



**City of San Diego
Development Services**
1222 First Ave., MS-302
San Diego, CA 92101

**Development Permit/
Environmental Determination
Appeal Application**

**FORM
DS-3031**

November 2017

In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure."

1. Type of Appeal: Appeal of the Project
 Appeal of the Environmental Determination

2. Appellant: Please check one Applicant Officially recognized Planning Committee "Interested Person"
(Per M.C. Sec. 113.0103)

Name: Diane Grinkevich Kane E-mail: dkane002@san.rr.com

Address: 7711 Lookout Drive City: San Diego State: CA Zip Code: 92037 Telephone: 8584599490

3. Project Name:
7248 ENCELIA / 7231 ROMERO - PROJECT NO. 624464

4. Project Information
Permit/Environmental Determination & Permit/Document No.: See permit & environmental determination below Date of Decision/Determination: September 15, 2021 City Project Manager: Xavier Del Valle

Decision(Describe the permit/approval decision):
The Hearing Officer approved demolishing an existing single family residence and constructing a new three-story, single-family residence with associated site improvements at 7248 Encelia Drive, and constructing a three-story, single-family residence with associated site improvements on the adjacent vacant lot located at 7231 Romero within the La Jolla Community Plan area. The Hearing Officer approved DSD staff recommendation to: 1.Adopt Mitigated Negative Declaration No. 624464 with the Mitigation,Monitoring, and Reporting Program; and 2.Approve Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403

5. Ground for Appeal(Please check all that apply):
 Factual Error New Information
 Conflict with other matters City-wide Significance (Process Four decisions only)
 Findings Not Supported

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

See attachment

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Diane Kane

Date: September 22, 2021

Note: Faxed appeals are not accepted.



La Jolla Community Planning Association

PO Box 889, La Jolla, CA 92038 ♦ <http://www.LaJollaCPA.org> ♦ info@LaJollaCPA.org

The La Jolla Community Planning Association appeals the Hearing Officer's Approval of the following permits for PROJECT NO. 624464, located at 7248 ENCELIA / 7231 ROMERO in La Jolla:

- **COASTAL DEVELOPMENT PERMIT NO. 2236549**
- **SITE DEVELOPMENT PERMIT NO. 2236548**
- **AMENDMENT to COASTAL DEVELOPMENT PERMIT NO. 11042**
- **NEIGHBORHOOD PERMIT NO. 11403**

Grounds for the Appeal

The required Findings for a Coastal Development Permit (SDMC Sec. 126.0708)(a)(2) and Site Development Permit per (SDMC Sec. 126.0504(a) that: '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', cannot be made because:

1. 7248 Encelia Drive with an Overall Structure Height of 50 feet and 7231 Romero Drive with an Overall Structure Height of 42.5 feet, both exceed the maximum allowed Overall Structure Height on this steeply sloping site in the Coastal Zone of 40 feet (30' + 10' = 40') in violation of SDMC Section 113.0270 (a)(2)(B).
2. The south facing upper floor level front exterior walls and roof of 7231 Romero Drive extend above the front yard Angled Building Envelope Plane, in violation of SDMC Sec. 131.0444.
3. The 20 foot high site retaining wall in the west side yard setback of 7231 Romero Drive exceeds the maximum allowed height of 6 feet, in violation of SDMC Sec. 142.0340(d)(2).
4. The south facing front upper floor level exterior walls and roof of 7231 Romero Drive project forward of the front facing exterior walls of the floor below, contrary to the Community Character Recommendations of the RESIDENTIAL LAND USE ELEMENT of the *La Jolla Community Plan and Local Coastal Program Land Use Plan*.
5. Contrary to the Community Character Recommendations of the RESIDENTIAL LAND USE ELEMENT of the *La Jolla Community Plan and Local Coastal Program Land Use Plan* the bulk and scale of 7248 Encelia Drive and 7231 Romero Drive are of such magnitude that they will degrade the neighborhood character and ambiance.

The La Jolla Community Planning Association requests that the Planning Commission direct the applicant to bring these anomalies into compliance with cited LDC regulations and into conformity with the La Jolla Community Plan and Coastal Plan recommendations prior to permit approval.

Diane Kane, President
La Jolla Community Planning Association