

**LA JOLLA COASTAL DEVELOPMENT PERMIT COMMITTEE**  
LA JOLLA COMMUNITY PLANING ASSOCIATION

**AGENDA FOR TUESDAY, APRIL 14, 2009**  
LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 4 PM

**PRELIMINARY REVIEW**

Project Name: **VIRGINIA WAY RESIDENCE**  
1356 Virginia Way Permits: CDP  
Project #: JO#43-2056/173165 DPM: Renee Mezo 619-446-5001  
rmezo@sandiego.gov  
Zone: RS-1-7 Applicant: Jeff Elden 858-793-4600  
[rob@kappasurveying.com](mailto:rob@kappasurveying.com)

Scope of Work:

(Process 2) Coastal Development Permit for a previously demolished residence and construct 4,054 sq. ft. single family residence on a 0.16 acre site in the RS-1-7 Zone within the Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area. Notice Cards =1.

Project Name: **FORGIONE RESIDENCE**  
5511 Calumet Ave. Permits: CDP  
Project #: JO#43-2162/175512 DPM: Derrick Johnson 619-446-5238  
dnjohnson@sandiego.gov  
Zone: RS-1-7 Applicant: Paw Lim 619-890-1688  
[Limdesign1688@yahoo.com](mailto:Limdesign1688@yahoo.com)

Scope of Work:

(Process 3) Coastal Development Permit for a 744 sq. ft. addition to an existing single family residence on a 0.11 acre site in the RS-1-7 Zone within Coastal Overlay (appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area. Notice Cards =1.

**PUBLIC DISCUSSION:**

**Time Certain: 5:00p**

**Dan Joyce, City of San Diego – Coastal Exemption, see attachments**

Note: Preliminary Review items are subject to final action pursuant to the CDP bylaws.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

**City of San Diego Categorical Exclusion  
Coastal Development  
Excluded from Obtaining a Coastal Development Permit**

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- a. Demolition of a *structure*, in part or whole, provided that:
  1. The *structure* is not located within
    - A. The California Coastal Commission appealable area
    - B. The Sensitive Coastal Resource Overlay Zone
  2. The *coastal development*
    - A. Complies with the beach impact regulations of the applicable zone
    - B. Does not propose a subdivision of land
    - C. Does not require any *development permit* of the Land Development Code, which comprises the following:
      - i. Neighborhood Use Permit
      - ii. Conditional Use Permit
      - iii. Neighborhood Development Permit
      - iv. Site Development Permit
      - v. Planned Development Permit
      - vi. Variance
  3. The *structure* is not a *designated historical resource* or a potential *historical resource* awaiting action by the Historical Resources Board.
- b. Construction of a new *single dwelling unit* and additions or alterations to *single dwelling units*, on a single lot that is zoned residential *single dwelling unit*, provided that:
  1. The *structure* is not located within
    - A. The California Coastal Commission appealable area
    - B. The Sensitive Coastal Resource Overlay Zone
  2. The *coastal development*
    - A. Complies with the beach impact regulations of the applicable zone
    - B. Does not propose a subdivision of land
    - C. Does not require any *development permit* of the Land Development Code, which comprises the following:
      - i. Neighborhood Use Permit
      - ii. Conditional Use Permit
      - iii. Neighborhood Development Permit
      - iv. Site Development Permit
      - v. Planned Development Permit
      - vi. Variance
  3. The *structure height* of the proposed *single dwelling unit* or the proposed addition or alteration of the *single dwelling unit* does not exceed 90% of the maximum *structure height* permitted by the base zone or overlay zone, whichever is lowest
  4. The *gross floor area* of the proposed *single dwelling unit* or the combined gross floor area of the existing *single dwelling unit* and the proposed addition or alteration does not exceed 80% of the maximum permitted *floor area ratio* allowed by the zone and the second *story* of the *structure* shall not exceed 40 percent of the allowable 80 percent gross floor area

**Draft Language for Coastal Development  
Excluded from Obtaining a Coastal Development Permit**

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**§126.0704 Exemptions from a Coastal Development Permit**

The following *coastal development* is exempt from the requirement to obtain a Coastal Development Permit.

- (a) Improvements to existing *structures* are exempt, except if the improvements involve any of the following:
  - (1) through (4) [No Change]
  - (5) The expansion or construction of water wells or septic systems.
  - (6) Any significant non-attached structures such as garages, *fences*, shoreline protective works or docks on property located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance.
  - (7) Any improvement to a structure where the Coastal Development Permit issued for the original structure indicated that any future improvements would require a *development permit*.
  - (8) A companion unit as described in Section 141.0302.
- (b) [No Change]
- (c) The following coastal development that has been categorically excluded pursuant to Categorical Exclusion Order No. \_\_\_\_\_. [Editor's note: a number will be inserted if and when a categorical Exclusion Order is issued by the California Coastal Commission.]
  - 1. Demolition of a *structure*, in part or whole, provided that:
    - A. The *structure* is not located within either
      - i. The California Coastal Commission appealable area, or
      - ii. The Sensitive Coastal Resource Overlay Zone
    - B. The *development* complies with the beach impact regulations of the applicable zone
    - C. The *development* does not require a *development permit* or include the *subdivision* of land.
    - D. The *structure* is not a *designated historical resource* or a potential *historical resource* awaiting action by the Historical Resources Board.
  - 2. Development of a new *single dwelling unit*, and additions or alterations to *single dwelling units*, on a single lot zoned residential *single dwelling unit*, provided that:
    - A. The *structure* is not located within either
      - i. The California Coastal Commission appealable area, or
      - ii. The Sensitive Coastal Resource Overlay Zone
    - B. The *development* complies with the beach impact regulations of the applicable zone
    - C. The *development* does not require a *development permit* or include the *subdivision* of land
    - D. The *structure height* of the *single dwelling unit*, or the addition or

alteration of the *single dwelling unit*, does not exceed 90% of the maximum *structure height* permitted by the base zone or overlay zone, whichever is lowest

E. The *gross floor area* of the *single dwelling unit*, or the combined gross floor area of the existing *single dwelling unit* and the addition or alteration, does not exceed 80 percent of the maximum permitted *floor area ratio* allowed by the zone and the second story shall not exceed 40 percent of 80 percent of the maximum permitted *gross floor area*.

(d) through (i) [No Change]

**§127.0106 Expansion or Enlargement of Previously Conforming Structures**

(a) through (c) [No Change]

**§143.0110 When Environmentally Sensitive Lands Regulations Apply**

(a) [No Change]

(b) [No Change]

(1) [No Change]

(2) [No Change]

(3) [No Change]

(4) Any *development* proposal on a site containing *environmentally sensitive lands* may be exempt from the permit requirements of this division if no *encroachment* into the *environmentally sensitive lands* is proposed and the *development* complies with Section 143.0110(c). Within the Coastal Overlay Zone, a Coastal Development Permit is required for all *coastal development on sites that contain environmentally sensitive lands* and the regulations of this division shall apply.

(c) [No Change]

**Categorical Exclusion**  
**Examples of Reduced House Size based on Zone Requirements**  
**Also Includes Height Reduction (30 feet to 27 feet)**

Single Family Zone	Min. Lot Size (sf)	Max. FAR*	Allowable SF	80% of Allowable SF	Reduced SF	Floor Area /Story**		Equivalent Reductions By Number and Size of Room(s)
						1 <sup>st</sup> story Min. (sf)	2 <sup>nd</sup> / 3 <sup>rd</sup> Story Combined Max. (sf)	
RS-1-7	5,000	.60	3,000	2,400	- 600	1,440	960	• (1) rm 24' x 24' • (2) rms 17'x 17'
RS-1-6	6,000	.59	3,540	2,832	-708	1,699	1,133	• (1) rm 27' x 27' • (2) rms 19'x 19' • (3) rms 15' x 15'
RS-1-5	8,000	.57	4,560	3,648	-912	2,189	1,459	• (1) rm 30' x 30'      • (3) rms 17' x 17' • (2) rms 21'x 21'      • (4) rms 15' x 15'
RS-1-4	10,000	.55	5,500	4,400	-1,100	2,640	1,760	• (1) rm 33' x 33'      • (4) rms 16' x 16' • (2) rms 23'x 23'      • (5) rms 15' x 15' • (3) rms 19' x 19'      • (6) rms 13' x 13'
RS-1-3	15,000	.50	7,500	6,000	-1,500	3,600	2,400	• (2) rms 27' x 27'      • (5) rms 17' x 17' • (3) rms 22' x 22'      • (6) rms 15' x 15' • (4) rms 19' x 19'
RS-1-2	20,000	.45	9,000	7,200	-1,800	4,320	2,880	• (2) rms 30' x 30'      • (6) rms 17' x 17' • (3) rms 24' x 24'      • (7) rms 16' x 16' • (4) rms 21' x 21'      • (8) rms 15' x 15' • (5) rms 19' x 19'
RS-1-1	40,000	.45	18,000	14,400	3,600	8,640	5,760	• (3) rms 34' x 34'      • (8) rms 21' x 21' • (4) rms 30' x 30'      • (9) rms 20' x 20' • (5) rms 27' x 27'      • (10) rms 19' x 19' • (6) rms 24' x 24'      • (11) rms 18' x 18' • (7) rms 22' x 22'      • (12) rms 17' x 17'

\* Based on a standard lot of the minimum lot size.

\*\* Second story shall be a minimum of 60 percent of the 80 percent allowable gross floor area and the second story or combination second story and third story may not exceed 40 percent of the of the 80 percent allowable gross floor area