



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 28, 2024 REPORT NO. HO-24-036

HEARING DATE: September 4, 2024

SUBJECT: HAINE ADDITION, Process Three Decision

PROJECT NUMBER: [PRJ-1109100](#)

REFERENCE: Ministerial Project Application [PRJ-1080716](#)

OWNER / APPLICANT: Matthew John Haine and Ashley Elizabeth Passow

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit to construct a 1,945-square-foot addition to an existing one-story, 2,090-square-foot, single dwelling unit with an attached 477-square-foot garage including additions to the first floor and attached garage, a new second story, and remodeling a 264-square-foot area of the existing dwelling unit located at [3001 Cranbrook Court](#) within the [La Jolla Community Plan](#) area?

Proposed Actions: APPROVE Site Development Permit No. PMT-3269996.

Fiscal Considerations: All costs associated with this action are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project is within the La Jolla Community Plan with a land use designation as Very Low-density Residential uses (0-5 dwelling units per acre), allowing three units on the 0.32-acre site. The underlying zone is the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone. There is no net loss of housing nor increase in density. Therefore, the project is consistent with the prescribed density, and no density bonus is requested for the proposed project.

Community Planning Group Recommendation: The La Jolla Community Plan Association (LJCPA) voted on May 2, 2024, to recommend approval by a 14-0-0 vote without conditions (Attachment 7).

Other Recommendations: The La Jolla Shores Plan District Advisory Board (LJSPDAB) voted on November 15, 2023, to recommend approval of the project as presented by a 5-1-0 (Attachment 8).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e) (Existing Facilities). This project is not

pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 14, 2024, and the opportunity to appeal that determination ended on July 1, 2024 (Attachment 6).

BACKGROUND

Site Description:

The 0.32-acre project site is located at 3001 Cranbrook Court and is currently developed with a one-story, 2,090-square-foot, single-dwelling unit with an attached 477-square-foot garage within an established residential area in the La Jolla Community Plan area. The site is in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Campus Impact) Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area.

Project Scope:

Construction of a 1,945-square-foot addition to the existing dwelling, including additions to the first floor and attached garage, a new second story, and remodeling a 264-square-foot area of the existing first floor (Attachment 10).

Permits Required:

A Site Development Permit (SDP) is required per the San Diego Municipal Code (SDMC) Section [1510.0201](#) for additions within the La Jolla Shores Planned District. A decision on an application for an SDP shall be made in accordance with Process Three, with the Hearing Officer as the decision maker and appeal rights to the Planning Commission.

DISCUSSION

Project Description:

The proposed project is to construct a 1,945-square-foot addition to the existing single dwelling unit and attached garage, including 383 square feet on the first floor, 362 square feet at the garage, a new 1,200-square-foot second floor, two exterior balconies, and to remodel a 264-square-foot area of the existing first floor.

The existing dwelling unit was built in 1961. Structures older than 45 years require evaluation of historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The proposed development is situated within previously disturbed areas of the site and is in general conformance with the development patterns of the neighborhood. The La Jolla Shores Planned District Ordinance requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey from the Applicant that contains lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey shows a Front yard setback range between 25 and 45 feet, a side yard setback range between 5 and 17 feet, a rear yard setback range between 18 and 42 feet, and a floor area ratio range between 0.16 and 0.34. The floor area ratio for the proposed project is 0.32. The project proposes a west-side yard setback of 6 feet and an east-side yard setback of 10 feet. The

proposed development observes a front yard setback of 24 feet 6 inches along the south property line and a rear yard setback of 29 feet along the north property line. No deviations or variances are necessary or requested.

The project site is approximately one mile east of the Pacific Ocean and is not within the First Public Roadway and the Ocean. Environmental review staff determined that the project would not have a significant environmental effect and found it to be categorically exempt under the State of California Environmental Quality Act (CEQA), pursuant to CEQA State Guidelines, Section 15301(e) (Existing Facilities). In addition, the project site does not contain any sensitive biological resources or environmentally sensitive lands and is not located within a coastal bluff, beach, or special flood area, and drainage for the project complies with the City's drainage regulations and standards.

The proposed Site Development Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety, and welfare. Permit requirements include obtaining an encroachment maintenance and removal agreement for private improvements in the public right of way, subject to the approval of the City Engineer; submitting a water pollution control plan; implementing construction best management practices; and complying with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

Community Plan Consistency:

The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) designates the project site for Very Low-density Residential uses [0-5 dwelling units per acre (DU/AC)]. The Residential Element of the Community Plan includes the following policies:

- Residential Densities: "Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density."
- Community Character: "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures."

The project site sits within an established neighborhood of the Community Plan, which consists predominantly of single-dwelling units. There are no public view corridors, vantage points, or physical access routes to the ocean from the project site per [Figure 9 of the Community Plan](#). The proposed development is consistent with the prescribed land use and maintains the current density of 3 DU/AC. The project is also consistent with the community character of the area by providing building articulation, roof line variation, fenestration, and natural earth tone stucco finish, in keeping with the surrounding neighborhood.

Conclusion:

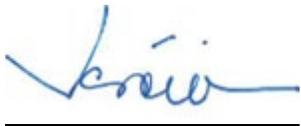
City Staff has reviewed the proposal, including all issues identified through the review process, and has determined that all project issues have been addressed. The project conforms to the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the

Hearing Officer for consideration.

ALTERNATIVES

1. Approve Site Development Permit No. PMT-3269996, with modifications.
2. Deny Site Development Permit No. PMT-3269996, if the findings required to approve the project cannot be affirmed.

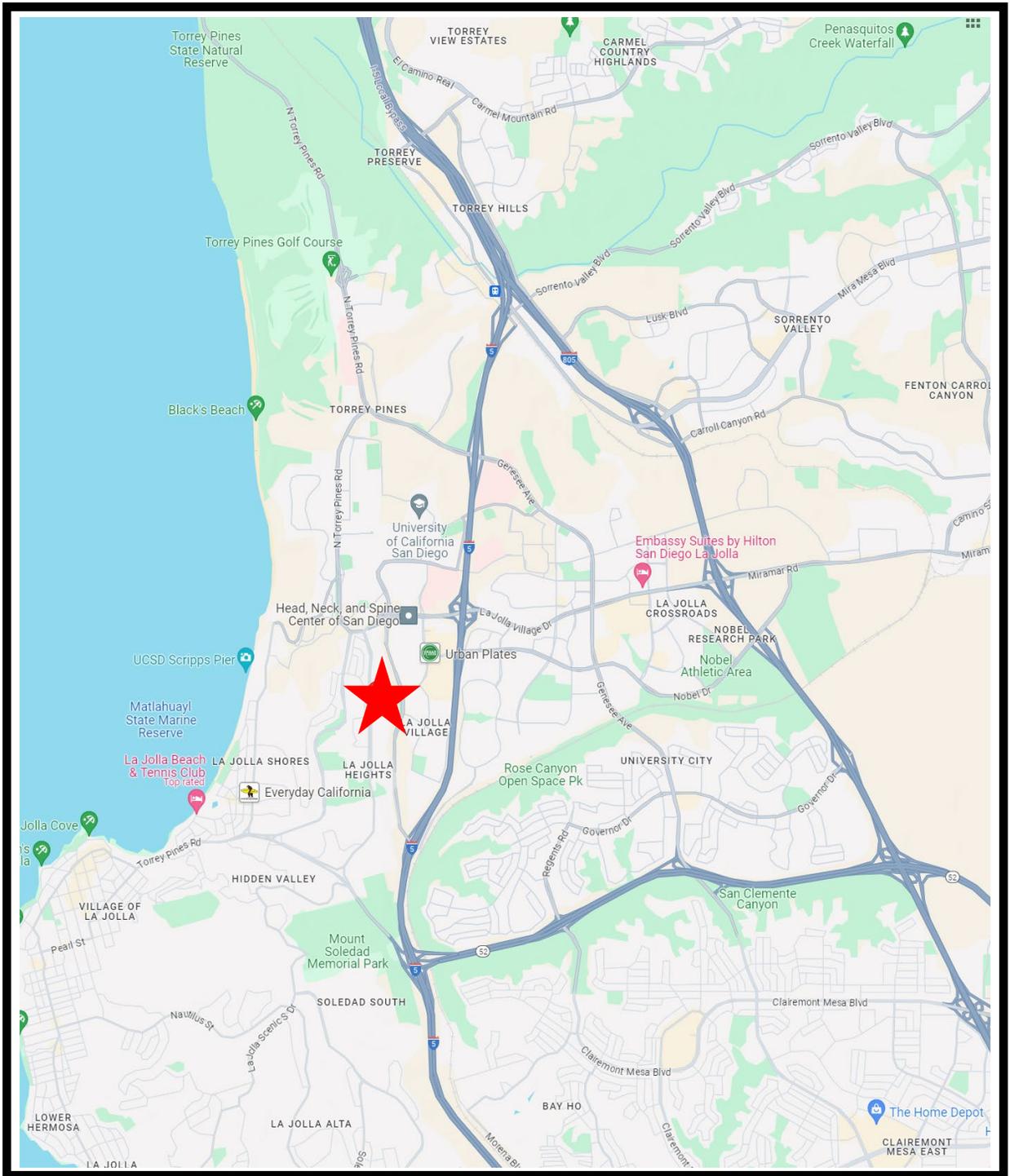
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Veronica Davison', written over a horizontal line.

Veronica Davison
Development Project Manager
Development Services Department

Attachments:

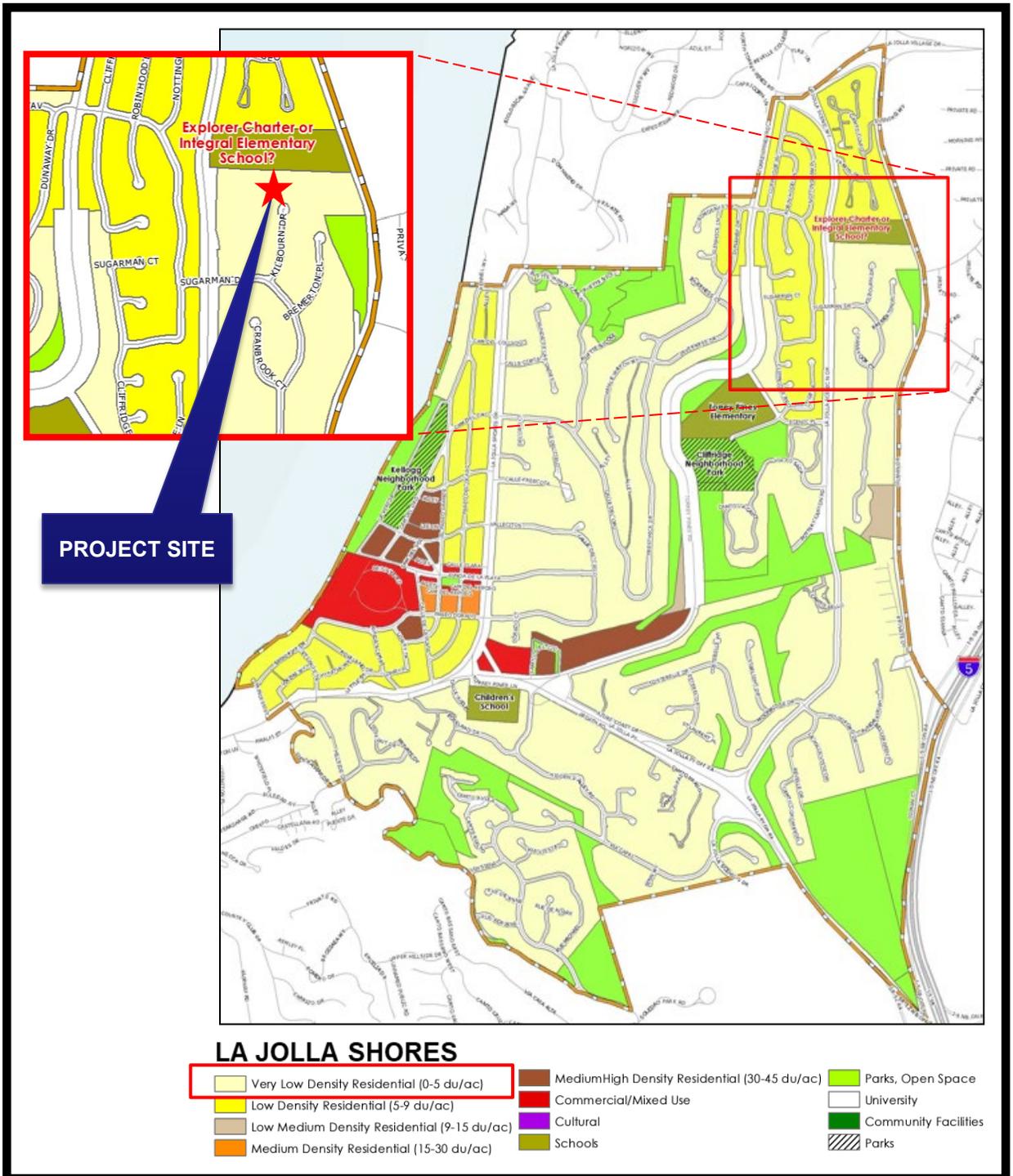
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Notice of Right to Appeal (NORA)
7. La Jolla CPA Recommendation
8. LJSPDAB Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location

3001 Cranbrook Court
Project No. PRJ-1109100

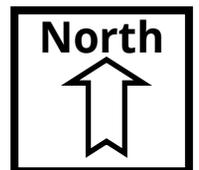






Aerial Photo

3001 Cranbrook Court
Project No. PRJ-1109100



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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009804

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3269996
HAINÉ ADDITION - PROJECT NO. PRJ-1109100
HEARING OFFICER

This Site Development Permit No. PMT-3269996 is granted by the Hearing Officer of the City of San Diego to Matthew John Haine and Ashley Elizabeth Passow, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 1510.0210(d). The 0.32-acre site is located at 3001 Cranbrook Court in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Campus Impact) Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area within the La Jolla Community Plan Area. The project site is legally described as Lot 73 of La Jolla Scenic Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4382, filed in the Office of the County Recorder of San Diego County, October 29, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct a 1,945-square-foot addition to an existing one-story, 2,090-square-foot, single dwelling unit with an attached 477-square-foot garage, including additions to the first floor and attached garage, a new second story, and remodeling a 264-square-foot area of the existing dwelling unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 4, 2024, on file in the Development Services Department.

The project shall include:

- a. Construction of a 1,945-square-foot addition to an existing one-story single dwelling, including 383 square feet on the first floor, 362 square feet at the garage, a new 1,200-square-foot second floor, two exterior balconies, and the remodel of a 264 square-foot area of the existing dwelling unit; and
- b. Landscaping (planting, irrigation, and landscape-related improvements); and
- c. 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 September 18, 2027.
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 the Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the mailbox, landscape, and irrigation within the right-of-way, subject to the City Engineer's approval.

12. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 of Construction Best Management Practices (BMP) Standards Chapter 4 of the City's Storm Water Standards.

13. Development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001 or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.

14. Development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of any construction permits for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree, which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

16. Prior to the issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access, whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, 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.

PLANNING/DESIGN REQUIREMENTS:

19. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with the requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose unless otherwise authorized in writing by the appropriate City decision-maker in accordance with the SDMC.

20. 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 regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

21. 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 permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on September 4, 2024 and [Approved Resolution Number].

Site Development Permit No.: PMT-3269996
Date of Approval: September 4, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Veronica Davison
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Owner/Permittee

By _____
MATTHEW JOHN HAINE

Owner/Permittee

By _____
ASHLEY ELIZABETH PASSOW

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

HEARING OFFICER, RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT-3269996
HAINÉ ADDITION - PROJECT NO. PRJ-1109100

WHEREAS, MATTHEW JOHN HAINÉ and ASHLEY ELIZABETH PASSOW, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 1,945-square-foot addition to an existing one-story, 2,090-square-foot, single dwelling unit with attached 477-square-foot garage, including 383 square feet on the first floor, 362 square feet at the garage, a new 1,200-square-foot second floor, two exterior balconies, and remodeling a 264-square-foot area of the existing dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. PMT-3269996, on portions of a 0.32-acre site;

WHEREAS, the project site is located at 3001 Cranbrook Court in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Campus Impact) Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 73 of La Jolla Scenic Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4382, filed in the Office of the County Recorder of San Diego County, October 29, 1959;

WHEREAS, on June 14, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301(e) (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 4, 2024, the Hearing Officer of the City of San Diego considered Site Development Permit No. PMT-3269996 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Site Development Permit No. PMT-3269996:

A. SITE DEVELOPMENT PERMIT - SAN DIEGO MUNICIPAL CODE (SDMC) 126.0505(a)

1. Findings for all Site Development Permits:

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

The project site is located at 3001 Cranbrook Court within an established residential area in the La Jolla Community Plan and is developed with a one-story, 2,090-square-foot, single-dwelling unit with an attached 477-square-foot garage. The proposed project is to construct a 1,945-square-foot addition to the existing dwelling, including 383 square feet on the first floor, 362 square feet at the garage, a new 1,200-square-foot second floor, two exterior balconies, and to remodel a 264-square-foot area of the existing first floor.

The 0.32-acre site is in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone and the Coastal Height Limitation Overlay within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project site is approximately one mile east of the Pacific Ocean and is not within the First Public Roadway. There are no public view corridors, vantage points, or physical access routes to the ocean from the project site as identified in the Community Plan.

The Community Plan designates the project site for Very Low-density Residential uses [0-5 dwelling units per acre (DU/AC)]. The Residential Element of the Community Plan includes the following policies:

- Residential Densities: "Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density."
- Community Character: "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures."

The project site sits within an established neighborhood of the Community Plan, which consists predominantly of single-dwelling units. The proposed development is consistent with the prescribed land use and maintains the current density of 3 DU/AC. The project is also consistent with the community character of the area by providing building articulation, roof line variation, fenestration, and natural earth tone stucco finish, in keeping with the surrounding neighborhood. In addition, the project design complies with all the development standards required by the LJSPD-SF Zone, including building height, density, building setbacks, floor area ratio, and lot coverage. Therefore, the project will not adversely affect the applicable land use plan.

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

The project site is approximately one mile east of the Pacific Ocean; it sits within an established residential area and is developed with a one-story, 2,090-square-foot, single-dwelling unit with an attached 477-square-foot garage. The proposed project is to construct a 1,945-square-foot addition to the existing dwelling, including additions to the first floor and attached garage, a new second story, and to remodel a 264-square-foot area of the existing first floor. The proposal does not alter the site's land use designation.

The proposed development is situated within previously disturbed areas of the site, and the Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety, and welfare. Permit requirements include obtaining an encroachment maintenance and removal agreement for private improvements in the public right of way, subject to the City Engineer's approval; submitting a water pollution control plan; implementing construction best management practices; and complying with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

Environmental review staff determined that the project would not have a significant environmental effect and found it to be categorically exempt under the State of California Environmental Quality Act (CEQA), pursuant to CEQA State Guidelines, Section 15301(e) (Existing Facilities). In addition, the project site does not contain any sensitive biological resources or environmentally sensitive lands, it is not located within a coastal bluff, beach, or special flood area, and drainage for the project complies with the City's drainage regulations and standards. Therefore, the Project will not be detrimental to public health, safety, and welfare.

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

The project site is located within an established residential area in the La Jolla Community Plan and is developed with a one-story, 2,090-square-foot, single-

dwelling unit and an attached 477-square-foot garage, which were originally built in 1961. Structures older than 45 years require evaluation of historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The proposed project is to construct a 1,945-square-foot addition to the existing dwelling, including additions to the first floor and attached garage, a new second story, and to remodel a 264-square-foot area of the existing first floor. The proposed development is consistent with the prescribed land use and maintains the current density of three DU/AC. The project has been designed in conformance with all applicable development regulations of the San Diego Municipal Code, including the La Jolla Shores Planned District Ordinance – Single Family Zone and the Coastal Height Limit Overlay Zone. The project conforms to the maximum 30-foot height limit at 26 feet and a maximum 60 percent lot coverage requirement at 24 percent coverage.

The La Jolla Shores Planned District Ordinance requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey from the Applicant that contains lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey shows a Front yard setback range between 20 and 45 feet, a side yard setback range between 5 and 17 feet, a rear yard setback range between 18 and 42 feet, and a floor area ratio range between 0.16 and 0.34. The floor area ratio for the proposed project is 0.32.

The project proposes a west-side yard setback of 6 feet and an east-side yard setback of 10 feet. The proposed development observes a front yard setback of 24 feet 6 inches along the south property line and a rear yard setback of 29 feet along the north property line. No deviations or variances are necessary or requested. Therefore, the proposed development will comply with the regulations of the Land Development Code without deviations.

The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. PMT-3269996 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit No. PMT-3269996, a copy of which is attached hereto and made a part hereof.

Veronica Davison
Development Project Manager
Development Services

Adopted on: September 4, 2024

IO#: 24009804

DRAFT



THE CITY OF SAN DIEGO

Date of Notice: June 14, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No.24009804

PROJECT NAME / NUMBER: Cranbrook Court Single Family Residence /1109100

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 3001 Cranbrook Court San Diego, CA 92037

PROJECT DESCRIPTION: Site Development Permit (SDP) for construction of a 1,945 square-foot addition to an existing one-story, 2,090-square-foot, single dwelling unit with attached 477-square-foot garage and the remodel of a 264-square-foot area of the existing dwelling unit. New construction includes a 383-square-foot first-floor addition, a 1,200-square-foot second-floor addition, a 362-square-foot garage addition, and exterior balconies at 3001 Cranbrook Court. The 0.32-acre site is in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone, Coastal Height Limitation Overlay, Parking Impact (Campus Impact) Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area within the La Jolla Community Plan Area. Council District 1.

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

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

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301(e) (Existing Facilities). Section 15301 (e) allows for the addition of up to 10,000 square feet to existing structures where public services are available and the project site is not environmentally sensitive. Since the project would be an additional and a remodel to an existing single-family residence of less than 10,000 square feet in a residential use area and no environmental impacts would occur, the exemption was deemed appropriate. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Veronica Davison
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: 619 446-5462/ hdavison@sandiego.gov

On June 14, 2024, 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 by 5:00pm within 10 business days from the date of the posting of this Notice (July 1, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also 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.

	<p style="text-align: center;">City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101</p>		<h1 style="margin: 0;">Community Planning Committee Distribution Form</h1>	
	Project Name: 3001 CRANBROOK CT		Project Number: 1109100	
Community: La Jolla				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: <div style="text-align: center;">May 02, 2024</div>	
# of Members Yes <div style="text-align: center;">14</div>	# of Members No <div style="text-align: center;">0</div>	# of Members Abstain <div style="text-align: center;">0</div>		
Conditions or Recommendations: APPROVED WITHOUT CONDITIONS				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: ADRIAN FERAL				
TITLE: SECRETARY			DATE: May 29, 2024	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, November 15, 2023

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:01 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter – Chair, Herbert Lazerow, Suzanne Weissman, Kathleen Neil, Philip Wise, and Sherri Lightner.

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Angela Dang, Junior Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Chair Jane Potter recommended moving Item 12 before Item 7 to provide the public sufficient time for public comment. Item 8 was not heard due to the applicant requesting to move the presentation to January's meeting. Motion to approve agenda with recommended changes by Chair Jane Potter. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from October 25, 2023. Minutes were approved with changes from Board Member Lazerow, 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Weissman emailed the project manager for the project at 8330 Prestwick Dr and noted that the project had not been reviewed by the Advisory Board. The project applicant indicated that he may come to present before the Board in January.

Item 6: STAFF LIAISON COMMENT AND NON-AGENDA PUBLIC COMMENT

No staff or liaison comment.

Item 12: **Presentation of the La Jolla Shores Business Association proposed parking plan (ACTION ITEM).**

Proposal for parking stall replacement for the La Jolla Shores Promenade. Darren Moore and Board Member Phillip Wise presented the proposal.

Public Comment:

- Public members opposing the parking proposal plan stated:
 - Concerns about safety
 - Concerns about the potential impact on traffic due to the ingress and egress of the proposed parking plan
 - Concerns about the parking plan's inconsistencies with low-density residential zoning
 - Lack of communication between the proposal's applicants with the community
 - Suggestion to move the proposed parking spaces to the west side of La Jolla Shores where commercial enterprises are
 - Concerns about what material will be used for the proposed parking
- Public members supporting the parking proposal plan stated:
 - Belief that public parking has not been disruptive
 - Support for the La Jolla Shores Promenade
 - Support for the community to work together to find a resolution
 - Belief that the Promenade would make the community safer
 - Belief that the Promenade would support the growth of the La Jolla Shores community

Board Comment included:

- Suggestion to make provided parking off-street
- Concern about the project scope drawing which makes it appear as if the project extends past the blocks that are currently closed
- Suggestion to address whether an EMRA permit has been obtained
- Suggestion that gravel be used for proposed parking instead of asphalt
- Suggestion to clarify that signage will not be required.
- Suggestion to create joint committee between residents and proponents of the proposal
- Suggestion to contact the City and Coastal Commission
- Suggestion that the proposal should be a major project and that the community should be notified
- Suggestion to clarify with DSD if a Process 3 is needed
- Parking lot is not a permitted use in the single-family, multi-family, or V zones, but is a permitted use in the Commercial Community zone
- Proponents of the project are proposing to create a parking lot in the single-family zone to satisfy the Promenade's required 26 spaces of replacement off-street parking
- The provision of replacement parking is not a Coastal Commission requirement; it is codified in the SDMC

Board Member Phillip Wise recused himself from the vote.

Board Motion: The LJSPDAB voted to continue the item until February's meeting due to complex issues, to allow the proponents to clarify with DSD if a Process 3 is needed, and to clarify with DSD if an encroachment agreement application is in conflict with the permit referenced by the proponents. Motion made by Board Member Neil. Motion approved 4-1-1.

Item 7: **PRJ 1080716 – 3001 Cranbrook Ct – 3001 Cranbrook Ct – (ACTION ITEM).**

Proposal to add 383 square feet to the 1st floor of the residence, 1200 square feet to the 2nd floor of the residence, and 362 square feet to the garage. The applicant is seeking a recommendation for approval of a Site Development Permit SDP from the Advisory Board. Matt Haine presented the project.

Public Comment:

There was no testimony provided by the public on this project.

Board Comment included:

- Acknowledgement that setbacks at the end of cul-de-sacs are difficult
- Concern regarding inconsistencies with measurements of the setbacks
- Concern that this will be the only two-story home in the neighborhood
- Concerns with the articulation of the second story

Board Motion: The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Board Member Neil. Motion approved 5-1-0.

Item 9: **PTS-0705977 (PRJ 1099348)– 2538 Ruelle Nicole - (ACTION ITEM).**

Proposal to construct a new 7,509 square foot single family residence with two stories and a 3,034 square foot basement with garage, 2,634 square feet of green roof, at-grade landscaping, and pool. Lot size is 17,545 square feet. Sebastian Mariscal presented the project.

Public Comment:

There was no testimony provided by the public on this project.

Board Comment:

There was no board comment provided on this project.

Board Motion: The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Chair Jane Potter. Board Member Lazerow was absent for the vote. Motion approved 5-0-0.

Item 10: **Land Development Code Update - (ACTION ITEM).**

Discussion and possible action related to the proposed 2023 Land Development Code Update, if the proposed language is released prior to the meeting

Public Comment:

There was no testimony provided by the public on this item.

Staff Comment:

Senior Planner Melissa Garcia notified the Board that there was no update regarding the LDC Update.

Board Comment:

No board comments were provided on this item.

Board Motion: No board motion was made on this item.

Item 11: **Position statement regarding the role of the La Jolla Shores Planned District Advisory Board (ACTION ITEM).**

Public Comment:

There was no testimony provided by the public on this item.

Board Comment:

There was no board comment provided on this item.

Board Motion:

Motion to approve the position statement as presented. Motion made by Board Member Wise and seconded by Board Member Lightner. Board Member Lazerow was absent for the vote. Motion approved 5-0-0.

Item 13: ADJOURNMENT

Next meeting: Wednesday, January 17, 2023. The meeting concluded at 12:30 p.m.



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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: Site Development Permit - 3001 Cranbrook Ct **Project No. For City Use Only:** _____

Project Address: 3001 Cranbrook Ct, La Jolla, CA. 92037

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. 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.

Property Owner

Name of Individual: Matthew John Haine Owner Tenant/Lessee Successor Agency

Street Address: 3001 Cranbrook Ct

City: La Jolla State: CA Zip: 92037

Phone No.: 6196364186 Fax No.: _____ Email: matthaine@gmail.com

Signature: Matthew Haine Digitally signed by Matthew Haine
Date: 2023.12.30 12:18:26 -0800' Date: 12/30/2023

Additional pages Attached: Yes No

Applicant

Name of Individual: Ashley Elizabeth Passow Owner Tenant/Lessee Successor Agency

Street Address: 3001 Cranbrook Ct

City: La Jolla State: CA Zip: 92037

Phone No.: 8585006888 Fax No.: _____ Email: ashley.e.haine@gmail.com

Signature: Ashley Passow Digitally signed by Ashley Passow
Date: 2023.12.30 12:19:08 -0800' Date: 12/30/2023

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



■	Trees
■	Shrubs
■	Turf / lawn
■	Hardscape / Patio
■	Paved / Driveway
—	Existing Irrigation
●	Irrigation Controller location

1. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
2. No new irrigation being added
3. No new plants / landscaping being added
4. Maintenance: All required landscape areas shall be maintained by the property owner. No Landscape and irrigation areas in the public right-of-way. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

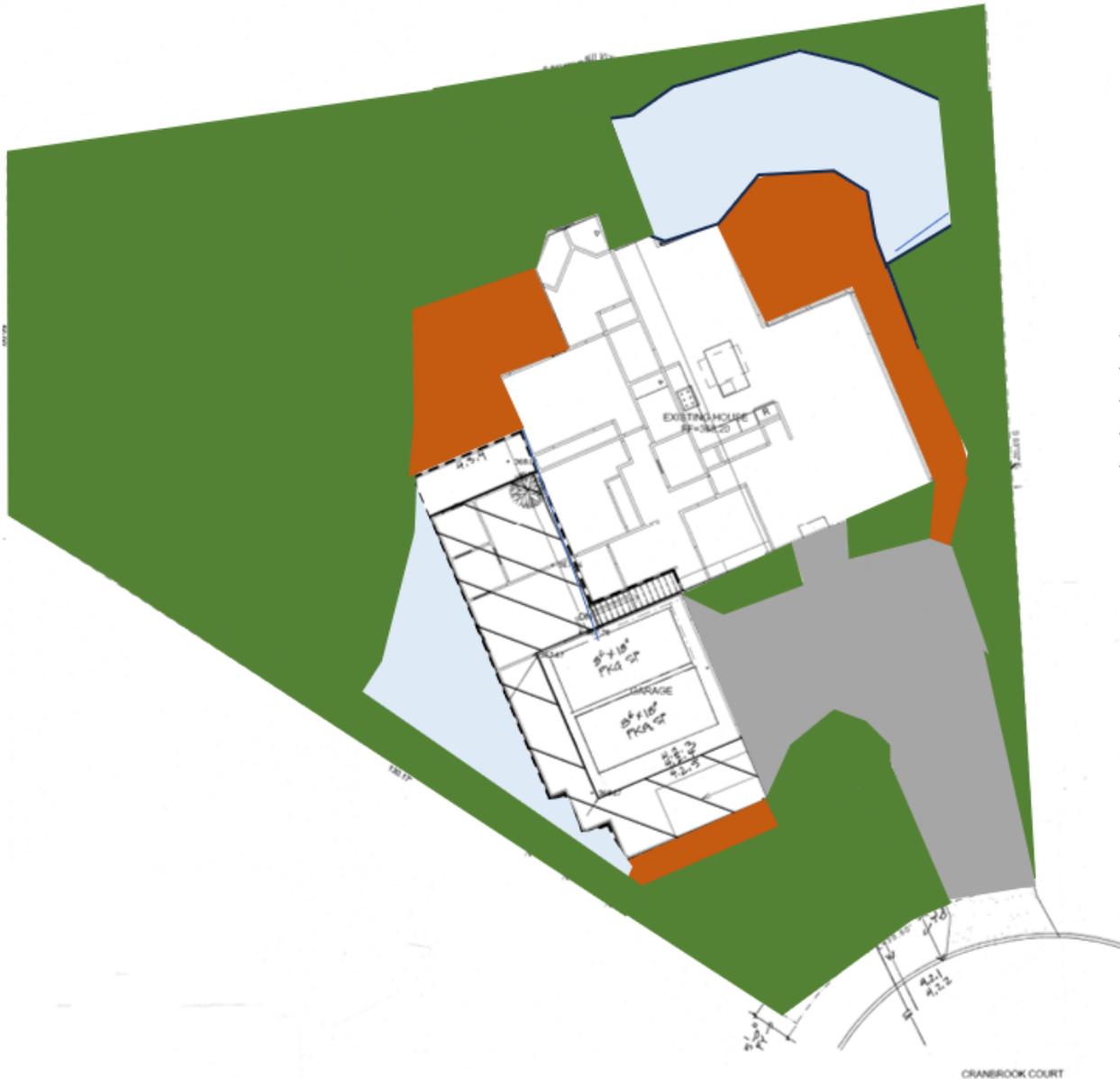
Scale A1 - 1"=10 feet

HAINÉ ADDITION
 3001 CRANBROOK CT.
 LA JOLLA 92037

LANDSCAPE PLAN	
Project Number	21-87
Date	2-24
Scale	1" = 10'-0"
A1	



L-1



- Planted
- Turf / lawn
- Hardscape / Patio
- Paved / Driveway

Total Lot area: **13939sqft**
 Total Structure footprint: **2835sqft (20%)**
 Total approx. planted area: **7200sqft (50%)**
 Total approx. Turf area: **1500sqft (10%)**
 Total approx. hardscaped area: **2500sqft (20%)**

Scale A1 - 1"=10 feet
 0 10 feet

HAINES ADDITION
 3001 CRANBROOK CT.
 LA JOLLA 92037

LANDSCAPE PLAN

Project Number	21-87
Date	6-24
Scale	1" = 10'-0"

A1



L-2

