



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: November 21, 2012

REPORT NO. HO 12-083

ATTENTION: Hearing Officer

SUBJECT: VALLECITOS RESIDENCE
PTS PROJECT NUMBER: 284055

LOCATION: 2351 Vallecitos

APPLICANT/
OWNER: Island Architects/Butterfly Trust

SUMMARY

Issue(s): Should the Hearing Officer approve a request to demolish an existing 2,664-square-foot single-family residence and construct a new 5,013-square-foot, single-family residence on a 0.44-acre parcel located at 2351 Vallecitos in the La Jolla Community Plan area?

Staff Recommendation(s) - APPROVE Site Development Permit No. 999977 and Coastal Development Permit No. 999976.

Community Planning Group Recommendation – On September 18, 2012, the La Jolla Shores Advisory Board voted 4-0 to recommend approval of the project with no recommendations or conditions. On October 4, 2012, the La Jolla Community Planning Association voted 8-5-2 to recommend approval of the project with no recommendations or conditions (Attachment 9).

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures), which allows for the construction of limited numbers of new facilities, including a single-family residence (Attachment 7). None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore the exemption is applicable to the proposed project. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 11, 2012, and the opportunity to appeal that determination ended November 12, 2012.

BACKGROUND

The 0.44-acre project site is currently developed with a 2,664-square-foot, one-story, single-family residence built in 1952. The property is located at 2351 Vallecitos on the south side of Vallecitos between Calle Del Cielo and La Jolla Shores Drive, within the La Jolla Community Plan, which designates the site for very-low density single-family development at a rate of 0-5 dwelling units per acre. The site is located in the SF Zone of the La Jolla Shores Planned District Ordinance (LJSPDO) area, which allows for single-family development. The site is also located in the non-appealable area 2 of the Coastal Zone and the 30-foot maximum Coastal Height Limit Overlay Zone.

The site is bordered by existing single-family development on all sides. Onsite elevations range from approximately 71 feet above mean sea level (AMSL) at the northwest corner of the site along Vallecitos to approximately 88 feet AMSL at the southeast corner of the site at the rear property line. The majority of the site is a level graded building pad at approximately 85 feet AMSL. The topography along Vallecitos generally slopes down from east to west, creating a terraced effect with single-family homes located on flat pads and perimeter slopes/retaining walls at the edges of the properties.

A historic review of the existing single-family home was conducted by staff in March 2012. Staff determined that the site does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resources Board Criteria.

DISCUSSION

The applicant is requesting the approval of a Site Development Permit and Coastal Development Permit to demolish an existing 2,664-square-foot, one-story, single-family residence built in 1952 and construct a 5,013-square-foot, one-story, single-family home with attached three-car garage. The existing driveway location on Vallecitos will remain the access point for the site.

The structure design includes flat and slightly pitched hipped-roof elements with a maximum overall height of 26'-4" to the chimney, with the majority of the structure under 15 feet in height. As designed the project complies with the 30-foot Coastal Height Limit Overlay Zone and LJSPDO requirements. The proposed lot coverage of 31% complies with the 60% maximum allowed.

The LJSPDO does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the LJSPDO contains language in the General Design regulations which references the character of the area and design principles. Staff has determined that the project as proposed is compatible with the surrounding development and complies with the LJSPDO General Design regulations. The proposed residence would not impact any view corridors, viewsheds or scenic overlooks identified within the La Jolla/La Jolla Shores Local Coastal Program. The intermittent or partial vista views identified in the Local Coastal Program from the Vallecitos right-of-way would not be impacted by the project.

The proposed grading would include 115 cubic yards of soil cut at a maximum depth of seven feet and 1,250 cubic yards of fill at a maximum depth of eight feet, requiring 1,135 cubic yards of fill. A terraced retaining wall running along the west side yard and a portion of the front and rear yards would be constructed at a maximum height of 6.5 feet for the lower section and 1.5 feet for the upper section. Landscape screening is proposed for both upper and lower wall sections.

The LJSPDO Section 1510.0201 requires the approval of a La Jolla Shores Planned District Permit, processed as a Site Development Permit in accordance with Process 3, for new development such as the proposed single-family residence. A Coastal Development Permit is required for the proposed development as the site is located within the Coastal Zone. In order to approve the requested permits the decision maker must make the required findings for each permit (Attachment 5).

Staff has determined that all of the required findings can be affirmed to approve the project. Both the La Jolla Community Plan and the SF zone of the LJSPDO designate the site for single-family development. Therefore, the proposed single-family home would be consistent with the Community Plan land use designation and the SF Zone allowed uses. The project has been designed in accordance with the development regulations of the LJSPDO and applicable sections of the City of San Diego Land Development Code. The applicant is not requesting a deviation or variance from any of the development regulations.

Staff has determined that the proposed project would be compatible with the surrounding single-family neighborhood. The project's contemporary architectural style is characterized by extensive use of glass and articulation in the massing to break up the bulk and scale of the structure while providing visual interest. The exterior materials include a light neutral Santa Barbara stucco finish with wood accents. The one-story design maintains a low profile on the building pad with the majority of the structure under 15 feet in height and the proposed setbacks are compatible with the surrounding development.

CONCLUSION

Staff has reviewed the proposed Site Development Permit and Coastal Development Permit and determined the project is consistent with the LJSPDO, the applicable Coastal Development regulations and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer approve the requested permits.

ALTERNATIVES

1. Approve Site Development Permit No. 999977 and Coastal Development Permit No. 999976, with modifications.
2. Deny Site Development Permit No. 999977 and Coastal Development Permit No. 999976, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

A handwritten signature in blue ink that reads "Paul Godwin". The signature is written in a cursive style and is positioned above a horizontal line.

Paul Godwin, Development Project Manager

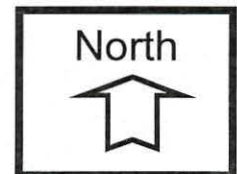
Attachments:

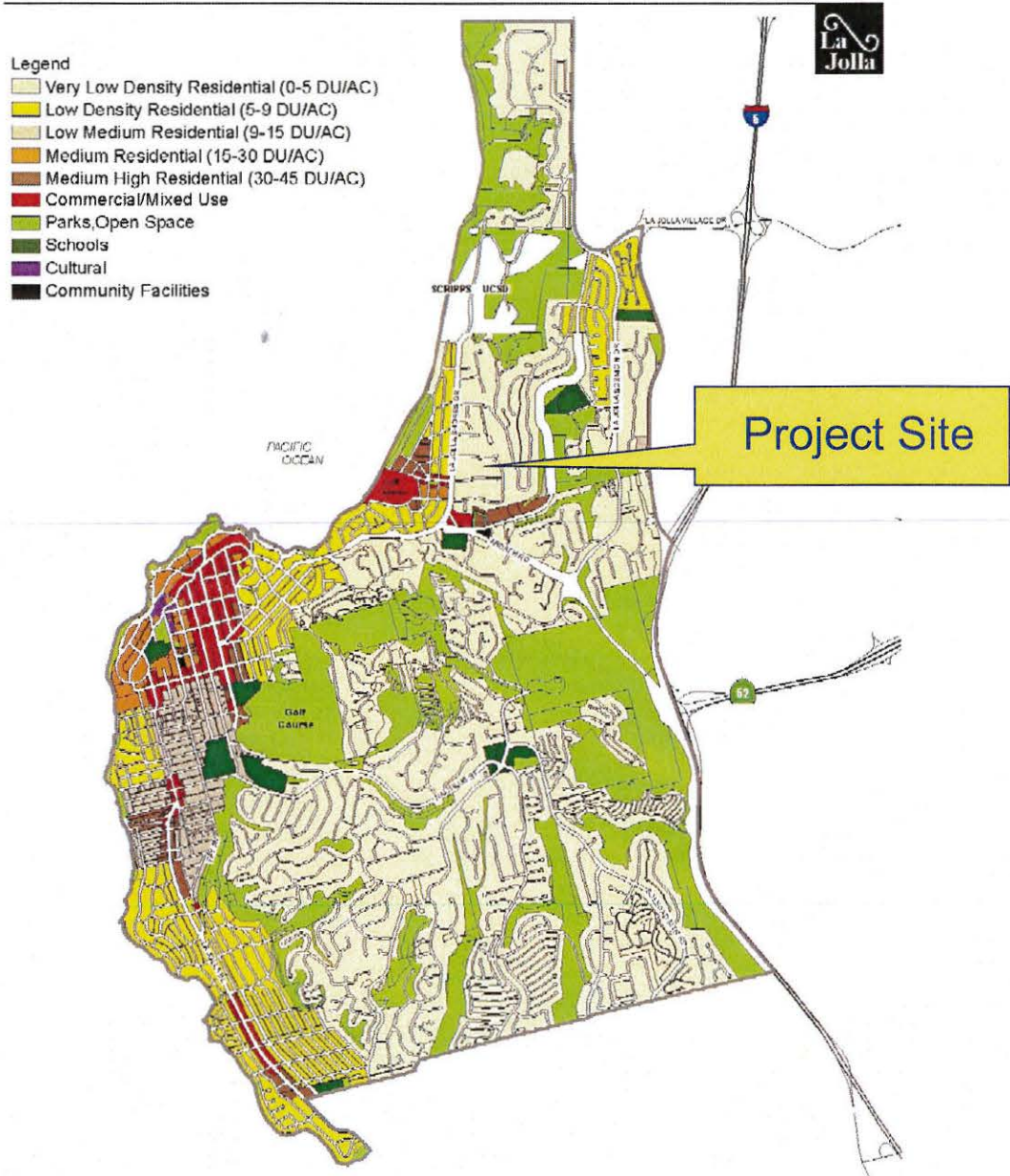
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



Aerial Photo

Vallecitos Residence – 2351 Vallecitos
PROJECT NO. 284055






Community Land Use Map

 **La Jolla Community Plan**
City of San Diego · Planning Department

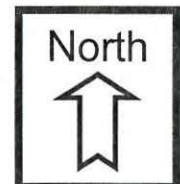
-5-

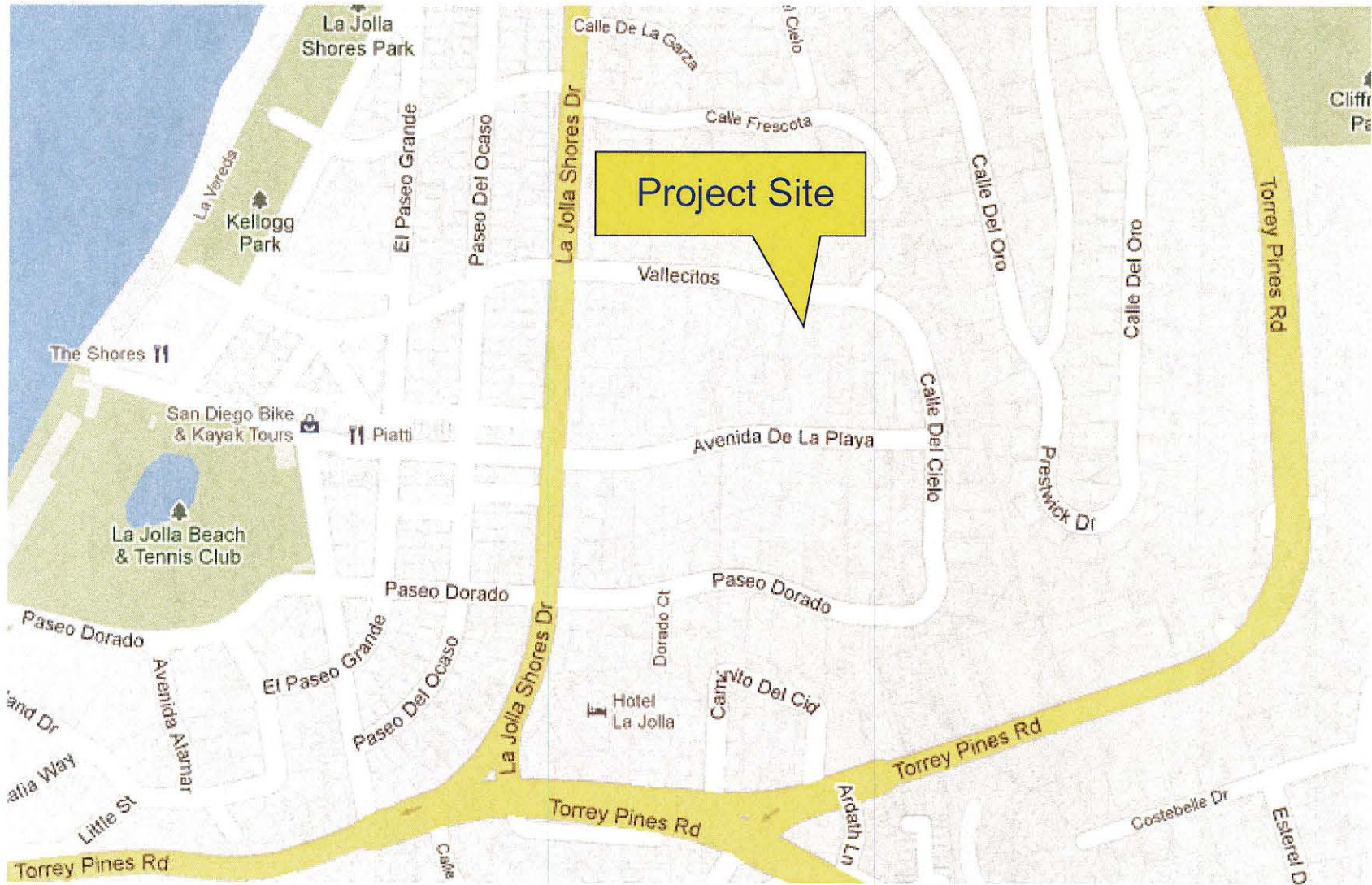

Figure 1



Land Use Map

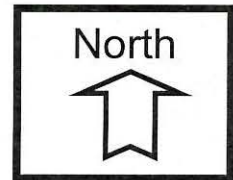
Vallecitos Residence – 2351 Vallecitos
PROJECT NO. 284055





Project Location Map

Vallecitos Residence – 2351 Vallecitos
PROJECT NO. 284055



PROJECT DATA SHEET

PROJECT NAME:	Vallecitos Residence, Project No. 284055	
PROJECT DESCRIPTION:	Demolition of an existing 2,664-square-foot single-family residence and construction of a new, 5,013-square-foot, one-story, single-family residence at 2351 Vallecitos.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit and Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Single-family development (0-5 dwelling units per acre.).	
<u>ZONING INFORMATION:</u>		
ZONE: SF: (Single-family zone of the La Jolla Shores PDO)		
HEIGHT LIMIT: 30-Foot maximum height limit		
LOT SIZE: 19,236 square-foot existing, no subdivision proposed		
FLOOR AREA RATIO: 0.26 proposed		
FRONT SETBACK: 30 feet proposed		
SIDE SETBACK: 6 feet proposed		
STREETSIDE SETBACK: Not applicable		
REAR SETBACK: 25 feet proposed		
PARKING: 2 parking spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-Family Residential; SF	Single-Family Residential
SOUTH:	Single-Family Residential; SF	Single-Family Residential
EAST:	Single-Family Residential; SF	Single-Family Residential
WEST:	Single-Family Residential; SF	Single-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 4, 2012, the La Jolla Community Planning Association voted 8-5-2 to recommend approval of the project with no recommendations or conditions	

HEARING OFFICER RESOLUTION NO. ????
 SITE DEVELOPMENT PERMIT NO. 999977 AND
 COASTAL DEVELOPMENT PERMIT NO. 999976
VALLECITOS RESIDENCE - PROJECT NO. 284055

WHEREAS, BUTTERFLY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 2,664-square-foot residence and construct a 5,013-square-foot, one-story, single-family residence with three-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 999977 and 999976), on portions of a 0.44-acre site;

WHEREAS, the project site is located at 2351 Vallecitos, in the SF Zone of the La Jolla Shores Planned District Ordinance, within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 20 of La Jolla Del Norte, Map No. 2701, filed September 20, 1950;

WHEREAS, on November 21, 2012, the Hearing Officer of the City of San Diego considered Site Development Permit No. 999977 and Coastal Development Permit No. 999976 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 11, 2012, 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 Guideline Section 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 November 21, 2012.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. 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 proposed project would demolish a 2,664-square-foot, one-story, single-family residence and construct a 5,013-square-foot, one-story, single-family residence with three-car garage on a 0.44-acre site within a developed single-family neighborhood. The property is separated from the coast by La Jolla Shores Drive and three other cross streets. The Local Coastal Program land use plan does not identify any existing or proposed coastal accessways, public viewsheds, view corridors or scenic overlooks on or adjacent to the property. The project site is bordered by existing single-family development on all sides.

Due to the positioning of the site in relation to the existing development, its distance from the coast and lack of public views identified in the Local Coastal Program, there would be no impact on public views or coastal access.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed project would demolish a 2,664-square-foot, one-story, single-family residence and construct a 5,013-square-foot, one-story, single-family residence with three-car garage on a 0.44-acre site within a developed single-family neighborhood. The design complies with the applicable development regulations of the La Jolla Shores Planned District Ordinance and the Land Development Code. The project site is currently developed with a single-family home and is located in an urban single-family neighborhood. The site does not contain nor is adjacent to the Multiple Habitat Planning Area or any environmentally sensitive lands. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of limited numbers of new facilities, including a single-family residence. Therefore, the proposed coastal development would not adversely affect environmentally sensitive lands.

3. 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 project would demolish a 2,664-square-foot, one-story, single-family residence and construct a 5,013-square-foot, one-story, single-family residence with three-car garage on a 0.44-acre site within a developed single-family neighborhood. The development of a new single-family home at this site complies with the single-family land use designation and density of the La Jolla Community Plan/Local Coastal Program land use plan. The project design complies with the Local Coastal Program land use plan, La Jolla Shores Planned District Ordinance and the applicable regulations of the Land Development Code, including parking, height, setbacks, lot coverage and public improvements. No variance or deviation is requested with this action.

Staff reviewed the existing single-family home built in 1952 for historical significance and determined it does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resources Board Criteria. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of limited numbers of new facilities, including a single-family residence. Therefore, the proposed coastal development would conform to the certified Local Coastal Program land use plan and comply with the regulations of the certified Implementation Program.

4. 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 proposed project would demolish a 2,664-square-foot, one-story, single-family residence and construct a 5,013-square-foot, one-story, single-family residence with three-car garage on a 0.44-acre site within a developed single-family neighborhood. The project site is not located between the nearest public road and the sea, as it is separated from the coast by La Jolla Shores Drive and three other cross streets. Therefore, the public access and public recreation policies of Chapter 3 of the California Coastal Act would not be adversely affected by this project.

Site Development Permit - Section 126.0504

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

The proposed project would demolish a 2,664-square-foot, one-story, single-family residence and construct a 5,013-square-foot, one-story, single-family residence with three-car garage on a 0.44-acre site within a developed single-family neighborhood. The La Jolla Community Plan designates the site for single-family development. The property is located in the SF Zone of the La Jolla Shores Planned District Ordinance area, which also allows for single-family development. Therefore, the proposed demolition of an existing single-family home and the development of a new single-family home at this site would not adversely affect the applicable land use plan.

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

The proposed project would demolish a 2,664-square-foot, one-story, single-family residence and construct a 5,013-square-foot, one-story, single-family residence with three-car garage on a 0.44-acre site within a developed single-family neighborhood. The proposed development complies with the La Jolla Shores Planned District Ordinance and the applicable regulations of the Land Development Code, including land use, parking, height, setbacks, lot coverage and public improvements. No variance or deviation is requested with this action. The project must obtain all applicable construction permits and comply with relevant building and safety codes. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of limited numbers of new facilities, including a single-family residence. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code.

The proposed project would demolish a 2,664-square-foot, one-story, single-family residence and construct a 5,013-square-foot, one-story, single-family residence with three-car garage on a 0.44-acre site within a developed single-family neighborhood. The La Jolla Community Plan designates the site for single-family development. The property is located in the SF Zone of the La Jolla Shores Planned District Ordinance, which also allows for single-family development. The project design complies with the La Jolla Shores Planned District Ordinance and the applicable regulations of the Land Development Code, including land use, parking, height, setbacks, lot coverage and public improvements. No variance or deviation is requested with this action. The project design is compatible with the size, bulk and scale of the surrounding single-family development.

Staff reviewed the existing single-family home built in 1952 for historical significance and determined it does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resources Board Criteria. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of limited numbers of new facilities, including a single-family residence. Therefore, the proposed development complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 999977 and Coastal Development Permit No. 999976 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 999977 and 999976, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: November 21, 2012

Internal Order No. 24002802

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002802

DRAFT
SITE DEVELOPMENT PERMIT NO. 999977
COASTAL DEVELOPMENT PERMIT NO. 999976
VALLECITOS RESIDENCE - PROJECT NO. 284055
HEARING OFFICER

This Site Development Permit No. 999977 and Coastal Development Permit No. 999976 is granted by the Hearing Officer of the City of San Diego to the Butterfly Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702 (Coastal Development Permit) and 126.0502 (Site Development Permit). The 0.44-acre site is located at 2351 Vallecitos in the SF Zone of the La Jolla Shores Planned District Ordinance, in the La Jolla Community Plan area. The project site is legally described as: Lot 20 of La Jolla Del Norte, Map No. 2701, filed September 20, 1950.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-family residence and construct a new single-family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 21, 2012, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing, 2,664-square-foot, one-story, single-family residence built in 1952 and the construction of a new 5,013-square-foot, one-story, single-family home with attached three-car garage.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

- d. 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 December 5, 2015.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.

9. 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 Owner/Permittee.

ENGINEERING REQUIREMENTS:

10. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

11. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code into the construction plans or specifications.

12. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

13. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal agreement from the City Engineer for the existing wall, steps and driveway located within Vallecitos right of way.

16. The Owner/Permittee and Successors in interest will be responsible for any onsite grading and improvements (e.g., retaining walls) to accommodate a possible future sidewalk project in the public right-of-way along the property frontage on Vallecitos, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of a grading or building permit, the Owner/Permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Area Diagram".

18. The following note shall be provided on the "Landscape Area Diagram": All of the landscape to meet the 30% area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance prior to final inspection".

19. Any modifications or changes to the "Landscape Area Diagram" and existing or proposed plant material, as shown on the approved Exhibit 'A' Landscape Concept Plan, is permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance.

20. The Owner/Permittee or subsequent owner shall be responsible for the maintenance of all landscape consistent with the Landscape Standards. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

21. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

PLANNING/DESIGN REQUIREMENTS:

22. The Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

24. 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.

GEOLOGY REQUIREMENTS:

25. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

26. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 November 21, 2012, and [Approved Resolution Number].

Site Development Permit No.: 999977
Coastal Development Permit No.: 999976
Date of Approval: November 21, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Paul Godwin
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.

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT TITLE/ NO.: **VALLECITOS RESIDENCE / 284055**

PROJECT LOCATION-SPECIFIC: 2351 Vallectios, San Diego, CA 92037

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant is requesting a Coastal Development Permit and a Site Development Permit for the demolition of an existing single-dwelling residence and subsequent construct of a 4,900-square-foot single-dwelling residence. Additionally, the project would construct various site improvements, which includes associated hardscape and landscaping. The 0.44-acre project site is located at 2351 Vallecitos in the SF Zone, the Coastal Overlay Zone (Non-appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, and designated single family residential (very low density 0-5 dwelling units per acre) within the La Jolla Shores Planned District (LJSPD) Ordinance of the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Lot 20 of Map No. 2701).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Butterfly Trust, 4445 Eastgate Mall, Suite 400, San Diego, CA , 92121, (858) 362-8500.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15303 (New Construction or Conversion of Small Structures)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project would not involve an expansion of the current use. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.



SIGNATURE/TITLE

/ SR. PLANNER

October 11, 2012

DATE OF PROJECT APPROVAL

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: October 11, 2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002802

PROJECT NAME/NUMBER: VALLECITOS RESIDENCE / 284055

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 2351 Vallecitos, San Diego, CA 92037

PROJECT DESCRIPTION: Applicant is requesting a Coastal Development Permit and a Site Development Permit for the demolition of an existing single-dwelling residence and subsequent construct of a 4,900-square-foot single-dwelling residence. Additionally, the project would construct various site improvements, which includes associated hardscape and landscaping. The 0.44-acre project site is located at 2351 Vallecitos in the SF Zone, the Coastal Overlay Zone (Non-appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, and designated single family residential (very low density 0-5 dwelling units per acre) within the La Jolla Shores Planned District (LJSPD) Ordinance of the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Lot 20 of Map No. 2701).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department Decision.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project would not involve an expansion of the current use. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction. Furthermore, the exceptions listed in CEQA Section 15300.2 would not

ATTACHMENT 7

apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Paul Godwin
MAILING ADDRESS: 1222 First Avenue, MS-302, San Diego CA 92101
PHONE NUMBER: (619) 446-5190

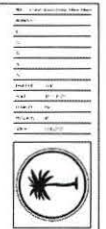
On October 11, 2012 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager 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 within 15 business days from the date of the posting of this Notice. The appeal application can 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.

2351 VALLECITOS RESIDENCE

COASTAL DEVELOPMENT PERMIT



City of San Diego DEVELOPMENT SUMMARY (Additional Information for the General Project/Permit Application)

- SUMMARY OF REQUEST**
Demolish existing one-story SFR and construct new one-story SFR plus site improvements.
- STREET ADDRESS**
2351 Vallecitos La Jolla, CA 92037
Between N (check one) N S S W W
Between Calle de Chido and La Jolla Shores Drive
- SITE AREA**
Total Site Area (gross) 0.24 +/- Ac. 10,736 Sq. Ft.
- COVERAGE DATA**
Total Building Area (gross floor) 0.12 Ac. 5,013 Sq. Ft.
Total Landscape/Open Space Area 0.12 Ac. 10,808 Sq. Ft.
Total Hardtop/Asphalt Area 0.00 Ac. 3,172 Sq. Ft.
Allowed Floor Area Ratio (FAR) (2.0/Max Code Equivalent) 0.43
Proposed Floor Area Ratio (FAR) 0.25/- Gross Floor Area (GFA) 5,013 Sq. Ft.
- DENSITY (Residential)**
Maximum no. dwelling units allowed per zone 1
Number of existing units on this site 0
Number of proposed dwelling units on site 1
Total number of units provided on the site 1
- YARD/SETBACK**
Front Yard Required N/A Ft. Proposed 30' Ft.
Street Side Yard Required N/A Ft. Proposed 30' Ft.
Rear Yard Required N/A Ft. Proposed 30' Ft.
City Approved Setback from Coastal Sea Cliff Bluff Face
Setback from Main Street Required N/A Ft. Proposed N/A Ft.
- PARKING**
Funding Source: Residential
(check one) Commercial Industrial Mixed Use Other
Total number of spaces required by zone 2 spaces per dwelling unit
Total number of spaces provided on site 2 spaces (1 within driveway) spaces

PROJECT INFORMATION

OWNER	LEGAL DESCRIPTION	OVERALL STRUCTURE HEIGHT:
BUTENRY TRUST 4452 EAST GATE MALL, STE 400 SAN DIEGO, CA 92121	LOT 20 OF MAP NO. 2701	16' 10" (7' 0" GRADE DIFFERENTIAL)
SITE ADDRESS	GROSS SITE AREA	NUMBER OF STORIES:
2351 VALLECITOS LA JOLLA, CA 92037	0.24 +/- 19,236 SF	1
A.P.N.	PARKING REQUIREMENTS	APPROVALS:
246-209-07-00	2 spaces on site (5+ provided)	SITE DEVELOPMENT PERMIT FOR LUSD COASTAL DEVELOPMENT PERMIT
ZONE	YEAR EXIST. RES. CONSTRUCTED	
LUSD-SF	1962	

FAR CALCULATIONS

	TOTAL
MAIN LEVEL:	5,013 SF
TOTAL GROSS FLOOR AREA:	5,013 SF
TOTAL COUNTABLE TOWARDS FAR:	5,013 SF
TOTAL FAR:	0.26
TOTAL HABITABLE:	4,170 SF
TOTAL NON-HABITABLE:	843 SF
TOTAL COVERED TERRACES:	1,000 SF

PARCEL INFORMATION

Base Zone: LUSD-SF
 Overlay (check all that apply):
 Coastal Height Limit
 Coastal (5+)
 Fire Break Zone 100' Buffer
 Fire Hazard Severity Zone
 Filing Impact
 Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following:
 Yes No Sensitive Biological Resources Yes No Sensitive Coastal Bluffs
 Yes No Steep Slopes Yes No 100' View Easement
 Yes No Coastal Beaches
 Historic District: Yes No (If Yes) Name: _____
 Designated Historic: Yes No
 Geologic Hazard Categories: 52 Earthquake Fault Effects? Yes No
 Aesthetics: _____
 E.A.P. Part 17 Notification Area: Yes No (If Yes, see Information Bulletin 526, Federal Aviation Administration Notification and Evaluation Process)

SCOPE OF WORK

Demolish existing one-story SFR and construct new one-story SFR plus site improvements.	
PROPOSED DEVELOPMENT RATIOS	
BUILDING FOOTPRINT	26%
LANDSCAPE RATIO	54%
HARDSCAPE RATIO	20%
LOT TOTAL	100%

DRAWING INDEX

DWG #	DRAWING NAME
T.1	Title Sheet
C.0	Existing Topography
C.1	Preliminary Grading Plan
A1.1	Site Plan
A1.2	Landscape Plan
A2.1	Roof Plan
A4.1	Interior Elevations
A4.2	Exterior Elevations
A5.1	Site Sections

CITY STANDARD TITLE BLOCK

PREPARED BY: <u>Island Architects</u>	REVISION 14:
Name: <u>Tony Crisafali</u>	REVISION 15:
<u>703 Herschel Avenue</u>	REVISION 16:
<u>La Jolla, CA 92037</u>	REVISION 17:
Phone: <u>858-589-5201</u>	REVISION 18:
Street Address:	REVISION 19:
<u>2351 Vallecitos</u>	REVISION 20:
<u>La Jolla, CA 92037</u>	REVISION 21:
Project Name:	REVISION 22:
<u>2351 Vallecitos Residence</u>	REVISION 23:
Sheet Title:	REVISION 24:
<u>TITLE SHEET</u>	REVISION 25:
Sheet: 1 of 18	Original Date: <u>08/01/2017</u>
Dep: _____	

PLAN ANALYSIS TYPE OF CONSTRUCTION TYPE 1B APPLICABLE CODES ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS: 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ELECTRICAL CODE THIS PROJECT SHALL COMPLY WITH THE 2015 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24) WHICH ADOPTS THE 2006 IRC, 2006 UPC, 2006 IMC, 2006 MEC, 2006 FPC AND IRC. THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT, FIRE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE FINISHED FLOOR LEVEL. ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLANS CHECK BEFORE THE BUILDING IS OCCUPIED. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 OR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.	VICINITY MAP 	FIRE HYDRANT MAP
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ABBREVIATIONS

A	ANGLE	CMU	CONCRETE MASONRY UNIT	FR	FLOOR FINISH	HM	HOLLOW METAL	HP	HEAVY PLYWOOD
AS	ANCHOR BOLT	CON	CONCRETE	FSD	FLOOR FINISH DETAIL	HR	HORIZONTAL REINFORCING	HP	HEAVY PLYWOOD
B	BLOCK	CCL	CORNER CHASE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
C	CORNER	COL	COLUMN	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
D	DOUBLE	COM	COMMON	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
E	EMERGENCY	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
F	FLOOR	COR	CORNER CHASE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
G	GAP	COR	CORNER CHASE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
H	HOLE	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
I	INTERIOR	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
J	JOINT	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
K	KITCHEN	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
L	LAMP	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
M	MEDIA	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
N	NOTE	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
O	OPENING	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
P	PART	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
Q	QUARTER	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
R	RAILING	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
S	STEEL	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
T	TILE	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
U	UNDER	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
V	VENT	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
W	WALL	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
X	EXTERIOR	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
Y	YARD	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD
Z	ZONE	CON	CONCRETE	FV	FLOOR FINISH	HV	HORIZONTAL VENT	HP	HEAVY PLYWOOD

CONSULTANTS ARCHITECTS TORY CRISAFALI, DREW PATTERSON ISLAND ARCHITECTS 703 HERSCHEL AVENUE LA JOLLA, CALIFORNIA 92037 PH: (858) 469-5201 (858) 468-0381 - FAX PROJECT MANAGER - HALEY BAREGA, RA	CIVIL ENGINEER PASCO LAURET SUTTER & ASSOCIATES 3324 HIGHLAND TOP DRIVE, A SOLANA BEACH, CA 92075 PH: (949) 499-8221 (949) 499-8222 - FAX	SOILS ENGINEER GEOTECH INC. 6960 FLANDERS DR SAN DIEGO, CA 92121 (619) 554-6000 (619) 554-6159 - FAX
SYMBOLS AND LEGEND ELEVATION MARKER 		
REVISION INDICATOR 		
DETAIL MARKER 		
SECTION MARKER 		
WALLS 		
OTHER 		
WINDOW TYPE INDICATOR 		
DOOR TYPE INDICATOR 		
MATCH LINE START POINT 		

2351 Vallecitos Residence
La Jolla, CA 92037



ISLAND ARCHITECTS
TONY CRISAFALI, AIA
DREW PATTERSON, AIA
LA JOLLA, CA 92037
703 HERSCHEL AVENUE
TEL: 858-589-5201
FAX: 858-468-0381

T.1
18

TOPOGRAPHIC SURVEY OF 2351 VALLECITOS, LA JOLLA, CALIFORNIA LOT 20 OF MAP NO. 2701



BENCHMARK

FOUND N.E. BRASS PLUG AT THE INTERSECTION OF VALLECITOS AND VALLECITOS COURT RW THE CITY OF SAN DIEGO SURVEY SECTION.
ELEVATION = 104.991 M.B.L. PER U.S.G.S. ADJUSTMENT OF 1970

LEGEND

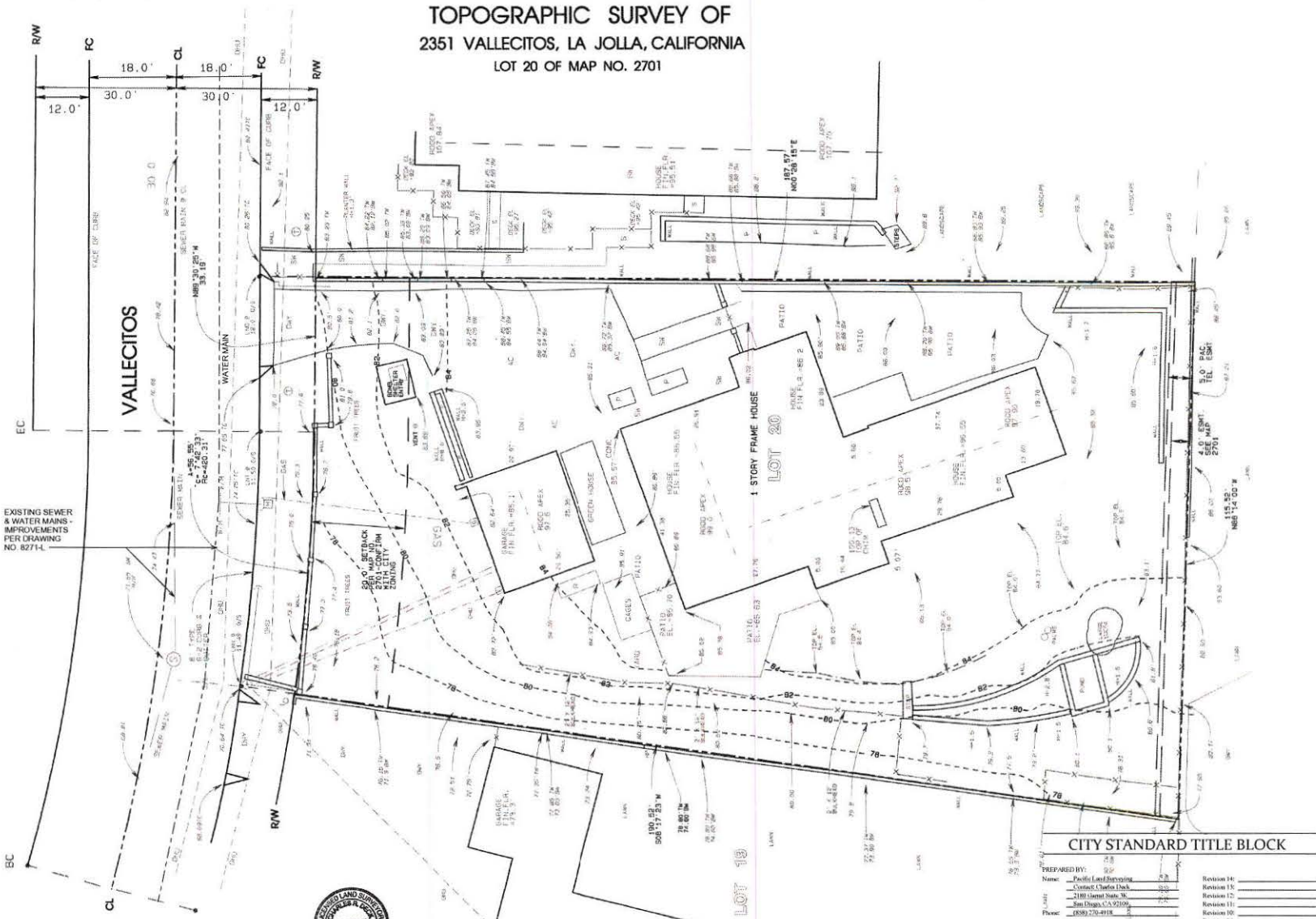
Symbol	Description
	WATER SERVICE
	ELEC METER
	GAS METER
	SEWER MH
	ANCHOR
	POWER POLE
	SURVEY MON
	APPROX LOT LINE
	LOTS
	EASEMENT
	STRUCTURE -R/W
	FENCE (X) LINE
	OHU OVERHEAD WIRE
	OVERHEAD WIRE
	CONTOUR

PREPARED EXCLUSIVE FOR:

MR. & MRS. FELDMAN
4445 EASTGATE HALL #400
SAN DIEGO, CA 92121

GENERAL NOTES

- A.P. NO. 340-300-07
- THIS IS NOT A BOUNDARY SURVEY. LOT LINES SHOWN ON THIS DRAWING ARE APPROXIMATE. A BOUNDARY SURVEY MAY NEED TO BE PERFORMED PRIOR TO CONSTRUCTION OF IMPROVEMENTS.



EXISTING SEWER & WATER MAINS - IMPROVEMENTS PER DRAWING NO. 82714

PACIFIC LAND SURVEYING
Civil Engineering - Surveying - Planning
3100 University - Suite 301 - San Diego, CA 92108 • 619-270-4816

SURVEYOR OF WORK
Charles H. Deek
CHARLES H. DEEK 3/1/12



2012-0202



CITY STANDARD TITLE BLOCK	
PREPARED BY:	Name: Pacific Land Surveying Contract: Chelsea Clark
DATE:	3180 Laurel Park, N. San Diego, CA 92109
PHONE:	(619) 730-4018
STREET ADDRESS:	2351 Vallecitos La Jolla, CA 92037
PROJECT NAME:	2351 Vallecitos Residence
SHEET:	EXISTING TOPOGRAPHY
REVISIONS:	Revision 01: _____ Revision 02: _____ Revision 03: _____ Revision 04: _____ Revision 05: _____ Revision 06: _____ Revision 07: _____ Revision 08: _____ Revision 09: _____ Revision 10: _____ Revision 11: _____ Revision 12: _____ Revision 13: _____ Revision 14: _____
ORIGINAL DATE:	03/01/2012
SHEET:	2 of 10
DRAWN:	

ISLAND ARCHITECTS
TONY CRISAFI, AIA
DREW PATTERSON, AIA
7850 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL: 858-498-9291
FAX: 858-498-0351

2351 Vallecitos Residence
La Jolla, CA 92037

C.O.
Professional Engineer Seal

PRELIMINARY GRADING AND BMP PLAN 2351 VALLECITOS

SITE INFORMATION:
 BUTTERFLY TRACT
 2351 VALLECITOS
 LA JOLLA, CA 92037
 APR 346-300-07
 SITE AREA: 8226 SF @ 4.4 AC

GRADING TABULATIONS:
 TOTAL AMOUNT OF SITE TO BE GRADED: 8850 SF OR 0.2% OF TOTAL SITE
 AMOUNT OF CUT: 18.0 CUBIC YARDS
 AMOUNT OF FILL: 0.0 CUBIC YARDS
 MAXIMUM DEPTH OF CUT INSIDE OF THE BUILDING: 0 FEET
 MAXIMUM DEPTH OF CUT OUTSIDE OF THE BUILDING: 8 FEET
 MAXIMUM DEPTH OF FILL INSIDE OF THE BUILDING: 1.5 FEET
 MAXIMUM DEPTH OF FILL OUTSIDE OF THE BUILDING: 1.5 FEET
 AMOUNT OF IMPORT SOIL: 155 CUBIC YARDS
 AMOUNT OF EXPORT SOIL: 0 CUBIC YARDS

EARTHWORK QUANTITIES INCLUDE EXCAVATION FOR BUILDING AND SITE GRADING AS SHOWN ON THIS PLAN.
 DETERMINATION AND INTERSECTION TOTAL 400 CY
 REQUIRED DEPTH 3 FT FOR SOILS REPORT

LEGAL DESCRIPTION:
 LOT 20 OF MAP NO. 2701
 PACIFIC LAND SURVEYING
 COMPLETE & AVAILABLE FOR RECORDED
 2007-08-14
 2007-08-14
 2007-08-14
 2007-08-14

SURVEY NOTES:
 ALL CORNER AND BOUNDARY INFORMATION
 COMPLETE & AVAILABLE FOR RECORDED
 2007-08-14
 2007-08-14
 2007-08-14
 2007-08-14

BRICK MARK:
 BRAND NAME MARKED AT THE INTERSECTION OF VALLECITOS AND
 VALLECITOS COURT PER THE CITY OF SAN DIEGO SURVEY SECTION.
 2E, 804501 M/S/L PER
 U.S.S. AUGUST 1970

LEGEND:
 LOT LINE
 EXISTING CONTOURS
 EXISTING EDGE OF PAVEMENT
 EXISTING SEWER LINE
 EXISTING WATER LINE
 PROPOSED SETBACK
 PROPOSED CONTOUR
 PROPOSED MALL
 PROPOSED SPOT ELEVATION
 PROPOSED DRAINAGE DIRECTION
 PROPOSED BUILDING
 PVC STORMPLAIN
 PROPOSED HATCHURE
 STANDBY BMP
 LANDSCAPE AREA

NOTE:
 PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT,
 THE OWNER/PERMITTEE SHALL SUBMIT A PROPOSED
 MANAGEMENT PRACTICES PLAN (MPP) TO THE CITY OF SAN
 DIEGO PER THE CITY ENGINEER'S OFFICE IN ACCORDANCE WITH
 CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING) WITH
 THE REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE INTO
 THE CONSTRUCTION PLANS OF SPECIFICATIONS.

***SPECIAL NOTES:**
 1. THIS PLAN FOR PRELIMINARY CIVIL AND DRAINAGE PURPOSES ONLY.
 CITY OF SAN DIEGO PRIOR TO CONSTRUCTION.
 2. ROOF DRAINING SHALL BE CONNECTED TO PRIVATE DRAIN SYSTEM
 AND ROUTED THROUGH BMP AREA BEFORE LEAVING THE SITE.
 3. APPROXIMATE OF ALL UTILITY LOCATIONS SHALL BE VERIFIED BY
 CONTRACTOR BY POT-HOLE PROBE TO CONSTRUCTION.

PREPARED BY:
 PASCO LARET SUITER & ASSOC.
 2351 VALLECITOS
 LA JOLLA, CA 92037
 PHONE: (619) 459-8232

PROJECT ADDRESS:
 2351 VALLECITOS
 LA JOLLA, CA 92037

PROJECT NAME:
 2351 VALLECITOS

SHEET TITLE:
 PRELIMINARY GRADING AND BMP PLAN

DATE:
 SEPTEMBER 30, 2012

ORIGINAL DATE:
 APRIL 11, 2011

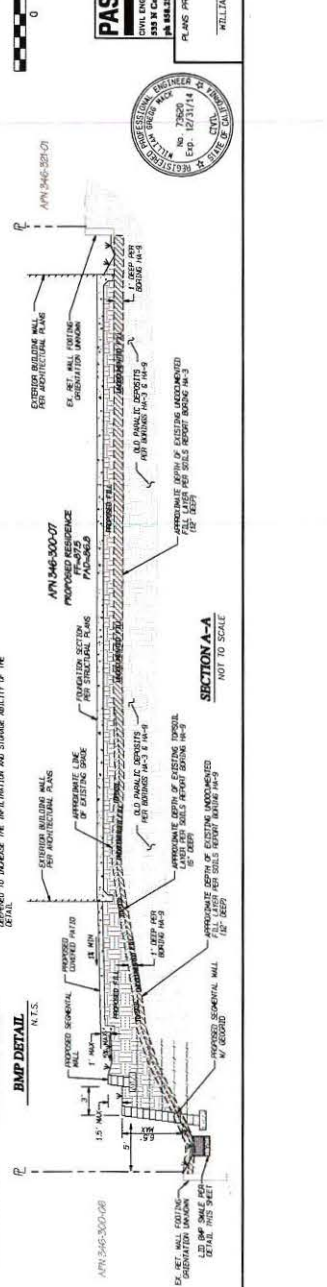
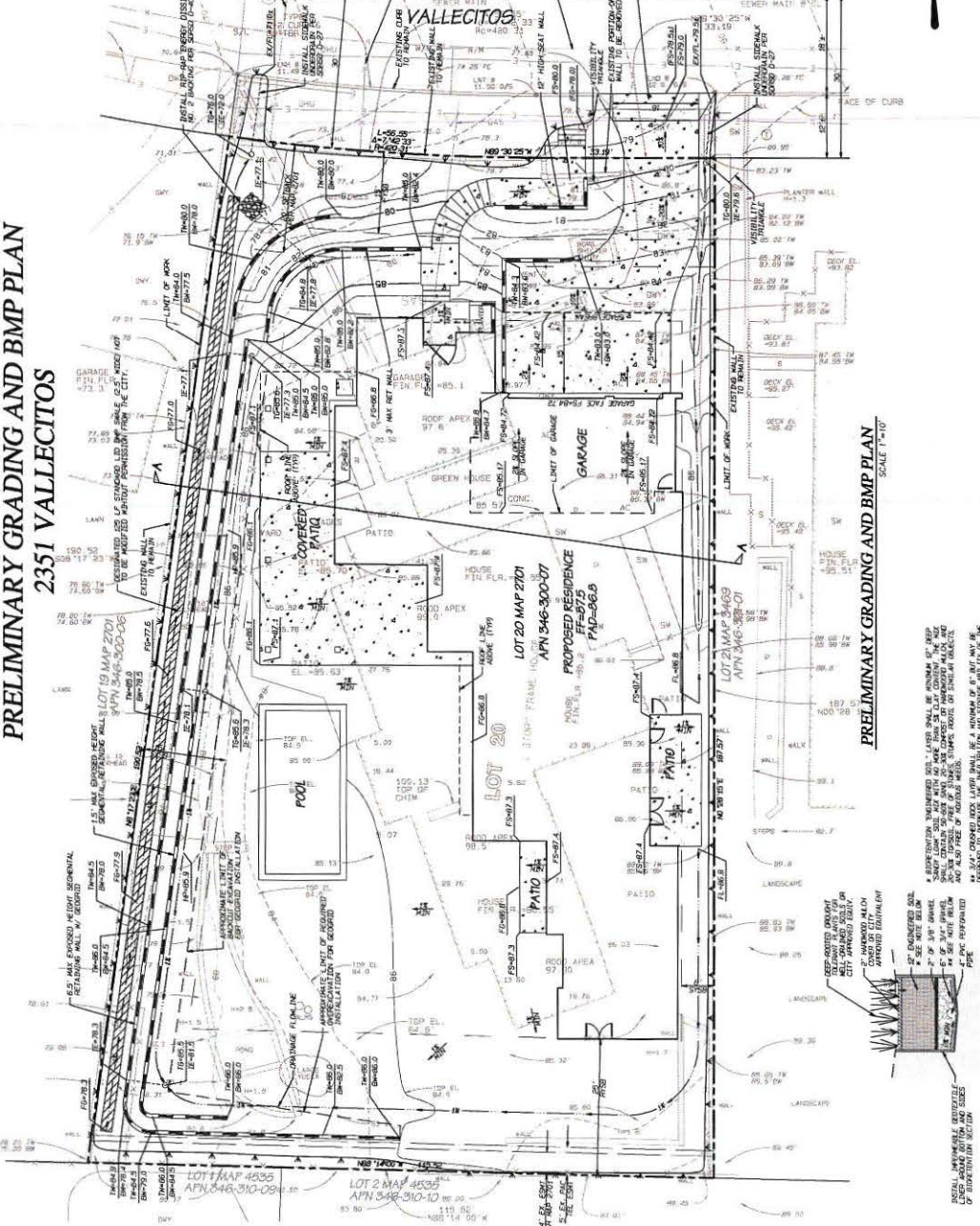
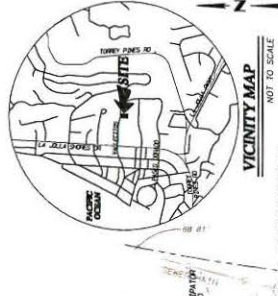
DESIGNER:
 WILLIAM G. MACK

SCALE:
 1" = 10'

REVISIONS:

Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
Revision 10	_____
Revision 9	_____
Revision 8	_____
Revision 7	_____
Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	_____
Revision 2	_____
Revision 1	_____

APN 346-300-07
APN 346-300-06
APN 346-300-05
APN 346-300-04
APN 346-300-03
APN 346-300-02
APN 346-300-01



PRELIMINARY GRADING AND BMP PLAN
 SCALE 1"=10'

SECTION A-A
 NOT TO SCALE

APN 346-300-07
APN 346-300-06
APN 346-300-05
APN 346-300-04
APN 346-300-03
APN 346-300-02
APN 346-300-01

APN 346-300-08
APN 346-300-09
APN 346-300-10
APN 346-300-11
APN 346-300-12
APN 346-300-13
APN 346-300-14
APN 346-300-15
APN 346-300-16
APN 346-300-17
APN 346-300-18
APN 346-300-19
APN 346-300-20

PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING & LAND PLANNING & LAND SURVEYING
 555 Y Court Highway 101 Ste A Solana Beach, CA 92575
 PH 949.339.8113 | FX 949.339.4811 | pasco@pasco.com

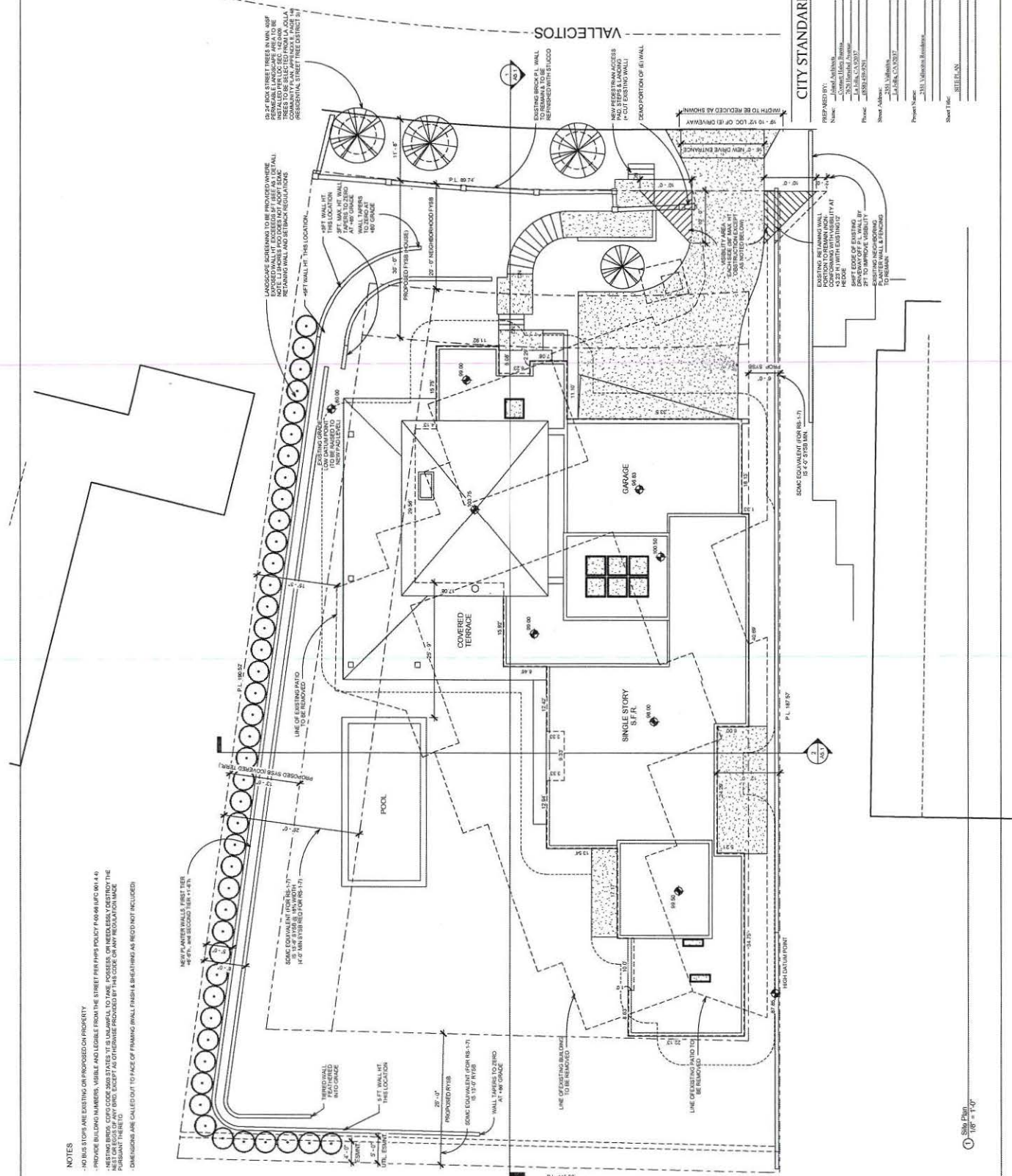
REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA
 No. 47714
 Exp. 07/14

PLANS PREPARED UNDER THE SUPERVISION OF
 WILLIAM G. MACK
 DATE: _____
 R.C.E. NO. 73802
 EXP. 12-31-14



CITY STANDARD TITLE BLOCK

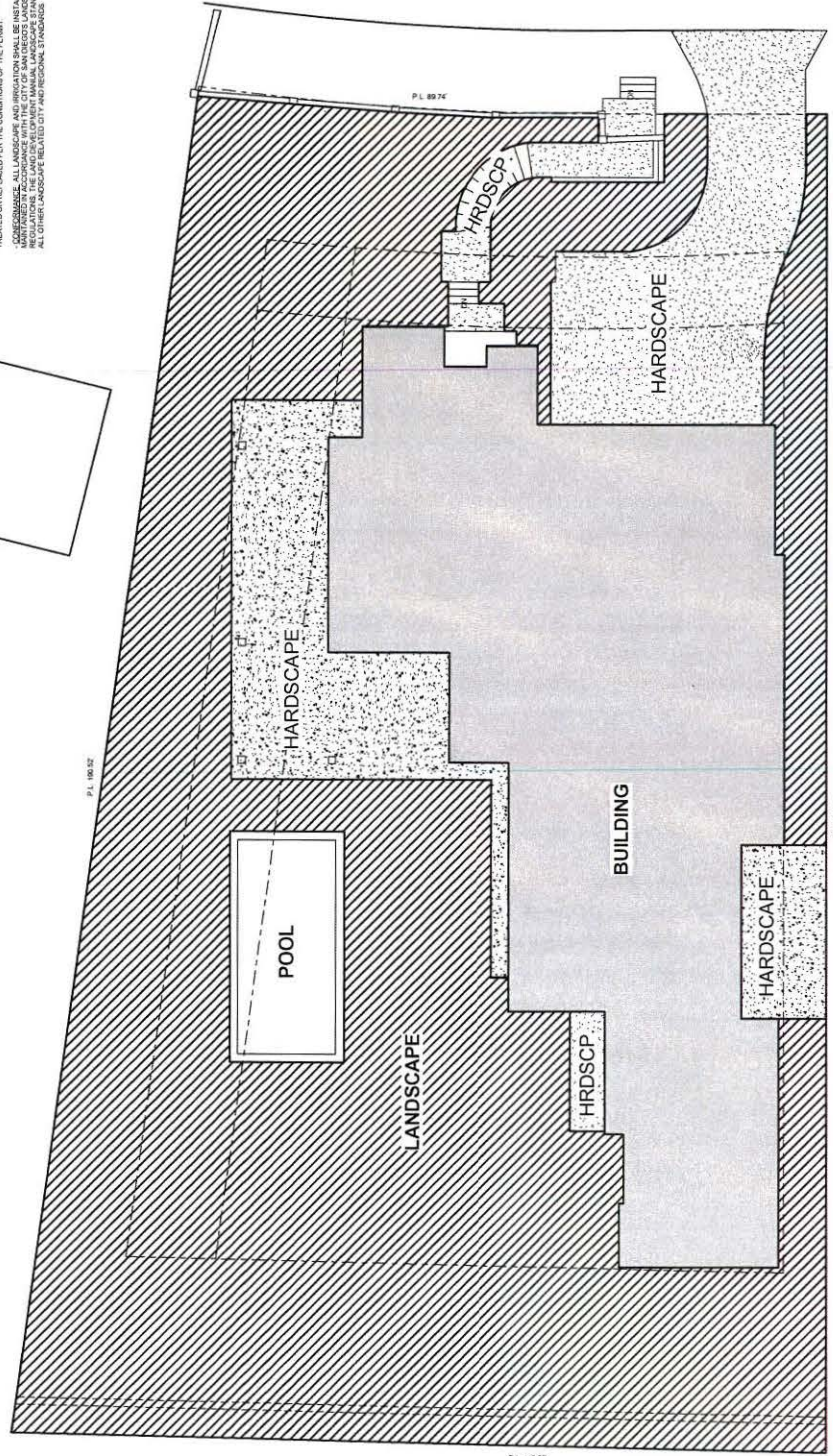
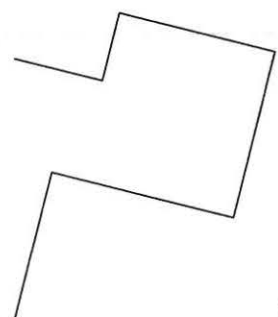
PREPARED BY: Island Architects
 Name: Tony Crisafi
 License No: 12513
 License Exp: 06/30/2012
 Project Name: 2351 Vallecitos Residence
 Project No: 201212
 Original Date: 05/20/2012
 Sheet Title: SHEET 04



- NOTES
- NO BUS STOPS ARE EXISTING OR PROPOSED ON PROPERTY
 - PROVIDE BUILDING MARKERS, VISIBLE AND LEGIBLE FROM THE STREET PER PHS POLICY 7.0-09 (MFC 901 4.4)
 - EXISTING BARRIERS, CONCRETE CURBS, SIGNAGE, OR NECESSARILY DESTROYED THE BARRIERS SHALL BE RECONSTRUCTED TO ORIGINAL CONDITION OR BETTER
 - DIMENSIONS ARE CALLED OUT TO FACE OF FRAMING WALL FINISH & BUSHING AS NOTED NOT INCLUDED



LANDSCAPING NOTES
 1. ALL GRASS, DISTURBED OR ERODED AREAS THAT WILL NOT BE REVEGETATED SHALL BE REVEGETATED WITH TURF OR SEEDS AS SPECIFIED IN THE LANDSCAPE PLAN AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT CODE.
 2. ALL HARDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT CODE.
 3. ALL HARDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT CODE.
 4. ALL HARDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT CODE.
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 10. ALL HARDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT CODE.

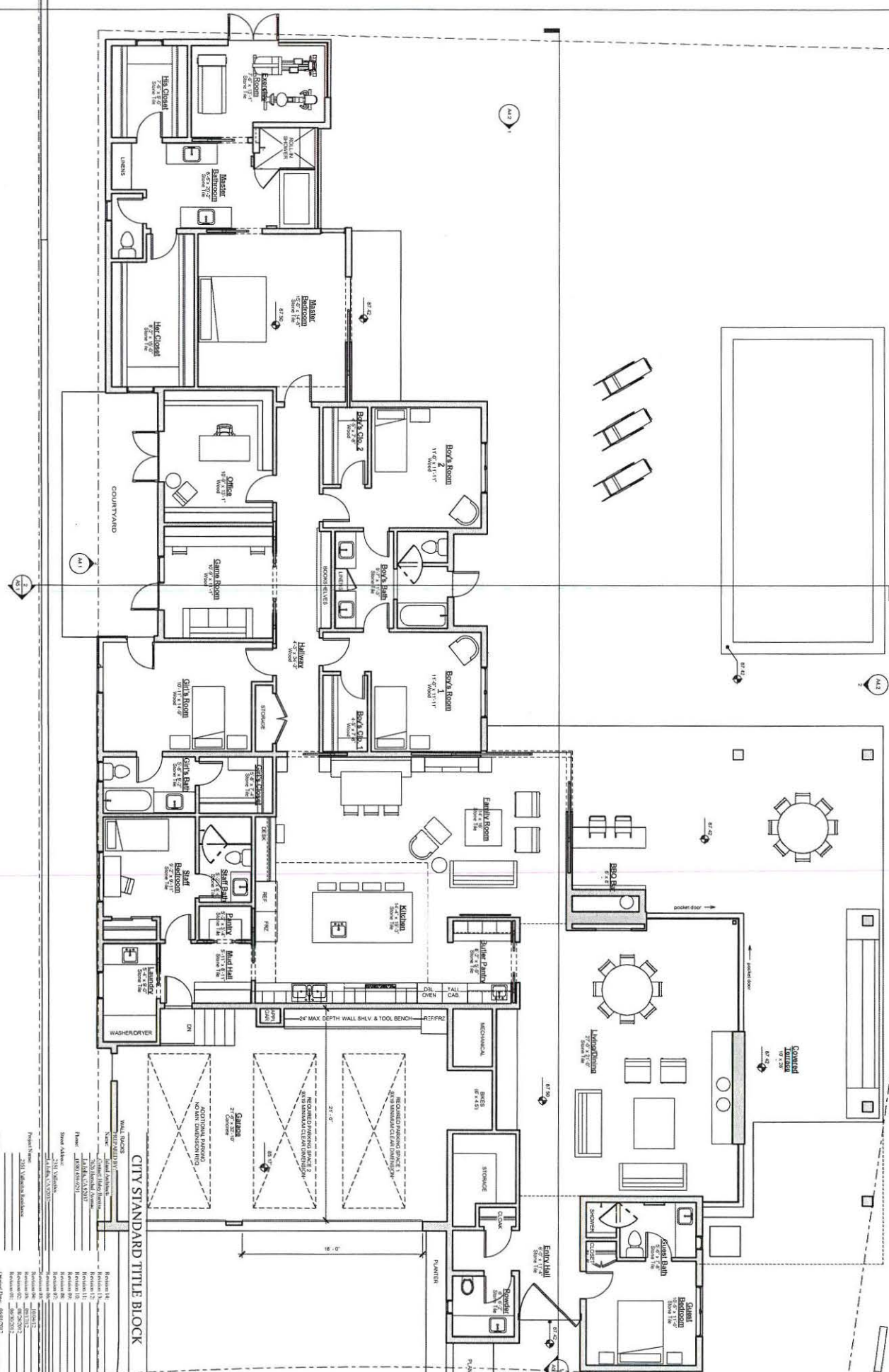


	BUILDING - 20%
	LANDSCAPE - 54%
	HARDSCAPE & POOL - 26%

CITY STANDARD TITLE BLOCK

Prepared By:	_____
Name:	_____
Drawn By:	_____
Checked By:	_____
Date:	_____
Sheet No.:	_____
Project Name:	_____
Client Name:	_____
Scale:	_____
Sheet Title:	_____

Fast Paper
1/4" = 1'-0"



CITY STANDARD TITLE BLOCK

Project Name: 2351 Vallecitos Residence
 Project Address: 2351 Vallecitos Avenue, La Jolla, CA 92037
 Project Number: 2017-001
 Date: 08/20/2017

Architect: ISLAND ARCHITECTS
 7626 HERSCHEL AVENUE, LA JOLLA, CA 92037
 TEL: 858-456-0151 FAX: 858-456-0151

Architect's License No.: 10000
 Designer's License No.: 10000
 Draftsman's License No.: 10000

Scale: 1/4" = 1'-0"

A2.1

ISLAND ARCHITECTS

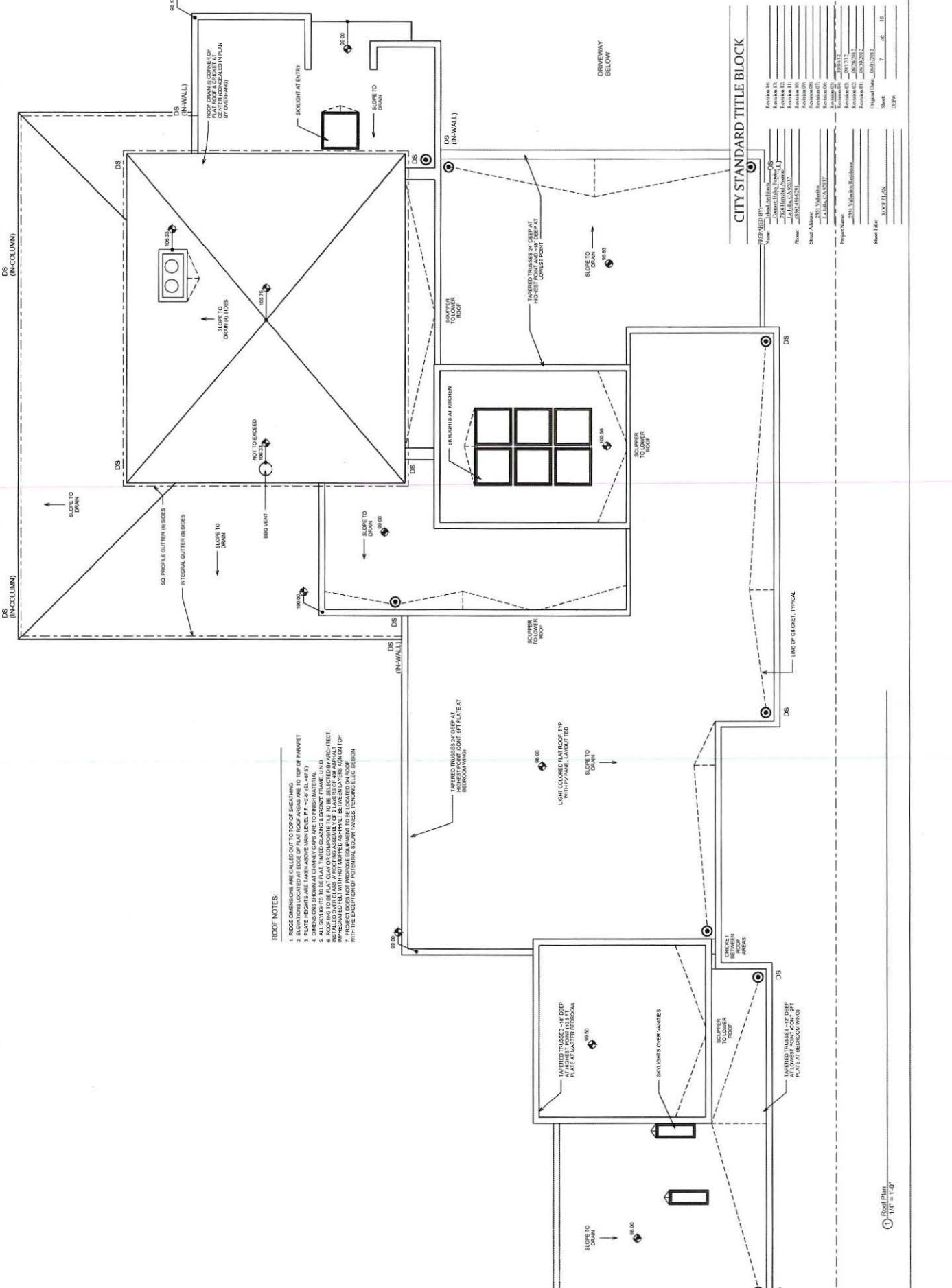
2351 Vallecitos Residence

DRÈX PATTERSON, AIA
 TONY CRISAFI, AIA
 LA JOLLA, CA 92037



La Jolla, CA 92037





- ROOF NOTES:**
1. RIDGE DIMENSIONS ARE CALLED OUT TO TOP OF SHEATHING.
 2. ELEVATIONS LOCATED AT EDGE OF FLAT ROOF AREAS ARE TO TOP OF FINNAPET.
 3. DIMENSIONS SHOWN AT CHIMNEY CAPS ARE TO FINNAPET MATERIAL.
 4. DIMENSIONS SHOWN AT CHIMNEY CAPS ARE TO FINNAPET MATERIAL.
 5. ALL SKYLIGHTS TO BE FLAT, THREE GLAZES & BRONZE FRAME UNLESS NOTED OTHERWISE.
 6. SKYLIGHTS TO BE FLAT, THREE GLAZES & BRONZE FRAME UNLESS NOTED OTHERWISE.
 7. PROJECT DOES NOT PROVIDE EQUIPMENT TO BE LOCATED ON ROOF WITH THE EXCEPTION OF POTENTIAL SOLAR PANELS, PONDING ELEC. DESIGN.

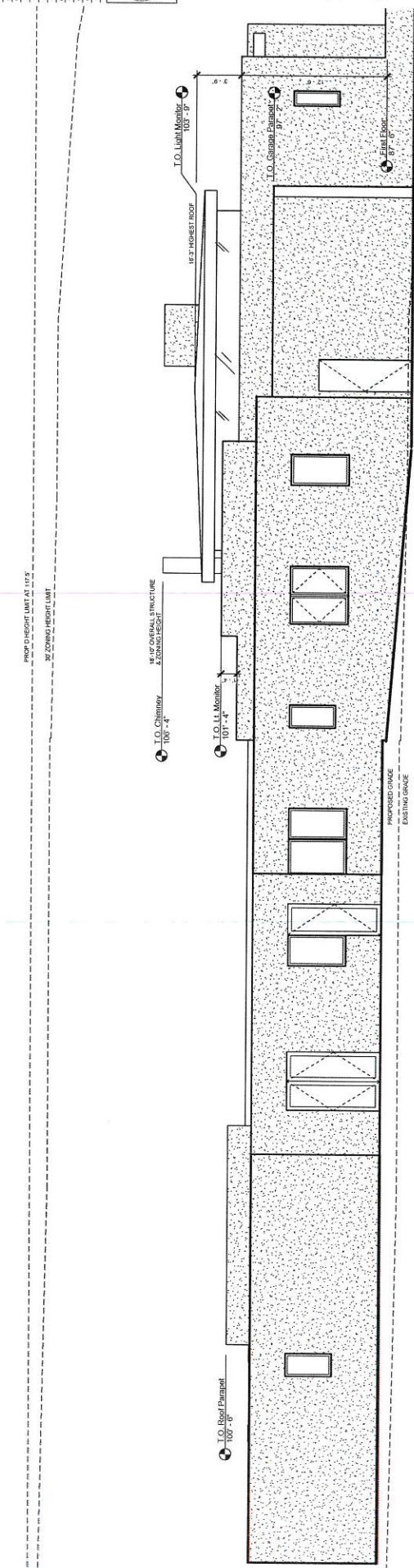
CITY STANDARD TITLE BLOCK

Prepared by: _____
 Checked by: _____
 Date: _____
 Project Name: _____
 Sheet No.: _____ of _____
 Scale: _____

Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
Revision 10	_____
Revision 09	_____
Revision 08	_____
Revision 07	_____
Revision 06	_____
Revision 05	_____
Revision 04	_____
Revision 03	_____
Revision 02	_____
Revision 01	_____

18'-0" OVERALL STRUCTURE & ZONING HEIGHT

 32' ZONING HEIGHT LIMIT

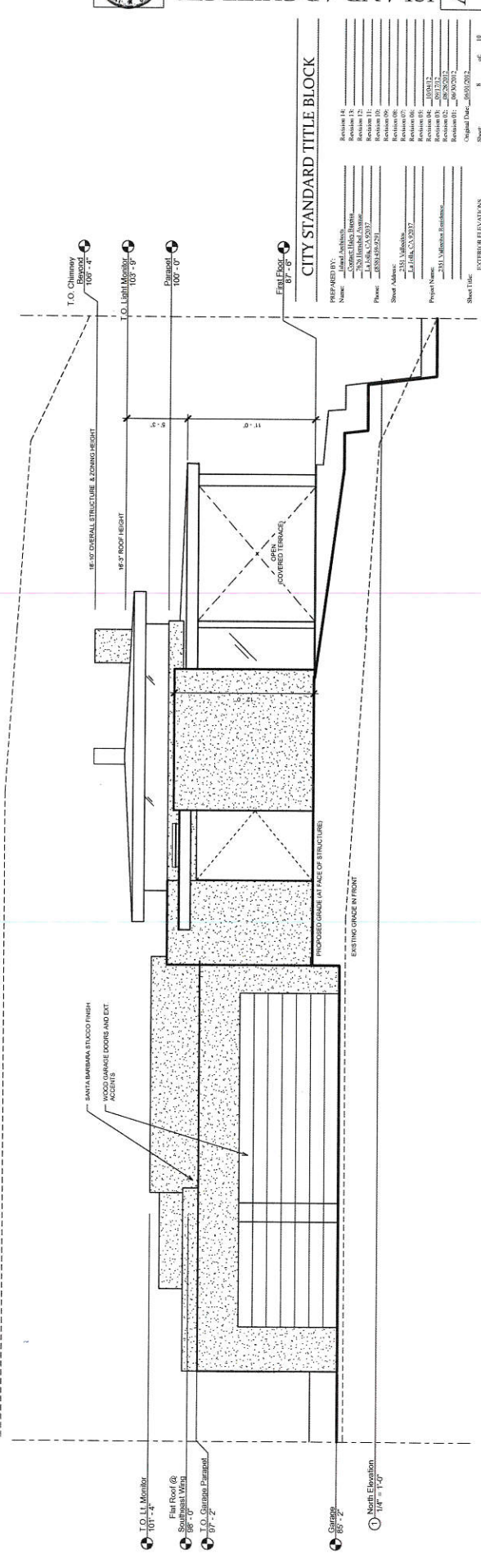


② East Elevation

 1/4" = 1'-0"

30' HIGH ZONING HEIGHT

 PROP D HEIGHT LIMIT AT +117.5



① North Elevation

 1/4" = 1'-0"

CITY STANDARD TITLE BLOCK

PREPARED BY:

Name	_____
State License No.	_____
Address	_____
City	_____
State	_____
Phone	_____
Sheet No.	_____
Sheet Title	_____

PROJECT:

Name	_____
Address	_____
City	_____
State	_____
Phone	_____
Original Date	_____

REVISIONS:

Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
Revision 10	_____
Revision 09	_____
Revision 08	_____
Revision 07	_____
Revision 06	_____
Revision 05	_____
Revision 04	_____
Revision 03	_____
Revision 02	_____
Revision 01	_____



LA JOLLA, CA 92037

2351 Vallecitos Residence



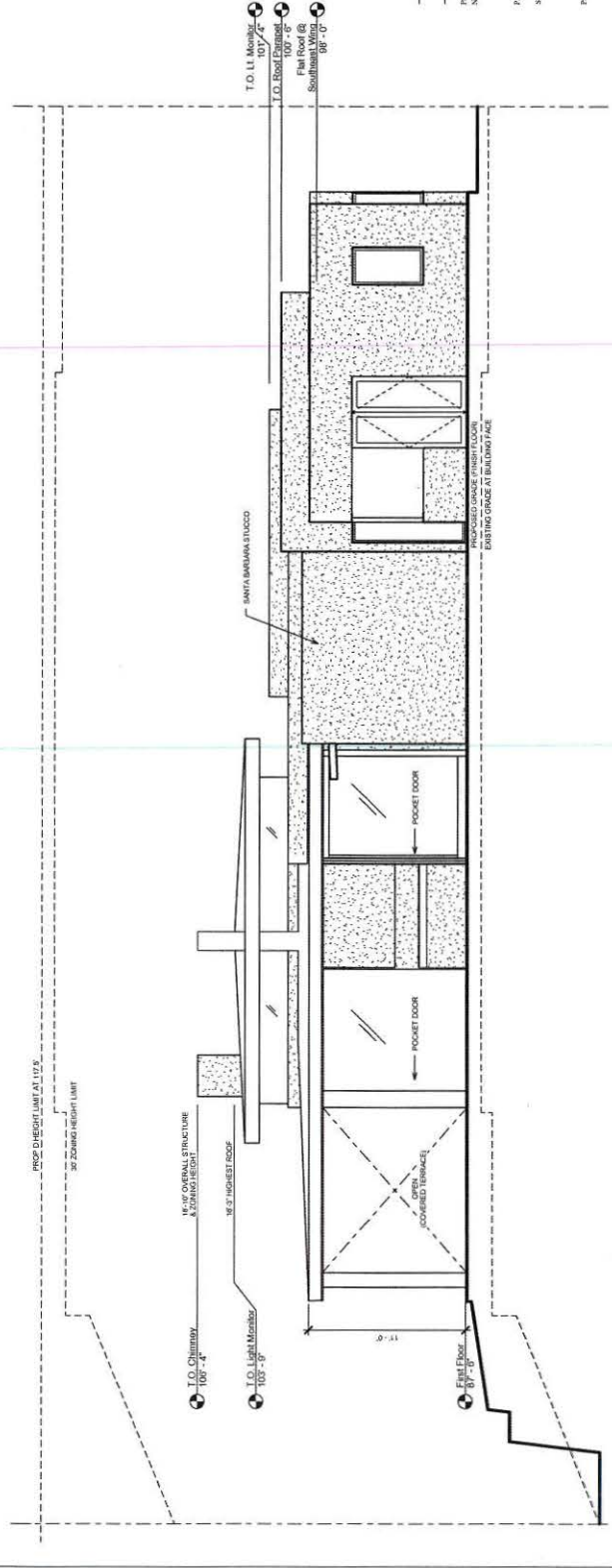
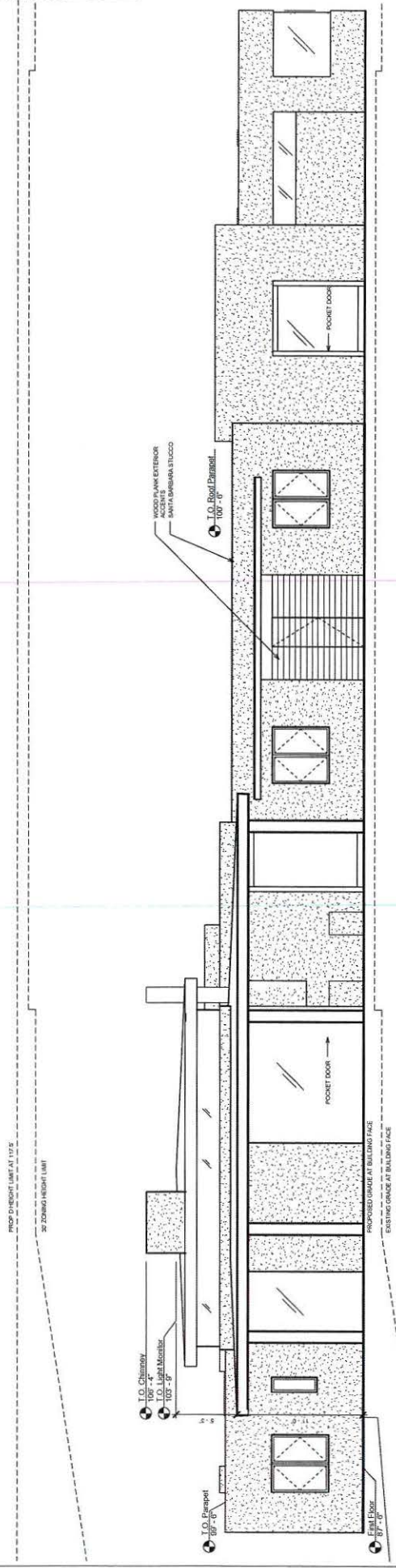
TONY CRISAFI, AIA
LA JOLLA, CA 92037
TEL: 858 456-9291
FAX: 858 456-0191

ISLAND ARCHITECTS
DREW PATTERSON, AIA
7026 HENSCHTEL AVENUE
LA JOLLA, CA 92037

A4.2

Sheet: 8 of 10
Date: 08/21/12
Title: CITY STANDARD TITLE BLOCK

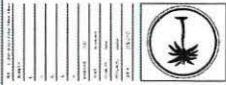
REVISION NO.	DATE	DESCRIPTION
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PROF. HEIGHT LIMIT AT 117' 6"
30' ZONING HEIGHT LIMIT

PROF. HEIGHT LIMIT AT 117' 6"
30' ZONING HEIGHT LIMIT

South Elevation
1/4" = 1'-0"



LA JOLLA, CA 92037

2351 Vallecitos Residence

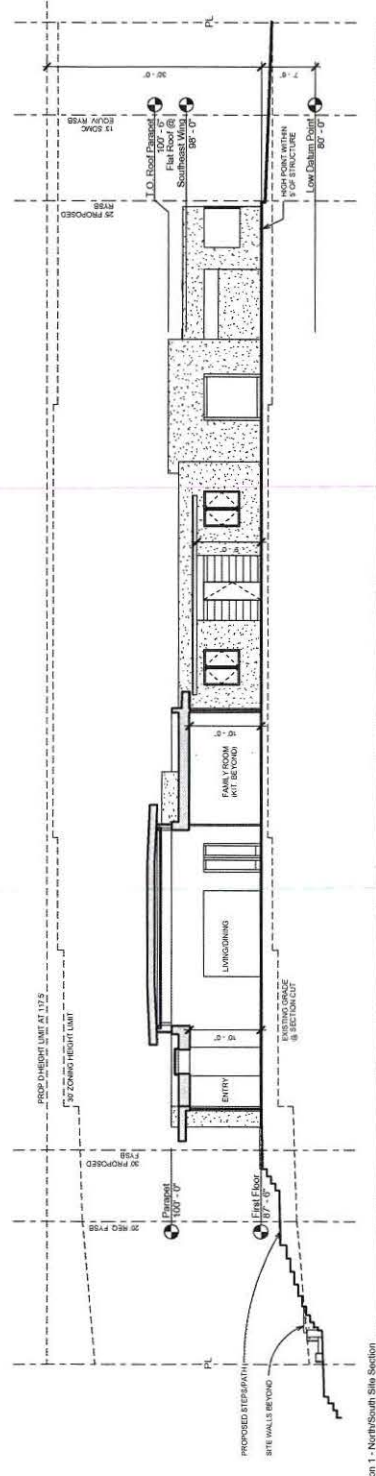


TONY CRSAH, AIA
LA JOLLA, CA 92037
FAX 858 436 0351

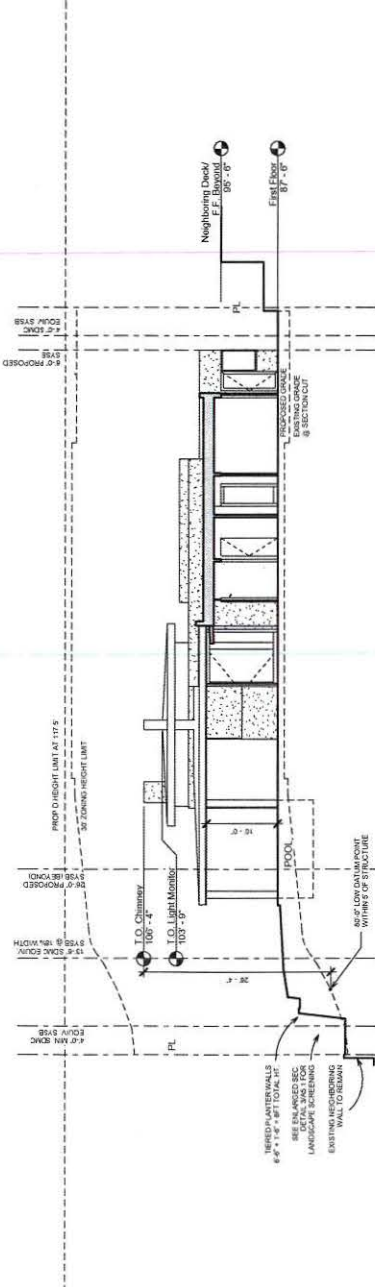
ISLAND ARCHITECTS
DREX PATTERSON, AIA
7028 HERSCHER AVENUE
TEL 858 439 9291

A5.1

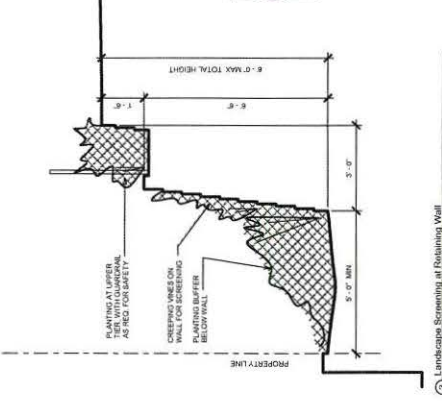
Sheet No. of 10
DATE: 06/20/2012



1 Section 1 - North/South Site Section
1/8" = 1'-0"



2 Section 2 - East/West Site Section
1/8" = 1'-0"



3 Landscaping Screening at Retaining Wall
1/2" = 1'-0"

CITY STANDARD TITLE BLOCK

PREPARED BY: Island Architects
Name: Drex Patterson
Address: 7028 Herscher Avenue, La Jolla, CA 92037
Phone: 858 439 9291
Fax: 858 436 0351

PROJECT: 2351 Vallecitos Residence

DATE: 06/20/2012

SHEET: 10 OF 10

1/10/12

LA JOLLA SHORES PLANNED DISTRICT

Applicant: Butterfly Trust

Item: #1 Vallecitos Residence

Date: September 18, 2012

To: Planning Director
From: La Jolla Shores Planned District Advisory Board
Subject: Proposal Within La Jolla Shores Planned District

The La Jolla Shores Planned District Advisory Board has reviewed the applicant for:

Project is consistent with the PDO, for
mass scale + proportion + use of materials,
+ siting of building.

located _____

and recommends:

- A. Approval because of conformity to criteria and design standards adopted by the City Council
- B. Denial because of nonconformity to criteria and design standards adopted by the City Council. (Reasons for nonconformity on reverse side.)
- C. Approval subject to the following modifications to ensure conformity to criteria and design standards adopted by the City Council.

- D. Denial because of lack of four affirmative votes.

Board Signatures

Approving Item: 4

Disapproving Item: 0

[Handwritten signatures]

 Dan Hesse

Absentees:

[Handwritten signature]

 Chairman



LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 04 October 2012

Attention: Paul Godwin
City of San Diego

Project: 2351 Vallecitos Residence
2351 Vallecitos Residence
PN: 284055

Motion: Findings can be made to approve the project as conforming to the La Jolla Shores Planned District Ordinance. **Vote: 8-5-2**

Submitted by: 
Joe LaCava, Vice President
La Jolla CPA

04 October 2012
Date



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

Ownership Disclosure Statement

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

2351 Vallecitos Residence

Project No. For City Use Only

284055

Project Address:

2351 Vallecitos, La Jolla CA

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):

Uri Feldman/Butterfly Trust

Owner Tenant/Lessee Redevelopment Agency

Street Address:

4445 Eastgate Mall, Suite 400

City/State/Zip:

San Diego, CA 92121

Phone No:

(858) 362-8500

Fax No:

Signature :

Date:

5/31/12

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date: