



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: September 17, 2014 REPORT NO. HO 14-056

ATTENTION: Hearing Officer

SUBJECT: HART RESIDENCE – PROJECT NUMBER: 342370

LOCATION: 6101 Camino de la Costa

APPLICANT: John Hart, Owner

SUMMARY

Issue: Should the Hearing Officer approve an application for a Coastal Development Permit that would allow the partial demolition of an existing 2,400-square-foot single-family residence and subsequent remodel that would increase the total floor area to 5,279 square-feet?

Staff Recommendation: Approve Coastal Development Permit No. 1197701.

Community Planning Group Recommendation: On August 7, 2014, the La Jolla Community Planning Association passed a motion with a vote of 14-0-1 to accept the recommendation of the Development Permit Review Committee that the findings to approve the Coastal Development Permit can be made to approve the project (Attachment 9).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (existing facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 8, 2014 and the opportunity to appeal that determination ended August 22, 2014.

BACKGROUND

The project site is located at 6101 Camino de la Costa in the La Jolla Community Planning area. The La Jolla Community Plan designates the 0.33-acre parcel for low density residential development. The site is zoned RS-1-7 which allows one dwelling unit on a minimum size 5,000- square-foot lot. The project site is within a number of overlay zones including the Coastal Development (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and the Parking Impact Overlay Zone. The surrounding neighborhood is fully developed with large

custom single-family homes. The Pacific Ocean is located across from Camino de la Costa and a 15-foot wide, partially developed public pedestrian access way named Mira Monte Place abuts the western property line of the property.

The site is fully developed with the existing residence and attached garage, a swimming pool, fences and retaining walls as well as landscaping. The existing single-family home was originally constructed in 1961 and subsequently remodeled in 1971. Building records indicate only building permits were required for the original construction and the remodel therefore as a coastal development permit from the State agency was not required since the Coastal Act was not enacted until 1976.

The lot takes vehicle access from a curb cut and driveway on Camino de la Costa although an improved 20-foot wide alley abuts the rear property line. The site is sloped and terraced from back to front with a total grade differential of approximately 21 feet. The remodeled residence proposes to maintain the existing garage therefore, the curb cut and driveway for vehicle access on Camino de la Costa will remain. Additionally, there is a refuse storage area adjacent to the alley that provides an additional legal parking spot.

DISCUSSION

The requested application to demolish portions of the existing residential structure and remodel the home with an increase in total floor area is fairly straight forward with no significant project issues. The proposed home would remain consistent with both the designated residential land use and the recommended density prescribed in the La Jolla Community Plan for this parcel. Likewise, the project would fully comply with the RS-1-7 Zone development regulations and all other applicable regulations of the Land Development Code including the Parking Impact Overlay Zone and the Coastal Height Overlay Zone. No variance or deviation is requested as a part of the application.

The existing structure could be described as a split-story ranch style home with a shallow pitched shingled roof and stucco finish. A previous historical review of the structure and prior occupants determined the property has no historical significance and therefore, demolition is not a project issue.

The proposed remodel would alter the design by introducing a modern architectural design utilizing straight lines with multiple off-setting planes, a flat roof, concrete tile and an abundance of windows. The design also features accents such as metal railings on the stairs and balconies. The remodel adds a new second story stepping the structure up two stories over the garage. When compared to the development pattern in the surrounding blocks, the resulting 5,239-square-foot home would be consistent with and compatible to the large custom homes throughout the neighborhood and La Jolla community.

Right-of-Way Encroachment

As previously noted, the property is adjacent to a named 15-foot wide, partially improved right-of-way that provides pedestrian public access to the shoreline. Mira Monte Place is located between private residences starting at Vista de la Mesa to the east, through Avenida Cresta and down to Camino de la Costa. Improvements include stairs and sidewalk that are approximately six feet wide. There is additional access across Camino de la Costa leading down to the bluff but this portion is not improved and is signed as dangerous unstable cliffs. During project review it was noted that portions of a private wood fence encroached into Mira Monte Place. The Coastal Development Permit includes a condition that the encroachment will be removed. The site plan includes a note that the existing fence is to be removed and identifies a new 6-foot high fence on the Hart property.

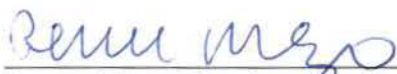
CONCLUSION

The proposed demolition and remodel of the existing 1961 residence would be consistent with the La Jolla Community Plan and comply with all applicable development regulations of the Land Development Code. The project would maintain and improve public access and enhance public views to and along the ocean by removing an existing encroachment and increasing the minimum side yard setbacks. The project would visually enhance the public access by providing new appropriate landscaping material within the unimproved portion of the Mira Monte Place. And finally, the proposed project would not impact any environmentally sensitive resources on the site as none exist. Staff believes the findings to approve the proposed coastal development can be affirmed and recommends the Hearing Officer approve the project.

ALTERNATIVES:

1. **Approve** Coastal Development Permit No. 1197701, with modifications; or
2. **Deny** Coastal Development Permit No. 1197701, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo, Development Project Manager

Attachments:

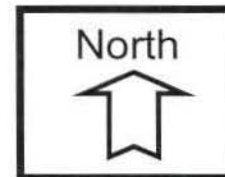
1. Project Location Map
2. Aerial Photograph

3. Community Plan Land Use Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



Project Location Map

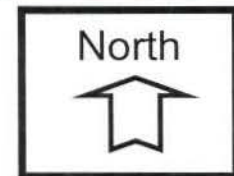
**HART RESIDENCE – 6101 CAMINO DE LA COSTA.
PROJECT NO. 342307**

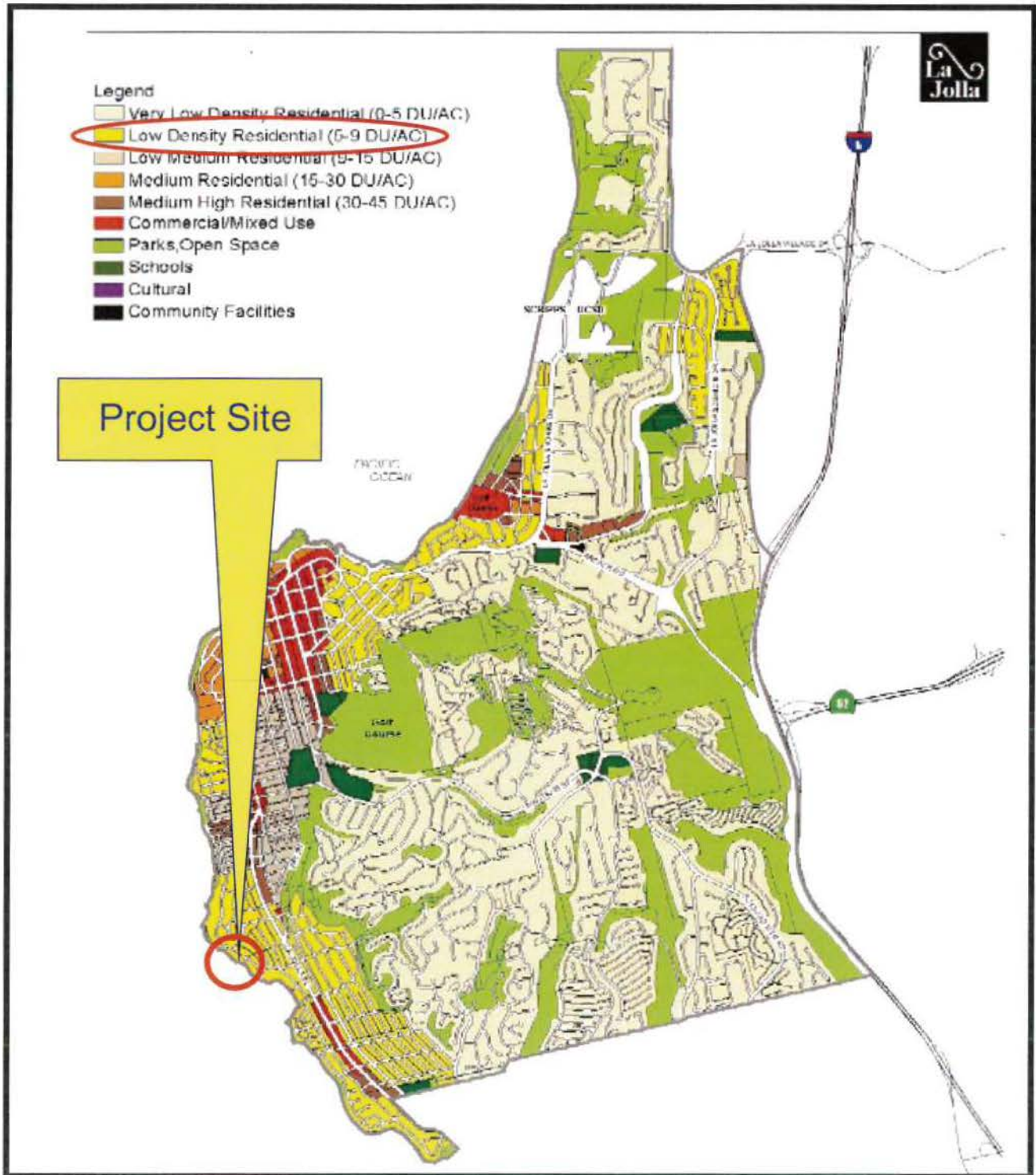




Aerial Photo

HART RESIDENCE – 6101 CAMINO DE LA COSTA.
PROJECT NO. 342370





Land Use Map

HART RESIDENCE – 6101 CAMINO DE LA COSTA
PROJECT NO. 342370



PROJECT DATA SHEET

PROJECT NAME:	HART RESIDENCE	
PROJECT DESCRIPTION:	Partial demo/remodel of existing single-family home	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-density Residential (Allows residential development from 5 to 9 dwelling units per acre).	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7: (permits one unit per lot)	Complies	
HEIGHT LIMIT: 30-Foot maximum height limit.	Complies	
LOT SIZE: 5,000 square-foot minimum lot size.	Complies	
FLOOR AREA RATIO: 0.75 maximum.	Complies	
FRONT SETBACK: 15 feet.	Complies	
SIDE SETBACK: 0.8 multiplication variable feet.	Complies	
STREETSIDE SETBACK: N/A.		
REAR SETBACK: 13 feet.	Complies	
PARKING: 2 off-street spaces required.	Complies	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-Family Residential; RS-1-7.	Single-family residence
SOUTH:	Single-Family Residential; RS-1-7.	Single-family residence
EAST:	Single-Family Residential; RS-1-7.	Single-family residence
WEST:	Single-Family Residential; RS-1-7.	Single-family residence
DEVIATIONS OR VARIANCES REQUESTED:	None with this application	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 7, 2014, the La Jolla Community Planning Association voted unanimously (14-0-1) to approve this project, with as conditioned by staff.	

HEARING OFFICER RESOLUTION NO. (DRAFT)
COASTAL DEVELOPMENT PERMIT NO. 1197701
HART RESIDENCE PROJECT NO. 342370

WHEREAS, JOHN R. HART, Trustee of the John R. Hart Separate property Trust, dated November 13, 2008, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish portions of an existing single-family residence and remodel the home by adding additional floor area (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1197701), on portions of a 0.33-acre lot; and

WHEREAS, the project site is located at 6101 Camino De La Costa in the RS-1-7 Zone, within the La Jolla Community Plan area. The site includes the Coastal Development Overlay Zone (appealable), Coastal Height Overlay Zone and Parking Impact Overlay Zone; and

WHEREAS, the project site is legally described as Lots 4 and 5, Block 4 of the La Jolla Hermosa Map No. 1810; and

WHEREAS, on September 17, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1197701 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on August 8, 2014, 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 (existing facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated September 17, 2014.

FINDINGS for Coastal Development Permit - Section 126.0708:

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way 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 proposed coastal development is located on a 0.33-acre site that is developed with a single-family residence, detached garage and a swimming pool. The project proposes to demolish portions of the existing residential structural in order to remodel and increase the size on the residence. The lot is located at 6101 Camino de la Costa in the La Jolla community and is directly adjacent to a 15-foot wide, partially developed pedestrian access trail called Mira Monte Place. The current development includes a wood side yard fence that was intended to be constructed on the property line but actually encroaches into the Mira Monte Place right-of-way a few inches. This encroachment will be removed as a condition of Coastal Development Permit No. 1197701. No other encroachment exists or is proposed as a part of the coastal development. The project

would meet or exceed all required minimum setbacks and therefore, would not encroach on any existing physical access way that is legally used by the public. Nor is any other physical access way proposed for this sit in the La Jolla Community Plan and Local Coastal Program. Structural setbacks are maintained on both the east and west property lines and landscape plant materials have been selected and located so as to protect and enhance any public views to and along the ocean and other scenic coastal areas.

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

The proposed coastal development is located on a 0.33-acre site that is developed with a single-family residence, detached garage and a swimming pool. The project proposes to demolish portions of the existing residential structural in order to remodel and increase the size on the residence. The lot is located at 6101 Camino de la Costa in the La Jolla Community Planning area. A thorough analysis of the site and surrounding area concluded the site does not contain any environmentally sensitive lands. Accordingly, the proposed coastal development was categorically exempt from further review pursuant to the California Environmental Quality Act.

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

The proposed coastal development is located on a 0.33-acre site that is developed with a single-family residence, detached garage and a swimming pool. The project proposes to demolish portions of the existing residential structural in order to remodel and increase the size on the residence. The lot is located at 6101 Camino de la Costa in the La Jolla Community Planning area. The proposed single-family residence on a single lot would be consistent with the designated low density residential land use in the La Jolla Community Plan. The proposed project is not requesting and deviation or variance and complies with all of the development regulations of the RS-1-7 Zone and the applicable regulations of the City of San Diego Land Development Code. Therefore, the proposed coastal development would be 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 proposed coastal development is located on a 0.33-acre site that is developed with a single-family residence, detached garage and a swimming pool. The project proposes to demolish portions of the existing residential structural in order to remodel and increase the size on the residence. The lot is located at 6101 Camino de la Costa in the La Jolla Community Planning area. Camino de la Costa is defined as the first public street but the lot is located on the landward side (north) and therefore 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, and therefore is not required to conform to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1197701 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1197701, a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: September 17, 2014

Job Order No. 24004121

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24004121

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1197701
HART RESIDENCE PROJECT NO. 342370
HEARING OFFICER
DRAFT

This Coastal Development Permit is granted by the Hearing Officer of the City of San Diego to John R. Hart, Trustee of the John R. Hart Separate property Trust, dated November 13, 2008, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.33-acre site is located at 6101 Camino de la Costa in the RS-1-7 Zone, within the La Jolla Community Plan. The project site is legally described as: Lots 4 and 5, Block 4 of the La Jolla Hermosa Map No. 1810.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to remodel and add an additional 2,085-square-foot, second-story addition to an existing 3,154-square-foot, single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 17, 2014, on file in the Development Services Department.

The project shall include:

- a. A remodeled two-story single-family home totaling 5,239 square-feet with a two-car garage and swimming pool; and
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning

regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 1, 2017.
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" 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.

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

13. Prior to the issuance of any construction permit, the Owner/Permittee shall remove all private encroachments from the 15-foot wide coastal access right-of-way to the satisfaction of the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a Public Right-of-Way permit for the proposed work to restore the 15-foot wide coastal access Right-of-Way due to removing the private encroachments, satisfactory to the City Engineer.
15. Prior to foundation inspection, the Owner/Permittee 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.
16. 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.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. 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.
19. The project proposes to export 1145 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

PLANNING/DESIGN REQUIREMENTS:

20. Owner/Permittee shall maintain a minimum of **two (2)** 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.
21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
22. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.
23. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a

regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

25. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

26. 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 September 17, 2014 pursuant to Hearing Officer Resolution No. XXXX

Coastal Development Permit No. 1197701
Date of Approval: September 17, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Renee Mezo
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.

[John R. Hart]
Owner/Permittee

By _____
John R. Hart, Trustee of the John R. Hart
Separate property Trust, dated
November 13, 2008

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

NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: 342370

PROJECT TITLE: Hart Residence

PROJECT LOCATION-SPECIFIC: 6101 Camino de la Costa, La Jolla, CA 92037

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT (CDP) to renovate an existing 2,657 square-foot one-story single family dwelling with attached garage, construct a new 2,234 square foot one-story addition to the existing dwelling, and remodel an existing pool on a 0.34-acre site. The project also includes new landscaping, site walls and paving. The project is located within the RS-1-7 zone, Coastal Overlay zone (Appealable), and Coastal Height and Parking Impact Overlay zones within the La Jolla Community Plan area; in Council District 1.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: John R. Hart, 6101 Camino de la Costa, La Jolla, CA 92037; (619) 405-1400

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL
 DECLARED EMERGENCY
 EMERGENCY PROJECT
 CATEGORICAL EXEMPTION: SECTION 15301: EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Sections 15301 of CEQA Guidelines. Section 15301 applies to the construction of additions to existing structures where all public facilities are available to allow for the maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.


LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

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



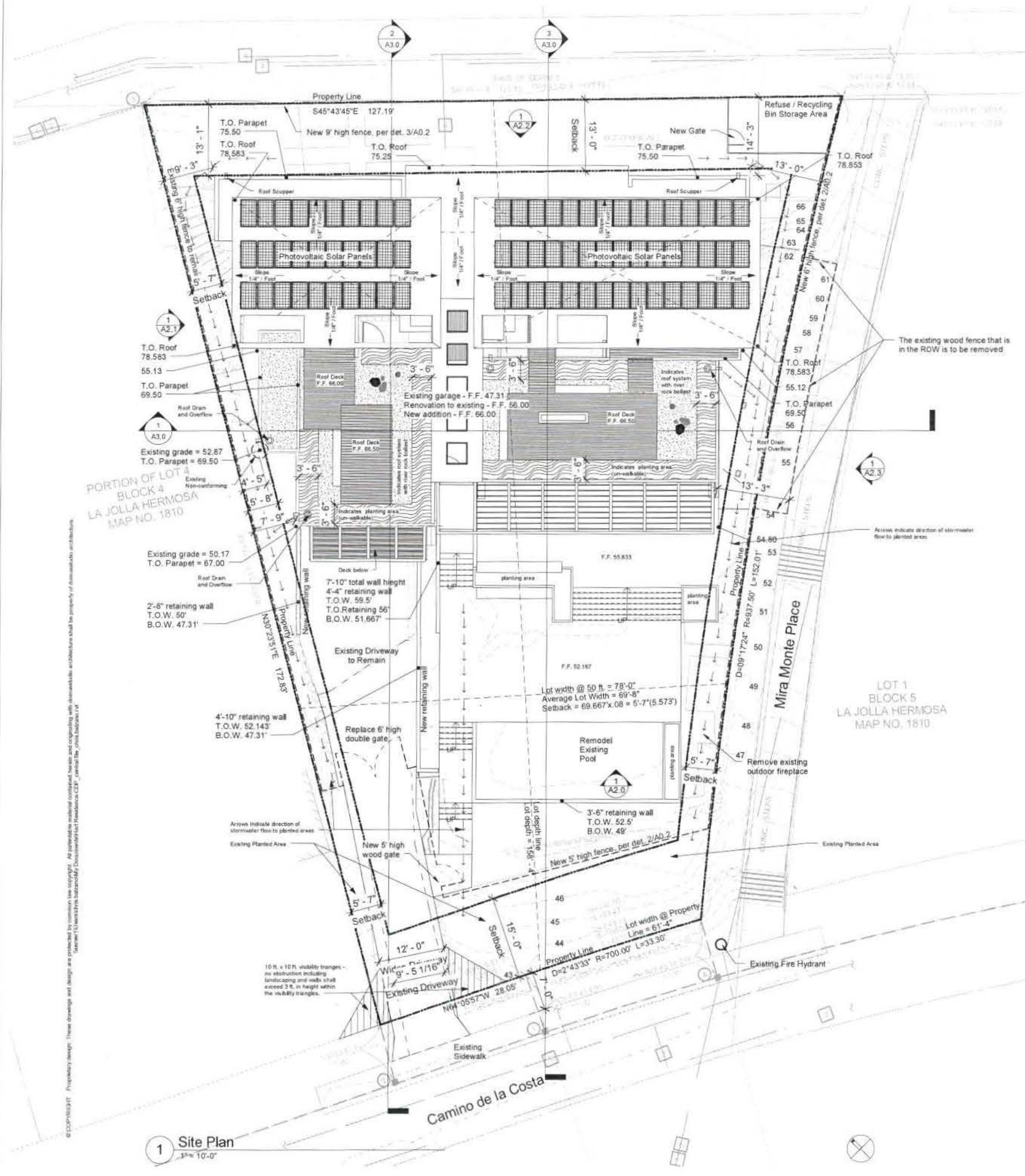
 SIGNATURE/SENIOR PLANNER

AUGUST 25, 2014
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



Project Team

Owner: John Hart
 6101 Camino de la Costa
 La Jolla, CA 92037

Architect: domusstudio architecture
 2150 W Washington, Suite 303
 San Diego, CA 92110
 619.692.9393 x14
 Contact: John Pyjar
 john.pyjar@domusstudio.com

Civil Engineer: Burkett & Wong Engineers
 3434 Fourth Ave
 San Diego, CA 92103
 619.299.5550
 Contact: Casey Lynch

Project Data

Project Description: Existing garage to remain with new access stair. (498 sq. ft. garage & 100 sq. ft. stair = 598 sq. ft. total). Renovation to existing 2657 sq. ft. single story house. (new total floor area after renovation: 2476 sq. ft.). New 2205 sq. ft. addition. No grading changes / No landscape changes. Coastal Development Permit requested.

Project Address: 6101 Camino de la Costa
 La Jolla, CA 92037

Assessor's Parcel #: 357-142-05

Legal Description: LOTS 4 AND 5 IN BLOCK 4 OF LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY REVISIONS RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1924, EXCEPTING THEREFROM THAT PORTION OF LOT 4 LYING WESTERLY OF A LINE DRAWN NORTHERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 4 IN AN ANGLE POINT IN THE NORTHEASTERLY LINE THEREOF, DISTANT THEREON 28 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT 4.

Existing Zoning: RS-1-7
 Coastal Overlay Zone (appealable)
 Coastal Height Overlay Zone
 Parking Impact Overlay Zone

Min. Lot Area: 5,000 sq. ft.

Min. Front Setback: 15'

Min. Side Setback: 5'-7" (69'-8" lot width at the midpoint x .08)

Min. Rear Setback: 13'

Max. Height: 24/30

Max Lot Coverage: 50%

Max FAR: .50 (50%)

Total Lot Area: 14,772 sq. ft.

Side Setback calc. (lot width x .08):
 Lot width for irregular shape = average lot width for first 50'

Lot width at property line = 61'-4"
Lot width at 50' = 78'-0"
Average lot width = 69'-8"

69'-8" (69.667) x .08 = 5'-7" (5.573)

Min. Side Setback = 5'-7"

Geologic Hazard Category 53

Parking Spaces Required for the 5 Bedroom House: 2 Spaces
Parking Spaces Provided: 2- plus driveway parking

Sheet Index

- A0.1 Conceptual Site Plan
- A0.2 Grading and Landscape Plan
- A0.3 Demo Plans
- A1.0 Basement Plan
- A1.1 Floor Plan - Renovation
- A1.2 Floor Plan - Addition
- A1.3 Roof Plan
- A2.0 Elevations
- A2.1 Elevations
- A2.2 Elevations
- A2.3 Elevations
- A3.0 Site Sections
- C1 Boundary and Topographic Survey

Site Plan Notes

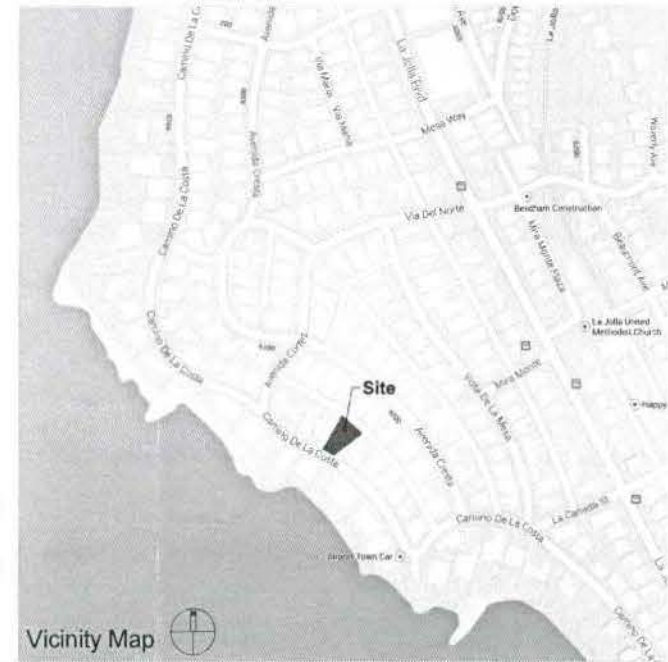
1. See Sheet A0.2 for the location of grading work and excavation quantities and maximum depths.
2. See Sheet A0.2 for proposed planting improvements along the Mira Monte Place Right of Way. U.N.O, existing landscape proposed landscaping are the same.
3. Provide building address numbers, visible and legible from the street or road fronting the property per FHPS Policy P-00-6 (UFC 901.4.4).
4. No existing or proposed bus stops.
5. The existing water and sewer services are to remain.
6. 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.
7. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
8. 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 Storm Water Standards.

Utilities Legend

- 1 SAN DIEGO GAS & ELECTRIC COMPANY DRAWING ENTITLED "ELECTRIC ASSET MAP, NUMBER 15547-11940" PRINTED AUGUST 26, 2013.
- 2 TIME WARNER CABLE UTILITY DRAWING, NO TITLE, PRINTED AUGUST 27, 2013.
- 3 CITY OF SAN DIEGO UTILITIES DEPARTMENT DRAWING ENTITLED "CAMINO DEL LA COSTA 8"VC SEWER", DRAWING NO. 13210-18-D, DATED SEPTEMBER 11, 1969.
- 4 CITY OF SAN DIEGO UTILITIES DEPARTMENT DRAWING ENTITLED "SEWER GROUP 56, ALLEY BLK. 4 & 5, 8" PVC PIPE", DRAWING NO. 19955-7-D, DATED MAY 28, 1982.
- 5 CITY OF SAN DIEGO WATER FIELD BOOK, SHEET A12S, DATED APRIL 3, 2003.

Building Data

Gross Floor Area:	Renovation to existing	2,476 sq. ft.
	New addition	2,205 sq. ft.
	New garage stair	100 sq. ft.
	Total	4,781 sq. ft.
	Existing Garage	498 sq. ft.
	Total	5,279 sq. ft.
FAR:	4781 / 14772 = 0.324 (32%)	
Building Footprint:	4,681 sq. ft.	
Lot Coverage:	4,681 / 14772 = 0.317 (32%)	
Construction Type:	Type VB	
Occupancy Classification:	R-3	
Existing House:	Year Built - 1961	
	Remodel - 1970	
	Remodel - 2002	

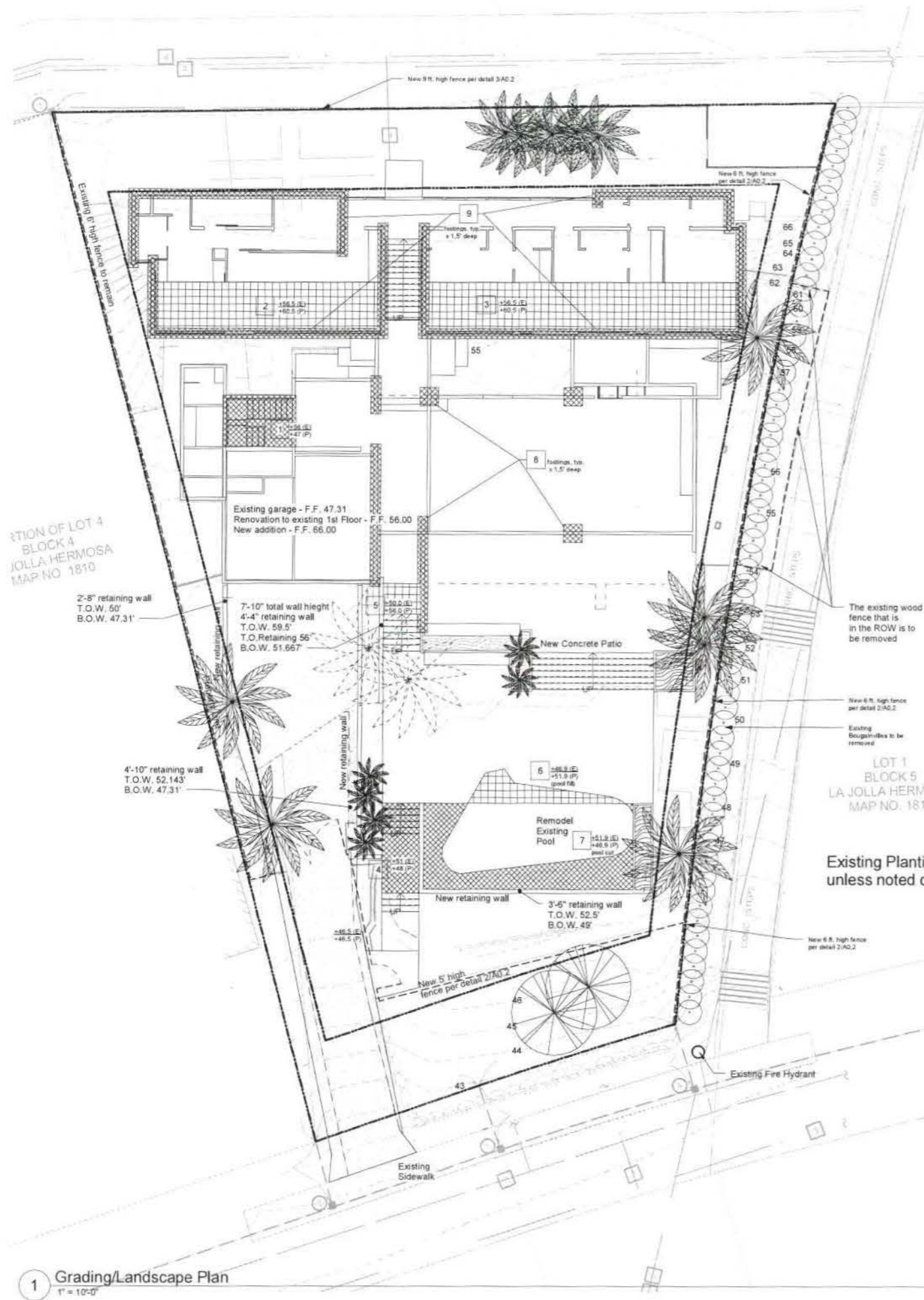


Hart Residence
 6101 Camino de la Costa
Conceptual Site Plan

domusstudioarchitecture
domusstudio
 2150 West Washington, Suite 303
 San Diego, California 92110

Team
 Project No. 1311
 Drawing No.

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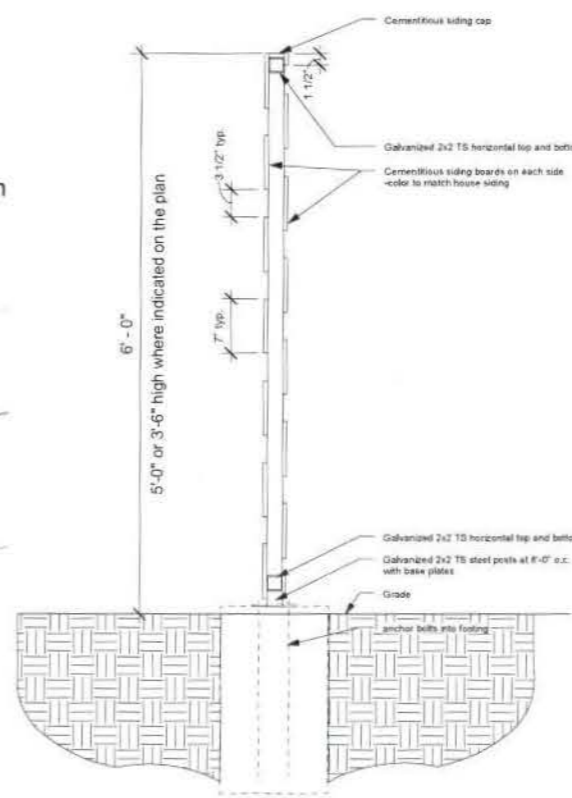
PLANTING LEGEND

- New 'Natal Plum' (Carissa Macrocarpa) Planted in a hedge. Size: 5 Gal. Height: 8 ft.
- Existing Queen Palm to be removed
- Existing Queen Palm to remain
- Existing Giant Bird of Paradise to remain
- Existing Pygmy palms to remain
- Existing Pine tree to remain
- New Star Jasmine at roof deck (see A0.1 Site Plan for locations)

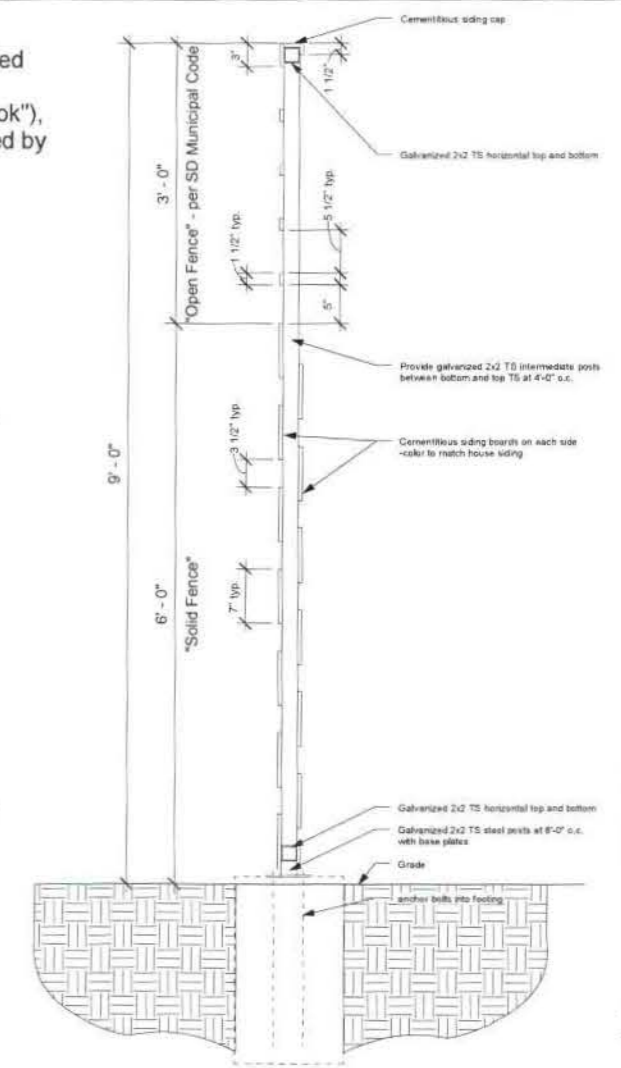
GRADING CALCULATIONS

Keynote	Area	Depth	Quantity
CUT			
1	100 s.f.	9 ft.	900 c.f.
4	88 s.f.	3 ft.	264 c.f.
7	188 s.f.	5 ft.	940 c.f.
8	108 s.f.	1.5 ft.	162 c.f.
9	<u>400 s.f.</u>	<u>1.5 ft.</u>	<u>600 c.f.</u>
Total Cut:			2866 c.f.
FILL			
2	294 s.f.	4 ft.	1176 c.f.
3	406 s.f.	4 ft.	1624 c.f.
5	30 s.f.	6 ft.	180 c.f.
6	<u>65 s.f.</u>	<u>5 ft.</u>	<u>325 c.f.</u>
Total Fill:			3305 c.f.
Total Grading:			6171 c.f. (228.56 c.y.)
Delta of Cut to Fill = 439 c.f. (fill)			

Note:
If any excavated material is to be exported, it shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.



2 Fence Detail - 6'-0" high max. 1" = 1'-0"

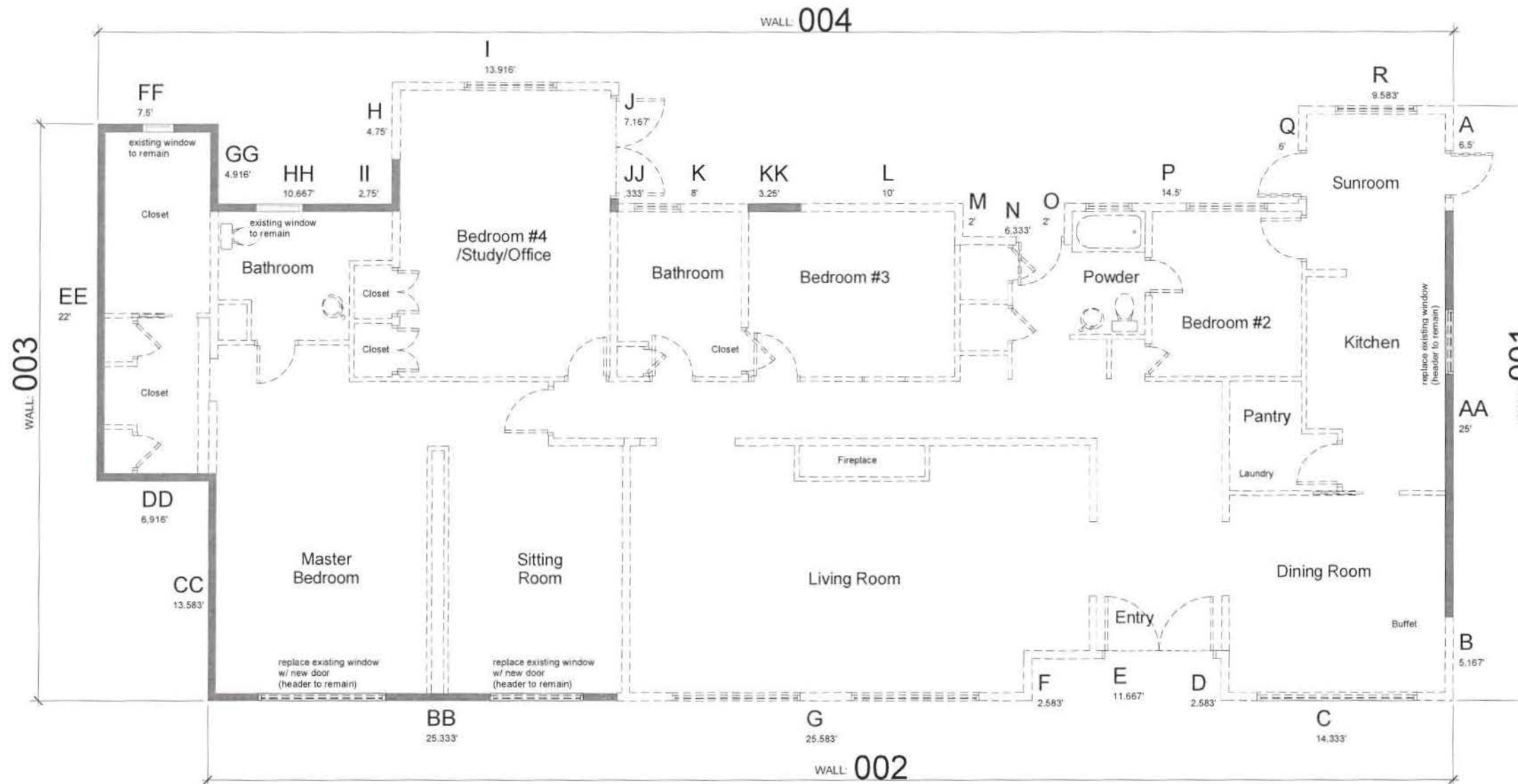


3 Fence Detail - 9'-0" high max. 1" = 1'-0"

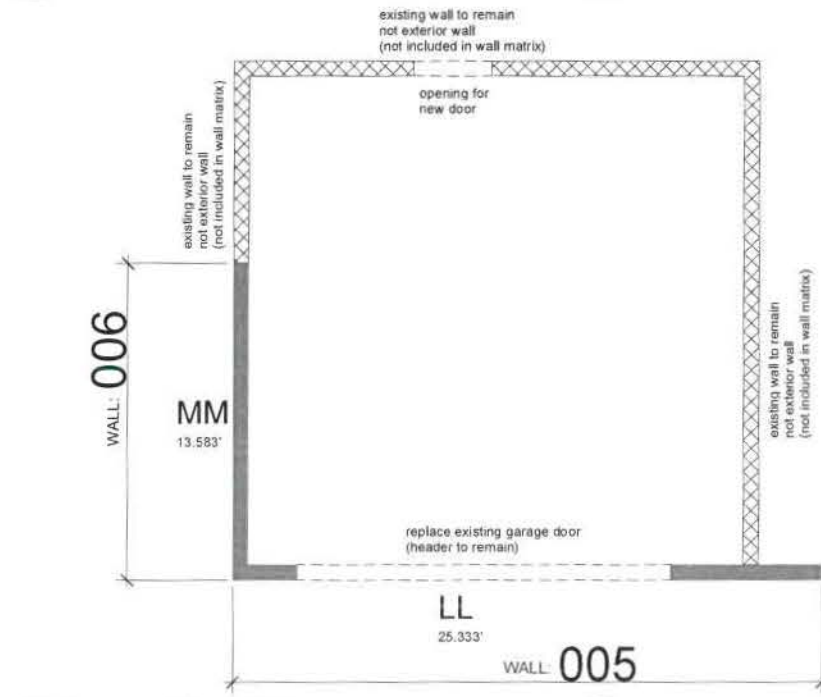
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Demo Plan Wall Legend

- Wall / Door / Window to be removed
- Existing wall to remain



1 Main Level Demo Plan
1/4" = 1'-0"



2 Basement Demo Plan
1/4" = 1'-0"

Demolition Wall Matrix

Main Level		Basement	
Demo Walls:	Walls to Remain:	Demo Walls:	Walls to Remain:
A 6.5'	AA 25'	None	LL 25.333'
B 5.167'	BB 25.333'		MM 13.583'
C 14.333'	CC 13.583'		
D 2.583'	DD 6.916'		
E 11.667'	EE 22'		
F 2.583'	FF 7.5'		
G 25.583'	GG 4.916'		
H 4.75'	HH 10.667'		
I 13.916'	II 2.75'		
J 7.167'	JJ .333'		
K 8'	KK 3.25'		
L 10'			
M 2'			
N 6.333'			
O 2'			
P 14.5'			
Q 6'			
R 9.583'			
Total = 152.665'	Total = 122.248'	Total = 0'	Total = 38.916'

Total length of existing wall = 313.829'
 Total length of wall to remain = 161.164'
 Percentage of existing wall to remain = **51.354%**

Demolition Wall per Side of House

Wall #	Existing Wall Length	Removed Wall Length	Remaining Wall Length
001	36.667'	11.667'	25'
002	82.082'	56.749'	25.333'
003	42.499'	none	42.499'
004	113.665'	84.249'	29.416'
005	25.333'	none	25.333'
006	13.583'	none	13.583'
Total	313.829'	152.665'	161.164'

51.354% of original wall length to remain.

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Hart Residence
6101 Camino de la Costa
Demo Plans

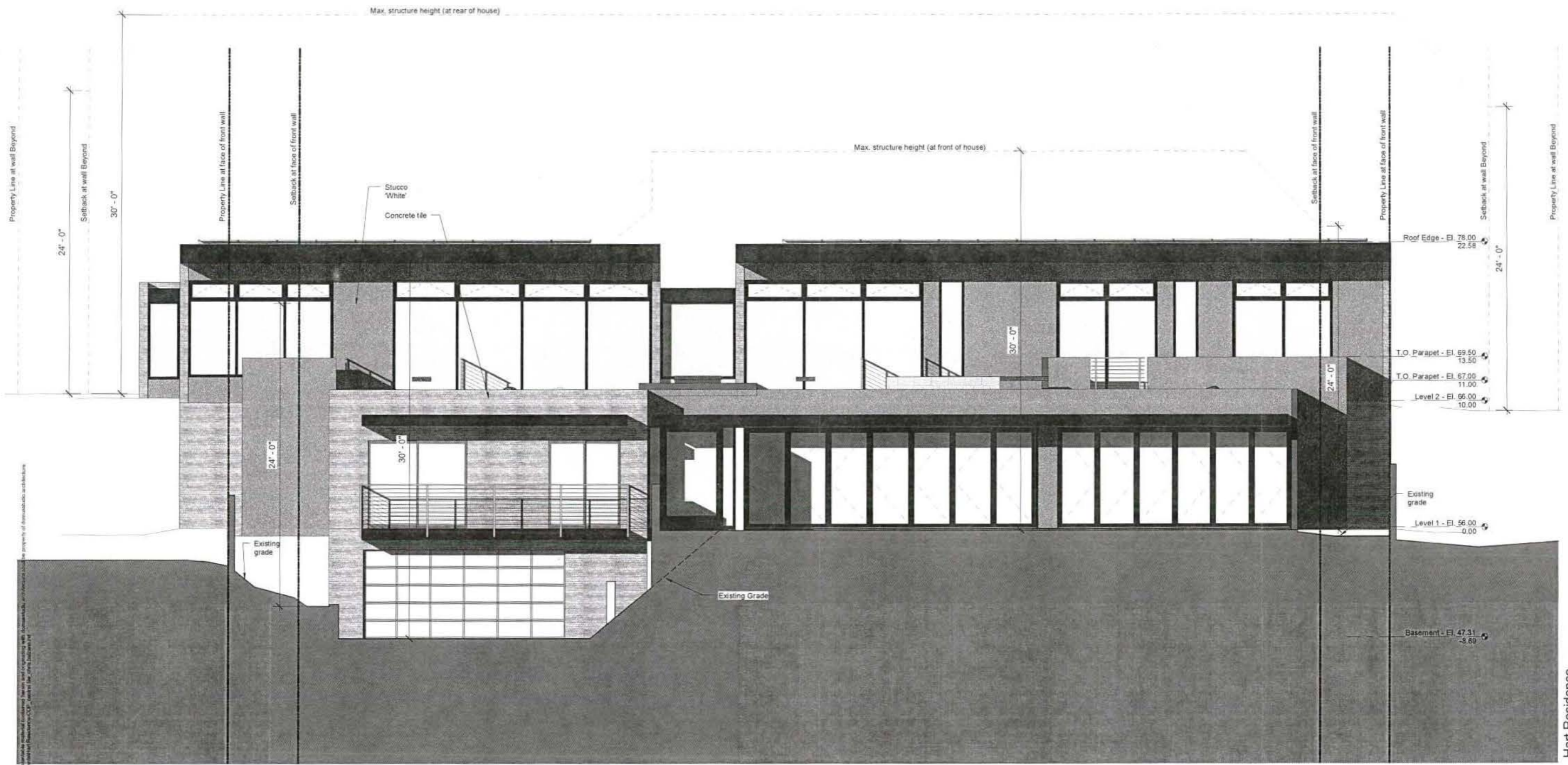
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2150 West Washington, Suite 303
San Diego, California 92110

CDP 07 Oct 2013
 CDP 24 March 2014
 CDP 13 May 2014
 CDP 30 May 2014
 CDP 07 July 2014

Team
 Project No. 1311
 Drawing No.



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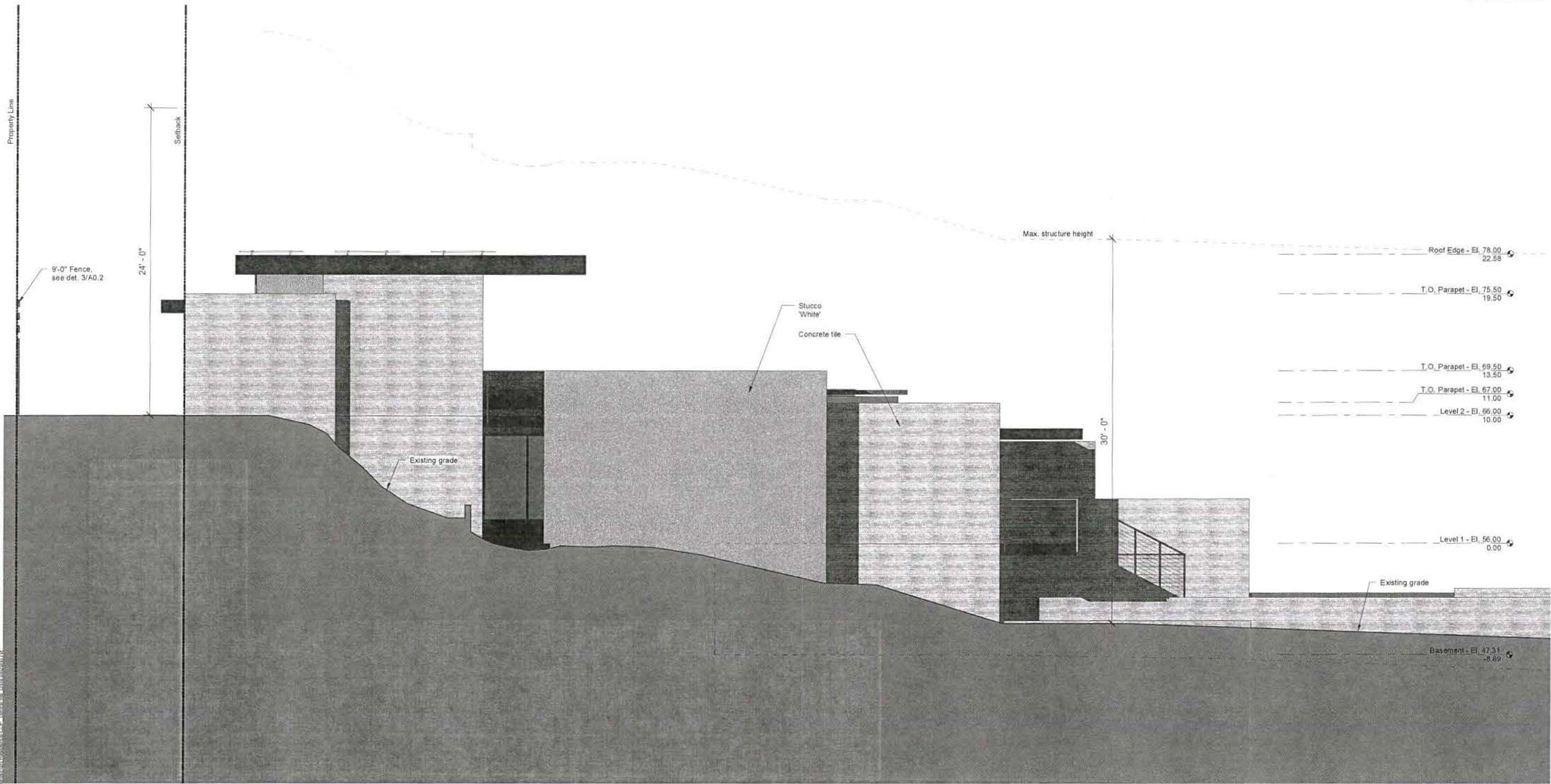
1 South
1/4" = 1'-0"

Hart Residence
 6101 Camino de la Costa
Elevations

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domusstudio
 ARCHITECTURE
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 San Diego, California 92110
 CDP 07 Oct. 2013
 CDP 24 March 2014
 CDP 13 May 2014
 CDP 30 May 2014
 CDP 07 July 2014

Elevation Note
 1. See A0.2 for grading information.
 Existing grading and proposed grading are the same.

Team:
 Project No. 1211
 Drawing No.



Hart Residence
6101 Camino de la Costa
Elevations

1 West
1/4" = 1'-0"

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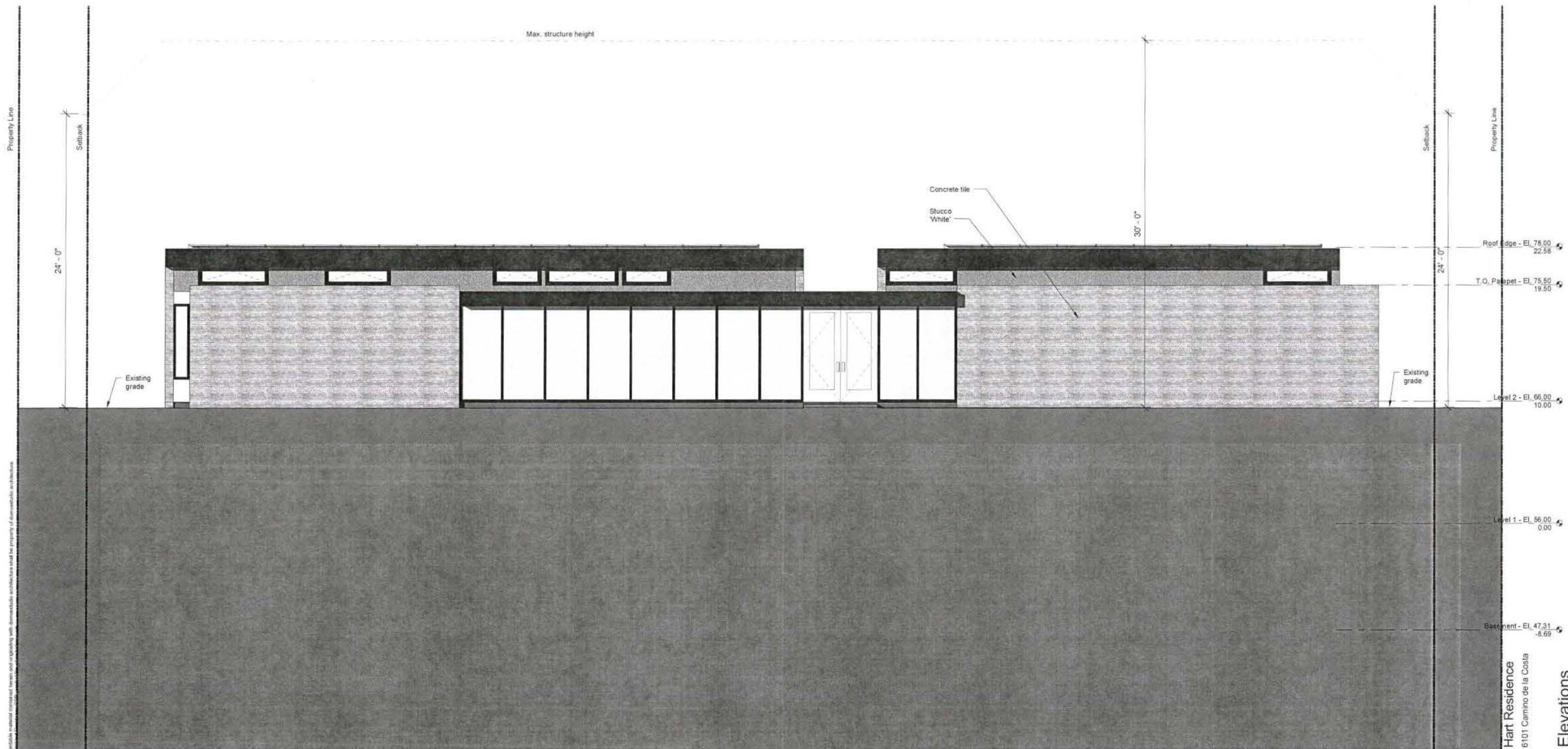
2150 West Washington, Suite 303
San Diego, California 92110

GDP 07 Oct. 2013
CDP 24 March 2014
CDP 13 May 2014
CDP 30 May 2014
CDP 07 July 2014

Elevation Note

1. See A0.2 for grading information.
Existing grading and proposed grading are the same.

Team
Project No. 1311
Drawing No.



Hart Residence
6101 Camino de la Costa
Elevations

1 North
1/4" = 1'-0"

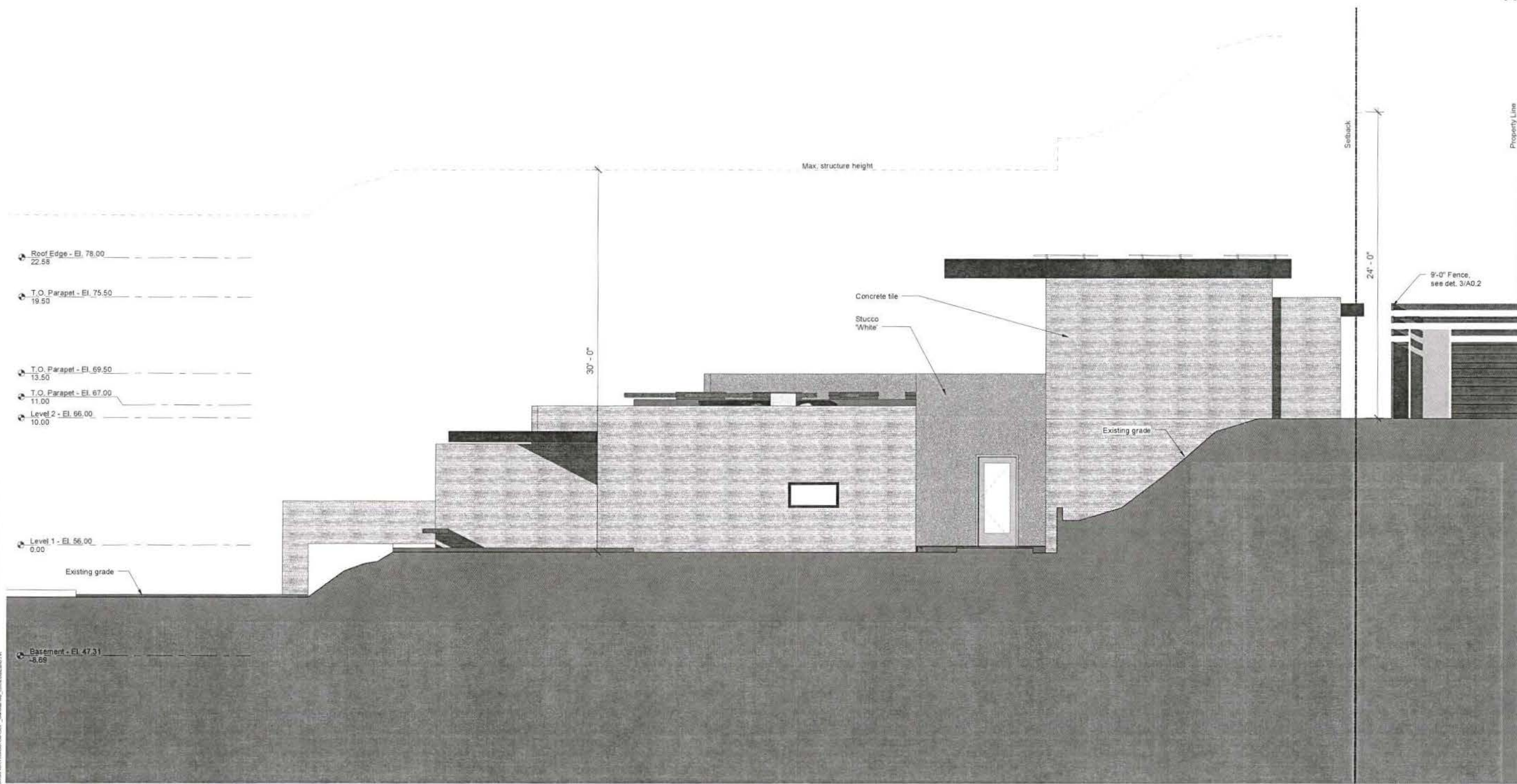
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Elevation Note

1. See A0.2 for grading information.
Existing grading and proposed grading are the same.

Team _____
Project No. 1311
Drawing No. _____



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1 East
1/4" = 1'-0"

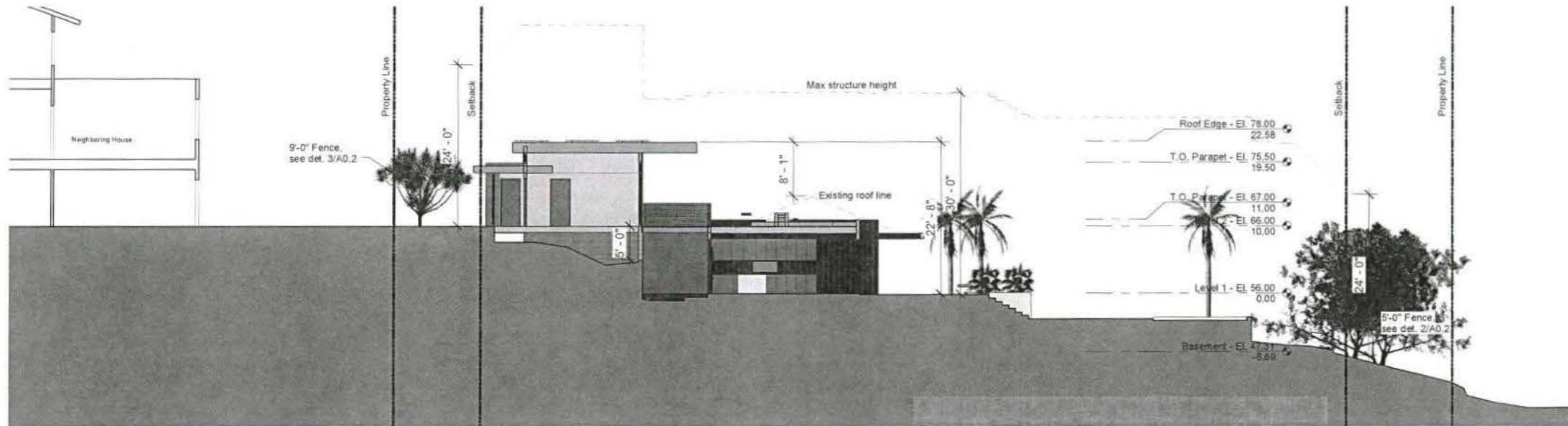
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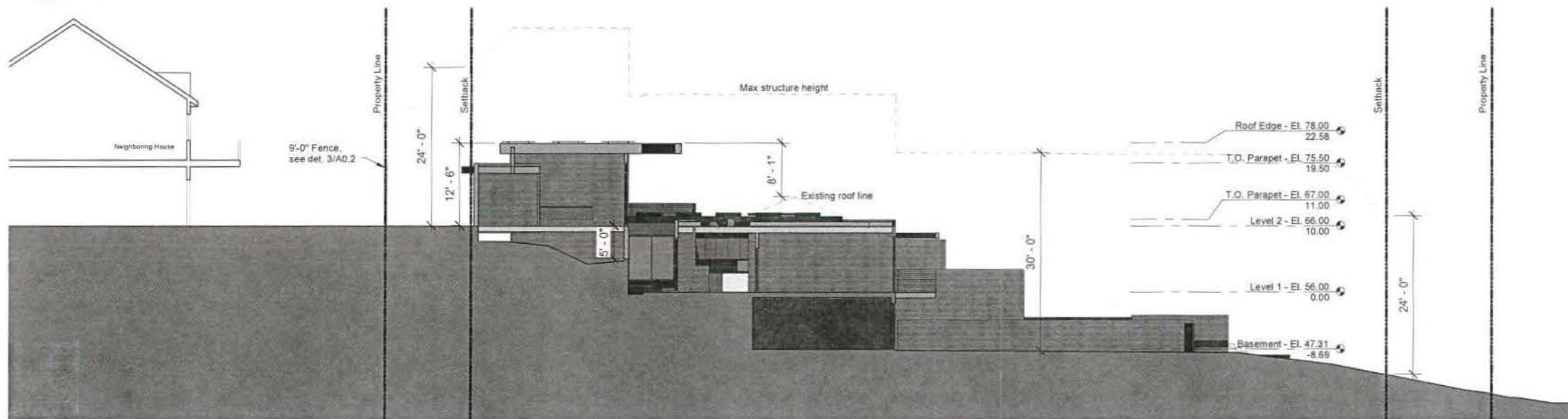
Elevation Note
1. See A0.2 for grading information.
Existing grading and proposed grading are the same.

Team
Project No. 1311
Drawing No.

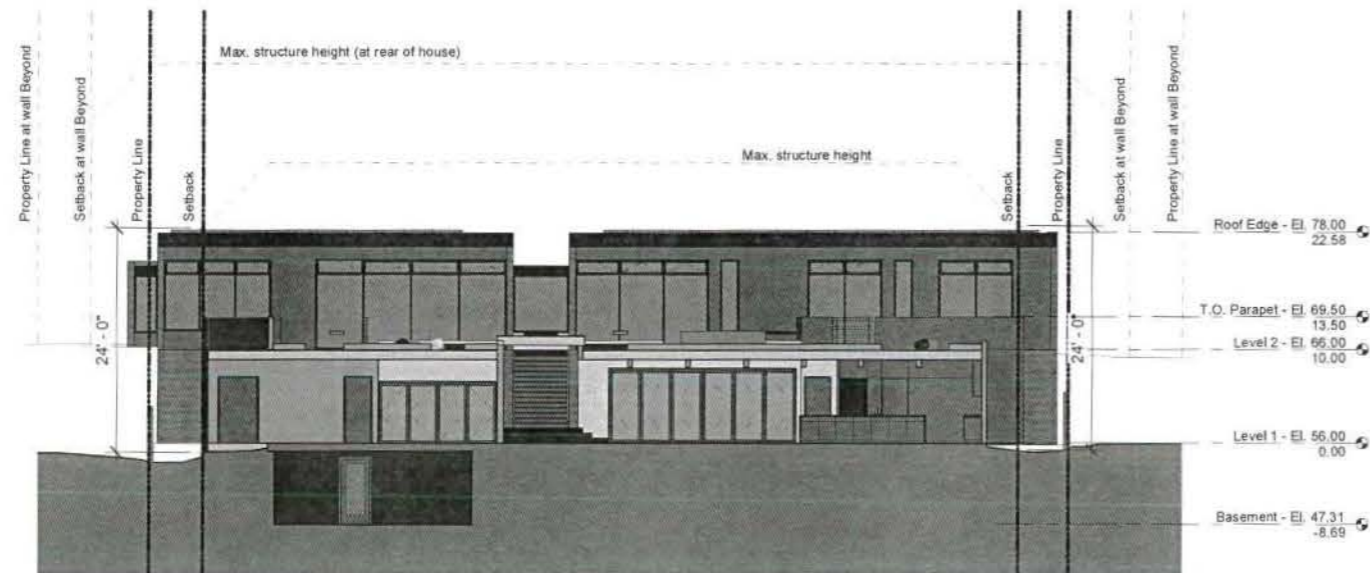
A2.3



3 Site Section - 3
1" = 10'-0"



2 Site Section - 2
1" = 10'-0"



1 Site Section - 1
1" = 10'-0"

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Hart Residence
6101 Camino de la Costa

Site Sections

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CDP 24 March 2014
CDP 13 May 2014
CDP 30 May 2014
CDP 07 July 2014

Team
Project No. 1311
Drawing No.

A3.0



CONSULTANT:

BURKETT & WONG STRUCTURAL & CIVIL ENGINEERS & SURVEYORS, 3434 Fourth Avenue, San Diego, CA 92103-4341; Phone (619) 299-5550

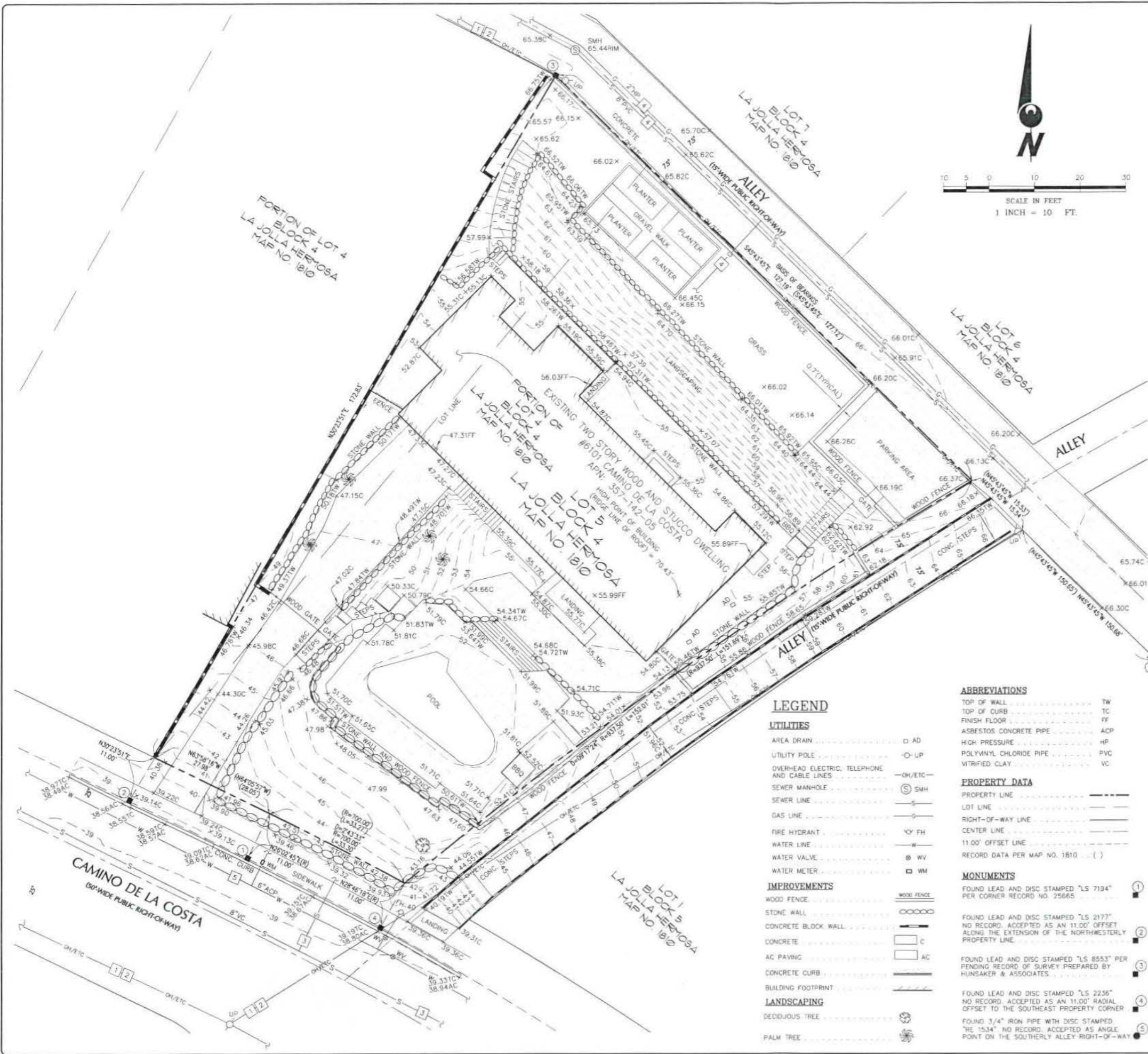
REVISIONS:

SHEET TITLE:

DATE: 8/29/2013
 DRAWN BY: TM
 PROJECT NO: 11751s.1.00
 SCALE: 1"=10'
 SHEET NO:

BOUNDARY AND TOPOGRAPHIC SURVEY
 6101 CAMINO DE LA COSTA
 SAN DIEGO, CALIFORNIA

1 OF 1



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTHEASTERLY LINE OF LOT 5 OF LA JOLLA HERMOSA, ACCORDING TO MAP NO. 1810 (I.E. 545°43'45"E).

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS A CITY OF SAN DIEGO BRASS PLUG FOUND AT THE INTERSECTION OF AVENIDA CORTEZ AND CAMINO DE LA COSTA AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK.

INDEX NO. 2395-16844
 ELEV. = 42.765 (MSL)

LEGAL DESCRIPTION

LOTS 4 AND 5 IN BLOCK 4 OF LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1924.

EXCEPTING THEREFROM THAT PORTION OF LOT 4 LYING WESTERLY OF A LINE DRAWN NORTHERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 4 IN AN ANGLE POINT IN THE NORTHEASTERLY LINE THEREOF, DISTANT THEREON 28 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT 4.

OWNERS

JOHN R. HART, TRUSTEE OF THE JOHN HART SEPARATE PROPERTY TRUST DATED NOVEMBER 13, 2008.

TITLE REPORT

PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, DATED JULY 21, 2013, ORDER NO. NCS-623107-SD.

THERE ARE NO EASEMENTS OF RECORD WITHIN THE SUBJECT PROPERTY ACCORDING TO SAID PRELIMINARY REPORT.

UTILITY NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

BURKETT AND WONG ENGINEERS AND THE UNDERSIGNED LAND SURVEYOR MAKE NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS SURVEY IS RECOMMENDED TO CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

RECORD UTILITY INFORMATION SHOWN HEREON IS TAKEN FROM THE FOLLOWING REFERENCE DRAWINGS:

- SAN DIEGO GAS & ELECTRIC COMPANY DRAWING ENTITLED "ELECTRIC ASSET MAP, NUMBER 15547-11940" PRINTED AUGUST 28, 2013.
- TIME WARNER CABLE UTILITY DRAWING, NO TITLE, PRINTED AUGUST 27, 2013.
- CITY OF SAN DIEGO UTILITIES DEPARTMENT DRAWING ENTITLED "CAMINO DEL LA COSTA 8"VC SEWER", DRAWING NO. 13210-18-D, DATED SEPTEMBER 11, 1969.
- CITY OF SAN DIEGO UTILITIES DEPARTMENT DRAWING ENTITLED "SEWER GROUP 56, ALLEY BLK. 4 & 5, 8" PVC PIPE", DRAWING NO. 19955-7-D, DATED MAY 28, 1982.
- CITY OF SAN DIEGO WATER FIELD BOOK, SHEET A125, DATED APRIL 3, 2003.

SURVEYORS STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY PERFORMED IN AUGUST 2013 AND REPRESENTS THE SITE FEATURES FOUND AT THE TIME OF SAID SURVEY.

CASEY R. LYNCH, LS 8380
 8-29-2013
 DATE



ABBREVIATIONS

TOP OF WALL	.....	TW
TOP OF CURB	.....	TC
FINISH FLOOR	.....	FF
ASBESTOS CONCRETE PIPE	.....	ACP
HIGH PRESSURE	.....	HP
POLYVINYL CHLORIDE PIPE	.....	PVC
VITRIFIED CLAY	.....	VC

PROPERTY DATA

PROPERTY LINE	-----
LOT LINE	-----
RIGHT-OF-WAY LINE	-----
CENTER LINE	-----
11.00' OFFSET LINE	-----
RECORD DATA PER MAP NO. 1810	()

MONUMENTS

FOUND LEAD AND DISC STAMPED "LS 7194" PER CORNER RECORD NO. 25665	①
FOUND LEAD AND DISC STAMPED "LS 2177" NO RECORD, ACCEPTED AS AN 11.00' OFFSET ALONG THE EXTENSION OF THE NORTHWESTERLY PROPERTY LINE.	②
FOUND LEAD AND DISC STAMPED "LS 8553" PER PENDING RECORD OF SURVEY PREPARED BY HUNSAKER & ASSOCIATES.	③
FOUND LEAD AND DISC STAMPED "LS 2236" NO RECORD, ACCEPTED AS AN 11.00' RADIAL OFFSET TO THE SOUTHEAST PROPERTY CORNER	④
FOUND 3/4" IRON PIPE WITH DISC, STAMPED "1534" NO RECORD, ACCEPTED AS ANGLE POINT ON THE SOUTHERLY ALLEY RIGHT-OF-WAY.	⑤

LEGEND

UTILITIES

AREA DRAIN	.....	AD
UTILITY POLE	.....	UP
OVERHEAD ELECTRIC, TELEPHONE AND CABLE LINES	.....	OH/ETC
SEWER MANHOLE	.....	SMH
SEWER LINE	.....	S
GAS LINE	.....	G
FIRE HYDRANT	.....	FH
WATER LINE	.....	W
WATER VALVE	.....	WV
WATER METER	.....	WM

IMPROVEMENTS

WOOD FENCE	.....	WOOD FENCE
STONE WALL	.....	STONE WALL
CONCRETE BLOCK WALL	.....	CONCRETE BLOCK WALL
CONCRETE	.....	C
AC PAVING	.....	AC
CONCRETE CURB	.....	CONCRETE CURB
BUILDING FOOTPRINT	.....	BUILDING FOOTPRINT

LANDSCAPING

DECIDUOUS TREE	.....	DECIDUOUS TREE
PALM TREE	.....	PALM TREE





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 – 7 August 2014

Attention: Renee Mezo, PM, City of San Diego

Project: Hart Residence
6101 Camino de la Costa
PN: 342370

Motion: To accept the recommendation of the DPR Committee that the findings CAN be made for a Coastal Development Permit to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa and forward the recommendation to the City. **Vote: 14-0-1**

Submitted by: *Joseph LaCava* **7 August 2014**
Joe LaCava, President **Date**
La Jolla CPA



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

Hart Residence

Project No. For City Use Only

342370

Project Address:

6101 Camino de la Costa, La Jolla, CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 John R. Hart
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 6101 Camino de la Costa
 City/State/Zip:
 La Jolla CA 92037
 Phone No: 619-405-1400 Fax No:
 Signature: *John R. Hart* Date: 9-26-13

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: