



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: August 21, 2013 REPORT NO. HO 13- 073

ATTENTION: Hearing Officer

SUBJECT: COHEN RESIDENCE EOT
PTS PROJECT NUMBER - 325192

LOCATION: 8130 La Jolla Shores Drive

APPLICANT: Lyda Cohen, agent for Mehrdad Soumekh and Fereshteh Soumekh,
Owners (ATTACHMENT 10) / Mr. Bejan Arfaa, Architect / Consultant

SUMMARY

Issue: Should the Hearing Officer approve an Extension of Time to previously approved Coastal Development Permit No. 556216 and Site Development Permit Nos. 556217 to demolish an existing residence and construct a new single-family residence within the La Jolla Community Plan area?

Staff Recommendation – APPROVE Extension of Time No. 1153104.

Community Planning Group Recommendation – On August 1, 2013, the La Jolla Community Planning Association “pulled” this project from their Consent Agenda and re-scheduled it for September 5, 2013. The applicant did not attend the August 1st meeting and has subsequently requested to move forward to this Hearing Officer Hearing. On July 23, 2013, the La Jolla Shores Permit Review Subcommittee voted 3-1-1 to recommend denial of the proposed Extension of Time (EOT), stating that the Findings cannot be made for an EOT, due to public safety concerns related to the steepness of the driveway and its impact on the adjacent sidewalk. On September 3, 2009, during review of the original project, the La Jolla Community Planning Association voted 13-0-0 to recommend approval of the proposed project, with no conditions (ATTACHMENT 9).

Environmental Review: The Extension of Time would allow the permittee an additional three years in which to act upon the previously approved Coastal Development Permit No. 556216 and Site Development Permit No. 556217. Pursuant to CEQA Section 15378(c) the term project refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The project does not mean each separate governmental approval; therefore, this action would not constitute a separate project under CEQA. The previous action was to approve to demolish an

existing residence and construct a new single-family residence which included the certification of Mitigated Negative Declaration No. 155818, by the Hearing Officer on June 16, 2010.

BACKGROUND

On June 16, 2010, the Hearing Officer approved Coastal Development Permit No. 556216 and Site Development Permit No. 556217, Project No. 155818, known as the "Cohen Residence". The permit was set to expire on June 30, 2013. On May 28, 2013, the applicant applied for an Extension of Time. The project site is located at 8130 La Jolla Shores Drive, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation, Residential Tandem Parking and the Beach Parking Impact Overlay Zones and within the La Jolla Community Plan area.

DISCUSSION

The present application is requesting an Extension of Time to the previously approved Cohen Residence project. The time allowed in the original development permit to construct the Cohen Residence project has expired. No changes to the originally approved project are proposed.

The project proposes to demolish an existing 1,690 square foot residence and construct a two-story over basement 3,842 square foot single family residence with a 753 square foot subterranean garage. The proposed project design meets all the requirements of the Land Development Code. The completed two-story over basement, three bedroom residence will provide 3,842 square feet of living area, a 753 square foot subterranean two-car garage and 299 square feet of deck area.

Grading to accommodate the development consists of 288 cubic yards of cut to a maximum depth of 7-feet, 4-inches and zero cubic yards of fill with the balance of 288 cubic yards exported. Retaining walls up to 8.25 feet high near the entrance to the garage, decorative stonework, landscaping and are required to allow this development to be accomplished on this site.

On July 23, 2013, the La Jolla Shores Permit Review Committee, a subcommittee of the La Jolla Community Planning Association recommended denial of this proposal over the driveway steepness and the related visibility near the sidewalk. However, the Engineering Review Section reviewed the proposed project and found the proposed driveway conforming to the Municipal Code requirements for both driveway gradient and driveway visibility near the sidewalk.

CONCLUSION

Staff has reviewed the proposed Extension of Time and determined the project would not place adjacent residents of the proposed development, or immediate community, in a condition dangerous to their health or safety. In addition, the project would comply with all state and federal laws without any new conditions being added to the approval. Staff has provided draft

findings supporting EOT approval (ATTACHMENTS 6). Staff recommends the Hearing Officer approve the proposed Extension of Time permit as proposed (ATTACHMENTS 7).

ALTERNATIVE

1. Approve Extension of Time No. 1153104, with modifications.
2. Deny Extension of Time No. 1153104, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn R. Gargas, Development Project Manager

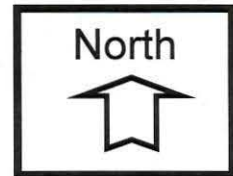
Attachments:

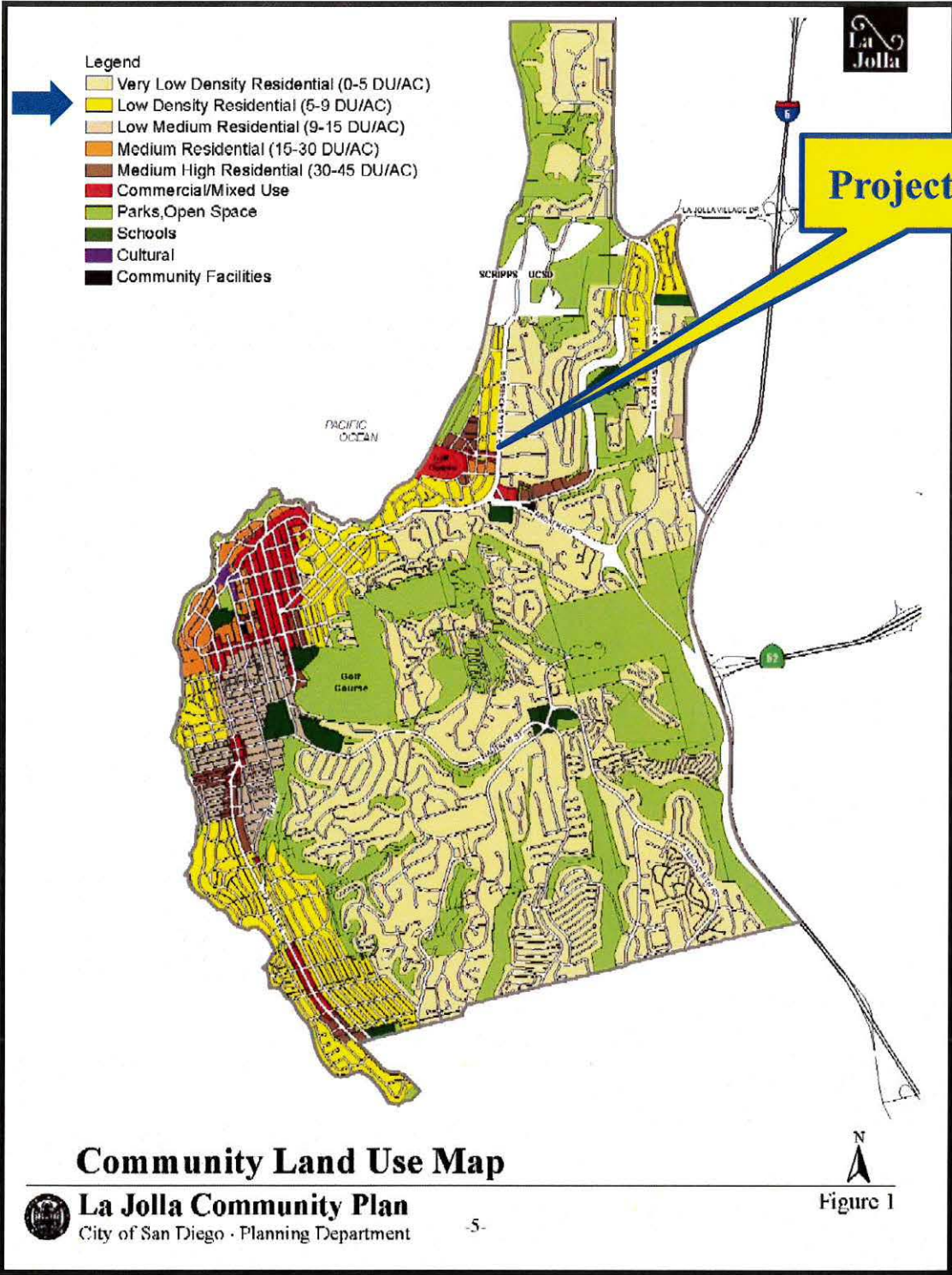
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan (Full set of plans to the Hearing Officer)
6. Draft EOT Resolution with Findings
7. Draft EOT Permits with Conditions
8. Copy of Recorded (existing) Permit
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Copy of Public Notice



Aerial Photo

COHEN RESIDENCE EOT – 8130 LA JOLLA SHORES DRIVE
PROJECT NO. 325192





Land Use Map

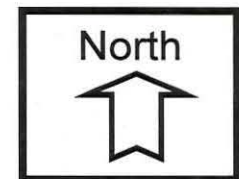
COHEN RESIDENCE EOT – 8130 LA JOLLA SHORES DRIVE
PROJECT NO. 325192 La Jolla





Project Location Map

COHEN RESIDENCE EOT – 8130 LA JOLLA SHORES DRIVE
PROJECT NO. 325192



PROJECT DATA SHEET

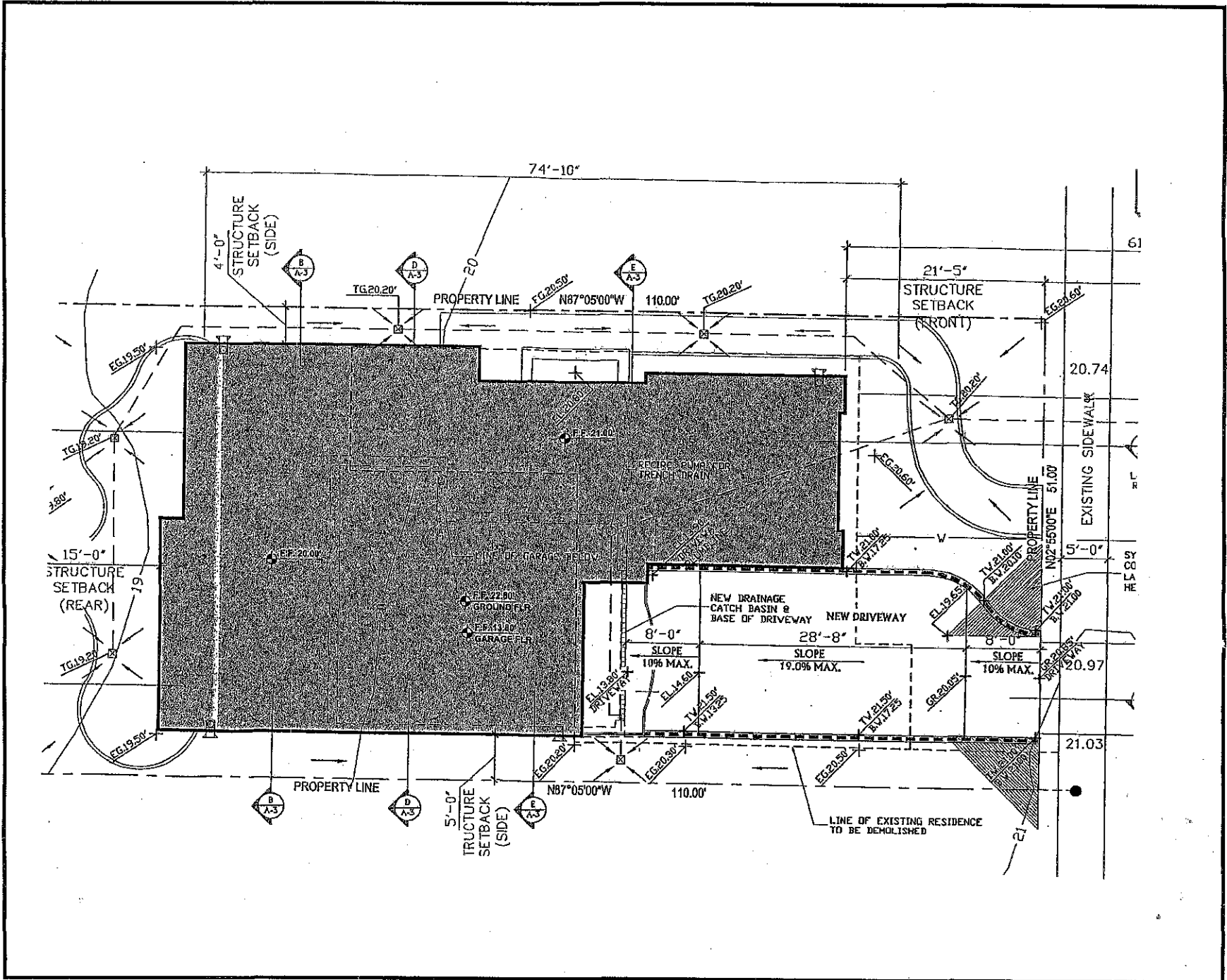
PROJECT NAME:	Cohen Residence EOT – Project No. 325192	
PROJECT DESCRIPTION:	CDP/SDP to demo an existing 1,690 square foot residence and construct an approximately 3,842 square foot single-family residence with a 753 square foot subterranean garage on a 5,610 square foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Extension of Time to previous approved CDP & SDP.	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)	
<u>ZONING INFORMATION:</u> ZONE: SF- Zone of La Jolla Shores PDO HEIGHT LIMIT: 30-Foot maximum height limit. LOT SIZE: 5,610 square-foot lot – existing lot FLOOR AREA RATIO: Max. – general conformity / proposed 0.68 FRONT SETBACK: General conformity – 21.5 feet proposed SIDE SETBACK: General conformity – 4 feet proposed STREETSIDE SETBACK: NA REAR SETBACK: General conformity – 15 feet proposed PARKING: 2 parking spaces required – 2 proposed.		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential and Open Space; SF Zone La Jolla Shores PDO	Single Family Residence
SOUTH:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
EAST:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence

ATTACHMENT 4

WEST:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association “pulled” this project from the consent agenda at their meeting on August 1, 2013, and rescheduled it for September 5, 2013.	



SITE PLAN



HEARING OFFICER RESOLUTION NO. _____
EXTENSION OF TIME NO. 1153104
EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 556216 AND SITE
DEVELOPMENT PERMIT NO. 556217
COHEN RESIDENCE EOT - PROJECT NO. 325192

WHEREAS, Mehrdad Soumekh and Fereshteh S. Soumekh, tenants in common, Owner/Permittee, filed an application with the City of San Diego for a three-year Extension of Time to Coastal Development Permit No. 556216 and Site Development Permit No. 556217 for the demolition of an existing single-family residence and construction of a new single family residence. The project site is located at 8130 La Jolla Shores Drive, in the SF Zone of the La Jolla Shores Planned District, Coastal Zone (non-appealable), Coastal Height Limitation, Residential Tandem Parking, and Beach Parking Impact Overlay Zones and within the La Jolla Community Planning area. The property is legally described as Lot 8, Block 10 of La Jolla Shores, Unit No. 1, Map No. 1913; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Coastal Development Permit No. 556216 and Site Development Permit No. 556217 for Project No. 155818, with the exception of the expiration date; and

BE IT FURTHER RESOLVED, by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Extension of Time No. 1153104, for Coastal Development Permit No. 556216 and Site Development Permit No. 556217:

Site Development Permit No. 556217 Extension of Time:

- 1. The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.**

The project proposes no changes to the approved Site Development Permit for development within the La Jolla Shores Planned District for the demolition of an existing single family residence and construction of a new single-family residence. The proposed new residence and garage is to be located within the disturbed portion of the property. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Mitigated Negative Declaration, Project No. 155818 was prepared in accordance with the California Environmental Quality Act. This environmental analysis did consider potential negative impacts to public health, safety and welfare with no negative impacts found or identified. The project as originally approved for the demolition of the existing single-family residence and construction of a new single family residence would therefore not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

- 2. No new condition is required to comply with state or federal law.**

The project proposes no changes to the approved Site Development Permit for re-development of this site to demolish the existing single-family residence and construct a new single family residence. The project proposes to demolish an existing 1,690 square foot single family residence,

construction of a new 3,842 square-foot single family residence with a 753 square foot on a 0.13-acre property. No new conditions were required to comply with state or federal law.

Coastal Development Permit No. 556216 Extension of Time:

1. **The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.**

The project proposes no changes to the approved Coastal Development Permit for the demolition of an existing single-family residence and construct a new single family residence. The proposed new residence and garage is to be located within the disturbed portion of the property. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Mitigated Negative Declaration, Project No. 155818 was prepared in accordance with the California Environmental Quality Act. This environmental analysis did consider potential negative impacts to public health, safety and welfare with no negative impacts found or identified. The project as originally approved for the demolition of an existing single-family residence and construction of a new single family residence would therefore not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

2. **There are no changed circumstances which would affect the project's consistency with the Local Coastal Program.**

The proposed development for the demolition of an existing single-family residence and construction of a new single family residence is located on a site which has a Very Low Density Residential land use designation, which allows for residential development at a density of 0-5 dwelling units per net acre. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Mitigated Negative Declaration, Project No. 155818 was prepared in accordance with the California Environmental Quality Act. The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay Zone and the Environmentally Sensitive Lands Regulations. The project site is not located on or adjacent to any public views as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Due to these factors the proposed re-development of this site for the new single family residence was found to be consistent and in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan. There has been no change in circumstance, therefore the reviewing City Staff found this proposed project still in compliance with the Local Coastal Program.

3. **No new condition is required to comply with state or federal law.**

The project proposes no changes to the approved Coastal Development Permit for re-development of this site to demolish an existing single-family residence and construct a new residence. The project proposes to demolish an existing 1,690 square foot single family residence, construction of a new 3,842 square-foot single family residence with a 753 square foot on a 0.13-acre property. No new conditions are required to comply with state or federal law.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Extension of Time No. 1153104 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Extension of Time No. 1153104, a copy of which is attached hereto and made a part hereof.
PASSED AND ADOPTED BY THE HEARING OFFICER OF THE CITY OF SAN DIEGO,
CALIFORNIA, ON AUGUST 21, 2013.

By

Glenn R. Gargas
Development Project Manager
Development Services Department

23430869

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

JOB ORDER NUMBER: 23430869

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME NO. 1153104
EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 556216 AND
SITE DEVELOPMENT PERMIT NO. 556217
COHEN RESIDENCE EOT – PROJECT NO. 325192
HEARING OFFICER

This EXTENSION OF TIME No. 1153104 is a three-year Extension of Time to previously approved Coastal Development Permit No. 556216 and Site Development Permit No. 556217, and is hereby granted by the Hearing Officer of the City of San Diego to Mehrdad Soumekh and Fereshteh S. Soumekh, tenants in common, Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111. The 0.13-acre site is located at 8130 La Jolla Shores Drive, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limit, zones, within the La Jolla Community Planning area. The property is legally described as Lot 8, Block 10 of La Jolla Shores, Unit No. 1, Map No. 1913.

Subject to the terms and conditions set forth in this Permit, and previously approved Coastal Development Permit No. 556216 and Site Development Permit No. 556217, permission is granted to to Mehrdad Soumekh and Fereshteh S. Soumekh, Owners/Permittees to demolish the existing residence and construct a new single family residence, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project Coastal Development Permit No. 556216 and Site Development Permit No. 556217 approved by the Hearing Officer on June 16, 2010, is hereby extended as indicated within this permit until June 30, 2016.

The project shall include:

- a. A three year extension of time for the previously approved Coastal Development Permit No. 556216 and Site Development Permit No. 556217.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to June 30, 2016, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
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. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Coastal Development Permit No. 556216 and Site Development Permit No. 556217, Recorded with the County of San Diego Recorder on July 21, 2010, Document No. 2010-0365629, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
5. 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].

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 development 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 §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 August 21, 2013 by Resolution No. _____.

Gargas, Glenn

From: Michelle Meade [mmeade@islandarch.com]
Sent: Tuesday, August 06, 2013 5:23 PM
To: Gargas, Glenn; 'info@lajollaCPA.org'; Phil Merten
Subject: RE: La Jolla Community Group Vote/Recommendation - Cohen Res. EOT - Project No. 325192 - 8130 La Jolla Shores Drive
Attachments: 2013-7-minutes-final2.pdf

There wasn't a reason given for why the project was pulled, but speaking as a lay person, whom only views the LCPA process from the sidelines - I notice that the PRC said that the findings can not be made for this EOT (motion on the consent). So perhaps this helps the applicant return for a positive vote???

Attaching the minutes from the PRC meeting here.

PRC JULY – Cohen Res. EOT

Motion: Emerson Second: Naegle

Findings can not be made for an Extension Of Time due to public safety concerns relative to the steepness of the driveway and its impact on the adjacent sidewalk, per 126.0111 paragraph 2.G.1.

Motion carries: 3-1-1; Approve: Emerson, Naegle, Steck; Oppose: Lucas; Abstain: Conboy

Michelle (Meagher) Meade



mmeagher@islandarch.com | www.islandarch.com

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From: Gargas, Glenn [<mailto:GGargas@sandiego.gov>]
Sent: Tuesday, August 06, 2013 12:35 PM
To: Michelle Meade; 'info@lajollaCPA.org'; Phil Merten
Subject: RE: La Jolla Community Group Vote/Recommendation - Cohen Res. EOT - Project No. 325192 - 8130 La Jolla Shores Drive

Michelle,

Was there a reason stated or given as to why this item was pulled from consent?

The applicant, Bejan Arfaa was not in attendance at last week's meeting believing that there was not much else he could say or do – feeling that the decision was made already.

From: Michelle Meade [<mailto:mmeade@islandarch.com>]
Sent: Monday, August 05, 2013 5:04 PM
To: Gargas, Glenn; 'info@lajollaCPA.org'; Phil Merten
Subject: RE: La Jolla Community Group Vote/Recommendation - Cohen Res. EOT - Project No. 325192 - 8130 La Jolla Shores Drive

Hi Glenn, this project was pulled from consent and will be heard at the September 5th meeting.

Michelle

Michelle (Meagher) Meade



mmeagher@islandarch.com | www.islandarch.com

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From: Gargas, Glenn [<mailto:GGargas@sandiego.gov>]
Sent: Monday, August 05, 2013 2:01 PM
To: 'info@lajollaCPA.org'; Michelle Meade; Phil Merten
Subject: La Jolla Community Group Vote/Recommendation - Cohen Res. EOT - Project No. 325192 - 8130 La Jolla Shores Drive

Tony, Michelle and or Phil,

Does anyone know if the La Jolla Community Planning Association made a formal recommendation/vote on this project?

I think it may have been on last Thursday's Agenda. Your assistance would be greatly appreciated. Thank You!

La Jolla Shores Permit Review Committee Minutes

4:00 p.m. Tuesday July 23, 2013

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee members in attendance: Laura DuCharme Conboy (acting chair), Janie Emerson, Tim Lucas, Myrna Naegle, Bob Steck. Absent: Dolores Donovan, Phil Merten, John Schenck

1. **Non-Agenda Public Comment** : None
2. **Chair Comments**: None
3. **Election of PRC officers for July 2013 to May 2014**: Tabled until next month
4. **Project review**
 - A. **Sudberry Residence**, 8039 and 8053 Calle Del Cielo
 - B. **Cohen Residence EOT**, 8130 La Jolla Shores Drive

4A. Sudberry Residence

- Project No. 304002
- Type of Structure: Single Family Residence
- Location: 8039/8053 Calle Del Cielo
- Project Manager: Paul Godwin; 619-446-5190; pgodwin@sandiego.gov
- Owner's rep: Haley Bareisa, Island Architects; 858-459-9291; hbareisa@islandarch.com

Project Description: Demolition of existing SFR located at 8053 Calle del Cielo plus a portion of existing SFR located at 8039 Calle del Cielo. Construct a single SFR over walk-in basement and related site improvements over both lots (total lot size, 44,140 sf; GFA=18,836 sf). An amendment to CDP No. 388708 and SDP No. 388170 (PTS 1152239). Coastal Overlay and Coastal Height Limit Zones. [City]

- Lot size: 44,140 sf (total both lots)
- Existing Sq/Ft: 8,255 sf (total both homes)
- Proposed 1st story: 7,424 sf (1st floor habitable)
- Proposed 2nd story: none
- Subterranean: 3,393 sf garage +6,109 sf lower level habitable = 9,502 sf
- Total Sq/ft (excluding subterranean if applicable): 16,926 (includes subterranean garage)
- GFA (if different from above) 18,836 sf (includes portion of covered terrace per 113.0234)
- Percent of lot covered: 24% (calc'd by lower level footprint-includes countable terraces 10,676 sf)
- Floor area ratio: 43%
- Height: Structure height 27'-8"/Plumb Line Height 29'-8"
- Front yard setback: 20'-0"
- Side yard setback: 5'-1" (existing lower level to remain) and 19'-10" (main level closest)
- Rear Yard setback: 103'-10"
- Percent of green softscape: 61%
- Off street parking: 6 spaces

Seeking: Amended Coastal Development Permit (CDP) and Site Development Permit (SDP) for La Jolla Shores

Conboy: Looking at the front elevation: they have done a good job with mitigating and setting back the structure so there is a lower impact on street view. Could you lower the middle portion with the high ceiling from 13' to 12'? **Crisafi:** The owner would like to have the high interior ceiling. They spent a lot of time on the design. They have a transparent wall below it and the idea is to make this an indoor-outdoor space, and the high ceiling adds to the effect. They could lower the height to 10', but it would be a different design and change the indoor-outdoor affect. **Conboy:** Could you lower those roof areas (the middle roof and those adjacent) by a foot to 12' and still retain the design? **Crisafi:** He will discuss it with the owners. On one project he lowered the height to 12' and had a substantial savings. It may be possible to do here.

Emerson: Biggest concern is coming up the hill from Dorado – the south end of the current building stands out. Adding a second story at this end will stand out even more. **Crisafi:** The slope of the street makes it stand out. They have landscaped this area and will be adding more. Some magnolia trees have been added which grow up and shield the building. **Emerson:** This neighborhood has a single story feel, and as you come up the hill and make the curve, the mass of the structure hits you. Adding a second story on this part will make this appear as the biggest thing in the neighborhood, which is her biggest concern. Maybe bringing down the roofs one foot would make a difference? **Crisafi:** He could do a rendering and ask the owners.

Lucas: Clarify the center portion with the 13' high ceiling structure. Is that going to be glazing or a roll-up door? **Crisafi:** There are sliding glass doors set back from the eaves, with columns in front defining an open space. There will be trees planted on each side near the columns. **Lucas:** You won't see much when you are walking, possibly some while driving. **Crisafi:** You will see some of it while driving. **Lucas:** On the south side elevation you have stepped the second floor back 13', how far is it stepped back on the street side. **Bariesi:** 26'. **Crisafi:** The planting will grow up at this south corner step back for more privacy and to soften the second floor. **Lucas:** At the north end, there is a porch area that you step out onto. On the north side of will there be plantings or trees for privacy for the McMurray patio? **Crisafi:** There will be planting on both sides of the driveway. There will also be louvers for privacy on the north side, as shown on the drawing.

Motion: Steck Second: Naegle

The findings can be made for an amendment to Coastal Development Permit and a Site Development Permit based on plans presented, dated 7-23-2013.

Motion carries: 4-1-0; approve: Conboy, Lucas, Naegle, Steck; Oppose: Emerson

Discussion on the motion:

Lucas: This is a big house sited on a combined two lots. Efforts have been made with articulation and landscaping to soften the finished house. While he personally favors smaller projects, feels this proposed design but this meets all the codes and will support the motion.

Conboy: Agrees with comments by Lucas. In addition, setting the house back and having covered terraces softens the massing. Lowering the roof structures one foot would help the massing even more.



4B. Cohen Residence EOT

Project Description: Extension of Time for Coastal Development Permit 556216 and Site Development Permit 556217 to demolish an existing 1,690 square foot residence and construct a new 3,842 square foot single family residence with a 753 square foot garage on a 0.13 acre property. The project site is located at 8130 La Jolla Shores Drive in the SF Zone of the La Jolla Shores Planned District within the

La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limitation, Residential Tandem Parking, Parking Impact Overlay Zones

- Project No. 325192
- Type of Structure: Single Family Residence
- Location: 8130 La Jolla Shores Drive
- Project Manager: Glenn Gargas; 619-446-5142; ggargas@sanidiego.gov
- Owner's rep: Bejan Arfaa Architect; 619-293-3118

Presented by Bejan Arfaa

This project is a two-story residence with an underground garage. The driveway slopes down into the garage. This project was approved 6-16-10 and issued a CDP & SDP. The entrance to the house is on the south side. There is a stairway from the garage. The second floor has 2 bedrooms.

Committee questions

Conboy: What is the slope of the driveway? **Arfaa:** Believes average is around 14%. It is 19% at the bottom and transitions to 10% at the top. **Conboy:** will backing out be a problem with La Jolla Shores Drive?. **Arfaa:** There is an area between the sidewalk and the street. The driveway is 60' from LJ Shores Drive. **Conboy:** There is still a problem with backing out, up the slope onto the driveway? **Arfaa:** The driveway is 18' wide at this point and they could turn around in it. **Conboy:** Doesn't think that they can, it is still too narrow.

Conboy: This project was passed before, and this is an EOT, so it is not here for complete review. Still there are findings that must be met for public safety. **Arfaa:** This project was approved before and there have been no changes. There are view triangles shown at the corners of the driveway.

Lucas: Doesn't believe any there have been any significant state law changes that would affect this request for and EOT.

Conboy: The driveway has a 10% transitional slope at the top, which is still a significant slope, and there would be problems with visibility when backing out. With backing out, the drivers head is down slope in the driveway. **Emerson:** And the rear of the car obscures the view. **Conboy:** Designed a house with a similar driveway, and was very concerned with exiting the garage. That design had a turn-around in the garage, but even heading face out up the slope there were visibility issues.

Emerson: Has safety concerns with the driveway and backing out onto the sidewalk. This is a busy sidewalk at this area, with lots of people walking by including mothers with strollers.

Naegle: How big are the visibility triangles? **Conboy:** They are shown as 10' on either side of the driveway, per code.

Lucas: This project was reviewed before, and the driveway slope was part of that review. I do not have the minutes from the original review by the committee in mid 2009, but do recall that this was discussed extensively. The city signed off on the driveway design.

Lucas, Conboy: The findings for Approval for Extension of Time for a Coastal Development Permit are:

126.0111 G: *An extension of time for a Coastal Development Permit may be*

approved only if the decision maker makes all of the following findings:

- (1) The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety;*
- (2) There are no changed circumstances which would affect the project's consistency with the Local Coastal Program; and*
- (3) No new condition is required to comply with state or federal law.*

Motion: Emerson Second: Naegle

Findings can not be made for an Extension Of Time due to public safety concerns relative to the steepness of the driveway and its impact on the adjacent sidewalk, per 126.0111 paragraph 2.G.1.

Motion carries: 3-1-1; Approve: Emerson, Naegle, Steck; Oppose: Lucas; Abstain: Conboy

Meeting Adjourned, unanimous consent.



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 – 3 September 2009

Attention: Andrew Hanau, PM, City of San Diego

Project: Cohen Residence
8130 La Jolla Shores Road
PN: 155818

Motion: To accept the recommendation of the PRC Committee to approve Cohen Residence and forward the recommendation to the City. **Vote: 13-0-0**

Submitted by: Joseph LaCava **3 September 2009**

Joe LaCava, President **Date**
La Jolla CPA

PRC Committee report for August 2009

Cohen Residence

PROJECT NUMBER: 155818

8130 La Jolla Shores Rd.

TYPE OF STRUCTURE: Single Family Residence

PROJECT DESCRIPTION: Two story, four bedroom with underground two car garage

Presentation by Chris Martin

Recent letter received from Kelly Speer was read, indicating that her concerns expressed in a previous letter had been answered. She now has no objections to the project.

Motion: Lucas, second: Morton

Findings can be made to support project.

Motion approved 6-0-0



JUL 21, 2010 10:39 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 76.00

PAGES: 21



*File
2010
10/21*

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501
Delete one of the above.

8546

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23430869

COASTAL DEVELOPMENT PERMIT NO. 556216
SITE DEVELOPMENT PERMIT NO. 556217
COHEN RESIDENCE PROJECT NO. 155818 [MMRP]
HEARING OFFICER

This Coastal Development Permit (CDP) No. 556216 and Site Development Permit (SDP) No. 556217, is granted by the Hearing Officer of the City of San Diego to Mehrdad Soumekh, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0701 and Section 126.0502. The 0.13 acre site is located at 8130 La Jolla Shores Drive in the SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan and in the Coastal Overlay (non-appealable), Coastal Height Limitation, Residential Tandem Parking, and Parking Impact zones. The project site is legally described as: Lot 8 of Block 10 of La Jolla Shores Unit No. 1 of Map No. 1913, filed June 8, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish an existing 1,690 square foot residence and construct a 3,842 square foot single family residence with a 753 square foot subterranean garage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 16, 2010, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 1,690 square foot residence;
- b. Construction of a 3,842 square foot, three level single family residence with a 753 square foot subterranean garage and 299 square feet of deck area;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and

ORIGINAL

8547

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
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.

ORIGINAL

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION, NO.155818, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, NO.155818, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Historic Resources (Archaeology)**

ENGINEERING REQUIREMENTS:

14. The project proposes to export 288 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"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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

17. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk under-drains in the La Jolla Shores Drive.

18. Prior to the issuance of any construction permit, the Applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

20. Prior to the issuance of any construction permit the Applicant 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.

21. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or 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 existing driveway.

22. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of construction permits for grading or building, the Owner/Permittee shall submit a landscape plan consistent with Approved Exhibit "A" [Landscape Development Plan]. The planting plan shall show the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Plan" [LDC 1510.0304(h)]. The plan shall also show the location of the required Street Trees as per Section 142.0610 of the Land Development Code, Public Facility Regulations.

24. Provide the following note on the "Landscape Plan": "All of the landscape to meet the 30 percent area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance [LDC 1510.0304(h)] prior to final inspection."

25. Any modifications or changes to the "Landscape Plan" and existing or proposed plant material, as shown on the Approved Exhibit "A," Landscape Development Plan, is permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance [LDC 1510.0304(h)].

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

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

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

PLANNING/DESIGN REQUIREMENTS:

29. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use

unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

30. 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.

INFORMATION ONLY:

- 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 June 16, 2010, by Resolution Number HO-6324



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

Ownership Disclosure Statement

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

Project Title

8130 LA JOLLA SHORES DR.

Project No. For City Use Only

325192

Project Address:

82130 LA JOLLA SHORES DR.

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):
 LYDA COHEN

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 8508 RUETTE MONTE CARLO

City/State/Zip:
 LA JOLLA, CA 92037

Phone No: _____ Fax No: _____
 Signature: *Lyda Cohen* Date: *5/21/13*

856.459.0500

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

TS
BF

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Stephen R. Konold, Esq.
PO Box 157
La Mesa, CA 91944

13358

DOC

2007-0560358
ATTACHMENT 10



AUG 22, 2007 4:58 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 13.00
DC: 00
PAGES: 3



2007-0560358

MAIL TAX STATEMENTS TO:

Mehrdad Soumekh
6109 Plainview Drive
Bethesda, MD 20817

DOCUMENTARY TRANSFER TAX \$-0- R&T 62(a)(2)

Computed on the consideration or value
property conveyed; OR

Computed on the consideration or value
less liens or encumbrances remaining at
time of sale.

(Signature of Declarant or Agent Determining Tax)

APN: 346-283-11-00

GRANT DEED

Without consideration, Mehrdad Soumekh, a married man, as his sole and separate property, as to an undivided 50% interest and Fereshteh S. Soumekh, a married woman, as her sole and separate property, as to an undivided 50% interest, as tenants in common, hereby grant to Eliahou, LLC, a California limited liability company, that certain real property in the City of San Diego, County of San Diego, State of California, described as follows:

LOT 8 IN BLOCK 10 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 3, 1926.

DATED: July 25, 2007

Mehrdad Soumekh

Fereshteh S. Soumekh

MARIA CAROLINA GOMEZ
Notary Public
Commonwealth of Massachusetts
My Commission Expires October 4, 2013

MAIL TAX STATEMENTS AS DIRECTED ABOVE



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 7, 2013

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	August 21, 2013
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	EXTENSION OF TIME / PREVIOUSLY CERTIFIED MITIGATED NEGATIVE DECLARATION / PROCESS 3
PROJECT NO:	<u>325192</u>
PROJECT NAME:	<u>COHEN RESIDENCE EOT</u>
APPLICANT:	BEJAN ARFAA
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 / ggargas@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for an **Extension of Time for Coastal Development Permit No. 556216 and Site Development Permit No. 55617 to demolish an existing 1,690 square foot residence and construct a two-story 3,842 square foot single family residence with a 753 square foot garage on a 0.13 acre property. The project site is located at 8130 La Jolla Shores Drive, in the SF (single-family) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), the Coastal Height Limit, Residential Tandem Parking and the Parking Impact Overlay Zones within the La Jolla Community Plan area.**

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

A Mitigated Negative Declaration (MND) No. 155818 was prepared and certified for the original project on June 16, 2010. This extension of time (EOT) was reviewed by the Environmental Analysis Section and it was determined that, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous MND; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous MND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous MND was certified. Therefore, no subsequent environmental document is needed for this EOT, as all of the impacts were adequately addressed and disclosed in MND No. 155818.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at

(619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.
Internal Order Number: 23430869.