



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 25, 2015 REPORT NO. HO 15-023

ATTENTION: Hearing Officer

SUBJECT: STYLLI REMODEL
PTS PROJECT NUMBER: 374040

LOCATION: 2452 Paseo Dorado

APPLICANT: Mr. and Mrs. Harry and Nejia Stylli, Owner
Mr. Claude-Anthony Marengo, 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 an attached two car garage in the La Jolla Community Planning Area?

Staff Recommendation - APPROVE Coastal Development Permit No. 1314394 and Site Development Permit No. 1415869.

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 15-0-1 to recommend approval the project at their meeting on September 4, 2014. There were no conditions with this recommendation (ATTACHMENT 11).

Other Community Planning Groups – On October 21, 2014, the La Jolla Shores Advisory Board voted 5 – 0 to recommend approval of this proposed project.

Environmental Review: – The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, as “New Construction”. This project is not pending an appeal of the environmental determination. The exemption determination for this project was made on February 6, 2015; was circulated and the opportunity to appeal that determination will end on February 23, 2015 (ATTACHMENT 7).

BACKGROUND

The project site is currently developed with an existing two-story single-family residence, originally built in 1975, located at the north west corner of Paseo Dorado and Calle Del Cielo approximately seven block from the Pacific Ocean. The surrounding properties are fully developed and form a well established single family residential neighborhood. The existing structure is not 45 years old yet, so it was not reviewed for historic significance.

The 20,329 square foot lot has a flat pad area in the middle with manufactured cut and fill slopes around the perimeter of the lot. The project site is located at 2452 Paseo Dorado, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Coastal 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 1510.0201), for major development within the La Jolla Shores Planned District.

DISCUSSION

The project proposes a 4,863 square foot addition remodel to an existing 4,900 square foot, two-story, single family residence with an existing attached two car garage, existing swimming pool, spa and patio, resulting in a 9,114 square foot single family residence on the 20,329 square-foot property. The addition remodel includes demolition of portions of the first and second floor, were approximately 649 square feet of the existing structure will be demolished/lost. The addition remodel will increase the size of the attached garage from two cars to a four car garage. The project site has been fully disturbed by past development and the site does not contain any form of environmentally sensitive resources. The proposed addition occurs primarily to the second floor with minimal ground disturbance and located all within the previously developed level portion of the property. The proposed addition remodel, meets the development setbacks and height limit required by the SF Zone of the La Jolla Shores Planned District Ordinance. All surface drainage run-off is conveyed through an existing drain system which was designed to direct drainage towards the public street discharging onto Paseo Dorado. During the project's review with City staff, the applicant has modified the project to conform to all other development regulations of the SF Zone of the La Jolla Shores Planned District along with the applicable regulations of the Coastal Overlay Zone.

The proposed building elevations indicate the use of cream color stucco exterior walls with portions of stone band travertine, bronze aluminum windows and light grey Spanish style clay tile hipped roof. The project proposes 450 cubic yards of cut grading and 679 cubic yards of fill, with zero cubic yards of export. The project is designed to comply with the 30 foot height limit with the height of the portions to the structure being approximately 27 feet high.

The project is located approximately seven blocks from the coastline and is not in an area containing any identified public views or potential intermittent or partial vista views, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (ATTACHMENT 10). Also the project site is not located in an area identified for public access to the coastline. This project development will be contained fully within the existing legal lot area and will not negatively impact any identified public access or public view. Due to the fact that the proposed addition remodel was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

CONCLUSION

Staff has reviewed the proposed Coastal Development Permit, Site Development Permit, the submitted Water Quality Report, Geotechnical Investigation Report 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. Approve Coastal Development Permit No. 1314394 and Site Development Permit No. 1415869, with modifications.
2. Deny Coastal Development Permit No. 1314394 and Site Development Permit No. 1415869, 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 Exemption (NOE)
8. Project Site Plan
9. Project Plans

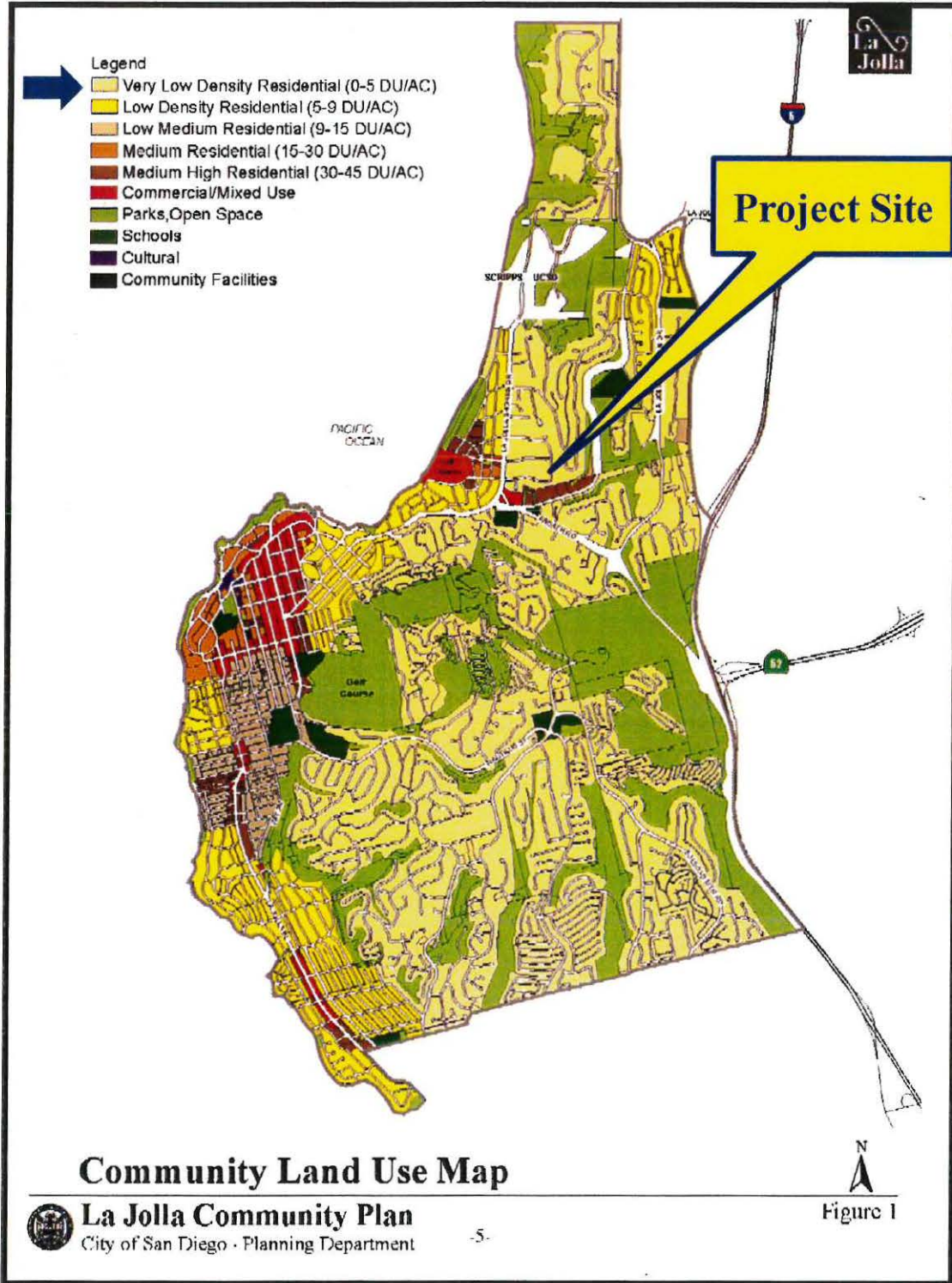
10. La Jolla Community Plan – Figure 9 – Identified Public Vantage Points
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Copy of Public Notice



Aerial Photo

STYLLI REMODEL 2452 PASEO DORADO
PROJECT NO. 374040





Land Use Map

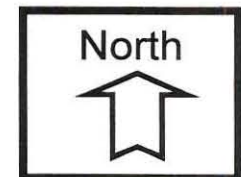
STYLLI REMODEL – 2452 PASEO DORADO
PROJECT NO. 374040 La Jolla





Project Location Map

STYLLI REMODEL – 2452 PASEO DORADO
PROJECT NO. 374040



PROJECT DATA SHEET

PROJECT NAME:	Stylli Remodel – Project No. 374040
PROJECT DESCRIPTION:	CDP & SDP for a 4,863 square-foot addition remodel to an existing 4,900 square foot single-family residence with a two car garage and swimming pool on a 20,329 square foot property.
COMMUNITY PLAN AREA:	La Jolla
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 DUs per acre)

ZONING INFORMATION:

ZONE: SF Zone La Jolla Shores Planned District

HEIGHT LIMIT: 30/24-Foot maximum height limit.

LOT SIZE: Approx. 15,000 square-foot minimum lot size – existing lot 20,329 sq. ft.

FLOOR AREA RATIO: NA – 0.45 proposed

FRONT SETBACK: 22 feet proposed

SIDE SETBACK: 10 feet proposed

STREETSIDE SETBACK: 20 feet proposed

REAR SETBACK: 10 feet proposed

PARKING: 2 parking spaces required – 4 proposed.

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
SOUTH:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
EAST:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence

ATTACHMENT 4

WEST:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 15-0-1 to recommended approval the project at their September 4, 2014 meeting	

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1314394 AND
SITE DEVELOPMENT PERMIT NO. 1415869
STYLLI REMODEL - PROJECT NO. 374040

WHEREAS, Harry and Nejia Stylli, Trustees of The Harry and Nejia Stylli Family Trust, Owner/Permittee, filed an application with the City of San Diego for a permit for an addition remodel to an existing one-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. 1314394 and 1415869), on portions of a 20,329 square-foot property;

WHEREAS, the project site is located at 2452 Paseo Dorado, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as a portion of Lot 38, La Jolla Del Norte Unit No. 3, Map No. 4018;

WHEREAS, on February 25, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1314394 and Site Development Permit No. 1415869, 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 February 25, 2015.

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, two-story, single family residence and this project proposes an addition remodel to it. The addition remodel includes additional square footage to the first and second floors centered approximately in the same location on the lot as the existing residence, and the project site is located approximately seven blocks from 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 not located within the First Public Roadway (Calle de la Plata) and there are no identified public access to the beach on or adjacent to the project site. 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 north west corner of Paseo Dorado and Calle de Cielo, 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 La Jolla Community Plan and 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, which has been fully graded and developed in the past. The site does not contain environmentally sensitive resources on any portion of the property. The project proposes to add on to and remodel an existing residence, which includes an attached four 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, "Stylli Remodel", dated August 22, 2014, was prepared by Marengo Morton Architects, 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. 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 addition remodel propose 450 cubic yards of cut, 679 cubic yards of fill and zero cubic yards of export grading. 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 Very 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 SF- Zone of the La Jolla Shores Planned District and Coastal Overlay Zone. The project site is located approximately seven blocks from the coastline and there are no identified public views on or within the area of the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is not located in an area identified as containing any form of public access to the beach. Project development will be contained fully with the existing legal lot area and will not negatively impact any identified public access. 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 20,329 square foot site, currently developed with an existing residence, is located within a well developed residential neighborhood approximately seven blocks from the coastline. The project site is not 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. 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 4,863 square foot addition remodel to an existing 4,900 square foot, two-story, single family residence with an attached 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 very low density land use designation, La Jolla Community Plan and Local Coastal Land Use Plan, and the SF Zone of the La Jolla Shores Planned District development regulations, allowed density and design recommendations. The 20,329 square foot project site is designated for residential development. The current proposal is to add on and remodel both floors of the existing, two-story, single family residence with attached four-car garage with vehicular access and parking designed to remain and taken from a driveway off of Paseo Dorado. 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 4,863 square foot, first and second floor addition remodel to an existing 4,900 square foot, two-story, single family residence with an attached two car garage has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District and the Coastal Overlay 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 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.

The proposed 4,863 square foot addition remodel of an existing 4,900 square foot, two-story, single family residence with an attached two-car garage, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone 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, lot coverage, building mass, building height, submitted Water Quality report, dated August 22, 2014, submitted Geotechnical Investigation Report, prepared by Geotechnical Exploration, Inc., dated July 30, 2014, and found that the project will comply with all of the required development regulations.

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BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1314394 and Site Development Permit No. 1415869 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. 1314394 and 1415869, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: February 25, 2015.

Job Order No. 24004766

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: 24004766

COASTAL DEVELOPMENT PERMIT NO. 1314394 AND
SITE DEVELOPMENT NO. 1415869
STYLLI REMODEL - PROJECT NO. 374040
HEARING OFFICER

This Coastal Development Permit No. 1314394 and Site Development Permit No. 1415869 are granted by the Hearing Officer of the City of San Diego to The Harry and Nejia Stylli Family Trust, Owner / Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707 and 1510.0201. The 0.47-acre site is located at 2452 Paseo Dorado, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limitation Overlay Zones and within the La Jolla Community Plan area. The project site is legally described as: Lot 38, La Jolla Del Norte Unit No. 3, Map No. 4018.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel and add on to an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2015, on file in the Development Services Department.

The project shall include:

- a. Construction of a 4,863 square foot addition to an existing 4,900 square foot, two-story, residence to include basement garage, first and second floor addition resulting in a 9,114 square foot single family residence on a 20,329 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site 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 March 11, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of non-utilized driveway adjacent to the site on Calle Del Cielo with current City Standard curb and gutter, SDG-151, satisfactory to the City Engineer.

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.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
16. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
18. Prior to issuance of construction permits for structures, the Owner/Permittee shall submit a Landscape Construction Plan consistent with Approved Exhibit "A," Landscape Development Plan. The Landscape Construction Plan shall show the required 30% landscaped area in a crosshatch pattern labeled "Landscape Area per the La Jolla Shores PDO, 1510.0304(h)." The plan shall provide tabulation of required and actual landscape area provided. The plan shall also show the location of the required Street Trees as per Section 142.0610 of the Land Development Code, Public Facility Regulations.
19. Modifications or changes to the Landscape Construction Plan, including existing or proposed plant material and hardscape, shall be permitted provided the resulting landscape still meets the minimum area requirements of the La Jolla Shores Planned District Ordinance and conforms to the City-wide Grading Regulations and Public Facilities Regulations.
20. The Permittee/Owner shall be responsible for the maintenance of all required landscape improvements, including in the right-of-way, consistent with the Landscape Standards. 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.
21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during

demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

22. 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.

23. 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.

24. 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 February 25, 2015, by Resolution No. _____.

NOTICE OF EXEMPTION

(Check one or both)

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

PROJECT TITLE/ No.: STYLLI REMODEL / 374040
PROJECT LOCATION-SPECIFIC: 2452 Paseo Dorado, San Diego CA 92037
PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

SCH No.: N/A

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to remodel an existing one-story, 4,371.4-square-foot, single-dwelling residence. The remodel would be comprised of a 922.4-square-foot basement addition; a 1,650.4 first floor addition, and a 1,338.1-square-foot second floor addition. The project would also construct a lap pool as well as reconfigure the existing pool and spa. Various site improvements would also be constructed, which include associated hardscape, retaining walls, and landscaping. The 0.47-acre project site is located at 2452 Paseo Dorado. The land use designation is Very Low Density Residential (0 - 5 dwelling units per acre) per the La Jolla Community Plan and Local Coastal Program. The site is zoned LJSPD-SF; additionally, within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (non appealable 2), and the Parking Impact Overlay Zone (Coastal Impact Area). (LEGAL: Lot 38, La Jolla Del Norte Subdivision, Unit 3, Map No. 004018)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Harry Stylli, 2452 Paseo Dorado, San Diego CA 92037, (858) 459-3769.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268)
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: 15303 (New Construction or Conversion of Small Structures).
() STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

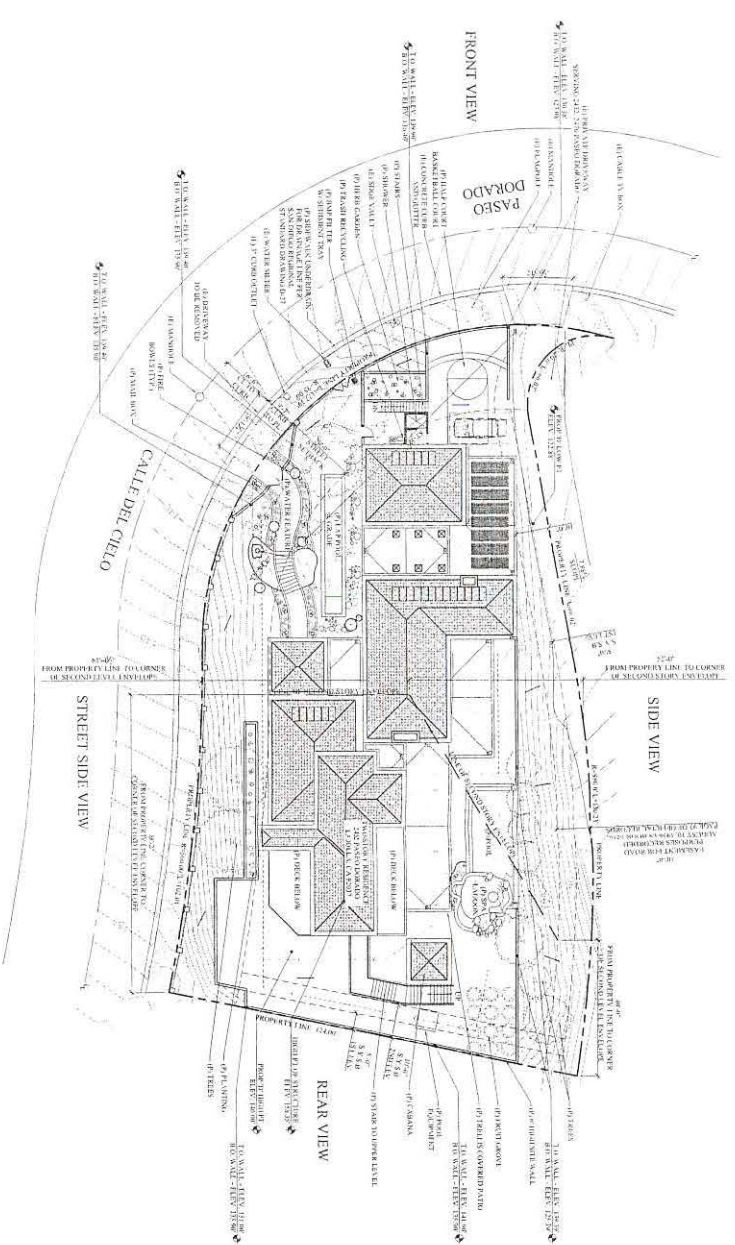
[Signature] Senior Planner
SIGNATURE/TITLE

February 6, 2015
DATE OF PROJECT APPROVAL

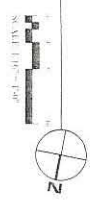
CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



1 PROPOSED SITE PLAN



GENERAL SITE NOTES

1. The site is located in the City of San Diego, California.
2. All construction shall conform to the City of San Diego Building Code and all applicable local, state and federal laws and regulations.
3. The site is zoned R-1 (Single-Family Residential) and the proposed development is consistent with the zoning requirements.
4. The site is located on a lot that is partially zoned R-1 and partially zoned R-2 (Single-Family Residential).
5. The site is located on a lot that is partially zoned R-1 and partially zoned R-2 (Single-Family Residential).
6. The site is located on a lot that is partially zoned R-1 and partially zoned R-2 (Single-Family Residential).
7. The site is located on a lot that is partially zoned R-1 and partially zoned R-2 (Single-Family Residential).
8. The site is located on a lot that is partially zoned R-1 and partially zoned R-2 (Single-Family Residential).
9. The site is located on a lot that is partially zoned R-1 and partially zoned R-2 (Single-Family Residential).
10. The site is located on a lot that is partially zoned R-1 and partially zoned R-2 (Single-Family Residential).

SITE PLAN LEGEND


- 1. 1" = 10' (Vertical) (Horizontal) (Diagonal) (Circular) (Square) (Triangle) (Circle with cross) (Circle with dot) (Circle with slash) (Circle with asterisk) (Circle with hash) (Circle with percent) (Circle with dollar sign) (Circle with at sign) (Circle with ampersand) (Circle with asterisk) (Circle with hash) (Circle with percent) (Circle with dollar sign) (Circle with at sign) (Circle with ampersand)
- 2. 1" = 10' (Vertical) (Horizontal) (Diagonal) (Circular) (Square) (Triangle) (Circle with cross) (Circle with dot) (Circle with slash) (Circle with asterisk) (Circle with hash) (Circle with percent) (Circle with dollar sign) (Circle with at sign) (Circle with ampersand)
- 3. 1" = 10' (Vertical) (Horizontal) (Diagonal) (Circular) (Square) (Triangle) (Circle with cross) (Circle with dot) (Circle with slash) (Circle with asterisk) (Circle with hash) (Circle with percent) (Circle with dollar sign) (Circle with at sign) (Circle with ampersand)
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- 5. 1" = 10' (Vertical) (Horizontal) (Diagonal) (Circular) (Square) (Triangle) (Circle with cross) (Circle with dot) (Circle with slash) (Circle with asterisk) (Circle with hash) (Circle with percent) (Circle with dollar sign) (Circle with at sign) (Circle with ampersand)

GRADING QUANTITIES


ITEM	QUANTITY	UNIT
GRAVEL	150	CY
CONCRETE	100	CY
ASPHALT	50	CY
BRICK	1000	1000
WOOD	100	LF
STEEL	100	LF
GLASS	100	LF
PAINT	100	LF
LANDSCAPE	100	LF
PLANTING	100	LF
IRRIGATION	100	LF
LANDSCAPE	100	LF
PLANTING	100	LF
IRRIGATION	100	LF

NOTES

1. All construction shall conform to the City of San Diego Building Code and all applicable local, state and federal laws and regulations.
2. The site is located in the City of San Diego, California.
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Marengo Morton Architects
7724 Grand Ave.
Second Floor
La Jolla, CA 92037
Tel: (858) 459-3769
Fax: (858) 459-3768
Marengo Morton AIA



STYLLI RESIDENCE

2452 PASEO DORADO
LA JOLLA CA 92037

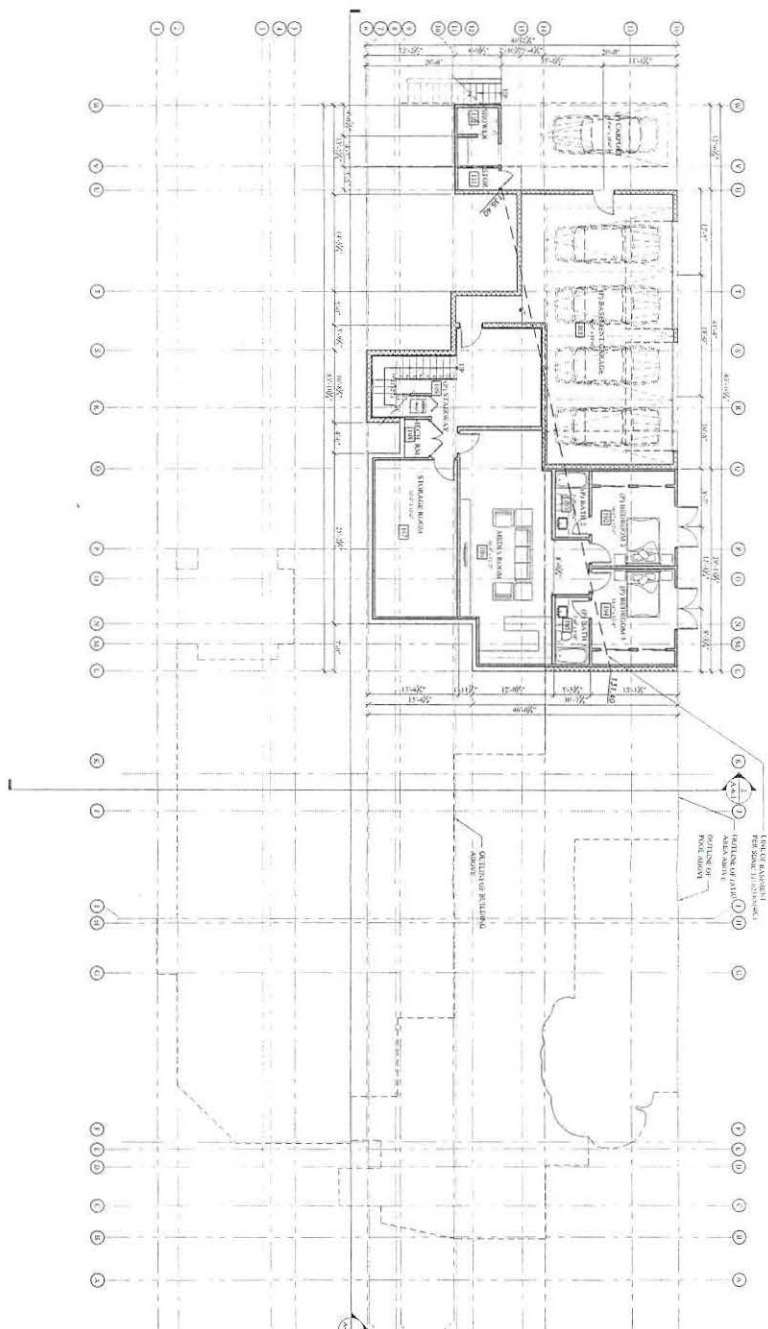


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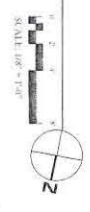
SCALE: 1/8" = 1'-0"

DATE: 04/24/2011
DRAWN BY: K.S.G./J.R.K.
CHECKED BY: K.S.G./J.R.K.

PROJECT: STYLLI RESIDENCE
SHEET: A-1.1 OF 1.1



1 PROPOSED BASEMENT/GARAGE PLAN (1,761.3 S.F.) + (GARAGE 885.2 S.F.)
SCALE: 1/8" = 1'-0"



- FLOOR PLAN NOTES**
- A. All dimensions shall be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the architect immediately upon discovery. Do not proceed with the work in question unless instructed from the architect.
 - B. Refer to Site Plan for Site and Utility Information.
 - C. For floor and window size schedules, see Sheet A-8.1.
 - D. For door and window size schedules, see Sheet A-8.1.
 - E. For lighting schedule, see A-11. For electrical schedule, see E-1.1 to E-1.4.
 - F. For plumbing, appliance and other fixtures, see Schedule on Sheet 2.
 - G. For painting, application and other finishes, see Schedule on Sheet 2.
 - H. INSULATION: R-13 (Rat insulation) All Wall (See Section 264 R-19) (Rat insulation) at all new 2x6/4x4 exterior walls and finished floor areas.
 - I. Insulation at all accessible ceiling cavity for sound control.
 - J. R-19 (Rat insulation) at Ceiling & floor areas.
 - K. R-4 (Insulation) R-19 (Rat Insulation) at Ceiling & floor areas.
 - L. HVAC DUCTS: See Mechanical Notes on Sheet M-1.1 to M-1.2.
 - M. Equipment: See Equipment on ME-2 and ME-2-1 exhausts on Sheet T-1.2.
 - N. WATER HEATER: See Equipment on ME-2 and ME-2-1 exhausts on Sheet T-1.2.
 - O. SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and set each alarm and hoseless. Detector shall have an alarm audible to all sleeping areas and equipped with battery backup. (C.F.C. Sec. 3104.1.2)
 - P. WATER HEATER: New American Tankless Instant gas water heater. (See Section 264 R-19) (Rat insulation) at all new 2x6/4x4 exterior walls and finished floor areas.
 - Q. WATER HEATER: New American Tankless Instant gas water heater. (See Section 264 R-19) (Rat insulation) at all new 2x6/4x4 exterior walls and finished floor areas.

- FLOOR PLAN LEGEND**
- 1. 2x4 EXTERIOR INSULATED WALL, 1/2" EXTERIOR FINISH
 - 2. 2x4 EXTERIOR INSULATED WALL, 1/2" EXTERIOR FINISH
 - 3. NEW 2x4 EXTERIOR WALL & WINDOW, 1/2" EXTERIOR FINISH
 - 4. EXTERIOR FINISH: SEE MECHANICAL NOTES FOR THE MECHANICAL ROOMS
 - 5. NEW 1/2" EXTERIOR WALL, 1/2" EXTERIOR FINISH
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 - 97. NEW 1/2" EXTERIOR WALL, 1/2" EXTERIOR FINISH
 - 98. NEW 1/2" EXTERIOR WALL, 1/2" EXTERIOR FINISH
 - 99. NEW 1/2" EXTERIOR WALL, 1/2" EXTERIOR FINISH
 - 100. NEW 1/2" EXTERIOR WALL, 1/2" EXTERIOR FINISH



Morton Architects
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Michael Morton, AIA
Michael Morton, AIA

STYLLI RESIDENCE

2452 PASEO DORADO
LA JOLLA CA 92037



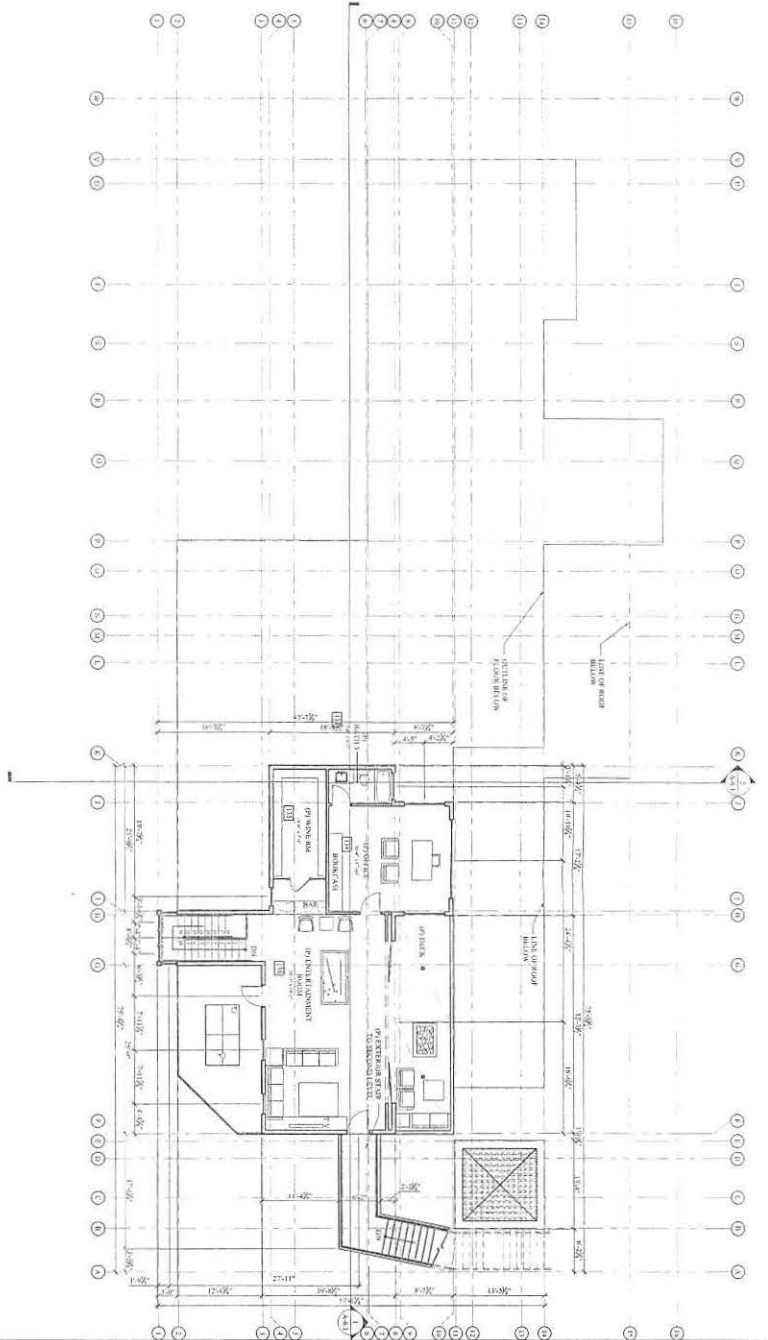
Michael Morton, AIA
Professional Engineer
No. 10000
State of California
Exp. 12/31/2018

A-2.1

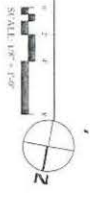
PROPOSED BASEMENT/GARAGE PLAN
SCALE: 1/8" = 1'-0"

CONCEPTUAL ARCHITECTURAL

Michael Morton, AIA
Michael Morton, AIA



1 PROPOSED UPPER FLOOR PLAN (1,339.4 S.F. + 279.9 S.F. DECK)




FLOOR PLAN NOTES

- A All dimensions shall be read vertically. Any discrepancies between dimensions shall be resolved by the architect and the contractor prior to proceeding with the work in question.
- B For details and materials see Schedule to Sheet A-2.1.
- C For interior finish see Schedule to Sheet A-2.2.
- D For lighting see A-2.1 to A-2.2, for placement see E-1 to E-2.
- E For plumbing, appliances and other fixtures see Schedule to Sheet A-2.3.
- F For mechanical see Schedule to Sheet A-2.4.
- G For fire protection see Schedule to Sheet A-2.5.
- H INSULATION R-13 (Flat Insulation At All Non-Exterior Wall and Ceiling Locations)
- I R-19 (Flat Insulation at all new 2x6 exterior walls and basements)
- J R-13 (Flat Insulation in all accessible interior walls for sound control)
- K Insulation of Ceiling & Roof Deck
- L R-4.5 Insulation on all new exterior walls
- M R-4.5 Insulation on all new exterior walls
- N R-4.5 Insulation on all new exterior walls
- O R-4.5 Insulation on all new exterior walls
- P R-4.5 Insulation on all new exterior walls
- Q R-4.5 Insulation on all new exterior walls
- R R-4.5 Insulation on all new exterior walls
- S R-4.5 Insulation on all new exterior walls
- T R-4.5 Insulation on all new exterior walls
- U R-4.5 Insulation on all new exterior walls
- V R-4.5 Insulation on all new exterior walls
- W R-4.5 Insulation on all new exterior walls
- X R-4.5 Insulation on all new exterior walls
- Y R-4.5 Insulation on all new exterior walls
- Z R-4.5 Insulation on all new exterior walls

FLOOR PLAN LEGEND


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Michael Morton, AIA
Chief, Anthony Marzullo, Drex

STYLLI RESIDENCE

2452 PASEO DORADO
LA JOLLA CA 92037



Michael Morton
Professional Engineer
No. 44071
ASCE 4042801

DATE: 09/03/2014

DESIGNER: M.M.

CHECKER: M.M.

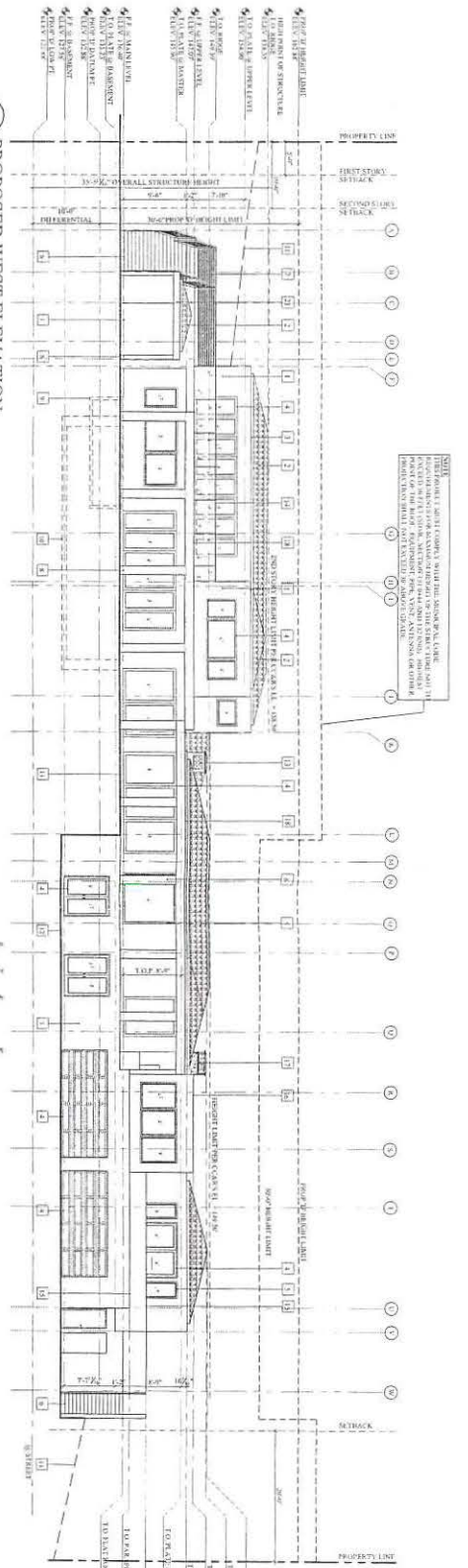
SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	09/03/2014	ISSUE FOR PERMIT

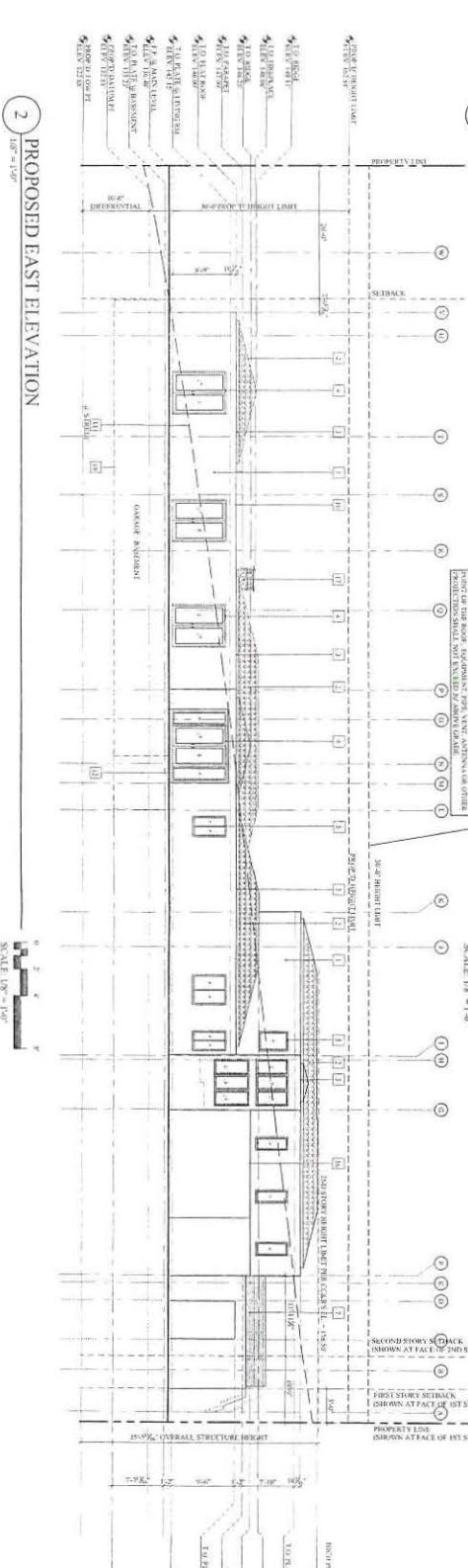
A-2.3

SHEET 08



1 PROPOSED WEST ELEVATION
1/8" = 1'-0"

2 PROPOSED EAST ELEVATION
1/8" = 1'-0"



- ELEVATION KEYNOTES**
- 1. VERTICAL CURVE
 - 2. ROOF ELEVATION
 - 3. ROOF ELEVATION
 - 4. ROOF ELEVATION
 - 5. ROOF ELEVATION
 - 6. ROOF ELEVATION
 - 7. ROOF ELEVATION
 - 8. ROOF ELEVATION
 - 9. ROOF ELEVATION
 - 10. ROOF ELEVATION
 - 11. ROOF ELEVATION
 - 12. ROOF ELEVATION
 - 13. ROOF ELEVATION
 - 14. ROOF ELEVATION
 - 15. ROOF ELEVATION

- ELEVATION NOTES**
- A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect immediately.
 - B. Refer to Site Plan for the Site and Utility Information.
 - C. Refer to Section 1 and 2 of the Building Section for details.
 - D. All window openings to be constructed in accordance with the window schedule and the architect's shall be installed in accordance with the window schedule.
 - E. Window and door schedules are shown on sheets 20-2, 20-3, 20-4, 20-5, 20-6, 20-7, 20-8, 20-9, 20-10, 20-11, 20-12, 20-13, 20-14, 20-15, 20-16, 20-17, 20-18, 20-19, 20-20, 20-21, 20-22, 20-23, 20-24, 20-25, 20-26, 20-27, 20-28, 20-29, 20-30, 20-31, 20-32, 20-33, 20-34, 20-35, 20-36, 20-37, 20-38, 20-39, 20-40, 20-41, 20-42, 20-43, 20-44, 20-45, 20-46, 20-47, 20-48, 20-49, 20-50, 20-51, 20-52, 20-53, 20-54, 20-55, 20-56, 20-57, 20-58, 20-59, 20-60, 20-61, 20-62, 20-63, 20-64, 20-65, 20-66, 20-67, 20-68, 20-69, 20-70, 20-71, 20-72, 20-73, 20-74, 20-75, 20-76, 20-77, 20-78, 20-79, 20-80, 20-81, 20-82, 20-83, 20-84, 20-85, 20-86, 20-87, 20-88, 20-89, 20-90, 20-91, 20-92, 20-93, 20-94, 20-95, 20-96, 20-97, 20-98, 20-99, 20-100.



Marengo Morton Architects
7724 Grand Ave.
Second Floor
La Jolla, CA 92037
Tel: (858) 450-3769
Fax: (858) 450-3768
Michael Morton, AIA
Charles Anthony Marengo, PLS

STYLLI RESIDENCE

2452 PASEO DORADO
LA JOLLA CA 92037

A-5.1

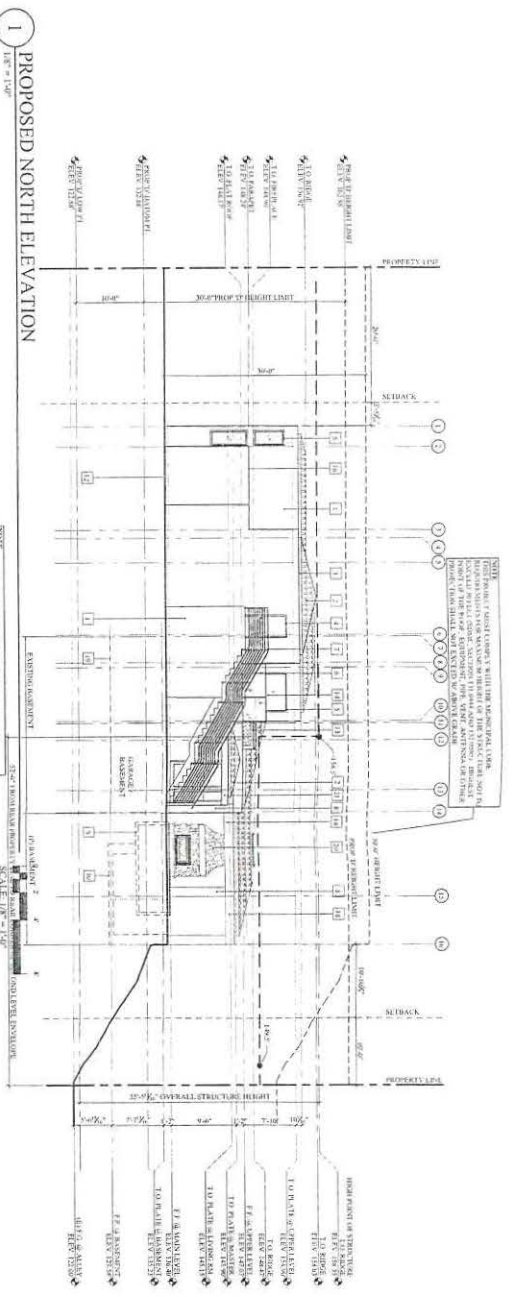
ARCHITECTURAL

DATE: 09/08/2014

PROJECT: STYLLI RESIDENCE

DRAWN BY: CAM

CHECKED BY: JLM, JRF, JFC



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"




2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

[1] QUALITY OF FINISH	[10] QUALITY OF WINDOW/DOOR
[2] FINISH MATERIALS AND SPECIFICATIONS	[11] DECORATION
[3] FINISH MATERIALS AND SPECIFICATIONS	[12] FINISH MATERIALS AND SPECIFICATIONS
[4] FINISH MATERIALS AND SPECIFICATIONS	[13] FINISH MATERIALS AND SPECIFICATIONS
[5] FINISH MATERIALS AND SPECIFICATIONS	[14] FINISH MATERIALS AND SPECIFICATIONS
[6] FINISH MATERIALS AND SPECIFICATIONS	[15] FINISH MATERIALS AND SPECIFICATIONS
[7] FINISH MATERIALS AND SPECIFICATIONS	[16] FINISH MATERIALS AND SPECIFICATIONS
[8] FINISH MATERIALS AND SPECIFICATIONS	[17] FINISH MATERIALS AND SPECIFICATIONS
[9] FINISH MATERIALS AND SPECIFICATIONS	[18] FINISH MATERIALS AND SPECIFICATIONS
[19] FINISH MATERIALS AND SPECIFICATIONS	[19] FINISH MATERIALS AND SPECIFICATIONS

ELEVATION NOTES

1. All dimensions shall be in feet and inches.
2. All dimensions shall be in feet and inches.
3. All dimensions shall be in feet and inches.
4. All dimensions shall be in feet and inches.
5. All dimensions shall be in feet and inches.
6. All dimensions shall be in feet and inches.
7. All dimensions shall be in feet and inches.
8. All dimensions shall be in feet and inches.
9. All dimensions shall be in feet and inches.
10. All dimensions shall be in feet and inches.
11. All dimensions shall be in feet and inches.
12. All dimensions shall be in feet and inches.
13. All dimensions shall be in feet and inches.
14. All dimensions shall be in feet and inches.
15. All dimensions shall be in feet and inches.
16. All dimensions shall be in feet and inches.
17. All dimensions shall be in feet and inches.
18. All dimensions shall be in feet and inches.
19. All dimensions shall be in feet and inches.



**Mortgage
Morton
Architects**
7724 Girard Ave.
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Fax: (858) 459-3768
Michael Morton, AIA
Charles Anthony, AIA

STYLLI RESIDENCE

2452 PASEO DORADO
LA JOLLA CA 92037

DATE: 08/11/11
PROJECT: STYLLI RESIDENCE
DRAWING NO.: 2011-11
SCALE: 1/8" = 1'-0"

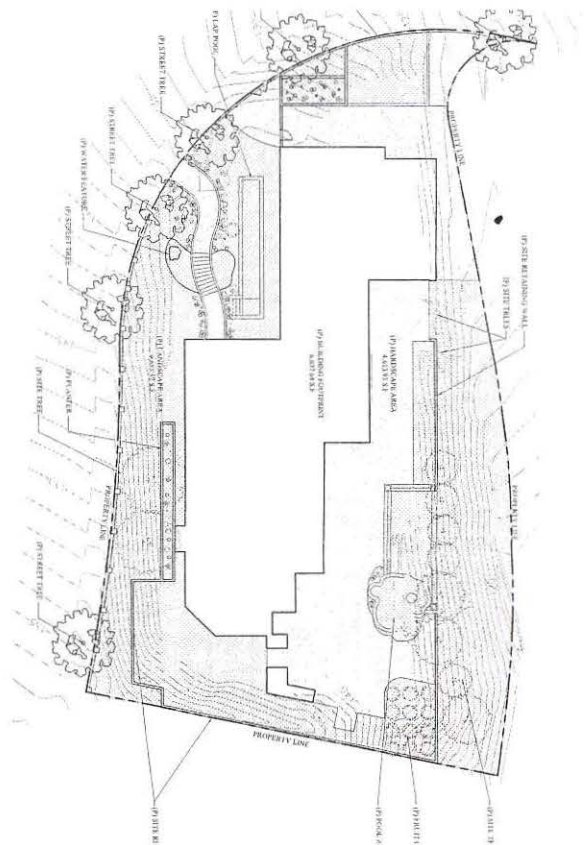
DESIGNED BY: MICHAEL MORTON, AIA
DRAWN BY: CHARLES ANTHONY, AIA

PROJECT LOCATION: 2452 PASEO DORADO, LA JOLLA, CA 92037

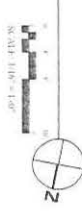
CLIENT: MICHAEL MORTON, AIA

DATE: 08/11/11

A-5.2
SHEET 2 OF 14



1 PROPOSED LANDSCAPE PLAN
 1/8" = 1'-0"



LANDSCAPE NOTES

1. ALL LANDSCAPE AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION (CALA) AND THE CITY OF JOLLA. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF JOLLA AND THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION.
2. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF JOLLA AND THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION.
3. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF JOLLA AND THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION.
4. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF JOLLA AND THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF JOLLA AND THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION.
6. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF JOLLA AND THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION.
7. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF JOLLA AND THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION.
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14. ALL MATERIALS AND CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF JOLLA AND THE CALIFORNIA LANDSCAPE ARCHITECTS ASSOCIATION.

LANDSCAPE CALCULATIONS

LOT AREA	24,378
PERCENTAGE OF LOT AREA	4.875%
PERMITTED PLANTING AREA	1,187
PERMITTED PLANTING AREA	1,187

LANDSCAPE LEGEND

- LANDSCAPE AREA
- PLANTING AREA



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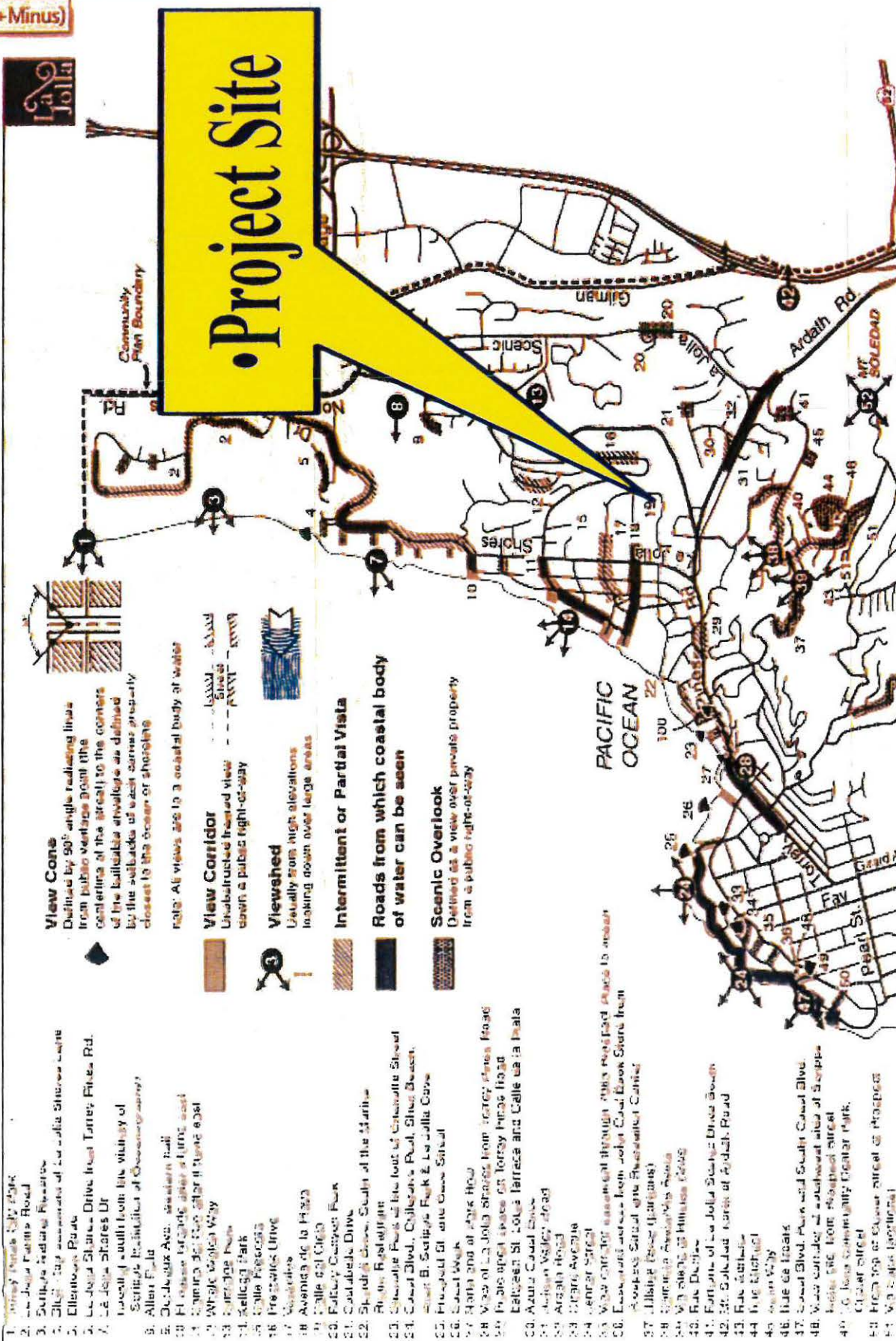


STYLLI RESIDENCE
 2452 PASEO DORADO
 LA JOLLA CA 92037

DATE: 09/24/2014
 PROJECT: STYLLI RESIDENCE
 DRAWING: L-1.1
 SHEET: 01

DESIGNED BY: J. MARENCO
 DRAWN BY: J. MARENCO
 CHECKED BY: J. MARENCO
 APPROVED BY: J. MARENCO

at (Ctrl+Minus)



- View Cone**
Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners of the building structure as defined by the setbacks of each corner, generally closest to the ocean or shoreline.
note: All views are to a coastal body of water.
- View Corridor**
Unobstructed line of view down a public right-of-way.
- Viewshed**
Usually from high elevations looking down over large areas.
- Intermittent or Partial Vista**
- Roads from which coastal body of water can be seen**
- Scenic Overlook**
Defined as a view over private property from a public right-of-way.

1. Torrey Pines City Park
2. La Jolla Village Road
3. Sutherland Road
4. Sutherland Road
5. Ellenton Road
6. La Jolla Village Drive from Torrey Pines Rd.
7. La Jolla Shores Dr
8. Viewshed south from the vicinity of Scripps Institution of Oceanography
9. Allen Park
10. DeJong Ave. western half
11. Hillside looking over a turn east
12. Camino del Rio after it turns east
13. Wagon Wheel Way
14. Scripps Park
15. Calle Encanto
16. Scripps Drive
17. Scripps
18. Avenida de la Playa
19. Calle del Ocho
20. Parkway Gateway Park
21. Catalina Drive
22. Scripps Drive, South of the Marina
23. Scripps Park at the foot of Channing Street
24. Coast Blvd., Channing Park, Scripps Beach, near B. Scripps Park & La Jolla Cove
25. Prospect Dr. and Cass Street
26. Coast Walk
27. Vista and at Park View
28. View of La Jolla shores from Torrey Pines Road
29. Public open space at Torrey Pines Road
30. Balboa St. to La Jolla Village and Calle de la Playa
31. Azusa Coastal Drive
32. Scripps Valley Road
33. Scripps Road
34. Scripps Avenue
35. Scripps Street
36. View corridor through hills west of Scripps from Scripps Street and Channing Street
37. Scripps Street and Channing Street
38. Scripps Avenue
39. Scripps Avenue
40. Scripps Avenue
41. Scripps Avenue
42. Scripps Avenue
43. Scripps Avenue
44. Scripps Avenue
45. Scripps Avenue
46. Scripps Avenue
47. Scripps Avenue
48. Scripps Avenue
49. Scripps Avenue
50. Scripps Avenue
51. Scripps Avenue
52. Scripps Avenue



LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 4 September 2014

Attention: Glen Gargas, PM, City of San Diego

Project: Stylli Residence
2452 Paseo Dorado
PN: 374040

Motion: To accept the recommendation of the PRC that for STYLLI RESIDENCE, 2452 Paseo Dorado that the findings can be made for a Coastal Development Permit and a Site Development Permit for the remodel of the property at 2452 Paseo Dorado, Project No. 374040. **Vote: 15-0-01**

Submitted by: *Joseph LaCava*

4 Sept 2014

Joe LaCava, President
LJCPA

Date



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

Stylli Remodel

Project No. For City Use Only

374040

Project Address:

2452 Paseo Dorado, 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):

Harry Stylli, Trustee of the Harry & Nejla Stylli Family Trust

Owner Tenant/Lessee Redevelopment Agency

Street Address:

2452 Paseo Dorado

City/State/Zip:

La Jolla, CA 92037

Phone No:

8586993009

Fax No:

Signature:



Date:

04/23/14

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):

Nejla Stylli, Trustee of the Harry & Nejla Stylli Family Trust

Owner Tenant/Lessee Redevelopment Agency

Street Address:

2452 Paseo Dorado

City/State/Zip:

La Jolla, CA 92037

Phone No:

8586997877

Fax No:

Signature:



Date:

04/23/14

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: February 10, 2015

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	February 25, 2015
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 / CEQA EXEMPTION / PROCESS 3
PROJECT NO:	<u>374040</u>
PROJECT NAME:	<u>STYLLI REMODEL</u>
APPLICANT:	CLAUDE-ANTHONY MARENGO
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 location within La Jolla Shores Planned District) construction of a 4,863 square foot addition remodel to an existing 4,900 square foot residence to include basement garage and second story to existing single family residence on a 20,329 square foot property. The project site is located at 2452 Paseo Dorado, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limitation Overlay Zones and within the La Jolla Community Plan area.** This application was filed on July 9, 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 business 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

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 February 4, 2015, and the opportunity to appeal that determination will end on February 19, 2015.

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 business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004766