

(R-90-1672)

RESOLUTION NUMBER R-275356

ADOPTED ON MARCH 20, 1990

WHEREAS, James H. N. Hudnall, Jr., by Procopio, Cory, Hargreaves & Savitch and Althea D. Lucic, et al., appealed the decision of the Planning Commission in approving Coastal Development Permit No. 89-0393 submitted by Mountain to Sea Developers, a partnership, Owner/Permittee, for the demolition of an existing single-family dwelling on Lots 2 and 3 and the construction of a new single-family dwelling unit consisting of 3,117 square feet of floor area to be located on one of the existing two lots (Lot 3) at 1447 Park Row and is further described as Lots 2 and 3, Block 47 of La Jolla Park, Map No. 352, La Jolla Community Plan area, in the R1-5000 zone; and

WHEREAS, the matter was set for public hearing on March 20, 1990, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Coastal Development Permit No. 89-0393:

1. The proposed development is not located adjacent to or near an existing physical accessway legally utilized by the public or identified in the La Jolla Community Plan nor is the development adjacent to the ocean and other scenic coastal public vantage point.

2. The proposed development is located on a previously developed lot in an urbanized residential area of La Jolla and does not contain marine resources, environmentally sensitive areas, or archaeological or paleontological resources.

3. The proposed development is not located near or adjacent to recreational or visitor-serving facilities or coastal scenic resources, as identified in the La Jolla Local Coastal Program Land Use Plan.

4. The proposed development is located in a developed residential area of La Jolla, therefore, does not contain or adversely impact environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas as identified in the La Jolla Local Coastal Program Land Use Plan.

5. The proposed development involves the replacement of a single-family dwelling unit. Project development would involved 43 cubic yards of cut and 26 cubic yards of fill for the basement garage. The site is not located in a geologic, flood or fire hazard area.


6. The proposed development is located in an urbanized residential neighborhood with a mix of single-story and two-story units. The proposed development is similar in scale and design to existing development in the area.

7. The proposed development complies with the La Jolla Community Plan as well as conforms to the General Plan, the La Jolla Local Coastal Program Land Use Plan, all the requirements of the local coastal program, and the R1-5000 zone requirements.

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

BE IT FURTHER RESOLVED, that the appeal of James H. N. Hudnall, Jr., by Procopio, Cory, Hargreaves & Savitch, and Althea D. Lucic, et al., is denied; the decision of the Planning Commission is sustained, and Coastal Development Permit No. 89-0393 is hereby granted to Mountain to Sea Developers, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:lc
04/11/90
Or.Dept:Clerk
R-90-1672
Form=r.permit

COASTAL DEVELOPMENT PERMIT NO. 89-0393
1447 PARK ROW

CITY COUNCIL

This Coastal Development Permit is granted by the Council of The City of San Diego to MOUNTAIN TO SEA DEVELOPERS, a partnership, Owner/Permittee, pursuant to Section 105.0200 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to Owner/Permittee to demolish an existing single-family dwelling unit which crosses the lot line between Lots 2 and 3, Block 47 of La Jolla Park Map No. 352 and to construct a 2,921-square-foot single-family dwelling unit above a basement garage on Lot 3, Block 47 of La Jolla Park Map No. 352. This coastal development is located at 1447 Park Row in the La Jolla Community Plan area, described as Lots 3 and 4, Block 47 of La Jolla Park Map No. 352, in the R1-5000 zone.
2. The facility shall consist of the following:
 - a. A 3,117-square-foot, two-story above garage, single-family dwelling unit;
 - b. Landscaping;
 - c. Off-street parking; and
 - d. Incidental accessory uses as may be determined incidental and approved by the Planning Director. -
3. Not fewer than two (2) off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated March 20, 1990, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to zoning ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department; and

- b. The coastal development permit is recorded in the office of the County Recorder.
5. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated March 20, 1990, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated March 20, 1990, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.
7. The property included within this coastal development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by The City of San Diego.
8. This coastal development permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by The City of San Diego or Permittee.
9. This coastal development permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
10. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.
11. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
12. This coastal development permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit

unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

13. Prior to issuance of building permits revised details of the driveway to the garage shall be submitted. Details shall include brick facing of the retaining walls and additional landscaping to the satisfaction of the City Planning Department.
14. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the reconstruction of curb and sidewalk adjacent to this site on Park Row, in a manner satisfactory to the City Engineer.
15. In the event that any condition of this permit, on a legal challenge by the Owner/Permittee of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.

APPROVED by the Council of The City of San Diego on March 20, 1990.

FCC:lc
04/11/90
r-90-1672-p

MAR 20 1990

Passed and adopted by the Council of The City of San Diego on..... ,
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Rhonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-275356* Adopted *MAR 20 1990*