



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: November 12, 2014 REPORT NO. HO-14-069

ATTENTION: Hearing Officer

SUBJECT: **QIN ADDITION**  
PTS PROJECT NUMBER - 329727.  
PROCESS 3.

LOCATION: 2604 Hidden Valley Road

APPLICANT: Mrs. Zhen Qin, Owner (ATTACHMENT 12) /  
Jun Martin, Engineer - Consultant

### SUMMARY

Requested Action - Should the Hearing Officer approve the addition remodel to an existing, two-story, single family residence within the La Jolla Community Plan area?

Staff Recommendation – APPROVE Coastal Development Permit No. 1154249 and Site Development Permit No. 1154250.

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 16-0-1 to recommend approval of the project at their meeting of March 6, 2014, with no conditions (ATTACHMENT 11).

Other Recommendations – The La Jolla Shores Advisory Board voted 4-0 to recommend approval of the project at their meeting of May 20, 2014.

Environmental Review – The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, as “Existing Facilities”. This project is not pending an appeal of the environmental determination. The exemption determination for this project was made on October 13, 2014; was circulated and the opportunity to appeal that determination ended on October 27, 2014 (ATTACHMENT 7).

## BACKGROUND

The project site is currently developed with an existing single family residence and is located within a well established La Jolla Shores residential neighborhood. The project site is located at 2604 Hidden Valley Road (ATTACHMENTS 1 -3), within the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Planning Area. A portion of the existing home was built in 1952 and was substantially added on to in 2002. The original single story portion built in 1952 is proposed to be demolished. The Historical Resource Section reviewed this proposal and determined that due to previous alterations, including numerous additions, the property does not retain integrity and does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board criteria. No further historical review was required. The portion of the home built in 2002 was approved by the Hearing Officer on September 5, 2001, for a 4,937 square foot two-story addition under Coastal Development Permit / La Jolla Shores Planned District Permit No. 99-1339. This proposed remodel and construction constitutes, by definition, Coastal Development, which pursuant to the Land Development Code (Section 126.0702) requires a Coastal Development Permit. A Site Development Permit is required, by the Land Development Code (Section 1510.0201), for the proposed development within the La Jolla Shores Planned District.

## DISCUSSION

The project proposes a 3,587-square foot addition/ remodel, along with demolition of 1,568 square foot portion to an existing/remaining, 9,167-square foot, two-story, single family residence with an existing attached three car garage, resulting in a 12,754 square foot residence located on a 30,680 square-foot property. The proposed new addition will be placed generally in the same location as the existing portion of the home to be demolished. The project site has been fully disturbed and has a gradual slope towards the west, with a drop in elevation from east to west of approximately 22 feet. The project site located on a flag shaped lot fronting on Hidden Valley Road (a public street) is not located on or adjacent to an identified public views, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan – Figure 9 (Identified Public Vantage Points) and Appendix G (Coastal Access Subarea Maps). The project does not propose any deviations or variances to the development regulations. The applicant submitted a neighborhood survey which demonstrated that this proposed project was in general conformity with the building setbacks and building massing with existing development within the vicinity. LDR-Planning determined that the proposed project conformed to the development regulations of the SF Zone of the La Jolla Shores Planned District. This overall design was found to be in conformance with the La Jolla Shores Planned District Ordinance, La Jolla Community Plan and Local Coastal Land Use Plan.

The proposed building elevations indicate that the exterior walls materials and architectural details are all designed to match the existing exterior wall materials and architectural details of the existing structure to remain. The proposed grading for the addition is fairly minimal, limited to only a 0.15 acre portion of the site and would consist of zero cubic yards of cut and fill, with

only minor excavation for the footings. The project is designed to comply with the 30 foot height limit with the height of the new addition being at 23 feet 11 inches high.

Vehicular access to the property will continue to be provided from an existing public street at the front of the property from Hidden Valley Road. The proposed project design includes an attached garage with three off street parking spaces. The existing character and pedestrian design of the streetscape adjacent to the project will remain residential.

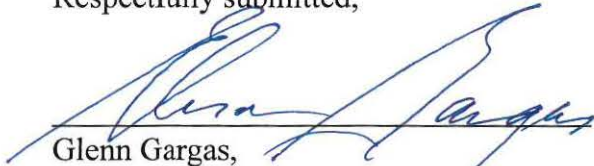
### CONCLUSION

Staff has reviewed the request for the Coastal Development Permit, Site Development Permit an Amendment to Coastal Development Permit/La Jolla Shores Planned District Permit No. 99-1339 for the proposed addition/remodel of the existing single family residence and found the project to be in conformance with all the applicable sections of the San Diego Municipal Code regulating coastal development in this area, the La Jolla Community Plan and Local Coastal Land Use Plan and the La Jolla Shores Planned District Ordinance. Staff believes the required findings can be supported and recommends the Hearing Officer approve the project as proposed.

### ALTERNATIVES

1. Approve Coastal Development Permit No. 1154249 and Site Development Permit No. 1154250, with modifications.
2. Deny Coastal Development Permit No. 1154249 and Site Development Permit No. 1154250, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn Gargas,  
Development Project Manager

#### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP&SDP Resolution with Findings
6. Draft CDP&SDP with Conditions
7. Copy of Notice of Right To Appeal Environmental Determination
8. Project Site Plan
9. Project Plans
10. Copy of CDP / La Jolla Shores PDO Permit No. 99-1339
11. Copy of Community Group Recommendation

12. Ownership Disclosure Statement
13. Copy of the Public Notice

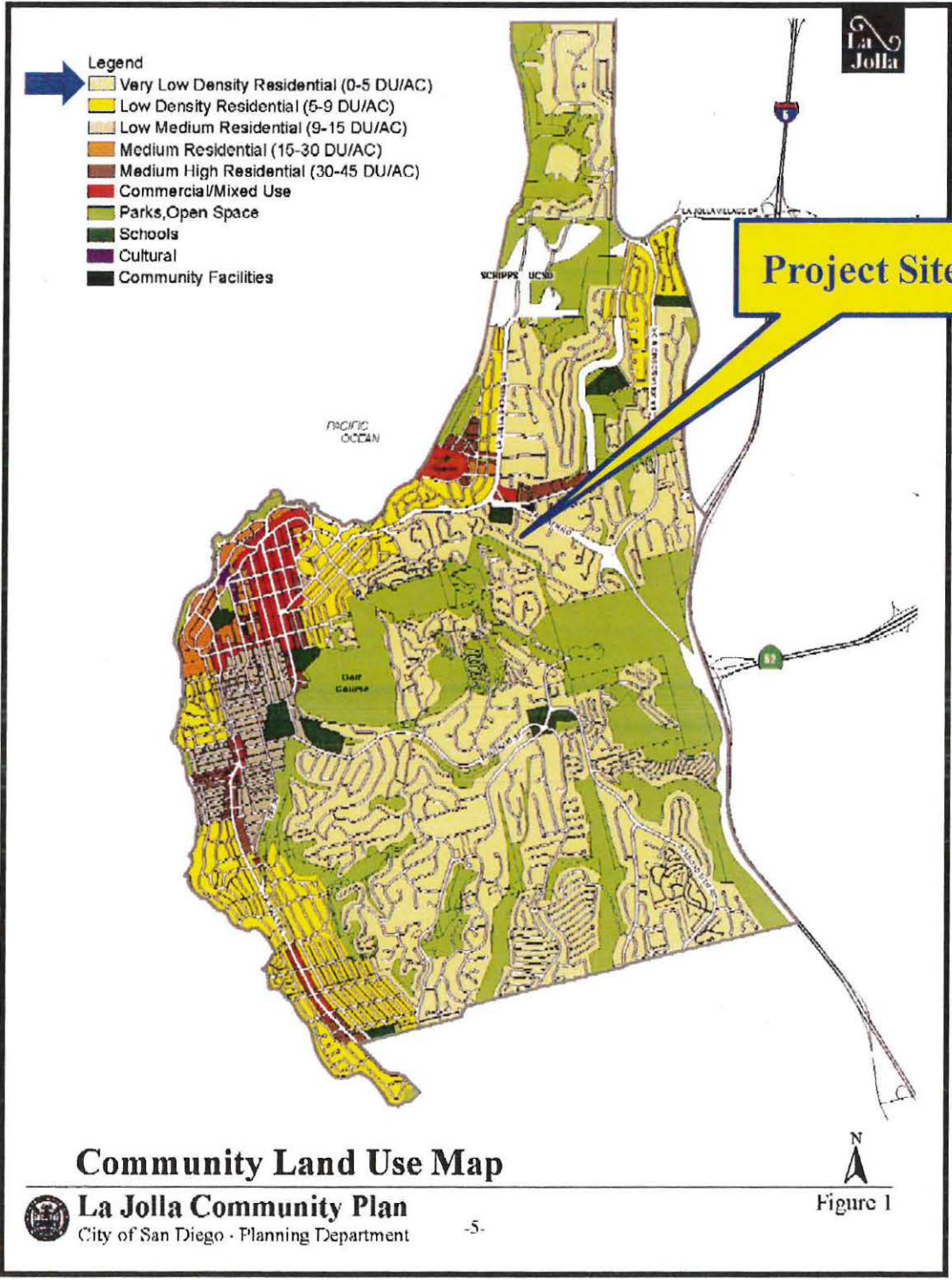
Internal Order Number: 24003914



### Aerial Photo

OIN ADDITION 2604 HIDDEN VALLEY ROAD  
PROJECT NO. 329727

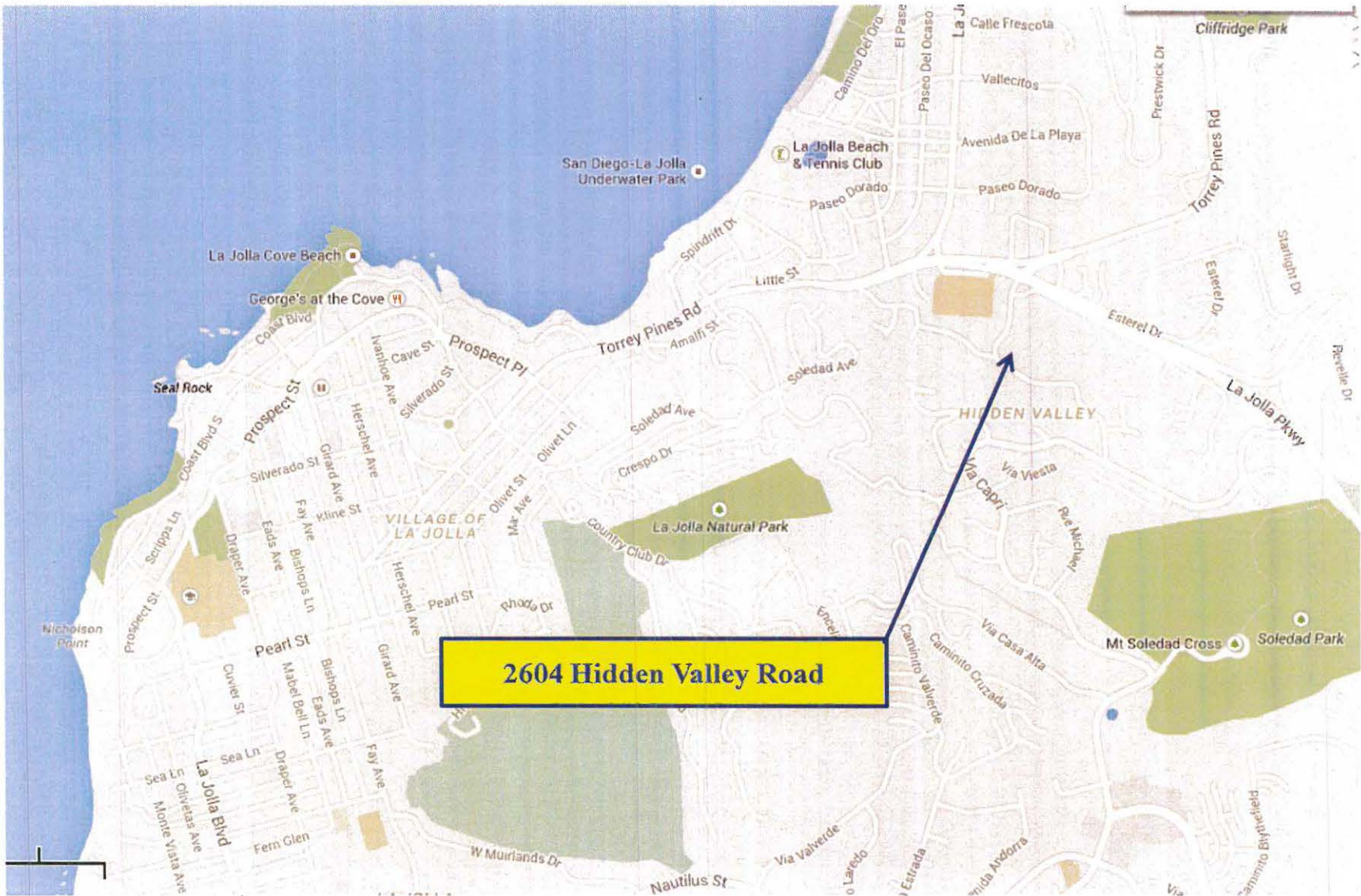




**Land Use Map**

**QIN ADDITION - 2604 HIDDEN VALLEY ROAD**  
**PROJECT NO. 329727 La Jolla**



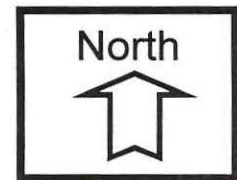


**2604 Hidden Valley Road**



## Project Location Map

**QIN ADDITION – 2604 HIDDEN VALLEY ROAD  
PROJECT NO. 329727**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Qin Addition – Project No. 329727	
<b>PROJECT DESCRIPTION:</b>	Coastal Development Permit and Site Development Permit to demo a portion of an existing residence and construct an approximate 3,587 square foot addition/remodel to the existing, 9,167 square foot single family residence on a 30,680 square foot property.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit & Site Development Permit.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very Low Density Residential (0-5 DUs per acre)	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> SF Zone of the La Jolla Shores Planned District		
<b>HEIGHT LIMIT:</b> 30-Foot maximum height limit.		
<b>LOT SIZE:</b> Approx. 6,000 square-foot minimum lot size – existing lot 30,680 sq. ft.		
<b>FLOOR AREA RATIO:</b> NA (PDO – none) (0.42 as reference only)		
<b>FRONT SETBACK:</b> 248 feet		
<b>SIDE SETBACK:</b> 8 feet		
<b>STREETSIDE SETBACK:</b> NA.		
<b>REAR SETBACK:</b> 16 feet		
<b>PARKING:</b> 2 parking spaces required – 3 plus spaces proposed.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence
<b>SOUTH:</b>	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence
<b>EAST:</b>	Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence



ATTACHMENT 4

<b>WEST:</b>	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 6, 2014, the La Jolla Community Planning Association voted (16-0-1) to recommend approval of this project. The recommendation did not include any conditions.	

**HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
 COASTAL DEVELOPMENT PERMIT NO. 1154249 AND  
 SITE DEVELOPMENT PERMIT NO. 1154250  
 AN AMENDMENT TO CDP / LA JOLLA SHORES PDO PERMIT NO. 99-1339  
 QIN ADDITION - PROJECT NO. 329727**

WHEREAS, Zhen Qin, 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 Nos. 1154249 and 1154250), on portions of a 0.62-acre property;

WHEREAS, the project site is located at 2604 Hidden Valley Road, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as a portion of Lot 1288 of the Pueblo Lands of San Diego, according to Map by James Pascoe in 1870, a copy of which said Map was filed in the Office of the County Recorder of San Diego, County, November 14, 1921 and known as Miscellaneous Map No. 36, more particularly described by Grant Deed, Document No. 2010-0358931, recorded on July 19, 2010;

WHEREAS, on November 12, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1154249 and Site Development Permit No. 1154250 pursuant to the Land Development Code of the City of San Diego;

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 12, 2014.

FINDINGS:

**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 accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 30,680 square foot project site is currently developed with an existing single family residence. The development proposes to demolish a portion of an existing residence and an addition/remodel to the existing two-story single family residence. The project site is located approximately one half mile from the coastline. The proposed development is for a two-story addition, approximate 3,587 square-foot to the existing/remaining 9,167 square foot single family residence, resulting in a 12,754 square foot single family residence and is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The project site located along Hidden Valley Road (a public street) is not located on or adjacent to an identified public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan – Figure 9 (Identified Public Vantage Points) and Appendix G (Coastal

Access Subarea Maps). The project site is situated along Hidden Valley Road, within a developed single family residential neighborhood. The proposed new addition/remodel to the existing single family residence meets the development setbacks and height limit required by the underlying zone and the proposed development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Land Use Plan.

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

The 30,680 square-foot project site is currently developed with a single family residence, is previously graded and a fully developed property. The surrounding properties are also fully developed properties. Due to the previous disturbance of this site and surrounding properties, no visible or mapped sign of any form of environmentally sensitive resource, this proposed project was determined not to be subject to the Environmentally Sensitive Lands Regulations. The environmental analysis determined that this project would not have a significant environmental effect and determined that it was exempt under California Environmental Quality Act (CEQA) Guidelines. The project proposes re-grading to approximately 21.2 percent of the site, consisting of zero cubic yards of cut and fill and will not result or propose any adverse affect to Environmentally Sensitive Lands. Therefore, this project site is not subject to the Environmentally Sensitive Lands Regulations. Thus the proposed project will not adversely affect environmentally sensitive lands.

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

The proposed development to add on and remodel an existing single family residence is located on a site which has a Very Low Density Single Family Residential land use designation. The environmental analysis determined that this project would not have a significant environmental effect and determined that it was exempt under California Environmental Quality Act (CEQA) Guidelines. 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 and Coastal Overlay Zone. The project site is not located adjacent to any identified public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The applicant submitted a neighborhood survey which demonstrated that this proposed project was in general conformity with the building setbacks and building massing with existing development within the vicinity. This overall project design was found to be in conformance with the La Jolla Shores Planned District Ordinance, La Jolla Community Plan and Local Coastal Land Use Plan. Due to these factors the proposed single family residence was found to be in compliance with the City of San Diego's adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

**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 30,680 square-foot site, currently developed with an existing residence, is located within a well developed residential neighborhood approximately one half mile from the coastline. The project site is not located between the first public road and the sea or coastline. The project site is designated for Very Low Density Residential Development by the La Jolla Community Plan and Local Coastal Land Use Plan. The project will be fully within the legal lot, which is private property. There is no identified public access and public recreation area on or adjacent to the project site and these stated resources will not be impaired by the re-development of this site. The proposed single family residential addition/remodel project is designed to take access off the existing public street, with adequate off street parking. The existing character and pedestrian design of the streets and public walkways will be improved or remain unaltered. Thus this proposed project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

#### **Site Development Permit - Section 126.0504**

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

The proposed 3,587 square-foot addition/remodel of an existing two-story, single family residence with an attached garage to total approximately 12,754 square-feet of gross floor area will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the Plan's Very Low Density Residential land use designation, the development regulations of the SF Zone of the La Jolla Shores Planned District Ordinance, allowed density, and design recommendations. The project site is not located adjacent to any public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. This overall design was found to bring the project into compliance with the La Jolla Community Plan and Local Coastal Land Use Plan. Due to these factors the proposed development will not adversely affect the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

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

The proposed addition/remodel of a two-story, single family residence with an attached garage for a total of approximately 12,754 square-feet of gross floor area on an 30,680 square-foot property 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 Ordinance. There are no proposed variances to the development regulations. The environmental analysis determined that this project would not have a significant environmental effect and determined that it was exempt under California Environmental Quality Act (CEQA) Guidelines. The environmental analysis included an analysis of the project's potential impact on public health and safety, and no significant issues relating to that were found. The construction of the addition/remodel to the existing 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/remodel of a two-story, single family residence with an attached garage, to total approximately 12,754 square-feet of gross floor area, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District Ordinance and the Local Coastal Program for the La Jolla Community Plan area. The project does not propose any deviations to any of the applicable development regulations. The proposed development does not negatively impact any public views as identified by the La Jolla Community Plan and Local Coastal Land Use Plan. Due to these factors the proposed addition/remodel to the existing single family residence was found to be in compliance with all of applicable development regulations, specifically those of the SF Zone of the La Jolla Shores Planned District Ordinance and the Coastal Overlay Zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Coastal Development Permit No. 1154249 and Site Development Permit No. 1154250 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1154249 and 1154250 a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas, AICP  
Development Project Manager  
Development Services

Adopted on: November 12, 2014

Job Order No. 24003914

**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: 24003914

**COASTAL DEVELOPMENT PERMIT NO. 1154249 AND**  
**SITE DEVELOPMENT PERMIT NO. 1154250**  
**AMENDMENT TO CDP / LA JOLLA SHORES PDO PERMIT NO. 99-1339**  
**QIN ADDITION - PROJECT NO. 329727**  
**HEARING OFFICER**

This Coastal Development Permit No. 1154249 and Site Development Permit No. 1154250, An Amendment to CDP / La Jolla Shores PDO Permit No. 99-1339, are granted by the Hearing Officer of the City of San Diego to Zhen Qin, a married women, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707 and 1510.0201. The 30,680 square foot site is located at 2604 Hidden Valley Road, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limitation, Parking Impact Overlay Zones and within the La Jolla Community Plan area. The project site is legally described as: a portion of Lot 1288 of the Pueblo Lands of San Diego, according to Map by James Pascoe in 1870, a copy of which said Map was filed in the Office of the County Recorder of San Diego, County, November 14, 1921 and known as Miscellaneous Map No. 36, more particularly described by Grant Deed, Document No. 2010-0358931, recorded on July 19, 2010.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to add on and remodel an existing, two-story, single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 12, 2014, on file in the Development Services Department.

The project shall include:

- a. Demolition of a 1,568 square foot portion of the existing residence, addition/ remodel of 3,587 square feet to an existing/remaining, 9,167 square foot, two story single family residence, resulting in a 12,754 square foot, two-story single family residence with an attached three car garage and existing pool to remain located on a 30,680 square foot property;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Wall, 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 November 26, 2017.
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. The project proposes to export no material from the project site. Any excavated material that is 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.

12. The drainage system proposed for this development, as shown on the site plan (part of Exhibit "A"), is private and subject to approval by the City Engineer.

13. 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', dated November 12, 2014, on file in the Development Services Department, satisfactory to the City Engineer.

14. 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.

15. 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.

16. 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.

#### **LANDSCAPE REQUIREMENTS:**

17. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, dated November 12, 2014, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under San Diego Municipal Code Sec. 142.0403(b)(5).

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

19. 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, the Owner/Permittee shall repair and/or replace it in kind and equivalent

size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**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", dated November 12, 2014, on file in the Development Services Department. 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 private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**GEOLOGY REQUIREMENT:**

23. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

**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 12, 2014, by Resolution No. \_\_\_\_\_.



THE CITY OF SAN DIEGO

Date of Notice: October 13, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003914

**PROJECT NAME/NUMBER:** Qin Addition / 329727

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 2604 Hidden Valley Road, San Diego, California 92037

**PROJECT DESCRIPTION:** COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to amend Coastal Development Permit/La Jolla Shores Planned District Permit No. 99-1339 for a 3,587-square-foot addition to an existing 9,167-square-foot, two-story, single-dwelling residence. The project consists of a 1,131-square-foot first floor and a 2,456-square-foot second floor addition. The project would also construct first and second floor decks. Additionally, the project would construct various associated site improvements (e.g. hardscape, driveway, and landscaping). The .704-acre (30,680-square-foot) project site is located at 2604 Hidden Valley Road. The land use designation for the project site is Very Low Density Residential per the community plan. Furthermore the project site is located within the SF zone of the La Jolla Shores Planned District, the Coastal Overlay Zone (Non-Appealable 2 Area), the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal Impact Area) of the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Portion of Lot 1288 of the Pueblo Lands, Miscellaneous Map No. 36).

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities).

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

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 which allows

for additions to existing structures that would not result in an increase of more than 10,000 square feet if public services are available and the area is not environmentally sensitive. Furthermore, the exceptions listed in 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Glenn Gargas  
**MAILING ADDRESS:** 1222 First Avenue, MS501, San Diego, CA 92101  
**PHONE NUMBER:** 619.446.5142

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On October 13, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 27, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

POSTED IN THE OFFICE OF DSD	
Posted	<u>OCT 09 2014 ml</u>
Removed	<u>OCT 28 2014</u>
Posted by	<u>ml.rolfe</u>



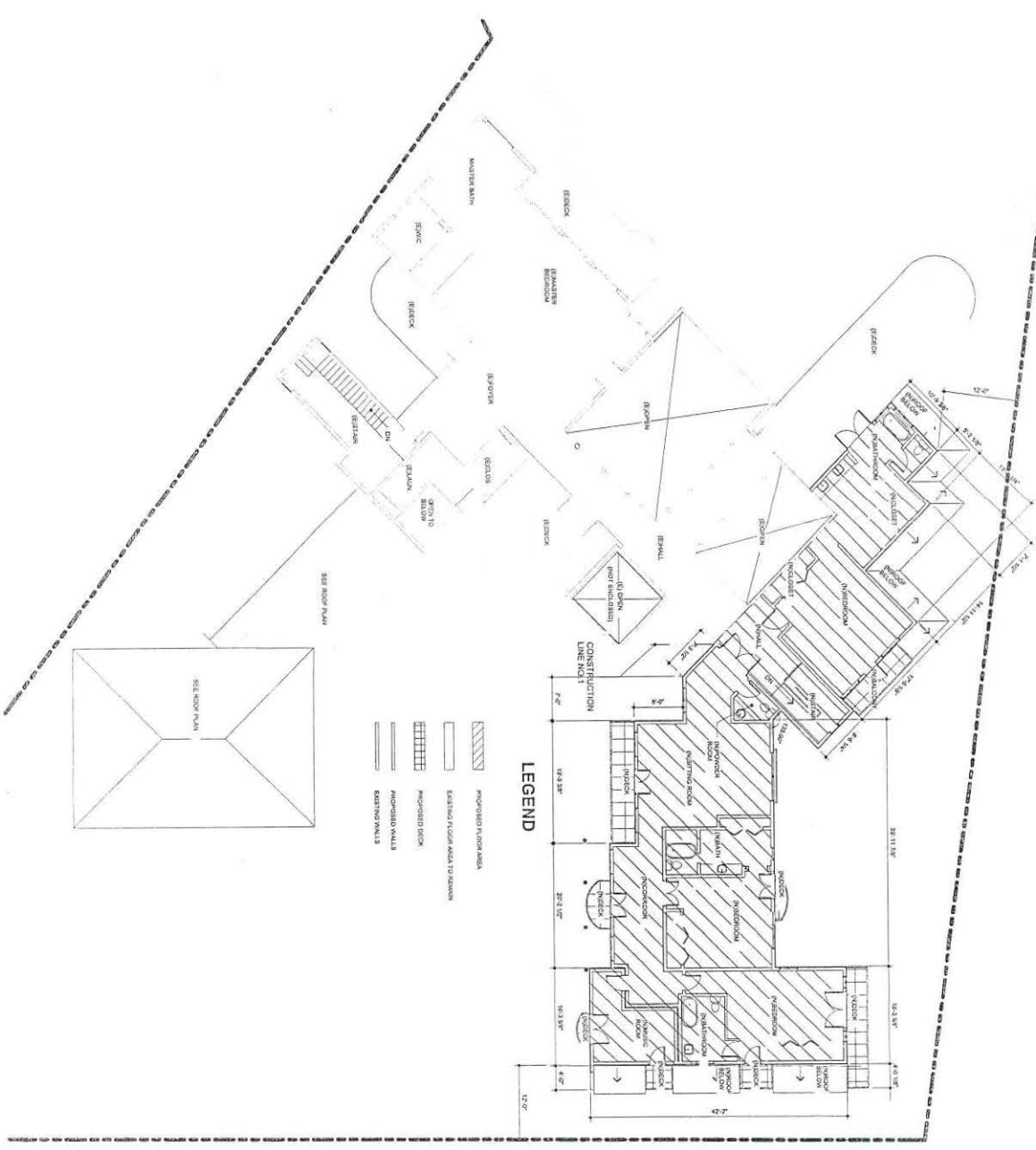


directory:

PROJECT: 2604 Hidden Valley Road Addition  
 SHEET: 2604-2  
 DATE: 08/21/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 PROJECT LOCATION: 2604 Hidden Valley Road, San Jose, CA 95128  
 CLIENT: [Name]  
 ARCHITECT: [Name]

# 2604 hidden valley road addition

<p>                 PROJECT: 2604 Hidden Valley Road Addition                  SHEET: 2604-2                  DATE: 08/21/14                  DRAWN BY: [Name]                  CHECKED BY: [Name]                  APPROVED BY: [Name]             </p>	<p>                 2604-2                  level 2             </p>	<p>                 2604-2                  level 2             </p>
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LEVEL 2 FLOOR PLAN

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

- NOTES
1. ALL SPOT ELEVATIONS ARE EXISTING & PROPOSED.
  2. ALL PROPOSED EXTERIOR FINISHES SHALL MATCH EXISTING FINISHES.
  3. ALL PROPOSED COLORS SHALL MATCH EXISTING.
  4. ALL PROPOSED ARCHITECTURAL DETAILS SHALL MATCH EXISTING DETAILS.

directory:

owner:  
zhen qin

architect:  
Shen Yehon Architects, Inc. 1001 W. 10th St. Suite 100  
La Jolla, CA 92037  
phone: 619.435.1888  
email: shen.yehon@shenyehon.com

structural engineer & project manager:  
S engineering  
1750 Ave. 66th, Suite 100  
La Jolla, CA 92037  
phone: 619.435.1888  
email: shen.yehon@shenyehon.com

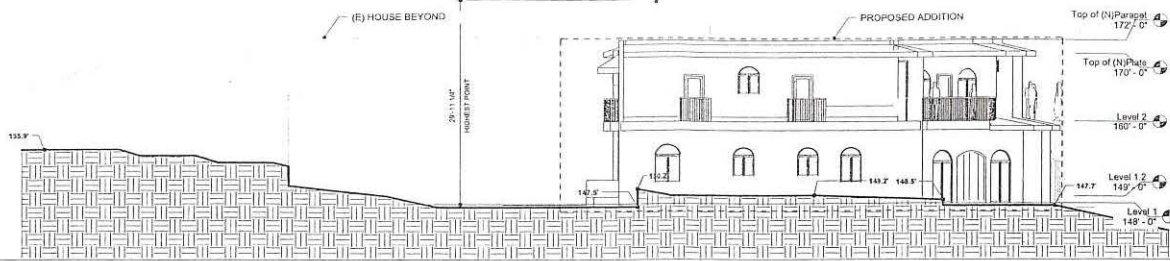
photography:  
s2b  
studio photography  
1001 W. 10th St. Suite 100  
La Jolla, CA 92037  
phone: 619.435.1888  
email: s2bphoto.com

general contractor:  
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phone: 619.435.1888  
email: raul@shenyehon.com

civil engineer:  
christopher pinnow  
1750 Ave. 66th, Suite 100  
La Jolla, CA 92037  
phone: 619.435.1888  
email: cpinnow@shenyehon.com

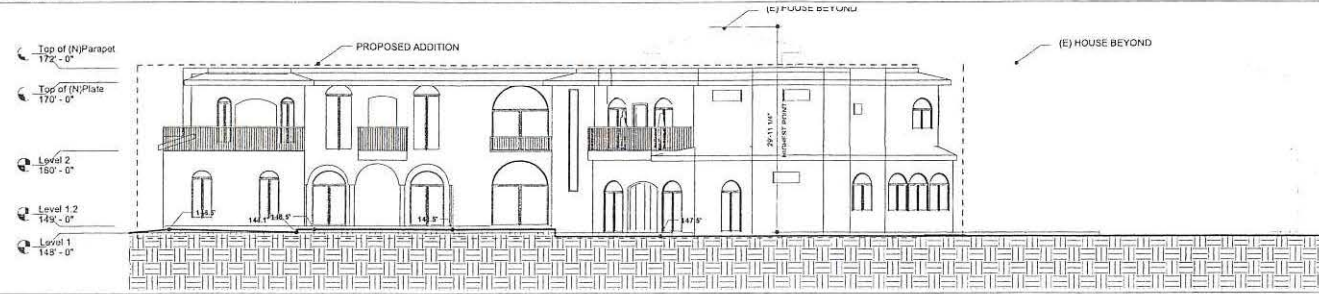
landscape architect:  
scott bradstreet  
1001 W. 10th St. Suite 100  
La Jolla, CA 92037  
phone: 619.435.1888  
email: scott@shenyehon.com

2604 hidden valley road addition



A EAST ELEVATION

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



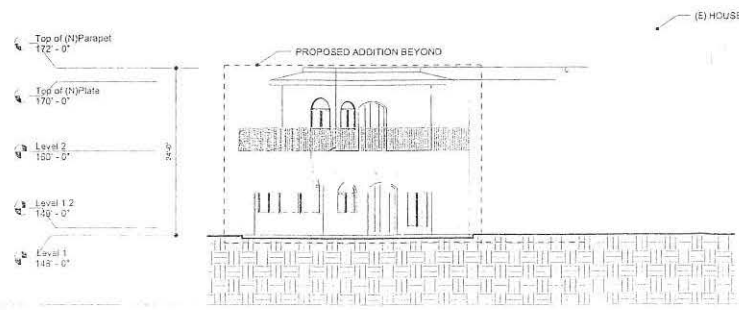
B NORTH ELEVATION

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



C SOUTH ELEVATION

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



D WEST ELEVATION

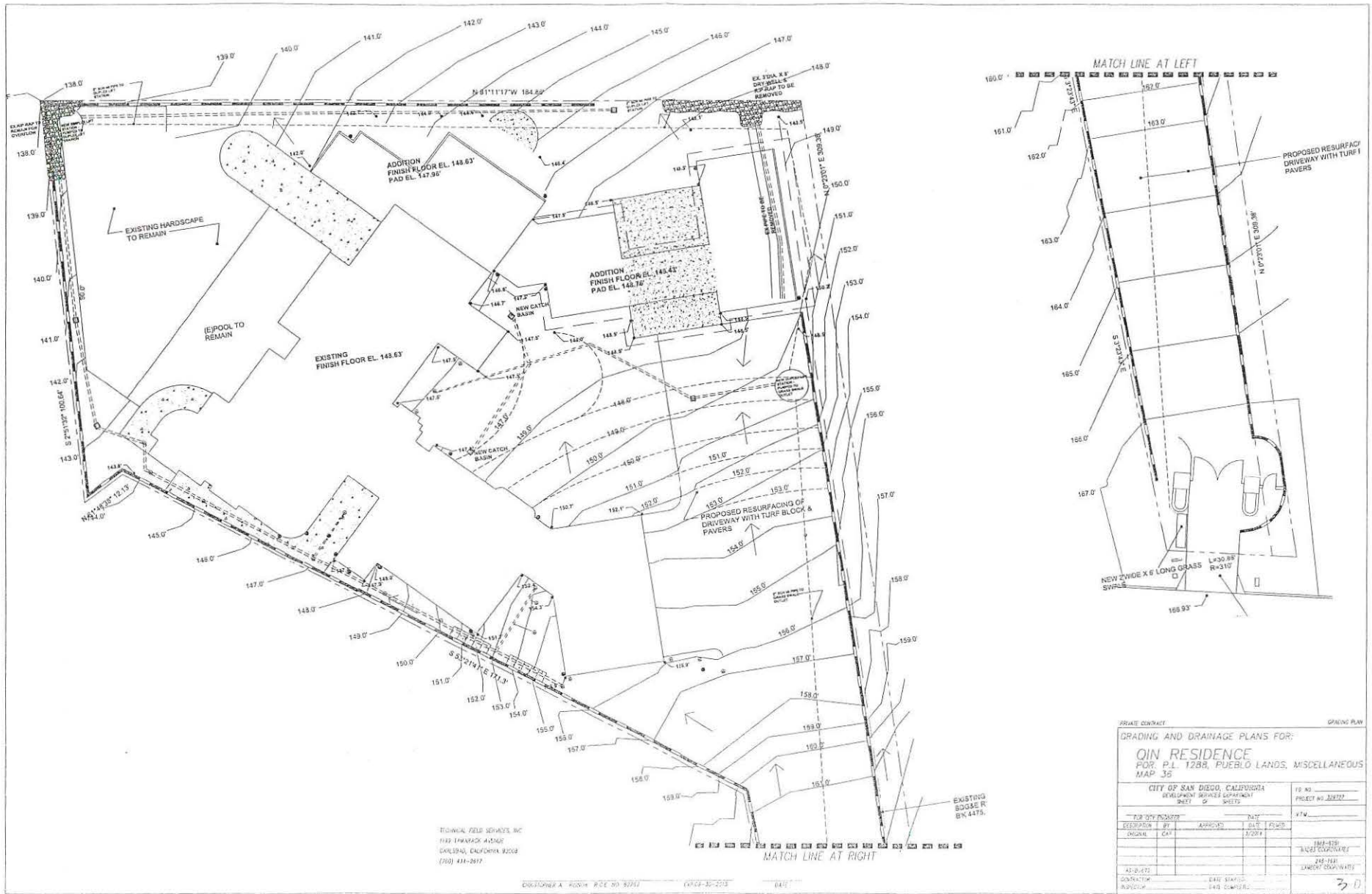
SCALE: 1/8"=1'-0"

revision	
07.24.13-completeness submittal	
10.23.13-1st city submittal	
12.22.14-2nd city submittal	

drawing title	
elevations	
project	
House 0252un 2604 hidden valley la jolla, ca 92037	
project no.	
1	
date	
02.21.13	
drawn by	
s2b	
scale	
1/8"=1'-0"	
sheet	
1 of 2	
sheet no.	
34 of 31	





TECHNICAL FIELD SERVICES, INC.  
 1143 LINDENBACH AVENUE  
 CARLSBAD, CALIFORNIA 92008  
 (760) 434-2817

DISIGNER A. HODON P.C.E. NO. 52741

DATE 12-2018

DATE

PRIVATE CONTRACT GRADING PLAN

GRADING AND DRAINAGE PLANS FOR:

**QIN RESIDENCE**  
 FOR: P.L. 1288, PUEBLO LANDS, MISCELLANEOUS  
 MAP 35

CITY OF SAN DIEGO, CALIFORNIA		PG NO.
DEVELOPMENT SERVICES DEPARTMENT		PROJECT NO. 228122
SHEET		OF SHEETS
FOR OFFICER'S USE	DATE	BY
DESIGNER	APPROVED	DATE
INCHARGE	CAT	3/2018
AS-BUILT		
CONTRACT	DATE STARTED	
PROJECT	DATE COMPLETED	

184-239  
 TUESDAY, FEBRUARY 20, 2018  
 244-1841  
 EXHIBIT 2018-01-01

3/0



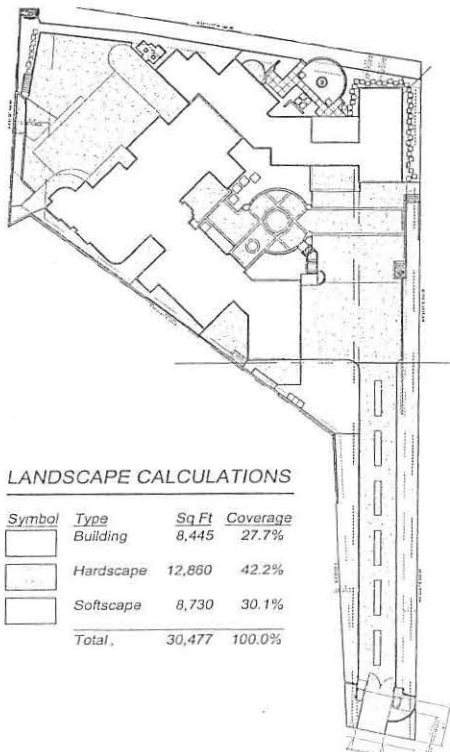




MATCHLINE SEE SHEET L2.02

LANDSCAPE DESIGN CONCEPT

- Remove damaged hardscape and overgrown softscape.
- Retain existing trees where possible.
- Provide landscape design with and continuity consistent with the architecture.
- Maintain privacy with adjacent neighbors, while opening view to the ocean.
- Provide new driveway and entry courtyard hardscape that enhances the new architecture and main entry.
- Provide new irrigation system with automatic controller, hydrozoning, and high efficiency application.
- Provide new low to moderate water-use plant that require minimal maintenance.
- Provide fruit trees and green garden space.



LANDSCAPE CALCULATIONS

Symbol	Type	Sq Ft	Coverage
[Symbol]	Building	8,445	27.7%
[Symbol]	Hardscape	12,860	42.2%
[Symbol]	Softscape	8,730	30.1%
Total		30,477	100.0%

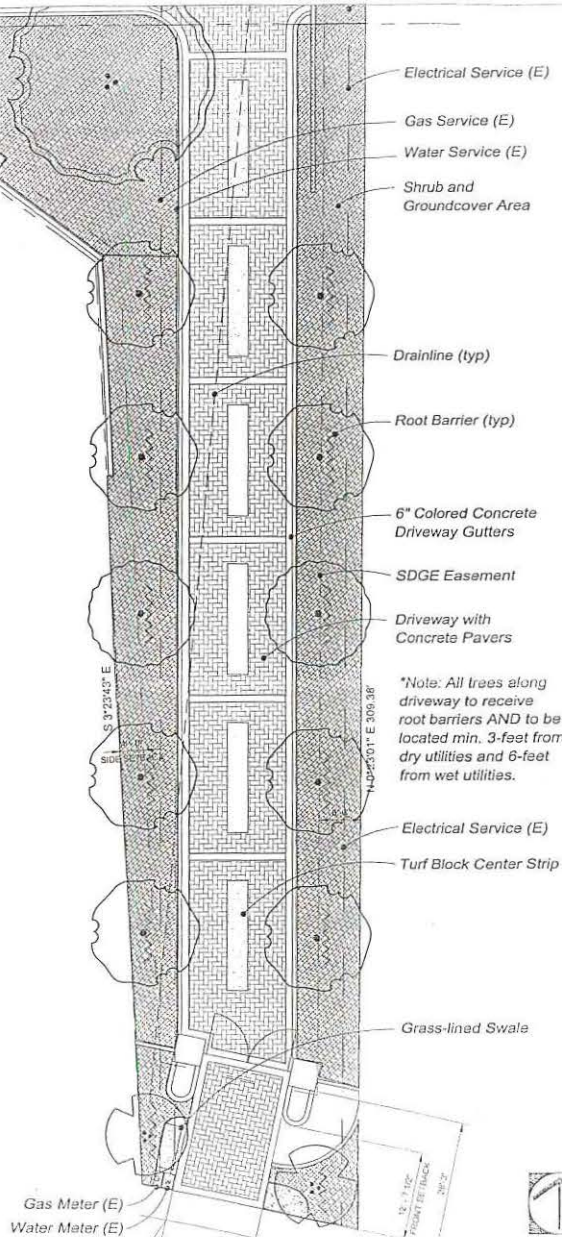
PLANT PALETTE

Symbol	Botanical Name	Common Name
<b>Trees</b>		
[Symbol]	<i>Cassia leptophylla</i>	Gold Medallion Tree
[Symbol]	<i>Citrus sinensis</i>	Orange
[Symbol]	<i>Citrus x Lemon</i>	Lemon
[Symbol]	<i>Citrus x Lime</i>	Lime
[Symbol]	<i>Cupressus sempervirens</i>	Italian Cypress
[Symbol]	<i>Eriobotra japonica</i>	Loquat
[Symbol]	<i>Tabebuia chrysostricha</i>	Golden Trumpet Tree
[Symbol]	<i>Fortunella margarita</i>	Kumquat
[Symbol]	<i>Magnolia grandiflora</i>	Southern Magnolia
[Symbol]	<i>Osmanthus fragrans</i>	Sweet Olive
[Symbol]	<i>Strelitzia nicholaii</i>	Giant Bird of Paradise
<b>Vertical Screen</b>		
[Symbol]	<i>Eugenia myrtifolia</i>	Australian Brush
[Symbol]	<i>Melaleuca quinquenervia</i>	Paperbark Tree
<b>Shrubs and Groundcover</b>		
[Symbol]	<i>Anigozanthus flavidus</i>	Kangaroo Paw
[Symbol]	<i>Azalea indica</i>	Southern Azalea
[Symbol]	<i>Buxus japonica</i>	Japanese Boxwood
[Symbol]	<i>Callistemon 'Little John'</i>	Dwarf Bottle Brush
[Symbol]	<i>Dietes vegeta</i>	Fort-night Lily
[Symbol]	<i>Gardenia jasminoides</i>	Gardenia
[Symbol]	<i>Hydrangea sp.</i>	Hydrangea
[Symbol]	<i>Lavandula 'Goodwin Creek'</i>	Gray Lavender
[Symbol]	<i>Nephrolepis cordifolia</i>	Sword Fern
[Symbol]	<i>Phormium tenax</i>	New Zealand Flax
[Symbol]	<i>Rhaphirolepis indica 'Pinkie'</i>	Pink Indian Hawthorn
[Symbol]	<i>Rosa 'Iceberg'</i>	White Rose
[Symbol]	<i>Rosmarinus 'Prostratus'</i>	Prostrate Rosemary
[Symbol]	<i>Rosmarinus 'Tuscan Blue'</i>	Blue Rosemary
[Symbol]	<i>Strelitzia reginae</i>	Bird of Paradise
<b>Vines</b>		
[Symbol]	<i>Jasminum polyanthum</i>	Pink Jasmine
[Symbol]	<i>Trachelospermum jasminoides</i>	Star Jasmine

STORM WATER MANAGEMENT

For this project, the post-development quality and quantity storm water condition will not exceed the current pre-development condition. The existing underground stormwater system will remain in place with new inlets. Therefore, there are no BMPs or new stormwater management systems proposed for this project.

All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table 142-04F or in accordance with the standards in the San Diego Municipal Code, Section 142.0411. A required revegetation and erosion control shall be completed within 90 calendar days of the completion of grading or disturbance.



- Electrical Service (E)
- Gas Service (E)
- Water Service (E)
- Shrub and Groundcover Area

- Drainline (typ)
- Root Barrier (typ)
- 6" Colored Concrete Driveway Gutters

- SDGE Easement
- Driveway with Concrete Pavers

- Electrical Service (E)
- Turf Block Center Strip

- Grass-lined Swale

- Gas Meter (E)
- Water Meter (E)

\*Note: All trees along driveway to receive root barriers AND to be located min. 3-feet from dry utilities and 6-feet from wet utilities.

directory  
 2604 hidden valley road  
 92111  
 619-451-1111  
 www.2604hiddenvalley.com

2604 hidden valley road addition

revision  
 07.24.13-completeness submittal  
 xx xxxxx-1st issues submittal

issuing site  
 landscape development plan

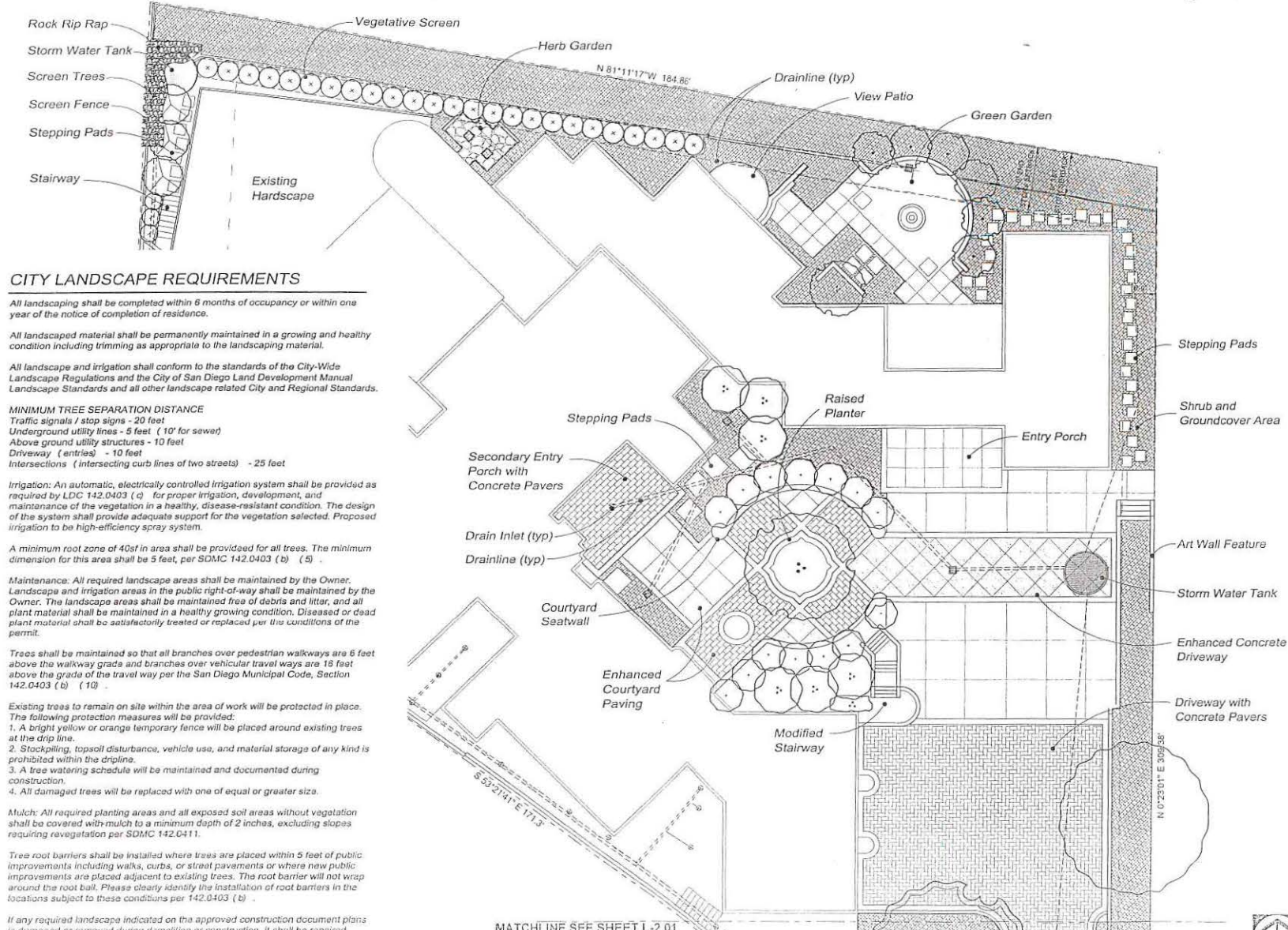
project  
 2604 hidden valley  
 la jolla, ca 92037

sheet no. L201

<b>directory</b> 2604 hidden valley road addition landscape development plan 2604 hidden valley road la jolla, ca 92037	
07 24 13-completeness submittal xx xx xx-1st issues submittal	1 06/21/13 1:1 3 of 10 L2.92

2604 hidden valley road addition

revision 07 24 13-completeness submittal xx xx xx-1st issues submittal	1 06/21/13 1:1 3 of 10 L2.92
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**CITY LANDSCAPE REQUIREMENTS**

All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of residence.

All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.

All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

**MINIMUM TREE SEPARATION DISTANCE**  
 Traffic signals / stop signs - 20 feet  
 Underground utility lines - 5 feet (10' for sewer)  
 Above ground utility structures - 10 feet  
 Driveway (entries) - 10 feet  
 Intersections (intersecting curb lines of two streets) - 25 feet

**Irrigation:** An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403 (c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. Proposed irrigation to be high-efficiency spray system.

**A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403 (b) (5).**

**Maintenance:** All required landscape areas shall be maintained by the Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by the Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

**Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code, Section 142.0403 (b) (10).**

**Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:**

1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
3. A tree watering schedule will be maintained and documented during construction.
4. All damaged trees will be replaced with one of equal or greater size.

**Mulch:** All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 2 inches, excluding slopes requiring revegetation per SDMC 142.0411.

**Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball. Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403 (b).**

**If any required landscape 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.**

MATCHLINE SEE SHEET L-2.01

Landscape Development Plan - Design Concept



SCALE 1/8"=1'-0"



RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
DEPARTMENT

2274  
OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 35.00

WHEN RECORDED MAIL TO  
PERMIT INTAKE  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT/LA JOLLA SHORES  
PLANNED DISTRICT PERMIT NO. 99-1339  
MORCOS RESIDENCE  
HEARING OFFICER

This Permit is granted by the Hearing Officer of the City of San Diego to LEONARDO MORCOS, INDIVIDUAL, Owner/Permittee pursuant to Sections 111.1202 and Chapter X, Article 3, Division 3 of the Municipal Code of the City of San Diego. The 0.70 acre site is located at 2604 Hidden Valley Road in the Single Family zone of the La Jolla Shores Planned District, the Coastal Overlay (nonappealable area), and the Coastal Height Limitation Overlay zones of the La Jolla Community Planning area. The project site is legally described as a portion of Lot 1288 of the Pueblo Lands of San Diego, Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to construct first and second story additions totaling 4,937 square feet to an existing single-story, 4,230 square foot single family residence with pool and spa. The new 9,167 square foot residence with attached three-car garage, will include an art studio, attached guest quarters, ponds, pool and a spa described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated September 5, 2001, on file in the office of the Development Services Department. The facility shall include:

- a. The construction of first and second story additions totaling 4,937 square feet, including an attached three-car garage, to an existing 4,230 square foot residence; and
- b. An attached guest quarters and art studio; and
- c. Ponds, pool and a spa; and
- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. Off-street parking facilities; and
- f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Land Development Code in effect for this site.



1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal/Land Development Code 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 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. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated September 5, 2001, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be



allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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 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.

#### ENGINEERING REQUIREMENTS:

10. The drainage system proposed for this development, as shown on the approved plans, is subject to approval by the City Engineer.
11. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
12. Prior to the issuance of any building permits, the property owner shall enter into an agreement with the City waiving the right to oppose special assessment proceedings initiated for sidewalks in Hidden Valley Road.
13. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.
14. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer, for landscaping in Hidden Valley Road.
15. Prior to the commencement of any work or activity authorized by this permit, the applicant shall execute a "Notice of Geologic and Geotechnical Conditions" for future landslide movement and slope stability. The "Notice" will be prepared by BRD/LDR Geology in a form and content acceptable to BDR/LDR Geology. The "Notice of Geologic and Geotechnical Conditions" for landsliding will be recorded with the County Recorder prior to the approval of a grading or building permit.
16. Prior to the commencement of any work or activity authorized by this permit, the applicant shall execute a "Notice of Geologic and Geotechnical Conditions" for future faulting. The "Notice" will be prepared by BRD/LDR Geology in a form and content acceptable to BDR/LDR Geology. The "Notice of Geologic and Geotechnical Conditions" for faulting will be recorded with the County Recorder prior to the approval of a grading or building permit.

PLANNING/DESIGN REQUIREMENTS:

17. No fewer than three off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated September 5, 2001, on file in the office of Development Services Department. Parking spaces shall comply at all times with requirements of the Municipal/Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

18. 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. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

19. 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.

20. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

21. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

22. The sink located in the attached guest quarters shall be no larger than a 12"x 12" bar sink.

23. The guest quarters shall not contain facilities for the storage or preparation of food and shall not be rented leased or sold as a separate dwelling unit at any time.

24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

25. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

26. Prior to the issuance of any building permit for new construction, the permittee/owner shall demonstrate to the satisfaction of the City Manager that the pool deck, spa and all improvements have been legally permitted and constructed in accordance to said plans.

27. All rooftop vents, chimneys or other appurtenances shall be painted to match the roof color of the surrounding structure.

LANDSCAPE REQUIREMENTS:

ATTACHMENT 10

28. Prior to issuance of a grading or building permit, the permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30% landscaped area in a crosshatched pattern and labeled "Landscape Area Diagram". The crosshatch pattern shall be consistent with Section 1.1-5 of the Landscape Technical Manual. Specific planting/irrigation symbols, details, specifications, and graphic illustrations are not submittal requirements for a building or grading permit unless specifically required for purposes of slope revegetation and/or brush management.

29. Provide the following note on the "Landscape Area Diagram": All of the landscape to meet the 30% area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance prior to final inspection."

30. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner shall be responsible to maintain landscape improvements consistent with the standards of the Landscape Technical Manual.

31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced per the approved plans within 30 days of completion of construction by the Permittee.

32. Any modifications or changes to the existing or proposed plant material, as shown on the approved Exhibit 'A' Landscape Concept Plan, dated September 5, 2001, is permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance and any specific requirements for slope revegetation or brush management.

INFORMATION ONLY

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

APPROVED by the Hearing Officer of the City of San Diego on September 5, 2001.

ORIGINAL



EST. 1850  
CALIFORNIA

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](mailto:Info@LaJollaCPA.org)

**Regular Meeting – 6 March 2014**

**Attention:** Glen Gargas, PM  
City of San Diego

**Project:** Qin Addition  
2604 Hidden Valley Road  
PN: 329727

**Motion:** To accept the recommendation of the PRC Committee:  
That Findings can be made for a Coastal Development  
Permit and a Site Development Permit to amend CDP/  
LJSPD Permit No. 99-1339, based on plans presented to  
the committee dated 2-25-2014. 5-2-0

**Vote:** 16-0-1

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

20 March 2014

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Submitted by: Tony Crisafi, President  
La Jolla CPA

Date

LA JOLLA SHORES PLANNED DISTRICT

Applicant:

Quin  
2604 Hidden Valley

Item:

#3  
PTS 329727

Date:

5/20/2014

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:

Despite the fairly large bulk of the resulting residence, this project - due to the context on a large flag lot - complies with the PDO.

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.

\_\_\_\_\_  
\_\_\_\_\_

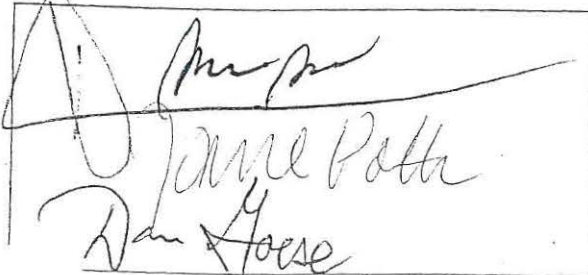
D. Denial because of lack of four affirmative votes.

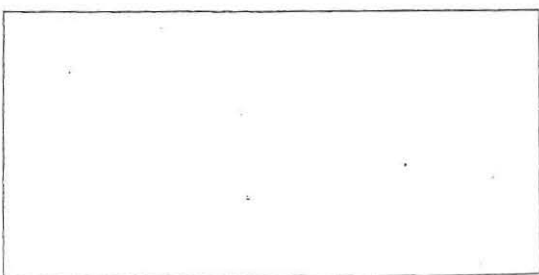
Board Signatures

Approving Item:

4

Disapproving Item:

  
James Poth  
Dan Hoese



Absentees:

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 \_\_\_\_\_

**Project Title** **Project No. For City Use Only**  
 House Addition 329727

**Project Address:**  
 2604 Hidden Valley Road, 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) acknowledges 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): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_  
 2604 HIDDEN VALLEY RD.

City/State/Zip: \_\_\_\_\_  
 LA JOLLA, CA. 92037

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 1-858-699-1068

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: \_\_\_\_\_

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: October 28, 2014

# NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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DATE OF HEARING:	November 12, 2014
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:	COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND AMENDMENT TO CDP LJPD PERMIT NO. 99-1339/CEQA EXEMPTION/ PROCESS 3
PROJECT NO:	<u>329727</u>
PROJECT NAME:	<u>QIN ADDITION</u>
APPLICANT:	Jun Zheng
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

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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 Coastal Development Permit, Site Development Permit (due to location within La Jolla Shores Planned District) and amendment to CDP/LJSPD Permit No. 99-1339 to remodel and add 3,587 square feet to an existing 9,167 square foot residence, resulting in a 12,754 square foot, two-story, single family residence on a 30,680 square foot property. The project site is located at 2604 Hidden Valley Road, in the SF Zone of the La Jolla Shores Planned District, Coastal (non appealable), Coastal Height Limitation, Parking Impact Overlay Zones and within the La Jolla Community Plan area. This application was filed on July 25, 2013.

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](http://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 13, 2014, and the opportunity to appeal that determination ended October 27, 2014.

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: 24003914.