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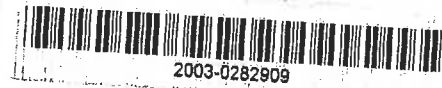
DOC 2003-0282909

MAR 13, 2003 11:18 AM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 35.00

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501



SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-0569

COASTAL DEVELOPMENT PERMIT NO. 6794
VISTA DEL MAR RESIDENCE - PROJECT NO. 4116
HEARING OFFICER

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This Permit is granted by the Hearing Officer of the City of San Diego to GIRARD DEVELOPMENT, L.P., A CALIFORNIA LIMITED PARTNERSHIP, Owner/Permittee, pursuant to Section 126.0702 of the Municipal Code of the City of San Diego. The 0.135-acre site located at 7116 Vista del Mar Avenue in the RS-1-7 Zone, the Coastal Overlay Zone (Coastal Commission Appeal jurisdiction), the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, and the Sensitive Coastal Overlay Zone, within the La Jolla Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 17680.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to demolish an existing residence and to construct a new residence, described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated February 5, 2003 on file in the Office of the Development Services Department. The facility shall include:

- a. The demolition of an existing two-story residence and the construction of a new, two-story, approximately 3,463-square-foot residence with a two-car garage and deck;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities;
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.



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 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. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
4. This 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.
5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building permits, complete working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibits "A," dated February 5, 2003, on file in the Office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

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. 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" conditions(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 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. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the Coastal Commission of the Notice of Final Action, following all appeals.

PLANNING/DESIGN REQUIREMENTS:

11. No fewer than two (2) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated February 5, 2003, on file in the Office of Development Services Department. Parking spaces shall comply at all times with requirements of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

12. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

13. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

14. A topographical survey conforming to the provisions of the Municipal Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

15. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

16. Prior to the issuance of construction permits, the Owner/Permittee shall record a Deed Restriction preserving a visual corridor a minimum 4'-0" wide along the side setback (on the northern side of the lot) and 4'-0" wide along the side yard setback (on the southern side of the lot) in accordance with the requirements of San Diego Municipal Code section 132.0403(b). Open fencing and landscaping may be permitted within this visual corridor, provided such improvements do not significantly obstruct public views of the ocean. Landscape within this visual corridor, except for the palm trees, shall be planted and maintained not to exceed a height of 3'-0". The palm trees shall be a minimum brown trunk height of 8'-0".

17. Landscape and any other site improvements within the access easement at the rear of the property shall not exceed 3'-0" in height in order to preserve public views.

18. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
19. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
20. The subject property shall be maintained in a neat and orderly fashion at all times.
21. No material or equipment shall be stored on the roof of any building.

ENGINEERING REQUIREMENTS:

22. Prior to building occupancy, the applicant shall conform to Municipal Code provisions for "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.
23. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the closure of the existing driveway with restoration to full-height curb, gutter and sidewalk, and the installation of a new 12-foot-wide driveway, all satisfactory to the City Engineer.
24. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the installation of a D-27 sidewalk underdrain, satisfactory to the City Engineer.
25. All drainage on the premises shall be collected onsite and directed into the gutter system in the street, to the satisfaction of the City Engineer.
26. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for catch basins, sump pumps, landscaping, stepping stones and a deck in the easement at the rear of the property. No permitted item within this easement shall exceed a height of 3'-0".
27. Prior to building occupancy, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for a force main sidewalk underdrain, private walkway and landscaping in Vista del Mar.
28. The applicant shall incorporate in the construction of the project all of the BMPs as identified in the report titled: "Water Quality Technical Report for Vista del Mar," dated January 17, 2003, prepared by Nolte Associates, Inc., satisfactory to the City Engineer.
29. Prior to the issuance of any building permits, the applicant shall submit an elevation certificate signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on Mean Sea Level datum, satisfactory to the City Engineer.
30. Prior to building occupancy, the applicant shall dedicate five feet of right-of-way for Vista del Mar Avenue along the property frontage, satisfactory to the City Engineer.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code 66020.

APPROVED by the Hearing Officer of the City of San Diego on February 5, 2003.

HEARING OFFICER RESOLUTION NO. D-4245
 COASTAL DEVELOPMENT PERMIT NO. 6794
 VISTA DEL MAR RESIDENCE - PROJECT NO. 4116

WHEREAS, GIRARD DEVELOPMENT, L.P., A CALIFORNIA LIMITED PARTNERSHIP, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence and to construct a new residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 6794), on portions of a 0.135-acre site;

WHEREAS, the project site is located at 7116 Vista del Mar Avenue in the RS-1-7 Zone, the Coastal Overlay Zone (Coastal Commission Appeal jurisdiction), the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, and the Sensitive Coastal Overlay Zone, within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 17680;

WHEREAS, on February 5, 2003, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 6794 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 as follows:

That the Hearing Officer adopts the following written Findings, dated February 5, 2003.

COASTAL DEVELOPMENT PERMIT FINDINGS - Section 126.0702:

- A. 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 subject property is an interior lot located southeast of the Fern Glen access road along the Pacific Ocean. The proposed project includes the demolition of the existing two-story residence and the construction of a new two-story residence with attached two-car garage.

A small portion of a 40'-0"-wide City of San Diego access easement lies at the rear of the property. An existing jacuzzi and retaining wall, proposed to remain, are located within this easement, as permitted by an approved Encroachment Removal Agreement. As a part of this project, the applicant proposes to construct a deck, landscape, hardscape, sump pumps and catch basins within this easement area. Condition 25 of the permit requires the applicant to obtain an Encroachment Maintenance and Removal Agreement for these new items.

The dedicated 40'-0" wide easement accessed from Fern Glen provides a maintenance road and existing pedestrian access to Windansea Park at the foot of the easement. A strip ranging in width from 9 feet to 12 feet of the subject property encroaches into the eastern side of this easement. The proposed improvements within this easement area on the property will be at grade level, with the exception of the new deck. The new deck will be a

maximum of 30" above grade, and will not extend past the line of the existing jacuzzi. The construction of these on grade improvements will not encroach into the existing vertical access easement any further than the existing encroachments. A clear path of a minimum of 28 feet will be maintained within the easement. The site is not located on the beach or bluff, and therefore no opportunities exist for lateral public access on this site.

An existing visual access corridor is located within the access easement area, as identified in the adopted La Jolla-La Jolla Shores Local Coastal Program. In addition, potential view opportunities from Vista del Mar Avenue will exist within the interior side setbacks of the site. The site slopes down from the street toward the access easement at the rear. The proposed demolition of the existing residence and the construction of the new, two-story residence will conform with all setback, height, and floor area ratio requirements. The new residence will conform with existing grade and present a one-story appearance from the street, with a two-story appearance from the rear. Public views to and along the ocean will be enhanced since both interior side setbacks will be preserved as visual corridors as a condition of permit approval (Condition 16). Conditions have also been included with the permit which will prohibit the maintenance of landscape material exceeding 3'-0" in height within these visual corridor (Condition 16) and to prohibit landscape and other site improvements exceeding 3'-0" in height within the rear access easement (Condition 17) to further protect the visual access. The construction would occur on private property and will conform with Land Development Code requirements.

B. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS.

The project consists of the demolition of the existing residence and the construction of the new, two-story residence on a site located within an urbanized area of La Jolla. Although the property is located in the Sensitive Coastal Overlay Zone, the site does not contain a coastal beach or coastal bluff, as discussed within the geologic reconnaissance report prepared for this project. During the course of project review, potential adverse impacts to geology, historical resources, paleontological resources, and visual quality/neighborhood character/aesthetics were evaluated. As discussed within the Negative Declaration prepared for this project (Project No. 4116, LDR No. 42-0569), the potential for adverse impacts to these environmental issues would be less than significant and no mitigation is required.

C. 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 demolition of the existing residence and the construction of the new, two-story residence has been designed to conform with the adopted La Jolla-La Jolla Shores Local Coastal Program and is consistent with the recommended residential land use, design guidelines, and development standards in effect for this site per the adopted La Jolla Community Plan and the City of San Diego Progress Guide and General Plan.

D. 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 project site is located between the nearest public road and the Pacific Ocean. The subject property is an interior lot located southeast of the Fern Glen access road along the Pacific Ocean. The proposed project includes the demolition of the existing two-story residence and the construction of a new two-story residence with attached two-car garage.

A small portion of a 40'-0"-wide City of San Diego access easement lies at the rear of the property. An existing jacuzzi and retaining wall, proposed to remain, are located within this easement, as permitted by an approved Encroachment Removal Agreement. As a part of this project, the applicant proposes to construct a deck, landscape, hardscape, sump pumps and catch basins within this easement area. Condition 25 of the permit requires the applicant to obtain an Encroachment Maintenance and Removal Agreement for these new items.

The public use of and access to the Pacific Ocean as a recreation area is available via the dedicated 40'-0" wide easement accessed from Fern Glen which provides a maintenance road and existing pedestrian access to Windansea Park at the foot of the easement. A strip ranging in width from 9 feet to 12 feet of the subject property encroaches into the eastern side of this easement. The proposed improvements within this easement area on the property will be at grade level, with the exception of the new deck. The new deck will be a maximum of 30" above grade, and will not extend past the line of the existing jacuzzi. The construction of these on grade improvements will not encroach into the existing vertical access easement any further than the existing encroachments. A clear path of a minimum of 28 feet will be maintained within the easement. The site is not located on the beach or bluff, and therefore no opportunities exist for lateral public access on this site.

An existing visual access corridor is located within the access easement area, as identified in the adopted La Jolla-La Jolla Shores Local Coastal Program. In addition, potential view opportunities from Vista del Mar Avenue will exist within the interior side setbacks of the site. The site slopes down from the street toward the access easement at the rear. The proposed demolition of the existing residence and the construction of the new, two-story residence will conform with all setback, height, and floor area ratio requirements. The new residence will present a one-story appearance from the street, with a two-story appearance from the rear, conforming with existing grade. Public views to and along the ocean will be enhanced since both interior side setbacks will be preserved as visual corridors as a condition of permit approval (Condition 16). Conditions have also been included with the permit which will prohibit the maintenance of landscape material exceeding 3'-0" in height within these visual corridor (Condition 16) and to prohibit landscape and other site improvements exceeding 3'-0" in height within the rear access easement (Condition 17) to further protect the visual access. The construction would occur on private property and will conform with Land Development Code requirements.

The proposed site improvements will not encroach beyond the existing development line of the subject site, nor that of adjacent residential development.

Based on the above information, the proposed demolition of the existing residence and the construction of the new, two-story residence and related site improvements conform with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 6794 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. 6794, a copy of which is attached hereto and made a part hereof.



MICHELLE SOKOLOWSKI
Development Project Manager
Development Services

Adopted on: February 5, 2003

Job Order No. 42-0569

ORIGINAL

ALL-PURPOSE CERTIFICATE

42-0569/PTS 4116

Type/PTS Approval Number of Document CDP 6794
Date of Approval February 5, 2003

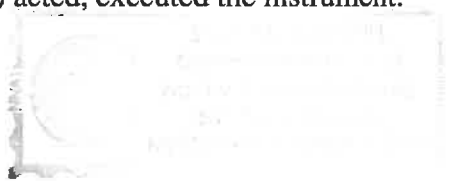
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Michelle Sokolowski
Michelle Sokolowski, Development Project Manager

On 2/21/03 before me, STACIE L. MAXWELL, (Notary Public), personally appeared **Michelle Sokolowski**, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Stacie L. Maxwell
Stacie L. Maxwell



ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed Victor Fargo ^{President GERARD MANAGEMENT'S CORP} Signed C.P. of GERARD DEV. L.P
Typed Name VICTOR FARGO Typed Name

STATE OF California
COUNTY OF San Diego

On 3-5-03 before me, Jaclyn M. Cain (Name of Notary Public) personally appeared Victor Fargo, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Jaclyn M. Cain



ORIGINAL

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

**NOTIFICATION OF APPEAL PERIOD**

DATE: February 13, 2003
TO: Michelle Sokolowski, Project Planner
City of San Diego Development Services, City Operation Building
1222 First Avenue
San Diego, CA 92101
FROM: Laurinda Owens, Coastal Program Analyst
RE: **Application No. 6-LJS-03-025**

Please be advised that on February 6, 2003 our office received notice of local action on the coastal development permit described below:

Local Permit #: 6794

Applicant(s): Girard Development, L.P.

Description: Demolition of an existing two-story single family residence and construction of a new, two-story, approximately 3,463 sq.ft. single-family residence with a two-car garage and deck on a 0.135 acre site between the first coastal road and sea.

Location: 7116 Vista De Mar Avenue, La Jolla, San Diego (San Diego County)

Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on February 24, 2003.

Our office will notify you if an appeal is filed.

If you have any questions, please contact me at the address and telephone number shown above.

cc: Girard Development, L.P.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



CURRENTLY APPEALABLE PROJECTS REPORT

POST-CERTIFICATION CDP ACTIONS APPEALABLE AS OF FEBRUARY 13, 2003

The coastal permit decisions listed below are currently appealable to the California Coastal Commission. For each of the following local government decisions, a brief description has been provided with Commission and local government reference numbers. This notification is provided pursuant to Title 14, Section 13110 of the California Code of Regulations.

SUMMARY OF APPEALABLE PROJECTS (TOTAL OF 5)

LCP JURISDICTION	POST-CERT ID	RECEIVED	APPEAL PERIOD		
			STARTS	ENDS	TODAY IS DAY...
City of Del Mar	6-DMR-03-021	2/6/03	2/7/03	2/24/03	4
City of Del Mar	6-DMR-03-022	2/10/03	2/11/03	2/26/03	2
City of San Diego	6-LJS-03-020	2/3/03	2/4/03	2/19/03	7
City of San Diego	6-LJS-03-025	2/6/03	2/7/03	2/24/03	4
City of San Diego	6-MBE-03-024	2/10/03	2/11/03	2/26/03	2

CITY OF DEL MAR (1 of 2)

Post-Cert ID: 6-DMR-03-021 (Local ID: CDP-03-01; Approved w/ Conditions)

Applicant(s): City Of Del Mar

Project Location: Terminous of Santa Fe Street (public right of way adjacent to existing manhole), Del Mar (San Diego County)

Project Description: Construction of a maximum three-foot-high retaining wall to improve access to the manhole.

DATES

Local Action: 1/21/03

FLAN Rec'd: 2/6/03

Appeal Period:

Start Date: 2/7/03

End Date: 2/24/03

Appeal Period day... 4

CITY OF DEL MAR (2 of 2)

Post-Cert ID: 6-DMR-03-022 (Local ID: CDP-02-33; Approved w/ Conditions)

Applicant(s): Carry & Trudy Karagheusian

Project Location: 1925 Ocean Front and 1926 Coast Boulevard, Del Mar (San Diego County)

Project Description: Conversion of an existing duplex to a single-family residence through interior remodeling and exterior improvements.

DATES

Local Action: 1/22/03

FLAN Rec'd: 2/10/03

Appeal Period:

Start Date: 2/11/03

End Date: 2/26/03

Appeal Period day... 2