



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 17, 2014 REPORT NO. HO 14-077

ATTENTION: Hearing Officer

SUBJECT: LIMBER CDP / SDP
PTS PROJECT NUMBER: 355828

LOCATION: 303 Vista de la Playa

APPLICANT: Mr. Joseph Limber, Owner
 Mr. Haley Duke, Architect/Agent

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to construct an addition remodel to an existing, two-story, single family residence with a detached two car garage in the La Jolla Community Planning Area?

Staff Recommendation - APPROVE Coastal Development Permit No. 1245505 and Site Development Permit No. 1245506.

Community Planning Group Recommendation – The La Jolla Community Planning Association accidentally left this item off their November 2014 Agenda. This project will be on their December 4, 2014, agenda. That action will be updated to the Hearing Officer as soon as it becomes available from the group. The La Jolla Community Planning Association’s Development Permit Review Subcommittee unanimously recommended approval the project at their October of 2014 meeting. (ATTACHMENT 12).

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 November 17, 2014; was circulated and the opportunity to appeal that determination ended on December 3, 2014 (ATTACHMENT 7).

BACKGROUND

The project site is currently developed with an existing single-family residence, originally built in 1963, located at the western terminus of Vista de la Playa directly adjacent to the Pacific Ocean. The surrounding properties are fully developed and form a well established single family residential neighborhood. The historic significance of the existing structure was reviewed by Development Services Department's Historical Section, based on the submittal of an historic evaluation report and determined to potentially be historically significant. The property was reviewed by the Historical Resources Board on September 25, 2014, at which time the Board voted 7-0-0 to not designate the property under any Historical Resources Board Criteria, due to a lack of integrity.

The 10,833 square foot lot is relatively flat, except along the western edge which has a coastal beach with rock outcroppings. The project site is located at 303 Vista de la Playa, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, west of the First Public Roadway and within the La Jolla Community Planning Area. A Coastal Development Permit is required, by the Land Development Code (Section 126.0702), for proposed development on property within the Coastal Overlay Zone. A Site Development Permit is required, by the Land Development Code (Section 126.0502), for premises containing Environmentally Sensitive Lands – Coastal Beaches.

DISCUSSION

The project proposes a 1,292 square foot addition remodel to an existing 3,755 square foot, two-story, single family residence and an existing 683 square foot detached garage, with a proposed guest quarter over the garage, existing swimming pool and patio, resulting in a 5,730 square foot single family residence on the 10,833 square-foot property. The 1,292 square foot addition is made up of a 528 square foot addition to the single family residence and 764 square foot addition for the guest quarters to the detached garage. The project site contains coastal beaches along the western edge of the property. The proposed addition occurs primarily to the second floor with minimal ground disturbance and located all within the previously developed portion of the property. There is no proposed development in the western portion of the property containing coastal beach resources. All surface drainage run-off is conveyed through an existing drain system which was designed to direct drainage away from the coastal beaches and to discharge onto Vista de la Playa. During the project's review with City staff, the applicant has modified the project to conform to all other development regulations of the RS-1-7 Zone along with the applicable regulations of the Coastal Overlay Zone and the Environmentally Sensitive Lands regulations.

The proposed building elevations indicate the use of exterior stucco walls with portions of stone veneer, wood doors and windows and a flat roof. The Project does not propose any grading to the site. The Project is designed to comply with the 30 foot height limit with the height of the portions to the structure being approximately 29 feet 7 inches high.

The project is located in an area not containing any identified public views or potential intermitted views (ATTACHMENT NO. 11), as identified within the La Jolla Community Plan

and Local Coastal Land Use Plan. The project site is located two lots south of an identified public access to the beach (ATTACHMENT NO. 10). However, this project development will be contained fully within the existing legal lot area and will not negatively impact this identified public access. There is no other identified public access in or around this site. The proposed addition remodel does not impact any of the identified public vantage point(s) and the addition remodel design was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed addition remodel, meets the development setbacks and height limit required by the underlying zone.

CONCLUSION

Staff has reviewed the proposed Coastal Development Permit, Site Development Permit and determined the Project is consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan and the applicable Coastal Development regulations. Staff has provided draft findings supporting Coastal Development Permit and Site Development Permit approval (ATTACHMENT 5). Staff recommends the Hearing Officer Approve the proposed Coastal Development Permit and Site Development Permit as proposed (ATTACHMENT 6).

ALTERNATIVES

1. Modify Permit,

Approve Coastal Development Permit No. 1245505 and Site Development Permit No. 1245506, with modifications.

2. Deny Permit,

a. Deny Coastal Development Permit No. 1245505 and Site Development Permit No. 1245506, if the findings required to approve the project cannot be affirmed.

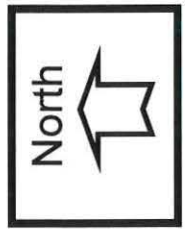
Respectfully submitted,


Glenn R. Gargas, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP & SDP Permit Resolution with Findings
6. Draft CDP & SDP Permit with Conditions

7. Notice of Right to Appeal Environmental Determination
8. Project Site Plan
9. Project Plans
10. La Jolla Community Plan – Subarea F, Windansea – Physical Access
11. La Jolla Community Plan – Subarea F, Windansea – Visual Access
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Copy of Public Notice

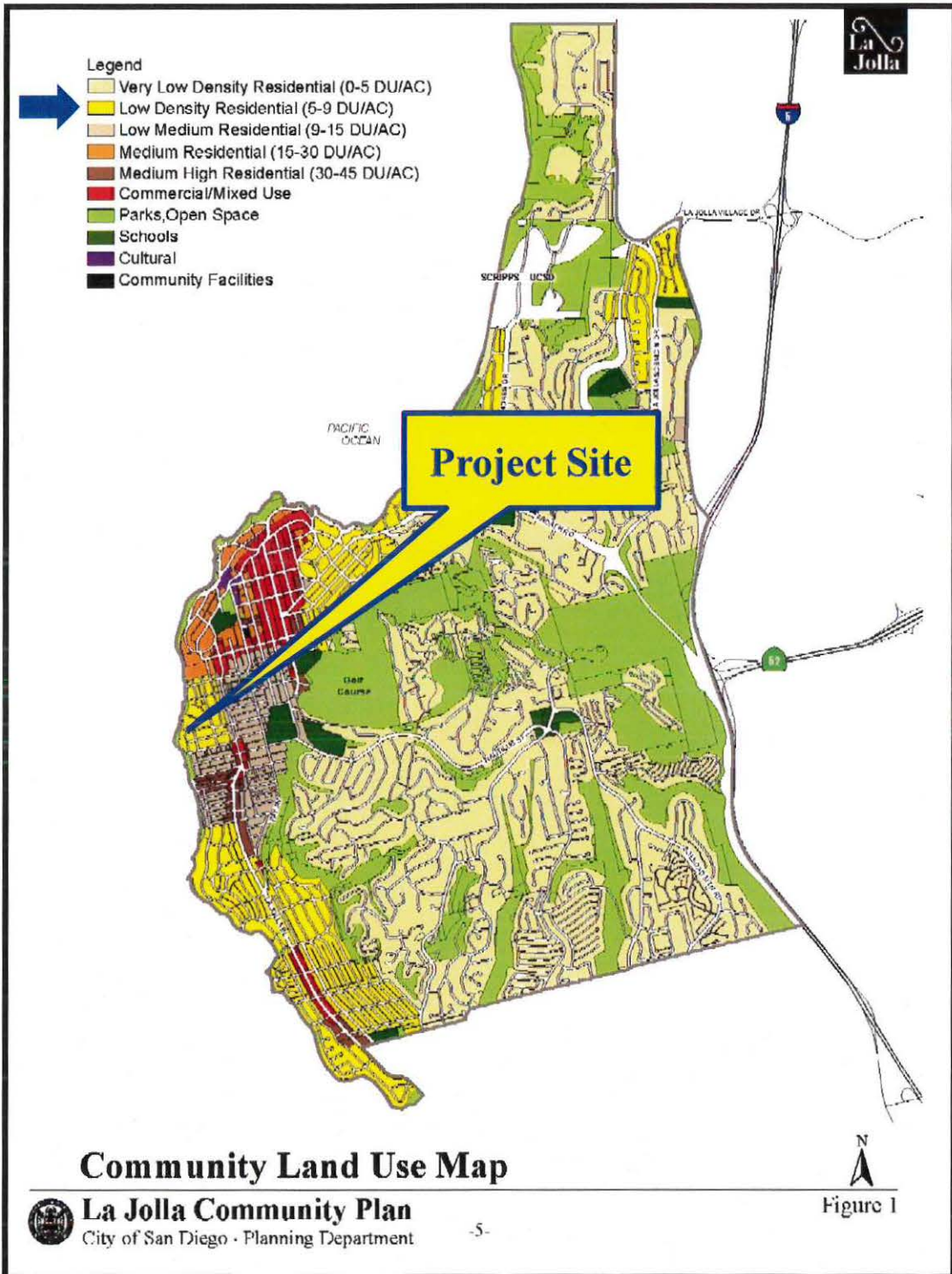


Aerial Photo

LIMBER CDP / SDP 303 VISTA DE LA PLAYA

PROJECT NO. 355828

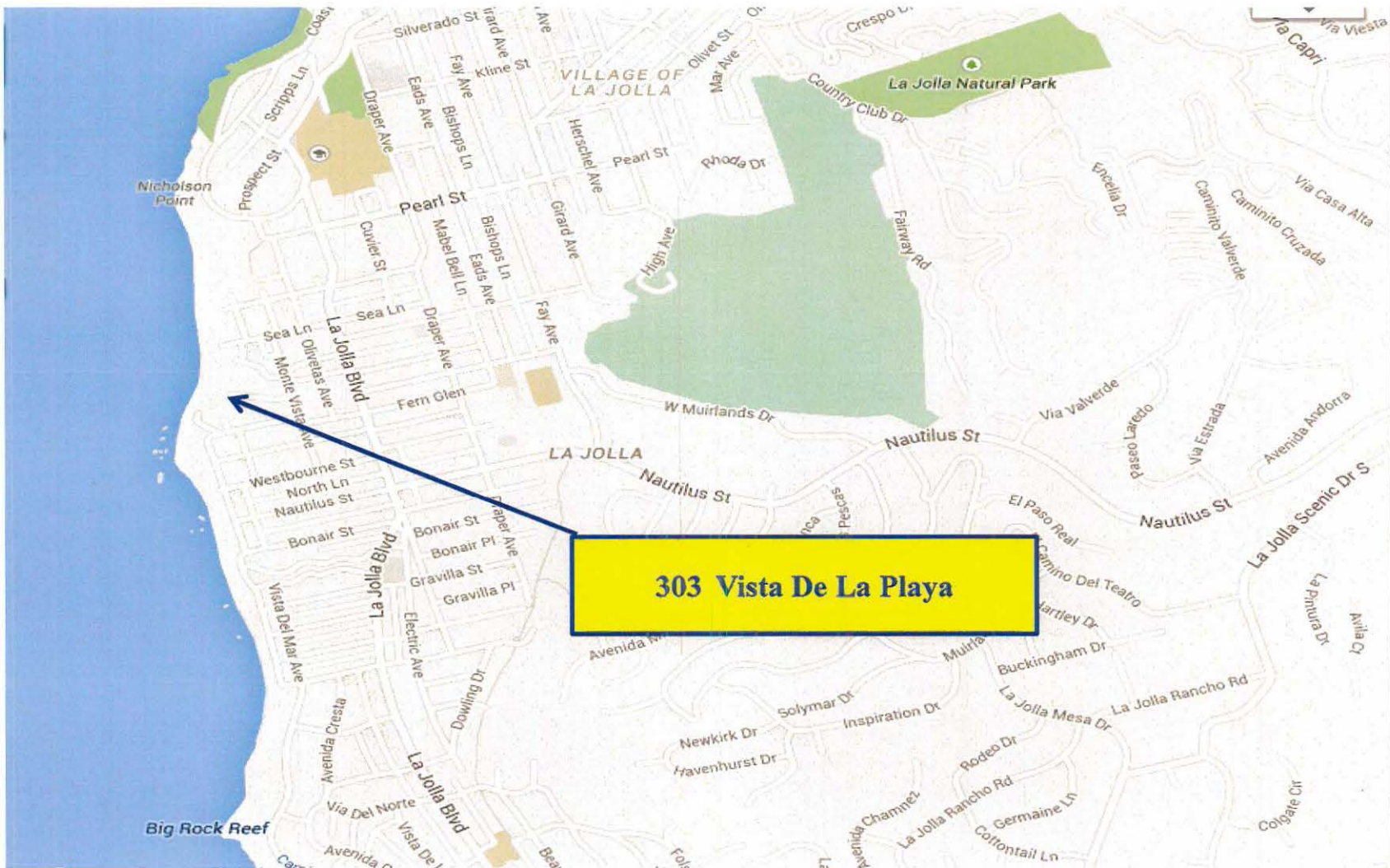




Land Use Map

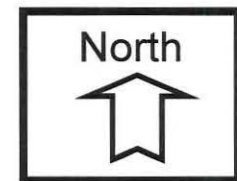
LIMBER CDP / SDP – 303 VISTA DE LA PLAYA
PROJECT NO. 355828 La Jolla





Project Location Map

LIMBER CDP / SDP – 303 VISTA DE LA PLAYA
PROJECT NO. 355828



PROJECT DATA SHEET		
PROJECT NAME:	Limber CDP / SDP – Project No. 355828	
PROJECT DESCRIPTION:	CDP & SDP for a 1,292 square-foot addition remodel to an existing 3,755 square foot single-family residence with a two car garage and swimming pool on a 10,833 square foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 Zone		
HEIGHT LIMIT: 30/24-Foot maximum height limit.		
LOT SIZE: 5,000 square-foot minimum lot size – existing lot 10,833 sq. ft.		
FLOOR AREA RATIO: 0.54 max. allowed – 0.53 proposed		
FRONT SETBACK: 15 feet min. required – 31 feet proposed		
SIDE SETBACK: 2 feet 8 inches required – 3 feet, 5.5 inches & 2 feet, 11.5 inches proposed		
STREETSIDE SETBACK: NA		
REAR SETBACK: 13 feet required – 13 feet proposed		
PARKING: 2 parking spaces required – 2 proposed.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
SOUTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
EAST:	Low Density Residential; RS-1-7 Zone	Single Family Residence
WEST:	None	Pacific Ocean
DEVIATIONS OR		

ATTACHMENT 4

VARIANCES REQUESTED:	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>The La Jolla Community Planning Association accidentally left this item off their November 2014 Agenda. This project will be on their December 4, 2014, agenda. That action will be updated to the Hearing Officer as soon as it becomes available from the group. The La Jolla Community Planning Association's Development Permit Review Subcommittee unanimously recommended approval the project at their October of 2014 meeting</p>

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1245505 AND
SITE DEVELOPMENT PERMIT NO. 1245506
LIMBER CDP / SDP - PROJECT NO. 355828

WHEREAS, Joseph M. Limber, a unmarried man as his sole and separate property, Owner/Permittee, filed an application with the City of San Diego for a permit for an addition remodel to an existing two-story single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1245505 and 1245506), on portions of a 10,833 square-foot property;

WHEREAS, the project site is located at 303 Vista de la Playa, in the RS-1-7 Zone, Coastal (appealable), Coastal Height Limitation Overlay, Sensitive Coastal Overlay, Parking Impact Overlay and within the La Jolla Community Plan area;

WHEREAS, the Site is legally described as a portion of Lot 7, Fern Glen Colony, Map No. 2347;

WHEREAS, on December 17, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1245505 and Site Development Permit No. 1245506, 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 December 17, 2014.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The project site is currently developed with an existing single family residence and the subject premises contain sensitive coastal beaches along the western edge of the property. The Project proposes to add on to and remodel an existing residence, which includes a new guest quarters over an existing two car garage in approximately the same location on the lot as the existing residence, and the project site is located directly adjacent to the coastline. The proposed project 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 is located west of a First Public Roadway (Monte Vista Avenue) and two lots south of an identified public access to the beach. However, this project development will not negatively impact the identified public access and there are no public views on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The Project site is situated at the western terminus of Vista de la Playa, within a well established, fully developed, single family residential neighborhood. The

proposed project meets all of the development standards, such as building setbacks and height limit required by the underlying zone. Thus the proposed addition remodel to the existing residence will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed addition remodel of the existing residence 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.

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

The project site is currently developed with a single family residence, and contains sensitive coastal resources, coastal beaches along the western portion of the property. The project proposes to add on to and remodel an existing residence, which includes a new guest quarters over an existing two car garage in approximately the same location on the lot as the existing residence. Site drainage currently exists and is designed to drain predominately toward the public street. The project's permit includes a condition requiring a Water Pollution Control Plan to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards prior to construction permit issuance. A Water Quality Study, "Limber Remodel", dated August 3, 2014, was prepared by Christensen Engineering and Surveying, concluding that the proposed LID and Source Control BMPs have been shown to address mitigation measures to protect water quality to the maximum extent practicable and that the project is not subject to hydromodification. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The project was previously graded and no new grading is proposed with this addition remodel project. Thus, this proposed development, the addition remodel of the existing residence 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 to and remodel an existing single family residence located on a site which has a Low Density Single Family Residential land use designation. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the RS-1-7 Zone, Environmentally Sensitive Lands Regulations and Coastal Overlay Zone. The project site is located one block west of a Scenic Roadway. However, this project development will not negatively impact the identified public access and there are no public views on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is located two lots south of an identified public access to the beach. However, this project development will be contained fully within the existing legal lot area and will not negatively impact this identified public access. There is no other identified public access in or around this site. Due to these factors the proposed addition remodel to the existing single family residence was found to be in compliance with the City of San Diego 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 10,833 square foot site, currently developed with an existing residence, is located within a well developed residential neighborhood directly adjacent to the coastline. The project site is located between the first public road and the sea or coastline. Development of the project will be fully within the private property. There is no identified public access and public recreation area on or adjacent to the project site, except for an identified public access located two lots to the north. However, this project development will not negatively impact the identified public access and these stated resources will not be impaired by the addition remodel type of re-development of this site. The proposed single family residential addition project is accessed from 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. The Project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

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

The proposed 1,292 square foot addition remodel to an existing 3,755 square foot, two-story, single family residence with a guest quarters above a detached two-car garage will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the plan's residential low density land use designation, La Jolla Community Plan and Local Coastal Land Use Plan, and the RS-1-7 Zone development regulations, allowed density, development regulations for Environmentally Sensitive Lands (Coastal Beaches) and design recommendations. The 10,833 square foot project site is designated for residential development. The current proposal is to add on and remodel the existing single family residence with attached two-car garage with vehicular access and parking designed to remain and taken from a driveway off of Vista de la Playa. Thus, this addition remodel of an existing single family residence will not adversely affect the La Jolla Community land use plan.

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

The proposed 1,292 square foot addition remodel to an existing 3,755 square foot, two-story, single family residence with an detached two car garage has been designed to comply with all of the applicable development regulations, development regulations for Environmentally Sensitive Lands (Coastal Beaches), including those of the RS-1-7 Zone. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The environmental analysis did not find any significant impacts to public health and safety. The proposed addition remodel of an existing single family residence with a detached 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.

The proposed 1,292 square foot addition remodel of an existing 3,755 square foot, two-story, single family residence with a detached garage, will comply with the development regulations of the RS-1-7 Zone, development regulations for Environmentally Sensitive Lands (Coastal Beaches) and Local Coastal Program for the La Jolla Community Plan area. There is no proposed variance or deviation to any applicable regulation of the Land Development Code. City staff reviewed the building setbacks, drainage, the floor area ratio, building height, submitted geologic reports (Geotechnical Investigation and Geologic Reconnaissance, dated March 31, 2014; and a Response Addendum dated July 31, 2014, both prepared by Geotechnical Exploration, Inc.) and found that the Project will comply with all of the required development regulations.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed 1,292 square foot addition remodel of an existing 3,755 square foot, two-story, single family residence with a detached two car garage, will be located directly within the existing area of disturbance or areas of past disturbance and was not found to contain any biological resources on site. Based on staff's review of the proposed plans and the project's Geologic Reports it was determined that the proposed site has adequate geologic stability, adequate site drainage, resulting in a minimum disturbance to the adjacent coastal beaches (environmentally sensitive lands). Site drainage from the proposed improved areas of the project site, as illustrated on the project's site plan, will be conveyed through the existing drainage system, which is designed to drain predominately toward the public street. The project's permit includes a condition requiring a Water Pollution Control Plan and a Best Management Practices Maintenance Agreement to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The site is physically suitable for the design and siting of the proposed addition remodel and the project will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed 1,292 square foot addition remodel of an existing 3,755 square foot, two-story, single family residence with a detached two car garage, will be located directly within the existing area of disturbance or areas of past disturbance and was not found to contain any biological resources on site. Based on staff's review of the proposed plans, existing site and drainage plans and the project's Geologic Reports it was determined that the proposed site has adequate geologic stability, resulting in a minimum disturbance to the adjacent coastal beaches (environmentally sensitive lands). City staff reviewed the building setbacks, drainage, the floor area ratio, building height, submitted geologic reports (Geotechnical Investigation and Geologic Reconnaissance, dated March 31, 2014; and a Response Addendum dated July 31, 2014, both prepared by Geotechnical Exploration, Inc.) and found that the Project will comply with all of the

required development regulations. Site drainage from the proposed improved areas of the project site, as illustrated and noted on the site plan, is existing and designed to drain predominately toward the public street. The project's permit includes a condition requiring a Water Pollution Control Plan and a Best Management Practices Maintenance Agreement to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. There is no proposed grading for this addition remodel project is contained within the building footprint of the existing structure, so the natural land form will remain the same. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The Project will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The 10,833 square-foot project site is currently developed, with a single-family building and the property has been previously disturbed and was not found to contain any biological resources on site. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). Based on staff's review of the proposed plans, existing site and drainage plans and the project's Geologic Reports it was determined that the proposed site has adequate geologic stability, resulting in a minimum disturbance to the adjacent coastal beaches (environmentally sensitive lands). City staff reviewed the building setbacks, drainage, the floor area ratio, building height, submitted geologic reports (Geotechnical Investigation and Geologic Reconnaissance, dated March 31, 2014; and a Response Addendum dated July 31, 2014, both prepared by Geotechnical Exploration, Inc.) and found that the Project will comply with all of the required development regulations. Thus, the Project will be sited and designed to prevent adversely impacts to environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.**

The project site contains "Sensitive Coastal Resources – Coastal Beaches" along the site's western edge, and is within an area that is developed with single family residential development on the other three sides. The subject property has previously been disturbed and was not found to contain any biological resources on site. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). City staff reviewed the building setbacks, drainage, floor area ratio, building height, submitted geologic reports and found the proposed development consistent with all of the required development regulations. Thus, the proposed project should not adversely affect environmentally sensitive lands and the project site is not adjacent to lands governed by the Multiple Species Conservation Program Subarea Plan. The Project will be consistent with the Multiple Species Conservation Program Subarea Plan.

5. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The 10,833 square-foot project site is currently developed, with a single-family building and the property has been previously disturbed and was not found to contain any biological resources on site. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). Site drainage from the proposed improved areas of the project site, as illustrated and noted on the site plan, is existing and designed to drain predominately toward the public street. The project's permit includes a condition requiring a Water Pollution Control Plan and a Best Management Practices Maintenance Agreement to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. Thus, the proposed project should not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The 10,833 square-foot subject property for the proposed addition remodel to an existing, two-story, single family residence has previously been disturbed and was not found to contain any biological resources on site. City staff reviewed the building setbacks, drainage, the floor area ratio, building height, submitted geologic reports (Geotechnical Investigation and Geologic Reconnaissance, dated March 31, 2014; and a Response Addendum dated July 31, 2014, both prepared by Geotechnical Exploration, Inc.) and found that the Project will comply with all of the required development regulations. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). No additional mitigation measures were required. Thus, based on the environmental determination of a Categorical Exemption, the permit conditions that were included into the project, is reasonably related to, and calculated to alleviate, negative impacts created by this proposed addition remodel to an existing single-family residence.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1245505 and Site Development Permit No. 1245506 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. 1245505 and 1245506, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: December 17, 2014.

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: 24004366

COASTAL DEVELOPMENT PERMIT NO. 1245505 AND
SITE DEVELOPMENT PERMIT NO. 1245506
LIMBER CDP / SDP - PROJECT NO. 355828
HEARING OFFICER

This Coastal Development Permit No. 1245505 and Site Development Permit No. 1245506 are granted by the Hearing Officer of the City of San Diego to Joseph M. Limber, an unmarried man as his sole and separate property (the Owner/Permittee), pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502(a)(2). The 10,833 square-foot site is located at 303 Vista de la Playa, in the RS-1-7 Zone, Coastal (appealable), Coastal Height Limitation, Sensitive Coastal, Parking Impact Overlay Zones and within the La Jolla Community Plan area. The project site is legally described as: Portion of Lot 7, Fern Glen Colony, Map No. 2347.

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 December 17, 2014, on file in the Development Services Department.

The Project shall include:

- a. Addition and remodel of approximately 1,292-square-feet to an existing, 3,755-square-foot two-story single family residence and existing 683 square foot detached two-car garage with an existing patio and existing swimming pool. The 1,292 square foot addition is comprised of a 528 square foot addition to the single family residence and a 764 square foot addition for a guest quarters to the detached garage, resulting in a 4,438 square foot single family residence and a 1,292 square foot detached garage/guest quarters on a 10,833 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- d. Site walls, fences, patio, patio cover and swimming pool; 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 (pending California Coastal Commission appeal period) January ____, 2018.
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. 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.

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

14. 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.

PLANNING/DESIGN REQUIREMENTS:

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

21. Guest quarters or habitable accessory buildings shall not be rented, leased, or sold as a separate dwelling unit.

22. Guest quarters or habitable accessory buildings shall be used solely by the occupants of the primary dwelling unit, their guests, or their employees.

23. The guest quarters or habitable accessory buildings shall not contain a kitchen or facilities for the storage and preparation of food. A bar sink and miniature refrigerator may be permitted.

24. Before a Building Permit is issued for a guest quarters or habitable accessory building, the record owner shall submit a signed agreement with the City that specifies that the guest quarters or habitable accessory building shall not be used as, or converted to, a companion unit or any other dwelling unit. The agreement shall include a stipulation that neither the primary dwelling unit nor the guest quarters or habitable accessory building shall be sold or conveyed separately. The City will provide the agreement to the County Recorder for recordation.

25. 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 December 17, 2014, by Resolution No. _____.



THE CITY OF SAN DIEGO

Date of Notice: November 17, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004366

PROJECT NAME/NUMBER: Limber CDP/SDP / 355828

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 303 Vista de la Playa, San Diego, California 92037

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT for a 1,292-square-foot addition to an existing 3,755-square-foot, two-story, single-dwelling residence with a 683-square-foot detached garage/guest house. The project consists of a 233-square-foot first floor and a 295-square-foot second floor addition to the single-dwelling residence. A 76-square-foot first floor and a 688-square-foot second floor addition is proposed to the detached garage/guest house. The project would also construct second floor balconies on the detached garage/guest house. In addition, the project would construct associate site improvements (i.e. hardscape). The .249-acre (10,833-square-foot) project site is located at 303 Vista de la Playa. The land use designation for the project site is Low Density Residential per the community plan. Furthermore the project site is located within the RS-1-7 zone, the Sensitive Coastal Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Overlay Zone, and the Parking Impact Overlay Zone (Coastal and Beach Impact Areas) of the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Portion of Lot 7, Fern Glen Colony, Map No. 2347).

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 provided the addition would not result in an increase of more than fifty percent of the floor area of the structures before the addition. 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

On November 17, 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 (December 3, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

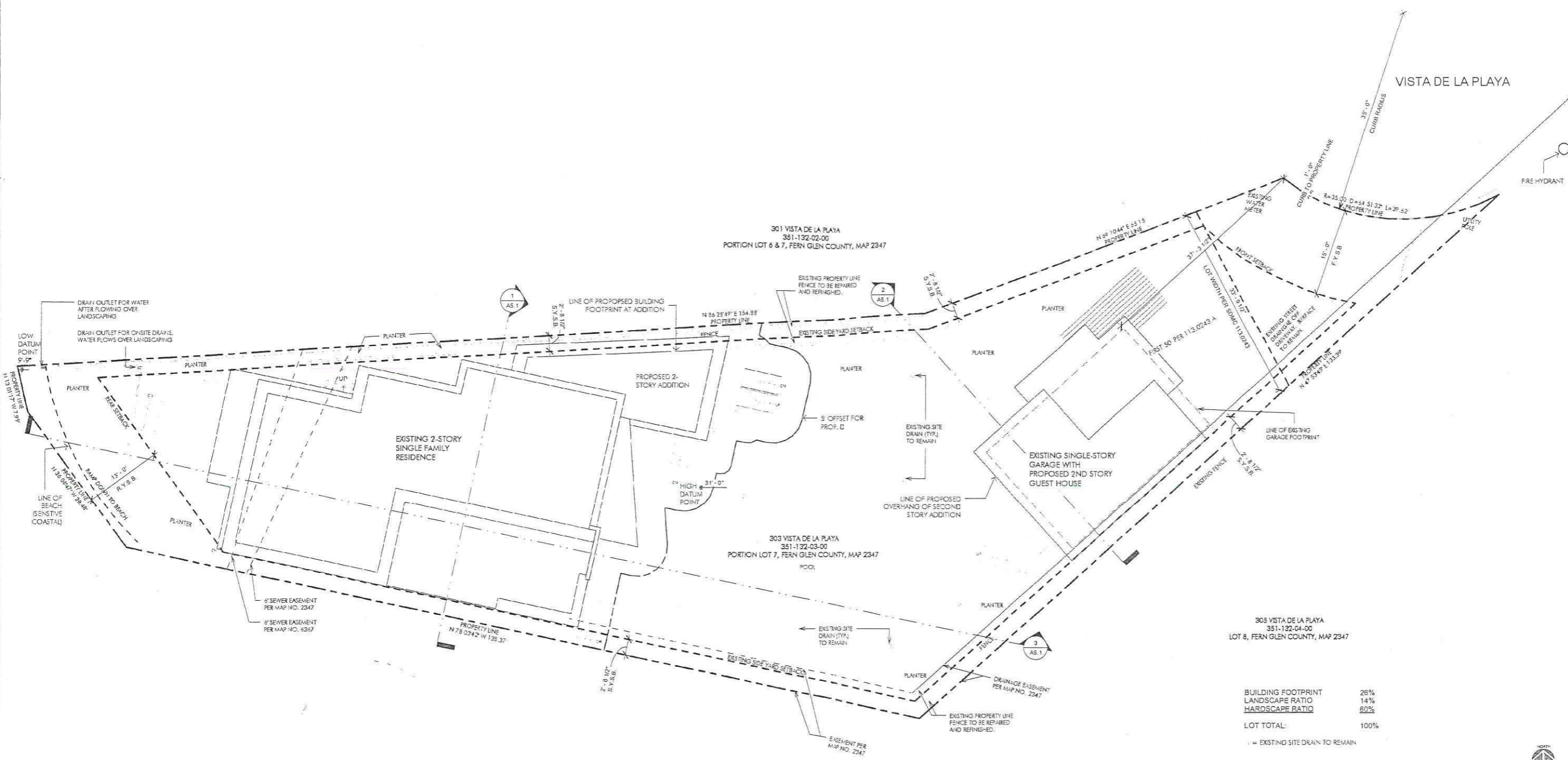
This information will be made available in alternative formats upon request.

ISLAND ARCHITECTS
 DR. LEX PATTERSON, R.A. | TONY CRISFEL, R.A.
 7625 Hartschel Avenue
 La Jolla, CA 92037
 TEL: 619 499 9291 FAX: 619 499 9291



Copyright Island Architects 2013
 JOB #: 2013.110
 DRAWN BY: Author
 MOD. MOD.: Checker
 DATE: 03.06
 10/20/14 CDK/SJP/LS/MS

REVISIONS
 #1 REVISIONS



BUILDING FOOTPRINT	26%
LANDSCAPE RATIO	14%
HARDSCAPE RATIO	60%
LOT TOTAL:	100%

— EXISTING SITE DRAIN TO REMAIN

SITE PLAN SCALE 1/8" = 1'-0" ①

- NOTES:**
- NO EXISTING OR PROPOSED BUS STOPS ARE LOCATED NEAR SITE
 - 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)
 - EXISTING SITE DRAINS AND DRAINING TO REMAIN
 - EXISTING PROPERTY LINE FENCE TO BE REPAIRED AND REFINISHED.
 - NO GRADING IS PROPOSED
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.

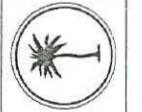
CITY STANDARD TITLE BLOCK

PREPARED BY:	Island Architects	Revision 14
Name:	Contact: Haley Duke	Revision 13
	7625 Hartschel Avenue	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(858) 459-0291	Revision 10
		Revision 09
Street Address:	303 Vista de la Playa	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
		Revision 05
Project Name:	Lumber Remodel	Revision 04
		Revision 03
		Revision 02: 10/20/2014
		Revision 01: 08/05/2014
Sheet Title:	SITE PLAN	Original Date: 04/22/2014
		Sheet: 5 of 14
		DEP:

LIMBER REMODEL
 303 Vista de la Playa, La Jolla, CA 92037

A0.1

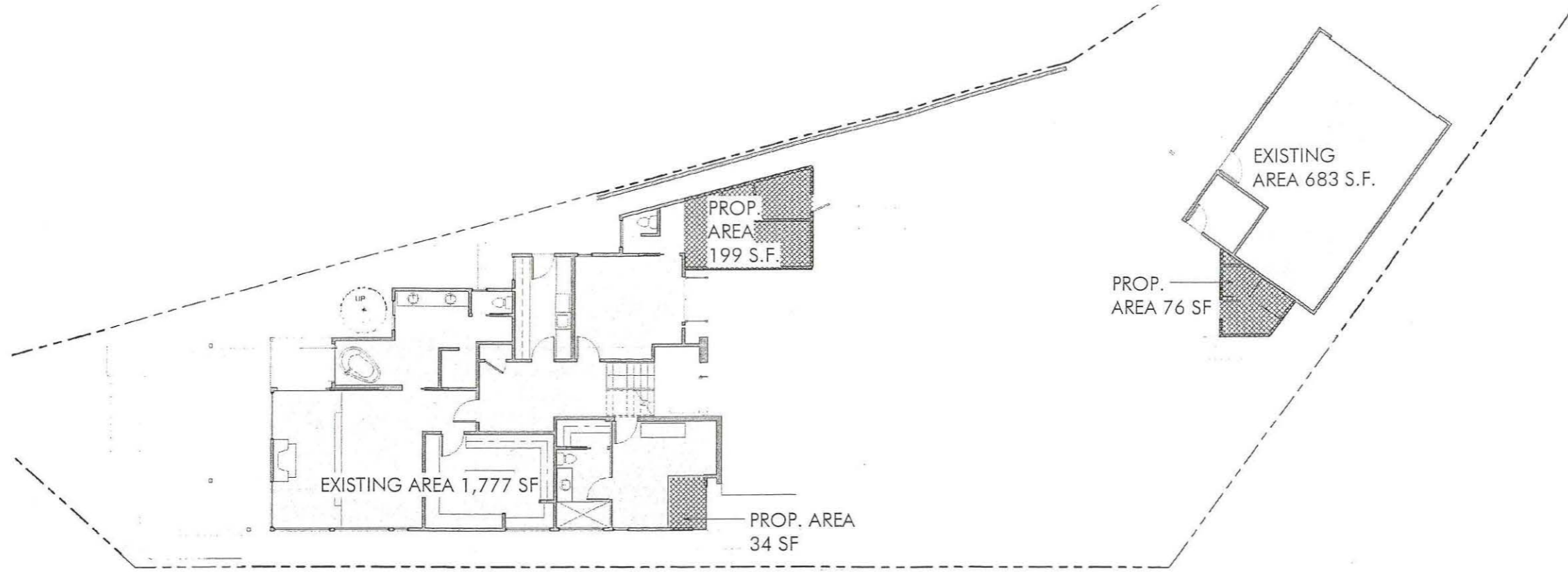
ISLAND ARCHITECTS



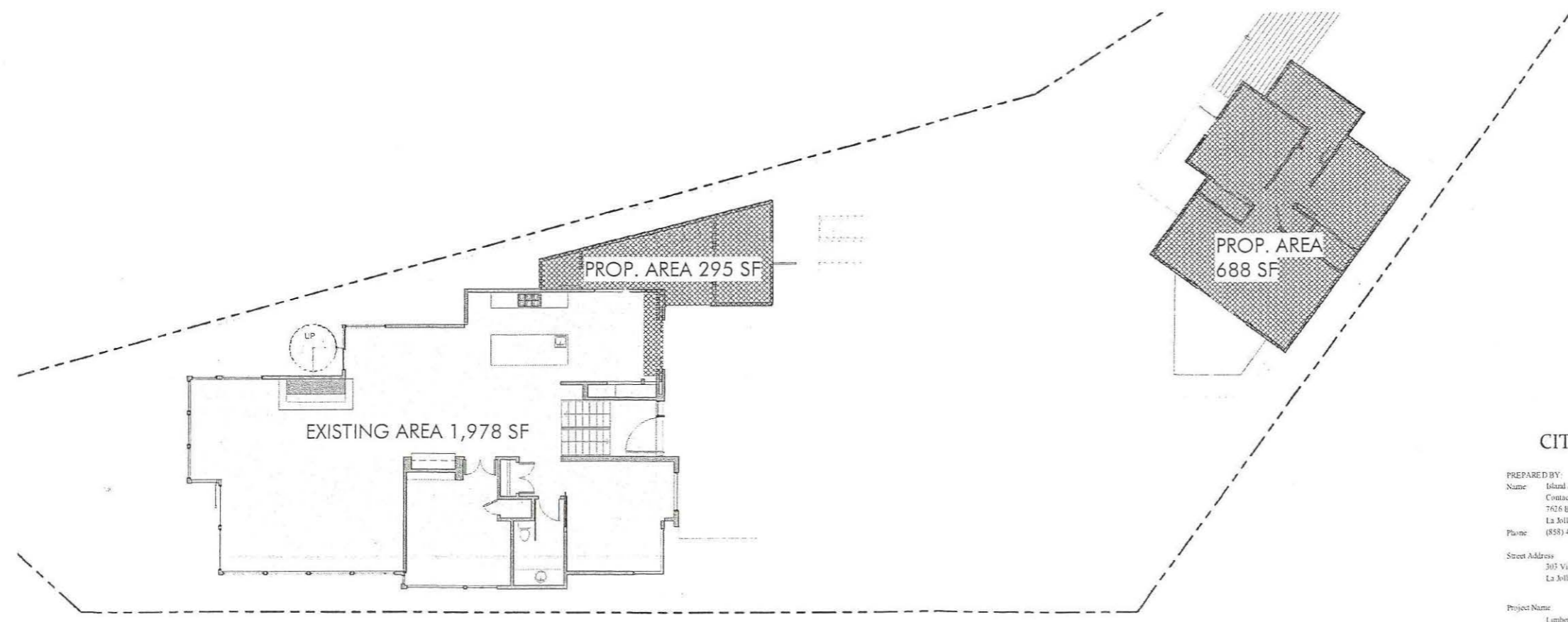
Copyright Island Architects	2013
JOB #	2013-113
DESIGNER	Author
PRJ. MGR.	Checker
DATE	08/05/14
PROJECT	CDP12P140001
REVISION	
DESCRIPTION	

LIMBER REMODEL
303 Vista de la Playa, La Jolla, CA 92037

A0.1a



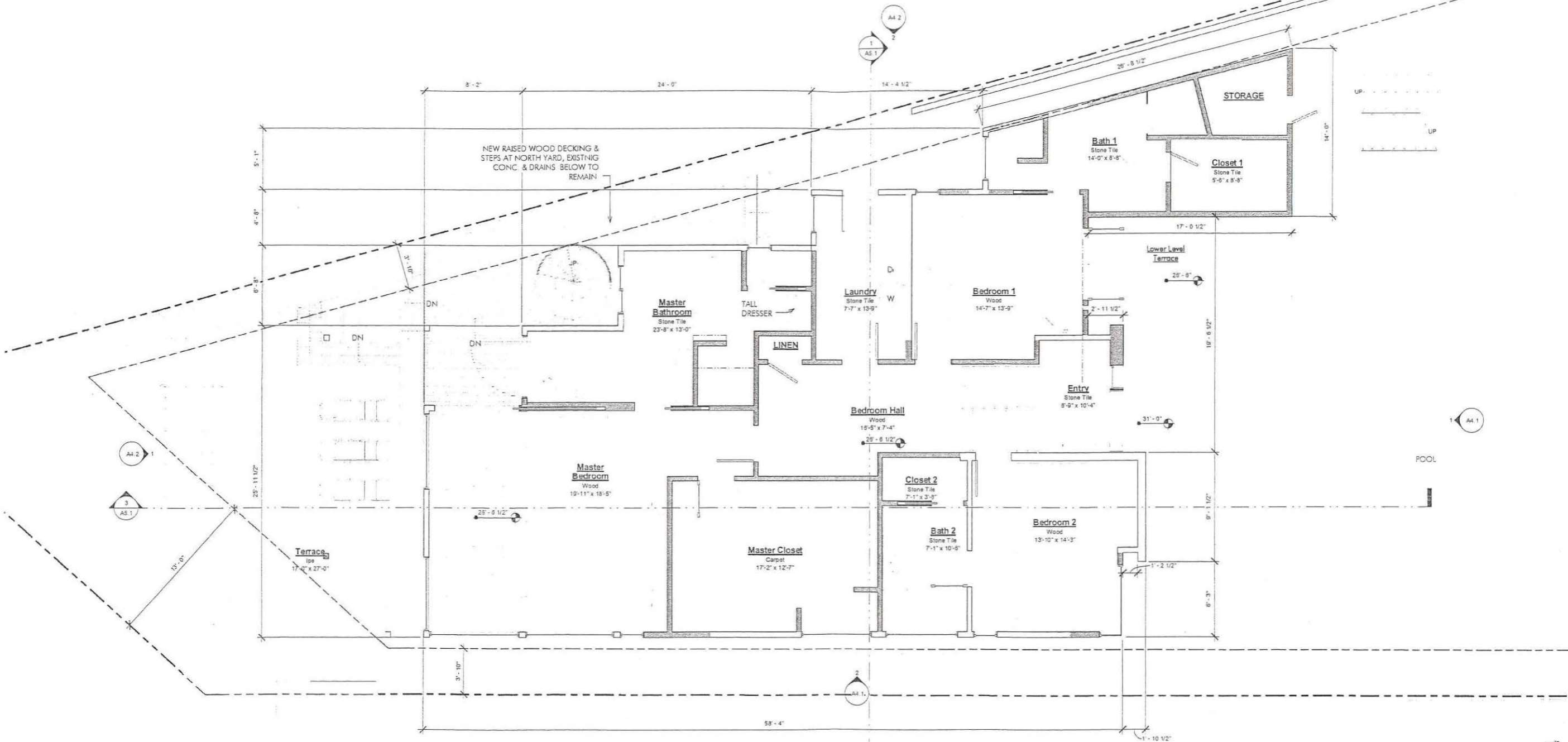
GROSS FLOOR AREA LOWER LEVEL SCALE 1/8" = 1'-0" ①



GROSS FLOOR AREA MAIN LEVEL SCALE 1/8" = 1'-0" ②

CITY STANDARD TITLE BLOCK

PREPARED BY:	Island Architects	Revision 14
Name:	Contact: Haley Duke	Revision 13
	7626 Borschel Avenue	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(858) 459-9291	Revision 10
		Revision 09
Street Address:	303 Vista de la Playa	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
		Revision 05
Project Name:	Limber Remodel	Revision 04
		Revision 03
		Revision 02: 10/20/2014
		Revision 01: 08/05/2014
Sheet Title:	GROSS FLOOR AREA DIAGRAMS	Original Date: 04/22/2014
		Sheet 4 of 14
		DEP:



1 (E) Lower Level
1/4" = 1'-0"

NOTE: THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

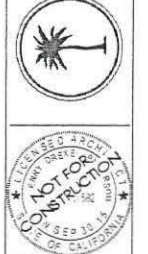
WALL LEGEND

- NEW CONSTRUCTION WALL
- - - EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

PREPARED BY: Name: Island Architects Contact: Haley Duke 7626 Herschel Avenue La Jolla, CA 92037 Phone: (858) 459-0291 Street Address: 303 Vista de la Playa La Jolla, CA 92037 Project Name: Limber Remodel Sheet Title: MAIN HOUSE LOWER LEVEL FLOOR PLAN	Revision 14 Revision 13 Revision 12 Revision 11 Revision 10 Revision 09 Revision 08 Revision 07 Revision 06 Revision 05 Revision 04 Revision 03 Revision 02 10/20/2014 Revision 01 08/05/2014 Original Date 04/22/2014 Sheet 8 of 14 DEP
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ISLAND ARCHITECTS
 BREX PATTERSON, R.A. | TONY CRISATI, R.A.
 10350 SAN MARINO AVENUE
 LA JOLLA, CA 92037



Project No.	2013110
Client	Author
Project	Client
Date	10/14
Revision	08/05/2014

LIMBER REMODEL
 303 Vista de la Playa, La Jolla, CA 92037

A2.1

Main House Lower Level Floor Plan
 10-20-14

ISLAND ARCHITECTS
 DREW PATTERSON, R.A. | TONY CRISAFI, R.A.
 101 W. 10TH ST. SUITE 100
 LA JOLLA, CA 92037

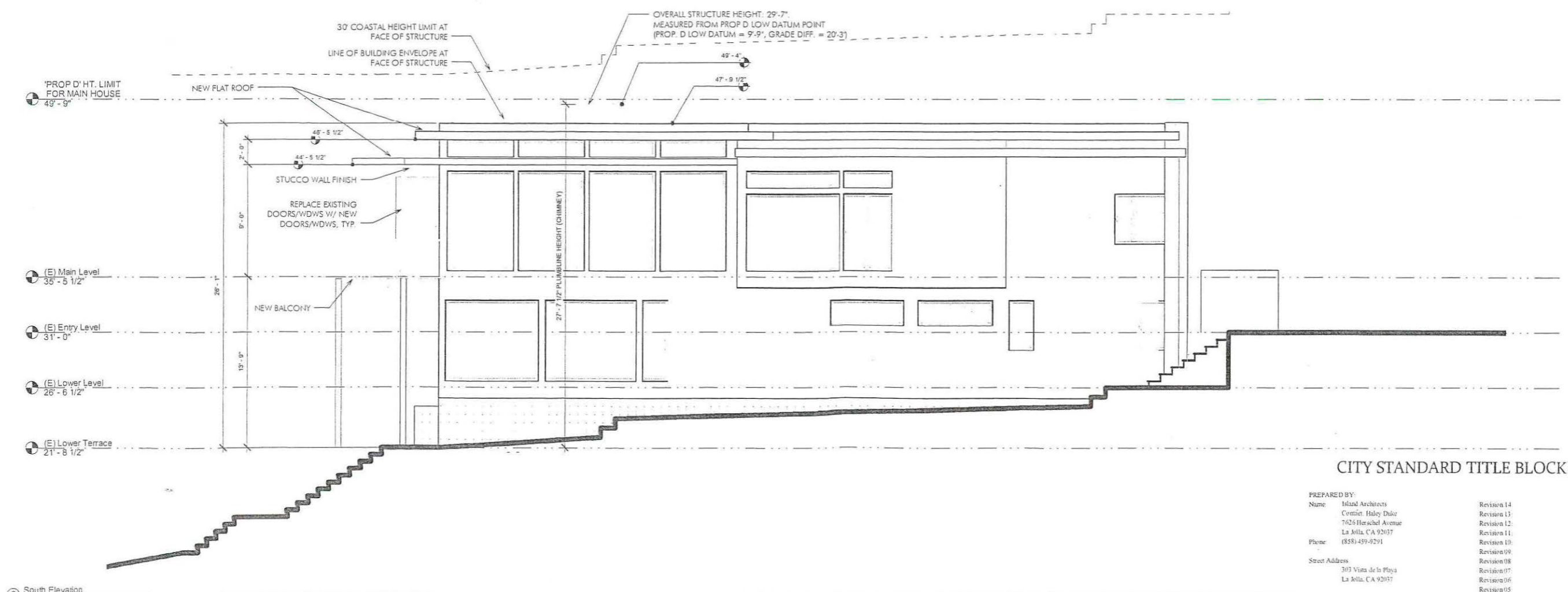
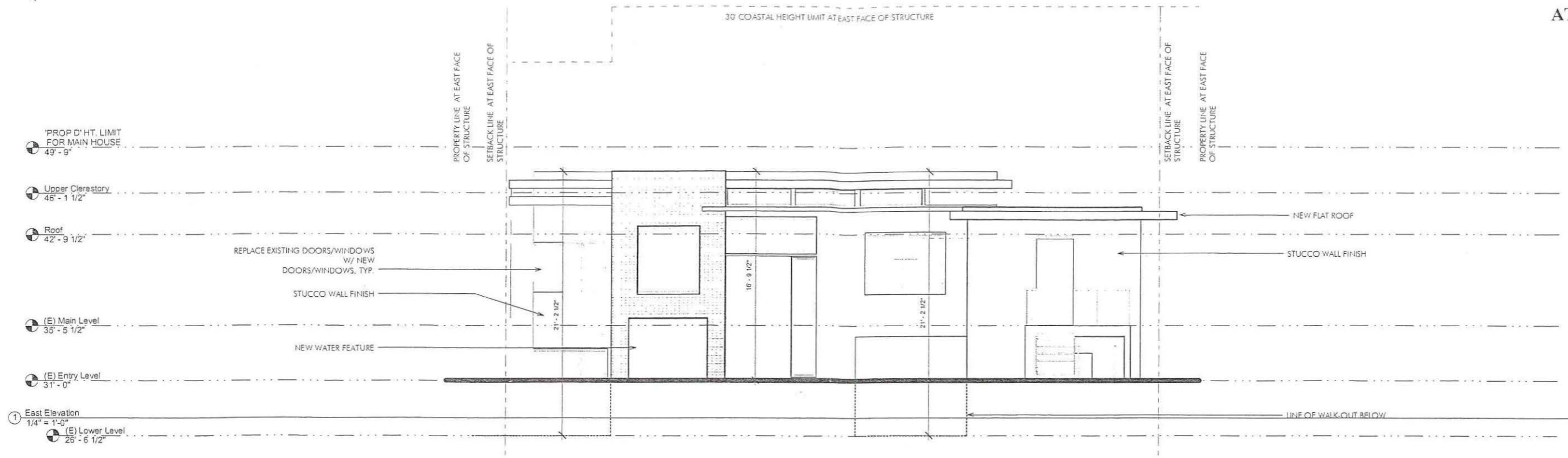


Copyright Island Architects	2013
JOB #	1013.19
DESIGNED BY	Author
PROJECT CHARGE	Checker
DATE	10/20/14
10/20/14	CONSTRUCTION

LIMBER REMODEL
 303 Vista de la Playa, La Jolla, CA 92037

A4.1

Main House Exterior Elevations
 10-20-14



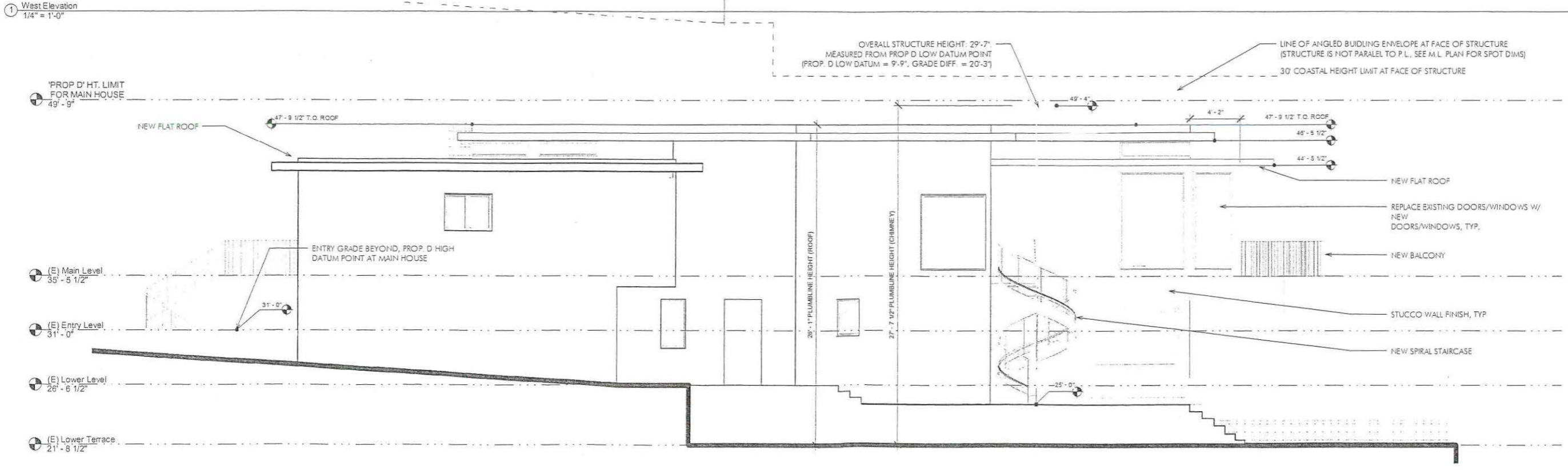
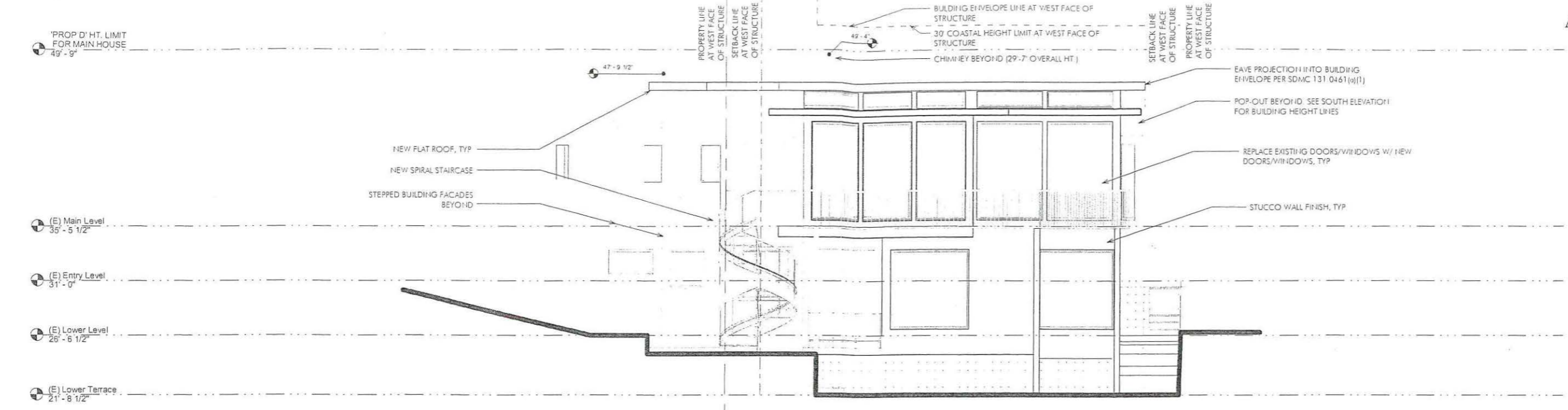
② South Elevation
 1/4" = 1'-0"
 NOTE: THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

NOTE: ALL EXISTING GRADING / DRAINAGE TO REMAIN. NO CHANGES TO GRADING ARE BEING PROPOSED.

CITY STANDARD TITLE BLOCK

PREPARED BY:
 Name: Island Architects
 Contact: Haley Duke
 7626 Herschel Avenue
 La Jolla, CA 92037
 Phone: (858) 459-8291
 Street Address:
 303 Vista de la Playa
 La Jolla, CA 92037
 Project Name:
 Limber Remodel
 Sheet Title:
 MAIN HOUSE EXTERIOR ELEVATIONS

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 09	
Revision 08	
Revision 07	
Revision 06	
Revision 05	
Revision 04	
Revision 03	10/20/2014
Revision 02	08/05/2014
Revision 01	
Original Date:	04/22/2014
Sheet	12 of 14
DEP:	



NOTE: THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE

NOTE: ALL EXISTING GRADING / DRAINAGE TO REMAIN. NO CHANGES TO GRADING ARE BEING PROPOSED

CITY STANDARD TITLE BLOCK

PREPARED BY:	Island Architects	Revision 14
Name:	Contact: Haley Duke	Revision 13
	7826 Herschel Avenue	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(858) 459-9291	Revision 10
		Revision 09
Street Address:	303 Vista de la Playa	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
		Revision 05
		Revision 04
Project Name:	Lumber Remodel	Revision 03
		Revision 02
		Revision 01
Original Date:	04/22/2014	10/20/2014
		08/05/2014
Sheet Title:	MAN-HOUSE EXTERIOR ELEVATIONS	Original Date
		04/22/2014
Sheet:	13	of 14
DEP:		

ISLAND ARCHITECTS
DIREX PATTERSON, R.A. | TONY CRISAL
7826 HERSCHEL AVENUE
LA JOLLA, CA 92037
(858) 459-9291

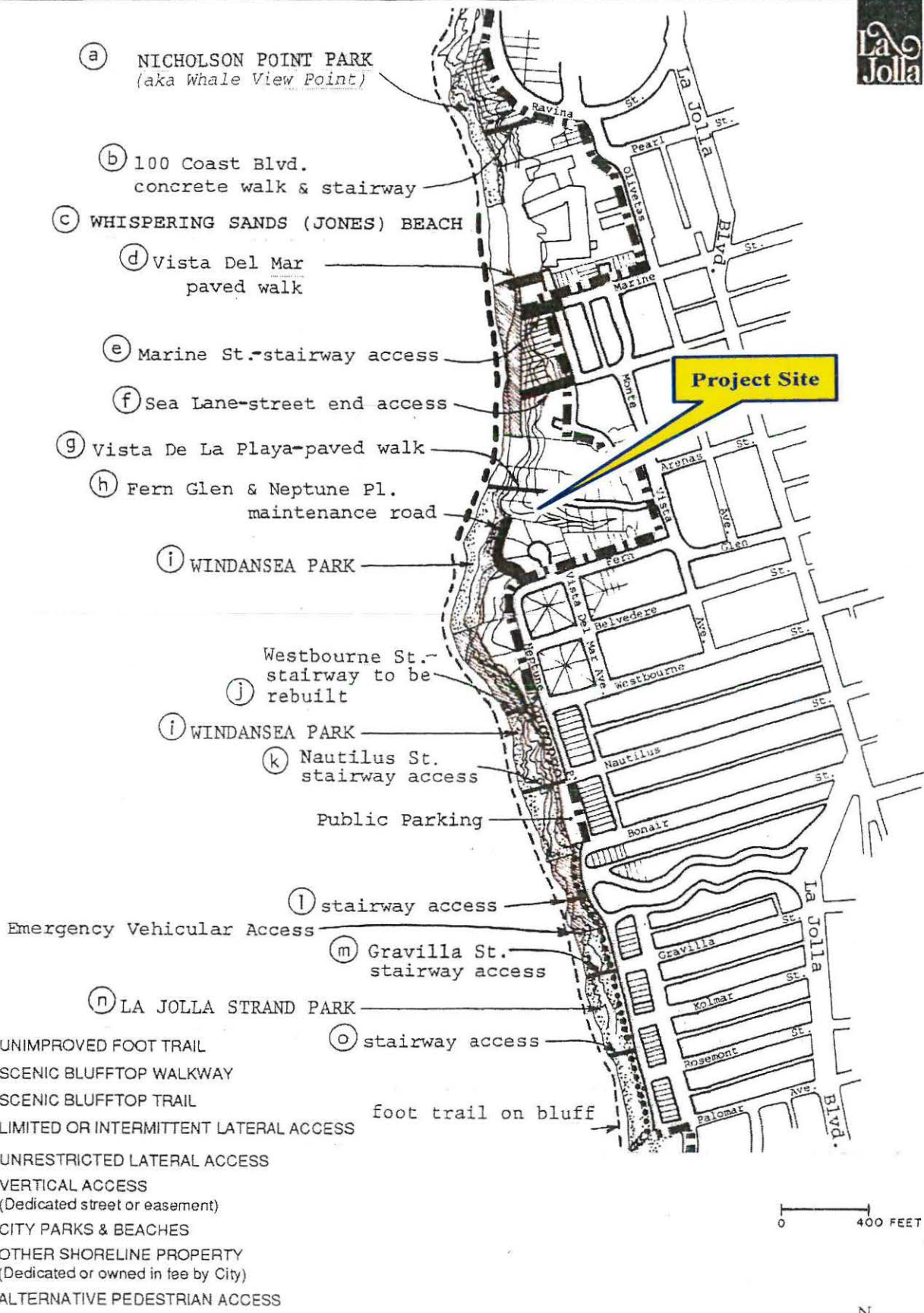


Client/Architect Address:	1913
JOB #:	303118
Drawn By:	Anna Farnell
Checked By:	Anna Duke
DATE:	08/05
10/20/14	04/22/2014
REVISION	
DESCRIPTION	DATE

LIMBER REMODEL
303 Vista de la Playa, La Jolla, CA 92037

A4.2

Main House Exterior Elevations



Subarea F: Windansea - Physical Access



La Jolla Community Plan
City of San Diego • Planning Department

Figure F



NICHOLSON POINT PARK
(aka Whale View Point)

WHISPERING SANDS (JONES) BEACH

WINDANSEA PARK

WINDANSEA PARK

LA JOLLA STRAND PARK

Project Site

PACIFIC OCEAN

NOTE: All views are to a coastal body of water

MAJOR VIEWSHED: Unobstructed panoramic view from a public vantage point

VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.

SCENIC OVERLOOK: View over private properties from a public R.O.W.

0 400 FEET

Subarea F: Windandsea - Visual Access



La Jolla Community Plan
City of San Diego • Planning Department



Figure F

Gargas, Glenn

From: Haley Duke [hduke@islandarch.com]
Sent: Tuesday, November 18, 2014 11:22 AM
To: Gargas, Glenn
Subject: RE: Limber CDP/SDP (Project No. 355828) - Notice of Right to Appeal

Hi Glenn,

The project was accidentally left off the November CPA agenda – so it will be on the 12/4 consent agenda. DPR unanimously approved the project in October.

Thanks,

Haley Duke, RA



Email MAIL CONFIDENTIALITY NOTICE: This electronic transmission contains confidential and privileged information from Island Architects, Inc. If you receive this message or any of its attachments in error, please return this transmission to the sender immediately and delete this message from your mailbox. Thank you.

From: Gargas, Glenn [mailto:GGargas@sandiego.gov]
Sent: Monday, November 17, 2014 6:10 PM
To: Haley Duke
Subject: RE: Limber CDP/SDP (Project No. 355828) - Notice of Right to Appeal

Haley,

I am still getting up to speed on this project. Did the La Jolla Community Planning Association ever vote and forward a recommendation on this? I really did not find anything in the Project File.

From: Haley Duke [mailto:hduke@islandarch.com]
Sent: Monday, November 17, 2014 9:32 AM
To: Gargas, Glenn
Subject: RE: Limber CDP/SDP (Project No. 355828) - Notice of Right to Appeal

Hi Glenn - December 17th will be great, thank you!

Haley Duke, RA



Email MAIL CONFIDENTIALITY NOTICE: This electronic transmission contains confidential and privileged information from Island Architects, Inc. If you receive this message or any of its attachments in error, please return this transmission to the sender immediately and delete this message from your mailbox. Thank you.



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

Limber Remodel

Project No. For City Use Only

355828

Project Address:

303 Vista de la Playa, 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):

Joseph Limber

Owner Tenant/Lessee Redevelopment Agency

Street Address:

303 Vista de la Playa

City/State/Zip:

La Jolla, CA 92037

Phone No:

(858) 750-9531

Fax No:

Signature:

Date:

Joseph M. Limber 16 January 2014

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: December 3, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	December 17, 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 AND SITE DEVELOPMENT PERMIT, CEQA EXEMPTION, PROCESS THREE
PROJECT NO:	<u>355828</u>
PROJECT NAME:	<u>LIMBER CDP / SDP</u>
APPLICANT:	Haley Duke
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 / ggargas@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit and Site Development Permit (due to premises containing Sensitive Coastal Beaches) for a 1,292-square foot addition remodel to an existing 3,755 square foot, two-story, single family residence, which includes a new guest quarters over an existing detached two car garage and existing swimming pool on a 10,833 square foot property. The project site is located at 303 Vista de la Playa, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation, Sensitive Coastal Resources, Parking Impact, Residential Tandem Parking, Transit Area Overlay Zones, within the First Public Roadway and within the La Jolla Community Plan area. This application was filed on April 29, 2014.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they

will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

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

This project was determined to be categorically exempt from the California Environmental Quality Act on November 17, 2014, and the opportunity to appeal that determination ended December 3, 2014.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. 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: 24004366.