



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 26, 2013 REPORT NO. HO 13-059

ATTENTION: Hearing Officer

SUBJECT: RAMIREZ RESIDENCE
PROJECT NUMBER: 282667

LOCATION: 1011 La Jolla Rancho Road

APPLICANT: Tim Martin

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit, Site Development Permit, and Neighborhood Development Permit to demolish an existing 3,315 square-foot single family residence and construct a new 7,733 square-foot single family residence within the La Jolla Community Planning area?

Staff Recommendation -

1. **CERTIFY** Mitigated Negative Declaration No. 282667;
2. **APPROVE** Coastal Development Permit No. 992362, Site Development Permit No. 996630, and Neighborhood Development Permit No. 1138896.

Community Planning Group Recommendation - On February 7, 2013, the La Jolla Community Planning Association voted 16-0-1 to recommend approval of the project.

Environmental Review – A Mitigated Negative Declaration project No. 282667 has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The project proposes a Coastal Development Permit, Site Development Permit, and Neighborhood Development Permit for the demolition of a 3,315 square-foot two-story single family home to be replaced with a 7,733 square-foot one-story single family home. The project

is located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

The site currently contains a single family home with attached garage at the front of the site constructed in 1971. The site contains a steep 40-foot high slope descending with a graded relatively flat area at the top of the slope. Site elevation ranges from approximately 345 to 428 feet above mean sea level. Drainage from the site will be directed to drain into the public sewer system along La Jolla Rancho Road and to an existing public storm drain system and proposed private storm drain system at the bottom of the slope behind the home. The project is surrounded by single family homes.

The project requires a Coastal Development Permit Process Two as the site proposes a coastal development pursuant to San Diego Municipal Code (SDMC) section 126.0702 and does not qualify for an exemption.

The project requires a Site Development Permit for the construction of a new building on a site containing environmentally sensitive lands in the form of steep hillsides in accordance with SDMC section 143.0110.

The project requires a Neighborhood Development Permit for the extension of a private storm drain encroaching into a public right-of-way in accordance with SDMC section 129.0502.

The processing of the Site Development/Coastal Development Permit and Neighborhood Development Permit are being compiled as two separate documents. The private storm drain associated with the Neighborhood Development Permit will travel from the Ramirez site through an adjacent neighbors property located at 5722 Skylark Place. Permission to obtain a private drainage easement for the future private storm drain through 5722 Skylark Place is required as a condition of the permits. The reason for separating the permits is for the ease of terminating the encroachment if this becomes necessary in the future. This would prevent the amendment of the Site Development Permit/Coastal Development Permit.

DISCUSSION

The project proposes to demolish a single family dwelling and replace it with a new single family home. Staff reviewed the existing home for historic significance and concluded that the property does not rise to the level of significance necessary to qualify it as an individually significant historic resource under any adopted Historical Resources Board criteria. The property is not a designated resource, and is not located in an historic district. The proposed project design meets all land development requirements of the Land Development Code to include setbacks, floor area ratio, landscaping, parking, and height. The proposed project will be one story with a basement to include 2,831 square feet of living area on the main level, 4,240 square feet of living area on the lower level, and a 585 square-foot two-car garage. The new single story home will consist of four bedrooms, four-bathrooms, two-car garage, living/family room, kitchen, enclosed terraces, and an infinity pool. The property will be landscaped with hardscape and a variety of drought tolerant trees, shrubs, and ground cover.

The project will include the requirement to record a deed restriction preserving a visual corridor (Scenic Overlook) 9-feet wide on the southern side of the property running the full length of property and the requirement to record a Covenant of Easement for the Protection of Environmentally Sensitive Lands, as shown on Sheet C-1 of the approved Exhibit "A" drawings dated June 26, 2013 (Attachment 9).

Environmental Analysis

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact to Paleontological Resources. Because mitigation measures are required to be applied to the project in accordance with Section I through V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to paleontological resources in accordance with the California Environmental Quality Act.

Conclusion:

Staff has reviewed the proposed project and has found it is consistent with the development standards in effect for the site and with the adopted La Jolla Community Plan, Local Coastal Program Land Use Plan, and the City of San Diego Progress Guide and General Plan. Staff recommends approval of the project.

ALTERNATIVES:

1. **Approve** Coastal Development Permit No. 992362, Site Development Permit No. 996630, and Neighborhood Development Permit No. 1138896, with modifications.
2. **Deny** Coastal Development Permit No. 992362, Site Development Permit No. 996630, and Neighborhood Development Permit No. 1138896, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



William Zounes, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

4. Project Data Sheet
5. Draft Environmental Resolution with MMRP
6. Draft Site Development Permit/Coastal Development Permit Resolution with Findings
7. Draft Site Development Permit/Coastal Development Permit with Conditions
8. Draft Neighborhood Development Permit/Coastal Resolution with Findings
9. Draft Neighborhood Development Permit with Conditions
10. Community Planning Group Recommendation
11. Project Chronology
12. Project Plans



Attachment 1
Aerial Photograph of Site



Project Site
La Jolla Rancho Road

Aerial Photograph (Birds Eye)

Ramirez Residence- Project No. 282667

1011 La Jolla Rancho Road





Project Site
1011 La Jolla Rancho Road

La Jolla

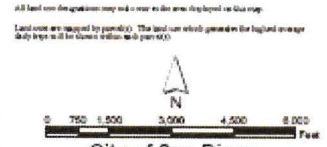
Existing Conditions

Land Use

Legend

- Single Family Residential
- Multi-Family Residential
- Group Quarters
- Middle Income Park
- Commercial, Visitor Commercial
- Warehouse, Warehouse/Storage
- Communication Offices, Transportation Related
- Industrial
- Military Use
- Schools
- Park, Open Space, Recreation, Foothills
- Private Recreation
- Undeveloped

Single Family - single family detached housing units, no lots smaller than 1 acre
Multi-Family - multi-unit housing units, low to medium density per acre - includes apartment buildings, townhomes, and condominiums
Group Quarters - includes dormitories, convents or retirement homes with associated multi-unit or multi-use facilities, convalescent or long-term care
Middle Income Park - includes, recreation, neighborhood, and specialty shopping centers, office buildings, banks, medical facilities, retail shops, and other low to medium density uses that are not multi-family or commercial
Commercial, Visitor Commercial - includes retail stores, restaurants, and other commercial uses
Warehouse, Warehouse/Storage - includes distribution centers, storage facilities, and other uses
Communication Offices, Transportation Related - includes offices, call centers, and other uses
Industrial - heavy and light industry, manufacturing, and other industrial uses
Military Use - includes military bases and other military facilities
Schools - includes public and private schools, colleges, and universities
Park, Open Space, Recreation, Foothills - includes parks, recreation areas, and other open space
Private Recreation - includes golf courses, country clubs, and other recreational facilities
Undeveloped - includes undeveloped land, including agricultural land

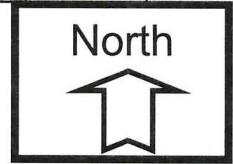


City of San Diego
Planning Department
April 1, 2004

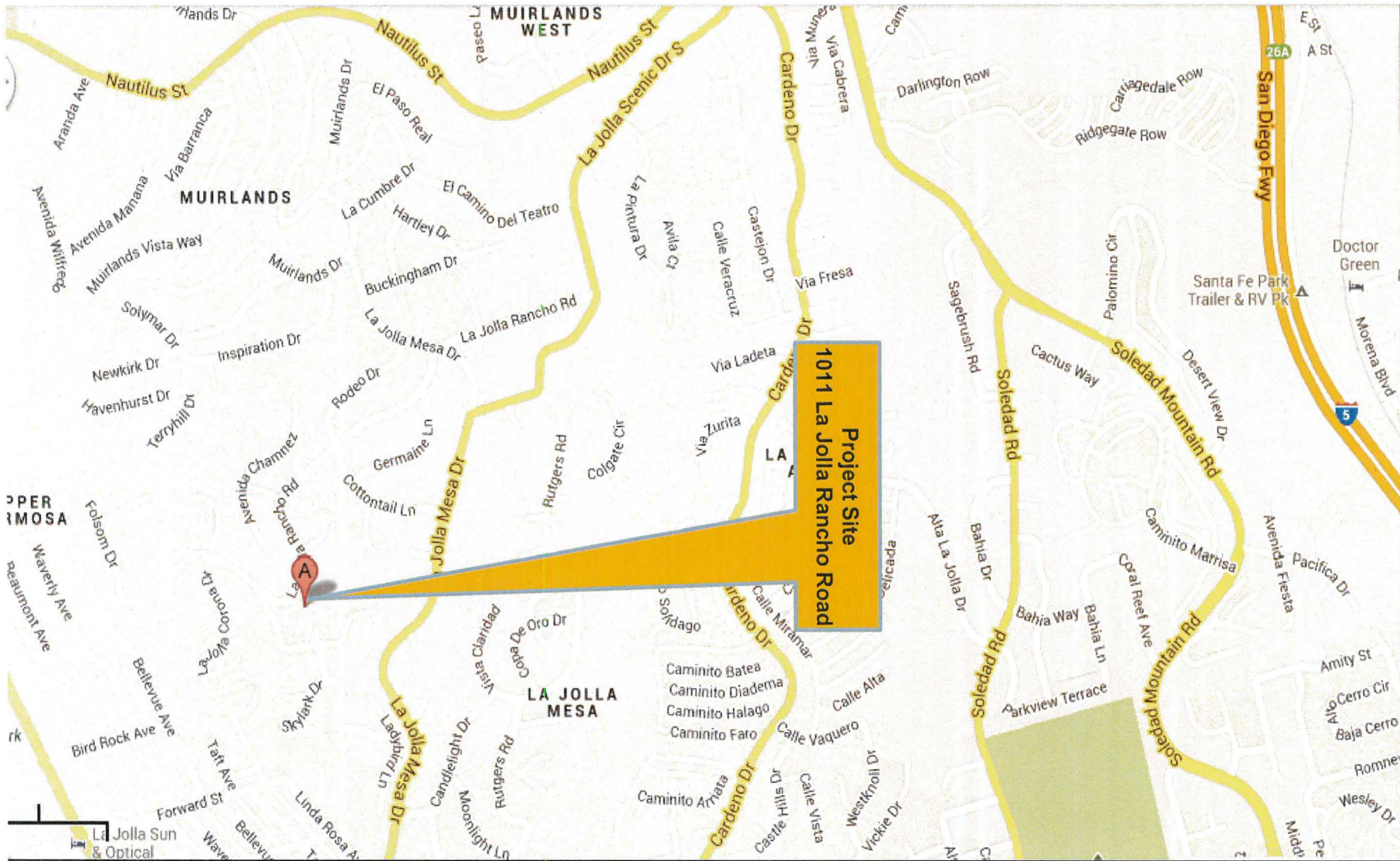


La Jolla Community Plan Map

Ramirez Residence Project No. 282667
1011 La Jolla Rancho Road



Attachment 2
Community Plan Land Use Map



Project Location Map

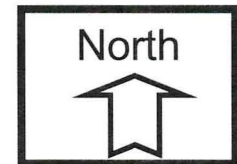
Attachment 3



Location Map

Ramirez Residence- Project No. 282667

1011 La Jolla Rancho Road



PROJECT DATA SHEET

PROJECT NAME:	Ramirez Residence	
PROJECT DESCRIPTION:	The project proposes the demolition of a 3,315 square-foot two-story single family home to be replaced with a 7,733 square-foot one-story single family home.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit/Site Development Permit/Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-4 Zone		
HEIGHT LIMIT: 30 feet		
LOT SIZE: 0.59-acres		
FLOOR AREA RATIO: varies		
FRONT SETBACK: 20 feet		
SIDE SETBACK: 0.08 of lot frontage		
STREETSIDE SETBACK: 0.10 of lot frontage		
REAR SETBACK: 20 feet		
PARKING: 2 spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family, RM-1-4	Single Family dwellings
SOUTH:	Single Family, RM-1-5	Single Family dwellings
EAST:	Single Family, RM-1-4	Single Family dwellings
WEST:	Single Family, RM-1-4	Single Family dwellings
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 7, 2013, the La Jolla Community Planning Association voted 16-0-1 to recommend approval of the project.	

RESOLUTION NUMBER XXXXXX

ADOPTED ON JUNE 26, 2013

WHEREAS, on June 8, 2012, JOSE GUADALUPE RAMIREZ submitted an application to Development Services Department for a COASTAL DEVELOPMENT PERMIT NO. 992362, SITE DEVELOPMENT PERMIT NO. 996630, and NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1138896 to demolish an existing single family home and construct a new 7,733 square-foot single family residence with two car garage, basement, and covered terrace and to connect a private storm drain traversing from 1011 La Jolla Ranch Road through 5277 Skylark Place into a public storm drain within the City's Public Right-of-Way for the Ramirez Project No. 282667; and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 282667 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Development Services Department finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: WILLIAM ZOUNES
DEVELOPMENT PROJECT MANAGER

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
COASTAL DEVELOPMENT PERMIT NO. 992362, SITE DEVELOPMENT PERMIT NO.
996630, and NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1138896
PROJECT NO. 282667

V. MITIGATION, MONITORING AND REPORTING PROGRAM: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

B. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. **No Discoveries**
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. **Discoveries**
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. **Potentially Significant Discoveries**
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

IV. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)

Attachment 5
Draft Environmental Resolution with MMRP

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

HEARING OFFICER
RESOLUTION NO. HO-XXXXXX
COASTAL DEVELOPMENT PERMIT NO. 992362
SITE DEVELOPMENT PERMIT NO. 996630
RAMIREZ RESIDENCE PROJECT NO. 282667

WHEREAS, JOSE GUADALUPE RAMIREZ, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family home and construct a new 7,733 square-foot single family residence with two car garage, basement, and covered terrace. (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 992362 and 996630,) on portions of a 0.59-acre site;

WHEREAS, the project site is located at 1011 La Jolla Rancho Road in the RS-1-4 zone within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 109 of La Jolla Corona Estates Unit No. 2 according to Map thereof No. 3702 filed in the Office of the County Recorder of San Diego County August 23, 1967;

WHEREAS, on June 26, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 996630 and Coastal Development Permit No. 992362 pursuant to the Land Development Code of the City of San Diego;

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 June 26, 2013.

Site Development Permit - Section 126.0504

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

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

The proposed project is consistent with the land use designation of the Community Plan by replacing an existing single family dwelling with a new one which will not increase the density range. Up to five dwelling units per acre is permitted at this site as identified within the La Jolla Community Plan and Local Coastal Program and Land Use Plan. The development would meet the goals of the La Jolla Community Plan/Local Coastal Program by maintaining residential development and not encroaching within a public access or public views to the beaches and bays.

The La Jolla Community Plan recommends that community character be maintained through several measures including 1) new developments provide a high quality residential environment respectful of the sea, hillsides, and open space; 2) promote a development of a variety of housing types; 3) reducing bulk

and scale; and 4) maintain the character of residential area by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and existing developments. The proposed home's square footage is comparable with several of the houses within a 300-foot radius. The side yard setbacks will be increased compared to what currently exists enhancing the public view that is recommended within the land use plan.

Community character pertains to the bulk and scale of the project and allows a great variation of architectural styles. The project's design generally conforms to the mass and scale in the neighborhood. The majority of the home is less than 18 feet in height as viewed from La Jolla Rancho Road, comparable with two story homes adjacent to the site.

The proposed home will meet the land use regulations of the Certified Implementation Program including compliance to the San Diego Municipal Code development regulations which include height, coverage, parking, and landscape. The project proposes no deviations or variances from the applicable regulations and is consistent with the goals and recommendations within the applicable policy documents. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

A California Environmental Quality Act (CEQA) Mitigated Negative Declaration was prepared for the project indicating there could be significant environmental effects to paleontological resources. Because mitigation measures are required to be applied to the project in accordance with Section I through V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to archaeological and paleontological resources in accordance with the California Environmental Quality Act. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, public improvement repairs, fire protection, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Improvements include the closure of the existing driveway and construction of a City standard driveway. Fire protection includes brush management implementation and fire sprinklers for the new home. Therefore, the proposed project conforms to the development regulations and will not be detrimental to the public health, safety, and welfare.

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

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home

with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

The project is consistent with the development regulations of the RS-1-4 zone and all other pertinent regulations of the Land Development Code (LDC) which includes coverage, setbacks, siting of building, height, grading, landscaping and architectural design. The project presents a bulk, mass, scale, and lot coverage that is proportionate to the surrounding neighborhood. The project was designed in conformance with the underlying zone and land use plan and is not requesting deviations or variances to the Land Development Code. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

The project site contains Environmentally Sensitive Lands in the form of steep hillsides. The proposed home and pool will be located outside of the sensitive resource area and will not affect any established view corridors. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and BMP filters to collect run-off and avoid any potential drainage to runoff into neighboring properties.

The project includes a private storm drain which will catch drainage and direct it into a public sewer system. The project site is located in an established urban neighborhood and is supplied with all utilities. The land supports no native vegetation and is not in or adjacent to the City's Multiple Habitat Planning Area. The proposed pool and retaining walls will be constructed entirely over existing ornamental landscape. The site is required to record a deed restriction preserving a visual corridor (Scenic Overlook) 9-feet wide on the south property line running the full length of property in accordance with the requirements of the San Diego Municipal Code section 132.0403(b) and as described in exhibit "A" dated June 26, 2013. Additionally, the project is required to record a Covenant of Easement for the Protection of Environmentally Sensitive Lands, as shown on Sheet C-1 of the approved Exhibit "A" drawings dated June 26, 2013 on file in the office of the Development Services Department. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

On November 12, 2012 a Geotechnical Investigation was reviewed and approved for the site. It was determined that the existing and proposed development is not located on a fault. The site was also determined to be outside the defined Sensitive Coastal Bluff Zone per the City of San Diego's Coastal Bluffs and Beaches & Steep Slopes Guidelines. The project is not within a special flood hazard area. The project is required to provide brush management and install a fire sprinkler system in the home for fire protection. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

The project site contains Environmentally Sensitive Lands in the form of steep hillsides. The proposed development will be constructed entirely within a previously graded pad with minimal encroachment into steep slopes. The proposed development's coverage will be below 25-percent of the site area, the maximum developable area allowed for properties which contain steep slopes. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). Therefore the project is not inconsistent with the City's MSCP.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

The site is not within or adjacent to the public beaches. Therefore the project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone.

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact to Paleontological Resources.

Because mitigation measures are required to be applied to the project in accordance with Section I through V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to paleontological resources in accordance with the California Environmental Quality Act.

The project requires 1,745 cubic yards of export, 1,825 cubic yards of cut, and 80 cubic yards of fill. Prior and during grading activities a qualified paleontologist will oversee the excavation phase of the constitution. The qualified paleontologist shall document all activities and discoveries on the site. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical access way 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; and

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. Additionally the project requires a Neighborhood Development Permit to allow the encroachment of a six inch private storm drain within the Skylark Place public right-of-way to connect with an existing 18-inch public storm drain.

All of the proposed development will be contained within the existing disturbed, previously developed and graded site. The project site has no existing physical coastal access used legally or otherwise by the public, nor does it have any public access identified in the Local Coastal Program. The subject property is not identified in the City of San Diego's adopted Local Coastal Program (LCP) Land Use Plan as a public accessway. The project is surrounded by single family homes. The project is completely

contained within the private property, and as such, the project would not encroach upon any existing physical access way. The nearest public access to the Pacific Ocean is located approximately 1.5 miles to the west.

The project site is located within an identified public scenic overlook with potential views to the Pacific Ocean obtainable through the side yard of the property. Because there is a potential view to the Pacific Ocean through the south side yard of the property, a deed restriction preserving a visual corridor (Scenic Overlook) 9-foot (South) running full length of property in accordance with the requirements of the San Diego Municipal Code section 132.0403(b) and as described in exhibit "A" dated June 26, 2013. Therefore, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan.

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

The project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone. Additionally the project requires a Neighborhood Development Permit to allow the encroachment of a six inch private storm drain within the Skylark Place public right-of-way to connect with an existing 18-inch public storm drain.

The proposed project is located in a built, urban environment, containing environmentally sensitive lands in the form of steep hillsides. For properties containing steep hillsides, the San Diego Municipal Code allows up to 25-percent of the site to be developed. The proposed project will be developed within the 25-percent developable area. A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact to Paleontological Resources.

Because mitigation measures are required to be applied to the project in accordance with Section I through V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to archaeological and paleontological resources in accordance with the California Environmental Quality Act.

The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development, therefore the proposed coastal development will 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 project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone. Additionally the

project requires a Neighborhood Development Permit to allow the encroachment of a six inch private storm drain within the Skylark Place public right-of-way to connect with an existing 18-inch public storm drain.

The proposed project is consistent with the land use designation of the Community Plan by replacing an existing single family dwelling with a new one which will not increase the density range of up to five dwelling units per acre as identified within the La Jolla Community Plan. The development would meet the goals of the La Jolla Community Plan/Local Coastal Program by maintaining residential development and not interfering with public access and enhancing public views to the beaches and bays. The project site is located within an identified public scenic overlook with potential views to the Pacific Ocean obtainable through the side yards of the property. Because there is a potential view to the Pacific Ocean through the side yard of the property, a deed restriction preserving a visual corridor (Scenic Overlook) 9-foot (South) running full length of property in accordance with the requirements of the San Diego Municipal Code section 132.0403(b) and as described in exhibit "A" dated June 26, 2013. The proposed home will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations which include to height, setbacks, parking, landscape, and floor area ratio. Therefore, the proposed development is in conformity with the certified Local Coastal Program land use plan and complies 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 project proposes a Coastal Development Permit and Site Development Permit to demolish an existing 3,315 square-foot single story home to be replaced it with a 7,733 square-foot single story home with basement located at 1011 La Jolla Rancho Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone. Additionally the project requires a Neighborhood Development Permit to allow the encroachment of a six inch private storm drain within the Skylark Place public right-of-way to connect with an existing 18-inch public storm drain.

The site is not located between the sea or shoreline of any body of water and first public right-of-way and will not impact public access and public recreation polices of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 996630 and Coastal Development Permit No. 992362 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. 996630 and 992362, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: June 26, 2013

Job Order No. 24002719

Draft Site Development Permit/Coastal Development Permit Resolution with Findings

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002713

SITE DEVELOPMENT PERMIT NO. 996630
 COASTAL DEVELOPMENT PERMIT NO. 992362
RAMIREZ RESIDENCE PROJECT NO. 282667
 HEARING OFFICER

This Site Development Permit No. 996630 and Coastal Development Permit No. 992362, is granted by the Hearing Officer of the City of San Diego to Jose Guadalupe Ramirez, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section section 126.0702 and 126.0502. The 0.59-acre site is located at 1011 La Jolla Rancho Road in the RS-1-4zone of the La Jolla Community Plan. The project site is legally described as: Lot 109 of La Jolla Corona Estates Unit No. 2 according to Map thereof No. 3702 filed in the Office of the County Recorder of San Diego County August 23, 1967;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single family home and construct a 7,733 square-foot single family home with terrace, covered stairs, swimming pool and basement subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 26, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolish an 3,315 square-foot single family home and replace it with a 1-story, 4-bedroom, 7,733square-foot single family home with covered terrace and swimming pool;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

Draft Site Development Permit/Coastal Development Permit Resolution with Findings

- 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 July 10, 2016.
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 Owner/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. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.

Draft Site Development Permit/Coastal Development Permit Resolution with Findings

8. 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.

9. 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.

10. 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.

11. Should Neighborhood Development Permit No. 1138896 be recorded and while Neighborhood Development Permit No. 1138896 is in effect, this Coastal Development Permit No. 996630 and Site Development Permit No. 992362 shall comply with the provisions from Neighborhood Development Permit No. 1138896.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

Draft Site Development Permit/Coastal Development Permit Resolution with Findings

13. The mitigation measures specified in the MMRP and outlined in **Mitigated Negative Declaration** No. 282667 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 282667, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Paleontology.**

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a 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.

16. This project proposes to export 1745 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

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

18. Prior to the issuance of any construction permits, 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, satisfactory to the City Engineer.

19. Prior to the issuance of a building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the sidewalk underdrain in La Jolla Rancho Road, satisfactory to the City Engineer.

20. Prior to the issuance of the building permit, the applicant shall assure by permit and bond the closure of the existing driveway with full height curb and gutter, satisfactory to the city engineer.

21. All driveways and curb openings shall comply with City Standard Drawings SDG-160, and SDG-164 satisfactory to the City Engineer.

22. Prior to the issuance of the building permit, the Owner/Permittee shall obtain a letter of permission from the adjacent property owner at located at Lot 5 Lundy's La Jolla Terrace Map

Draft Site Development Permit/Coastal Development Permit Resolution with Findings

No. 4474 for the construction of the proposed six-inch PVC storm drain, satisfactory to the City Engineer.

23. The drainage system proposed for this development, outside of the public right-of-way shall be private, privately maintained and subject to approval by the City Engineer.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

25. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

26. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

27. 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. The trees shall be maintained in a site manner to allow each tree to grow to its mature height and spread.

28. The Permittee or subsequent Owner(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

29. All landscape proposed within the view corridors shall be maintained by pruning and thinning to a maximum height of three feet. Any trees proposed within these corridors shall be maintained by pruning and thinning of the tree canopy to a height of 8 feet or greater.

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size

Draft Site Development Permit/Coastal Development Permit Resolution with Findings

per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

31. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan, on file in the Office of the Development Services Department.

32. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A'.

33. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with SDMC 55.0101, the Land Development Code section 142.0412, and the Land Development Manual - Landscape Standards.

34. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412 as follows:

The proposed residence shall have a modified Zone One ranging from 6' to 32' and a Zone Two ranging from 94' to 68' as shown on the Brush Management Exhibit on sheet L-2 of Exhibit A. All exterior walls and windows shall conform to the requirements of the California Building code-Chapter 7A.

35. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the Development Services Department approval.

36. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

37. In Zones One and Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

38. Prior to Final Inspection and Framing Inspection for any building, the approved Brush Management Program shall be implemented.

39. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

FIRE REQUIREMENTS:

40. The proposed single family dwelling shall be equipped with a residential fire sprinkler system satisfactory to the Fire Marshal.

PLANNING/DESIGN REQUIREMENTS:

41. 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.

42. 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.

43. 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 a 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.

44. 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.

45. The height(s) of the buildings(s) or structures 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.

46. Prior to the issuance of construction permits, the Owners/Permittees shall record a Deed Restriction preserving a visual corridor (Scenic Overlook) 9-feet in width, within the southern side yard and running full length of property in accordance with the requirements of the San Diego Municipal Code section 132.0403(b) and as described in exhibit "A" dated June 26, 2013.

47. Prior to the issuance of any building or grading permits, the Owner/Permittee shall record a Covenant of Easement for the Protection of Environmentally Sensitive Lands, as shown on Sheet C-1 of the approved Exhibit "A" drawings dated June 26, 2013 on file in the office of the Development Services Department. The easement shall be drafted in accordance with SDMC Sections 143.0140(a) and 143.0152.

WATER AND SEWER REQUIREMENTS:

48. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s), if required outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

49. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

50. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

51. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

GEOLOGY REQUIREMENTS:

52. 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 Development Services prior to the issuance of any construction permit.

53. 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 Development Services 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.

Draft Site Development Permit/Coastal Development Permit Resolution with Findings

- 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 June 26, 2013.

Draft

Permit Type/PTS Approval No.: SDP No. 996630/CDP No. 992362
Date of Approval: June 26, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
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.**

By _____
Jose Guadalupe Ramirez

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

Draft Neighborhood Development Permit/Coastal Resolution with Findings

HEARING OFFICER
 RESOLUTION NO. HO-XXXXXX
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1138896
RAMIREZ RESIDENCE PROJECT NO. 282667

WHEREAS, JOSE GUADALUPE RAMIREZ, Owner/Permittee, filed an application with the City of San Diego for a permit to connect a private storm drain traversing from 1011 La Jolla Rancho Road through 5277 Skylark Place into a public storm drain within the City's Public Right-of-Way (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 992362, 996630, and 1138896), on portions of a 0.59-acre site;

WHEREAS, the project site is located at 1011 La Jolla Rancho Road in the RS-1-4 zone within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 109 of La Jolla Corona Estates unit No. 2 according to Map thereof No. 3702 filed in the Office of the County Recorder of San Diego County August 23, 1967;

WHEREAS, on June 26, 2013, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit No. 1138896 pursuant to the Land Development Code of the City of San Diego;

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 June 26, 2013.

Neighborhood Development Permit - Section 126.0404

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

The project requires a Neighborhood Development Permit to allow the encroachment of a six inch private storm drain within the Skylark Place public right-of-way to connect with an existing 18-inch public storm drain. The six inch private storm drain is associated with Site Development Permit No. 996630 and Coastal Development Permit No. 992362 which is for the demolition of a 3,315 square-foot two-story single family home to be replaced with a 7,733 square-foot one-story single family home. The placement of the private storm drain within the public right-of-way is not addressed with the community plan therefore the encroachment will not adversely affect the applicable land use plan.

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

The project requires a Neighborhood Development Permit to allow the encroachment of a six inch private storm drain within the Skylark Place public right-of-way to connect with an existing 18-inch public storm drain. The storm drain would be located underground and would facilitate drainage from the site located at 1011 La Jolla Rancho Road. Pedestrian and vehicular use of the public right-of-way would not be inhibited. The placement of the storm drains facilitates orderly development and avoids increased public

Draft Neighborhood Development Permit/Coastal Resolution with Findings

maintenance costs, by avoiding the construction of additional public storm drain facilities within the Skylark Place public right-of-way. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project requires a Neighborhood Development Permit to allow the encroachment of a six inch private storm drain within the Skylark Place public right-of-way to connect with an existing 18-inch public storm drain. The proposed encroachment is permitted within the public right-of-way with an approved Neighborhood Development Permit. The development complies with the applicable regulations of the Land Development Code. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Neighborhood Development Permit No. 1138896 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. 1138896, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: June 26, 2013

Job Order No. 24002719

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002713

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1138896
RAMIREZ RESIDENCE PROJECT NO. 282667
HEARING OFFICER

This Neighborhood Development Permit No. 1138896 is granted by the Hearing Officer of the City of San Diego to Jose Guadalupe Ramirez, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402. The 0.59-acre site is located at 1011 La Jolla Rancho Road and 1011 Rancho La Jolla Road in the RS-1-4zone of the La Jolla Community Plan. The project site is legally described as: Lot 109 of La Jolla Corona Estates unit No. 2 according to Map thereof No. 3702;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to connect a private storm drain into a public storm drain within the City's Public Right-of-Way as the applicant is not the record owner of the property on which the proposed encroachment will be located, subject to the City's land use regulations] described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 26, 2013, on file in the Development Services Department.

The project shall include:

Connection of a private storm drain traversing from 1011 La Jolla Rancho Road through 5277 Skylark Place into a public storm drain within the City's Public Right-of-Way.

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

Attachment 9
Draft Neighborhood Development Permit with Conditions

requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 10, 2016.

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 Owner/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. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.
8. 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.
9. 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"

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 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.

10. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in **Mitigated Negative Declaration** No. 282667 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 282667, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Paleontology.**

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed private drain connecting into the public storm drain located adjacent to 5722 Skylark Place to the satisfactory to the City Engineer.

Attachment 9
Draft Neighborhood Development Permit with Conditions

15. Prior to the issuance of the building permit, the Owner/Permittee shall obtain a letter of permission from the adjacent property owner at located at Lot 5 Lundy's La Jolla Terrace Map No. 4474 for the construction of the proposed six-inch PVC storm drain, satisfactory to the City Engineer.

16. This Neighborhood Development Permit No. 1138896 shall comply with the provisions from Coastal Development Permit No. 992362 and Site Development Permit No. 996630.

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 June 26, 2013.

Attachment 9
Draft Neighborhood Development Permit with Conditions

Permit Type/PTS Approval No.: NDP No. 1138896
Date of Approval: June 26, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
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.

By _____
Jose Guadalupe Ramirez

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



P.O. BOX 889
• LA JOLLA •
CALIFORNIA 92038

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 – 07 February 2013

Attention: Sandra Teasley, PM
City of San Diego

Project: Ramirez Residence
1011 La Jolla Rancho Rd.
PN: 282667

Motion: To accept the actions of the Development Permit Review Committee: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish an existing residence and construct a single family residence at 1011 La Jolla Rancho Road. 5-1-2 **Vote: 16-0-1**

A handwritten signature in black ink, appearing to read "Tony Crisafi".

07 February 2013

Submitted by: Tony Crisafi, President
La Jolla CPA

Date

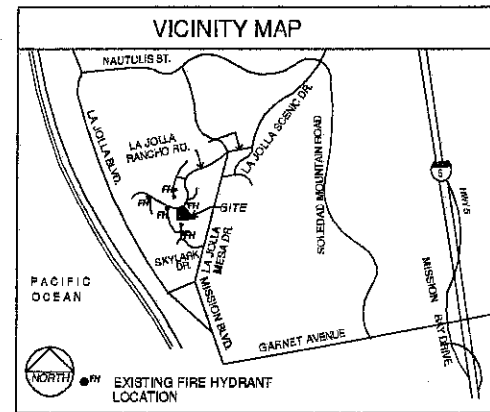
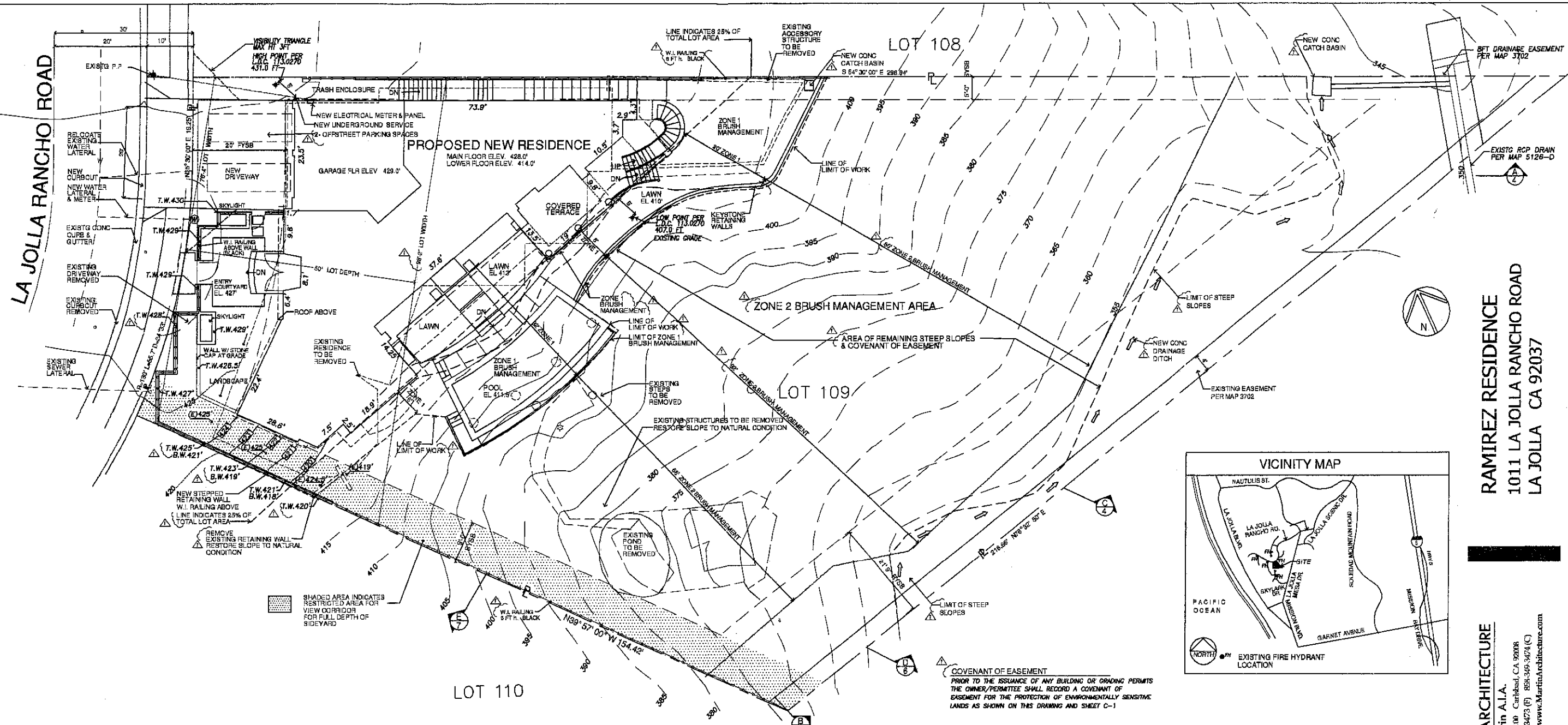
**Project Chronology
Ramirez Residence
Project No. 288667**

Date	Action	Description	City Review Time	Applicant Response
6/8/12	First Submittal	Project Deemed Complete and distributed		
7/12/12	First Submittal Assessment Letter out		34 days	
11/19/12	Second submittal In	Normal Submittal		130 days from First Assessment Letter
12/26/12	Second Submittal Assessment Letter out		40 days	
1/4/13	Third submittal In	Normal Submittal		9 days from second Assessment Letter
2/14/13	Third Submittal Assessment Letter out		41 days	
2/19/13	Fourth Submittal in	Normal Submittal		5 Days from third Assessment Letter
3/1/13	Fourth Submittal Assessment Letter out		10 days	
3/21/13	Fifth Submittal In	Normal Submittal		20 Days from fourth Assessment Letter
5/29/13	Fifth Submittal Assessment Letter out		69 days	
6/26/13	Hearing Officer Hearing		28 days	
TOTAL STAFF TIME**			7 month 12 days	

TOTAL APPLICANT TIME**			5 months 14 days
TOTAL PROJECT RUNNING TIME**	From Deemed Complete to HO Hearing	12 months 26 days	

**Based on 30 days equals to one month.

LA JOLLA RANCHO ROAD



RAMIREZ RESIDENCE
 1011 LA JOLLA RANCHO ROAD
 LA JOLLA CA 92037

PROJECT TEAM

ARCHITECT: MARTIN ASSOCIATES ARCHITECTS
 2333 STATE STREET STE 100
 CARLSBAD, CA 92008
 CONTACT: TIM MARTIN AIA
 858-349-3474 (C)
 760-729-3473 (F)

GEOTECHNICAL ENGINEER: GEOTECHNICAL EXPLORATION INC.
 7420 TRADE STREET
 SAN DIEGO, CA 92121
 858-649-7222 (C)

SURVEYOR: CHRISTENSEN ENGINEERING & SURVEYING
 7886 SILVERTON AVENUE, SUITE J
 SAN DIEGO, CA 92126
 858-271-9901 (C)

CIVIL ENGINEER: CHRISTENSEN ENGINEERING & SURVEYING
 7886 SILVERTON AVENUE, SUITE J
 SAN DIEGO, CA 92126
 858-271-9901 (C)

LANDSCAPE ARCHITECT: TODD FRY LANDSCAPE ARCHITECTURE
 7902 PRINCESS STREET
 LA JOLLA, CA 92037
 619-458-6006

STRUCTURAL ENGINEER: E.A.D. ANALYSIS AND DESIGN
 362 STEVENS AVENUE SUITE 307
 SOLANA BEACH, CA 92075
 858-732-9355

OWNER: QUADALIFE RAMIREZ
 7886 ST. ANDREWS AVENUE
 SAN DIEGO, CA 92154
 619-871-9556

BIOLOGY CONSULTANT: RO BIOLOGICAL CONSULTING
 PO BOX 1586
 LEONARD GROVE CA 91548
 619-483-1072

AREA CALCULATION

BUILDING AREA:
 MAIN LEVEL HABITABLE: 2,631 SF
 LOWER LEVEL HABITABLE: 4,240 SF
 TOTAL HABITABLE: 7,071 SF
 EXTERIOR STAIR: 77 SF
 GARAGES: 588 SF
 TOTAL FLR AREA: 7,736 SF

F.A.R. CALCULATION:
 MAIN LEVEL: 3,418 SF
 LOWER LEVEL: 4,317 SF
 SUB TOTAL: 7,735 SF
 EXEMPT @ BASEMENTS: 3,270 SF
 TOTAL GROSS AREA: 4,465 SF

● REQUIRED F.A.R.
 F.A.R. = 0.32 MAX ALLOWABLE FAR = 0.45

F.A.R. CALCULATION FOR STEEP SLOPES PER LDC 131.0446(g)(2)
 MIN LOT AREA PER ZONE 10,000 SF
 REMAINING LOT AREA = (25,860 - 10,000) = 15,860
 25% REMAINING LOT AREA = 3,965 SF
 LOT AREA FOR FAR CALCULATION = 13,962 SF

BUS STOPS
 • THERE ARE NO PROPOSED OR EXISTING BUS TRANSIT STATIONS OR STOPS

FIRE DEPARTMENT REQUIREMENTS
 • SEE VICINITY MAP FOR HYDRANT LOCATIONS
 • PROVIDE BUILDING ADDRESS NUMBERS VISIBLE & LEGIBLE FROM THE STREET PER PHPS POLICY P-00-8.3 (JPO 901.4.4)
 • NEW CONSTRUCTION REQUIRES FULL SPRINKLER SYSTEM (RESIDENTIAL)
 • PROVIDE SPRINKLER HEADS AT ALL EXTERIOR UNPROTECTED OPENINGS FACING BRUSH MANAGEMENT ZONES

PROJECT DATA

ASSESSORS PARCEL NUMBER: 357-351-14-00
LOT SIZE: 25,860 SF. (0.59 ACRES)
SITE ADDRESS: 1011 LA JOLLA RANCHO ROAD LA JOLLA, CA 92037
BUILDING CODE: 2010 C.B.C.

LEGAL DESCRIPTION:
 LOT 108 OF LA JOLLA CORONA ESTATES UNIT NO 2 ACCORDING TO MAP THEREOF NO. 3702 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 29TH 1957

PROPOSED BUILDING
 PROPOSED USE: SINGLE FAMILY RESIDENCE
 OCCUPANCY: R-3
 NO STORIES: 2 STORY
 BUILDING HEIGHT: MAX ALLOWABLE: 30 FT ACTUAL MAX. HT: 29'-8"

OVERALL BUILDING HEIGHT:
 MAX ALLOWABLE: 40 FT ACTUAL MAX. HT: 39'-0"

CONSTRUCTION: TYPE VCB

PARKING 2 OFF STREET
 NO. SPACES EXISTING: 2 GARAGE 2 OFF STREET
 NO. SPACES PROPOSED: 2 GARAGE

EXISTING EASEMENTS
 • EXISTING GENERAL UTILITY EASEMENT @ REAR PROPERTY LINE

PROPOSED EASEMENTS & RESTRICTIONS
 • DEED OF RESTRICTION REQUIRED FOR VISUAL CORRIDOR/ SCENIC OVERLOOK FOR FULL LENGTH OF PROPERTY @ SIDEYARD AS SHOWN ON PLAN PER SDMC 132.0403(b)
 • COVENANT OF EASEMENT REQUIRED FOR REMAINING ESL LANDS (STEEP SLOPES). EASEMENT PER SDMC 143.0140(a) & 143.0132

ZONING CLASSIFICATION

● ZONE: RS-14
 ● PLANNED DISTRICT: LA JOLLA PLANNED DISTRICT
 ● LA JOLLA CORONA ESTATES
 ● OVERLAY ZONES - PARKING IMPACT COASTAL, COASTAL HEIGHT LIMIT
 ● HISTORIC DISTRICT: NONE
 ● EXEMPT HISTORIC REVIEW (BUILT 1971)
 ● FIRE BRUSH ZONE (300' BUFFER)
 ● REQUIRED SETBACKS
 FRONT YARD CITY S.D. 20 FT (LA JOLLA CORONA ESTATES MIN 20')
 REAR YARD 20'-0"
 LOT DEPTH 217'-4" 10% = 21'-9"
 SIDE YARD 7'-0" TOTAL 14'-0"
 LOT WIDTH @ STREET 75'-4"
 LOT WIDTH @ 30 FT 68'-2"
 AVERAGE LOT WIDTH 87'-3" 8% = 7'-0"
 PROJECT SYS 6FT & 9 FT = 14FT TOTAL CITY S.D. MIN 4 FT LA JOLLA CORONA MIN 5 FT

ENVIRONMENTALLY SENSITIVE LANDS:
 • STEEP SLOPES: APPLICABLE: SEE SLOPE ANALYSIS LOT HAS EXISTING GRADING OUTSIDE SENSITIVE ZONES
 • SENSITIVE VEGETATION
 • MSCP-VEGETATION
 • PREVIOUSLY DEVELOPED LOT NON-NATIVE VEGETATION EXISTING VEGETATION URBAN DEVELOPED ORNAMENTAL
 • GEOLOGIC HAZARDS
 25 SLIDE PRONE ARDATH NEUTRAL / FAVORABLE STRUCTURE
 26 SLIDE PRONE ARDATH UNFAVORABLE STRUCTURE
 63 SLOPING TERRAIN UNFAVORABLE STRUCTURE/LOW TO MODERATE RISK

SCOPE OF WORK

● EXISTING LOT CONTAINING STEEP SLOPES PREVIOUSLY DEVELOPED w/ EXISTING GRADING TO BE REMOVED
 ● EXISTING 2 STORY SINGLE FAMILY RESIDENCE TO BE REMOVED
 ● EXISTING DRIVEWAY / CURB CUTS TO TO BE REMOVED
 ● EXTERIOR HARDSCAPE AND LANDSCAPING TO BE REMOVED
 ● EXISTING CONC CURB & GUTTER TO REMAIN
 ● NEW 2- STORY RESIDENCE TO BE CONSTRUCTED, WITH NEW 2-CAR GARAGE & NEW DRIVEWAY & CURB CUT
 ● NEW LOWER FLOOR/ BASEMENT EXTENDING BELOW FRONT YARD
 ● NEW SITE RETAINING WALLS AND SITE GRADING OUTFILL NOT EXCEEDING 5 FT DEPTH
 ● EXISTING IMPROVEMENTS AT REAR OF LOT ON STEEP SLOPES TO BE REMOVED AND SLOPES RESTORED
 ● NEW LANDSCAPING TO BE INSTALLED AT FRONT AND REAR YARDS
 ● NEW SITE DRAINAGE SYSTEM
 DRAIN AT STREET - SEE DRAINAGE PLAN
 ● NEW ELECTRICAL SERVICE/UPGRADE
 ● NEW POOL @ REAR YARD WITH REAR TERRACE

GENERAL REQUIREMENTS
 1) NATIVE BIRD SPECIES OR CODE CONF SECTION 3503 & FEDERAL (MIBA) BIRD CODE REQUIREMENTS TO AVOID NESTING BIRDS SHOULD BE FOLLOWED ON-SITE WHEN CONSTRUCTION COMMENCES
 2) PALEONTOLOGICAL MONITORING
 PALEONTOLOGICAL MONITORING DURING EXCAVATION, GRADING & EARTHWORK IS REQUIRED ON SITE
 3) LIGHTING
 ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHADED & ADJUSTED TO FALL ON SAME PREMISES ON WHICH LIGHTS ARE LOCATED

SHEET INDEX

1 SITE PLAN / COVER SHEET
 2 SITE PLAN 3/4" SCALE
 C-2 GRADING & DRAINAGE PLAN
 C-3 STEEP SLOPES ANALYSIS
 C-3 TOPOGRAPHIC SURVEY
 L-1 LANDSCAPE CONCEPT PLAN
 L-2 BRUSH MANAGEMENT PLAN
 L-3 NEIGHBORHOOD SITE PLAN
 4 SITE SECTIONS
 5 SITE SECTIONS
 6 SITE SECTIONS
 7 SITE SECTIONS
 8 MAIN LEVEL PLAN
 9 LOWER LEVEL PLAN
 10 EXTERIOR ELEVATIONS
 11 EXTERIOR ELEVATIONS
 12 ROOF PLAN / BUILDING HEIGHT PLAN
 13.1 EXISTING DEVELOPED AREAS
 13.2 PROPOSED DEVELOPED AREAS

PROJECT NAME: RAMIREZ RESIDENCE
PROJECT ADDRESS: 1011 LA JOLLA RANCHO ROAD LA JOLLA CA 92037

SITE PLAN

DRAWING SCALE: SCALE: 1"=10 FT
ORIGINAL DATE: 06-07-12
REVISION 1: 11-08-12
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:

EXISTING BUILDING

EXISTING BUILDING (TO BE DEMOLISHED):
 DATE OF CONSTRUCTION: 1971
 EXISTING USE: SINGLE FAMILY RESIDENCE
 OCCUPANCY: R-3
 EXISTING MAIN FLOOR AREA = 8,400 SF
 EXISTING LOWER FLOOR AREA = 1,792 SF
 EXISTING GROSS FLOOR AREA = 5,186 SF

REQUIRED PERMITS & APPROVALS
 ● SITE DEVELOPMENT PERMIT
 ● COASTAL DEVELOPMENT PERMIT

MARTIN ARCHITECTURE
 Tim Martin A.I.A.
 2333 State Street Suite 100 Carlsbad, CA 92008
 760-729-3470 (C) 760-729-3473 (F) 858-349-3474 (C)
 @martinarchitecture.com www.martinarchitecture.com

Attachment 12
 Project Plans
 Sheet 1 of 19

COASTAL DEVELOPMENT PERMIT
 PROJECT NO. 282867

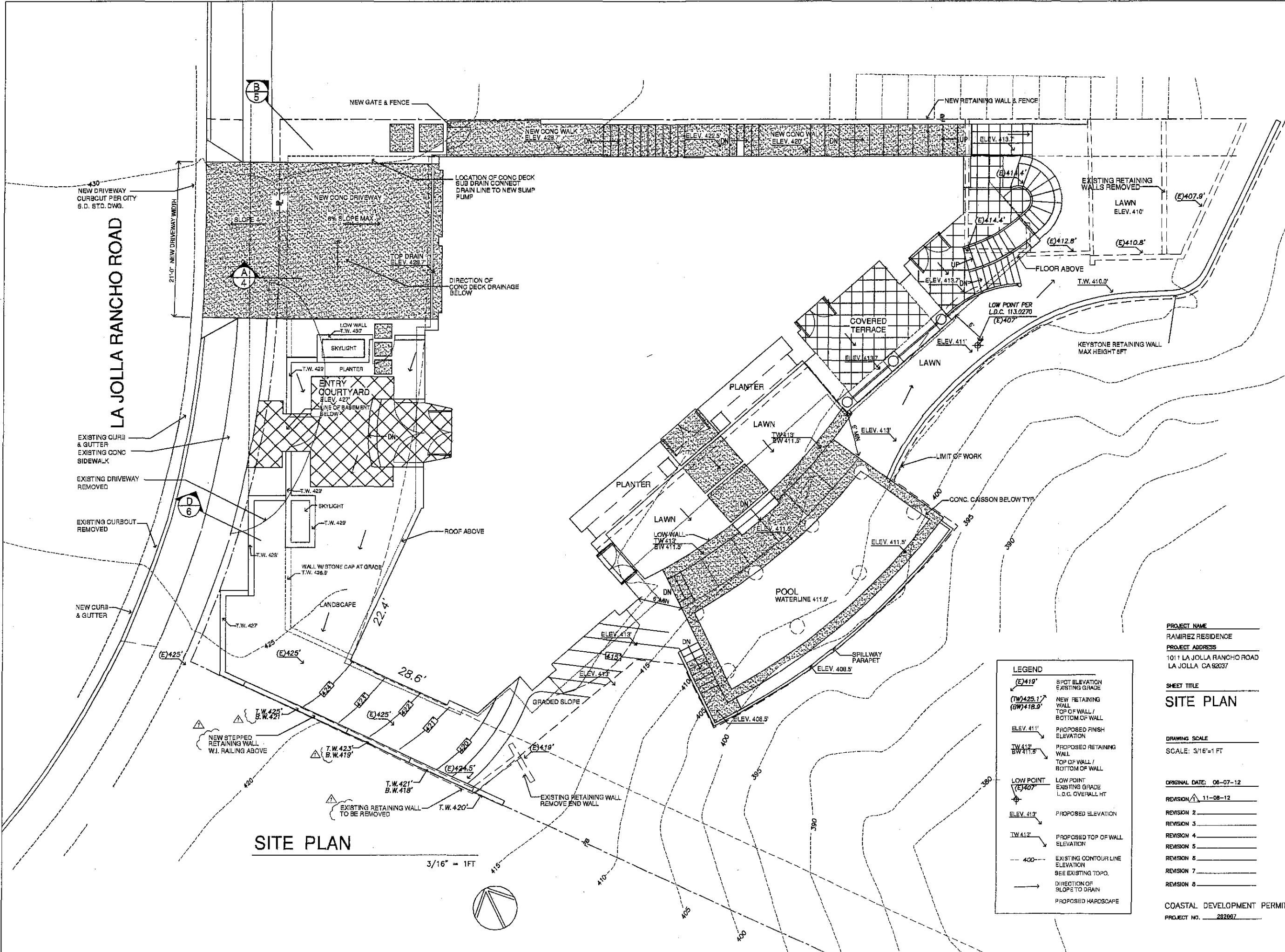


RAMIREZ RESIDENCE
 1011 LA JOLLA RANCHO ROAD
 LA JOLLA CA 92037

MARTIN ARCHITECTURE

Tim Martin A.I.A.
 2333 State Street Suite 100 Carlsbad, CA 92008
 760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)
 tim@martinarchitecture.com

Attachment 12
 Project Plans
 Sheet 2 of 19



SITE PLAN
 3/16" = 1 FT

LEGEND

(E)419'	SPOT ELEVATION EXISTING GRADE
(TW)425.1' (BW)418.9'	NEW RETAINING WALL TOP OF WALL / BOTTOM OF WALL
ELEV. 411'	PROPOSED FINISH ELEVATION
TW 413' BW 411.5'	PROPOSED RETAINING WALL TOP OF WALL / BOTTOM OF WALL
LOW POINT (E)407'	LOW POINT EXISTING GRADE L.D.C. OVERALL HT
ELEV. 413'	PROPOSED ELEVATION
TW 413'	PROPOSED TOP OF WALL ELEVATION
400	EXISTING CONTOUR LINE ELEVATION
→	SEE EXISTING TOPO.
→	DIRECTION OF SLOPE TO DRAIN
→	PROPOSED HARDSCAPE

PROJECT NAME
 RAMIREZ RESIDENCE

PROJECT ADDRESS
 1011 LA JOLLA RANCHO ROAD
 LA JOLLA CA 92037

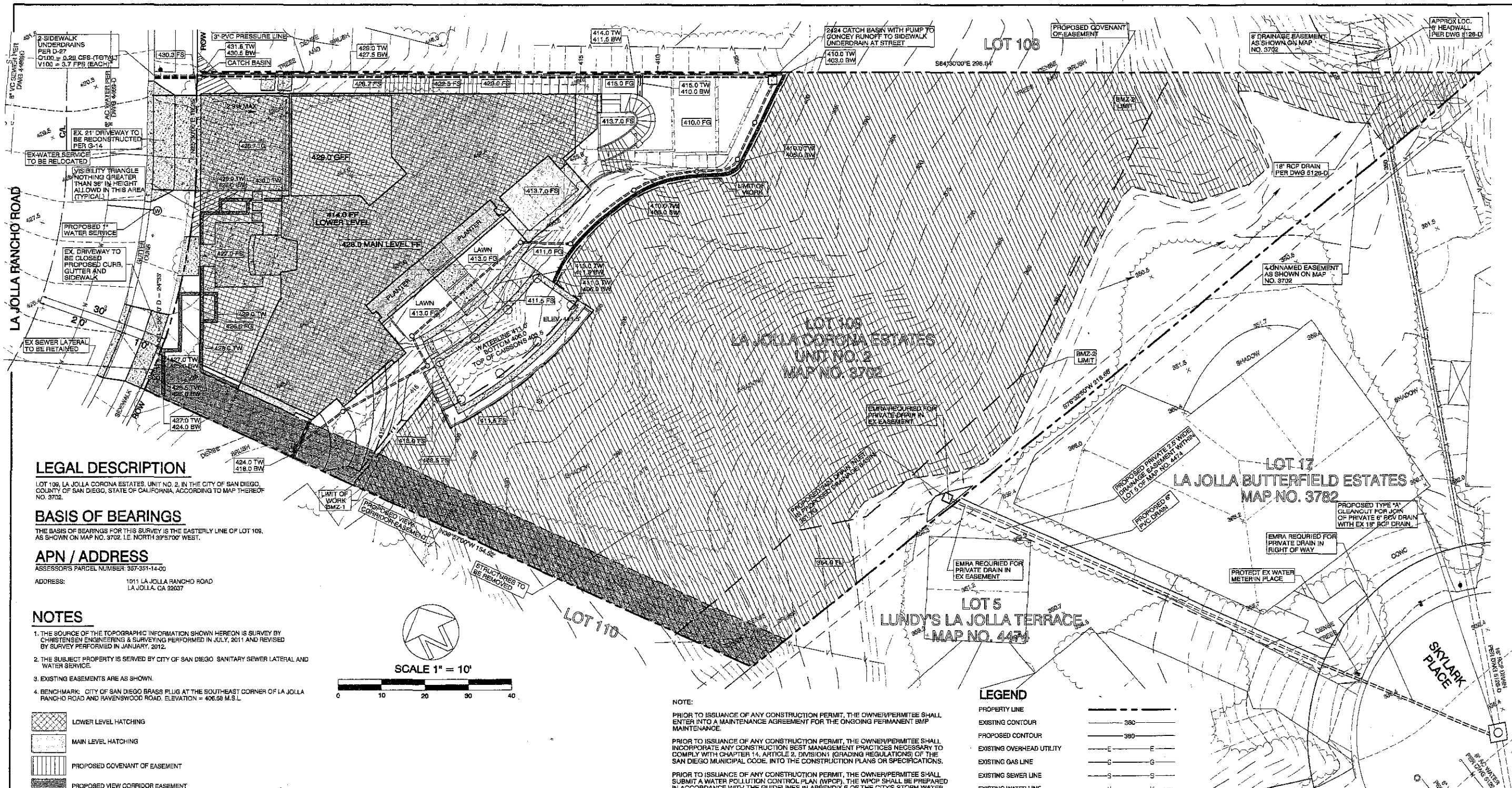
SHEET TITLE
 SITE PLAN

DRAWING SCALE
 SCALE: 3/16"=1 FT

ORIGINAL DATE: 06-07-12

REVISION 1	11-08-12
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	
REVISION 6	
REVISION 7	
REVISION 8	

COASTAL DEVELOPMENT PERMIT
 PROJECT NO. 282867

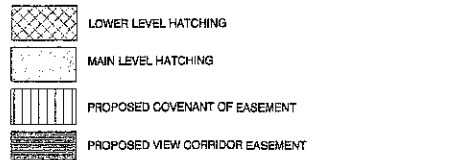


LEGAL DESCRIPTION
 LOT 108, LA JOLLA CORONA ESTATES, UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3702.

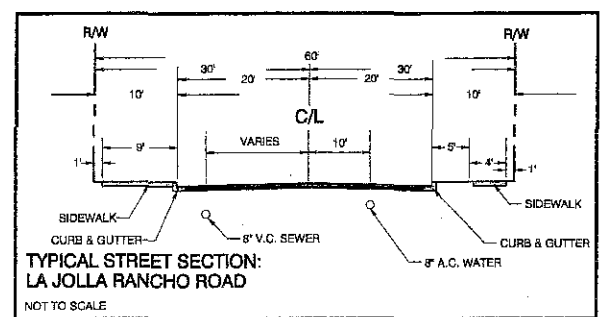
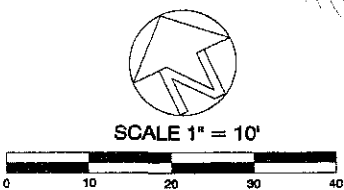
BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF LOT 109, AS SHOWN ON MAP NO. 3702, I.E. NORTH 39°57'00" WEST.

APN / ADDRESS
 ASSESSOR'S PARCEL NUMBER: 987-351-14-00
 ADDRESS: 1011 LA JOLLA RANCHO ROAD
 LA JOLLA, CA 92037

- NOTES**
1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING PERFORMED IN JULY, 2011 AND REVISED BY SURVEY PERFORMED IN JANUARY, 2012.
 2. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER LATERAL AND WATER SERVICE.
 3. EXISTING EASEMENTS ARE AS SHOWN.
 4. BENCHMARK: CITY OF SAN DIEGO BRASS PLUG AT THE SOUTHEAST CORNER OF LA JOLLA RANCHO ROAD AND RAVENSWOOD ROAD, ELEVATION = 406.58 M.S.L.



GRADING DATA
 AREA OF SITE - 25,843 S.F.
 AREA OF SITE TO BE GRADED - 8,194 S.F. (INCLUDES BMZ-1)
 PERCENT OF SITE TO BE GRADED - 31.7%
 AMOUNT OF SITE WITH 20% SLOPES OR GREATER: AREA - 16,370 SF,
 PERCENT OF TOTAL SITE - 63.3%
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO EBL REGS.
 (LDC SEC. 143.0110): 0 SF
 AMOUNT OF CUT - 1,825 C.Y.
 AMOUNT OF FILL - 80 C.Y.
 AMOUNT OF EXPORT - 1,745 C.Y.
 MAXIMUM HEIGHT OF FILL - 4' VERTICAL FILL WITHIN HOUSE ENVELOPE
 MAXIMUM FILL SLOPE RATIO 2:1
 MAXIMUM FILL SLOPE HEIGHT NONE
 MAXIMUM HEIGHT OF CUT 12' VERTICAL WITHIN HOUSE ENVELOPE
 MAXIMUM HEIGHT OF CUT SLOPE - 5'
 MAXIMUM CUT SLOPE RATIO - 2:1
 EARTHWORK IS APPROXIMATE AND IS TO FINISH FLOOR, SURFACES AND GRADES
 AND DOES NOT INCLUDE POOL EXCAVATION
 LENGTH OF SITE RETAINING WALLS - 230'
 MAX HEIGHT OF SITE RETAINING WALL - 11'



NOTE:
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
 AN EMRA WILL BE REQUIRED FOR PRIVATE SIDEWALK UNDERDRAIN WITHIN RIGHT-OF-WAY.

ANTHONY K. CHRISTENSEN
 PCE 64021
 EXP. 12-31-13

MARCH 15, 2013
 Date

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	--- 380 ---
PROPOSED CONTOUR	--- 380 ---
EXISTING OVERHEAD UTILITY	--- E ---
EXISTING GAS LINE	--- G ---
EXISTING SEWER LINE	--- S ---
EXISTING WATER LINE	--- W ---
EX. SPOT ELEVATION	FS EL 27.9
PROPOSED SPOT ELEVATION	27.6 FS
PROPOSED MASONRY RETAINING WALL	--- M ---
PROPOSED KEYSTONE RETAINING WALL	--- K ---
AREA/DECK DRAIN	O
PVC DRAIN	□
CATCH BASIN	□
CONCRETE SURFACE	▒
DIRECTION OF DRAINAGE	→
SIDEWALK UNDERDRAIN PER D-27	--- U ---
SEWER CLEANOUT	○ SCO
TYPE A CLEANOUT PER D-9	○

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 107
 SAN DIEGO, CA 92128
 PHONE (619) 271-6901 FAX (619) 271-6912

Project Name: 1011 LA JOLLA RANCHO ROAD RESIDENCE
 Project Address: 1011 LA JOLLA RANCHO ROAD LA JOLLA, CA 92037

Revision 4: 03-14-13 ADD WALL
 Revision 3: 03-04-13 REMOVE CATCH BASIN
 Revision 2: 01-18-13 ADD PRIVATE DRAIN
 Revision 1: 10-28-12 ADDRESS CITY COMMENT

Sheet Title: **PRELIMINARY GRADING PLAN**
 Original Date: APRIL 15, 2012
 Sheet of Sheets
 PTS No.

TOPOGRAPHIC MAP

LEGAL DESCRIPTION

LOT 109 OF LA JOLLA CORONA ESTATES UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3702, FIELD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 23, 1957.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE NORTHWEST CORNER OF LA JOLLA MESA DRIVE AND SKYLARK DRIVE. ELEVATION 318.67' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 1011 LA JOLLA RANCHO ROAD, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 357-351-14.
5. THE AREA OF THE SUBJECT PARCEL IS 0.59 ACRES.

ABBREVIATIONS

EL ELEVATION
 FF FINISH FLOOR
 FG FINISH GRADE
 FS FINISH SURFACE
 TYP TYPICAL

N
 SCALE: 1" = 20'



Charles W. Christensen
 CHARLES W. CHRISTENSEN, R.C.E. 8195 Date 06-07-11

Prepared By:
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Project Address:
 1011 LA JOLLA RANCHO ROAD
 LA JOLLA, CA 92037

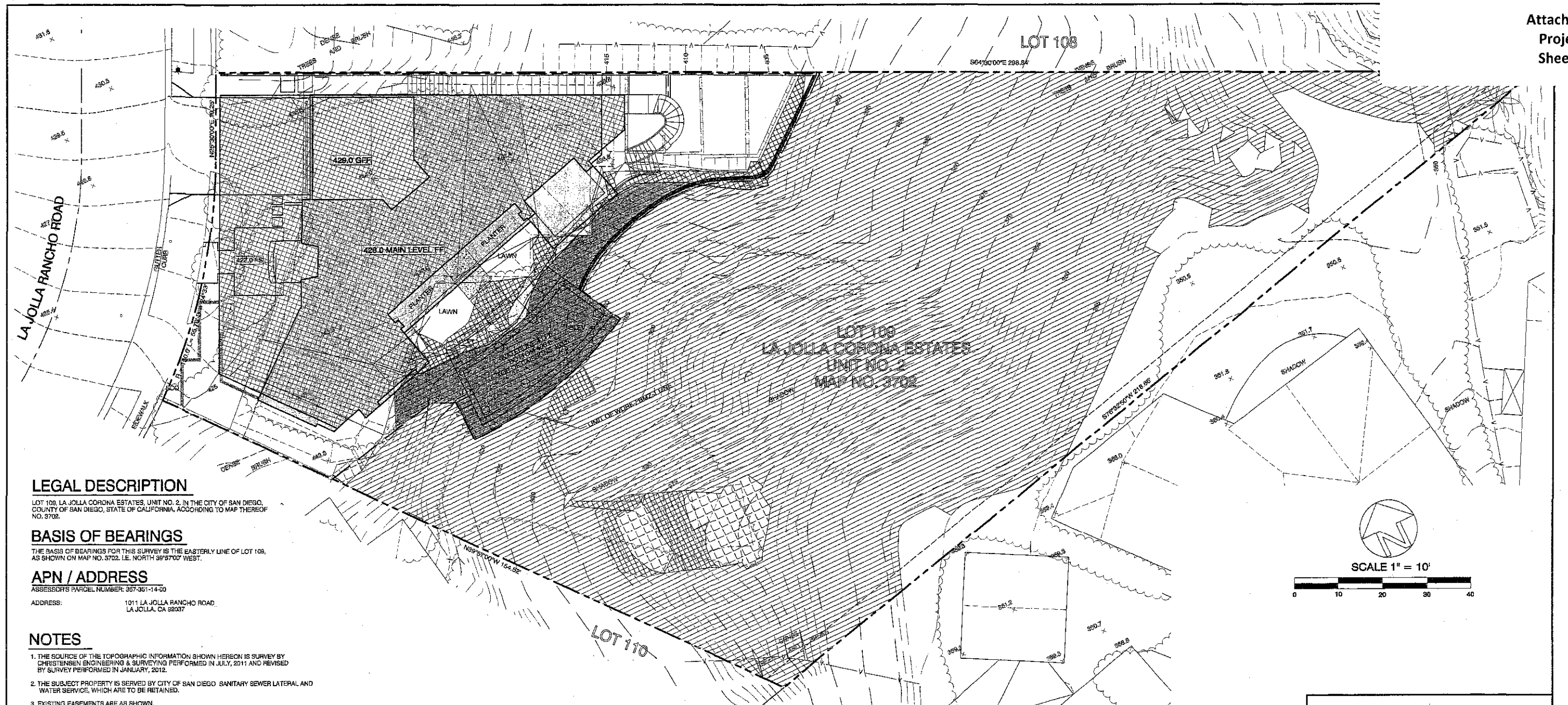
Project Name:
 PAEZ RESIDENCE

Sheet Title:
 TOPOGRAPHIC MAP

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: JUNE 7, 2011
 Sheet 1 Of 1

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (858)271-9901 FAX: (858)271-8912

Attachment 12
 Project Plans
 Sheet 4 of 19



LEGAL DESCRIPTION

LOT 109, LA JOLLA CORONA ESTATES, UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3702.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF LOT 109, AS SHOWN ON MAP NO. 3702, I.E. NORTH 89°57'00" WEST.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 357-351-14-00
ADDRESS: 1011 LA JOLLA RANCHO ROAD, LA JOLLA, CA 92037

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING PERFORMED IN JULY, 2011 AND REVISED BY SURVEY PERFORMED IN JANUARY, 2012.
2. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER LATERAL AND WATER SERVICE, WHICH ARE TO BE RETAINED.
3. EXISTING EASEMENTS ARE AS SHOWN.
4. BENCHMARK: CITY OF SAN DIEGO BRASS PLUG AT THE SOUTHEAST CORNER OF LA JOLLA RANCHO ROAD AND RAVENSWOOD ROAD. ELEVATION = 408.59 M.S.L.

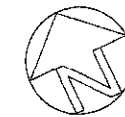
SLOPE DATA

AREA OF SITE - 25,843 S.F.
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 16,370 SF,
PERCENT OF TOTAL SITE - 63.0%.

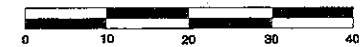
- AREA OF SITE WITH SLOPES GREATER THAN 25% (16,370 SF)
- AREA OF SITE WITH SLOPES GREATER THAN 25% PREVIOUSLY DISTURBED = 778 SF (3.0% OF LOT) (PORTION TO BE MADE PART OF COVENANT OF EASEMENT = 701 SF (2.7% OF LOT))
- AREA OF SITE WITH UNDISTURBED SLOPES GREATER THAN 25% TO BE ENCRONCHED UPON, INCLUDING BMZ-1 = 1,028 SF (4.0% OF LOT)
- AREA OF SITE WITH SLOPES LESS THAN 25% PREVIOUSLY DISTURBED TO BE RESTORED AND MADE PART OF COVENANT OF EASEMENT 411 SF SF (1.6% OF LOT)

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	--- 380 ---
PROPOSED CONTOUR	--- 380 ---
EXISTING OVERHEAD UTILITY	--- E --- E
EXISTING GAS LINE	--- G --- G
EXISTING SEWER LINE	--- S --- S
EXISTING WATER LINE	--- W --- W
EX. SPOT ELEVATION	PTS EL. / 27.0



SCALE 1" = 10'



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Project Address:
1011 LA JOLLA RANCHO ROAD
LA JOLLA, CA 92037

Project Name:
1011 LA JOLLA RANCHO ROAD
RESIDENCE

- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2:
- Revision 1: 10-30-12 ADDRESS CITY COMMENTS

Original Date: APRIL 15, 2012

Sheet Title:

Sheet of Sheets

PTS No.

SLOPE ANALYSIS

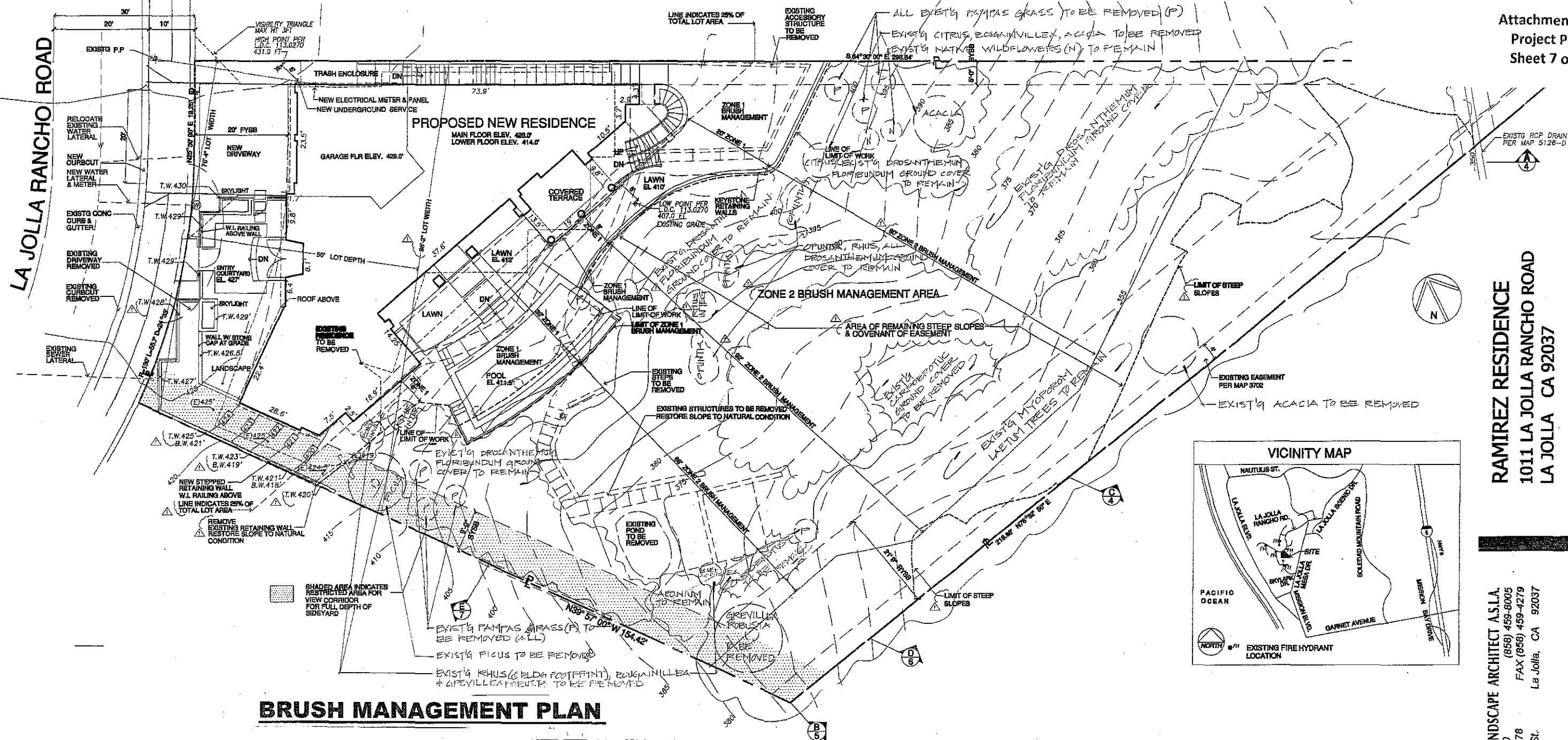
C-2

JN 2011-27

Antony K. Christensen
ANTONY K. CHRISTENSEN
RCE 54021
EXP. 12-31-13

OCTOBER 30, 2012
Date





BRUSH MANAGEMENT PLAN

BRUSH MANAGEMENT NOTES:

- All plant material in Brush Management Zone One shall be irrigated with a permanent, below-grade irrigation system. The system shall be automatic, electrically controlled, and designed to provide water to all required plantings to maintain them in a healthy, disease-resistant condition.
- Irrigation systems are to be installed in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.

Brush Management Design Statement

Zone One:

- Provided between proposed residence and top of steep hillside.
- Contains no structures.
- Least flammable, consisting of pavement, permanently irrigated drought-tolerant/fire-resistant landscaping, and swimming pool.
- Plants will be primarily low-growing and less than 4 feet in height, with the exception of trees. Plants shall be low-fuel and fire resistant. Trees in Zone One shall be at least 10' away from the structure as measured from the drip line of the tree at maturity.
- Permanent irrigation will be provided for Zone One plantings, unless an area contains only one species that does not grow over 24" in height.
- Overspray and runoff shall not be allowed onto adjacent areas of native or naturalized vegetation by using drip irrigation system for most of the plantings in Zone One.
- Plantings shall be maintained on a regular basis by pruning and thinning, controlling weeds, and maintaining irrigation systems.

Zone Two:

- Required width provided between Zone One and Brush Management boundary of 100' from structure (Zone Two width has been extended where necessary due to site topography, one foot for every foot required for Zone One that cannot be provided.)
- Shall not contain any structures.
- 50% of plants over 24" in height shall be cut and cleared to a height of 6 inches. All remaining plants shall be pruned to reduce fuel loading. Non-native plants to be pruned before native plants.
- All new plant material shall be native or naturalized, low-fuel, and fire resistant, where 50% of the plant material will have a maximum height of 24 inches (with the exception of single specimen fire-resistant trees and tree form shrubs, if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures).
- Plantings shall be maintained on a regular basis by pruning and thinning, controlling weeds, and removing invasive species.

PROJECT TEAM

ARCHITECT:	MARTIN ASSOCIATES ARCHITECTS 2333 STATE STREET STE.100 CARLSBAD, CA 92008 CONTACT: TIM MARTIN AIA 858-348-3474 (C) 760-728-3473 (F)
GEOTECHNICAL ENGINEER:	GEOTECHNICAL EXPLORATION INC. 7428 TRAVIS STREET SAN DIEGO, CA 92121 858-548-7222 (C)
SURVEYOR:	CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE J SAN DIEGO, CA 92128 858-271-8901 (C)
CIVIL ENGINEER:	CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE J SAN DIEGO, CA 92128 858-271-8901 (C)
LANDSCAPE ARCHITECT:	TODD FRY LANDSCAPE ARCHITECTURE 7920 PRINCESS STREET LA JOLLA, CA 92037 858-488-8883
STRUCTURAL ENGINEER:	E.A.D. ANALYSIS AND DESIGN 888 STEVENSON AVENUE SUITE 407 SOLANA BEACH CA 92688 949-788-6666
OWNER:	GUADALUPE RAMIREZ 7906 ST. ANDREWS AVENUE SAN DIEGO CA 92154 619 671 9556
BIOLOGY CONSULTANT:	RC BIOLOGICAL CONSULTING PO BOX 1688 LEACH GROVE CA 91940 619 483 1072

SHEET INDEX

1	SITE PLAN / COVER SHEET
2	SITE PLAN 3/16" SCALE
3	NEIGHBORHOOD SITE PLAN
4	SITE SECTIONS
5	SITE SECTIONS
6	SITE SECTIONS
7	SITE SECTIONS
8	MAIN LEVEL PLAN
9	LOWER LEVEL PLAN
10	EXTERIOR ELEVATIONS
11	EXTERIOR ELEVATIONS
12	ROOF PLAN / BUILDING HEIGHT PLAN
13	STEEP SLOPES ANALYSIS
13.1	EXISTING DEVELOPED AREAS
13.2	PROPOSED DEVELOPED AREAS
14	GRADING & DRAINAGE PLAN
15	TOPOGRAPHIC SURVEY
16	LANDSCAPE CONCEPT PLAN

EXISTING BUILDING

EXISTING BUILDING (TO BE DEMOLISHED):	
DATE OF CONSTRUCTION:	1971
EXISTING USE:	SINGLE FAMILY RESIDENCE
OCCUPANCY:	R-3
EXISTING MAIN FLOOR AREA:	3,400 SF
EXISTING LOWER FLOOR AREA:	1,790 SF
EXISTING GROSS FLOOR AREA:	5,190 SF

PROJECT NAME

RAMIREZ RESIDENCE
PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

SHEET TITLE

BRUSH
MANAGEMENT PLAN

DRAWING SCALE
SCALE: 1"=10 FT

ORIGINAL DATE: 06-07-12

REVISION 1: 10-26-12

REVISION 2:

REVISION 3:

REVISION 4:

REVISION 5:

REVISION 6:

REVISION 7:

REVISION 8:

COASTAL DEVELOPMENT PERMIT

PROJECT NO. _____

RAMIREZ RESIDENCE
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

TODD FRY LANDSCAPE ARCHITECT AS.L.A.
(858) 459-8005
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Hawaii Lic. #8878
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La Jolla, CA 92037



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LA JOLLA CA 92037

MARTIN ARCHITECTURE
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tim@martinarchitecture.com www.MartinArchitecture.com



SEE SHEETS 4 THRU 7 FOR
SITE SECTIONS INDICATED



PROJECT NAME
RAMIREZ RESIDENCE
PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

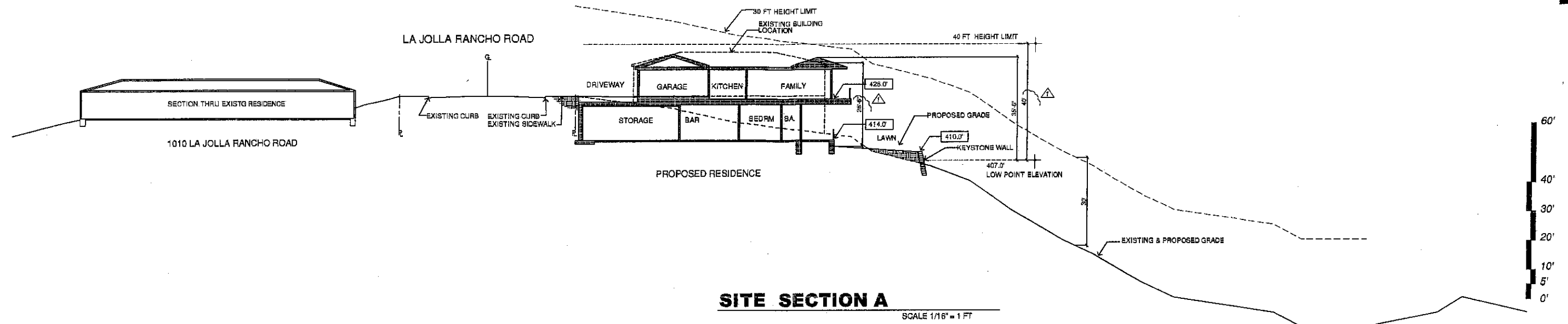
SHEET TITLE
**NEIGHBORHOOD
SITE PLAN**

DRAWING SCALE
SCALE: 1/16"=1'-0"

ORIGINAL DATE: 06-07-12

REVISION 1	11-08-12
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	
REVISION 6	
REVISION 7	
REVISION 8	

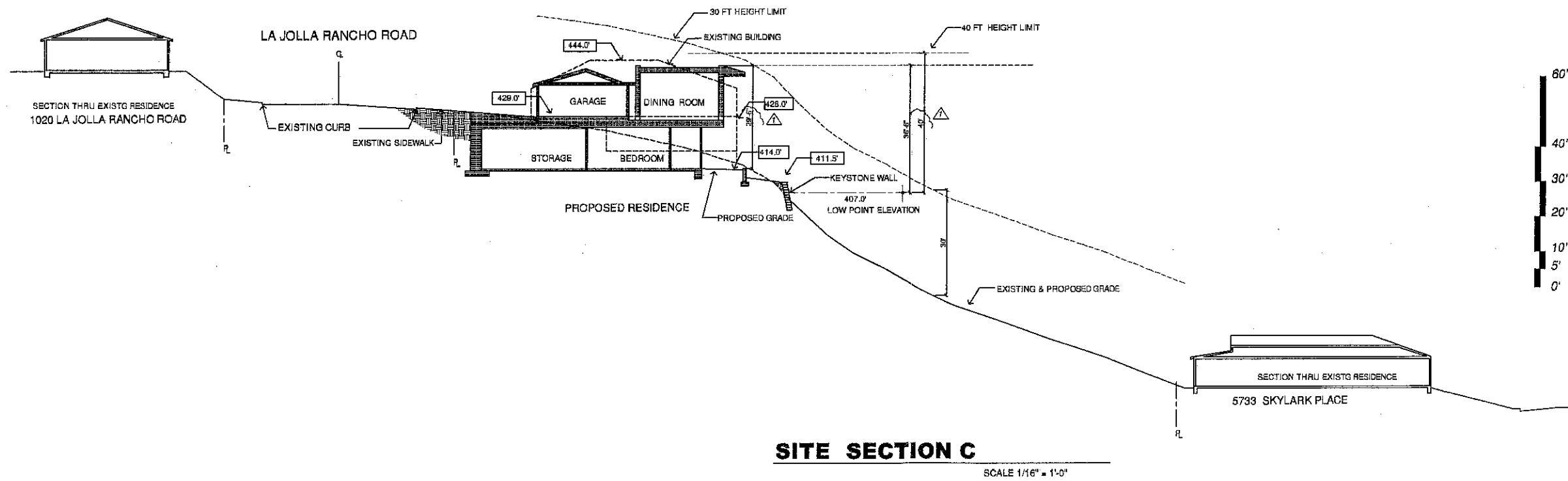
COASTAL DEVELOPMENT PERMIT
PROJECT NO. 2B2667



SITE SECTION A

SCALE 1/16" = 1 FT

RAMIREZ RESIDENCE
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037



SITE SECTION C

SCALE 1/16" = 1'-0"

PROJECT NAME
RAMIREZ RESIDENCE

PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

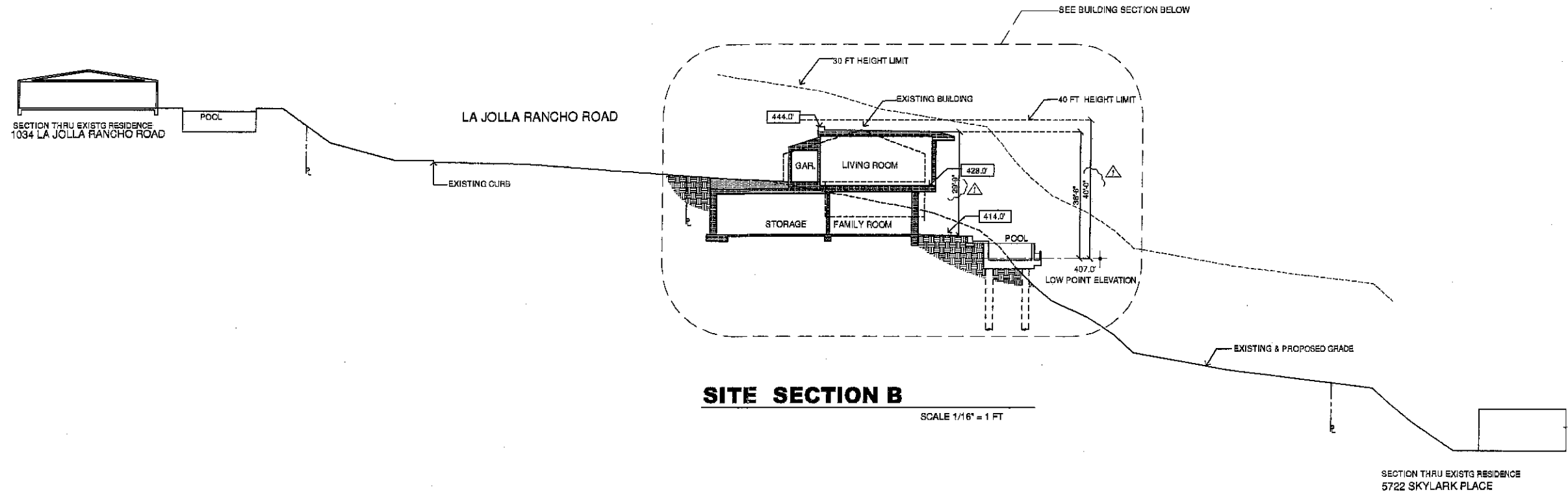
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**SITE SECTIONS
A & C**

DRAWING SCALE
SCALE: 1/16" = 1'-0"

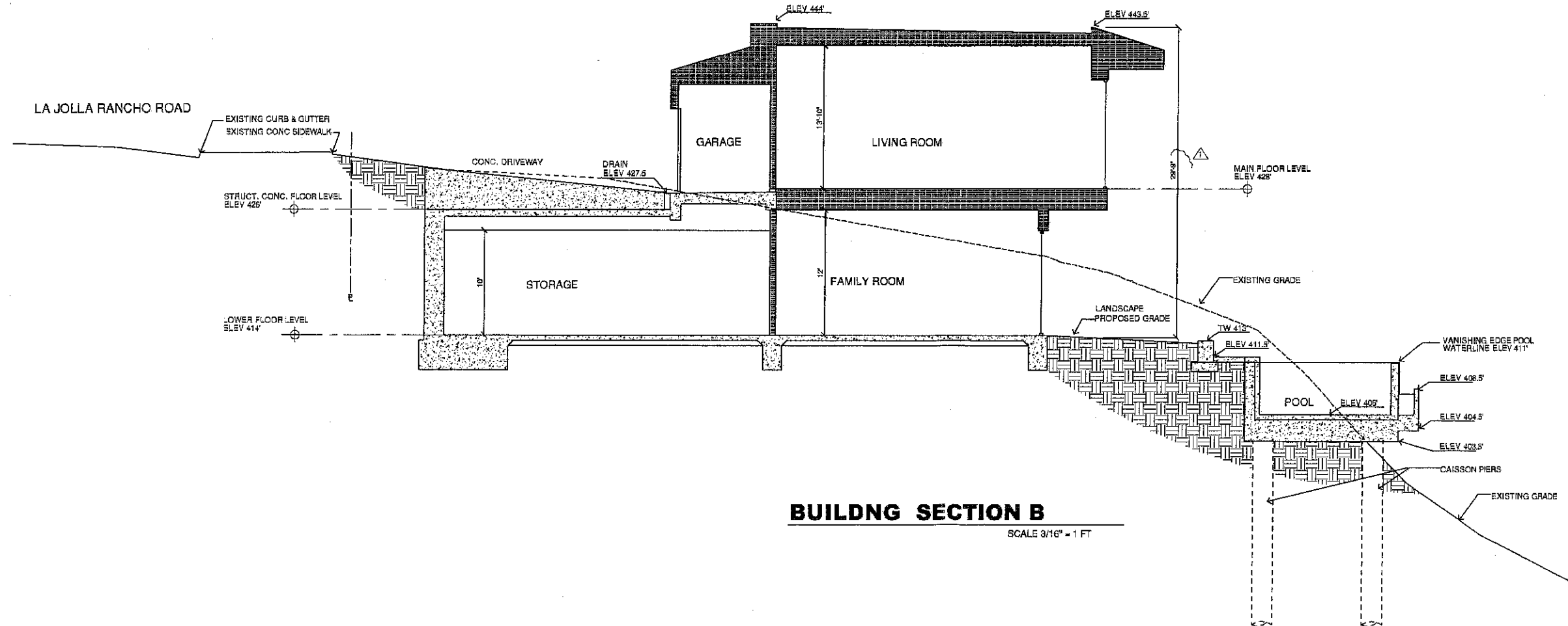
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- REVISION 2
- REVISION 3
- REVISION 4
- REVISION 5
- REVISION 6
- REVISION 7
- REVISION 8

COASTAL DEVELOPMENT PERMIT
PROJECT NO. 282667

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tim@martinarchitecture.com



RAMIREZ RESIDENCE
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037



PROJECT NAME
RAMIREZ RESIDENCE

PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

SHEET TITLE
**SITE & BUILDING
SECTION B**

DRAWING SCALE
SCALE: 1/16"=1'-0" & 3/16"=1'-0"

ORIGINAL DATE: 08-07-12

REVISION 1 11-08-12

REVISION 2

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

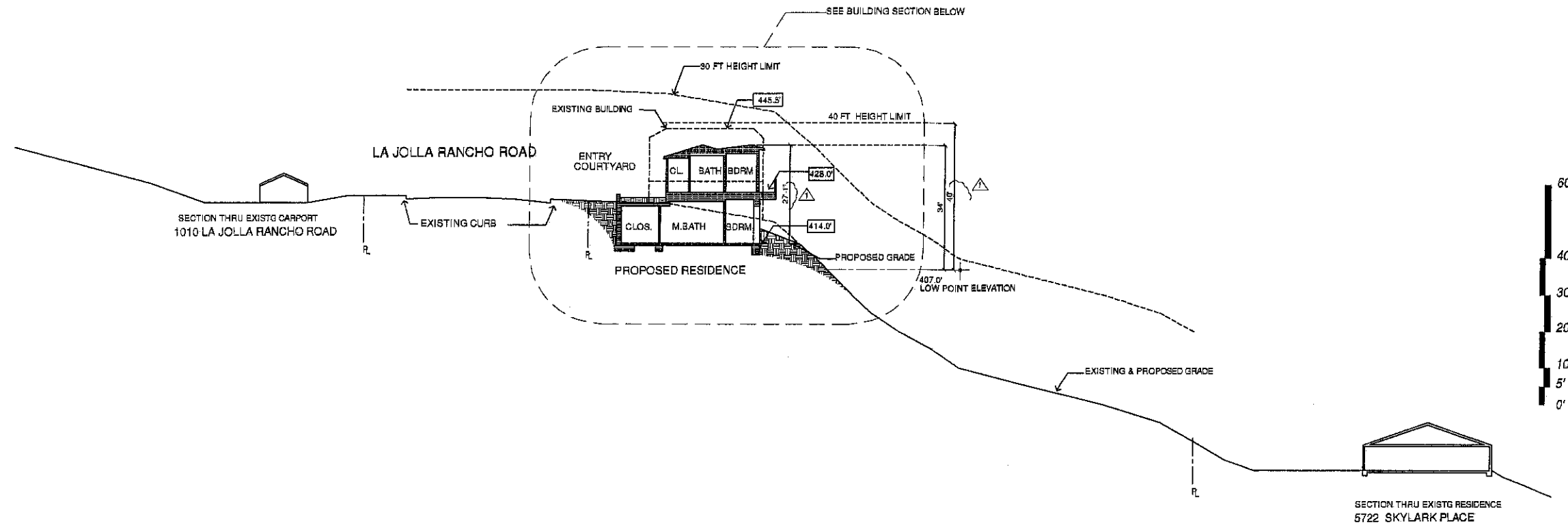
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COASTAL DEVELOPMENT PERMIT
PROJECT NO. 282667

MARTIN ARCHITECTURE

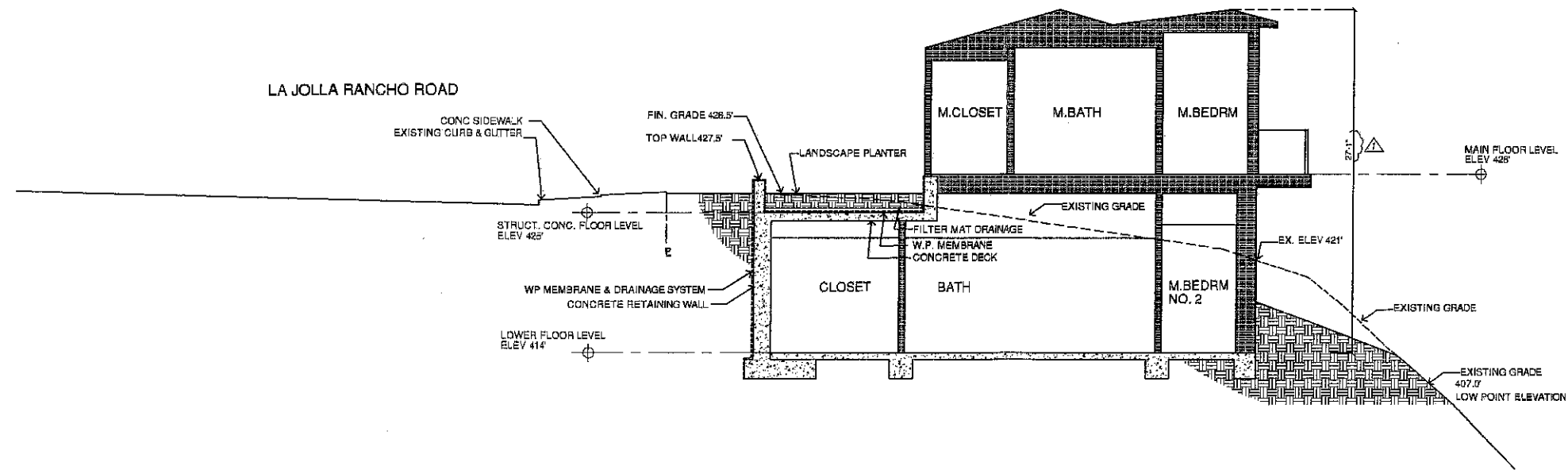
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tim@martinarchitecture.com



SITE SECTION D

SCALE 1/16" = 1'-0"



BUILDING SECTION D

SCALE 3/16" = 1 FT

PROJECT NAME
RAMIREZ RESIDENCE

PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

SHEET TITLE
SITE & BUILDING SECTION D

DRAWING SCALE
SCALE: 1/16" = 1'-0"

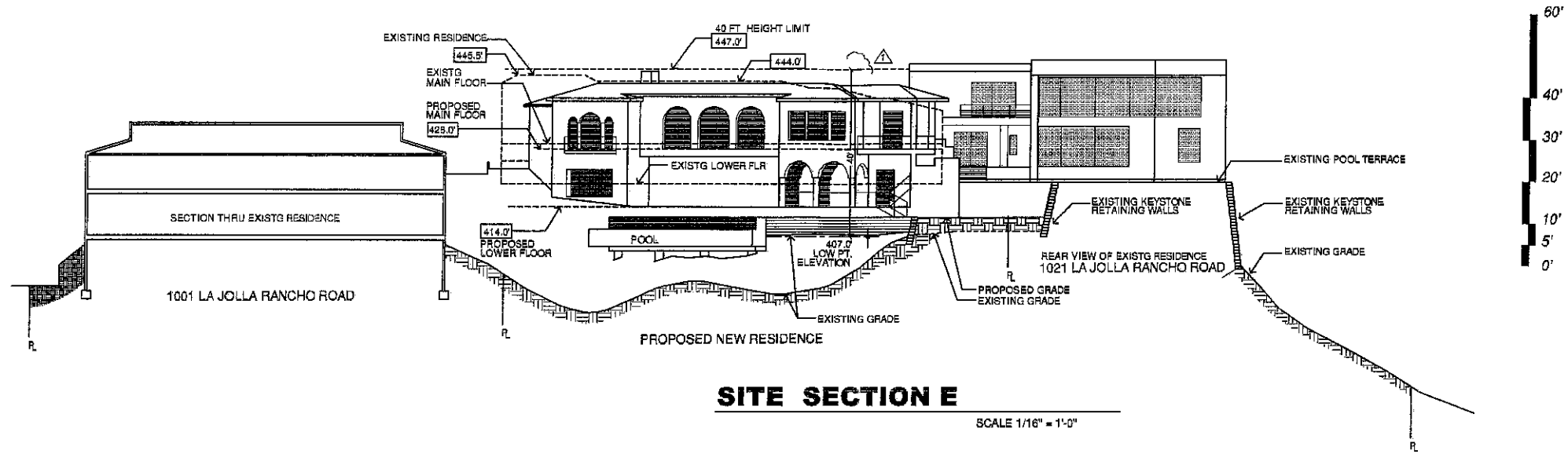
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REVISION 5	
REVISION 6	
REVISION 7	
REVISION 8	

COASTAL DEVELOPMENT PERMIT
PROJECT NO. 262927

RAMIREZ RESIDENCE
1011 LA JOLLA RANCHO ROAD
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SITE SECTION E

SCALE 1/16" = 1'-0"

PROJECT NAME
RAMIREZ RESIDENCE

PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

SHEET TITLE
SITE SECTION E

DRAWING SCALE
SCALE: 1/16"=1'-0"

ORIGINAL DATE: 06-07-12

REVISION 1 11-08-12

REVISION 2 _____

REVISION 3 _____

REVISION 4 _____

REVISION 5 _____

REVISION 6 _____

REVISION 7 _____

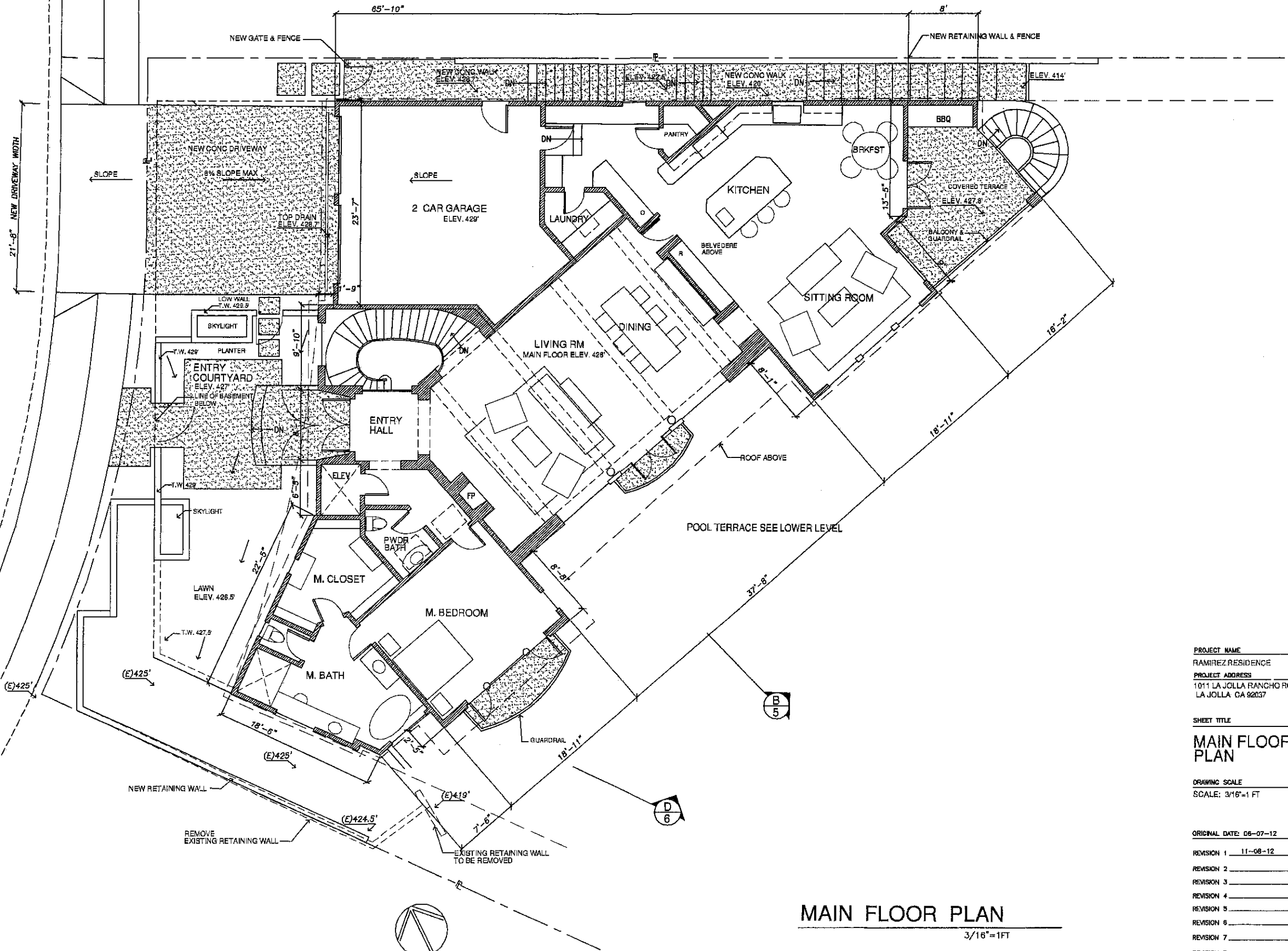
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COASTAL DEVELOPMENT PERMIT
PROJECT NO. 282857

RAMIREZ RESIDENCE
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

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tim@martinarchitecture.com

LA JOLLA RANCHO ROAD



MAIN FLOOR PLAN

3/16"=1FT

GARAGE FLOOR AREA: 585 SF
FLOOR AREA: 2,831 SF

PROJECT NAME
RAMIREZ RESIDENCE
PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

SHEET TITLE
MAIN FLOOR PLAN

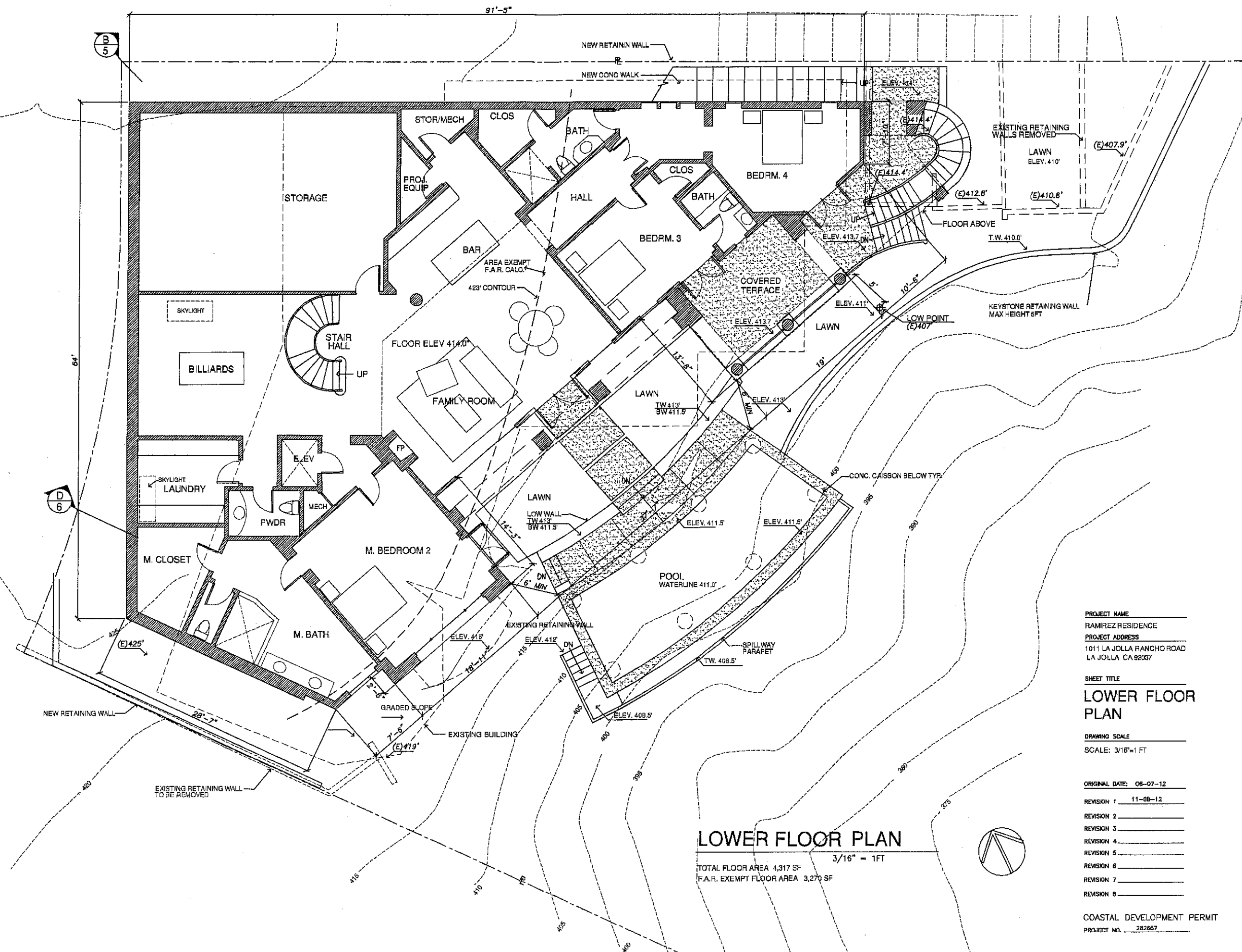
DRAWING SCALE
SCALE: 3/16"=1 FT

ORIGINAL DATE:	06-07-12
REVISION 1:	11-08-12
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	
REVISION 8:	

COASTAL DEVELOPMENT PERMIT
PROJECT NO. 282667

RAMIREZ RESIDENCE
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LA JOLLA CA 92037

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PROJECT NAME
RAMIREZ RESIDENCE
PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

SHEET TITLE
LOWER FLOOR PLAN

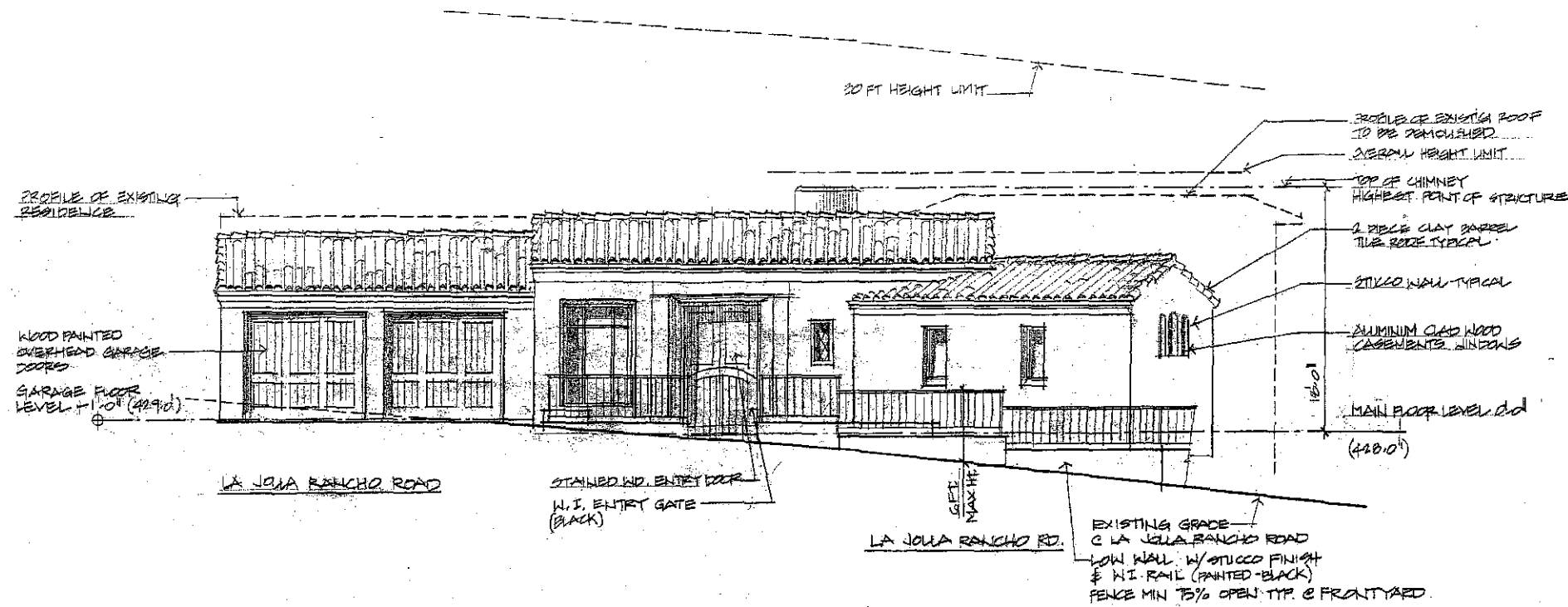
DRAWING SCALE
SCALE: 3/16" = 1 FT

ORIGINAL DATE: 06-07-12

REVISION 1	11-08-12
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REVISION 7	
REVISION 8	

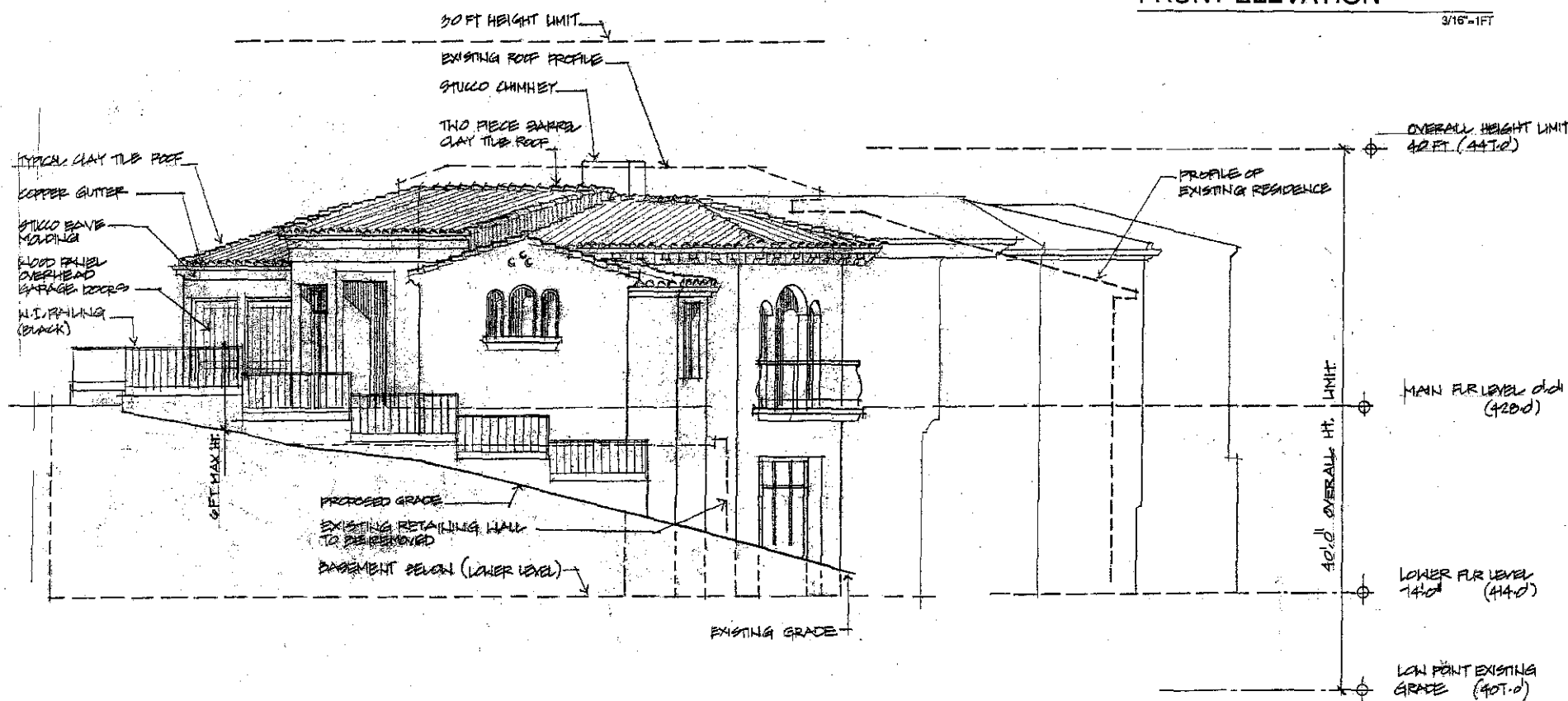
LOWER FLOOR PLAN
3/16" = 1 FT
TOTAL FLOOR AREA 4,317 SF
F.A.R. EXEMPT FLOOR AREA 3,270 SF

COASTAL DEVELOPMENT PERMIT
PROJECT NO. 282867



FRONT ELEVATION

3/16"=1 FT



SIDE (SOUTH) ELEVATION

3/16"=1 FT

PROJECT NAME

PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

SHEET TITLE

FRONT & SIDE ELEVATIONS

DRAWING SCALE
SCALE: 3/16"=1 FT

ORIGINAL DATE: 06.07.12

REVISION 1 11.08.12

REVISION 2

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

REVISION 8

COASTAL DEVELOPMENT PERMIT

PROJECT NO.

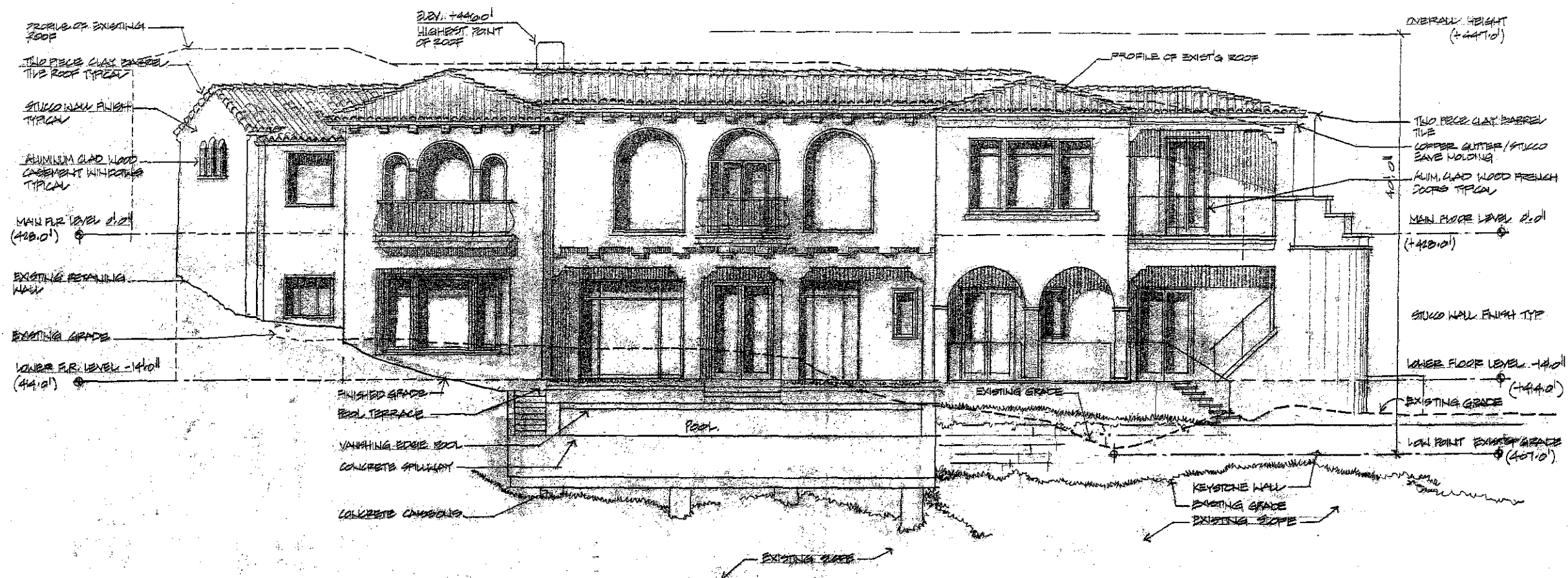
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

MARTIN ARCHITECTURE

Tim Martin A.I.A.

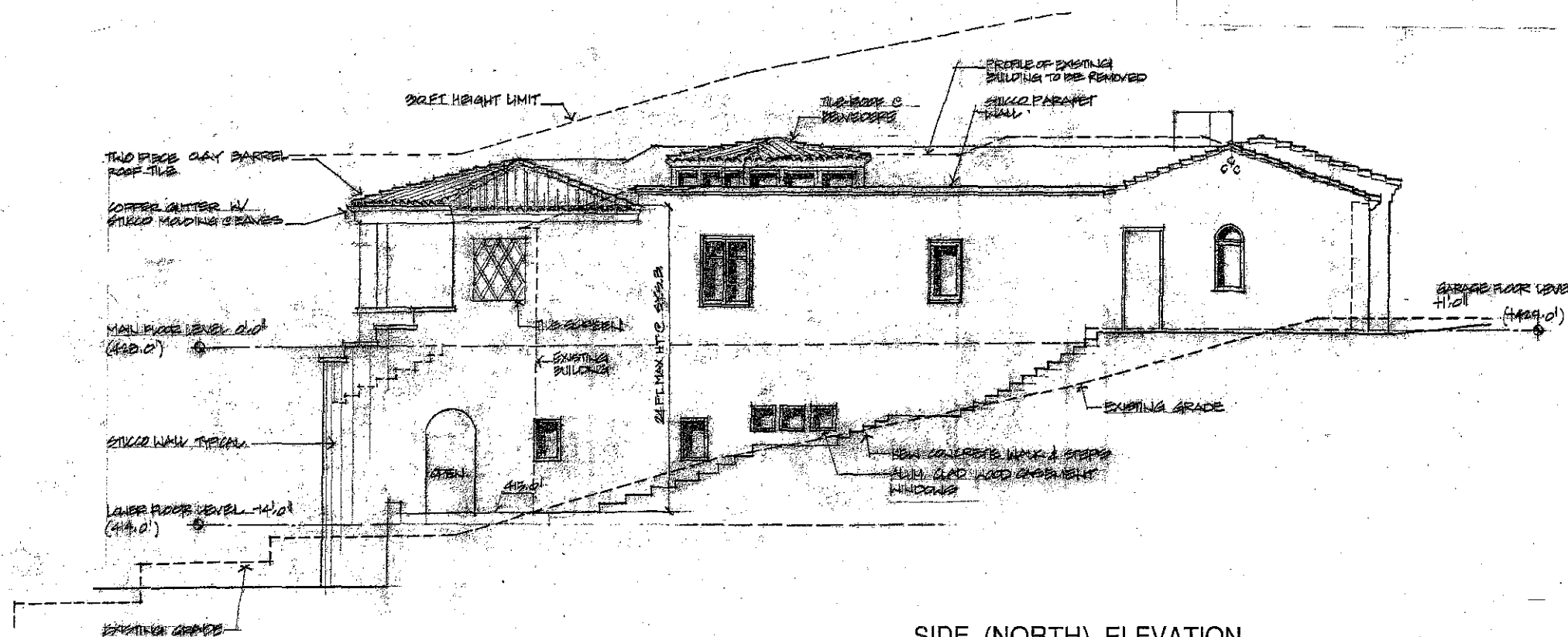
2533 State Street Suite 100 Carlsbad, CA 92008
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tim@martinarchitecture.com

1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037



REAR ELEVATION

3/16" = 1 FT



SIDE (NORTH) ELEVATION

3/16" = 1 FT

PROJECT NAME _____

PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA, CA 92037

SHEET TITLE

REAR & SIDE
ELEVATIONS

DRAWING SCALE
SCALE: 3/16"=1 FT

ORIGINAL DATE: 08.07.12

REVISION 1 11.08.12

REVISION 2 _____

REVISION 3 _____

REVISION 4 _____

REVISION 5 _____

REVISION 6 _____

REVISION 7 _____

REVISION 8 _____

COASTAL DEVELOPMENT PERMIT

PROJECT NO. _____

MARTIN ARCHITECTURE

Tim Martin A.I.A.

2333 State Street Suite 100 Carlsbad, CA 92008
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)
tim@martinarchitecture.com

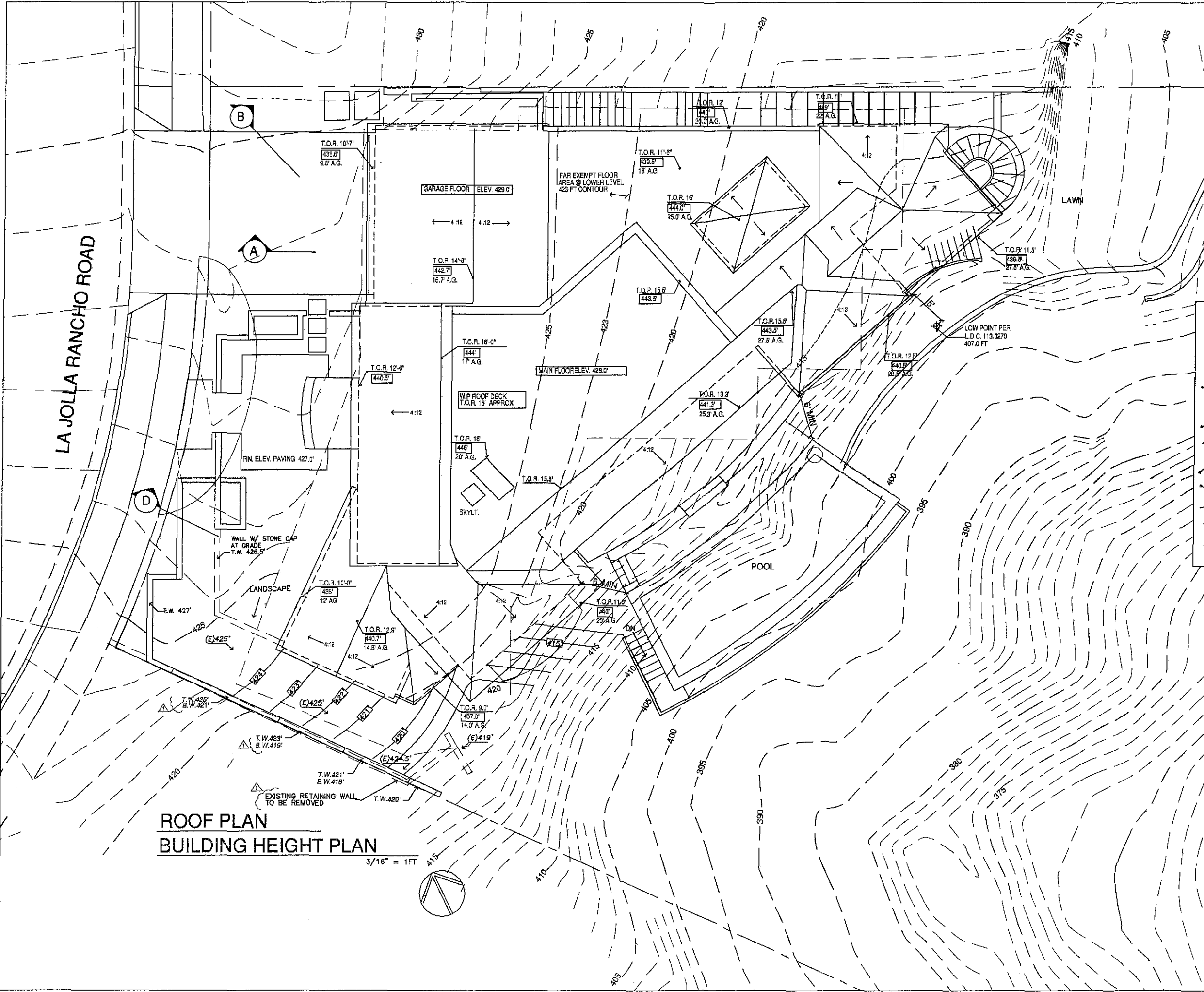
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

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SHEET NO.

12



ROOF PLAN
BUILDING HEIGHT PLAN
3/16" = 1 FT

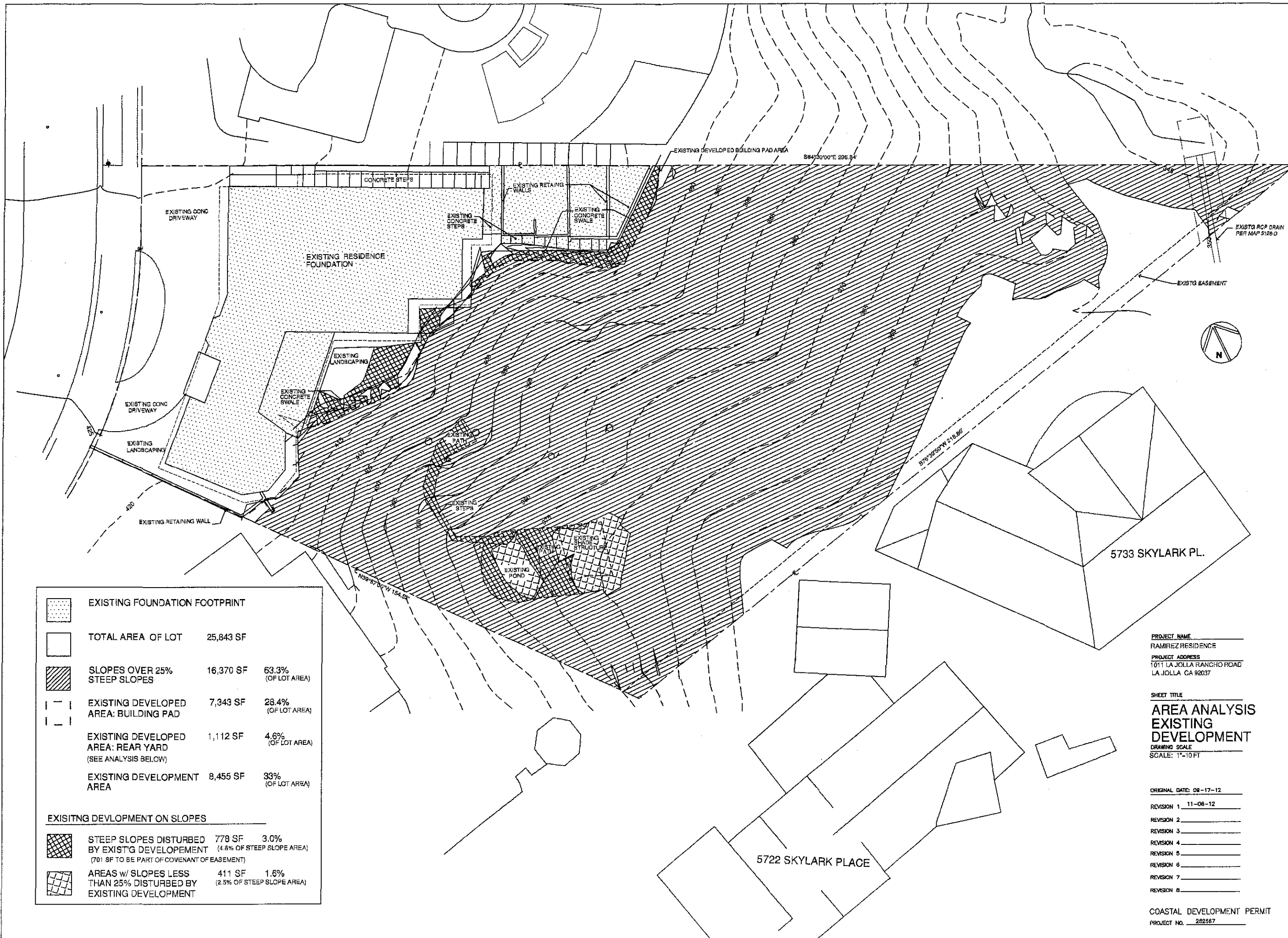
LEGEND

- T.O.R. TOP OF ROOF
- T.O.C. TOP OF CHIMNEY
- 24'-8" DISTANCE ABOVE MAIN FLOOR LEVEL (0'-0")
- 81.0' SEA LEVEL ELEVATION
- 24'-8" A.G. ELEVATION ABOVE GRADE BELOW
- 81.0' PROPOSED CONTOUR LINE
- 81.0' PROPOSED SPOT ELEVATION ABOVE SEA LEVEL
- 79.80 EXISTING SPOT ELEVATION
- 81.0' EXISTING GRADE
- ← DIRECTION OF ROOF SLOPE
2 PIECE CLAY BARREL TILE TYPICAL

PROJECT NAME _____
PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA, CA 92037
SHEET TITLE
ROOF & BUILDING HEIGHT PLAN
DRAWING SCALE
SCALE: 3/16"=1 FT
ORIGINAL DATE: 04-18-12
REVISION 1 11-08-12
REVISION 2 _____
REVISION 3 _____
REVISION 4 _____
REVISION 5 _____
REVISION 6 _____
REVISION 7 _____
REVISION 8 _____
COASTAL DEVELOPMENT PERMIT
PROJECT NO. 282687

RAMIREZ RESIDENCE
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

MARTIN ARCHITECTURE
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	EXISTING FOUNDATION FOOTPRINT		
	TOTAL AREA OF LOT	25,843 SF	
	SLOPES OVER 25% STEEP SLOPES	16,370 SF	63.3% (OF LOT AREA)
	EXISTING DEVELOPED AREA: BUILDING PAD	7,343 SF	28.4% (OF LOT AREA)
	EXISTING DEVELOPED AREA: REAR YARD (SEE ANALYSIS BELOW)	1,112 SF	4.6% (OF LOT AREA)
	EXISTING DEVELOPMENT AREA	8,455 SF	33% (OF LOT AREA)
EXISTING DEVELOPMENT ON SLOPES			
	STEEP SLOPES DISTURBED BY EXIST'G DEVELOPMENT (701 SF TO BE PART OF COVENANT OF EASEMENT)	778 SF	3.0% (4.8% OF STEEP SLOPE AREA)
	AREAS w/ SLOPES LESS THAN 25% DISTURBED BY EXISTING DEVELOPMENT	411 SF	1.6% (2.5% OF STEEP SLOPE AREA)

PROJECT NAME
RAMIREZ RESIDENCE
PROJECT ADDRESS
1011 LA JOLLA RANCHO ROAD
LA JOLLA CA 92037

SHEET TITLE
**AREA ANALYSIS
EXISTING
DEVELOPMENT**
DRAWING SCALE
SCALE: 1"=10' FT

ORIGINAL DATE:	08-17-12
REVISION 1:	11-08-12
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	
REVISION 8:	

COASTAL DEVELOPMENT PERMIT
PROJECT NO. 282567

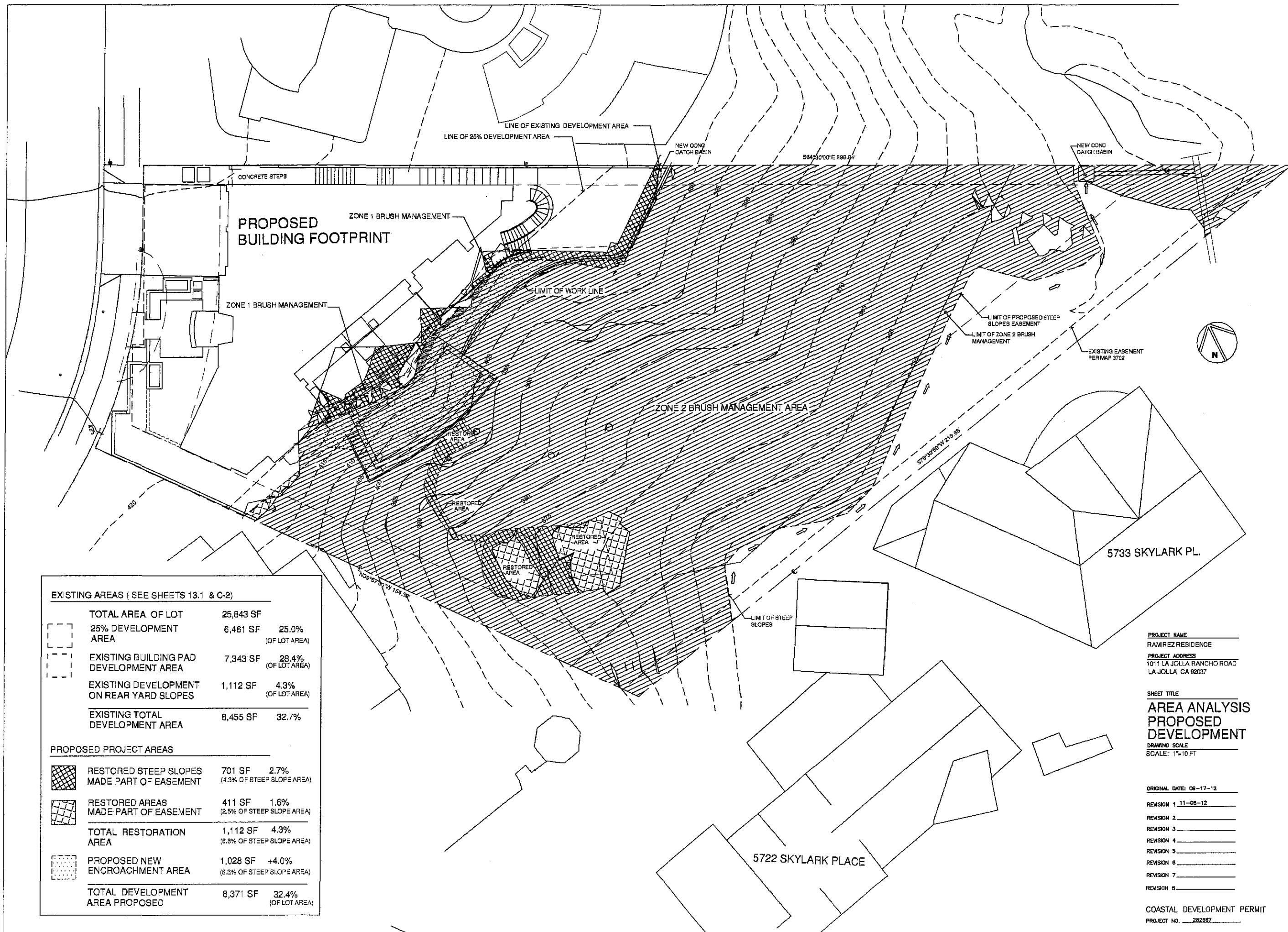


RAMIREZ RESIDENCE
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LA JOLLA CA 92037

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13.2

SHEET NO. 13 OF 16



EXISTING AREAS (SEE SHEETS 13.1 & C-2)			
	TOTAL AREA OF LOT	25,843 SF	
	25% DEVELOPMENT AREA	6,461 SF	25.0% (OF LOT AREA)
	EXISTING BUILDING PAD DEVELOPMENT AREA	7,343 SF	28.4% (OF LOT AREA)
	EXISTING DEVELOPMENT ON REAR YARD SLOPES	1,112 SF	4.3% (OF LOT AREA)
	EXISTING TOTAL DEVELOPMENT AREA	8,455 SF	32.7%
PROPOSED PROJECT AREAS			
	RESTORED STEEP SLOPES MADE PART OF EASEMENT	701 SF	2.7% (4.3% OF STEEP SLOPE AREA)
	RESTORED AREAS MADE PART OF EASEMENT	411 SF	1.6% (2.5% OF STEEP SLOPE AREA)
	TOTAL RESTORATION AREA	1,112 SF	4.3% (6.8% OF STEEP SLOPE AREA)
	PROPOSED NEW ENCROACHMENT AREA	1,028 SF	+4.0% (6.3% OF STEEP SLOPE AREA)
	TOTAL DEVELOPMENT AREA PROPOSED	8,371 SF	32.4% (OF LOT AREA)

PROJECT NAME
RAMIREZ RESIDENCE
PROJECT ADDRESS
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LA JOLLA CA 92037

SHEET TITLE
**AREA ANALYSIS
PROPOSED
DEVELOPMENT**
DRAWING SCALE
SCALE: 1"=10' FT

ORIGINAL DATE: 08-17-12
REVISION 1 11-08-12
REVISION 2
REVISION 3
REVISION 4
REVISION 5
REVISION 6
REVISION 7
REVISION 8

COASTAL DEVELOPMENT PERMIT
PROJECT NO. 282887