastal Height Limit Overlay Zone (structure height shall not exceed 30 feet), the La Jolla Community Plan, the Parking Impact Overlay Zone (Coastal), and the Local Coastal Program.

The La Jolla Community Plan and Local Coastal Program Land Use Plan designates the site as Very Low-Density Residential with 0 to 5 dwelling units per acre (DU/AC) (Attachment 3). The project is in an established residential neighborhood surrounded by very low-density residential, parks, and open space zones. The site is located approximately 0.8 miles (4,224 feet) southeast of the Pacific Ocean and La Jolla Underwater Park, a little over a mile southeast of La Jolla Cove, and approximately 0.1 miles (500 feet) northeast of La Jolla Natural Park.

The project site contains Environmentally Sensitive Lands (ESL) in the form of Steep Hillside and Sensitive Biological Resources (0.27-acres of coastal sage scrub and 0.15-acres of disturbed wetlands). The project is located within the Multiple Species Conservation Program (MSCP). The project site is entirely outside of the Multiple Habitat Planning Area (MHPA), but MHPA does occur 450 feet west of the project site, adjacent to the La Jolla Natural Park.

An existing 6-foot wide public utility easement along the northwest portion of the property is proposed to be vacated. A water easement through the northeastern portion of the property will remain.

## DISCUSSION

The proposed project requests a Site Development Permit, Coastal Development Permit, and Easement Vacation to demolish an existing single-family dwelling unit and construct a 7,695 square-foot, two-story over basement single-family dwelling unit and 643 square-foot attached garage and vacate a public utility easement along the southwest portion of the property. The single lot will remain at 34,412 square feet in size and the new construction would be developed with ministerial building permits after project approval in accordance with LJSPD-SF zone requirements.

Vehicular access to the attached garage and three off-street parking spaces will be provided via a driveway from Hillside Drive. The two-story development will include an upper main entry floor and attached garage at street level and a lower level. The house will be minimally visible from Hillside Drive as the majority of the structure would be built into the hillside.

Pursuant to the San Diego Municipal Code (SDMC), the proposed project requires the following three discretionary permits as shown in Table 1.

Table 1 – Required Permits		
Permit	Required per	Reason
Coastal Development Permit (CDP) – Process Two	<a href="#">SDMC 126.0702</a>	Required as the site is located within the Coastal Overlay Zone (Non-Appealable 2).
Site Development Permit (SDP) – Process Three	<a href="#">SDMC 126.0502(a)</a> and <a href="#">SDMC 159.0201</a>	(1) Required due to the presence of Steep Hill-sides and Sensitive Biological Resources – Coastal Sage Scrub and wetlands. (2) The site is within the La Jolla Shores Planned District.
Easement Vacation (EV – Process Two	<a href="#">SDMC 125.1030(b)</a>	Required to vacate a Public Utility Easement by an Alternative Vacation.

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

The project site contains Environmentally Sensitive Lands (ESL) in the form of Steep Hill-sides and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands). The topography of the site ranges from the elevations of approximately 335 feet above mean sea level (AMSL) at the top of the slope to 235 feet AMSL. The slope is more than 50 feet in vertical elevation and is considered steep hill-sides; however, the proposed development does not impact or encroach into the steep hill-sides and, at 24% development area, the project complies with the 25% allowable development area per SDMC [143.0142 \(a\)\(2\)](#).

The project site contains 0.27-acres of coastal sage scrub which is located outside of the proposed development area, therefore no impacts would occur. In addition, the project is conditioned to record a Covenant of Easement for 25,995 square feet which ensures the preservation of the Environmentally Sensitive Lands that are outside the allowable development area.

The site contains 0.15-acres of City-jurisdictional wetlands outside of the development area. The Brush Management Zone 2 (BMZ-2) encroaches into the City wetlands, therefore, in order to avoid impacts, there will be no BMZ-2 and the project has been conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures including upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces in accordance with SDMC Sections [142.0412\(i\)](#) and [142.0412\(j\)](#) and Fire Prevention Bureau Policy FPB-18-01. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands.

An existing 6-foot wide public utility easement along the northwest portion of the property is proposed to be vacated. A water easement through the northeastern portion of the property will remain.

#### Community Plan Analysis:

The La Jolla Shores Planned District Ordinance zones the site LJSPD-SF, which conforms with the [La Jolla Community Plan and Local Coastal Program Land Use Plan](#) and [General Plan](#). The project proposes the construction of a new single-family dwelling unit (7,695 square feet) and garage (643 square feet) totaling 8,338 square feet. The project proposes development of only 24 percent of the 34,412 square-foot lot. The project is consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan which designates the site as Very Low Density Residential with a density of 0-5 dwelling units an acre. The proposed single-family dwelling unit on a 0.79-acre site is consistent with the underlying land-use designation.

The proposed development will protect public views by keeping all development within the 30-foot coastal height limit. The project is not located within the First Public Roadway, and there are no public view corridors, scenic overlooks, or physical access routes from the project site, as identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan ([Figure 9, Pages 35-36](#)).

#### CONCLUSION

City Staff has reviewed this application for a Coastal Development Permit, Site Development Permit, and Easement Vacation and all issues identified through the review process have been resolved in conformance with the Land Development Code, the La Jolla Shores Planned District, the Coastal Height Limit Overlay Zone, and the Local Coastal Program. Therefore, draft findings, permit conditions, and Easement Vacation conditions (Attachments 4-7) to support project approval are presented to the Hearing Officer for consideration.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2329555, Site Development Permit No. 2329556, and Easement Vacation No. 2597876, with modifications.
2. Deny Coastal Development Permit No. 2329555, Site Development Permit No. 2329556, and Easement Vacation No. 2597876, if the findings required to approve the project cannot be affirmed.

*Cynthia G. Chong*

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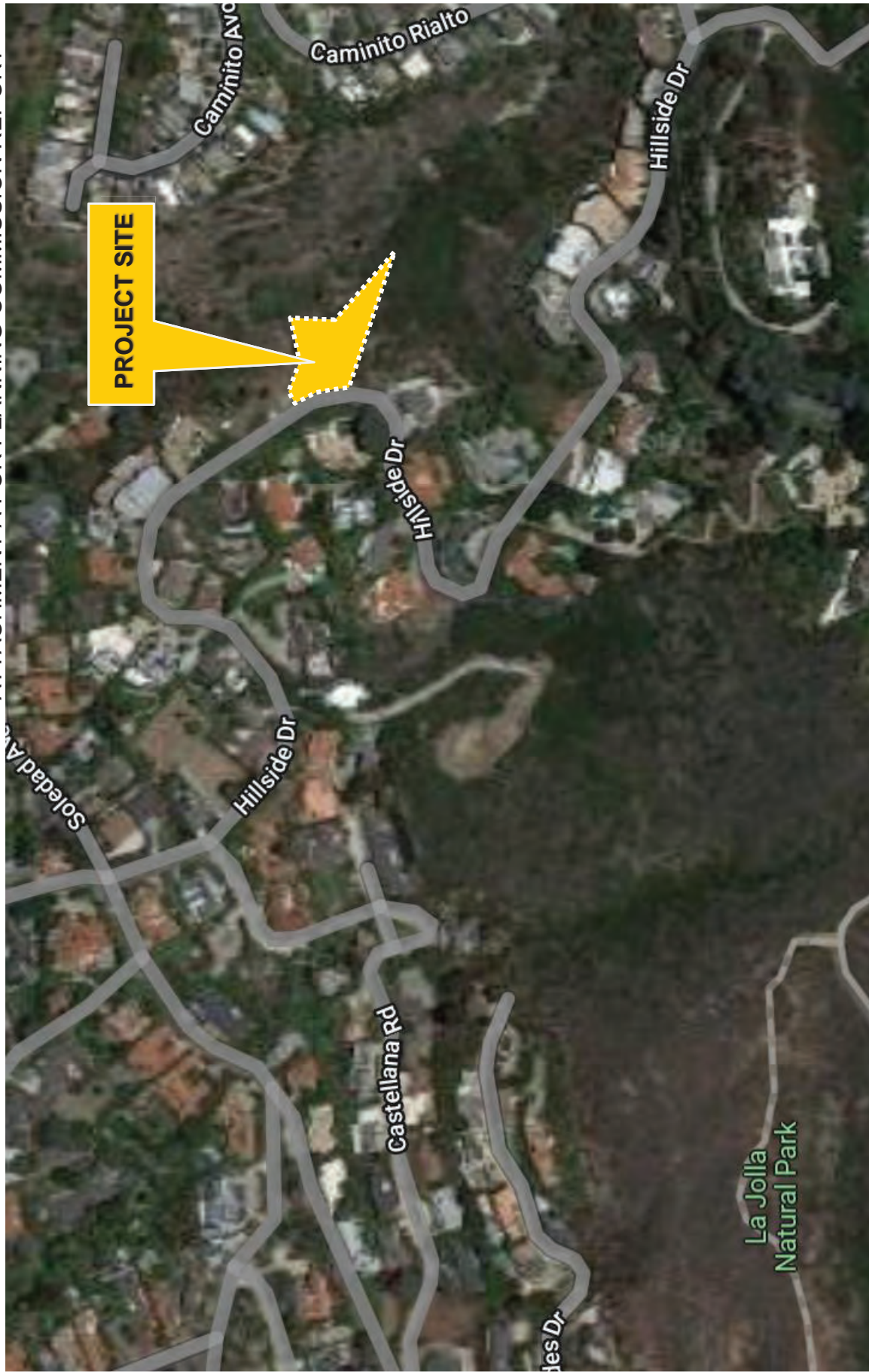
Cynthia G. Chong, Development Project Manager

#### Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map



4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Easement Resolution
7. Easement Vacation Exhibit A and Exhibit B
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans



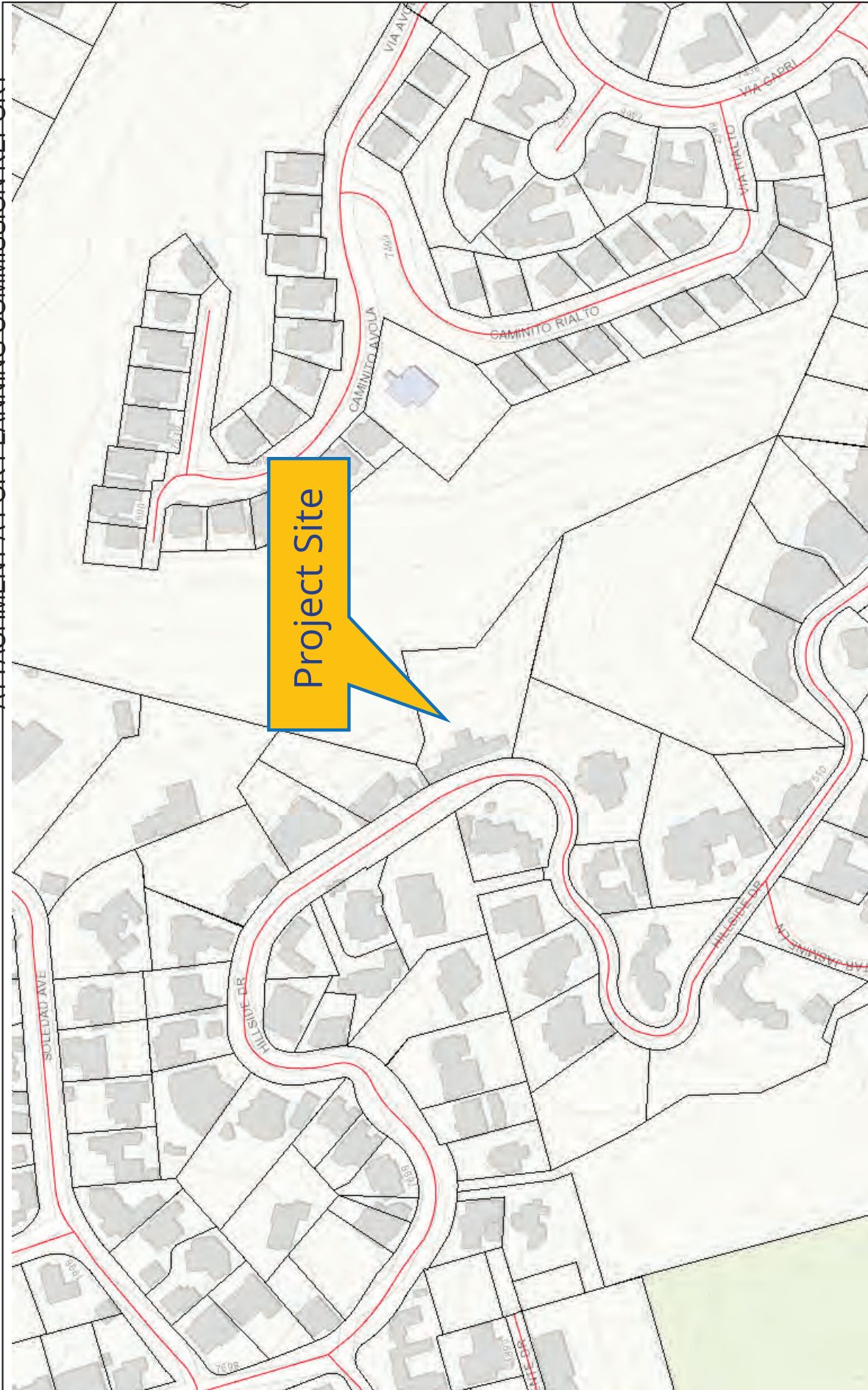
**Aerial Photo**

K-4 Residence CDP SDP EV / 7595 Hillside Dr

PROJECT NO. 522708





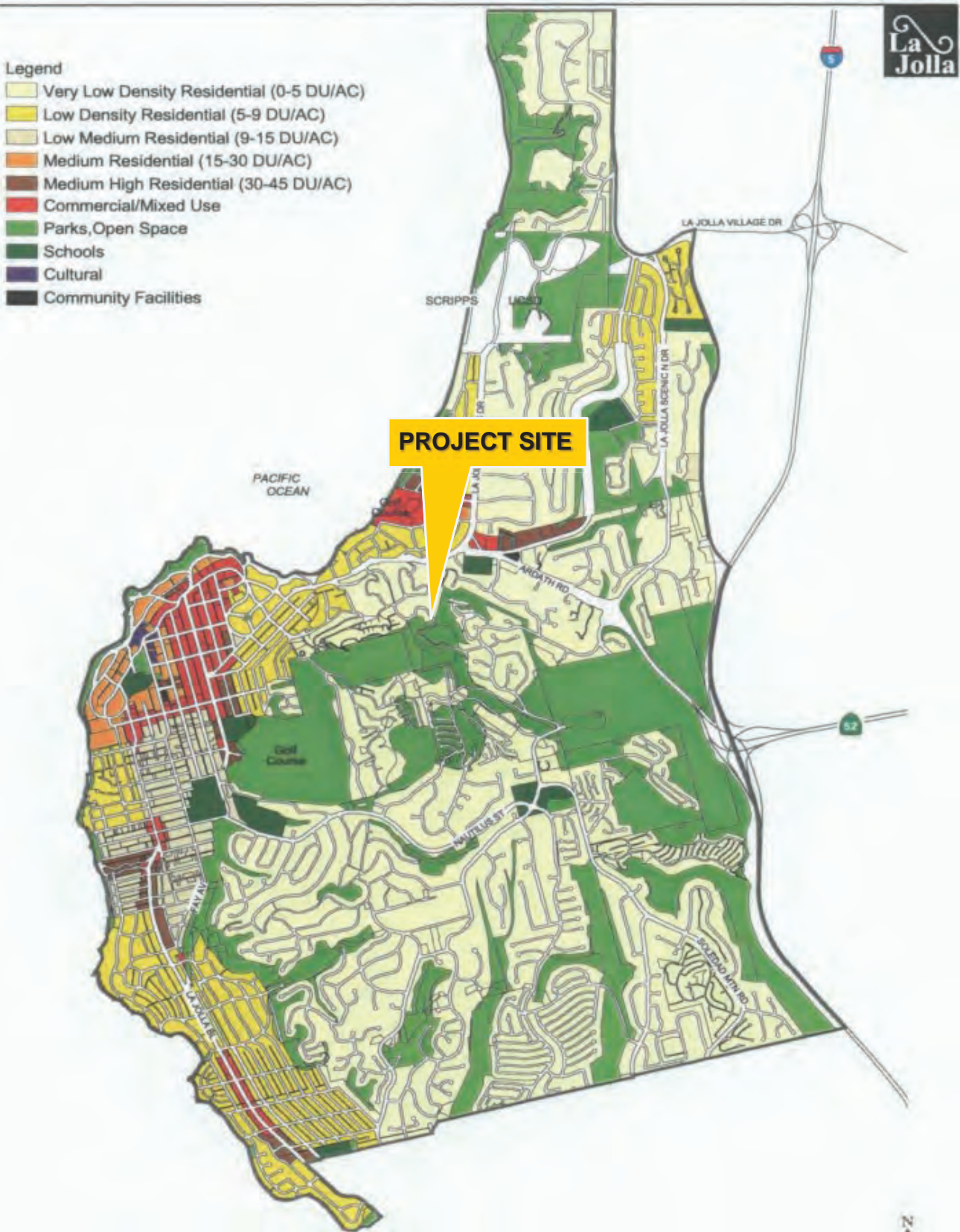


### Project Location Map

K-4 Residence CDP SDP EV / 7595 Hillside Dr  
PROJECT NO. 522708







## Land Use Map

K-4 Residence CDP SDP EV / 7595 Hillside Dr  
PROJECT NO. 522708



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2329555  
SITE DEVELOPMENT PERMIT PROJECT NO. 2329556  
**K-4 RESIDENCE - PROJECT NO. 522708**

WHEREAS, MMK Management Group, LLC, Owner/Permittee, filed an application with the City of San Diego for Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 to demolish an existing single-family dwelling unit and construct a 7,695 square foot two-story over basement single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556) on portions of a 0.79-acre site;

WHEREAS, the project site is located at 7595 Hillside Drive in the LJSPD-SF (La Jolla Shores Planned District-Single Family) zone of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 3359, in the City of San Diego, County of San Diego, State of California, according to the Map thereof, filed in the office of the County Recorder of San Diego County, December 30, 1974;

WHEREAS, on May 24, 2022, 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 Guidelines Section 15301 (Existing Facilities) and CEQA Guidelines Section 15332 (In-Fill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 21, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556. pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

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

The project site is located at 7595 Hillside Drive and is developed with a single-story, 1,588 square-foot, single-family residence and a detached garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

The proposed development will enhance and protect public views by keeping all development within the 30-foot coastal height limit. The La Jolla Community Plan and Local Coastal Program Land Use Plan do not identify any public views from this property along the ocean. The property is not designated as a viewshed or scenic overlook and does not contain intermittent or partial vista views as identified within the Community Plan. Furthermore, the proposed coastal development will not degrade and will not remove, eliminate, or detract from any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program. The project is not located within the First Public Roadway, and there are no physical access routes from the project site, as identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

Therefore, 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.

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

The project site contains Environmentally Sensitive Lands (ESL) in the form of Steep Hillside and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands). Topography of the site ranges from elevations of approximately 335 feet above mean sea level (AMSL) at the top of the slope to 235 feet AMSL. The slope is more than 50 feet in

vertical elevation and is considered steep hillsides; however, the proposed development does not impact or encroach into the steep hillsides and, at 24 percent development area, the project complies with the allowable 25 percent development area per SDMC 143.0142 (a)(2).

The project site contains 0.27-acres of coastal sage scrub which is located outside of the proposed development area and is already disturbed and developed. Therefore, no impacts would occur. In addition, the project is conditioned to record a Covenant of Easement for 25,995 square-feet of the site which ensures preservation of the ESL outside of the allowable development area.

The site contains 0.15-acres of City-jurisdictional wetlands outside of the development area. The Brush Management Zone 2 (BMZ-2) encroaches into the City wetlands. In order to avoid impacts to onsite wetlands, there will be no BMZ-2. The project has been conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures including: upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures; and a 10-foot perpendicular return along adjacent wall faces in accordance with San Diego Municipal Code (SDMC) Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 7595 Hillside Drive, and is developed with a single-story, 1,588 square-foot single-family residence and a detached garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

The project site is designated for very low-density residential uses (0-5 dwelling units per net residential acre). This density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed project results in a density of one dwelling unit per acre, which implements the prescribed density.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. Therefore, the proposed project is in conformity with the



certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.79-acre lot is currently developed with an existing single dwelling unit and detached garage. The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage. The site is located within an urbanized and residential neighborhood. As such, the single-family residence will be part of an established very low-density residential neighborhood. The project site is not located between the first public road and the sea or shoreline of any body of water located within the Coastal Overlay Zone. No public access or public recreation facilities exist on the project site. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC SECTION 126.0505]**

**1. Findings for all Site Development Permits:**

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

The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage. The project site is designated for very low-density residential uses (0-5 dwelling units per net residential acre). This density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed project results in a density of one dwelling unit per acre, which implements the prescribed density.

The site is surrounded by single-family residences and open space. The project site is not located within the first public roadway, and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. The project is not requesting any deviations or variances from the applicable regulations, and therefore, the proposed development will not adversely affect the applicable land use plan.

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

The 0.79-acre lot is currently developed with an existing single-family dwelling unit and detached garage. The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

All drainage is routed according to accepted engineering practices. The project is conditioned to include implementation of a Brush Management Program, landscaping, and irrigation which meet City standards and will minimize the risk of fire. In addition, the project is conditioned to include alternative compliance measures including upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces in accordance with San Diego Municipal Code (SDMC) Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01.

The project will not have any impact or increase the need or 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 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 construction to determine if the construction of the project will comply with all applicable regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with applicable regulations. Therefore, the project will not be detrimental to public health, safety, and welfare.

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

The project site is located at 7595 Hillside Drive and is developed with a single-story, 1,588 square-foot single-family residence and a detached garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan areas. The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

The project site is designated by the community plan for very low-density residential uses (0-5 dwelling units per net residential acre). This density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed project results in a density of one dwelling unit per acre, which implements the prescribed density.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. Setbacks and bulk and scale are in general conformity to those in the vicinity based on area surveys, consistent with the Community Plan's Residential Recommendations.

The project does not request, nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for the site. Therefore, the project will comply with the regulations of the Land Development Code.

**2. Supplemental Findings--Environmentally Sensitive Lands [SDMC Section 126.0505(b)]:**

**a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project site at 7595 Hillside Drive is physically suitable for the design and siting of the proposed development because it has been previously developed with a single-family dwelling unit adjacent to Hillside Drive. The project has been designed to be the least impactful to Environmentally Sensitive Lands (ESL). The development area has been limited to 24 percent of the overall lot and is adjacent to Hillside drive. The two-story development will include an upper main entry floor and attached garage at street level and a lower level. The house will be minimally visible from Hillside Drive as the majority of the structure would be built into the hillside.

The project site contains ESL in the form of Steep Hillside and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands). The proposed development does not impact or encroach into the steep hillsides and the project complies with the allowable development area per SDMC 143.0142 (a)(2). The project site contains 0.27-acres of coastal sage scrub located outside of the proposed development area, which is already disturbed and developed. Therefore, no impacts would occur. The site contains 0.15-acres of City-jurisdictional wetlands outside of the development area. The Brush Management Zone 2 (BMZ-2) encroaches into the City wetlands. In order to avoid impacts, there will be no BMZ-2 and the project has been conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures for fire safety. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

**ATTACHMENT 4**

The project site is located at 7595 Hillside Drive and proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

The development area has been limited to 24 percent of the overall lot and is adjacent to Hillside drive. The two-story development will include an upper main entry floor and attached garage at street level and a lower level. The majority of the residential structure will be built into the hillside. The project has been conditioned to obtain a bonded grading permit for the grading proposed for this project and all grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

The proposed project is mapped within Geologic Hazard Category 27 which is categorized slide-prone formations: Otay, Sweetwater and others. The Geology Section has reviewed and accepted the provided geotechnical documents prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project. The project is conditioned to submit a geotechnical investigation report that specifically addresses the proposed construction plans for adequacy and a Notice of Geologic and Geotechnical Conditions must be recorded against the subject property.

The project has been conditioned to include planting, irrigation, and landscape-related improvements as well as a Brush Management Program that consists of a modified Zone One and alternative compliance measures which will minimize the risk of fire. The project will implement storm water construction best management practices. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project has been designed to be the least impactful to ESL. The development area has been limited to 24 percent of the overall 34,412 square-foot lot and is situated closest to Hillside drive to minimize the disturbed area and preserve the existing ESL. The two-story development will include an upper main entry floor and attached garage at street level and a lower level. The house will be minimally visible from Hillside Drive as the majority of the structure will be built into the hillside.

The project site contains ESL in the form of Steep Hillsides and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands). Topography of the site ranges from elevations of approximately 335 feet above mean sea level (AMSL) at the top of the slope to 235 feet AMSL. The slope is more than 50 feet in vertical elevation and is considered steep hillsides; however, the proposed development does not impact or encroach into the steep hillsides and the project complies with the allowable development area per SDMC 143.0142 (a)(2).

The project site contains 0.27-acres of coastal sage scrub located outside of the proposed development area which is already disturbed and developed. Therefore, no impacts would occur. In addition, the project is conditioned to record a Covenant of Easement for 25,995 square-feet of the site which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area.

The site contains 0.15-acres of City-jurisdictional wetlands outside of the development area. The Brush Management Zone 2 (BMZ-2) encroaches into the City wetlands. In order to avoid wetland impacts, there will be no BMZ-2 and the project has been conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures including: upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures; and a 10-foot perpendicular return along adjacent wall faces in accordance with SDMC Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The 0.79-acre lot is currently developed with an existing single-family dwelling unit and detached garage. The project proposes demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage. The site is located within an urbanized and residential neighborhood.

The project is located within the Multiple Species Conservation Program (MSCP). The project site is entirely outside of the Multiple Habitat Planning Area (MHPA), but MHPA does occur 450 feet west of the project site, adjacent to the La Jolla Natural Park. The project site is not within a Vernal Pool Habitat Conservation Plan (VPHCP).

The site contains 0.15-acres of City-jurisdictional wetlands outside of the project's 24 percent development area. The Brush Management Zone 2 (BMZ-2) encroaches into the City wetlands. In order to avoid impacts, there will be no BMZ-2 and the project has been conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures including: upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures; and a 10-foot perpendicular return along adjacent wall faces in accordance with SDMC Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands. Therefore, proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project is in an established residential neighborhood surrounded by very low-density residential, parks, and open space zones. The site is located approximately 0.8 miles (4,224 feet) southeast of the Pacific Ocean and La Jolla Underwater Park, and a little over a mile southeast of La Jolla Cove. The project site does not drain directly to a beach or shoreline. Site drainage has been designed according to best engineering practices and is not anticipated to negatively affect any beaches or shorelines. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project site contains ESL in the form of Steep Hillsides and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands), however, the project has been designed to be the least impactful to ESL. The development area has been limited to 24 percent of the overall 34,412 square-foot lot and is situated closest to Hillside drive to minimize the disturbed area and preserve the existing ESL. The proposed development does not impact or encroach into the steep hillsides and the project complies with the allowable development area per SDMC 143.0142 (a)(2). The project site contains 0.27-acres of coastal sage scrub located outside of the proposed development area which is already disturbed and developed. Therefore, no impacts would occur. The site contains 0.15-acres of City-jurisdictional wetlands also outside of the project's 24 percent development area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development) which allows for in-fill development on parcels of less than five acres. No mitigation is required for this project and therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556, a copy of which is attached hereto and made a part hereof.

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Cynthia G. Chong

Development Project Manager  
Development Services

Adopted on: September 21, 2022

DRAFT



**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: 24007080

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2329555

SITE DEVELOPMENT PERMIT NO. 2329556

**K-4 RESIDENCE - PROJECT NO. 522708**

HEARING OFFICER

This Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 is granted by the Hearing Officer of the City of San Diego to MMK Management Group, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502(a). The 0.79-acre project site is located at 7595 Hillside Drive in the LJSPD-SF (La Jolla Shores Planned District-Single Family) zone of the La Jolla Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 3359, in the City of San Diego, County of San Diego, State of California, according to the Map thereof, filed in the office of the County Recorder of San Diego County, December 30, 1974.

Subject to the terms and conditions set forth in this Permit, permission is granted to MMK Management Group, LLC, Owner/Permittee to demolish an existing dwelling unit and construct a new single-family dwelling unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 21, 2022, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing dwelling unit and garage and construction of a 7,695 square-foot, two-story over basement single-family dwelling unit and 643 square-foot attached garage;
- b. Landscaping (planting, irrigation, and landscape-related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by October 5th, 2025.
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, the Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation-related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### **CLIMATE ACTION PLAN REQUIREMENTS:**

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

#### **ENGINEERING REQUIREMENTS:**

12. Prior to building occupancy, the Owner/Permittee shall vacate the existing public utility easement, per exhibit 'A', satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City standard curb and gutter, and grade the parkway area to 2% fall towards the street, adjacent to the site on Hillside Drive, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the non-standard driveway, private walkway/pavers, landscape and irrigation located within the Hillside Drive's right-of-way, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of the non-standard driveway, adjacent to the site on Hillside Drive, satisfactory to the City Engineer.

16. The drainage system proposed for this development is subject to approval by the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), into the construction plans or specifications.

19. The project proposes to export 2000 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), and Regional Supplement Amendments adopted by Regional Standards Committee.

**PLANNING/DESIGN REQUIREMENTS:**

20. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle 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.

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

22. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillsides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

**GEOLOGY REQUIREMENTS:**

24. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

25. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a conformed copy of the "Notice of Geologic and Geotechnical Conditions" recorded against the property. Contact the Geology Section for a draft of the Notice. As a condition of this permit, an inspection hold (Tier 1) will be placed on the construction permit. No work under the construction permit may proceed and no City inspections will be authorized until the Notice of Geologic and Geotechnical Conditions is fully executed and recorded.

**LANDSCAPE REQUIREMENTS:**

26. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area.

27. Prior to issuance of any construction permit for public 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.

28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it

shall be repaired and/or replaced in kind and with equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

30. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown in Exhibit "A" on file in the Development Services Department.

31. The Brush Management Program shall consist of a modified Zone One ranging from 10-feet to 17 feet 8-inches and an expanded Zone Two of 90-feet. In addition, Alternative Compliance measures of upgraded dual-glazed and dual-tempered panes shall be implemented on all windows and/or door openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces in accordance with SDMC Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01.

32. Prior to issuance of any grading permit, 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."

33. Prior to issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

34. 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 Type IV heavy timber construction may be approved within the designated Zone One area subject to the Fire Marshal's approval.

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

36. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

37. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

38. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

39. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on September 21, 2022, and [resolution number].



**ATTACHMENT 5**

Coastal Development Permit No. 2329555  
Site Development Permit No. 2329556  
Date of Approval: September 21, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Cynthia G. Chong  
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.

**MMK MANAGEMENT GROUP, LLC.**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

RESOLUTION NUMBER \_\_\_\_\_

DATE OF FINAL PASSAGE SEPTEMBER 21st, 2022

A RESOLUTION FOR EASEMENT VACATION TO ABANDON AN EXISTING 232.80 SQUARE FOOT PUBLIC UTILITY EASEMENT LOCATED AT 7595 HILLSIDE DRIVE, PARCEL1 OF PARCEL MAP NO. 3359 EASEMENT VACATION NO. 2597876 – PROJECT NO. 522708

WHEREAS, San Diego Municipal Code section 125.1010(a) provides a procedure for the vacation of public easements by City staff designated by the City Manager; and

WHEREAS, MMK Management Group, LLC, filed an application to vacate a Public Service Easement located at 7595 Hillside Drive within the La Jolla Community Plan area, Easement Vacation No. 2597876; and

WHEREAS, it is proposed that the existing 6-foot wide, 232.80 square-foot public utility easement legally described as POINT OF BEGINNING IS THE NORTHWESTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF HILLSIDE DRIVE; THENCE ALONG SAID RIGHT OF WAY, NORTH 32°02'19" WEST 21.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 32°02'19" WEST 8.16 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 15°19'29" EAST 44.54 FEET; TO THE NORTHWESTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 57°49'56" WEST 8.88 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE, SOUTH 15°19'29" WEST 32.47 FEET; TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HILLSIDE DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING, Easement Vacation No. 2597876 be vacated; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to vacation of the existing City of San Diego public utility easement located at

7595 Hillside Drive, Parcel 1 of Parcel Map No. 3359, Assessor Parcel Number 352-141-01-00,

Easement Vacation No. 2597876:

**A. EASEMENT VACATIONS [San Diego Municipal Code (SDMC) Section 125.1030**

**1. Findings for Public Service Easement and Other Easement Vacations:**

- a. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.**

The existing "all-purpose" utility easement proposed to be vacated is located along the southwest portion of the property located at 7595 Hillside Drive (Assessor Parcel Number 352-141-01-00) and legally described as Parcel 1 of Parcel Map No. 3359, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the office of the County Recorder of San Diego County, December 30, 1974. The original six-foot wide "all purpose" utility easement was originally dedicated in 1912 for future planned utilities as "placing, erecting and maintaining thereon electric light, power, telephone, and telegraph poles and wires, and also for underground sewers, water mains, water pipes and drains."

No portion of the easement vacation is within the public right-of-way. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

- b. The public will benefit from the action through improved utilization of the land made available by the vacation.**

The existing City of San Diego "all-purpose" utility easement proposed to be vacated is located within a portion of 7595 Hillside Drive, in the LJSPD-SF (La Jolla Shores Planned District-Single Family) zone within the La Jolla Community Plan.

The six-foot-wide "all-purpose" utility easement has been abandoned, there are no utility facilities connected and the easement is not now and will not in the future be utilized for any public facilities. The Project will eliminate an unnecessary and unproductive encumbrance on the Property and will facilitate a productive use of the property in the future consistent with the adopted La Jolla Community Plan and the LJSPD-SF (La Jolla Shores Planned District-Single Family) zone. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

- c. The vacation is consistent with any applicable land use plan.**

The La Jolla Community Plan and Local Coastal Program Land Use Plan designates the site per Figure 1 as very low-density residential development (0-5 dwelling units/acre) to provide for reasonable use while preserving portions of the site in open space. Dedicated open space areas are located primarily within the hillside areas that form the core of La

Jolla's open space system. The proposed easement vacation is located in an LJSPD-SF (La Jolla Shores Planned District-Single Family) zone which remains consistent with the proposed development of the site. No portion of the easement vacation is within the public right-of-way and removing the encumbrance will facilitate the productive use of the property with the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the vacation is consistent with the applicable land use plan.

**d. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.**

The existing "all-purpose" utility easement was granted to the City of San Diego in 1912 for future planned utilities as "placing, erecting and maintaining thereon electric light, power, telephone, and telegraph poles and wires, and also for underground sewers, water mains, water pipes and drains." There are no utility facilities connected and the easement is not now and will not in the future be utilized for any public facilities. The Project will eliminate an unnecessary and unproductive encumbrance on the Property and its elimination may allow the development of the site.

No public facilities will be impacted by this easement vacation. No portion of the easement vacation is within the public right-of-way and removing the encumbrance will provide a benefit to the underlying parcel. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation, and the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that the "all-purpose" utility easement located at 7595 Hillside Drive, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 42606-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

---

Cynthia G. Chong  
Development Project Manager  
Development Services

IO No.: 24007080

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PUBLIC UTILITY EASEMENT VACATION**

All of that portion of that certain easement for public utility purposes, 6-foot wide, lying within a portion of Parcel 1 of Parcel Map No. 3359, in the City of San Diego, County of San Diego, State of California, said public utility easement being dedicated per La Jolla Hills according to Map thereof No. 1479, filed in the Office of the County Recorder of said San Diego County, October 10, 1912, said portion being more particularly described as follows:

**POINT OF BEGINNING** is the northwesterly corner of said Parcel 1, being a point on the northerly right of way of Hillside Drive; thence along said right of way, North 32°02'19" West 21.92 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said right of way North 32°02'19" West 8.16 feet; thence leaving said right of way, North 15°19'29" East 44.54 feet; to the northwesterly line of said Parcel 1; thence along said northwesterly line, South 57°49'56" West 8.88 feet; thence leaving said northwesterly line, South 15°19'29" West 32.47 feet; to a point on the northerly right of way of Hillside Drive, said point being the **TRUE POINT OF BEGINNING**.

Containing: 232.80 sq. ft. more or less.

Attached hereto is Drawing No. 42606-B, labeled Exhibit 'B' and by this reference made a part hereof.

Prepared By

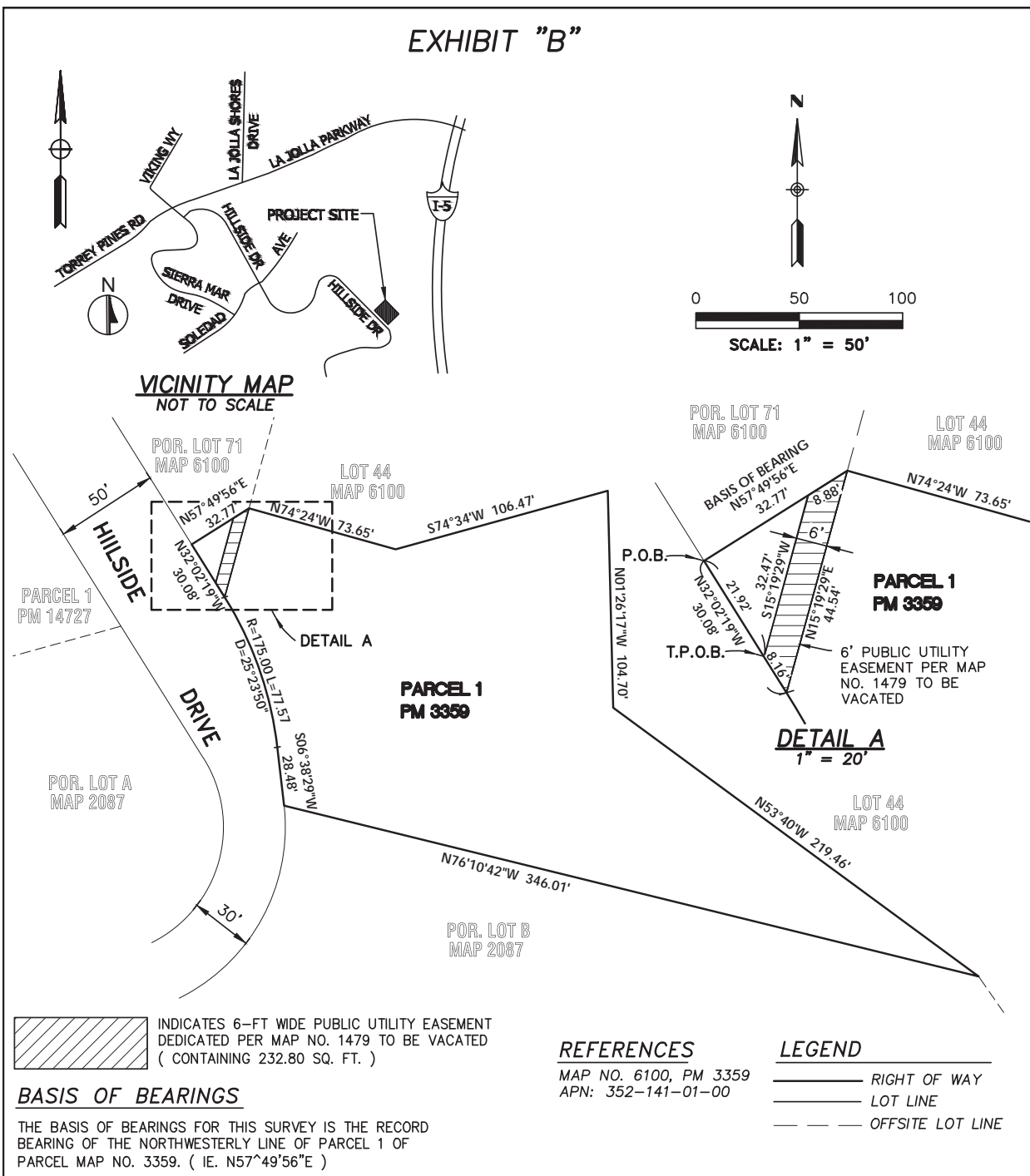
\_\_\_\_\_  
Dennis Furman , RCE 32391

\_\_\_\_\_  
Date



PTS No: 522708  
Dwg No. 42606-B

EXHIBIT "B"



INDICATES 6-FT WIDE PUBLIC UTILITY EASEMENT DEDICATED PER MAP NO. 1479 TO BE VACATED ( CONTAINING 232.80 SQ. FT. )

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE RECORD BEARING OF THE NORTHWESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 3359. ( IE. N57°49'56"E )

REFERENCES

MAP NO. 6100, PM 3359  
APN: 352-141-01-00

LEGEND

- RIGHT OF WAY
- LOT LINE
- OFFSITE LOT LINE

AP CONSULTING  
2371 FENTON STREET, SUITE 100  
CHULA VISTA, CA 91914 PH 619-227-894



DOCUMENT No. \_\_\_\_\_  
RECORDED \_\_\_\_\_

Dennis Furman P.E. 32391

**PUBLIC UTILITY EASEMENT VACATION**  
OVER A PORTION OF PARCEL 1, PARCEL MAP 3359

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 522708
ORIGINAL					SHEET 1 OF 1 SHEET	I.O. _____
					FOR CITY LAND SURVEYOR	1888-6251
					DATE _____	CCS 83 COORDINATES
						248-1691
						NAD 27 COORDINATES
					STATUS	42606-B
						B001





THE CITY OF SAN DIEGO

Date of Notice: May 24, 2022

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007080

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**PROJECT NAME / NUMBER:** 522708 / K-4 Residence  
**COMMUNITY PLAN AREA:** La Jolla Community Plan  
**COUNCIL DISTRICT:** 1  
**LOCATION:** 7595 Hillside Dr., La Jolla, CA 92037

**PROJECT DESCRIPTION:** Site Development Permit (SDP), Coastal Development Permit (CDP) and Easement Vacation to demolish an existing dwelling and construct a 7,596-square-foot two-story over basement dwelling located at 7595 Hillside Dr. The 0.797-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area, Council District 1.

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, EXISTING FACILITIES AND Section 15332, In-Fill Development.

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

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for demolition of a single family residence and Section 15332 (In-Fill Development) which allows for in-fill development on parcels of less than five acres; and where the exceptions listed in Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Cynthia Chong-Pelayo  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5121 / CChongPelayo@sandiego.gov

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On May 24, 2022 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 (June 8, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

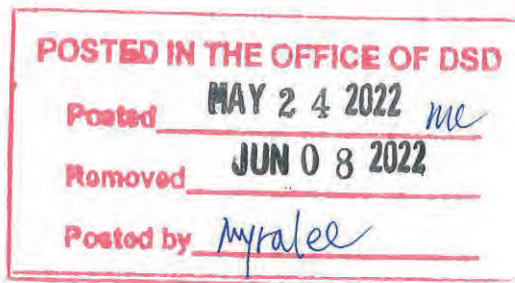
- 1) Appeals filed via E-mail: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.


Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00pm, on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

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



Page 3		City of San Diego · Information Bulletin 620		May 2020
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>
Project Name: 7595 Hillside Dr.			Project Number: 522708	
Community: La Jolla				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
14	0	1		
Conditions or Recommendations: <b>Approved on consent 3/4/2021</b>				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Suzanne Weissman				
TITLE: Secretary, LJCPA			DATE: March 07, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM DS-318</b>  October 2017

**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:** Cass Residence **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 7595 Hillside Drive La Jolla, CA 92037

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

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: MMK Management Group, LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: PO Box 1555

City: La Jolla State: CA Zip: 92038

Phone No.: 8584316401 Fax No.: \_\_\_\_\_ Email: marklani@aol.com

Signature:  Date: 5/25/2022

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Mark Kooklani  Owner  Tenant/Lessee  Successor Agency

Street Address: PO Box 1555

City: La Jolla State: CA Zip: 92038

Phone No.: 8584316401 Fax No.: \_\_\_\_\_ Email: marklani@aol.com

Signature:  Date: 5/25/2022

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: Mark Kooklani  Owner  Tenant/Lessee  Successor Agency

Street Address: PO Box 1555

City: La Jolla State: CA Zip: 92038

Phone No.: 8584316401 Fax No.: \_\_\_\_\_ Email: marklani@aol.com

Signature:  Date: 5/25/2022

Additional pages Attached:  Yes  No







F.O.Box. 841805 San Diego CA 92138
office@cdgiconsulting.com www.cdgiconsulting.com



PTS-052708
REVISION 9/10/2021
REVISION 11/19/2021
REVISION 02/20/2022
REVISION 8/2/2022

7595 HILLSIDE DR. LA JOLLA, CA. 92037

CAS - RESIDENCE

Table with project details: PROJECT NAME, ADDRESS, DATE, CITY/COUNTY/STATE, DRAWING NO., SHEET TITLE, and DRAWING SCALE.

DS.01

City of San Diego Form DS-560 - September 2021

Page 1

Page 2

Page 3

Page 4

1. New development or redevelopment... 2. New development or redevelopment... 3. New development or redevelopment... 4. New development or redevelopment...

1. The project is not a... 2. The project is not a... 3. The project is not a... 4. The project is not a...

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P4

P3

P2

P1

Table: Site Design BMP Checklist Form I-5A. Includes columns for BMP type, description, and compliance status (Yes/No).

Table: Source Control BMP Checklist Form I-4A. Includes columns for BMP type, description, and compliance status (Yes/No).

Table: Storm Water Quality Management Plan (SWQMP). Includes project name, address, permit number, and prepared by information.

The City of San Diego Storm Water Standards Form I-5A, January 2018 Edition

The City of San Diego Storm Water Standards Form I-4A, January 2018 Edition

The City of San Diego Storm Water Standards Form I-4A, January 2018 Edition



9/10/2021  
 11/19/2021  
 11/19/2021  
 8/2/2022

**PTS-052708**  
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7595 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

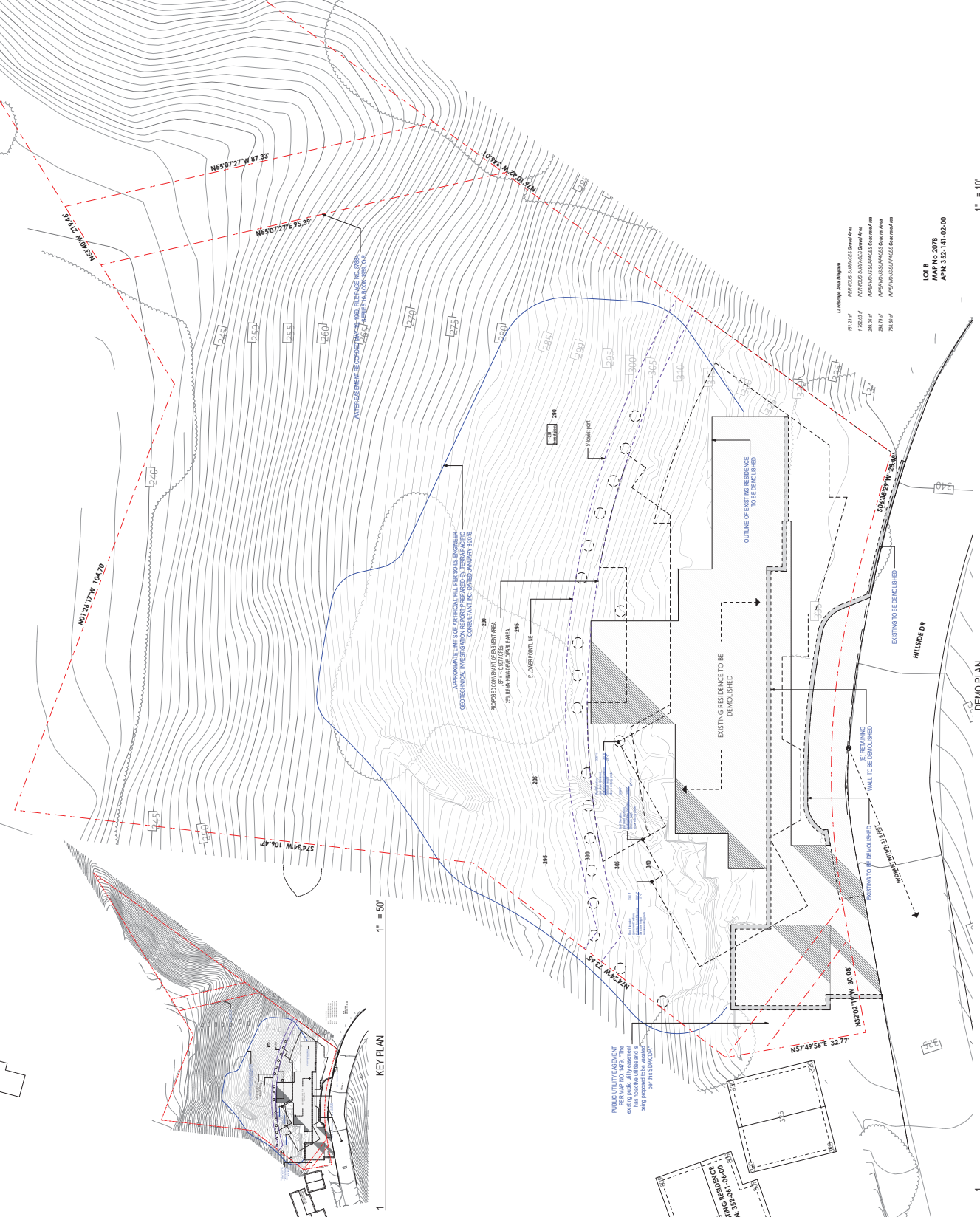
PROJECT NAME:	CAS
ADDRESS:	7595 HILLSIDE DR.
CITY:	SAN DIEGO
DATE:	8/23/2022
DESIGNED BY:	CDGI
DRAWN BY:	CDGI
SCALE:	AS SHOWN
SHEET TITLE:	DEMO PLAN

D.01

- CONTRACTOR NOTE**  
 CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF ARCHITECT OR ANY DISCREPANCIES.
- LEGEND**
- NEW RETAINING WALL #1
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  - NEW RETAINING WALL #100

**GENERAL NOTES**

PROPOSED BUILDING HEIGHT PER SAN DIEGO MUNICIPAL CODE 13.0270 (9) (B), THE OVERALL BUILDING HEIGHT SHALL BE MEASURED FROM THE LOWEST POINT OF FINISH GRADE OR PROPOSED GRADE WITHIN 5 FEET OF THE STRUCTURES EXTERIOR WALLS TO THE HIGHEST POINT OF WINDOW OR SIGN ARCHITECTURAL PROJECTION OR AT THE PROPERTY LINE WHICH EVER IS CLOSER TO THE STRUCTURE. BUILDING HEIGHT SHALL BE PROJECTED HORIZONTALLY TO DISCREPANCY WITH THIS LOWEST POINT OF GRADE, EXCEPT AS OTHERWISE NOTED. BUILDING HEIGHT SHALL BE MEASURED FROM THE FINISH GRADE TO THE MAXIMUM PERMITTED STRUCTURE HEIGHT OF THE STRUCTURE. BUILDING HEIGHT SHALL BE MEASURED FROM THE FINISH GRADE TO THE MAXIMUM PERMITTED STRUCTURE HEIGHT OF THE STRUCTURE'S FOOTPRINT OR 10 FEET WHICHEVER IS LESS. IN NO CASE SHALL THE BUILDING HEIGHT EXCEED THE MAXIMUM ALLOWED BY THE APPLICABLE ZONE AT ANY ONE POINT MEASURED PERMANENT TO SECTION 13.0270 THAT IS SEPARATED FROM ANOTHER STRUCTURE THAT IS SEPARATED FROM ANOTHER STRUCTURE BY A SPACE THAT IS LESS THAN THE MAXIMUM PERMITTED BUILDING HEIGHT. NO BUILDING OR STRUCTURE SHALL BE ERRECTED TO A GREATER HEIGHT THAN THIRTY (30) FEET.



1" = 10'

LOT 8  
 APRIL 2018  
 APRIL 2018-02-00

DEMO PLAN









PTS - 052708  
REVISION  
REVISION  
REVISION  
REVISION  
9.10.2021  
11.19.2021  
11.19.2021  
8.12.2022

7595 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

PROJECT NAME:  
ADDRESS:  
DATE:  
CITY: SAN DIEGO  
SHEET TITLE:  
GROUND FLOOR

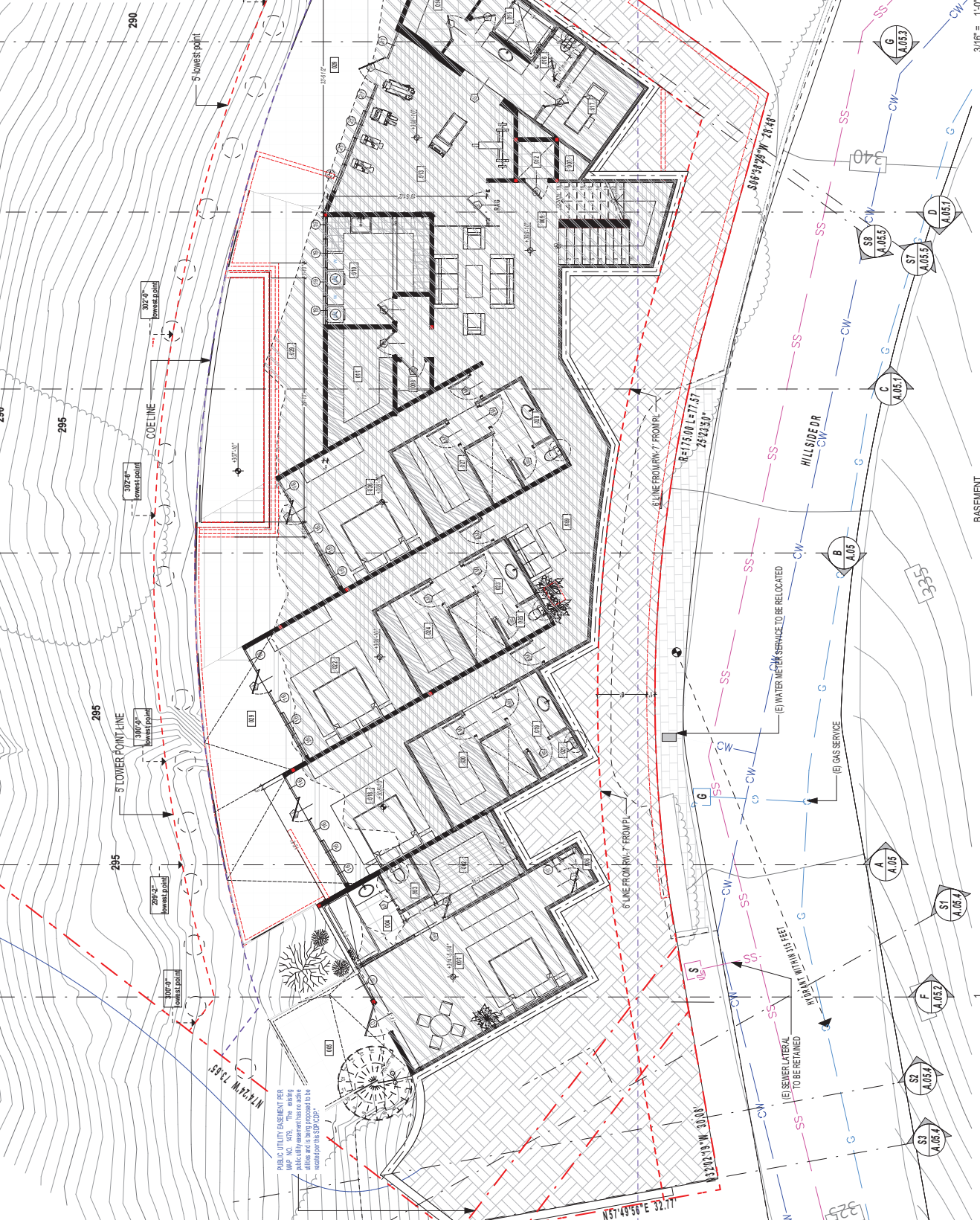
A.02

**CONTRACTOR NOTE**  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

**LEGEND**

- 24" NEW RETAINING WALLS
- 24" NEW FRAMING WALLS
- 24" NEW FRAMING WALLS
- UPPER LEVEL WALLS
- EXISTING RETAINING WALLS
- EXISTING GRADE
- MAIN FLOOR AREA TO DEGRIFT
- MAIN FLOOR AREA TO PAR

ROOM LEGEND	ROOM
001	GUEST ROOM
002	GUEST ROOM BATHROOM
003	GUEST ROOM TOILET
004	EXERCISE ROOM
005	FRAC./MECHANICAL ROOM
006	HALLWAY
007	LAUNDRY ROOM
008	HALLWAY
009	OWNER'S BATHROOM
010	OWNER'S TOILET
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076	OWNER'S TOILET
077	OWNER'S BATHROOM
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096	OWNER'S TOILET
097	OWNER'S BATHROOM
098	OWNER'S TOILET
099	OWNER'S BATHROOM
100	OWNER'S TOILET



3/16" = 1'-0"

BASEMENT

PLANS & UTILITY ELEMENT PER MAP NO. 978. This existing utility information has been added to the map and is being proposed to be maintained in the 2022 map.



PTS - 052708  
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 9.10.2021  
 11.19.2021  
 12.16.2021  
 8.2.2022

7595 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

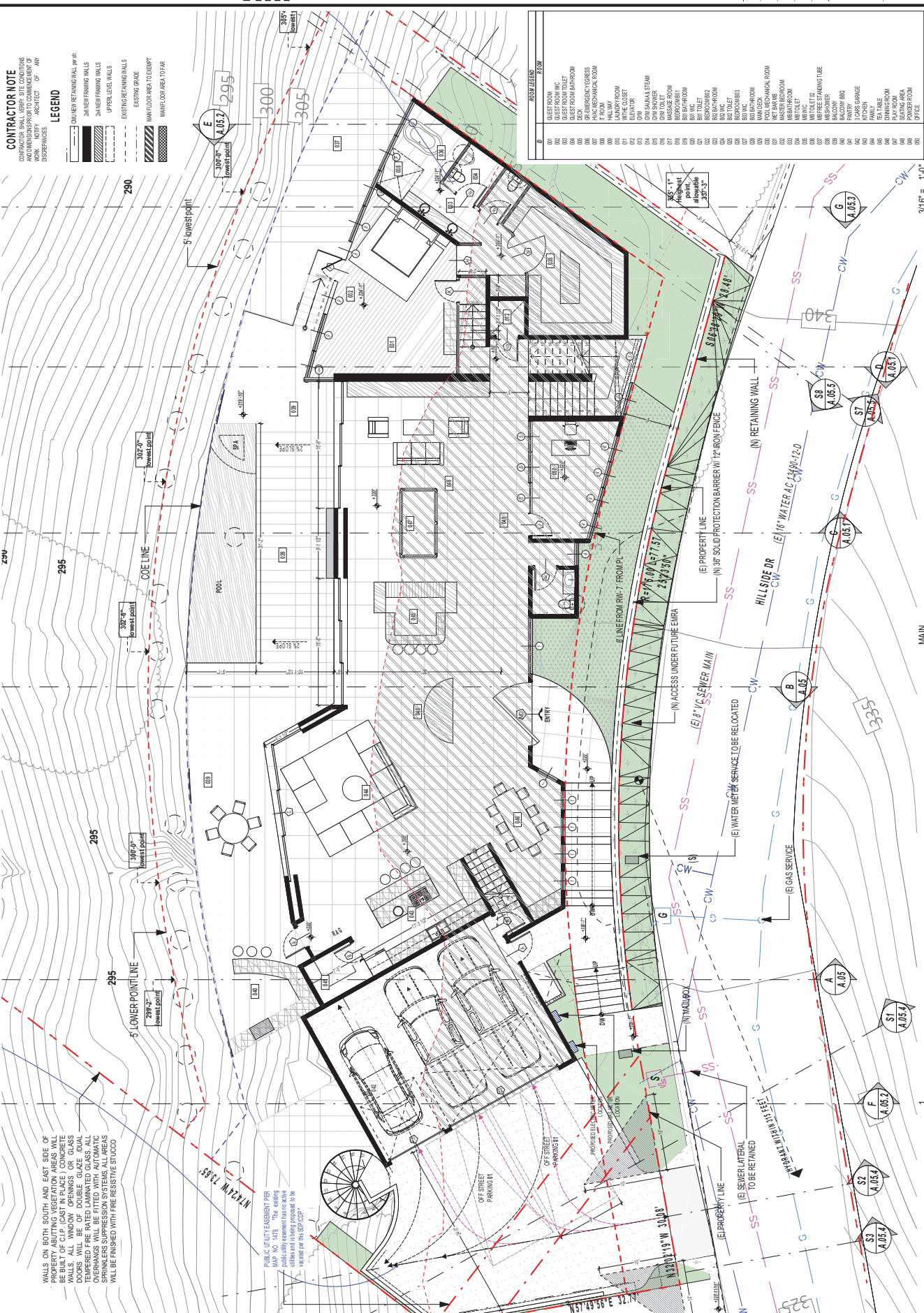
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DATE:	8.2.2022
CITY:	SAN DIEGO
ADDRESS:	7595 HILLSIDE DR
PROJECT NO.:	PTS - 052708
SHEET TITLE:	MAIN FLOOR

A.03

- CONTRACTOR NOTE**  
 ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- LEGEND**
- 2x4 NEW FRAMING WALLS
  - 2x4 NEW FRAMING WALLS
  - UPPER LEVEL WALLS
  - EXISTING RETAINMENT WALLS
  - EXISTING GRADE
  - MAIN FLOOR AREA TO DEBRIT
  - MAIN FLOOR AREA TO PAR

**ROOM LEGEND**

001	GUEST ROOM INC
002	GUEST ROOM TOILET
003	GUEST BATHROOM
004	POOL
005	PAV. MECHANICAL ROOM
006	HALLWAY
007	LAUNDRY ROOM
008	TOILET
009	CL. MECHANICAL ROOM
010	CL. MECHANICAL ROOM
011	CL. MECHANICAL ROOM
012	CL. MECHANICAL ROOM
013	CL. MECHANICAL ROOM
014	CL. MECHANICAL ROOM
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046	CL. MECHANICAL ROOM
047	CL. MECHANICAL ROOM
048	CL. MECHANICAL ROOM
049	CL. MECHANICAL ROOM
050	CL. MECHANICAL ROOM



WALLS ON BOTH SOUTH AND EAST SIDE OF POOL TO BE BUILT OF C/P. (CAST IN PLACE) CONCRETE WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZE DUAL OVERGLASS WILL BE FITTED WITH AUTOMATIC SPRINKLER SUPPRESSION SYSTEMS. ALL AREAS WILL BE FINISHED WITH FIRE RESISTIVE STUCCO.

PER CALIFORNIA SEWER PER MAP NO. 1475. The existing public utility easement has no active utility and is being proposed to be retained per this 2022/2021.

3/16" = 1'-0"







**PTS - 052708**  
 REVISION 9.10.2021  
 REVISION 11.19.2021  
 REVISION 12.12.2021  
 REVISION 8.22.2022

7595 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

PROJECT NAME:

ADDRESS:

CAD:

CITY:

COUNTY:

DATE:

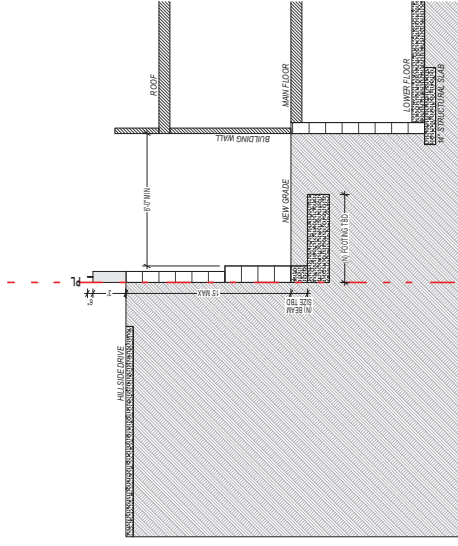
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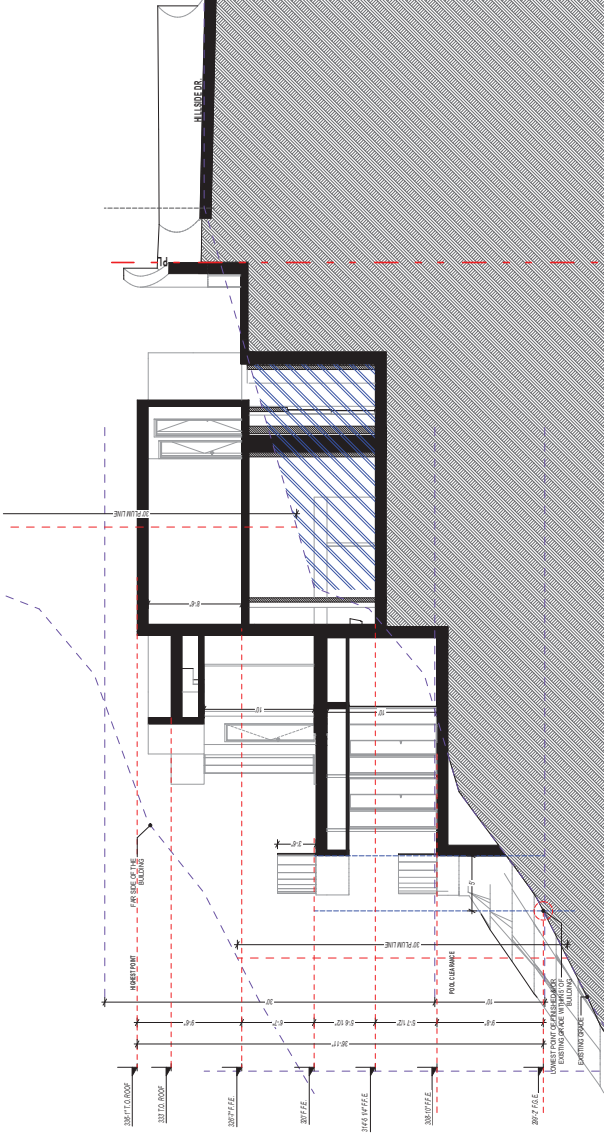
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SECTIONS A-B

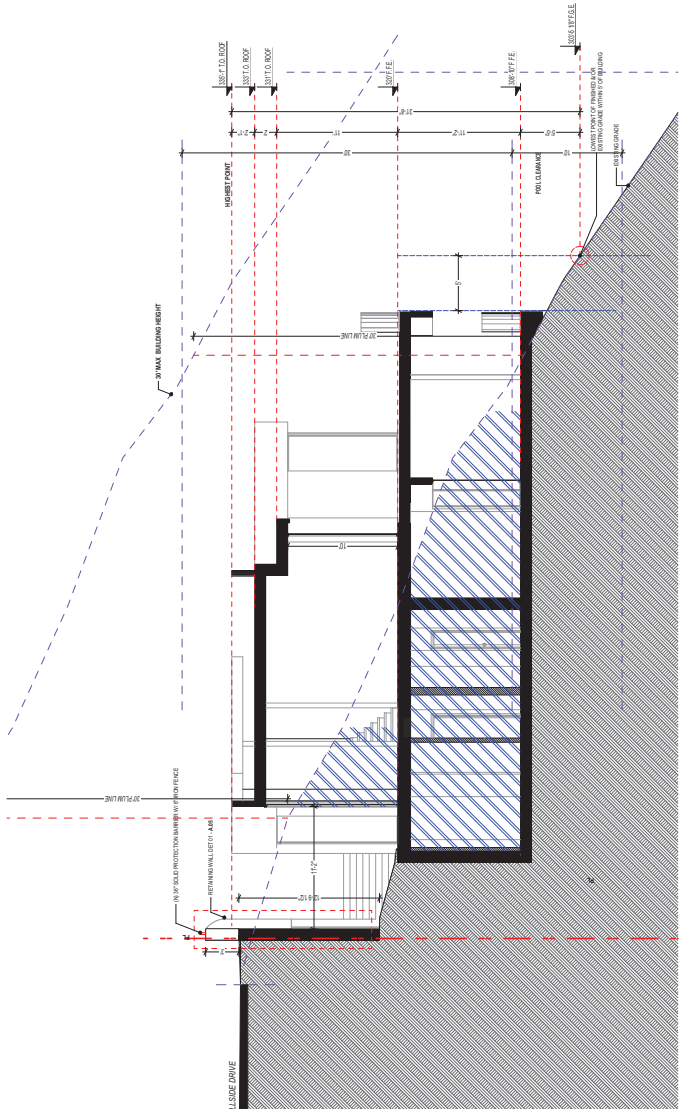
A.05



01 TYP STREET RETAINING WALL 3/16" = 1'-0"



AA 3/16" = 1'-0"



BB 3/16" = 1'-0"



**PTS - 052708**

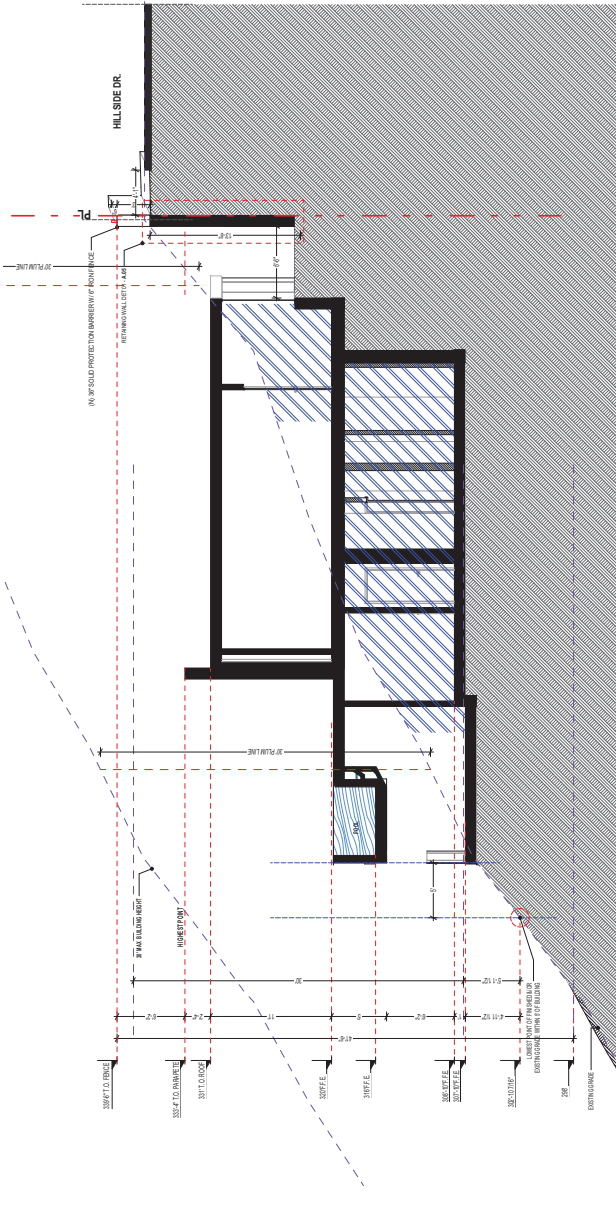
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REVISION	11/19/2021
REVISION	1/14/2022
REVISION	8/2/2022

7595 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

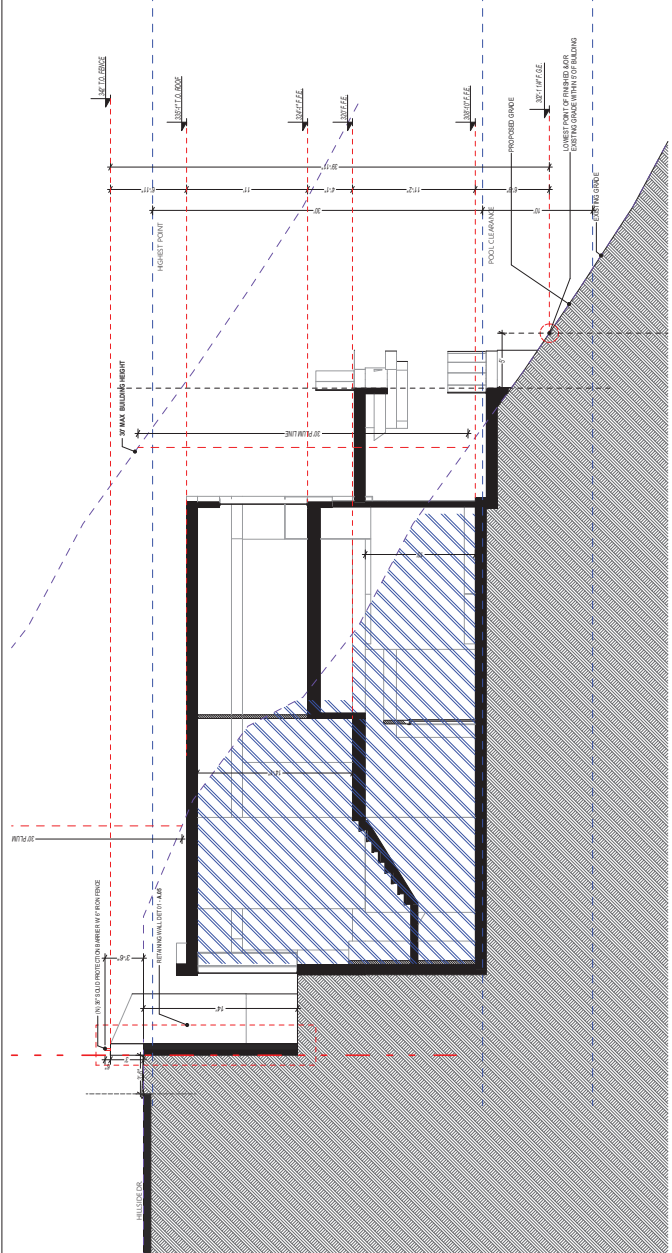
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ADDRESS:	
CAN:	8/23/2022
CITY:	SAN DIEGO
PROJECT NO.:	10320016.0000
DATE:	
DESIGNER:	
SCALE:	
SHEET TITLE:	SECTIONS C-D

A.05.1



3/16" = 1'-0"

C-C



3/16" = 1'-0"

D-D





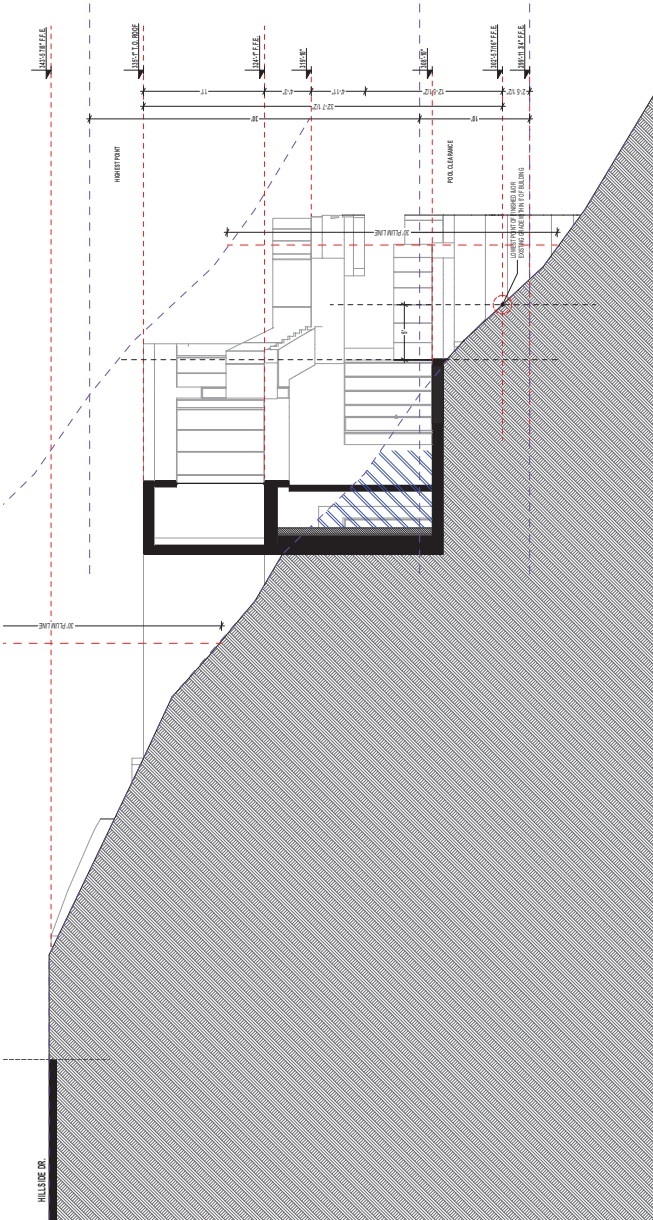
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7595 HILLSIDE DR. LA JOLLA, CA. 92037

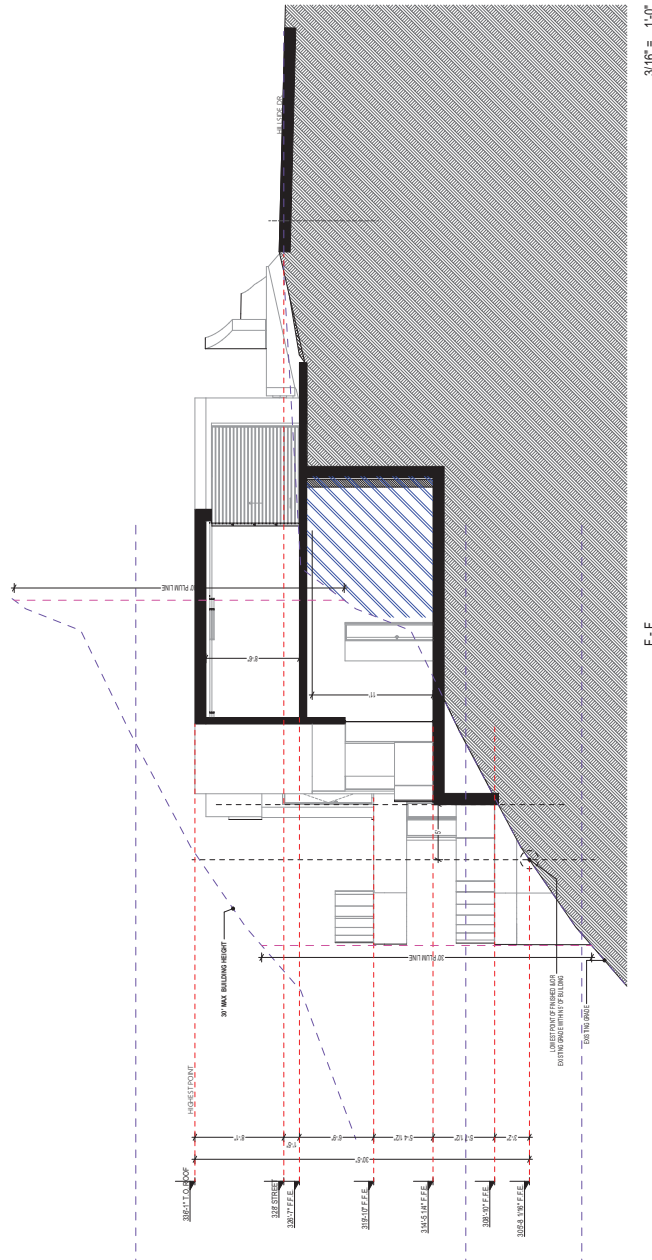
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PROJECT NAME:	CAS
ADDRESS:	8232022
CITY:	SAN DIEGO
DATE:	08/02/2022
DESIGNER:	CDGI
SCALE:	AS SHOWN
SHEET NO.:	05
TOTAL SHEETS:	05
DATE:	08/02/2022
PROJECT NO.:	PTS-052708
SHEET TITLE:	SECTIONS EF

A.05.2



E-E 3/16" = 1'-0"



F-F 3/16" = 1'-0"



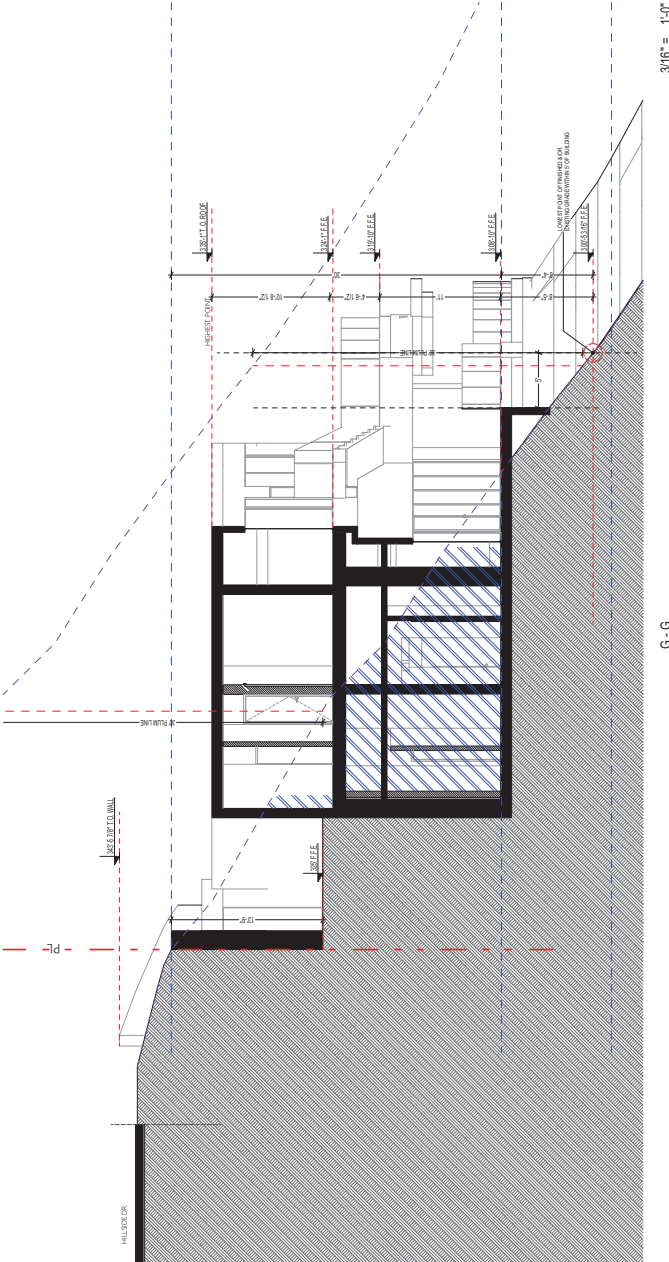
**PTS - 052708**  
 REVISION 9/10/2021  
 REVISION 11/19/2021  
 REVISION 1/12/2022  
 REVISION 8/2/2022

7595 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

PROJECT NAME:	
ADDRESS:	
CITY:	LA JOLLA
CITY SUBMITTAL:	SA120510
DATE:	08/22/2022
DESIGNED BY:	CDGI
DATE:	08/22/2022
SCALE:	AS SHOWN
SHEET TITLE:	SECTIONS G

A.05.3











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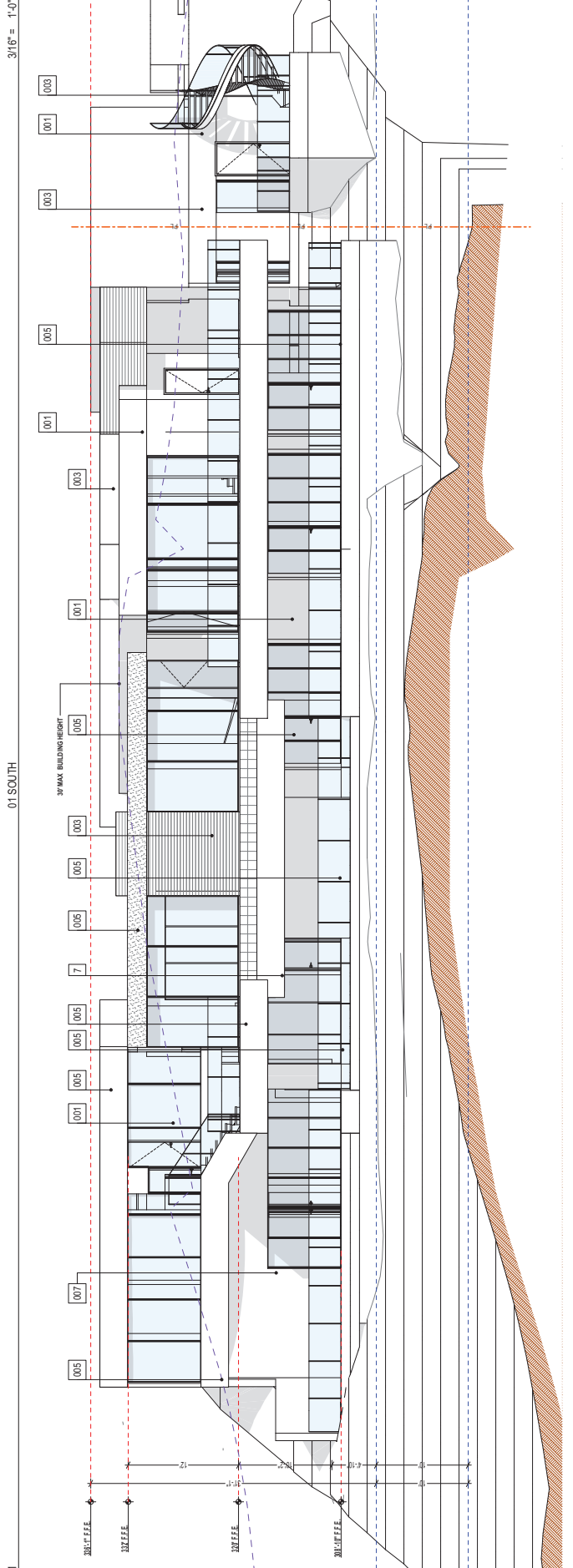
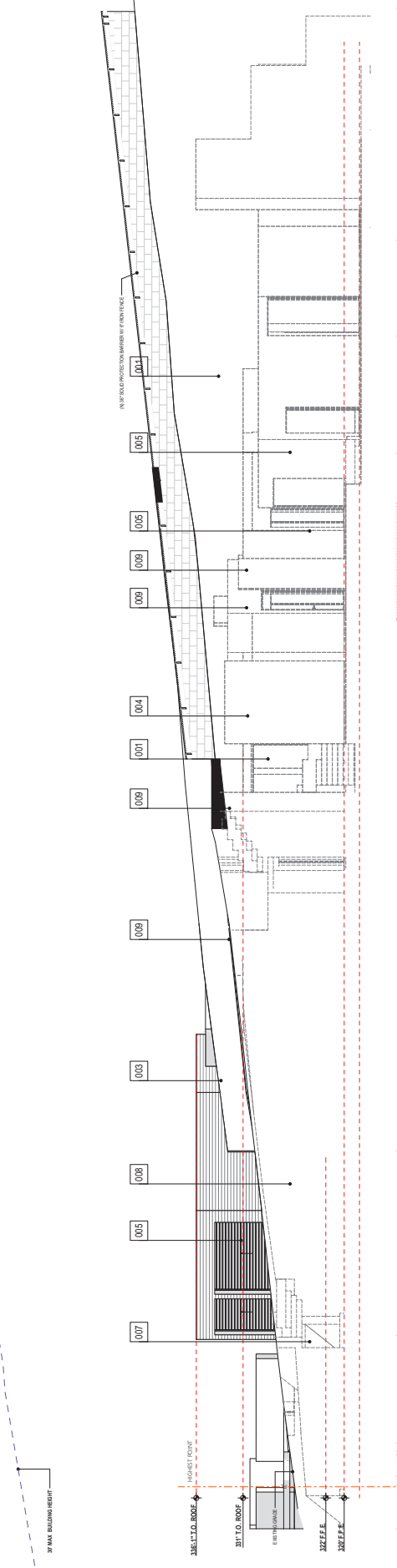
7595 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

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DATE:	8.23.2022
CITY:	SAN DIEGO
PROJECT NO.:	10320811.000
DATE:	
BY:	
CHECKED BY:	
DATE:	
SCALE:	
SHEET TITLE:	

ELEVATIONS N/S

A.06



**GENERAL NOTES**

1. REFERENCE POINTS VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR SURFACES SHALL BE FINISHED TO THE FACE UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR SURFACES SHALL BE FINISHED TO THE FACE UNLESS NOTED OTHERWISE.
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**KEY NOTES**

001. 2\"/>







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 REVISION 8.12.2022

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CAS - RESIDENCE

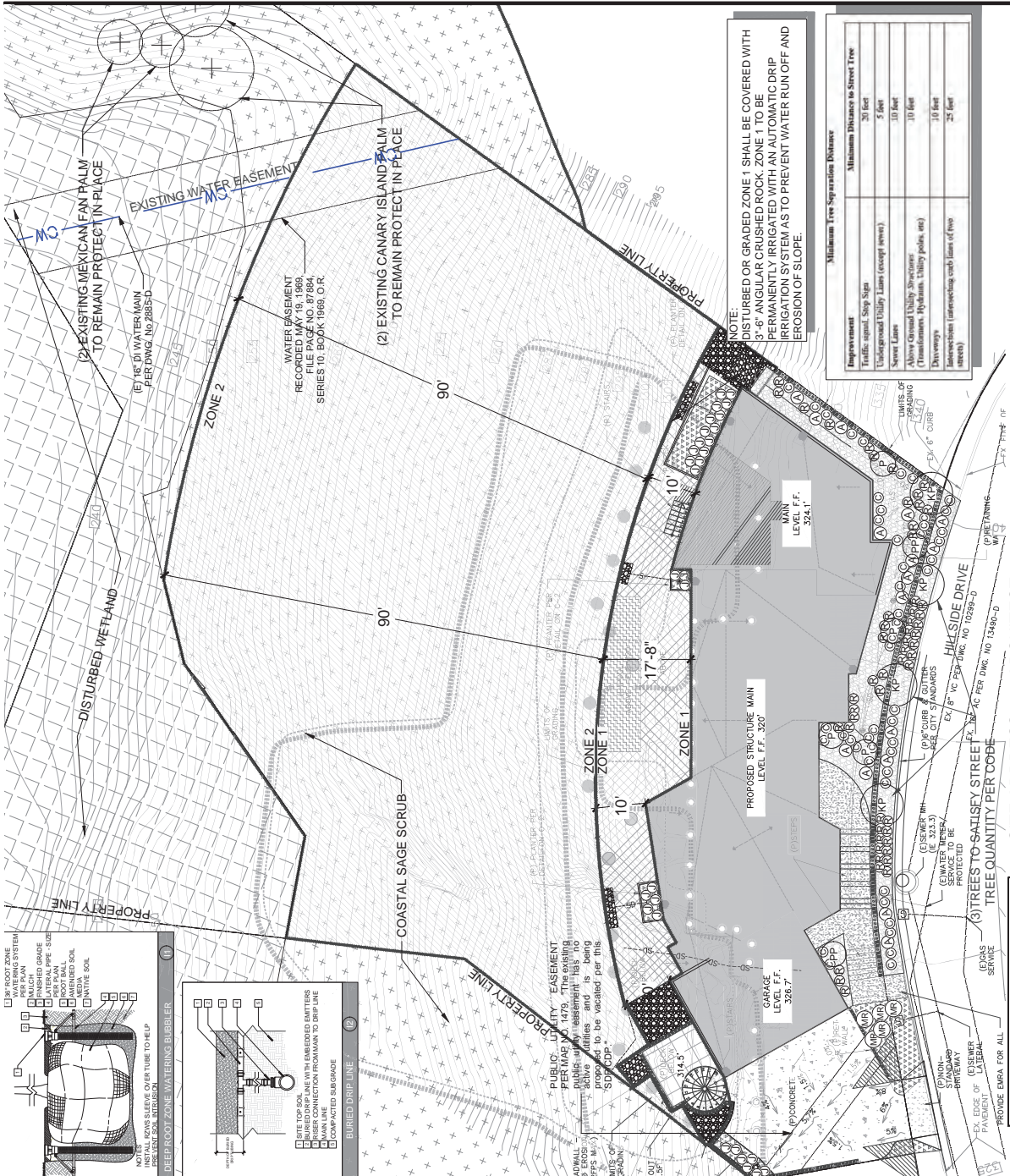
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CAD 6/23/2022  
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 COUNTY SAN DIEGO  
 JOB NO. 1030451.0200

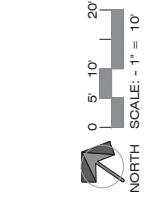
DWG. 10/19/22  
 E.M.  
 JRM

SHEET TITLE

LANDSCAPE PLAN



Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Sign	20 feet
Underground Utility Lines (except power)	5 feet
Seven Lane	10 feet
Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc)	10 feet
Intersections (unobscured curb lines of two streets)	25 feet



**S.R. CLARKE ARCHITECT**  
 S.R. CLARKE LANDSCAPE ARCHITECT AND DEVELOPMENT  
 110 COPPERWOOD WAY SUITE #F  
 OCCASIDE, CA 92058  
 760-716-3100

**ARCHITECT**  
 C.O.G.L.  
 P.O. BOX 84180  
 SAN DIEGO, CA 92138  
 619-858-2345

**LANDSCAPE ARCHITECT**  
 S.R. CLARKE LANDSCAPE ARCHITECT AND DEVELOPMENT  
 110 COPPERWOOD WAY SUITE #F  
 OCCASIDE, CA 92058  
 760-716-3100

SHEET NO.	DESCRIPTION
L1	LANDSCAPE PLAN
L2	BRUSH MANAGEMENT PLAN
L3	LANDSCAPE AREA DIAGRAM

- 1. ALL LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL ORDINANCE AND REQUIREMENTS OF THE JOLLA SHORES PLANNED DISTRICT ORDINANCE.
- 2. THIS PROJECTS ZONE 1 SHALL BE IRRIGATED BY A PERMANENT AUTOMATED SYSTEM WITH PIVOT POINT IRRIGATION. THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE FINAL SYSTEM AND LIMIT THE WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
- 3. ALL PLANTING AREAS ARE TO RECEIVE A 3" LAYER OF ECO-MULCH.
- 4. LANDSCAPE AND IRRIGATION SYSTEMS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT PROVIDE A 10 WIDE ZONE 1 AND A 9" ZONE 2.
- 5. ZONE 1: EXISTING LANDSCAPE SHALL HAVE AN AVERAGE MAXIMUM MATURE HEIGHT OF 24" OR LESS, OR WILL BE MAINTAINED AT 24" OR LESS.
- 6. ZONE 2: INDIVIDUAL NON-IRRIGATED PLANT GROUPS OVER 18" IN HEIGHT MAY BE RETAINED, PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR HEIGHT IS MAINTAINED AT 24" OR LESS. MAINTENANCE SHALL BE AVERAGE MAXIMUM MATURE HEIGHT OF 24" OR LESS OR WILL BE MAINTAINED @ 24" OR LESS.
- 7. REPLANTING OF EXISTING SLOPES: RE-VEGETATE ANY DISTURBED SLOPE ACCORDING TO THE CITY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL ORDINANCE AND REQUIREMENTS OF THE JOLLA SHORES PLANNED DISTRICT ORDINANCE. ALL REQUIRED LANDSCAPE INSPECTIONS MUST BE OBTAINED PRIOR TO ISSUANCE OF THE FINAL PLANS.
- 8. REFER TO THE CITY OF SAN DIEGO LDC, SECTION 142.0412 (a) & (b) FOR ADDITIONAL BRUSH MANAGEMENT REQUIREMENTS.
- 9. NON-NATIVE PLANTS READILY CAPABLE OF REPRODUCING AND SPREADING INTO NATIVE, GRASSES, DISTURBED SOILS AND SLOPE AREAS SHALL BE PROHIBITED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF THE BUILDING DOES NOT OCCUR WITH 30 DAYS OF GRADING. HYDROSEED SHALL BE IRRIGATED OR REPLACED AS NECESSARY TO MAINTAIN TREE SEPARATION DISTANCE.
- 10. TRAFFIC SIGNALS, STOP SIGNS, 20 FEET DRIVEWAY (ENTRIES), 20 FEET ABOVE GROUND UTILITY STRUCTURES, 10 FEET COVERED BY STRUCTURED DRIP IRRIGATION AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURED DRIP IRRIGATION SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED ZONE 1. ALL REQUIRED RE-VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 DAYS OF GRADING.
- 11. A MINIMUM FOOT ZONE OF 405" IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREAS SHALL BE 5 FEET PER SDCM 142.0403(b)(5).
- 12. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. THE CONDITIONS OF THE PERMIT SHALL BE SATISFACTORY TREATED OR REPLACED PER CITY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL ORDINANCE AND REQUIREMENTS OF THE JOLLA SHORES PLANNED DISTRICT ORDINANCE.
- 13. FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE. ONE SIDE OF THE TRAVEL WAY PER THE SAN DIEGO CONSTRUCTION CODE, SECTION 142.0403(b)(6).
- 14. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPLACED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE SATISFACTION OF THE DEVELOPMENT SERVICE DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

**BRUSH MANAGEMENT ALTERNATE COMPLIANCE**  
 WALLS ON BOTH SOUTH AND EAST SIDE OF PROPERTY ABUTTING VEGETATION AREAS WILL BE BUILT OF C.I.P. (CAST IN PLACE) CONCRETE WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZED, ALL TEMPERED FIRE RATED LAMINATED GLASS. ALL OVERHANGS WILL BE FITTED WITH AUTOMATIC SPRINKLERS SUPPRESSION SYSTEMS. ALL AREAS WILL BE FINISHED WITH FIRE RESISTIVE STUCCO.







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11.19.2021  
8.12.2022  
8.12.2022

7995 HILLSIDE DR. LA JOLLA, CA. 92037

CAS - RESIDENCE

PROJECT NAME:

DATE:

CITY:

PROJECT NO.:

DATE:

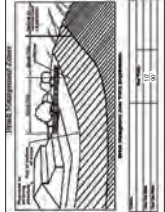
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SHEET TITLE:

BRUSH MANAGEMENT

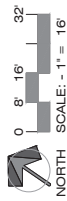
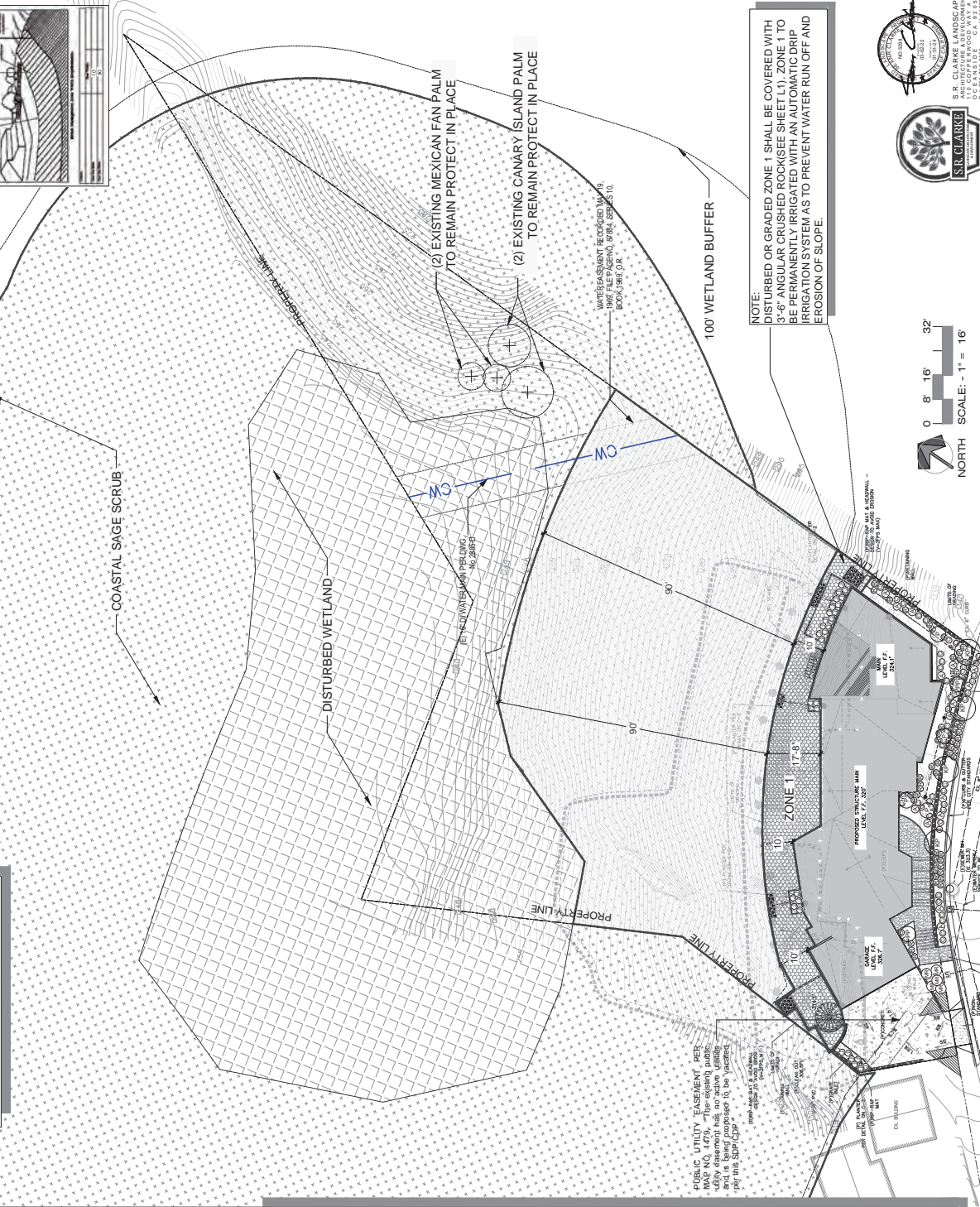
PLAN

**BRUSH MANAGEMENT ALTERNATE COMPLIANCE**  
WALLS ON BOTH SOUTH AND EAST SIDE OF PROPERTY ABUTTING VEGETATION AREAS WILL BE BUILT OF C.I.P. (CAST IN PLACE) CONCRETE WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZED/DUAL TEMPERED FIRE RATED LAMINATED GLASS. ALL OVERHANGS WILL BE FITTED WITH AUTOMATIC SPRINKLER SUPPRESSION SYSTEMS. ALL AREAS WILL BE FINISHED WITH FIRE RESISTIVE STUCCO.



**NOTES:**  
1. OFF-SITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS. FOR FUEL LOAD MAINTENANCE ISSUES, CONTACT THE ADVISOR - BRUSHWEED COMPLIANT LINE AT: (619) 533-4444.  
2. EXISTING INVASIVE (CAL-IPC) PLANT SPECIES SHALL BE REMOVED.

**BRUSH MANAGEMENT NOTES (SDMIC42.0412):**  
(1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NON-INVASIVE PLANTS AND STRUCTURES TO BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(2) ZONE ONE SHALL CONTAIN NON-HABITABLE STRUCTURES, STRUCTURES THAT ARE NOT PERMANENTLY OCCUPIED, AND STRUCTURES THAT ARE NOT DESIGNED TO PROVIDE A MEANS FOR TRANSMITTING FIRE TO THE ADJACENT STRUCTURES. STRUCTURES SUCH AS SHEDS, WALLS, PALAPAS, PLAY SETS, AND OTHER STRUCTURES SHALL BE CONSIDERED AS NON-HABITABLE.  
(3) THE REQUIRED ZONE ONE WIDTH SHALL BE MEASURED FROM THE CENTERLINE OF THE PLANT TO THE EXTERIOR OF THE STRUCTURE.  
(4) 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, NON-INVASIVE, AND NON-NATIVE.  
(5) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE CENTERLINE OF THE TREE. TREES SHALL BE MEASURED FROM THE LARGEST STANDARD OF THE LAND DEVELOPMENT MANUAL.  
(6) THE FOLLOWING STANDARDS ARE REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:  
(A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW OR SPREAD TO ADJACENT AREAS.  
(B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES.  
(C) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.  
(D) PLANTS SHALL BE PLANTED WITHIN THE COASTAL SCRUB AND MAINTAINING IRRIGATION AND MAINTAINING WEEDS, AND MAINTAINING IRRIGATION.  
(7) ZONE TWO REQUIREMENTS:  
(A) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE PLANTS AND THE EXTERIOR OF THE STRUCTURE.  
(B) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE EDGE OF UNDISTURBED VEGETATION.  
(C) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(D) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(E) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(F) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(G) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
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(I) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(J) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(K) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(L) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
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(P) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
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(R) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(S) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(T) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(U) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(V) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(W) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(X) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(Y) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.  
(Z) THE REQUIRED ZONE TWO WIDTH SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE CENTERLINE OF THE PLANT.



**MISC. BRUSH MANAGEMENT NOTES:**  
1. CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH MAINTENANCE. CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE.  
2. THIS IS THE MOST CRITICAL AREA FOR FIRE SAFETY. KEEP ALL ORNAMENTAL PLANTS WELL WATERED. CLEAN RAIN GUTTERS AND DOWNSPUTTERS REGULARLY. REMOVE BRUSH AND TRIM TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.  
3. REMOVE DEAD PLANT OR TREES. TRIM TO A SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS AND TREES TO MAINTAIN HEALTHY BRUSHES. TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE FUEL. INSPECT DRAINAGE DEVICES ON SLOPES TO PREVENT OVERWATERING AND REMOVE THATCH PRUNE DEAD WOOD FORM SHRUBS AND TREES.  
4. DUE TO RECENT FIRES, THE BRUSH MANAGEMENT ZONE IS SUBJECT TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF THE STRUCTURE OCCURS, EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.  
5. NON-NATIVE PLANTS READILY CAPABLE OF REPRODUCTION AND TRANSITIONAL LANDSCAPES.  
6. GRADED / DISTURBED PAD AND SLOPE AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF THE STRUCTURE OCCURS, EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.  
7. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SCRUB, MARITIME SUCCESSION SCRUB, AND CHAMPARAL HABITATS DURING THE BREEDING SEASONS OF FEDERALLY PROTECTED SPECIES, FROM MARCH TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO BE CONSISTENT WITH THE CONDITIONS OF THE SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO MSCP SUBAREA PLAN.



CONCEPTO  
 T. 619.858.2345 F. 619.858.2344  
 P.O.Box. 84180 San Diego Ca. 92118  
 office@cdgi.com www.cdgi.com

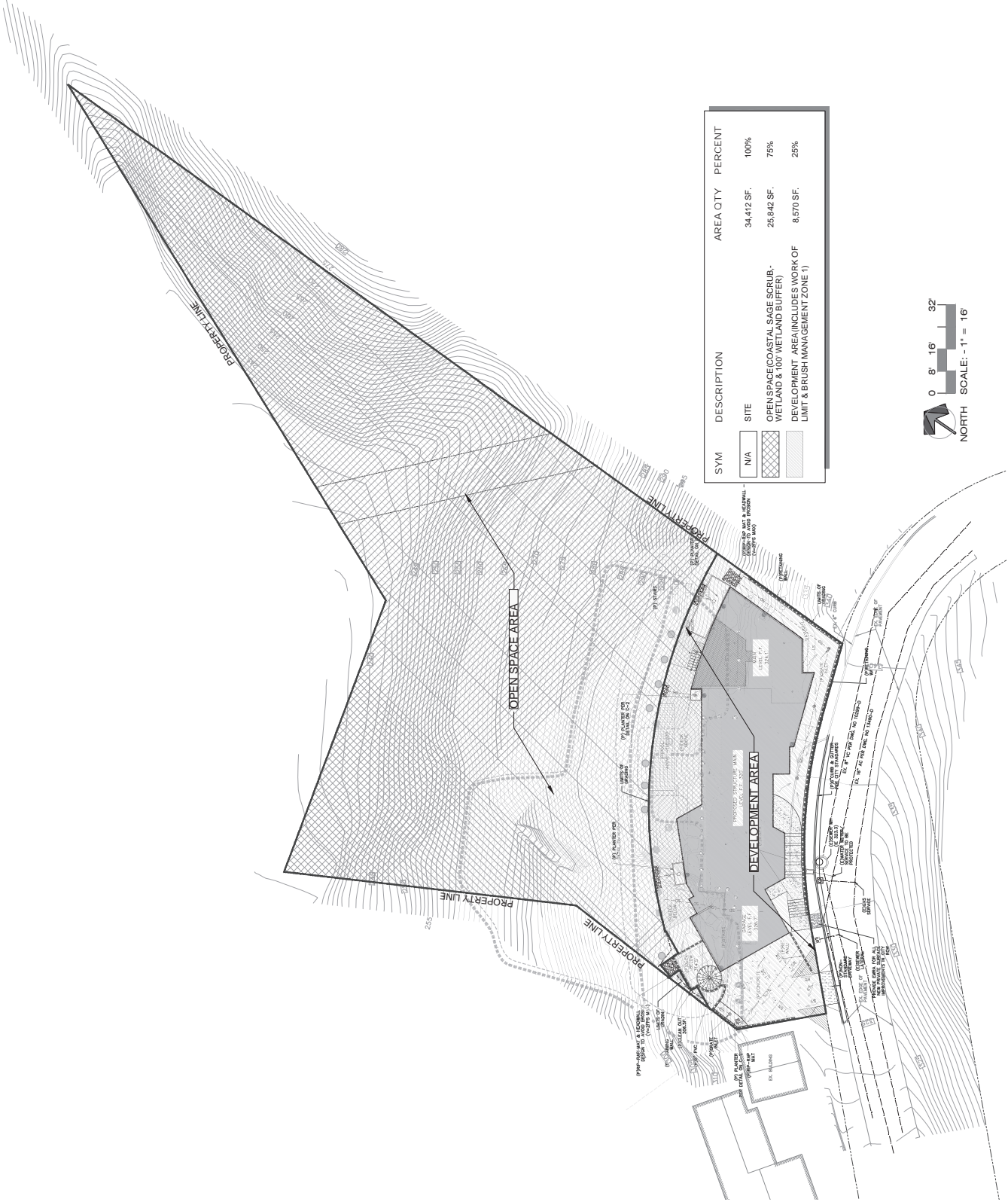


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 REVISION 9/10/2021  
 REVISION 11/19/2021  
 REVISION 1/11/2022  
 REVISION 8/2/2022

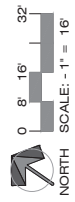
7595 HILLSIDE DR. LA JOLLA, CA. 92037

CAS - RESIDENCE

PROJECT NAME: ADDRESS: DATE: 8/23/2022  
 CITY: SAN DIEGO  
 COUNTY: SAN DIEGO  
 JOB NO.:  
 DRAWN: E.M.  
 JOB NO.:  
 SHEET TITLE: LANDSCAPE AREA DIAGRAM



SYM	DESCRIPTION	AREA QTY	PERCENT
N/A	SITE	34,412 SF.	100%
[Cross-hatch pattern]	OPEN SPACE COASTAL SAGE SCRUB - WETLAND & 100' WETLAND BUFFER	25,842 SF.	75%
[Diagonal line pattern]	DEVELOPMENT AREA (INCLUDES WORK OF LIMIT & BRUSH MANAGEMENT ZONE 1)	8,570 SF.	25%







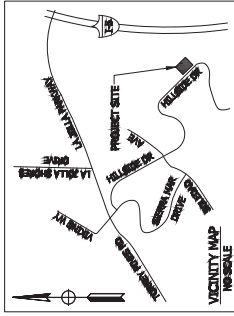
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11/19/2022  
12/15/2022  
8/2/2023  
PTS - 052708  
REVISION  
REVISION  
REVISION

7595 HILLSIDE DR. LA JOLLA, CA 92037

CAS - RESIDENCE

PROJECT NAME: ADDRESS: CITY: SAN DIEGO COUNTY: SAN DIEGO DISTRICT: 1638061000 SHEET TITLE: DRAINAGE/BMP PLAN

C-1



VICINITY MAP NO SCALE

SHEET INDEX:

C-1 - GRADING & DRAINAGE PLAN  
C-2 - BMP PLAN

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS OBTAINED FROM CITY OF SAN DIEGO BENCHMARK BOOK  
HILLSIDE DRIVE S. SLEDAAD AVE  
SW BRASS PILLAR  
ELEVATION: 728.995 MSL

LEGAL DESCRIPTION:

THE PROPERTY IS LOCATED WITHIN ZONE X, MINIMAL FLOOD HAZARD SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, MINIMAL FLOOD HAZARD  
SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, MINIMAL FLOOD HAZARD

FEMA FLOOD ZONE:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS OBTAINED FROM WESTERLY LINE OF PARCEL 1 AS SHOWN ON MAP L.E. N57.49.50 E

TOPOGRAPHIC SURVEY:

AERIAL AND FIELD SURVEY PERFORMED BY SO ENGINEERING

ZONING:

THE PROPERTY IS ZONED UNDER THE CITY OF SAN DIEGO ZONING ORDINANCE, SINGLE-FAMILY RESIDENTIAL (SF) SINGLE-FAMILY RESIDENTIAL (SFR)

PROPERTY OWNER:

GROUP, LLC  
7455 HILLSIDE DR.  
LA JOLLA, CA 92037

PROJECT ADDRESS:

7595 HILLSIDE DR. BASELINE: LA JOLLA SHORE PLANNED DISTRICT  
LA JOLLA, CA 92037

APN:

APN: 352-141-01-00 0.79 ACRES (34,412 SQUARE FEET)

GRADING TABULATION:

AMOUNT OF SITE AREA TO BE GRADED: 8,847.52 APPROX.  
% OF TOTAL SITE: 24.1% APPROX.  
AMOUNT OF FILL: 2,400 CU YD APPROX.  
AMOUNT OF EXCAVATION: 1,000 CU YD APPROX.  
HEIGHT OF CUT/FILL (UNDER BLDG.): 0.01 - 23.82 MAX. HILL 4.8' MAX.  
HEIGHT OF CUT/FILL (OUTSIDE BLDG.): 0.01 - 18.18 MAX. HILL 4.8' MAX.  
RETAINING WALLS: 150 LF MAX HEIGHT 11'

IMPERVIOUS DATA TABLE:

Table with 2 columns: IMPERVIOUS AREA, IMPERVIOUS PERCENT. Rows include TOTAL DISTURBANCE AREA (8,100 SF), EXISTING AMOUNT OF IMPERVIOUS AREA (29,997 SF), etc.

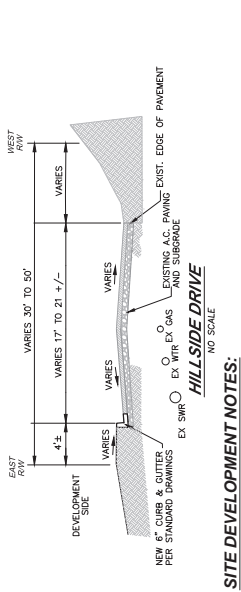
CERTIFICATION AND DECLARATION OF RESPONSIBLE CHARGE

I, J HERBY BECARE THAT I AM THE ENGINEER OF RECORD FOR THE PROJECT AND I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL CIVIL ENGINEER AND I AM RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND I AM NOT PROVIDING ENGINEERING SERVICES FOR THE PROPOSED PROJECT.



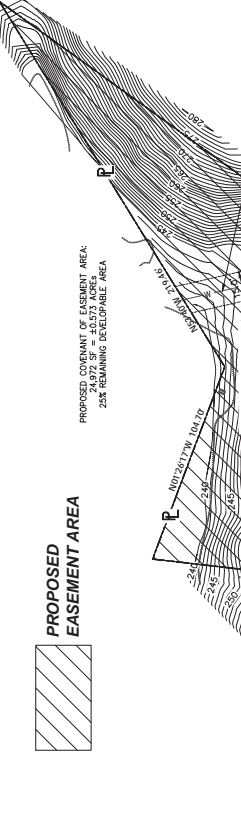
ENGINEER OF WORK

MELIOR LANDY EXP 9-30-23  
R.C.E. 81208

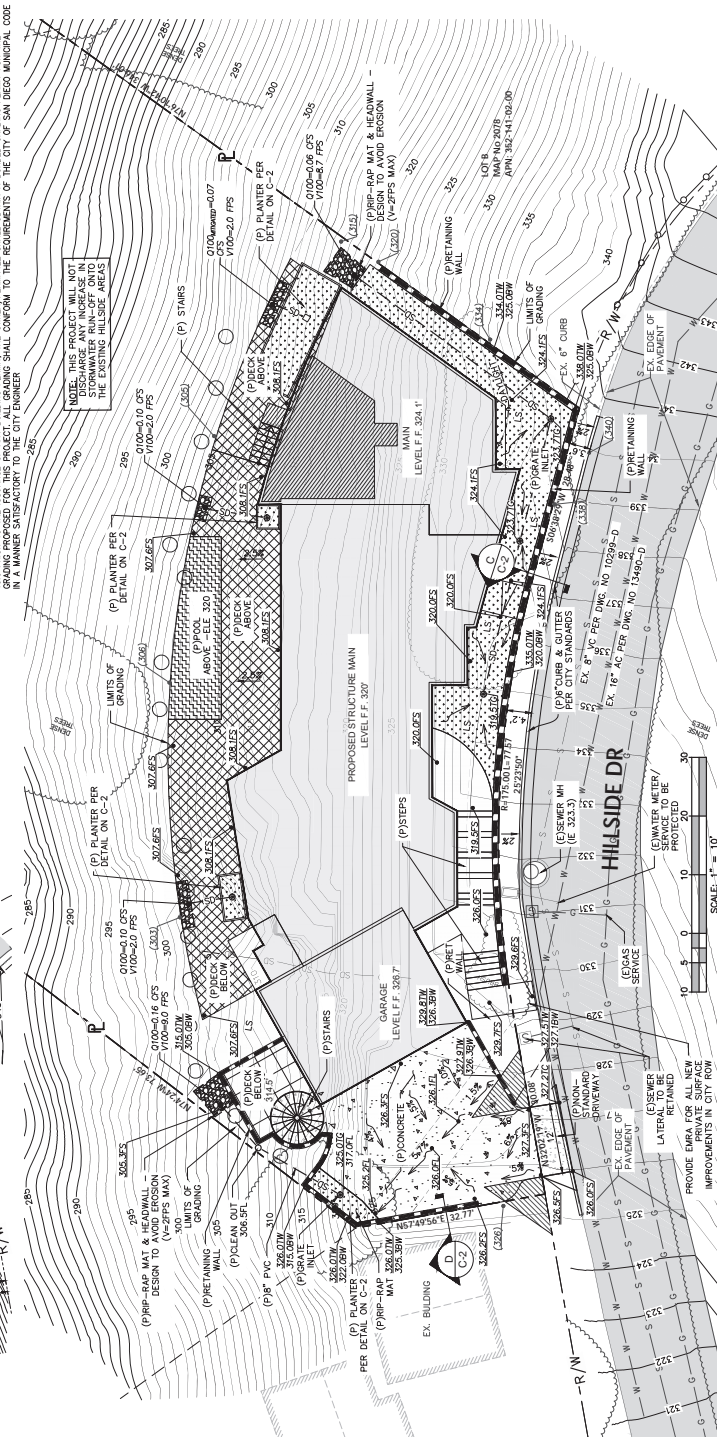
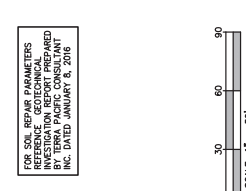


SITE DEVELOPMENT NOTES:

- 1. NO SHRUBS MORE THAN 2 FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN TEN FEET OF ANY PUBLIC SEWER MAINS OR WATER SERVICES...
- 2. NO OBJECTS GREATER THAN 36" ALLOWED ON SIGHT TRIANGLES
- 3. NO RUNOFF INCREASE ONTO ADJACENT PROPERTIES
- 4. ALL THE WATERS CHARGE LOCATIONS, SUITABLE ENERGY DISPENSERS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE NON-RECYCLABLE WASTES.
- 5. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
- 6. NO SOIL DISTURBANCE OR ENCROACHMENT IS PROPOSED ON ADJACENT PROPERTIES.
- 7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- 8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST PRACTICES AS SET FORTH IN ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP), THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS
- 10. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE CONSTRUCTION OF NEW CURRENT CITY STANDARDS CURB AND GUTTER, ADJACENT TO THE SITE ON HILLSIDE DRIVE, SATISFACTORY TO THE CITY ENGINEER.
- 11. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN AN ENFORCEMENT MAINTENANCE AGREEMENT FOR THE NON-STANDARD DRIVEWAY AND PAVES IN THE HILLSIDE DRIVE RIGHT-OF-WAY, SATISFACTORY TO THE CITY ENGINEER.
- 12. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO AN AGREEMENT TO INSTANTLY PROTECT AND HOLD HARMLESS THE CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, LIABILITY OR LOSS, BECAUSE OF, OR ARISING OUT OF, SURFACE DRAINAGE ENTERING INTO THE PROPERTY FROM THE RIGHT-OF-WAY DUE TO THE DESIGN OF THE PROPOSED DRIVEWAY.
- 13. IF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE CONSTRUCTION OF THE GRADING PROPOSED FOR THIS PROJECT ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN DIEGO MUNICIPAL CODE IN A MANNER SATISFACTORY TO THE CITY ENGINEER.

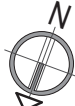


FOR SOIL BEARER PARAMETERS REFERENCE GEOLOGICAL RECORD BY TERRA PACIFIC CONSULTANT INC. DATED JANUARY 8, 2016



SCALE: 1" = 10'



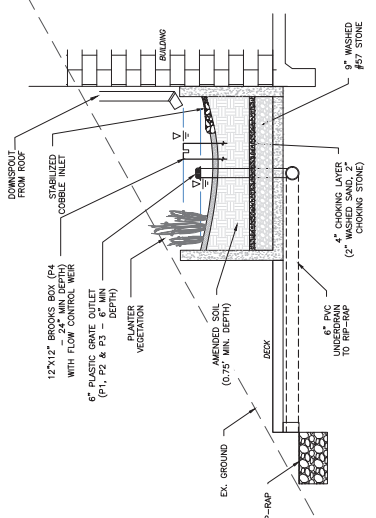


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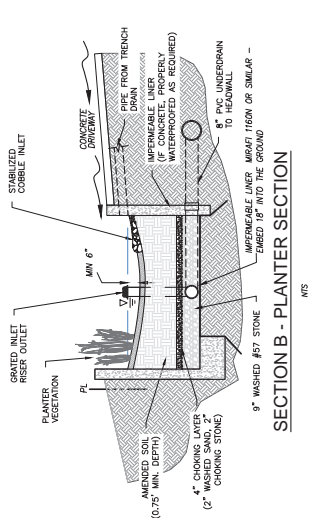
7595 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

PROJECT NAME: ADDRESS: CITY: SAN DIEGO COUNTY: SAN DIEGO PERMIT NO: 1032881009 E.U. JRM JOB NO. 20210001 SHEET TITLE: DRAINAGE/BMP PLAN



**SECTION A - PLANTER SECTION**



**SECTION B - PLANTER SECTION**

**POST-CONSTRUCTION BMP LEGEND**

- PLANTER BOX
- DOWNPOUT TO PLANTER

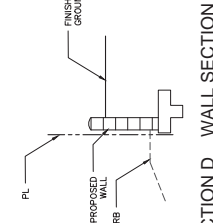
**POST-CONSTRUCTION BMPs**

- THIS PROJECT PROCESSES POST-CONSTRUCTION BEST MANAGEMENT PRACTICES AND LID MEASURES REQUIRED UNDER THE CITY OF SAN DIEGO STORM WATER MANAGEMENT AND SOURCE CONTROL ORDINANCE (SECTION 0415).
- LOW IMPACT SITE DESIGN BMPs**
- IMPERVIOUS AREA DISPERSION (SD-5) INTO GRASS BY ANY MEANS WITH A MINIMUM LENGTH OF 10' AND MAXIMUM GRADE OF 5%.
  - DISPERSE RUNOFF TO ADJACENT LANDSCAPING THE PROJECT BOUNDS WALKWAYS, PATIOS AND DECKS INTO ADJACENT LANDSCAPED AREAS.
- SOURCE CONTROL BMPs**
- EMPLOY INTEGRATED BEST MANAGEMENT PRACTICES (SB-6) TO ADDRESS THE FOLLOWING CHALLENGES TO KEEP PESTS OUT OF BUILDINGS AND LANDSCAPING:
    - a. WASHING OR TRAPPING PESTS;
    - b. REMOVING NATURAL ENEMIES TO ELIMINATE PESTS;
    - c. PROPER USE OF PESTICIDES AS A LAST LINE OF DEFENSE.
  - THE PROJECT WILL ADOPT THE USE OF GALVANIZED STEEL OR COPPER FOR ROOFS, GUTTERS, AND DOWNPOUTS. THE PROJECT WILL ALSO COMPOSITE ROOFING MATERIALS THAT CONTAIN COPPER.

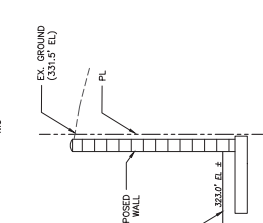


**ASBS:**

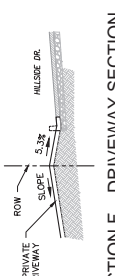
THIS PROJECT IS LOCATED WITHIN THE ASBS. BE REQUIRED TO COMPLY WITH ALL ASBS WATERFRESH REQUIREMENTS ACCORDINGLY.



**SECTION D WALL SECTION**



**SECTION C WALL SECTION**



**SECTION F DRIVEWAY SECTION**





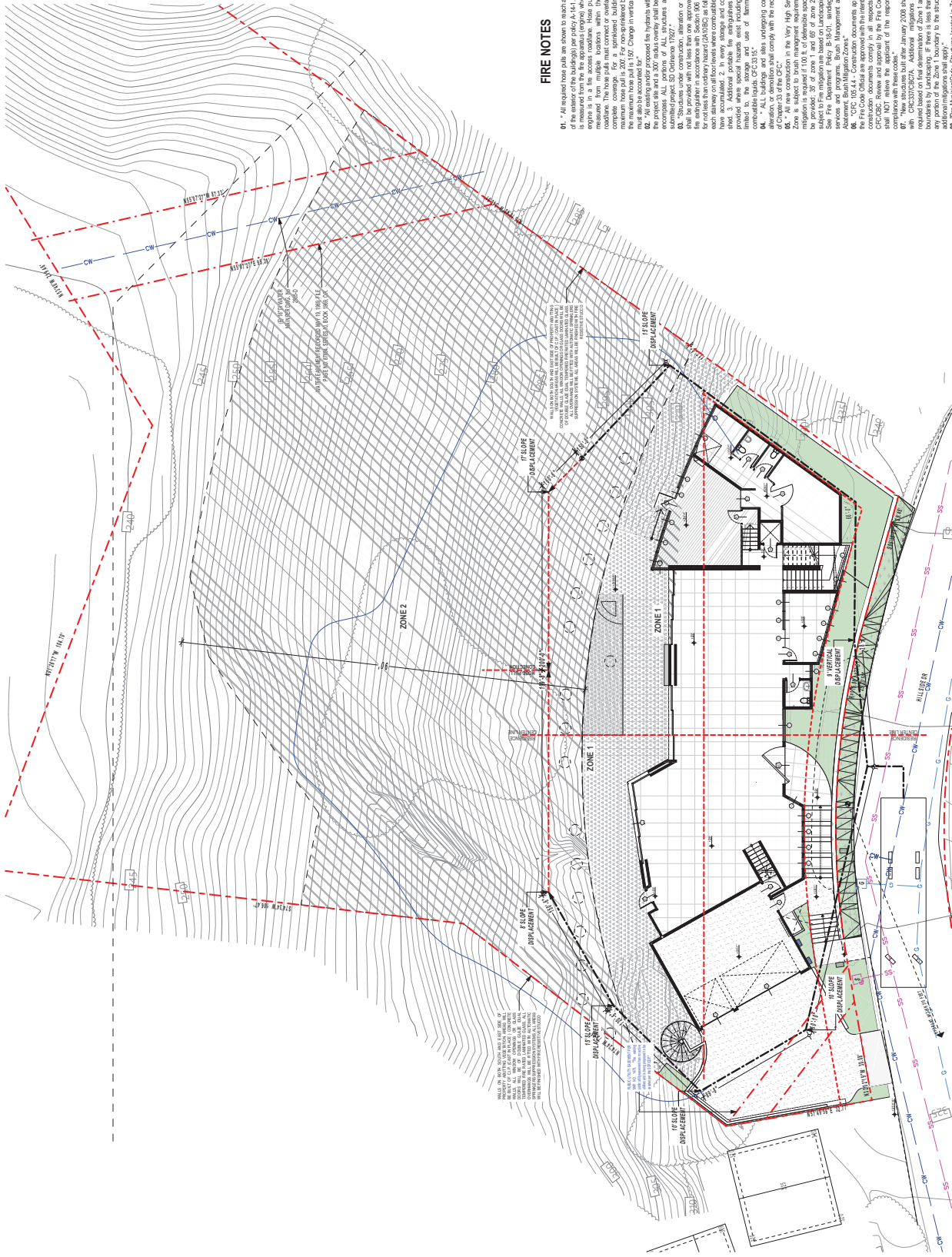
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**REVISION** 9/10/2021  
**REVISION** 11/19/2021  
**REVISION** 12/15/2021  
**REVISION** 8/2/2022

7995 HILLSIDE DR. LA JOLLA, CA. 92037

**CAS - RESIDENCE**

PROJECT NAME:	
DATE:	8/23/2022
CITY SUBMITAL:	SAVED/ISSUED
ISSUE NO.:	
DATE:	
PROJECT NO.:	
SHEET TITLE:	<b>FIRE PLAN</b>

F.01



**FIRE NOTES**

01. All required hose pulls are shown to reach all portions of the exterior of the building per policy A-14. Hose pull capacity is to be determined by the fire department. Hose pull capacity is to be determined by the fire department. Hose pull capacity is to be determined by the fire department.
02. All existing proposed fire hydrants within 600' of the building shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.
03. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.
04. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.
05. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.
06. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.
07. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.
08. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.
09. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.
10. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code. All fire hydrants shall be maintained in accordance with the requirements of the Fire Code.

FIRE PLAN

1" = 10'





The La Jolla Community Planning Association strongly objects to approval of the K-4 Project, located at 7595 Hillside Drive for the following reason:

New Information:

1. The project description was changed shortly before the Hearing Officer approval. Therefore, community review decisions in the staff report, dated September 7, 2022, were obsolete.
2. The La Jolla Shores Permit Review Committee convened a special meeting on Monday, August 29, 2022, to review project changes. At the meeting, committee members voted 5-0-1 to deny the project due to its non-conformity with the La Jolla Shores PDO, the Land Development Code and the La Jolla Community Plan. The applicant failed to appear at the meeting.
3. The K-4 project was again reviewed at the September 1, 2022 meeting of the La Jolla Community Planning Association (Draft minutes attached). This body both affirmed the findings of the LJ Shores Permit Review Committee and strengthened their findings.

The unanimously adopted LJ CPA motion was:

**Motion (Davidson/Will):** Findings cannot be made for an SDP and CDP for this project for the following reasons: the proposed height (43') exceeds the maximum allowable (40'); the project will require shoring on neighbors' property; and the traffic staging plan is not feasible. There were no objections to this motion, and it passed unanimously. The applicant failed to show up for the meeting.

Neither of these community actions are reflected in the staff report, which erroneously implies community support for this re-designed project.

Prior to approval for required permits, the La Jolla Community Planning Association respectfully requests that this project be brought into compliance with the La Jolla Shores PDO, the Land Development Code height limits in the Coastal Zone and the La Jolla Community Plan, as reflected in the LJ CPA motion.

We also ask that a feasible and enforceable construction management plan be submitted to the LJ CPA for review and comment. Hillside Drive is an emergency access route to the community. Blocking ANY portion of it for construction purposes is a safety hazard. All construction staging, materials and equipment delivery, and employee parking MUST occur off Hillside Drive. To be clear, there is NO legal parking on Hillside Drive. The applicant has a poor project management track record on three previous Hillside Drive projects and consequently lacks community support for a fourth project in the same vicinity.

We sincerely apologize for the tardy arrival of this information. Both the LJ CPA President and LJ CPA Secretary were on vacation during, and immediately after, the LJ CPA September meeting, so reporting of the organization's activities on the IB 620 form was tardy.

Additionally, no one from either the LJ CPA nor the LJ Shores PRC Committee were available to attend the Hearing Officer meeting on September 21, 2022. Please remember that we are volunteers, not paid staff. We would greatly appreciate the opportunity to make our case for project non-compliance to the Planning Commission.

Sincerely,

Diane Kane, President  
La Jolla Community Planning Association  
858-459-9490

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**Monday, August 29th, 2022 @ 4:00 p.m.**  
 VIA Zoom

**Call to Order:** Andy Fotsch, Chair ([andy@willandfotsch.com](mailto:andy@willandfotsch.com)).

Committee members in Attendance: Marquane Abdaoui, Larry Davidson, Janie Emerson, Andy Fotsch, Angie Preisendorfer,

**4. Non-Agenda Public Comment:** NONE

**5. Non-Agenda Committee Member Comments:** NONE

**6. Chair Comments – Andy Fotsch**

**7. Project Review: a. 4:15-4:45pm K-4 RESIDENCE SDP (2nd Review)**

- Project #: 522708
- Type of Structure: Single-Family Residence
- Location: 7595 Hillside Drive
- Applicant's Rep: Jess Gonzales (CDGI) (619) 292-5520 [jessgonzales4299@gmail.com](mailto:jessgonzales4299@gmail.com)
- Project Manager: Tim Daly (619) 446-5356 [TPDaly@sandiego.gov](mailto:TPDaly@sandiego.gov)
- **Project Description:** (Process 3) Site Development Permit (SDP) and Coastal Development Permit (CDP) for the demolition of an existing dwelling unit and construction of a 7,091 square foot, two-story over basement dwelling unit located at 7595 Hillside Drive. The 0.797 acre site is located in the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD) within the La Community Plan Area, Council District 1.

Applicant or Applicant's Rep not attending.

**PUBLIC COMMENT:**

Phil Merten regarding City Policy Code 660-24 notify applicant and public more than 72 hours, was done.

Opposes this project personally, in the past he has represented John Geist, neighbor to project.

This project does not comply, the structure is 3' over the height limit

The fact that the plans show a high retaining wall adjacent to the frontage road Hillside Dr, also on the eastern side is 17'-20'. Plans do not include plans for shoring or sloping for construction of retaining walls. the retaining wall will require public road use and private property on the east. No area to provide for the construction not done.

Applicant needs to change drawings to reflect curved retaining wall construction North side.

Right of way issues the narrow 18' width of Hillside Dr will not accommodate grading 2000 cubic yards of dirt any where from 125-250 truckloads from site. Where will the trucks park to be loaded? Delivery trucks etc.?

Devoid of area to revise traffic issue and public fire lane.

Committee Comments;



Chair Andy Fotsch stated Construction methods and means is not within the committees prevue. The existing site is on the side of the hill and difficult to build, below street level. Home owner has a right to build on property.

Larry Davidson stated he was not comfortable with project being 3' over height limit. Plan not complete building in a sensitive Biological area, zoning.

Janie Emerson Height issue is cut and dry. Possibly setting a future precedent for the LJSPRC.

It is insulting that the applicant did not appear with their project.

John Shannon, said any developments on property causes truck traffic, not within our prevue.

Maroqune Abdaoui stated the height and solid retaining wall solid barrier above the 30' limit. Footings and height limits for retaining vs the building

Phil Merten stated the first presentation project had an issue with traffic, development Dept requires a control plan.

The temporary driveway 43% grade issue was raised by the City Dept.

Chair Andy Fotsch stated beyond the expertise of the committee

Angie Preisendorfer asked about the calculation of the height as the project was below street level?

Chair stated the personal guard at street was required.

Janie Emerson stated this a weird one that could potentially set precedent.

Janie Emerson made a motion that Findings can not be made for Project #: 522708, based on height, unclear measurements on plans, Committees concern about the efficacy of the traffic control.

VOTE 5-0-1 Chair abstaining

**Adjourn 4:40pm**

## La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038  
<https://lajollacpa.org>  
[info@lajollacpa.org](mailto:info@lajollacpa.org)

**Draft Minutes**  
**Trustee Agenda**  
**1 September 2022, 6pm**

President: Diane Kane  
 Vice President: Greg Jackson  
 2nd Vice President: Bob Steck  
 Secretary: Suzanne Baracchini  
 Treasurer: Larry Davidson

Regular Monthly Meetings: 1st Thursday  
 (Meetings are online during the California public health emergency)

Instructions and Materials pages can be found at <https://lajollacpa.org/2022-agendas-minutes/>. For attendance to be counted, registration and sign-in must be in the member's name. Meetings are recorded. Recording is publicly available. Refer to projects or issues, not to applicants or opponents. For **action** items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by roll call or show of hands.

The public is encouraged to participate in Committee/Board meetings before LJCPA discussion:

**PDO** – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

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

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

**T&T** – Traffic & Transportation Board, Chair Brian Earley, 3rd Wednesday, 4:00 pm

**Quorum Present: (15):** Ahern, Boyden, Brady, Costello, Davidson, Fremdling,

Hostomska, Jackson, Kane, Kriedman, Rasmussen, Rudick, Steck, Weiss, Will

**Absent (3):** Baracchini, Terry, Weissman.

**Call to Order: 6:00pm**

## Procedural

1. **Approve Agenda Action**

Motion: (Jackson/Steck). No objections, motion carried unanimously.

2. **Approve Minutes Action**

Motion: (Jackson, Fremdling), No objections, motion carried unanimously.

3. **Swear in new Trustee**

Council Member LaCava swore in Lisa Kriedeman.

## Non-Agenda Public Comment

A few members of the public expressed concerns regarding the closure of Avenida de la Playa. This closure has resulted in large vehicles, sometimes pulling boats, driving on side streets in order to gain access to the beach. They feel as though this has resulted in a dangerous situation. In a related issue, Peggy Davis mentioned that there needs to be several additional crosswalks painted on intersections in La Jolla Shores.

## Consent Agenda

4. **Accept & Adopt Committee Judgments Consolidated Action**

The Consent Agenda comprises Committee/Board recommendations to which no Trustee objects. They are voted on together as one item, whereupon the Committee/Board recommendations become LJCPA's.

*If special facilities or access are required (for example, to display presentations), notify the Chair one week prior to meeting. If a Sign Language interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least five (5) workdays prior to the meeting date to ensure availability.*

The public may comment, but there is no presentation or debate. Anyone may “pull” an item from Consent for full discussion and vote at a subsequent meeting.

4.1. **2065/2075 Soledad “La Jolla Storm Drain System Upstream Controls” (1049930, Dulaney)**

Programmatic project under the City's Municipal Waterways Maintenance Plan. The upstream control at 2065/2075 Soledad Avenue consists of the installation of a trash/debris fence within an earthen-bottom channel that runs south to north down the hillside behind the private residences. The earthen channel discharges into a headwall downstream of the proposed trash fence location and flows are carried under the previously mentioned private residences toward the Pacific Ocean.

*PRC 8/15: APPROVE 6-0-1*

4.2. **Spindrift Ramp (Ahern)**

Revised; project no longer requires railing

*PRC 8/15: APPROVE 7-0-0*

4.3. **La Jolla Art & Wine Festival (Ahern/Dahlberg)**

Request for Temporary Street Closure and No Parking on Portions of Girard Ave., Wall Street and Silverado for Annual Event October 7-10, 2022

*T&T 8/17: APPROVE 9-0-0*

4.4. **Street Closures for Special Event Processions (Earley)**

Approve Criteria, Standards, Administrative Protocols for Requests That Involve Temporary Street Closures for Special Event Processions for Future Permit Applications.

*T&T 8/17: APPROVE 9-0-0*

**Motion: (Jackson/Kriedeman) Approve Consent Agenda As Presented With Exclusion Of Pulled Item 4.4, No Objections. Motion Carried Unanimously.**

## Elected Officials, Agencies & Other Entity Representatives

- **Council 1 (LaCava): Steve Hadley, 619-236-6611, [srhadley@sandiego.gov](mailto:srhadley@sandiego.gov)**

Council Member LaCava informed us that the Coastal Commission does not want to weigh in on the street vending issue. There are two minor tweaks that will be made to the current language, then it will be returned to the City Council for a vote. The “spaces & places” issue continues to be in front of the Coastal Commission. The proposed update to policy 600-24 will be heard by the City Council on 9/13, and it will be effective at the end of 2023. SD city is now posting planning groups’ recommendations. There continues to be significant balances remaining from developer impact fees, including \$1.1 million pertaining to La Jolla. Capital improvement projects are for new construction, an example of which is the railing installation on Princess Street. The bathrooms at Kellogg Park are in immediate need of improvement. Diane Kane asked about a rule concerning the need to include renters on planning groups, and LaCava does not anticipate this to be the case. Finally, LaCava mentioned that he would like to have support for his proposed changes to the rules regarding beach campfires.

- **SD Mayor’s Office (Gloria): Matt Griffith, 619-964-7748, [griffithm@sandiego.gov](mailto:griffithm@sandiego.gov)**
- **County 3 (Lawson-Remer): Spencer Katz, 858-289-9205, [spencer.katz@sdcounty.ca.gov](mailto:spencer.katz@sdcounty.ca.gov)**
- **Assembly 78 (Ward): Ansermio Jake Estrada, 619-645-3090, [ansermio.estrada@asm.ca.gov](mailto:ansermio.estrada@asm.ca.gov)**

Estrada informed us that this will be his last meeting due to redistricting.

- Senate 39 (Atkins): Cole Reed, 619-645-3133, [cole.reed@sen.ca.gov](mailto:cole.reed@sen.ca.gov)

Cole Reed mentioned that the legislature passed hundreds of bills at the end of its legislative session.

- SD Planning: Marlon Pangilinan, 619-235-5293, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)
- UCSD Planning: Anu Delouri, 858-610-0376, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)

Delouri and her colleagues provided us with information concerning a research project at the Soledad Research Pad. This will involve the installation of sensors to collect and track atmospheric and geophysical data. She mentioned that she will provide an update of the Pepper Canyon project next month.

### Local Project Reviews (Action items as noted)

#### 5. 7310/7312 Fay Av (673278, Golba) Action

(Process 3) CDP, SDP, and TM for a small lot subdivision, the demolition of an existing dwelling unit and the construction of two new single-family residences on separate lots with a detached garage on each lot, totaling 5,254 square-foot, located at 7310/7312 Fay Avenue. The 0.16-acre site is located in the RM-1-1 Zone.

*DPR 6/21: findings CAN be made, 5-0-1*

**Motion: (Jackson/Steck):** Findings can be made for a CDP, SDP, and TM for this project. There were no objections, and the motion passed unanimously.

#### 6. 5386 Calumet (696586, Freeman) Action

(Process 3) Coastal Development Permit and Site Development Permit for stabilization of coastal bluff with a 25-foot wide erodible concrete fill at residence located at 5386 Calumet Avenue. The 0.16-acre site is in the RS-1-7 Zone, Coastal Overlay (Appealable), Coastal Height Limit, and Sensitive Coastal Bluff Zones within the La Jolla Community Plan area and Council District 1.

*DPR 7/19: findings CAN be made, 6-0-1*

**Motion: (Costello, Rasmusson):** Findings can be made for a CDP and SDP for this project. There were no objections, and the motion passed unanimously.

#### 7. 7595 Hillside (522708, Gonzales) Action

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



PRC 2/18/20: Findings **CAN** be made, 3-0-2 (subject to driveway variance)  
 PRC 6/15/20: findings **CANNOT** be made, 6-0-1 (too many unresolved issues)  
 Trustees 7/2/2020: **NO ACTION**, 12-2-1 (remand to PRC)  
 PRC 2/15/21: Findings **CAN** be made 5-1-1  
 Trustees 3/4/21: Findings **CAN** be made 15-0-0 (Consent)  
 PRC 8/29/22: Findings **CANNOT** be made (5-0-1)

**Motion (Davidson/Will):** Findings cannot be made for an SDP and CDP for this project for the following reasons: the proposed height (43') exceeds the maximum allowable (40'), the project will require shoring on neighbors' property, and the traffic staging plan is not feasible. There were no objections to this motion, and it passed unanimously. The applicant failed to show up for the meeting.

### City/State/UCSD Project Reviews (**Action** as noted)

(none)

### Policy Discussions, Reviews, & Recommendations (**Action** as noted)

#### 8. CIP Priorities (Emerson/Evans/Newsam/Kane) **Action**

Endorse prioritized list of projects proposed by LJCPA, P&B, BRCC, and LJSA. Motion to endorse this list and to approve the letter. (Jackson/Rudick). Diane Kane and Janie Emerson presented a spreadsheet prioritizing local projects in case spending opportunities arise. They also read the proposed letter which will accompany the spreadsheet. It was approved unanimously.

#### 9. Letter to CCC regarding vendor ordinance (Kane) **Action**

Request that CCC endorse the City ordinance sooner rather than later.

This item was pulled.

### Officer Reports (**Action** as noted)

President-Diane Kane informed us that there has recently been some local opposition to the use of gas powered leaf blowers.

**Secretary:** Absent

**Treasurer-Larry Davidson presented the financials below:**

Beginning Balance as of 1 Aug 2022	\$ 866.95
Total Income	0.00
Total (Expenses)	0.00
Net Income/(Expenditure)	0.00
Ending Balance of 31 Aug 31 2022	\$ 866.95

**Reports from Standing, Ad Hoc, and Other Committees (information only)**

- CPC (Boyden)

**Non-Agenda Trustee Comment (information only)**

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less. No votes or action unless properly noticed at least 72 hours in advance.

**Adjourn to next LJCPA meeting**

The meeting adjourned at approximately 8PM. The next meeting is scheduled for 6 October 2022, 6pm.

Listen to Meeting Discussion & Comments here:

<https://drive.google.com/file/d/1C2gav3aP-qiUHJz0KZD-qwkBIrh4HxJJ/view?usp=drivesdk>

Page 3	City of San Diego · Information Bulletin 620	August 2018
	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>
	Project Name: 7595 Hillside	Project Number: 522708, Gonzales
Community: La Jolla		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny		Date of Vote: September 01,
# of Members Yes 14	# of Members No 0	# of Members Abstain 1
Conditions or Recommendations: Findings cannot be made for an SDP and CDP for this project for the following reasons: the proposed height (43') exceeds the maximum allowable (40'), the project will require shoring on neighbors' property, and the traffic staging plan is not feasible. There were no objections to		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Suzanne Baracchini		
TITLE: LJCPA Trustee/Secretary		DATE: September 27, 2022
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>		

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-5620 (08-18) ONLINE FORM

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2329555  
SITE DEVELOPMENT PERMIT PROJECT NO. 2329556  
**K-4 RESIDENCE - PROJECT NO. 522708**

WHEREAS, MMK Management Group, LLC, Owner/Permittee, filed an application with the City of San Diego for Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 to demolish an existing single-family dwelling unit and construct a 7,695 square foot two-story over basement single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556) on portions of a 0.79-acre site;

WHEREAS, the project site is located at 7595 Hillside Drive in the LJSPD-SF (La Jolla Shores Planned District-Single Family) zone of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 3359, in the City of San Diego, County of San Diego, State of California, according to the Map thereof, filed in the office of the County Recorder of San Diego County, December 30, 1974;

WHEREAS, on May 24, 2022, 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 Guidelines Section 15301 (Existing Facilities) and CEQA Guidelines Section 15332 (In-Fill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 21, 2022, the Hearing Officer of the City of San Diego approved Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 pursuant to the Land Development Code of the City of San Diego;



WHEREAS, an appeal of the Hearing Officer's decision was filed by Diane Kane, President of the La Jolla Community Planning Association on September 30, 2022 (Appeal); and

WHEREAS, on December 1, 2022, the Planning Commission of the City of San Diego considered the Appeal and Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

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

The project site is located at 7595 Hillside Drive and is developed with a single-story, 1,588 square-foot, single-family residence and a detached garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

The proposed development will enhance and protect public views by keeping all development within the 30-foot coastal height limit. The La Jolla Community Plan and Local Coastal Program does not identify any public views from this property along the ocean. The property is not designated as a viewshed or scenic overlook and does not contain intermittent or partial vista views as identified within the Community Plan. Furthermore, the proposed coastal development will not degrade and will not remove, eliminate, or detract from any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program. The project is not located within the First Public Roadway, and there are no physical access routes from the project site, as identified in the La Jolla Community Plan and Local Coastal Program.

Therefore, 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.

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

The project site contains Environmentally Sensitive Lands (ESL) in the form of Steep Hill-sides and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands). Topography of the site ranges from elevations of approximately 335 feet above mean sea level (AMSL) at the top of the slope to 235 feet AMSL. The slope is more than 50 feet in vertical elevation and is considered steep hillsides; however, the proposed development does not impact or encroach into the steep hillsides and, at 24 percent development area, the project complies with the allowable 25 percent development area per SDMC 143.0142 (a)(2).

The project site contains 0.27-acres of coastal sage scrub which is located outside of the proposed development area and is already disturbed and developed. Therefore, no impacts would occur from the proposed coastal development. In addition, the project is conditioned to record a Covenant of Easement for 25,995 square-feet of the site which ensures preservation of the ESL outside of the allowable development area.

The site contains 0.15-acres of City-jurisdictional wetlands outside of the development area. The Brush Management Zone 2 (BMZ-2) encroaches into the City wetlands. In order to avoid impacts to onsite wetlands, there will be no BMZ-2. The project has been conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures including: upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures; and a 10-foot perpendicular return along adjacent wall faces in accordance with San Diego Municipal Code (SDMC) Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 7595 Hillside Drive, and is developed with a single-story, 1,588 square-foot single-family residence and a detached garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

The project site is designated for very low-density residential uses (0-5 dwelling units per net residential acre). This density range is characterized by large, single-dwelling unit,

estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed project results in a density of one dwelling unit per acre, which implements the prescribed density.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.79-acre lot is currently developed with an existing single dwelling unit and detached garage. The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage. The site is located within an urbanized and residential neighborhood. As such, the single-family residence will be part of an established very low-density residential neighborhood. The project site is not located between the first public road and the sea or shoreline of any body of water located within the Coastal Overlay Zone. No public access or public recreation facilities exist on the project site. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC SECTION 126.0505]**

**1. Findings for all Site Development Permits:**

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

The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage. The project site is designated for very low-density residential uses (0-5 dwelling units per net residential acre). This density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed project results in a density of one dwelling unit per acre, which implements the prescribed density.

The site is surrounded by single-family residences and open space. The project site is not located within the first public roadway, and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. The project is not requesting any deviations or variances from the applicable regulations, and therefore, the proposed development will not adversely affect the applicable land use plan.

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

The 0.79-acre lot is currently developed with an existing single-family dwelling unit and detached garage. The project proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

All drainage is routed according to accepted engineering practices. The project is conditioned to include implementation of a Brush Management Program, landscaping, and irrigation which meet City standards and will minimize the risk of fire. In addition, the project is conditioned to include alternative compliance measures including upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces in accordance with San Diego Municipal Code (SDMC) Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01.

The project will not have any impact or increase the need or 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 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 construction to determine if the construction of the project will comply with all applicable regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with applicable regulations. Therefore, the project will not be detrimental to public health, safety, and welfare.

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

The project site is located at 7595 Hillside Drive and is developed with a single-story, 1,588 square-foot single-family residence and a detached garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan areas. The project proposes the demolition of the existing residence and construction of a



new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

The project site is designated by the community plan for very low-density residential uses (0-5 dwelling units per net residential acre). This density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed project results in a density of one dwelling unit per acre, which implements the prescribed density.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. Setbacks and bulk and scale are in general conformity to those in the vicinity based on area surveys, consistent with the Community Plan's Residential Recommendations.

The project does not request, nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for the site. Therefore, the project will comply with the regulations of the Land Development Code.

**2. Supplemental Findings--Environmentally Sensitive Lands [SDMC Section 126.0505(b)]:**

**a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project site at 7595 Hillside Drive is physically suitable for the design and siting of the proposed development because it has been previously developed with a single-family dwelling unit adjacent to Hillside Drive. The project has been designed to be the least impactful to Environmentally Sensitive Lands (ESL). The development area has been limited to 24 percent of the overall lot and is adjacent to Hillside drive. The two-story development will include an upper main entry floor and attached garage at street level and a lower level. The house will be minimally visible from Hillside Drive as the majority of the structure would be built into the hillside.

The project site contains ESL in the form of Steep Hillside and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands). The proposed development does not impact or encroach into the steep hillsides and the project complies with the allowable development area per SDMC 143.0142 (a)(2). The project site contains 0.27-acres of coastal sage scrub located outside of the proposed development area, which is already disturbed and developed. Therefore, no impacts would occur. The site contains 0.15-acres of City-jurisdictional wetlands outside of the development area. The Brush Management Zone 2

(BMZ-2) encroaches into the City wetlands. In order to avoid impacts, there will be no BMZ-2 and the project has been conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures for fire safety. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project site is located at 7595 Hillside Drive and proposes the demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage.

The development area has been limited to 24 percent of the overall lot and is adjacent to Hillside drive. The two-story development will include an upper main entry floor and attached garage at street level and a lower level. The majority of the residential structure will be built into the hillside. The project has been conditioned to obtain a bonded grading permit for the grading proposed for this project and all grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

The proposed project is mapped within Geologic Hazard Category 27 which is categorized slide-prone formations: Otay, Sweetwater and others. The Geology Section has reviewed and accepted the provided geotechnical documents prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project. The project is conditioned to submit a geotechnical investigation report that specifically addresses the proposed construction plans for adequacy and a Notice of Geologic and Geotechnical Conditions must be recorded against the subject property.

The project has been conditioned to include planting, irrigation, and landscape-related improvements as well as a Brush Management Program that consists of a modified Zone One and alternative compliance measures which will minimize the risk of fire. The project will implement stormwater construction best management practices. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project has been designed to be the least impactful to ESL. The development area has been limited to 24 percent of the overall 34,412 square-foot lot and is situated closest to Hillside drive to minimize the disturbed area and preserve the existing ESL. The two-story development will include an upper main entry floor and attached garage at street level and

a lower level. The house will be minimally visible from Hillside Drive as the majority of the structure will be built into the hillside.

The project site contains ESL in the form of Steep Hillides and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands). Topography of the site ranges from elevations of approximately 335 feet above mean sea level (AMSL) at the top of the slope to 235 feet AMSL. The slope is more than 50 feet in vertical elevation and is considered steep hillides; however, the proposed development does not impact or encroach into the steep hillides and the project complies with the allowable development area per SDMC 143.0142 (a)(2).

The project site contains 0.27-acres of coastal sage scrub located outside of the proposed development area which is already disturbed and developed. Therefore, no impacts would occur. In addition, the project is conditioned to record a Covenant of Easement for 25,995 square-feet of the site which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area.

The site contains 0.15-acres of City-jurisdictional wetlands outside of the development area. The Brush Management Zone 2 (BMZ-2) encroaches into the City wetlands. In order to avoid wetland impacts, there will be no BMZ-2 and the project has been conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures including: upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures; and a 10-foot perpendicular return along adjacent wall faces in accordance with SDMC Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The 0.79-acre lot is currently developed with an existing single-family dwelling unit and detached garage. The project proposes demolition of the existing residence and construction of a new 7,695 square-foot, two-story over basement single-family dwelling unit and a 643 square-foot attached garage. The site is located within an urbanized and residential neighborhood.

The project is located within the Multiple Species Conservation Program (MSCP). The project site is entirely outside of the Multiple Habitat Planning Area (MHPA), but MHPA does occur 450 feet west of the project site, adjacent to the La Jolla Natural Park. The project site is not within a Vernal Pool Habitat Conservation Plan (VPHCP).

The site contains 0.15-acres of City-jurisdictional wetlands outside of the project's 24 percent development area. The Brush Management Zone 2 (BMZ-2) encroaches into the City wetlands. In order to avoid impacts, there will be no BMZ-2 and the project has been

conditioned to include a Brush Management Program that consists of a modified Zone One and alternative compliance measures including: upgraded dual-glazed and dual-tempered panes on all windows and/or door openings along the brush side of the habitable structures; and a 10-foot perpendicular return along adjacent wall faces in accordance with SDMC Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01. A 100-foot buffer has also been established around the City wetlands and storm water runoff will be conveyed away from the slope and City wetlands. Therefore, proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project is in an established residential neighborhood surrounded by very low-density residential, parks, and open space zones. The site is located approximately 0.8 miles (4,224 feet) southeast of the Pacific Ocean and La Jolla Underwater Park, and a little over a mile southeast of La Jolla Cove. The project site does not drain directly to a beach or shoreline. Site drainage has been designed according to best engineering practices and is not anticipated to negatively affect any beaches or shorelines. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project site contains ESL in the form of Steep Hillside and Sensitive Biological Resources (coastal sage scrub and disturbed wetlands), however, the project has been designed to be the least impactful to ESL. The development area has been limited to 24 percent of the overall 34,412 square-foot lot and is situated closest to Hillside drive to minimize the disturbed area and preserve the existing ESL. The proposed development does not impact or encroach into the steep hillside and the project complies with the allowable development area per SDMC 143.0142 (a)(2). The project site contains 0.27-acres of coastal sage scrub located outside of the proposed development area which is already disturbed and developed. Therefore, no impacts would occur. The site contains 0.15-acres of City-jurisdictional wetlands also outside of the project's 24 percent development area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development) which allows for in-fill development on parcels of less than five acres. No mitigation is required for this project and therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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



BE IT FURTHER RESOLVED that, based on these findings adopted by the Planning Commission, Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556, a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that, based on the evidence submitted, the Appeal is denied and the Hearing Officer's September 21, 2022 decision to approve Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 is affirmed.

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Bryan Hudson  
Development Project Manager  
Development Services

Adopted on: December 1, 2022

**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: 24007080

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2329555  
SITE DEVELOPMENT PERMIT NO. 2329556  
**K-4 RESIDENCE - PROJECT NO. 522708**  
PLANNING COMMISSION

This Coastal Development Permit No. 2329555 and Site Development Permit No. 2329556 is granted by the Planning Commission of the City of San Diego to MMK Management Group, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502(a). The 0.79-acre project site is located at 7595 Hillside Drive in the LJSPD-SF (La Jolla Shores Planned District-Single Family) zone of the La Jolla Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 3359, in the City of San Diego, County of San Diego, State of California, according to the Map thereof, filed in the office of the County Recorder of San Diego County, December 30, 1974.

Subject to the terms and conditions set forth in this Permit, permission is granted to MMK Management Group, LLC, Owner/Permittee to demolish an existing single-family dwelling unit and construct a new single-family dwelling unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 1, 2022, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing single-family dwelling unit and garage and construction of a 7,695-square-foot, two-story over basement single-family dwelling unit and 643 square-foot attached garage;
- b. Landscaping (planting, irrigation, and landscape-related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this Permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This Permit must be utilized by December 15, 2025.
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, the Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation-related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

12. Prior to building occupancy, the Owner/Permittee shall vacate the existing public utility easement, per Exhibit 'A', satisfactory to the City Engineer.



13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new City standard curb and gutter, and grade the parkway area to 2% fall towards the street, adjacent to the site on Hillside Drive, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the non-standard driveway, private walkway/pavers, landscape and irrigation located within the Hillside Drive's right-of-way, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of the non-standard driveway, adjacent to the site on Hillside Drive, satisfactory to the City Engineer.

16. The drainage system proposed for this development is subject to approval by the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), into the construction plans or specifications.

19. The project proposes to export 2000 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), and Regional Supplement Amendments adopted by Regional Standards Committee.

**PLANNING/DESIGN REQUIREMENTS:**

20. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with the 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.

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

22. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures the preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for

Sensitive Biological Resources and Steep Hillides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

24. Prior to the final inspection of the building permit, a building height certification will be provided.

**GEOLOGY REQUIREMENTS:**

25. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

26. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a conformed copy of the "Notice of Geologic and Geotechnical Conditions" recorded against the property. Contact the Geology Section for a draft of the Notice. As a condition of this permit, an inspection hold (Tier 1) will be placed on the construction permit. No work under the construction permit may proceed and no City inspections will be authorized until the Notice of Geologic and Geotechnical Conditions is fully executed and recorded.

**LANDSCAPE REQUIREMENTS:**

27. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area.

28. Prior to issuance of any construction permit for public 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.

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape

Standards in a disease, weed and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

31. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown in Exhibit "A" on file in the Development Services Department.

32. The Brush Management Program shall consist of a modified Zone One ranging from 10-feet to 17 feet 8-inches and an expanded Zone Two of 90-feet. In addition, Alternative Compliance measures of upgraded dual-glazed and dual-tempered panes shall be implemented on all windows and/or door openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces in accordance with SDMC Sections 142.0412(i) and 142.0412(j) and Fire Prevention Bureau Policy FPB-18-01.

33. Prior to issuance of any grading permit, 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."

34. Prior to issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

35. 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 Type IV heavy timber construction may be approved within the designated Zone One area subject to the Fire Marshal's approval.

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

37. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

38. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed

project, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

40. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on December 1, 2022, and [resolution number].

**ATTACHMENT D**

Coastal Development Permit No. 2329555  
Site Development Permit No. 2329556  
Date of Approval: December 1, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Bryan Hudson  
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.

**MMK MANAGEMENT GROUP, LLC.**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



RESOLUTION NUMBER \_\_\_\_\_

DATE OF FINAL PASSAGE DECEMBER 1, 2022

A RESOLUTION FOR EASEMENT VACATION TO ABANDON AN EXISTING 232.80 SQUARE FOOT PUBLIC UTILITY EASEMENT LOCATED AT 7595 HILLSIDE DRIVE, PARCEL1 OF PARCEL MAP NO. 3359 EASEMENT VACATION NO. 2597876 – PROJECT NO. 522708

WHEREAS, San Diego Municipal Code section 125.1010(a) provides a procedure for the vacation of public easements by City staff designated by the City Manager; and

WHEREAS, MMK Management Group, LLC, filed an application to vacate a Public Service Easement located at 7595 Hillside Drive within the La Jolla Community Plan area, Easement Vacation No. 2597876; and

WHEREAS, it is proposed that the existing 6-foot wide, 232.80 square-foot public utility easement legally described as POINT OF BEGINNING IS THE NORTHWESTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF HILLSIDE DRIVE; THENCE ALONG SAID RIGHT OF WAY, NORTH 32°02'19" WEST 21.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 32°02'19" WEST 8.16 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 15°19'29" EAST 44.54 FEET; TO THE NORTHWESTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 57°49'56" WEST 8.88 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE, SOUTH 15°19'29" WEST 32.47 FEET; TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HILLSIDE DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING, Easement Vacation No. 2597876 be vacated;

WHEREAS, on September 21, 2022, the Hearing Officer of the City of San Diego approved Easement Vacation No. 2597876 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, an appeal of the Hearing Officer's decision was filed by Diane Kane, President of the La Jolla Community Planning Association on September 30, 2022 (Appeal); and

WHEREAS, on December 1, 2022, the Planning Commission of the City of San Diego considered the Appeal and Easement Vacation No. 2597876 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to the vacation of the existing City of San Diego public utility easement located at 7595 Hillside Drive, Parcel 1 of Parcel Map No. 3359, Assessor Parcel Number 352-141-01-00, Easement Vacation No. 2597876:

**A. EASEMENT VACATIONS [San Diego Municipal Code (SDMC) Section 125.1030**

**1. Findings for Public Service Easement and Other Easement Vacations:**

- a. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.**

The existing "all-purpose" utility easement proposed to be vacated is located along the southwest portion of the property located at 7595 Hillside Drive (Assessor Parcel Number 352-141-01-00) and legally described as Parcel 1 of Parcel Map No. 3359, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the office of the County Recorder of San Diego County, December 30, 1974. The original six-foot wide "all purpose" utility easement was originally dedicated in 1912 for future planned utilities as "placing, erecting and maintaining thereon electric light, power, telephone, and telegraph poles and wires, and also for underground sewers, water mains, water pipes and drains" but no active utilities were placed within the easement that is proposed to be vacated.

No portion of the easement vacation is within the public right-of-way. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

- b. The public will benefit from the action through improved utilization of the land made available by the vacation.**

The existing City of San Diego "all-purpose" utility easement proposed to be vacated is located within a portion of 7595 Hillside Drive, in the LJSPD-SF (La Jolla Shores Planned District-Single Family) zone within the La Jolla Community Plan.

The six-foot-wide “all-purpose” utility easement has no active utility facilities connected and the easement is not now and will not in the future be utilized for any public facilities. The Project will eliminate an unnecessary and unproductive encumbrance on the Property that currently prevents development over the easement area. The easement vacation will facilitate a productive use of the property in the future consistent with the adopted La Jolla Community Plan and the LJSPD-SF (La Jolla Shores Planned District-Single Family) zone. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

**c. The vacation is consistent with any applicable land use plan.**

The La Jolla Community Plan and Local Coastal Program Land Use Plan designates the site per Figure 1 as very low-density residential development (0-5 dwelling units/acre) to provide for reasonable use while preserving portions of the site in open space. Dedicated open space areas are located primarily within the hillside areas that form the core of La Jolla’s open space system. The proposed easement vacation is located in an LJSPD-SF (La Jolla Shores Planned District-Single Family) zone, which remains consistent with the proposed development of the site. No portion of the easement vacation is within the public right-of-way and removing the encumbrance will facilitate the productive use of the property with the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the vacation is consistent with the applicable land use plan.

**d. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.**

The existing “all-purpose” utility easement was granted to the City of San Diego in 1912 for future planned utilities as “placing, erecting and maintaining thereon electric light, power, telephone, and telegraph poles and wires, and also for underground sewers, water mains, water pipes and drains.” There are no active utility facilities within the easement proposed to be vacated and the easement is not now and will not in the future be utilized for any public facilities. The Project will eliminate an unnecessary and unproductive encumbrance on the Property and its elimination may allow the development of the site.

No public facilities will be impacted by this easement vacation. No portion of the easement vacation is within the public right-of-way and removing the encumbrance will provide a benefit to the underlying parcel. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation, and the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that the “all-purpose” utility easement located at 7595 Hillside Drive, as more particularly described in the legal description marked as Exhibit “A,” and shown on

## ATTACHMENT E

Drawing No. 42606-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED that, based the evidence submitted, the Appeal is denied and the Hearing Officer's September 21, 2022 decision to approve Easement Vacation No. 2597876 is affirmed.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

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Bryan Hudson  
Development Project Manager  
Development Services

IO No.: 24007080