THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: April 13, 2016 REPORT NO. HO 16-017

SUBJECT: Cohen Residence

PROJECT NUMBER: 400039

LOCATION: 5616 Abalone Place

APPLICANT: Joshua Wood

SUMMARY

Issue: Should the Hearing Officer approve the Cohen Residence project located at 5616 Abalone Place within the La Jolla Community Planning area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1397564.

Community Planning Group Recommendation: On April 2, 2015 the La Jolla Community Planning Association voted 14:0:1 to recommend denial of the Project.

Environmental Review: The Project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this Project was made on February 19, 2016 and the opportunity to appeal that determination ended March 4, 2016.

BACKGROUND

The La Jolla Community Plan land use map designates the site for Low Density Residential development at a density of five to nine dwelling units per acre (Attachment 1). The site is located at 5616 Abalone Place within the Coastal Commission appealable area of the Coastal Overlay Zone (Attachment 2). The surrounding neighborhood pattern is single dwelling unit development (Attachment 3). The existing structure was constructed in 1952. The site is within an urbanized area of the community. There are no environmentally sensitive resources present on the site. The existing property measures approximately 3,063 square feet. The site is zoned RS-1-7 for single dwelling unit development. The site is fronting on two streets, Abalone Place and Dolphin Place, in the Bird Rock neighborhood of La Jolla. The site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone.

DISCUSSION

Project Description

The Cohen Residence project (Project) proposes to demolish portions of an existing single-story dwelling unit and to construct additions to the structure, including a new swimming pool and spa, retaining walls, a raised wood deck, landscaping and other minor site improvements (Attachment 4).

The Project proposes a floor area ratio (FAR) less than the maximum allowed by the San Diego Municipal Code (SDMC). The FAR for the site zoned RS-1-7 is 0.60 and the SDMC would allow a total floor area of 2,894 square feet. The Project proposes a floor area of 2,890 square feet. The single dwelling unit structure would include four bedrooms, three and one half bathrooms, kitchen and living room, and two second story decks with views to the ocean. The Project proposes a maximum height of 25 feet 6 inches, which conforms with the thirty foot height limit of the RS-1-7 zone.

The existing previously conforming two-car garage structure is shared by the owner and adjacent owner. One space is used by the adjacent property and one space is used by the owner of the Cohen property. An existing demising wall is down the middle. The owners have a deeded shared garage agreement between the two properties from 1962. Any change desired by one party would require consent of the other, so neither owner could demolish any part of it without consent. No changes are proposed to the existing previously conforming garage.

The existing structures were constructed in 1952 and were reviewed for a historical determination. The applicant submitted a Historic Resource Technical Report prepared by Kathleen Crawford, MA and Joshua Wood, dated January 2016. The Historic Resource Technical Report concludes the building is not eligible for designation under any criteria. Staff concurs with the Historic Resource Technical Report conclusion.

La Jolla Community Planning Association recommendation

On April 2, 2015 the La Jolla Community Planning Association (Association) voted 14:0:1 to recommend denial of the Project (Attachment 5).

The Association voted to accept the recommendation of the DPR Committee that the findings cannot be made for a Coastal Development Permit due to the lack of conformance to the La Jolla Community Plan, due to placement of the swimming pool in the front yard, the lack of clear massing, the lack of onsite parking and noted the development is large enough (and not using the 50% of the top plate) to comply in this new development.

The findings cannot be made for the Coastal Development Permit.

The Association has not elaborated or provided any information as to which finding(s) they believe cannot be made for the Coastal Development Permit.

City staff has provided a draft resolution which supports all the required findings in the affirmative necessary to approve the Project.

Lack of conformance to the La Jolla Community Plan

The Association has not specified in what manner the Project is inconsistent with the La Jolla Community Plan policy goals and objectives.

The La Jolla Community Plan land use map designates the site for Low Density Residential development at a density of five to nine dwelling units per acre. The Project is consistent with this land use designation and density range.

The City of San Diego General Plan, La Jolla Community Plan, and Local Coastal Program designate the site for Low Density Residential with regulations for minimum lot size and dimensional criteria. The Project proposes the remodel of an existing single-family residence on a previously developed lot. Single-family residential development is the primary existing land use of the immediate neighborhood. The Project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood. The Project will not conflict with the relevant land use plans.

The La Jolla Community Plan emphasizes the importance of preserving and enhancing, where possible, public views to the ocean. The La Jolla Community Plan policy recommendation of the Natural Resources and Open Space System element of the Plan on page 56 states "Design and site proposed development that may affect an existing or potential public view to be protected...in such a manner as to preserve, enhance, or restore the designated public view." The Plan identifies an "Intermittent or Partial Vista" adjacent to the subject property from Dolphin Place to the Pacific Ocean to the west.

The required front yard setback of the RS-1-7 zone is fifteen feet from the property line. The residential structure will be constructed approximately twenty-four feet nine inches behind the property line adjacent to Dolphin Place. The Project will not negatively impact any public views identified by the Plan. Because the Project is set back from the street more than the required setback of the RS-1-7 zone, the Project will enhance and protect the public views along the view corridor by creating a greater sense of openness within and along the view corridor.

The Project will not encroach upon any existing physical accessway used by the public or any proposed in the Local Coastal Program land use plan because there are no such accessways proposed or existing across the private site. As a result of being setback approximately twenty-four feet nine inches behind the property line adjacent to Dolphin Place, the Project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan. The Project complies with all regulations of the Land Development Code and no deviations are required to approve the Project. In these ways, the Project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

Placement of swimming pool in front yard

The Association has not elaborated how the placement of the swimming pool is relevant to their recommendation.

The site has legal frontage on both Abalone Place and Dolphin Place. For purposes of defining the "yards," the site has two front yards. One front yard adjacent to Abalone Place and one front yard adjacent to Dolphin Place. A swimming pool requires a construction permit in compliance with the zoning and other applicable regulations. The SDMC Section 131.0461(a)(11) states:

"Swimming pools, spas, and hot tubs are permitted within a required yard subject to the following: (A) Swimming pools that project 3 feet or less above grade may be located a minimum of 3 feet from the property line."

The proposed swimming pool would be less than three feet above grade and would be in compliance with the SDMC regulations.

Lack of clear massing

The Association has not elaborated how the architectural massing is relevant to their recommendation. The Association has not indicated the relevant SDMC regulation, adopted City Council policy or policy within the La Jolla Community Plan which establishes the architectural massing criteria for residential structures.

The Project will be compatible with the appearance of the existing neighborhood and would incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood. In the Bird Rock neighborhood there are several two-story single dwelling unit structures which are greater in gross floor area than the Project. The existing neighborhood has a variety of architectural styles. City regulations address massing through the development regulations of the zone. The SDMC does not require a neighborhood comparison of architectural massing or otherwise address massing, except through floor area ratio. The Project is consistent with all development regulations of the RS-1-7 zone.

Lack of on-site parking

The Association has not elaborated how the existing previously conforming parking is relevant to their recommendation.

The property is Lot 7 in Block "C" of the Resubdivision of a portion of Bird Rock City by the Sea, according to Map thereof No. 1138, filed June 10, 1908. The site has legal frontage on both Abalone Place and Dolphin Place. The existing structures were constructed in 1952. The existing previously conforming two-car garage structure is shared by the owner and adjacent owner. The garage is adjacent to and takes access from Abalone Place. No additional parking is required for the Project.

Conclusion

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachment 5) and draft conditions of approval (Attachment 6). Staff recommends the Hearing Officer approve the Project as proposed.

ALTERNATIVES

1. APPROVE Coastal Development Permit No. 1397564, with modifications.

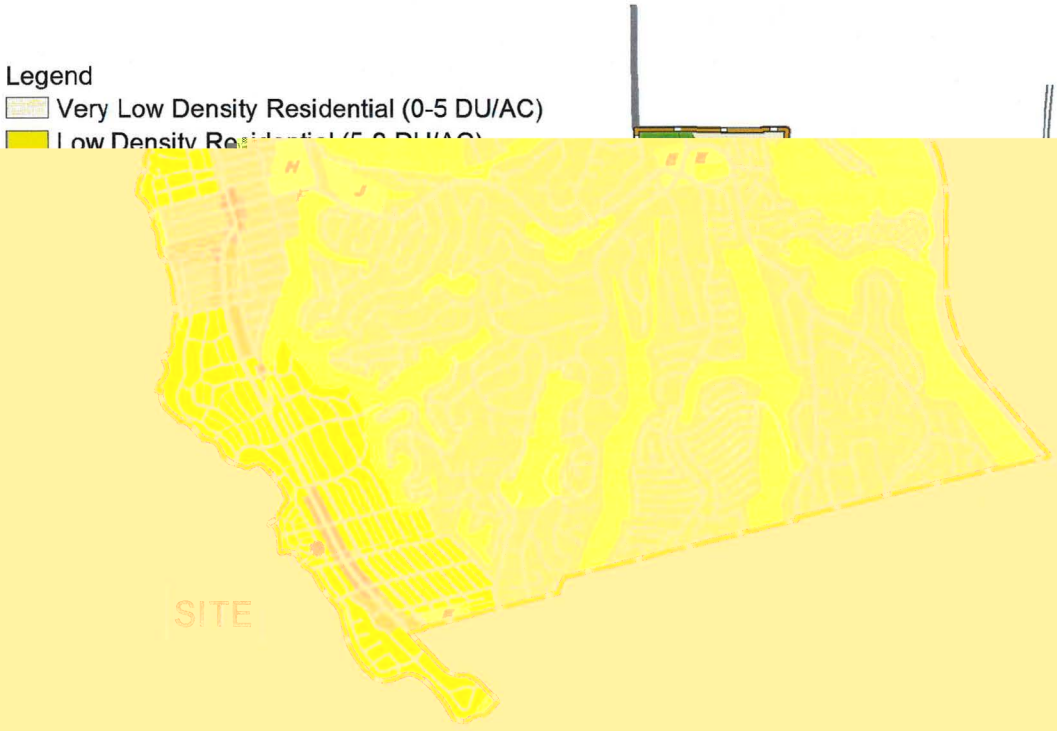
2. DENY Coastal Development Permit No. 1397564, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,

John S. Fisher
Development Project Manager
Development Services Department

Attachments:

1. La Jolla Community Plan land use map
2. Project Vicinity Map
3. Aerial Photograph
4. Project Site Plan
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group recommendation
9. Ownership Disclosure Statement
10. Remaining Project plans
11. Project Data Sheet



Community Land Use Map

La Jolla Community Plan

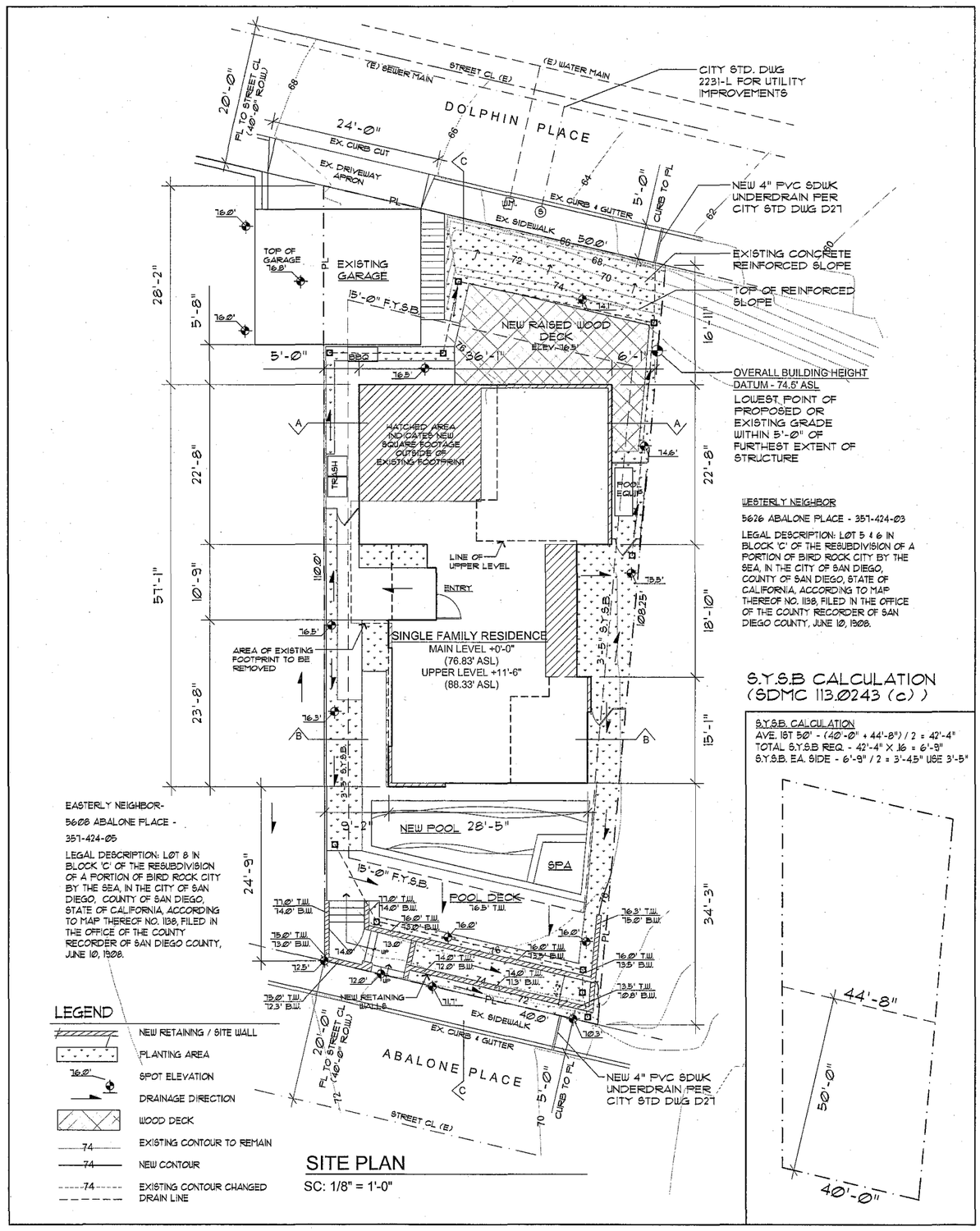
City of San Diego · Planning Department

Figure 1

Document Path: L:\GIS\PGIS\Community Planning\La Jolla\CPA_PROJECTS\LaJolla_2400396_VicinityMap.mxd

Aerial Map

DEVELOPMENT SERVICES DEPARTMENT



SITE PLAN

SC: 1/8" = 1'-0"

S.Y.S.B CALCULATION (SDMC 113.0243 (c))

S.Y.S.B. CALCULATION
AVE. 1ST 50' - (42'-0" + 44'-8") / 2 = 42'-4"
TOTAL S.Y.S.B REQ. - 42'-4" X .16 = 6'-9"
S.Y.S.B. EA. SIDE - 6'-9" / 2 = 3'-4.5" USE 3'-5"

ENGINEERING NOTES

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCOPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
3. 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.

EARTHWORK QUANTITIES

CUT - 7.48 CUBIC YARDS
FILL - 2.04 CUBIC YARDS

IMPORT - 0 CUBIC YARDS
EXPORT - 5.44 CUBIC YARDS

MAXIMUM CUT DEPTH - 3'-0"
MAXIMUM FILL DEPTH - 1'-0"

TOPOGRAPHIC SUREVEY REFERENCE

TOPOGRAPHIC INFORMATION: KAPPA SURVEYING & ENGINEERING, INC
ALLEN R. TURNER III - LICENSED LAND SURVEYOR
LIC. # 7844
SURVEY DATE - AUGUST 21, 2014

AREA TABULATION

HABITABLE:

MAIN LEVEL - EXISTING	1,413 SF
MAIN LEVEL - NEW	212 SF
UPPER LEVEL - NEW	1,150 SF
TOTAL HABITABLE	2,775 SF

NON-HABITABLE:

EXISTING GARAGE	310 SF
GARAGE EXEMPT	-195 SF
TOTAL NON-HABITABLE	115 SF
TOTAL GROSS	3,063 SF

TOTAL GROSS AREA TOWARDS F.A.R. = 2,890 SF

ALLOWABLE F.A.R (.60 X LOT AREA) = .60 X 4,823 SF = 2,894 SF

PROPOSITION 'D' HEIGHT LIMIT

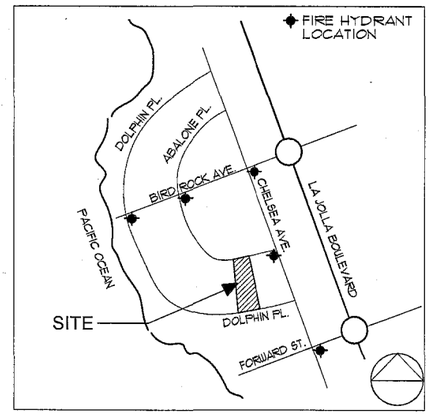
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR ANY OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE, LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 3014.4.)
2. THERE ARE NO KNOWN BUS STOPS IN FRONT OF OR ADJACENT TO PROPERTY.
3. THERE ARE NO KNOWN EASEMENTS ON OR ABOVE PROPERTY.
4. PROJECT DOES NOT PROPOSE ANY GRADING ACTIVITY THAT WOULD INCLUDE CUTS WITH DEPTHS EXCEEDING 10 FEET OR SOIL REMOVAL GREATER THAN 1,000 CUBIC YARDS.

VICINITY MAP

NO SCALE



PROJECT INFORMATION

OWNER:
BRAD AND VALERIE COHEN
10461 BAINBRIDGE AVENUE
LOS ANGELES, CA 90024

PROJECT ADDRESS:
5616 ABALONE PLACE
LA JOLLA, CA 92037

ASSESSOR'S PARCEL NUMBER:
357-424-04

LEGAL DESCRIPTION: LOT 7 IN BLOCK 'C' OF THE RESUBDIVISION OF A PORTION OF BIRD ROCK CITY BY THE SEA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1138, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 10, 1908.

CONSTRUCTION TYPE: V-B - NON-SPRINKLERED

OCCUPANCY: R-3, U

APPLICABLE CODES:
2013 CBC, 2013 CRC, 2013 CEC, 2013 CPC, 2013 CMC
2013 CALIFORNIA FIRE CODE, 2013 CRC -CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA GREEN CODE

BASE ZONE: RS 1-7

OVERALY ZONES: COASTAL APPEALABLE (CITY) ZONE, COASTAL HEIGHT LIMIT OVERLAY ZONE

GROSS SITE AREA: 4,823 SF.

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: SINGLE FAMILY RESIDENCE

ORIGINAL CONSTRUCTION: 1952

GEOLOGIC HAZARD CATEGORY: 53

PROJECT TEAM

ARCHITECT: WOOD+ ARCHITECTURE
JOSHUA WOOD, ARCHITECT LIC# 33433
695 LIQUID AMBER WAY
SAN MARCOS, CA 92078
760-271-7920
JLTW695@GMAIL.COM

SOILS ENGINEER: MARTIN R. OWEN PE (LIC#31365), G.E. (LIC#000658)
4962 CRESITA DRIVE
SAN DIEGO, CA 92115
619-813-8462
MARTINOWEN@GEOTECHENGINEER.COM

SURVEYOR: KAPPA SURVEYING AND ENGINEERING, INC.
RICK TURNER LIC.# 7844
8707 LA MESA BOULEVARD
LA MESA, CA 91942
619-465-8848
RICK@KAPPAINC.COM

PROJECT DESCRIPTION

- REMODEL AND SECOND STORY ADDITION TO EXISTING SINGLE STORY, FLAT ROOF SINGLE FAMILY RESIDENCE
- RETENTION OF EXISTING DETACHED GARAGE
- NEW POOL AND RETAINING WALLS AT NORTH (ABALONE) SIDE OF PROPERTY
- NEW INTERIORS - KITCHEN, BATHROOMS, FINISHES
- NEW EXTERIOR FINISHES - STUCCO AND WOOD SIDING
- NEW DOORS AND WINDOWS
- NEW WOOD DECK AT SOUTH (DOLPHIN) SIDE OF PROPERTY
- NO REQUIRED VARIANCES OR DEVIATIONS FROM STANDARD DEVELOPMENT REGULATIONS
- PROJECT REQUIRES COASTAL DEVELOPMENT PERMIT FOR ADDITIONAL HEIGHT AND SQUARE FOOTAGE OVER 10% OF EXISTING WITHIN 300' OF MEAN HIGH TIDE AND REMOVAL OR MODIFICATION OF MORE THAN 50% OF EXISTING EXTERIOR WALLS

SHEET INDEX

1 SITE PLAN/PROJECT INFORMATION
2 TOPOGRAPHIC SURVEY
3 DEMOLITION FLOOR PLAN
4 EXISTING GARAGE PLAN
5 PROPOSED MAIN LEVEL FLOOR PLAN
6 PROPOSED UPPER LEVEL FLOOR PLAN
7 EXTERIOR ELEVATIONS
8 EXTERIOR ELEVATIONS
9 ROOF PLAN
10 BUILDING HEIGHT PLAN
11 BUILDING SECTIONS

SHEET TITLE: SITE PLAN / PROJECT INFORMATION
SHT. 1 OF 11
ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

NORTH

COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PL.
LA JOLLA, CA 92037

SITE PLAN

JOSHUA WOOD CA - C33433

PROJECT # : 14-07

1

ATTACHMENT 4

ATTACHMENT 4

HEARING OFFICER RESOLUTION NO. HO-
COASTAL DEVELOPMENT PERMIT NO. 1397564
COHEN RESIDENCE PROJECT NO. 400039

WHEREAS, BRADFORD S. COHEN and VALERIE COHEN, Husband and Wife as community property, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish portions of an existing single-story dwelling unit and to construct additions to the structure, including a new swimming pool and spa, retaining walls, a raised wood deck, landscaping and other minor site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1397564), on portions of an approximately 3,063 square foot site; and

WHEREAS, the project site is located at 5616 Abalone Place in the RS-1-7 zone of the La Jolla Community Plan; and

WHEREAS, the project site is legally described as Lot 7 in Block "C" of the Resubdivision of a portion of Bird Rock City by the Sea, according to Map thereof No. 1138, filed June 10, 1908; and

WHEREAS, on March 16, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1397564 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on February 19, 2016 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15301 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated March 16, 2016.

FINDINGS:

Finding for all Coastal Development Permits [SDMC Section 126.0708]

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

The site is located at 5616 Abalone Place within the Coastal Overlay Zone. The site is fronting on two streets, Abalone Place and Dolphin Place, in the Bird Rock neighborhood of La Jolla.

The Cohen Residence project (Project) will not encroach upon any existing physical accessway used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. There are no existing or proposed accessways across the private site identified in the La Jolla Community Plan.

The required front yard setback of the RS-1-7 zone is fifteen feet from the property line. The residential structure will be constructed approximately twenty-four feet nine inches behind the property line adjacent to

Abalone Place and sixteen feet eleven inches behind the property line adjacent to Dolphin Place. The Project will will enhance and protect public views to and along the ocean and other scenic coastal areas. The Plan identifies the public view corridor as being only within the public right-of-way of Abalone Place and Dolphin Place. With the building set back further than required by the zoning regulations, the sense of openness within and along the view corridor will be enhanced.

As there are no existing or proposed physical accessways used by the public across the private site or any proposed in the La Jolla Community Plan, the Project will not encroach upon any existing physical accessway that is legally used by the public or proposed in a Local Coastal Program land use plan. As a result of being set back approximately twenty-four feet nine inches behind the property line adjacent to Dolphin Place, the Project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan.

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

The site is located at 5616 Abalone Place within the Coastal Overlay Zone. The site is fronting on two streets, Abalone Place and Dolphin Place, in the Bird Rock neighborhood of La Jolla.

The surrounding neighborhood pattern is single dwelling unit development. The existing structure was constructed in 1952. The site is within an urbanized area of the community. There are no environmentally sensitive resources present on the site. Because there are no environmentally sensitive resources present on the site, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The La Jolla Community Plan land use map designates the site for Low Density Residential development at a density of five to nine dwelling units per acre. The Project proposes to demolish a portion of the existing single story structure and construct additions to the structure, retain the existing garage, a swimming pool and spa, retaining walls, a raised wood deck, landscaping and other minor site improvements.

The City of San Diego General Plan, La Jolla Community Plan, and Local Coastal Program designate the site for Low Density Residential with regulations for minimum lot size and dimensional criteria. The project proposes the remodel of an existing single-family residence on a previously developed lot. Single-family residential development is the primary existing land use of the immediate neighborhood. The project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood. The project will not conflict with the relevant land use plans.

The La Jolla Community Plan emphasizes the importance of preserving and enhancing, where possible, public views to the ocean. The La Jolla Community Plan policy recommendation of the Natural Resources and Open Space System element of the Plan on page 56 states "Design and site proposed development that may affect an existing or potential public view to be protected...in such a manner as to preserve, enhance, or restore the designated public view." The Plan identifies an "Intermittent or Partial Vista" adjacent to the subject property from Dolphin Place to the Pacific Ocean to the west.

The required front yard setback of the RS-1-7 zone is fifteen feet from the property line. The residential structure will be constructed approximately twenty-four feet nine inches behind the property line adjacent to Abalone Place and sixteen feet eleven inches adjacent to Dolphin Place. The Project will not negatively impact

any public views identified by the Plan. Because the Project is set back from the street more than the required setback of the RS-1-7 zone, the Project will enhance and protect the public views along the view corridor by creating a greater sense of openness within and along the view corridor. The Project will not encroach upon any existing physical accessway used by the public or any proposed in the Local Coastal Program land use plan because there are no such accessways proposed or existing across the private site. As a result of being setback approximately twenty-four feet nine inches behind the property line adjacent to Abalone Place and sixteen feet eleven inches adjacent to Dolphin Place, the Project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan. The Project complies with all regulations of the Land Development Code and no deviations are required to approve the Project. In these ways, the Project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The site is located at 5616 Abalone Place within the Coastal Overlay Zone. The site is fronting on two streets, Abalone Place and Dolphin Place, in the Bird Rock neighborhood of La Jolla. The site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the proposed coastal development is not required to comply with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1397564 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1397564, a copy of which is attached hereto and made a part hereof.

DRAFT

_____

John S. Fisher
Development Project Manager
Development Services

Adopted on: March 16, 2016

SAP Number: 24005396

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005396

COASTAL DEVELOPMENT PERMIT NO. 1397564
COHEN RESIDENCE PROJECT NO. 400039
HEARING OFFICER

This Coastal Development Permit No. 1397564 is granted by the Hearing Officer of the City of San Diego to BRADFORD S. COHEN and VALERIE COHEN, Husband and Wife as community property, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The approximately 3,063 square foot site is located at 5616 Abalone Place in the RS-1-7 zone of the La Jolla Community Plan. The project site is legally described as Lot 7 in Block "C" of the Resubdivision of a portion of Bird Rock City by the Sea, according to Map thereof No. 1138, filed June 10, 1908.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish portions of an existing single-story dwelling unit and to construct additions to the structure, including a new swimming pool and spa, retaining walls, a raised wood deck, landscaping and other minor site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 16, 2016, on file in the Development Services Department.

The project shall include:

a. Demolition of portions of an existing single-story dwelling unit and construction of additions to the structure, including a new swimming pool and spa, retaining walls, a raised wood deck, landscaping and other minor site improvements;

b. Off-street parking; and

c. 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 [to be completed post hearing].

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. 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.

4. 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.

5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.

10. 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" conditions(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.

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices maintenance, satisfactory to the City Engineer.

13. 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 Municipal Code, into the construction plans or specifications.

DRAFT

14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan. The Water Pollution Control Plan shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

15. This project proposes to export six cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

PLANNING/DESIGN REQUIREMENTS:

16. Owner/Permittee shall maintain a minimum of one off-street parking space on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 16, 2016 by Resolution HO-[to be complete post hearing].

Permit Type/PTS Approval No.: CDP No. 1397564
Date of Approval: March 16, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
John S. Fisher
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.

BRADFORD S. COHEN and VALERIE COHEN,
Husband and Wife as community property
Owner/Permittee

By _____
Bradford S. Cohen
Owner

BRADFORD S. COHEN and VALERIE COHEN,
Husband and Wife as community property
Owner/Permittee

By _____
Valerie Cohen
Owner

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

DRAFT

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

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

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

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

PROJECT NO.: 400039

PROJECT TITLE: Cohen Residence

PROJECT LOCATION-SPECIFIC: The site is located at 5156 Abalone Place, San Diego, CA 920137 within the La Jolla Community Plan area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) to remodel an existing 1,913 square-foot residence on a 4,823-square-foot site. The project would construct a 1,150 square foot second-story addition, along with a new pool, decks, retaining walls, and interior and exterior improvements. The project is located in the Parking Impact Overlay zone (Coastal, Beach), the Coastal Appealable Area in the RS-1-7 zone of the La Jolla Community Plan, Council District 1. The proposed project complies with height and bulk regulations and is located on a site that is currently developed and all public utilities are in place to serve the single family residence and improvements.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Joshua Wood, 695 Liquid Amber Way, San Marcos CA 92078. (760) 271-7920

EXEMPT STATUS: (CHECK ONE)

( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
(X) CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: 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 additions of 2,500 square feet or 10,000 square feet in areas where all public services are in place and there are no sensitive resources. The existing structure on the project site was evaluated by Plan Historic Staff for potential impacts to historical resources and was found not to be eligible for designation under any Historical Resources Board Criteria. Therefore, the project would not result in an impact to a historical resource. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were indentified; no significant effects on the environment were indentified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Because the entirety of the site has been previously developed no sensitive resource exist on the parcel.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

Jeffrey Szymanski / SENIOR PLANNER — 2/19/2016

SIGNATURE/TITLE — DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

ATTACHMENT 8

P.O. BOX 889
• LA JOLLA •
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION
P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
http://www.LaJollaCPA.org Email: Info@LaJollaCPA.org

Regular Meeting – 2 April 2015

Attention: **John Fisher, PM, City of San Diego**

Project: **Cohen Residence**
5616 Abalone Place
PN: 400039

Motion: **To accept the recommendations of the DPR Committee *that the* findings CANNOT be made for a Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place, due to the lack of conformance to the La Jolla Community Plan, due to the placement of the swimming pool in the front yard, the lack of clear massing, and the lack of onsite parking: note that the development is large enough (and not using 50% of the top plate) to comply in this new development.**

Vote: 14-0-1

Submitted by: Joseph LaCava **4/02/2015**

Joe LaCava, President **Date**
La Jolla Community Planning Association

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

THE CITY OF SAN DIEGO

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☑ Coastal Development Permit ☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ **Other** _____

Project Title | **Project No.** *For City Use Only*

COHEN RESIDENCE

Project Address:

5616 ABALONE PLACE

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ **Yes** ☐ **No**

Name of Individual (type or print):
VALERIE COHEN
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
10461 BAINBRIDGE AVENUE
City/State/Zip:
LOS ANGELES, CA 90024
Phone No: 310 441 9545 Fax No:
Signature: Date: 10.9.14

Name of Individual (type or print):
BRADFORD S. COHEN
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
10461 BAINBRIDGE AVE
City/State/Zip:
LOS ANGELES, CA 90024
Phone No: 310 229.9942 Fax No: 310 229 9901
Signature: Date: 10-9-14

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

ATTACHMENT 9

DOC # 2014-0272856

JUN 30, 2014 4:59 PM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 1069.90
OC: OC

PAGES: 3

RECORDING REQUESTED BY
Lawyers Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Brad Cohen and Valerie Cohen
5616 Abalone Place
La Jolla, CA 92037

Space Above This Line for Recorder's Use Only

A.P.N.: 357-424-04

File No.: 104-014084 (SC)

Title Order No.: 314314728

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $1,650.90

[X] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[ ] unincorporated area; (X) City of La Jolla, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Herbert Richard Lukens, III, Successor Trustee of the Lukens Family Trust dated September 25, 1990

hereby GRANTS to

BRADFORD S. COHEN AND VALERIE COHEN, HUSBAND ANDWIFE AS COMMUNITY PROPERTY

the following described property in the City of La Jolla, County of San Diego, State of California:

Lot 7 in Block "C" of the Resubdivision of a portion of Bird Rock City by the Sea, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1138, filed in the Office of the County Recorder of San Diego County, June 10, 1908, as more fully described in Exhibit "A" attached hereto and made a part hereof.

Property: 5616 Abalone Place , La Jolla, CA 92037

Dated: 06/17/2014

Lukens Family Trust dated 09-25-90

Herbert Richard Lukens III, Trustee

Mail Tax Statements To: SAME AS ABOVE

ATTACHMENT 10

TOPOGRAPHIC SURVEY OF

5616 ABALONE PLACE

SAN DIEGO, CA 92037
AUGUST 21, 2014

SCALE 1" = 8'

LEGEND

- 75.2 / 75.2 — SPOT ELEVATION
- 70 — CONTOUR ELEVATION
- FL — FLOW LINE
- CONCRETE PAVING
- ASPHALT PAVING
- TC — TOP OF CURB
- G GM — GAS METER
- W WM — WATER METER
- S SMH — SEWER MANHOLE
- X — EXISTING WOOD FENCE
- EXISTING ROCK FACED WALL
- FOUND LED AND DISC MARKED "LS 5707"
- FOUND LED AND DISC MARKED "CITY ENGINEER"

CELEBRATING 1979 - 2014 YEARS 35

KAPPA SURVEYING & ENGINEERING, INC.
8707 LA MESA BOULEVARD, LA MESA, CA 91942 (619) 465-8948 FAX: (619) 465-6410

Allen R. A. Turner III PLS *DATE*

LICENSED LAND SURVEYOR ALLEN R. A. TURNER III EXP. DEC 31 14 NO. 7844 STATE OF CALIFORNIA

PREPARED FOR:

MR. JOSHUA WOOD
5616 ABALONE PLACE
SAN DIEGO, CA 92037

BENCH MARK:

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG AT THE NORTHWEST CORNER OF CHELSEA AVENUE AND DOLPHIN PLACE.

ELEVATION: 73.79

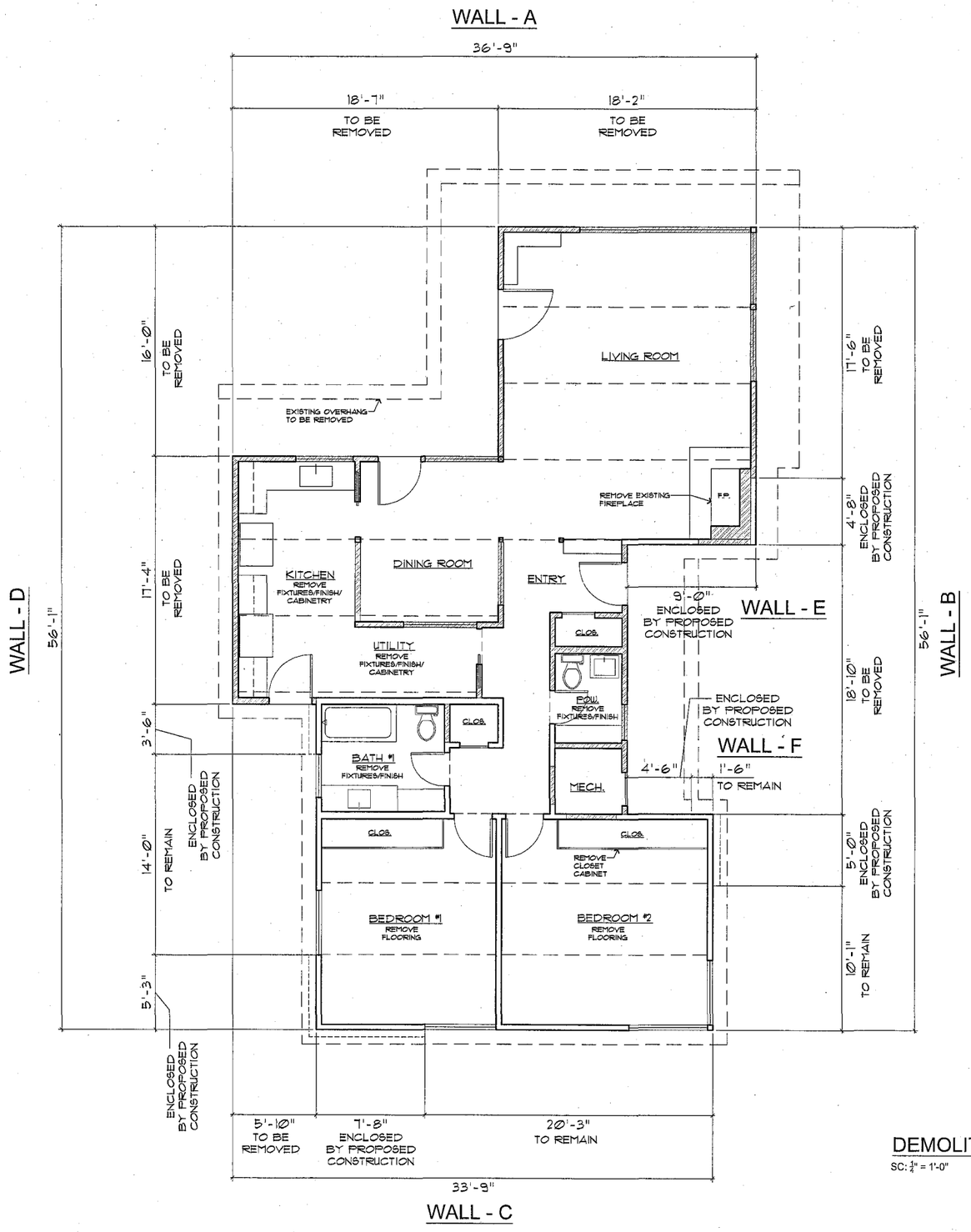
DATUM: MEAN SEA LEVEL

NOTES:

1. SITE ADDRESS: 5616 ABALONE PLACE, SAN DIEGO, CA.
2. LEGAL DESCRIPTION: LOT 7 OF BLOCK "C" OF THE RESUBDIVISION OF A PORTION OF BIRD ROCK CITY BY THE SEA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 1138, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER JUNE 10, 1908.
3. ASSESSOR'S PARCEL NO. 357-424-04
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
5. THE PROPERTY LINE BEARINGS & DIMENSIONS SHOWN HEREON WERE TAKEN FROM RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A FIELD SURVEY.

JOB NO. 5616-280314-ABALONE PLACE
SHEET 1 OF 1 SHEETS

ATTACHMENT 10



DEMOLITION WALL MATRIX

WALL CALCULATION

WALL	TO REMAIN	TO BE MODIFIED	TOTAL
A	0'-0"	36'-9"	36'-9"
B	10'-1"	46'-0"	56'-1"
C	20'-3"	13'-6"	33'-9"
D	14'-0"	42'-1"	56'-1"
E	0'-0"	9'-0"	9'-0"
F	1'-6"	4'-6"	6'-0"
	45'-10"	151'-10"	197'-8"

PERCENTAGE OF WALL MODIFIED - (151'-10" / 197'-8") X 100 = 77%

LEGEND

- WALL TO BE REMOVED
- WALL TO REMAIN
- NEW EXTERIOR WALL WHICH ENCLOSES EXISTING EXTERIOR WALL

DEMOLITION PLAN

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

NORTH

COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PLACE
LA JOLLA, CA 92037

DEMOLITION FLOOR PLAN

JOSHUA WOOD CA - C33433

PROJECT # : 14-07

3

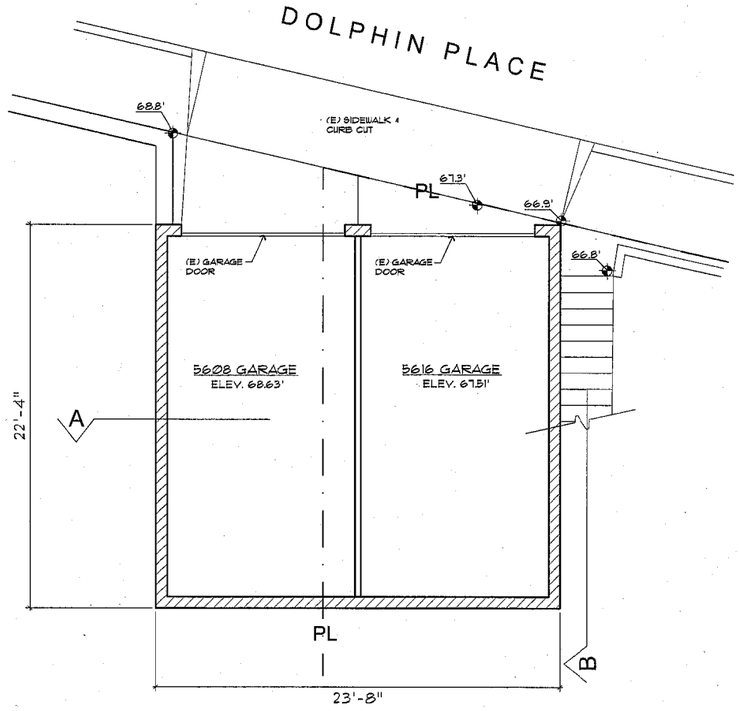
SHEET TITLE: DEMOLITION PLAN

SHT. 3 OF 11

ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

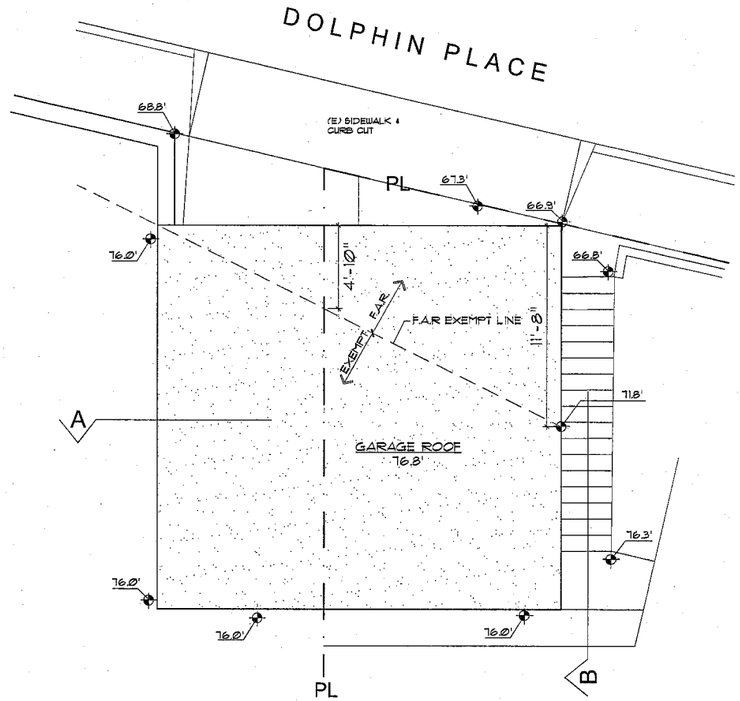
ATTACHMENT 10

ATTACHMENT 10



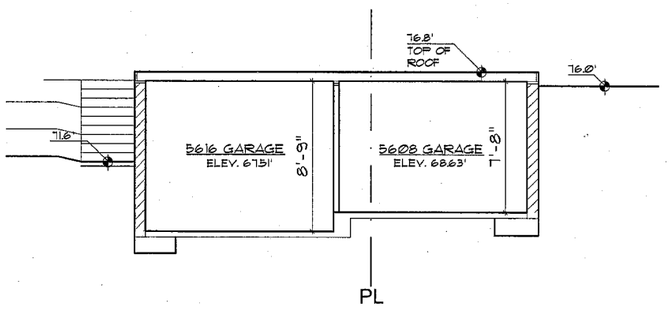
EXISTING GARAGE FLOOR PLAN

SC: $\frac{1}{4}$" = 1'-0"



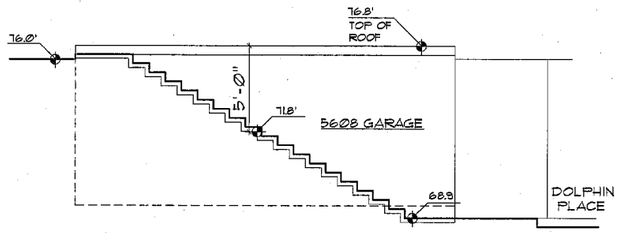
EXISTING GARAGE ROOF PLAN

SC: $\frac{1}{4}$" = 1'-0"



EXISTING GARAGE - SECTION A

SC: $\frac{1}{4}$" = 1'-0"



EXISTING GARAGE - SECTION B

SC: $\frac{1}{4}$" = 1'-0"

NORTH

ATTACHMENT 10

COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PLACE
LA JOLLA, CA 92037

MAIN LEVEL FLOOR PLAN

JOSHUA WOOD CA - C33433

PROJECT # : 14-07

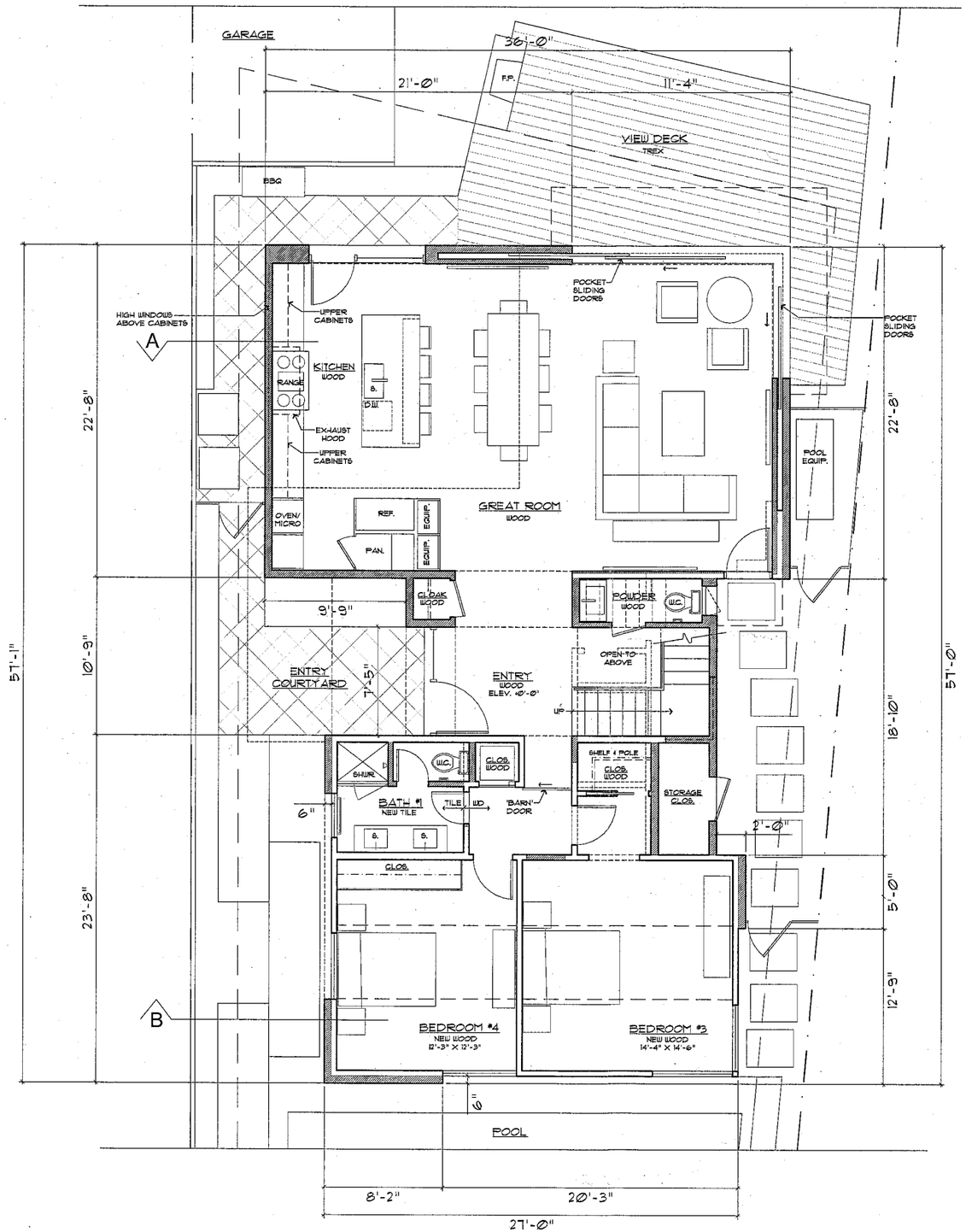
4

SHEET TITLE: MAIN LEVEL FLOOR PLAN

SHT. 4 OF 11

ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

ATTACHMENT 10



LEGEND

- NEW WALL - FILLED OPENING
- WALL TO REMAIN

PROPOSED MAIN LEVEL FLOOR PLAN

SC: $\frac{1}{4}$" = 1'-0"

SHEET TITLE: MAIN LEVEL FLOOR PLAN | SHT. 5 OF 11

ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

NORTH

COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PLACE
LA JOLLA, CA 92037

MAIN LEVEL FLOOR PLAN

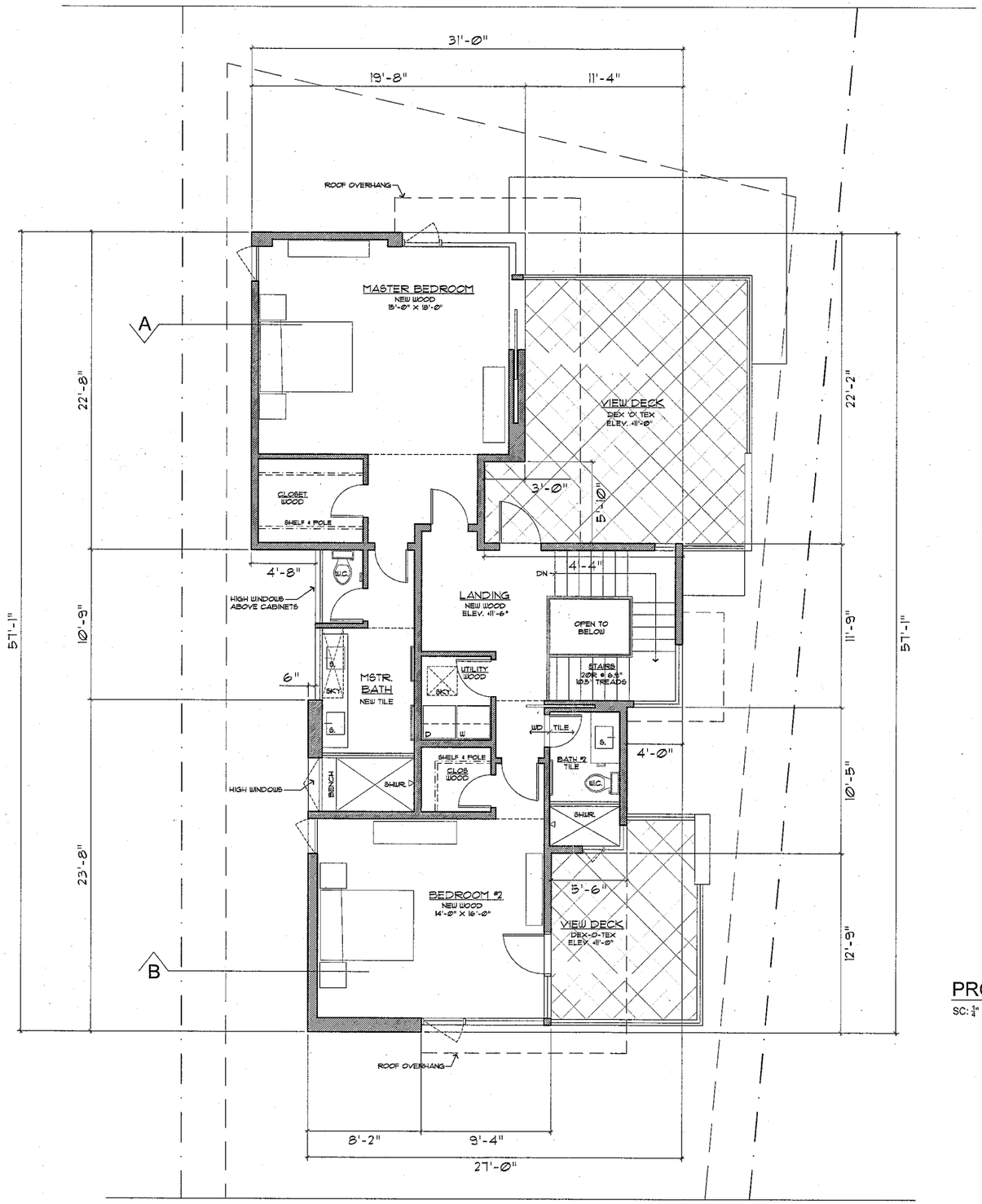
JOSHUA WOOD CA - C33433

PROJECT #: 14-07

5

ATTACHMENT 10

ATTACHMENT 10



LEGEND

- NEW WALL - FILLED OPENING
- WALL TO REMAIN

PROPOSED UPPER LEVEL FLOOR PLAN

SC: $\frac{1}{4}$" = 1'-0"

SHEET TITLE: UPPER LEVEL FLOOR PLAN | SHT. 6 OF 11

ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

NORTH

COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PLACE
LA JOLLA, CA 92037

UPPER LEVEL
FLOOR PLAN

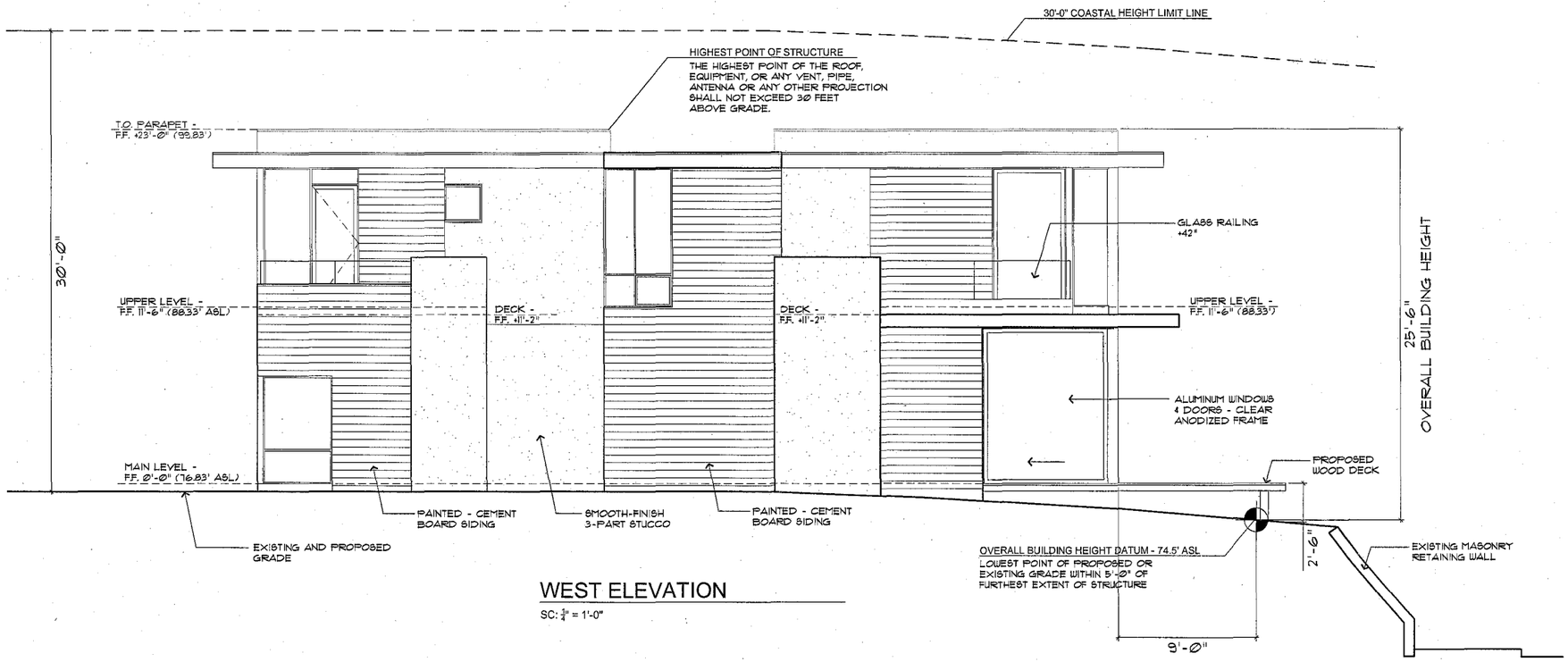
JOSHUA WOOD CA - C33433

PROJECT # : 14-07

6

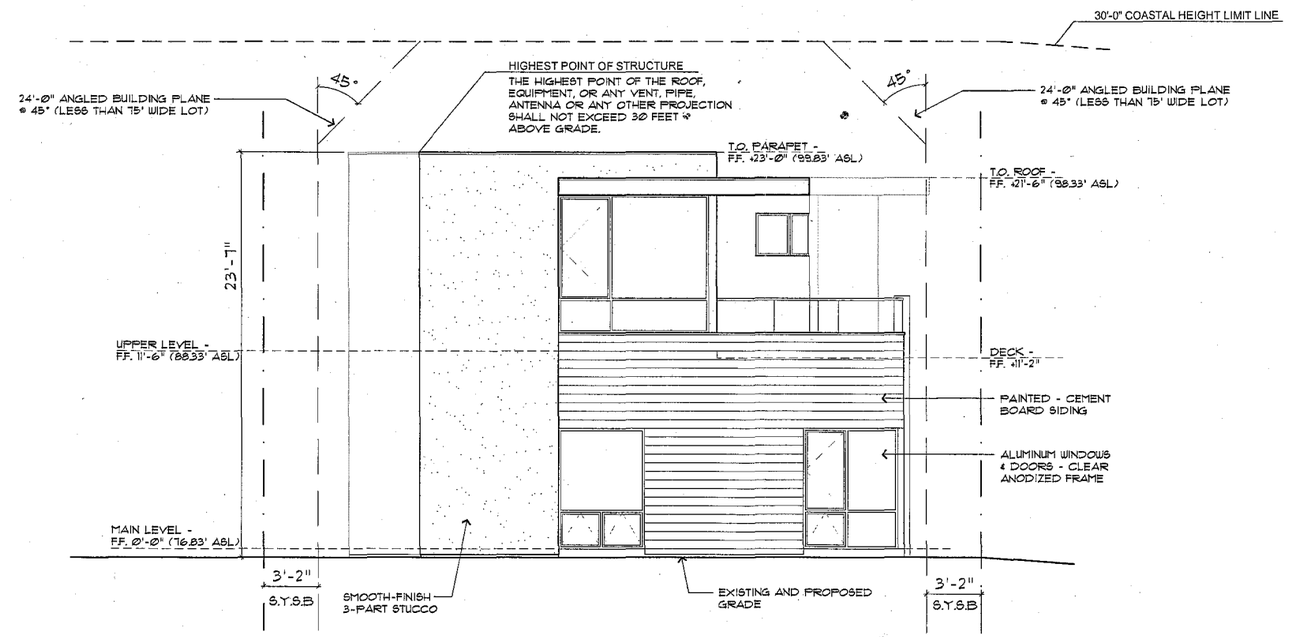
ATTACHMENT 10

ATTACHMENT 10



WEST ELEVATION

SC: $\frac{1}{4}$" = 1'-0"



NORTH ELEVATION

SC: $\frac{1}{4}$" = 1'-0"

COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PLACE
LA JOLLA, CA 92037

EXTERIOR ELEVATIONS

SHEET TITLE: EXTERIOR ELEVATIONS
SHT. 7 OF 11

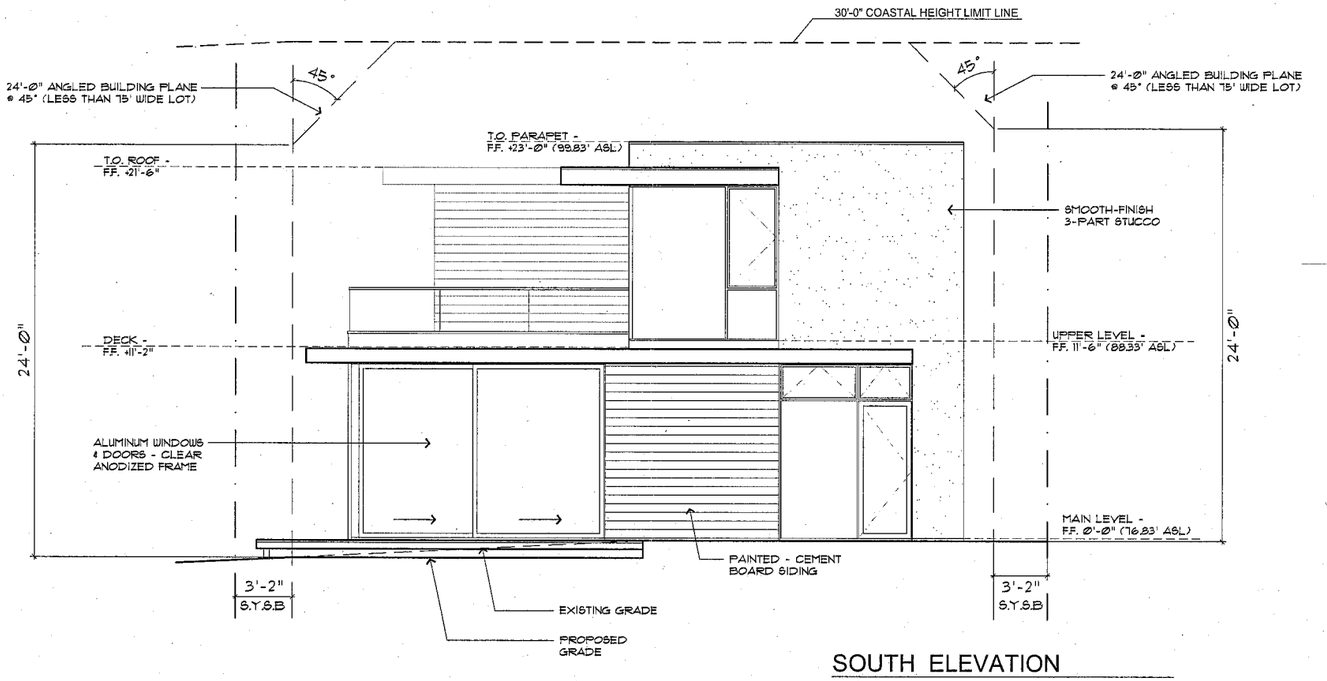
ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

JOSHUA WOOD CA - C33433

PROJECT #: 14-07

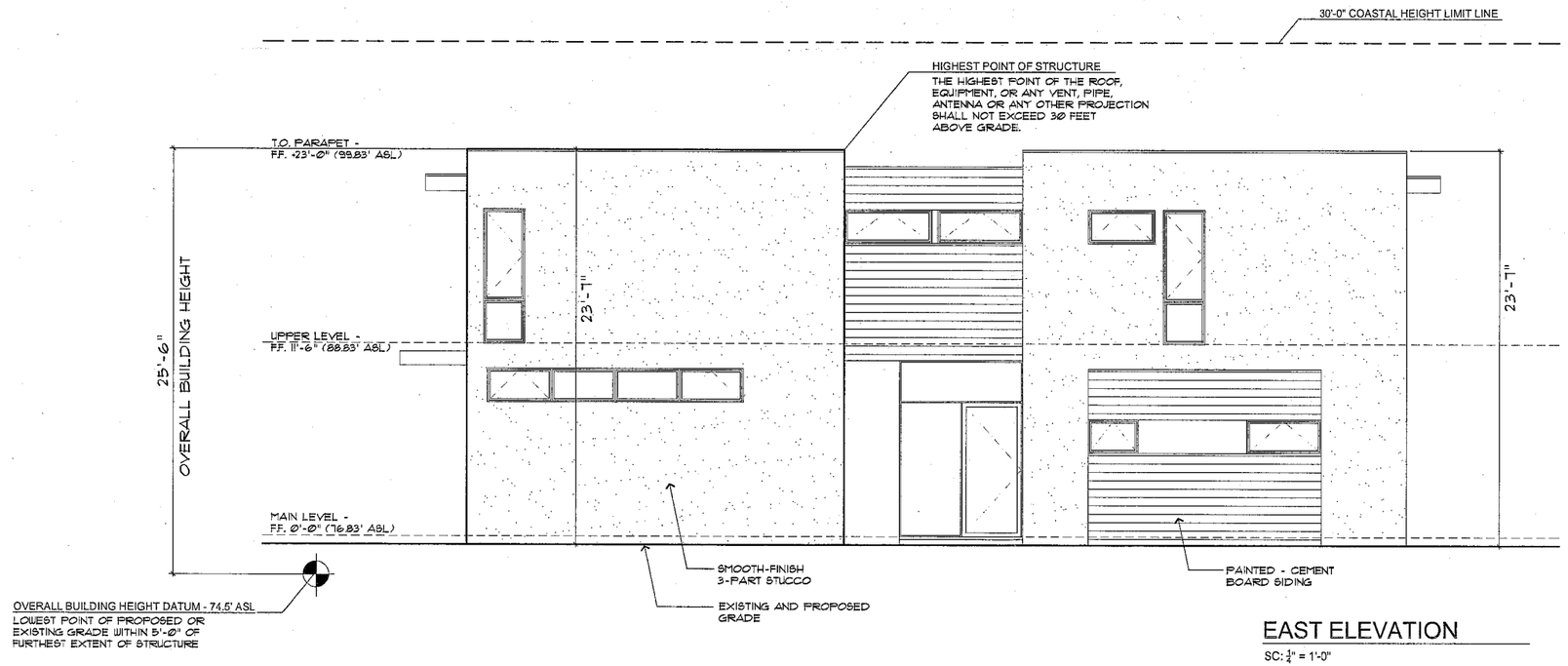
7

ATTACHMENT 10



SOUTH ELEVATION

SC: $\frac{1}{4}$" = 1'-0"



EAST ELEVATION

SC: $\frac{1}{4}$" = 1'-0"

SHEET TITLE: EXTERIOR ELEVATIONS

SHT. 8 OF 11

ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PLACE
LA JOLLA, CA 92037

EXTERIOR ELEVATIONS

JOSHUA WOOD CA - C33433

PROJECT # : 14-07

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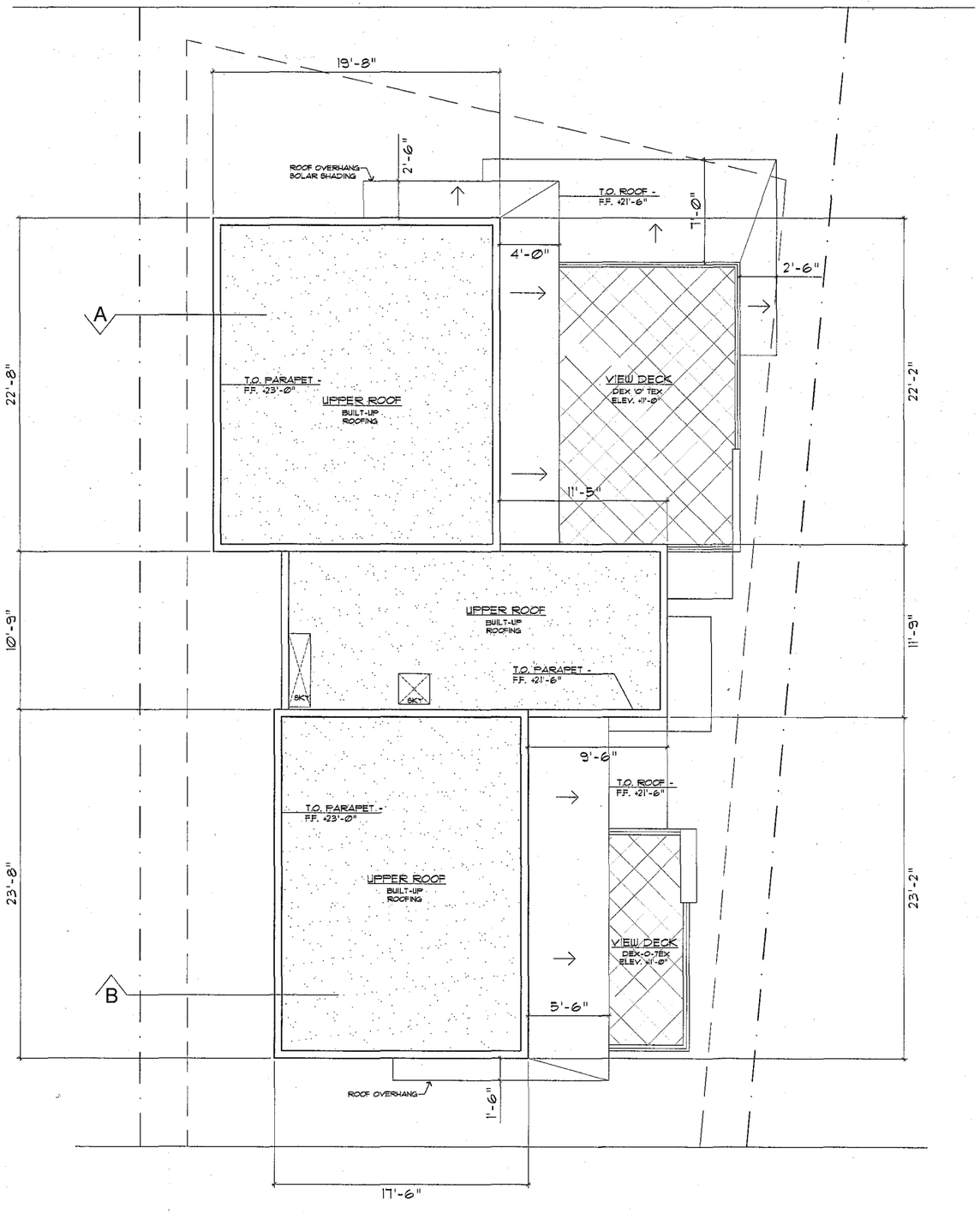
ATTACHMENT 10

ATTACHMENT 10



HIGHEST POINT OF STRUCTURE

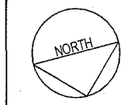
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR ANY OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

ROOF PLAN NOTES

1. SEE SHEET 9 FOR BUILDING HEIGHTS SPECIFIC TO HEIGHT LIMIT REQUIREMENTS
1. NO MECHANICAL EQUIPMENT IS TO BE LOCATED AT ROOF.

PROPOSED ROOF PLAN

SC: $\frac{1}{4}$" = 1'-0"



COHEN REMODEL
5616 ABALONE PLACE

NO.	REMARKS	DATE

PROJECT:
COHEN REMODEL
5616 ABALONE PLACE
LA JOLLA, CA 92037

ROOF PLAN

SHEET TITLE: ROOF PLAN

SHT. 9 OF 11

ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

JOSHUA WOOD CA - C33433

DATE: 11-20-14

PROJECT # : 14-07

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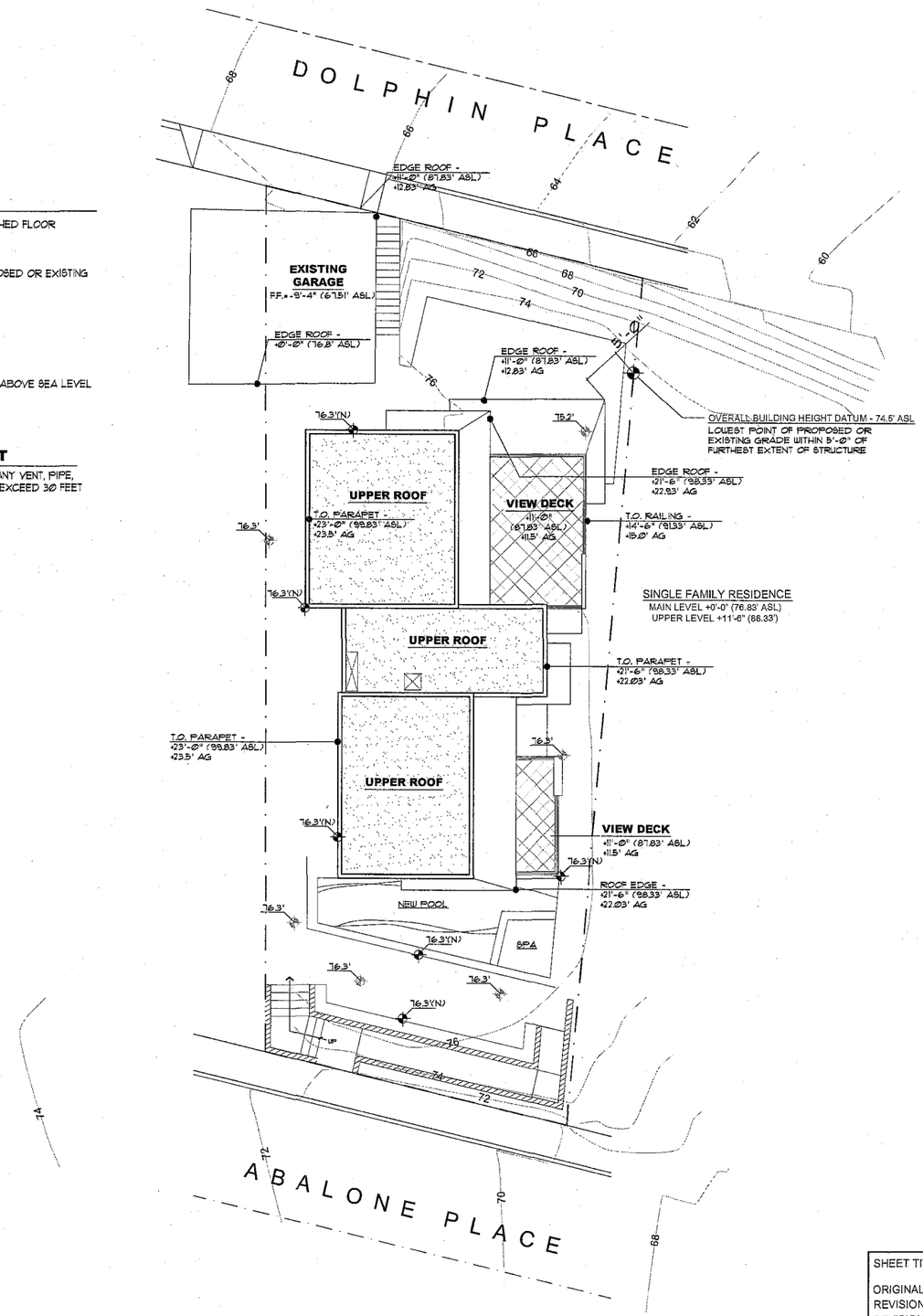
ATTACHMENT 10

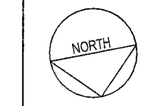
LEGEND

0'-0"	HEIGHT ABOVE MAIN LEVEL FINISHED FLOOR
(75.83' ASL)	HEIGHT ABOVE SEA LEVEL
+23.5' AG.	HEIGHT ABOVE LOWER OF PROPOSED OR EXISTING GRADE DIRECTLY BELOW
76.3'	EXISTING SPOT ELEVATION
76.3'(N)	PROPOSED SPOT ELEVATION
74	EXISTING CONTOUR - ELEVATION ABOVE SEA LEVEL

PROPOSITION 'D' HEIGHT LIMIT

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR ANY OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.





COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PL.
LA JOLLA, CA 92037

BUILDING HEIGHT PLAN

JOSHUA WOOD CA - C33433

PROJECT # : 14-07

10

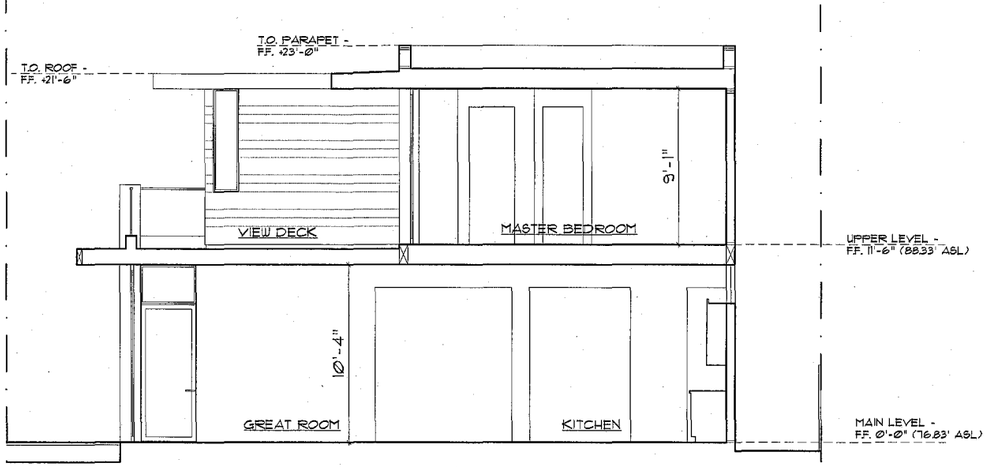
SHEET TITLE: BUILDING HEIGHT PLAN

SHT. 10 OF 11

ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

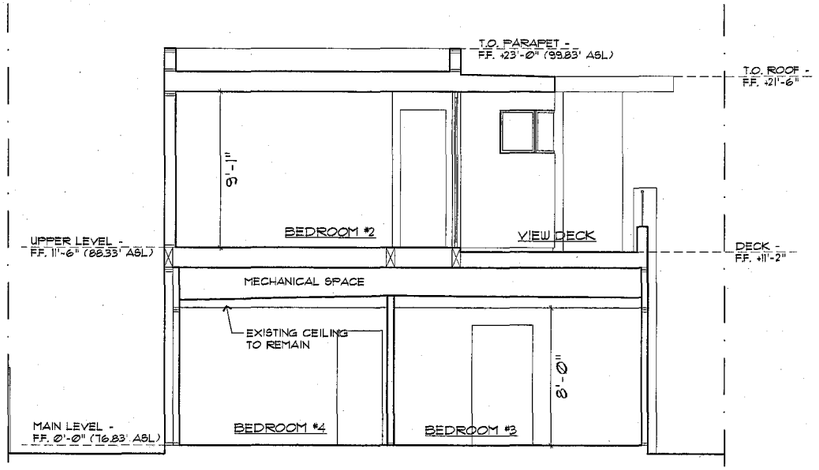
ATTACHMENT 10

ATTACHMENT 10



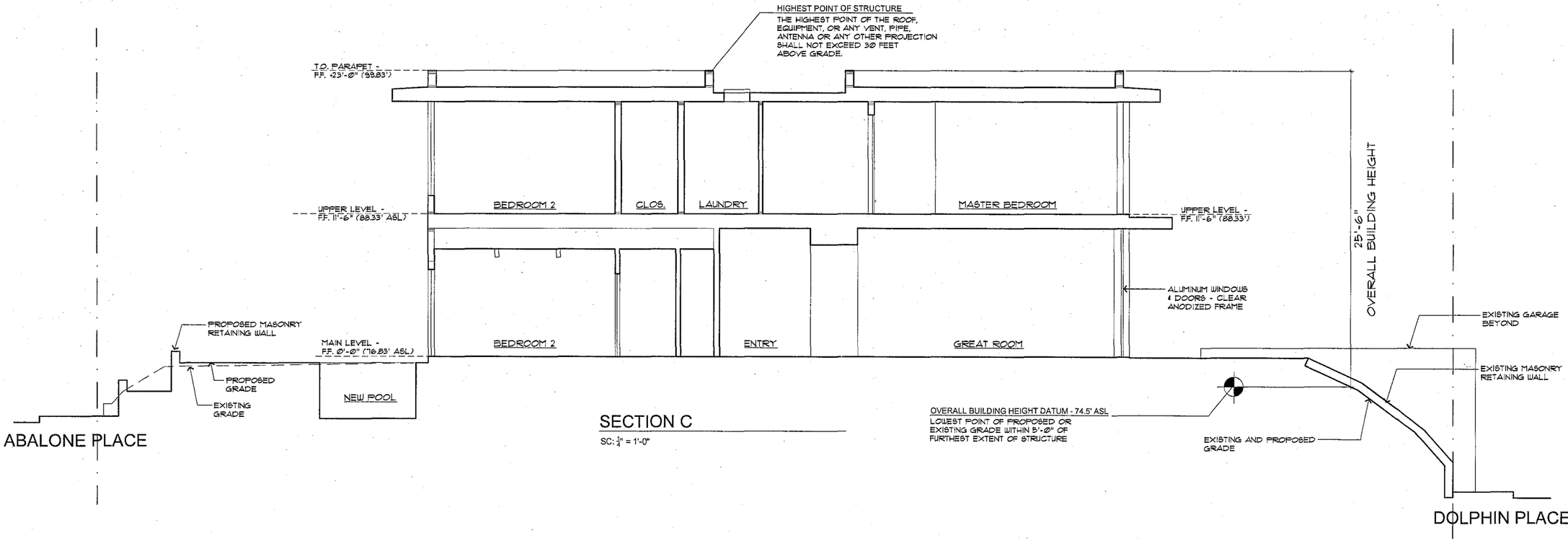
SECTION A

SC: $\frac{1}{4}$" = 1'-0"



SECTION B

SC: $\frac{1}{4}$" = 1'-0"



SECTION C

SC: $\frac{1}{4}$" = 1'-0"

COHEN REMODEL
5616 ABALONE PLACE

PROJECT:
COHEN REMODEL
5616 ABALONE PLACE
LA JOLLA, CA 92037

BUILDING SECTIONS

JOSHUA WOOD CA - C33433

PROJECT # : 14-07

11

SHEET TITLE: SITE SECTIONS

SHT. 11 OF 11

ORIGINAL DATE: 12 - 10 - 2014
REVISION DATE:
REVISION 1: 9 - 01 - 2015
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

ATTACHMENT 10

ATTACHMENT 10

PROJECT DATA SHEET		
PROJECT NAME:	Cohen Residence	
PROJECT DESCRIPTION:	Demolish portions of an existing single-story dwelling unit and construct additions to the structure, including a new swimming pool and spa, retaining walls, a raised wood deck, landscaping and other minor site improvements.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential	
ZONING INFORMATION: **ZONE:** RS-1-7 **HEIGHT LIMIT:** 30-Foot maximum height limit **LOT SIZE:** 5,000 square-foot minimum lot size **FLOOR AREA RATIO:** 0.60 maximum **FRONT SETBACK:** 15 feet minimum/20 feet standard **SIDE SETBACK:** 3.5 feet **STREETSIDE SETBACK:** N/A **REAR SETBACK:** N/A **PARKING:** 1 provided (Previously Conforming)		
ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Low Density Residential; RS-1-7	Single Dwelling Unit Residential
SOUTH:	Low Density Residential; RS-1-7	Single Dwelling Unit Residential
EAST:	Low Density Residential; RS-1-7	Single Dwelling Unit Residential
WEST:	Low Density Residential; RS-1-7	Single Dwelling Unit Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 2, 2015 the La Jolla Community Planning Association voted 14:0:1 to recommend denial of the Project.	