



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: November 20, 2013 REPORT NO. HO-13-101

ATTENTION: Hearing Officer

SUBJECT: **DIMENSTEIN RESIDENCE**
PTS PROJECT NUMBER - 313406.
PROCESS 3.

LOCATION: 8445 La Jolla Scenic Drive North

APPLICANT: Mr. and Mrs. Sam and Sandra Dimenstein, Co-Trustees of Dimenstein Family Trust, Owner
Mr. Scott Spencer, Architect/Designer/Agent

SUMMARY

Requested Action - Should the Hearing Officer approve a Site Development Permit (La Jolla Shores Planned District) to add on to and remodel an existing single family residence on a 21,665 square foot property in the La Jolla Community Plan area?

Staff Recommendation – APPROVE Site Development Permit No. 1096148.

Community Planning Group Recommendation – The La Jolla Community Planning Association voted to approve the project by a vote of 12-2-1 at their meeting on July 10, 2013. The recommendation did not include any conditions or additional comments (Attachment 8).

Other Recommendations – The La Jolla Shores Advisory Board voted 4-0 to recommend approval of the project at their meeting of September 17, 2013.

Environmental Review – The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, 15301, that allows for additions to existing structures. This project is not pending an appeal of the environmental determination. The exemption determination for this project was made on October 29, 2013; and the opportunity to appeal that determination will end on November 13, 2013.

BACKGROUND

The project site is currently developed with an existing single-family built in 1966. The surrounding properties are fully developed and form a well established single family residential neighborhood. The project site is located at 8445 La Jolla Scenic Drive North, in the SF Zone of the La Jolla Shores Planned District Ordinance, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Planning Area. A Site Development Permit is required, by the Land Development Code (Section 1510.0201), for the proposed development on a site within the La Jolla Shores Planned District.

DISCUSSION

The project proposes to construct an approximate 4,948 square-foot addition remodel to an existing approximate 3,775 square foot single family residence, resulting in a total of approximate 8,723 square foot single family residence with a three car garage and a total of seven off-street parking spaces and a swimming pool on a 21,665 square-foot property. During the project's review with City staff, the applicant has modified the project to conform to all of the development regulations of the SF Zone La Jolla Shores Planned District Ordinance and other applicable development regulations. This review included the review of a submitted neighbor survey, which analyzed and compared the setbacks, bulk and massing of the surrounding properties to the proposed project to determine conformance with the La Jolla Shores Planned District. Also this project was revised to comply with the required minimum of seven off-street parking spaces, due to the project's seven bedroom design and location within the Parking Impact Overlay Zone – Campus Parking.

The proposed building elevations indicate the use of stucco exterior walls, wood clad doors and windows, stone veneer and pitched clay tile roofing. As a designed, all modifications to the existing residence and the new addition are done to make a uniformed architectural appearance. The project does not propose any significant amount of grading. The project is designed to comply with the 30 foot height limit with the height of the portions to the structure being up to 30 feet high.

CONCLUSION

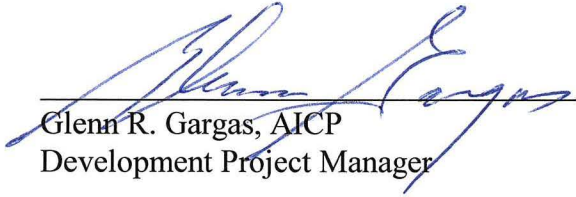
Staff has reviewed the proposed Site Development Permit determined the project is consistent with the La Jolla Shores Planned District Ordinance, the applicable regulations. Staff has provided draft findings supporting Site Development Permit approval (Attachment 7). Staff recommends the Hearing Officer approve the proposed Site Development Permit as proposed (Attachment 6).

ALTERNATIVES

1. Approve Site Development Permit No. 1096148, with modifications.

2. Deny Site Development Permit No. 1096148, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn R. Gargas, AICP
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
6. Draft SDP with Conditions
7. Draft SDP Resolution with Findings
8. Copy of Community Group Recommendation
9. Ownership Disclosure Statement
10. Copy of Public Notice

Job Order Number: 24003583

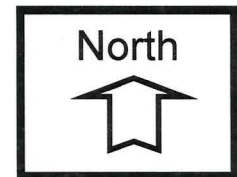


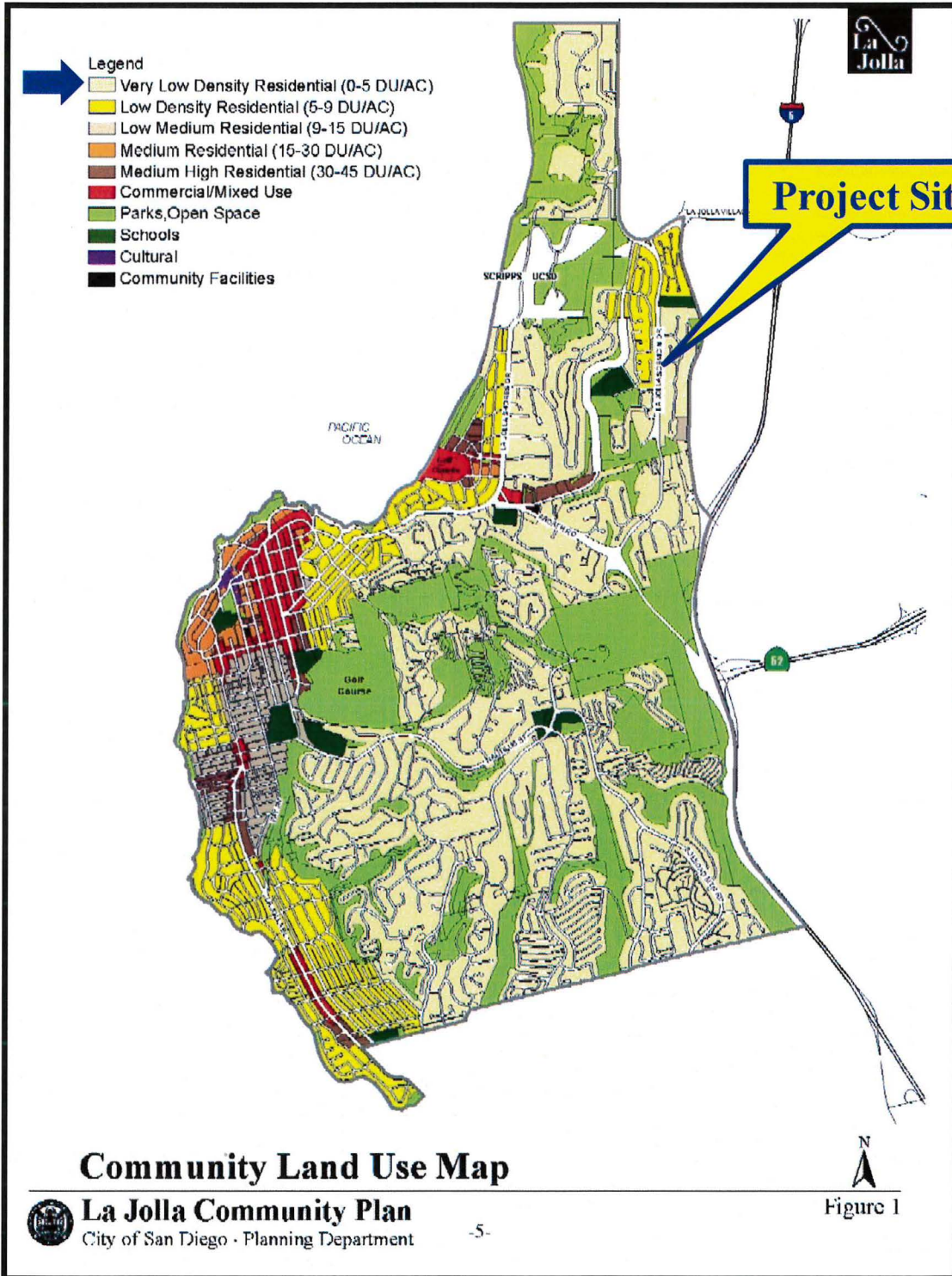
•Project Site



Aerial Photo

DIMENSTEIN RESIDENCE – 8445 LA JOLLA SCENIC DRIVE NORTH
PROJECT NO. 313406





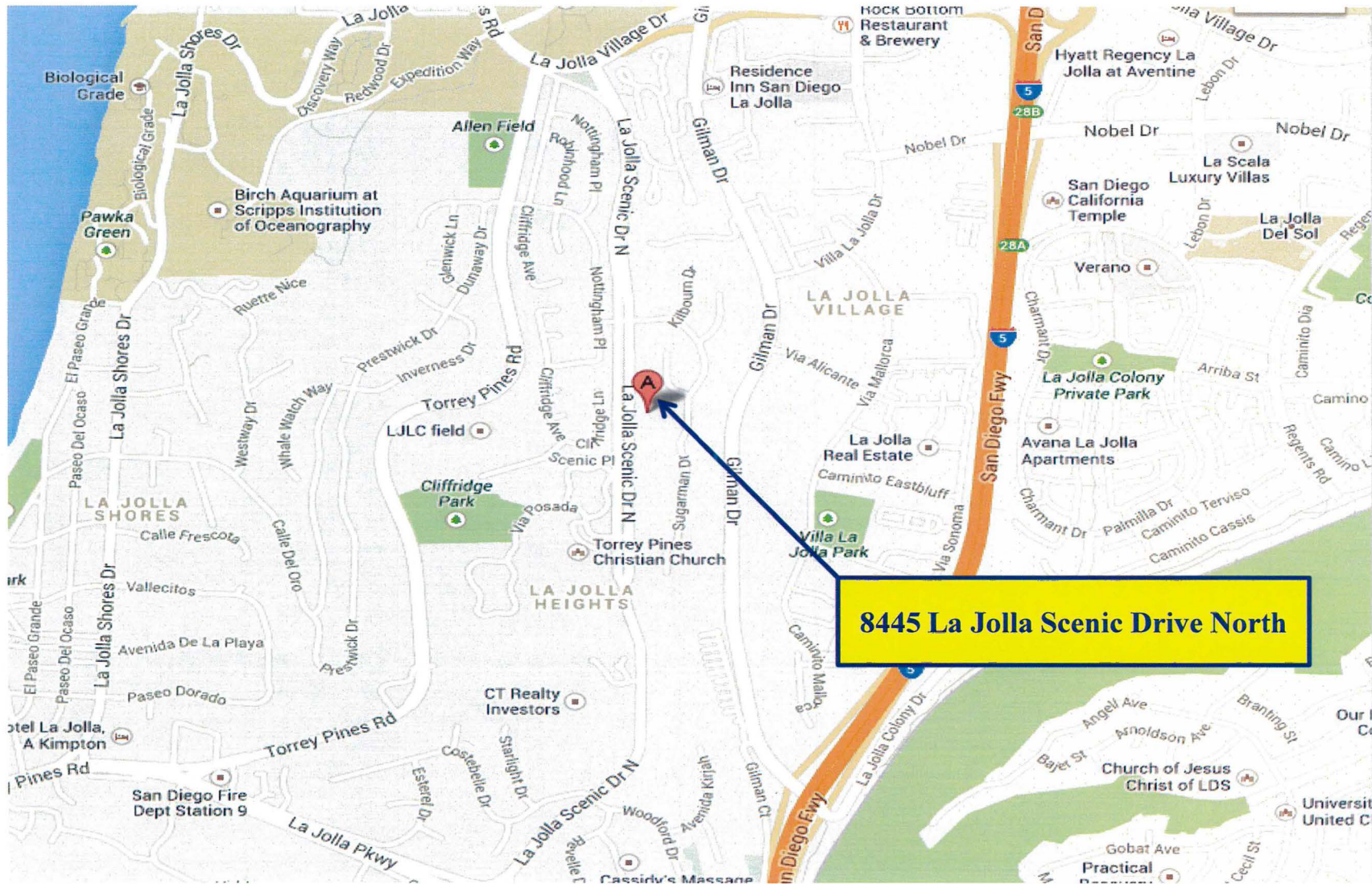
Land Use Map

DIMENSTEIN RESIDENCE – 8445 LA JOLLA SCENIC DRIVE

NORTH

PROJECT NO. 313406 La Jolla





8445 La Jolla Scenic Drive North



Project Location Map

DIMENSTEIN RESIDENCE – 8445 LA JOLLA SCENIC DRIVE NORTH
PROJECT NO. 313406

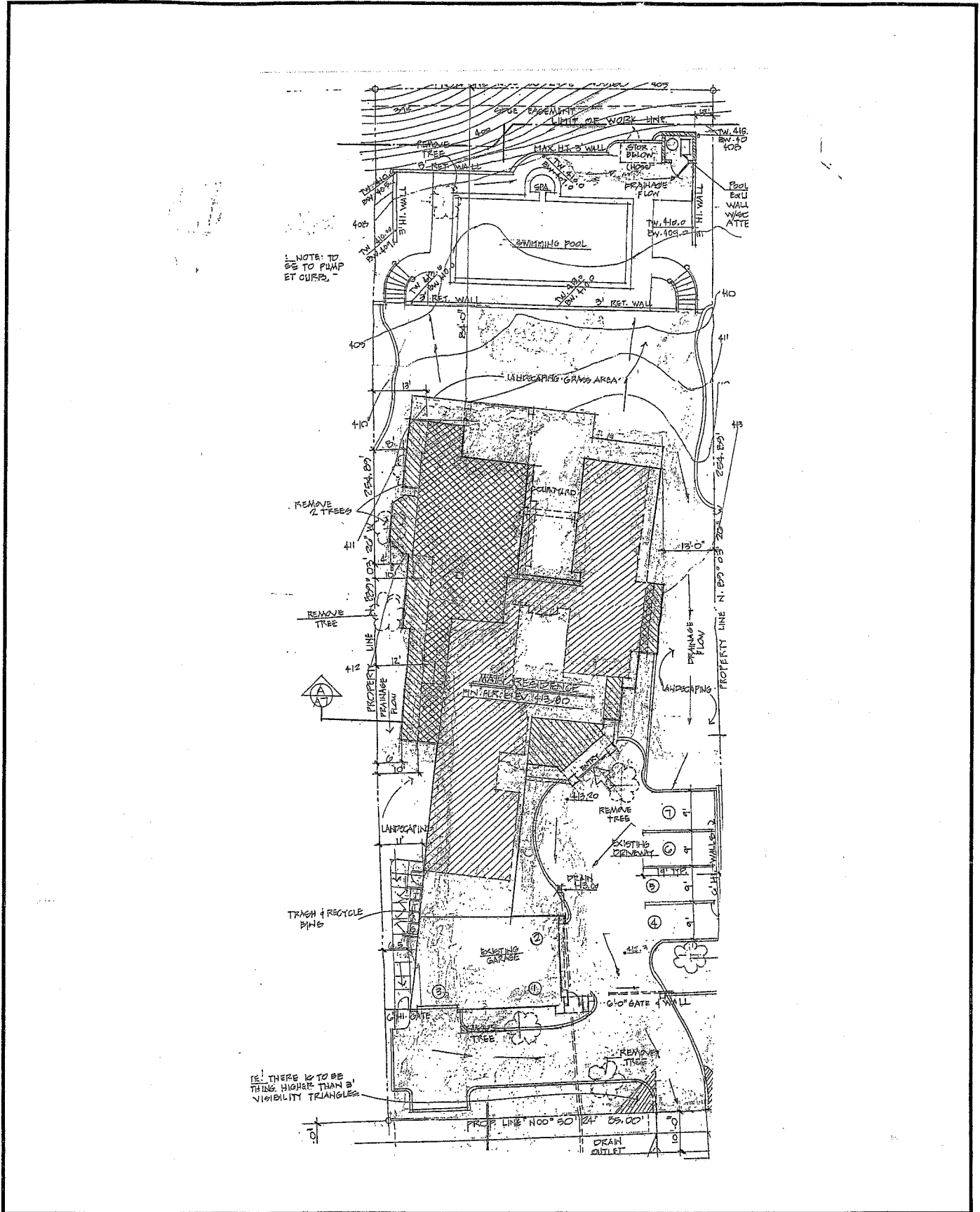


PROJECT DATA SHEET

PROJECT NAME:	Dimenstein Residence – Project No. 313406	
PROJECT DESCRIPTION:	SDP to construct an addition remodel to an existing single family residence, resulting in a total 8,723 square foot single family residence on a 21,665 square foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 DUs per acre)	
<u>ZONING INFORMATION:</u> ZONE: SF Zone of La Jolla Shores PDO HEIGHT LIMIT: 30-Foot maximum height limit. LOT SIZE: Approx. 8,000 square-foot minimum lot size – existing lot 21,665 sq. ft. FLOOR AREA RATIO: 0.42 FRONT SETBACK: 26 feet SIDE SETBACK: 4 & 13 feet STREETSIDE SETBACK: NA REAR SETBACK: 84 feet PARKING: 7 parking spaces required.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential; SF Zone – La Jolla Shores PDO	Single Family Residence
SOUTH:	Very Low Density Residential; SF Zone – La Jolla Shores PDO	Single Family Residence
EAST:	Very Low Density Residential; SF Zone - La Jolla Shores PDO	Single Family Residence
WEST:	Very Low Density	Single Family Residence

ATTACHMENT 4

	Residential; SF Zone – La Jolla Shores PDO	
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted to approve the project by a vote of 12-2-1 at their meeting on July 10, 2013.	



SITE PLAN

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

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: 24003583

SITE DEVELOPMENT PERMIT NO. 1096148
DIMENSTEIN RESIDENCE - PROJECT NO. 313406
HEARING OFFICER

This Site Development Permit No. 1096148 is granted by the Hearing Officer of the City of San Diego to Sam and Sandra Dimenstein, Co-Trustees of Dimenstein Family Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 1510.0201. The 21,665 square foot site is located at 8445 La Jolla Scenic Drive North, in the SF Zone of the La Jolla Shores Planned District, Coastal Height Limitation, Airport Influence Area and Parking Impact Overlay Zones within the La Jolla Community Plan area. The project site is legally described as: Lot 2, excepting therefrom the north 40 feet; and the north 35 feet of Lot 3, Ridgeway Ranch, Map No. 3945.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to add on to and remodel an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2013, on file in the Development Services Department.

The project shall include:

- a. Remodel and construction of a 4,948 square foot, two-story, addition to an existing 3,775 square foot residence, resulting in a 8,723 square foot single family residence on a 21,665 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site fences and retaining walls; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 5, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing two driveways with City standard curb, gutter and sidewalk and the construction of a 12-foot wide City standard driveway, on La Jolla Scenic Drive North, satisfactory to the City Engineer.

12. Prior to the issuance of any building permit, the Owner/Permittee shall remove the existing planter wall located within La Jolla Scenic Drive North right-of-way, satisfactory to the City Engineer.
13. 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.
14. 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.
15. 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.
16. Prior to the issuance of any foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

17. In the Single-Family Zone, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.
18. All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence.
19. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
20. All hardscape and softscape (plants) shall be identified and dimensioned. Softscape shall be no less than 30 percent of the lot area.

PLANNING/DESIGN REQUIREMENTS:

21. Owner/Permittee shall maintain a minimum of seven (7) 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.

22. 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.

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

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 November 20, 2013, by Resolution No. _____.

**HEARING OFFICER RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 1096148
DIMENSTEIN RESIDENCE - PROJECT NO. 313406**

WHEREAS, Sam and Sandra Dimenstein, Co-Trustees of Dimenstein Family Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel and add on to an existing single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1096148, on portions of a 21,665 square foot property;

WHEREAS, the project site is located at 8445 La Jolla Scenic Drive North, in the SF Zone of the La Jolla Shores Planned District Ordinance of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 2, excepting therefrom the north 40 feet; and the north 35 feet of Lot 3, Ridgeway Ranch, Map No. 3945;

WHEREAS, on November 20, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1096148 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 29, 2013, 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 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated November 20, 2013.

FINDINGS:

Site Development Permit - Section 126.0504

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

The proposed 4,948 square-foot addition to an existing approximate 3,775 square foot residence, resulting in a total of approximate 8,723 square foot single family residence will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the plan's Very Low Density (0-5 DU/AC) land use designation, La Jolla Community Plan and Local Coastal Land Use Plan, and the development regulations of the La Jolla Shores Planned District's SF Zone, allowed density, and design recommendations. The 21,665 square foot project site is designated for residential development and will continue to be single-family residential use with development of this project. The new addition/ remodeled single family residence with an attached garage has its vehicular access and ample parking, a minimum of seven off-street parking spaces, designed to be accessed from a driveway off of La Jolla Scenic Drive North. As such, the proposed development will not adversely affect the applicable land use plan.

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

The proposed addition to the existing single-family residence with an attached garage has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District. The environmental review determined that the project was categorically exemption under Section 15303 (new construction) of the California Environmental Quality Act (CEQA). The environmental review did not find any significant impacts to public health, safety and welfare. The proposed new addition to the single family residence with an attached garage would therefore not be detrimental to the public health, safety and welfare.

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

The proposed addition to an existing single family residence with an attached garage, to total approximately 8,723 square-feet of gross floor area, will comply with the development regulations of the La Jolla Shores Planned District's SF Zone and the recommendations from the La Jolla Community Plan and Local Coastal Program Land Use Plan. City staff reviewed the setbacks, bulk and scale relationship, building height, submitted geology report, and found the proposed development consistent with all of the required development regulations. No deviations to the development regulations are proposed. The proposed addition to the existing single-family residence will comply with all the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1096148, 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. 1096148, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas, AICP
Development Project Manager
Development Services

Adopted on: November 20, 2013

Job Order No. 24003583



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

Special Meeting – 10 July 2013

Attention: Glenn Gargas, PM
City of San Diego

Project: Dimenstein Residence
8445 La Jolla Scenic Drive
PN: 313406

Motion: To accept the recommendation of the PRC Committee, that the findings can be made for a Site Development Permit to remodel and construct a 6,000 sf two-story addition to a 3,775 sf SFR to total 8,733 sf SFR on a 21,665 sf site at 8445 La Jolla Scenic Drive, and forward the recommendation to the City. 5-0-0

Vote: 12-2-1

A handwritten signature in black ink, appearing to read "Tony Crisafi".

10 July 2013

Submitted by: Tony Crisafi, President
La Jolla CPA

Date

LA JOLLA SHORES PLANNED DISTRICT

Applicant: Scott Spencer Item: 4. Dimenstein Residence
8445 La Jolla Scenic N. Date: Sept. 17, 2013

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

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

FINDS THAT THE PROJECT CONFORMS TO THE PDP
+ CONFORMS TO COMMUNITY CHARACTER, SCALE,
+ COMPOSITION

TOTAL RESIDENTIAL AREA = 8506 SF, GARAGE = 1287 SF

located _____

and recommends:

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

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

Board Signatures

Approving Item: 4

Disapproving Item: 0

Don Howe
Suzanne Wilson
[Signature]
[Signature]

[Empty Signature Box]

Absentees:

[Signature]
 Chairman



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

Ownership Disclosure Statement

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

Project Title: **THE DIMENSTIEN FAMILY RESIDENCE** Project No. For City Use Only: **313406**
 Project Address: **8445 LA JOLLA SCENIC NORTH**

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): **ZACHARY DIMENSTIEN**
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: **3600 HILLTOP DRIVE**
 City/State/Zip: **CHULA VISTA, CA 91910**
 Phone No: **658-945-8033** Fax No: **658-764-2898**
 Signature: *[Signature]* Date: **FEB 13, 2013**

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:



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 5, 2013

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	November 20, 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:	SITE DEVELOPMENT PERMIT, CEQA CATEGORICAL EXEMPTION, PROCESS 3
PROJECT NO:	<u>313406</u>
PROJECT NAME:	<u>DIMENSTEIN RESIDENCE</u>
APPLICANT:	Scott Spencer
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 a **Site Development Permit, due to the project's location with the La Jolla Shores Planned District Ordinance (Process 3) to remodel and construct a 4,948 square foot, two-story, addition to an existing 3,775 square foot residence, resulting in a total 8,723 square foot single family residence on a 21,665 square foot property. The project site is located at 8445 La Jolla Scenic Drive North, in the SF Zone of the La Jolla Shores Planned District, Coastal Height Limitation, Airport Influence Area and 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 29, 2013 and the opportunity to appeal that determination will end on November 13, 2013.

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: 24003583.

Revised 04/08/10 HRD