



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 18, 2013 REPORT NO. HO 13-107

ATTENTION: Hearing Officer

SUBJECT: GIUSTI RESIDENCE
PROJECT NUMBER: 241883

LOCATION: 7062 Vista del Mar Avenue

APPLICANT: Dena Gillespie, Architect
OWNER: Ingrid Giusti, The Ingrid Giust Trust

SUMMARY

Issue: Should the Hearing Officer approve the proposed demolition of an existing duplex and construction of a new single-family residence with basement (including garage), pool, spa and cabana on a site located at 7062 Vista del Mar Avenue in the La Jolla Community Plan area?

Staff Recommendations:

1. CERTIFY Mitigated Negative Declaration No. 241883 and ADOPT the Mitigation, Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 870603.

Community Planning Group Recommendation: The La Jolla Community Planning Association voted 12-1-1 to recommend approval of the proposed project on November 7, 2013, with no recommended conditions. (Attachment 9)

Environmental Review: Mitigated Negative Declaration No. 241883 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 within the environmental review process.

BACKGROUND

The project site is located at 7062 Vista del Mar Avenue, in the RS-1-7 Zone, the Coastal Overlay Zone (appealable), the Coastal Height Limit Overlay Zone (Proposition D), the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan area. The 0.09-acre site is improved with an existing duplex and detached garage.

The applicant proposes to demolish the existing duplex and convert the existing detached garage into a cabana for the proposed pool. A new, approximately, 2,593-square-foot, two-story above basement, single-family residence with approximately 962-square-foot basement (including garage), pool, spa and cabana are proposed to be constructed.

The site is located within the La Jolla community, and is subject to the City's 2004 adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. The property is improved with a previously-conforming duplex, constructed in 1948 when the zone was R-2. The R-2 zone was a multi-family residential zone, which at the time permitted two units per lot.

DISCUSSION

Project Description:

The proposed project includes demolition of the existing previously-conforming duplex, and construction of a new, approximately, 2,593-square-foot, two-story above basement, single-family residence with approximately 962-square-foot basement (including garage), pool, spa and cabana. The cabana would be created from the conversion of the existing detached garage.

The new garage will be attached and function as a basement level garage accessed via the driveway from the street. The existing driveway will be shifted a few feet to the north to accommodate the new garage location.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation.

The subject property is an interior lot, located approximately ½-block from the first public roadway. The site fronts on Vista del Mar Avenue midway between Fern Glen and Belvedere Street. The property is not identified in the City's adopted Local Coastal Program Land Use Plan as an existing or proposed public accessway. There is no vertical physical accessway legally used by the public on this property or any proposed vertical public accessway for this site. However, there is one vertical public accessway and there are three view corridors in the vicinity. The closest vertical accessway is the "Fern Glen and Neptune Place Maintenance Road," which is around the corner, west of the intersection of Fern Glen and Neptune Place. The three view corridors are located nearby along Fern Glen, Belvedere Street, and down the Fern Glen and Neptune Place Maintenance Road. The

proposed improvements will not obstruct coastal or scenic views from any public vantage point and no public views to and along the ocean will be adversely impacted.

The proposed development complies with all development regulations and will observe height and setback requirements.

Conclusion:

Staff has determined the proposed project complies with the applicable sections of the San Diego Municipal Code as described in the draft permit and resolution, and recommends the Hearing Officer approved the project as conditioned.

ALTERNATIVES

1. Approve Coastal Development Permit No. 870603, with modifications.
2. Deny Coastal Development Permit No. 870603, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Michelle Sokolowski, Development Project Manager

Attachments:

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

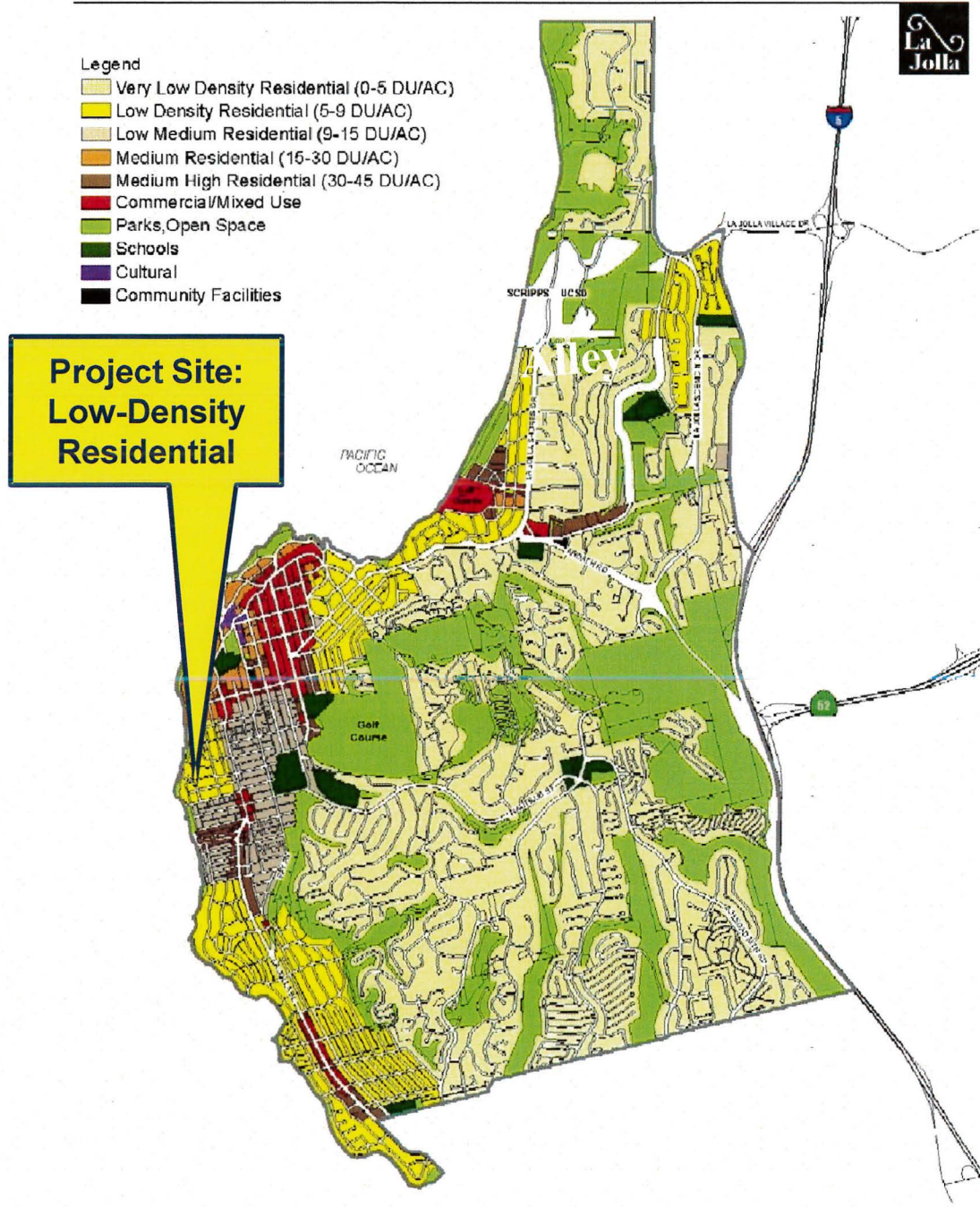


Aerial Photo

GIUSTI RESIDENCE - PROJECT NO. 241883

7062 Vista del Mar Avenue






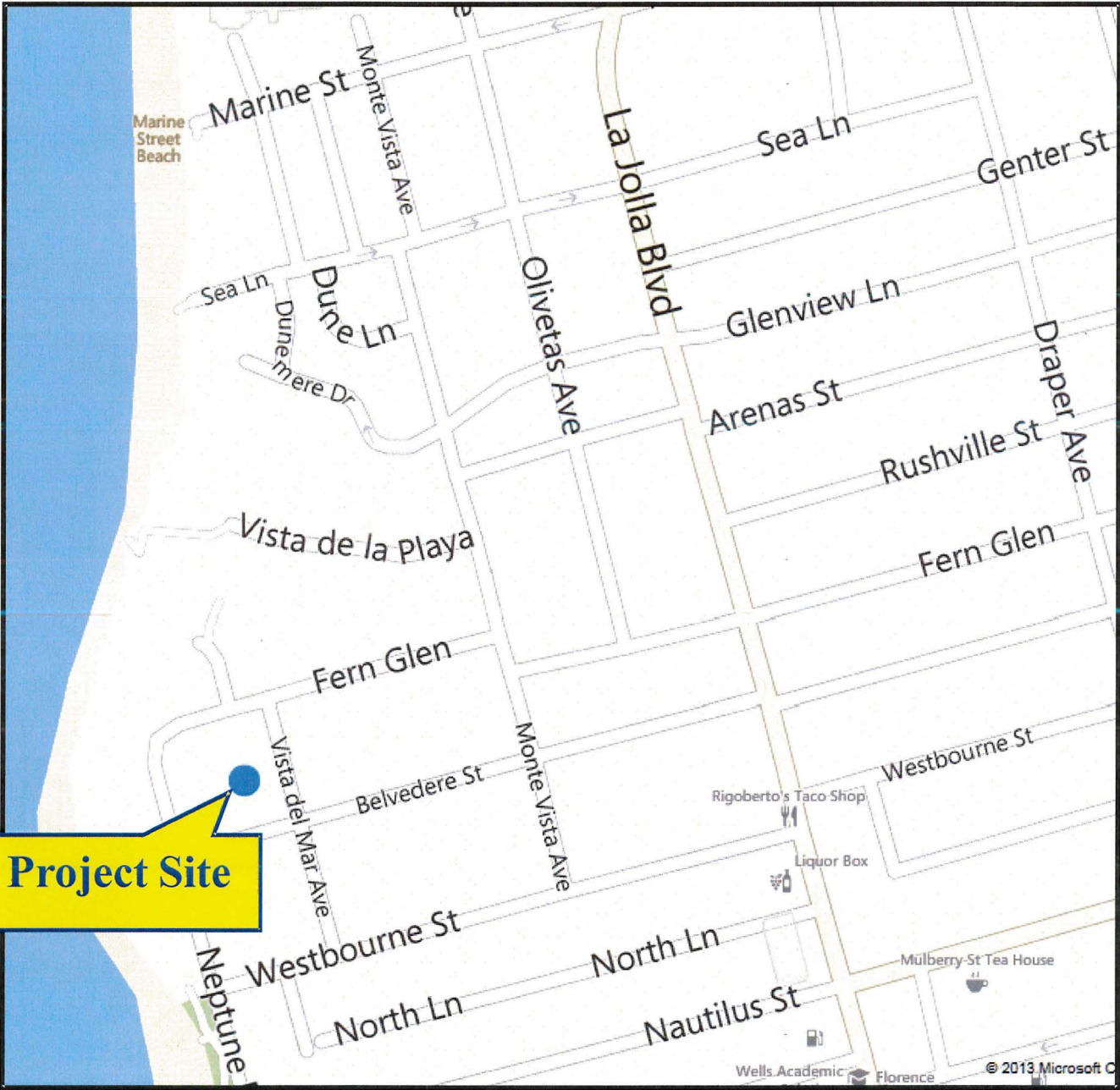
Community Land Use Map
GIUSTI RESIDENCE - PROJECT NO. 241883
7062 Vista del Mar Avenue

Community Land Use Map

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


 Figure 1





Project Site



Project Location Map
GIUSTI RESIDENCE – PROJECT NO. 241883
7062 Vista del Mar Avenue



PROJECT DATA SHEET

PROJECT NAME:	Giusti Residence – Project No. 241883	
PROJECT DESCRIPTION:	Demolition of an existing duplex and construction of a new single-family residence with basement (including garage), pool, spa and cabana	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-Density Residential (5-9 du/ac)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30 feet LOT SIZE: 5,000 sf, minimum FLOOR AREA RATIO: 0.65 FRONT SETBACK: 15 feet SIDE SETBACK: 3 feet STREETSIDE SETBACK: N/A REAR SETBACK: 13 feet PARKING: 2 spaces		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low-Density Residential; RS-1-7 Zone	Residential
SOUTH:	Low-Density Residential; RS-1-7 Zone	Residential
EAST:	Low-Density Residential; RS-1-7 Zone	Residential
WEST:	Low-Density Residential; RS-1-7 Zone	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None with this action.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 12-1-1 to recommend approval of the proposed project on November 7, 2013, with no recommended conditions.	

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 870603
GIUSTI RESIDENCE - PROJECT NO. 241883 (MMRP)

DRAFT

WHEREAS, THE INGRID GIUSTI TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing duplex and construct a new single-family residence with basement (including garage), pool, spa and cabana (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 870603), on portions of a 0.09-acre site;

WHEREAS, the project site is located at 7062 Vista del Mar Avenue in the RS-1-7 Zone, the Coastal Overlay Zone (appealable), the Coastal Height Limit Overlay Zone (Proposition D), the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Portions of Lots 6 and 8, Block 2, First Addition to South La Jolla, Map No. 891;

WHEREAS, on December 18, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 870603 pursuant to the Land Development Code of the City of San Diego;
NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 18, 2013.

COASTAL DEVELOPMENT PERMIT FINDINGS – SDMC SECTION 126.0708:

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The proposed project includes demolition of an existing duplex and construction of a new, approximately, 2,593-square-foot, two-story above basement, single-family residence with approximately 962-square-foot basement (including garage), pool, spa and cabana. The 0.09-acre project site is located at 7062 Vista Del Mar Avenue in the RS-1-7 Zone and the Coastal Overlay Zone (Appealable Area), within the La Jolla Community Plan and Local Coastal Program area.

The subject property is an interior lot, located approximately ½-block from the first public roadway. The site fronts on Vista del Mar Avenue midway between Fern Glen and Belvedere Street. The property is not identified in the City's adopted Local Coastal Program Land Use Plan as an existing or proposed public accessway. There is no vertical physical accessway legally used by the public on this property or

any proposed vertical public accessway for this site. However, there is one vertical public accessway and there are three view corridors in the vicinity. The closest vertical accessway is the "Fern Glen and Neptune Place Maintenance Road," which is around the corner, west of the intersection of Fern Glen and Neptune Place. The three view corridors are located nearby along Fern Glen, Belvedere Street, and down the Fern Glen and Neptune Place Maintenance Road. The proposed improvements will not obstruct coastal or scenic views from any public vantage point and no public views to and along the ocean will be adversely impacted. The proposed development complies with all development regulations and will observe height and setback requirements.

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 the La Jolla 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.

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

The proposed project includes demolition of an existing duplex and construction of a new, approximately, 2,593-square-foot, two-story above basement, single-family residence with approximately 962-square-foot basement (including garage), pool, spa and cabana. The subject property does not contain environmentally sensitive lands and is not within or adjacent to the City's Multiple Species Conservation Program MHPA. 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 proposed project includes demolition of an existing duplex and construction of a new, approximately, 2,593-square-foot, two-story above basement, single-family residence with approximately 962-square-foot basement (including garage), pool, spa and cabana. The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation. No deviations from the development regulations are included with the project. Therefore, the proposed coastal development is in conformity with the certified La Jolla Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project includes demolition of an existing duplex and construction of a new, approximately, 2,593-square-foot, two-story above basement, single-family residence with approximately 962-square-foot basement (including garage), pool, spa and cabana. The project site is not located between the nearest public road (Fern Glen and Neptune Place) and the sea. As indicated in Finding 1, above, the closest vertical accessway is the "Fern Glen and Neptune Place Maintenance Road," which is around the corner, west of the intersection of Fern Glen and Neptune Place. The proposed residence will have two off-street parking spaces in the attached garage. Therefore, the proposed coastal

development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 870603 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. 870603, a copy of which is attached hereto and made a part hereof.

Michelle Sokolowski
Development Project Manager
Development Services

Adopted on: December 18, 2013

Internal Order No. 24001881

RR

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001881

COASTAL DEVELOPMENT PERMIT NO. 870603
GIUSTI RESIDENCE - PROJECT NO. 241883 (MMRP)
HEARING OFFICER

DRAFT

This Coastal Development Permit No. 870603 is granted by the Hearing Officer of the City of San Diego to THE INGRID GIUSTI TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.09-acre site is located at 7062 Vista del Mar Avenue in the RS-1-7 Zone, the Coastal Overlay Zone (appealable), the Coastal Height Limit Overlay Zone (Proposition D), the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan area. The project site is legally described as: Portions of Lots 6 and 8, Block 2, First Addition to South La Jolla, Map No. 891.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing duplex and construct a new single-family residence with basement (including garage), pool, spa and cabana, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 18, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing duplex and construction of a new, approximately, 2,593-square-foot, two-story above basement, single-family residence with approximately 962-square-foot basement (including garage), pool, spa and cabana;
- b. Off-street parking;

- c. 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.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. 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.

9. 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.

10. 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.

11. 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:

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.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 241883 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. 241883 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:

Historical Resources (Archaeology)

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveways with City standards curb, gutter and the same scoring patterns sidewalk, on Vista Del Mar Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 12-foot wide City standard driveway, on Vista Del Mar Avenue, per Standard Drawing SDG-159 and SDG-164, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the sidewalk underdrains located within Vista Del Mar Avenue right-of-way.

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

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

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

21. Prior to the issuance of any building permits, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit 'A,' satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

22. 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," satisfactory to the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
23. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

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 Development Services Department of the City of San Diego on December 18, 2013, by Resolution No. _____.

Coastal Development Permit No. 870603
Date of Approval: December 18, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MICHELLE SOKOLOWSKI
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.**

R

THE INGRID GIUSTI TRUST
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

RESOLUTION NUMBER R- _____

ADOPTED ON DECEMBER 18, 2013

WHEREAS, on December 1, 2011, Lynne Mitschke (Gillespie Design) submitted an application to Development Services Department for a Coastal Development Permit for the Giusti Residence; 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 issue was heard by the Hearing Officer on December 18, 2013; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 241883 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 Hearing Officer 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: _____
DEVELOPMENT PROJECT MANAGER

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 870603

PROJECT NO. 241883

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 241883 shall be made conditions of Coastal Development Permit No. 870603, as may be further described below.

HISTORICAL RESOURCES (ARCHAEOLOGY)

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 Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

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 archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written 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 (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, 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.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

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, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological 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
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **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 AME.**

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/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 Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources 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.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - 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.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, 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. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. **Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;

- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. **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 CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM of 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 and/or weekend 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.

VI. 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 Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center 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 Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 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.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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 and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

THE GIUSTI RESIDENCE

CODES & GOVERN'G AGENCIES

THIS PROJECT SHALL COMPLY WITH THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE, WHICH ADOPTS THE 2006 IBC, 2006 IFBC, 2006 IFES, THE 2005 IFC, AND THE CITY OF SAN DIEGO AMENDMENTS.

NATIONAL FIRE PROTECTION ASSOC. SPICES, LATEST ADOPTED EDITION
OCCUPATIONAL SAFETY AND HEALTH STANDARDS, LATEST ADOPTED EDITION
TITLE 24 CALIFORNIA CODE

THIS PROJECT WILL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.

FIRE PROTECTION

1. 1/2" PORTLAND CEMENT PLASTER WITH FOAM TRIM OVER IRON COAT AND INCL. COED WITH COOL COAT TO THE UNDERSIDE OF THE 2" TAG ROOF DECKING @ 4x6 OR LARGER EXPOSED RAFTER TAILS.
2. EXTERIOR WINDOW, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OF WALLS HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA. WINDOW MANUFACTURERS.
3. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SORTS, RAFTERS OR LEAVE OVERHANGS.
4. GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LITTER AND DEBRIS.
5. EXTERIOR DOORS SHALL BE APPROVED KENITON RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
6. PROJECTIONS SUCH AS DECKS, CARPORTS, BALCONIES, PATIO COVERS, ETC. SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, FIRE-RESISTANT TREATED WOOD, HEAVY TRESS CONSTRUCTION, OR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.
7. ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN 8'-0" OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, OR MEET THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.
8. EAVES AND GUTTERS SHALL MEET THE REQUIREMENTS OF 909-1(A) OR SHALL BE PROTECTED BY INHIBIT RESISTANT MATERIALS OF NON-COMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ROOF VENTS FOR ATTIC VENTING SHALL BE LOUVERED AND COVERED WITH 1/4" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH OR EQUIVALENT.
10. PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATION SPACES.
11. SKYLIGHTS SHALL BE TEMPERED GLASS.
12. IF SKYLIGHTS ARE USED, USE MODEL AS-CH-1.
13. EXPOSED VALLEY FLASHINGS SHALL BE AT LEAST No. 30-GA. CORROSION-RESISTANT METAL, INSTALLED OVER A MIN. 3/4" U.S. UNDERLATHMENT CONSISTING OF ONE LAYER OF No. 12 ADH. CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
14. ANY TREE ADJACENT TO, OR OVERHANGING ANY BUILDING, SHALL BE MAINTAINED FREE OF DEAD OR DYING WOOD.
15. CRACK SPACE VENTS FOR UNDER FLOOR VENTING SHALL BE LOUVERED AND COVERED WITH 1/4" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH OR EQUIVALENT.

SPECIAL INSPECTIONS

REQUIRED SPECIAL INSPECTIONS

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING SPECIAL INSPECTIONS SHALL BE CONDUCTED IN ACCORDANCE WITH SEC. 503 OF THE UNIFORM BUILDING CODE:

ITEM	REQUIRED IF	REMARKS	INSPECTOR
SOILS COMPLIANCE PRIOR TO FOUNDATION	CHECKED		
STRUCTURAL CONCRETE OVER 5000 PSI			
FIELD WELDING			
HEAVY STRENGTH BOLTS			
EXPANSION ANCHORS			
SPECIAL MASONRY			
SPRAYED ON FIRE PROTECTIVE			
PILES / CAissons			
DESIGNER-SPECIFIED			
OTHER			

SPECIAL INSPECTION NOTES:

1. A CERTIFICATE OF SUBSTANTIAL COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
2. AN APPLICATION FOR PRELIMINARY OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.
3. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO INSPECTION OF FABRICATION COMPONENTS.
4. WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE SPECIAL INSPECTION WHEN REVISIONS TO BE APPROVED BY FABRICATOR MUST BE SUBMITTED AND REINSPECTED BY THE COUNTY OF SAN DIEGO. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT AN APPLICATION TO PRESENT OFF-SITE FABRICATION THAT BE SUBMITTED TO AND APPROVED BY THE INSPECTION SERVICES DIVISION. SEE BUILDING NEWSLETTER T-16 FOR OFF-SITE FABRICATION REQUIREMENTS.

GENERAL NOTES - POSSIBLE GRADING

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT ADDRESS ANY WORK TO BE PERFORMED UNLESS AS NOTED IN THESE PLANS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO.

3. A PRELIMINARY GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.

4. ALL EXISTING AND PROPOSED PUBLIC UTILITY LINES AND SERVICE FACILITIES SHALL BE IDENTIFIED AND PROTECTED IN ACCORDANCE WITH SECTION 160000 OF THE BUILDING CODE.

5. A PRELIMINARY GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.

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15. THE GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.

16. ALL EXISTING AND PROPOSED PUBLIC UTILITY LINES AND SERVICE FACILITIES SHALL BE IDENTIFIED AND PROTECTED IN ACCORDANCE WITH SECTION 160000 OF THE BUILDING CODE.

17. THE GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.

18. ALL EXISTING AND PROPOSED PUBLIC UTILITY LINES AND SERVICE FACILITIES SHALL BE IDENTIFIED AND PROTECTED IN ACCORDANCE WITH SECTION 160000 OF THE BUILDING CODE.

19. THE GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.

20. ALL EXISTING AND PROPOSED PUBLIC UTILITY LINES AND SERVICE FACILITIES SHALL BE IDENTIFIED AND PROTECTED IN ACCORDANCE WITH SECTION 160000 OF THE BUILDING CODE.

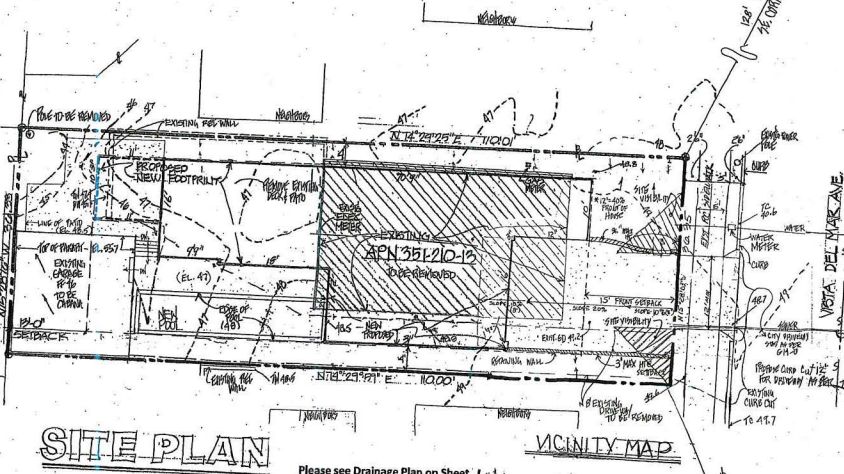
21. THE GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.

22. ALL EXISTING AND PROPOSED PUBLIC UTILITY LINES AND SERVICE FACILITIES SHALL BE IDENTIFIED AND PROTECTED IN ACCORDANCE WITH SECTION 160000 OF THE BUILDING CODE.

23. THE GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.

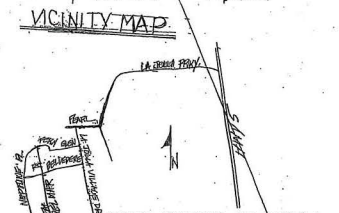
24. ALL EXISTING AND PROPOSED PUBLIC UTILITY LINES AND SERVICE FACILITIES SHALL BE IDENTIFIED AND PROTECTED IN ACCORDANCE WITH SECTION 160000 OF THE BUILDING CODE.

25. THE GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.



SITE PLAN

Please see Drainage Plan on Sheet L-1



SHT. NO.	SHEET TITLE
A0	TITLE SHEET and SITE PLAN
A1	BASEMENT and MAIN FLOOR PLANS
A2	UPPER FLOOR PLAN and ROOF PLAN
A3	EXTERIOR ELEVATIONS
A4	DEMOLITION PLAN and PHOTO KEY
A4ab	SECTIONS WITH BUILDING ENVELOPES
L-1	DRAINAGE and WATER PLAN

PROJECT TEAM

- PLAN DESIGNER**
TJ DYER, CPELLING
2101 SAN BELLO AVENUE
CAROLINA, CA 92001
760-432-5992
- STRUCTURAL ENGINEER**
THE SUPPLEMENT
255 5th STREET
SAN DIEGO, CA 92101
619-583-8781
- CIVIL ENGINEER**
PASCAL LARET, SUITER & ASSOCIATES
500 N. COAST HIGHWAY, SUITE A
SOLANA BEACH, CA 92085
949-298-8822

PROJECT DATA

- SCOPE OF WORK: ... AND REMOVAL OF A 4x8x8 ...
- PROPOSED USE: ...
- LEGAL OWNER: ...
- SITE ADDRESS: ...
- ZONING: ...
- OVERLAY ZONES: ...
- GROSS SITE AREA: ...
- FAR: ...
- LOT COVERAGE: ...
- LOT AREA: ...
- CONSTRUCTION AREA: ...

LEGAL DESCRIPTION

PORTIONS OF LOTS 6 & 8 IN BLOCK 2 OF FIRST ADDITION TO SOUTH LA JOLLA, THE CITY OF SAN DIEGO COUNTY, SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE RECORDS OF SAN DIEGO COUNTY, MARCH 5, 1922.

BENCH MARK

BRASS PLUM AT SW CORNER VISTA DEL MAR # 6 PERM. 43.60'

TOPO/SURVEY PREPARED BY PASCO, LARET, SUITER OF SOLANA BEACH MARCH 9, 2010

14. Prior to the issuance of any construction permit, the owner 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.
15. Prior to the issuance of any construction permit, the owner shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

16. THE TITLE 24 CONSERVATION STANDARDS HAVE BEEN REVIEWED AND THIS PROJECT IS SUBSTANTIAL COMPLIANCE WITH THE SAME. COMPLIANCE WITH THE METHOD OUTLINED IN THE ATTACHED ENERGY PACT PLAN IS REQUIRED.
17. APPROVAL SHALL BE OBTAINED AT THE STREET CLOSING CONSTRUCTION AND PERMANENTLY POSTED UPON COMPLETION. PERMITS APPROVED NUMBERS TO BE NOTED LEGIBLY FROM FRONT STREET, PER PERMITS ONLY # PCD 09 (REV. 1-10)

GILLESPIE
CUSTOM
RESIDENTIAL
DESIGN
P.O. BOX 8138
RANCHO SANTA FE
CA 92087
RANCHO SANTA FE
858/756.1982
CARDIFF-BY-THE-SEA
760.832.1982
FAX
760.942.2700



REVISION
8/5/10

THE GIUSTI RESIDENCE
7082 & 7064 VISTA DEL MAR
LA JOLLA, CA 92037

date: 8-5-10
scale: 1/8" = 1'-0"
job: SHEET 1 RES
sheet: SHEET PLAN

A0
1 of 8 sheets

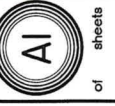
GILLESPIE
 CUSTOM
 RESIDENTIAL
 DESIGN
 P.O. BOX 8186
 RANCHO SANTA FE
 7062 & 7064 VISTA DEL MAR
 LA JOLLA, CA 92037
 858.706.1882
 760.940.2790



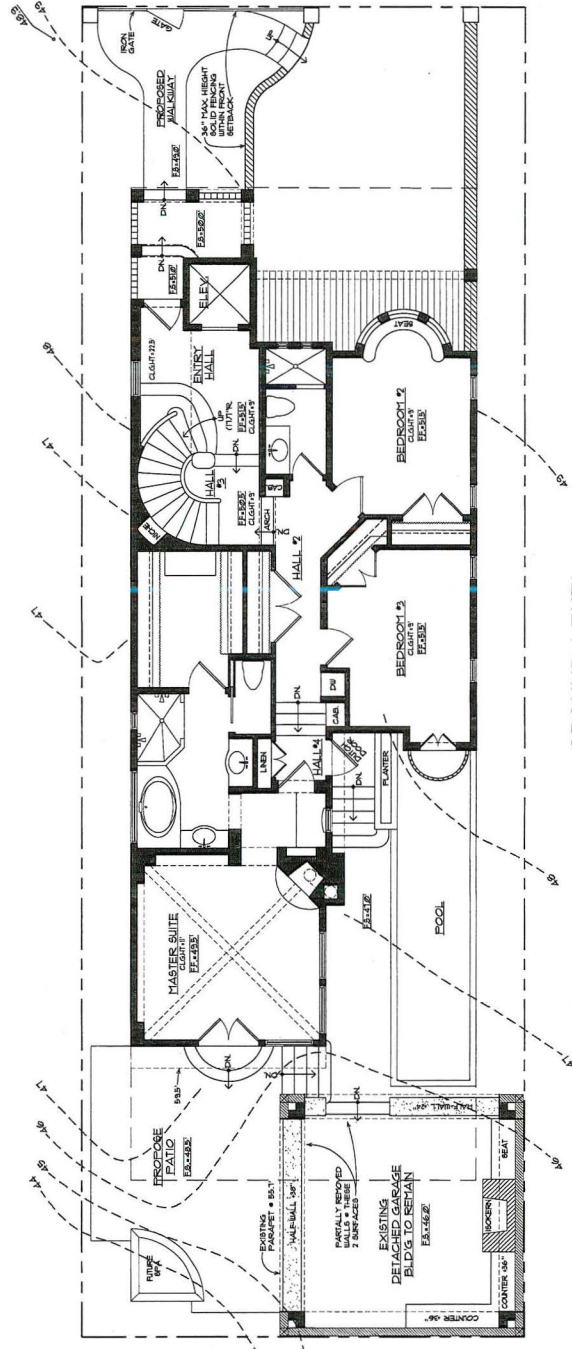
REVISION	DATE

THE GIUSTI RESIDENCE
 7062 & 7064 VISTA DEL MAR
 LA JOLLA, CA 92037

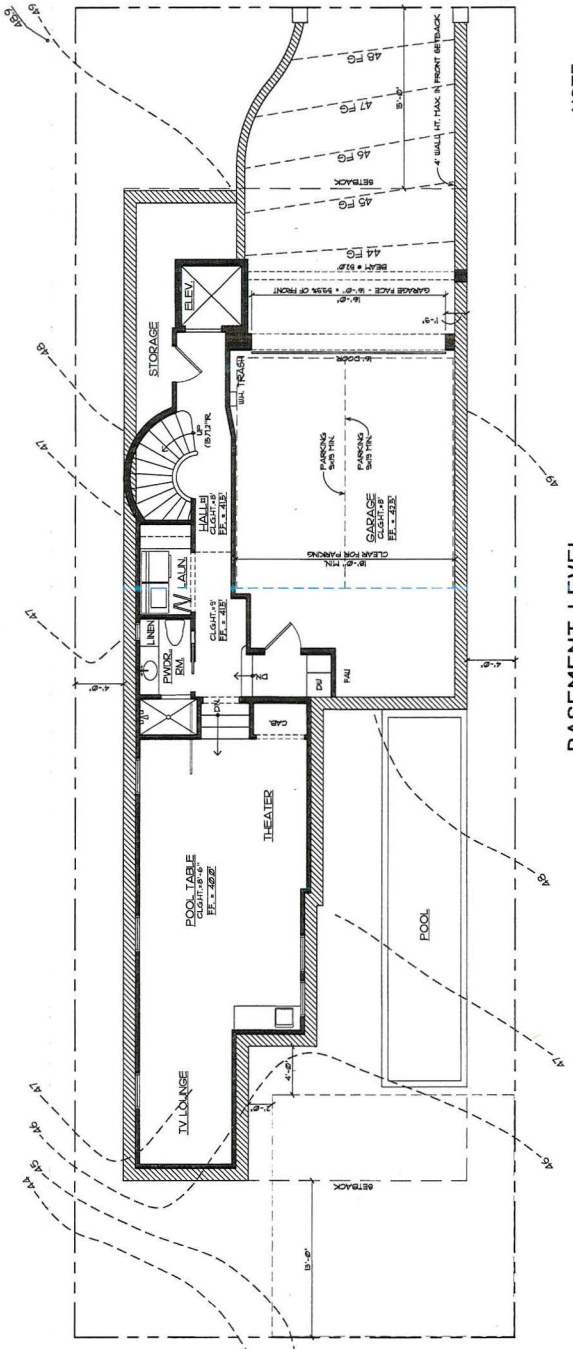
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 scale: 1/4" = 1'-0"
 drawn: JF
 sheet: 001100



of sheets

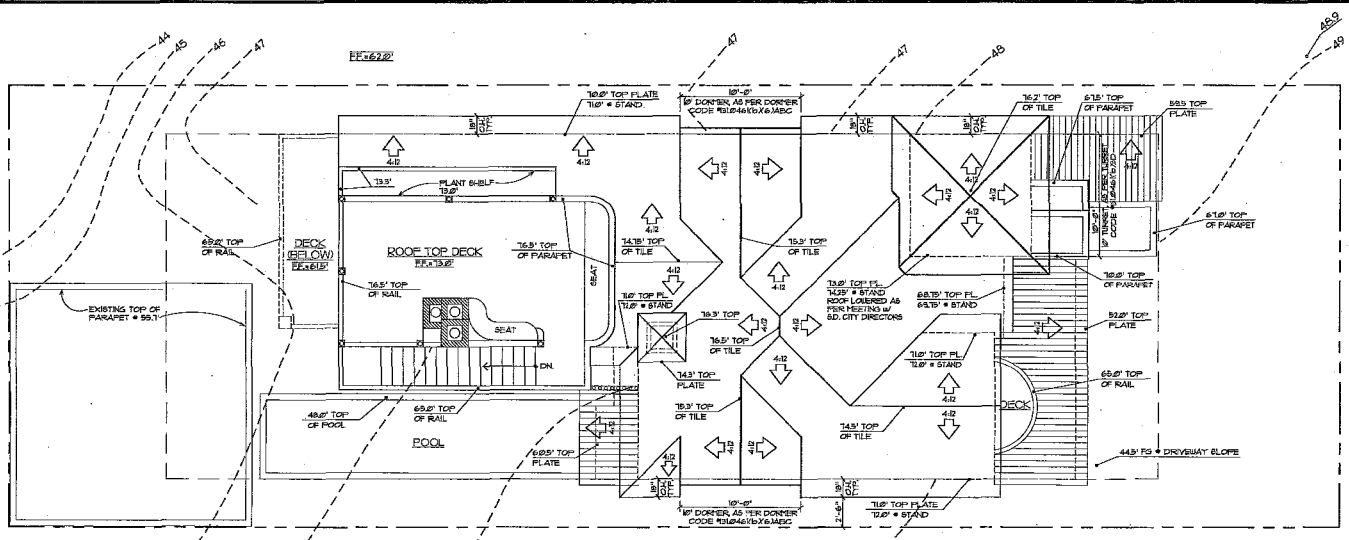


GROUND LEVEL
 1382.6 SQ. FT. SCALE: 1/4" = 1'-0"



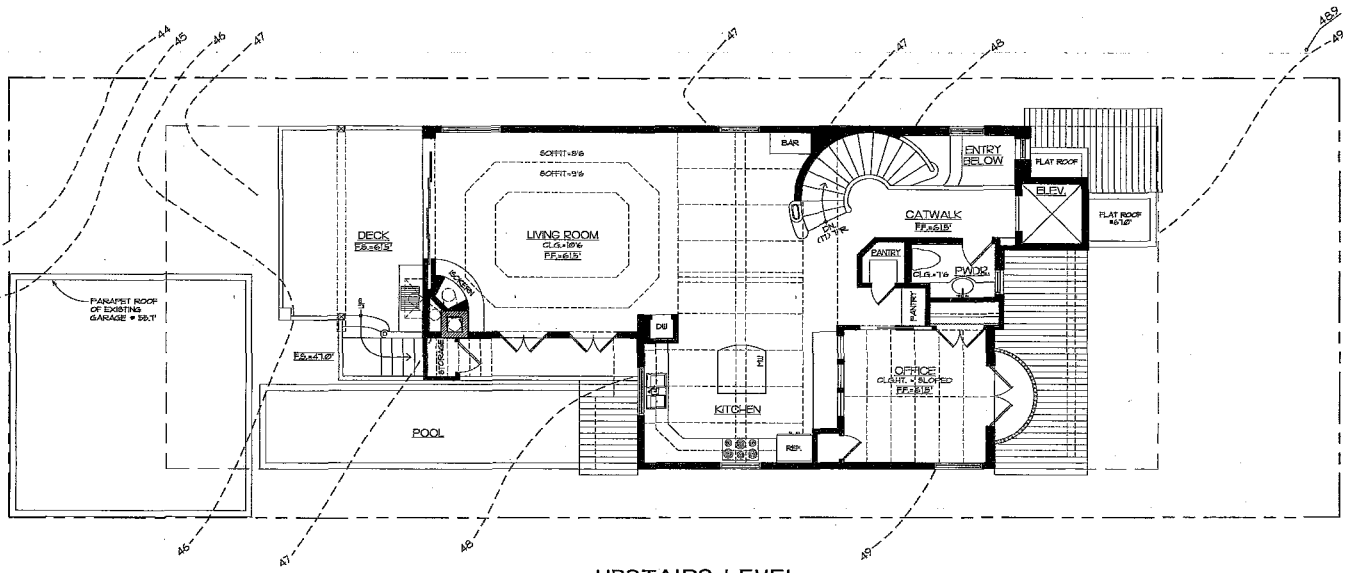
BASEMENT LEVEL
 1266.6 SQ. FT. SCALE: 1/4" = 1'-0"

NOTE:
 LOT 802 FEET x 309.66 x 654 x 339.14 TOTAL ALLOWED
 IMPROVEMENTS ARE 502 SQ. FEET
 TOTAL IMPROVEMENT - 2585.20 SQ. FT.



ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE:
TOTAL SQ. FEET ALLOWED: 2393.14
WE HAVE: 2393.02



UPSTAIRS LEVEL
1399.02 SQ. FT. SCALE: 1/4" = 1'-0"

GILLESPIE
CUSTOM RESIDENTIAL DESIGN
P.O. BOX 8136
RANCHO SANTA FE, CA 92037
RANCHO SANTA FE
888.764.1862
CARDIFF BY THE SEA
760.632.1862
FAX
760.942.2700

REVISION	DATE
REVISION 06/15/02	

THE GIUSTI RESIDENCE
7062 & 7064 VISTA DEL MAR
L.A. JOLLA, CA 92037

date: 06-09-02
scale: 1/4" = 1'-0"
drawn: RT
job: Giusti Res.
sheet:

A2
of sheets

GILLESPIE
RESIDENTIAL
DESIGN

P.O. BOX 8188
 SAN JOSE, CA 95120
 415.255.1882
 415.255.1882
 415.255.1882

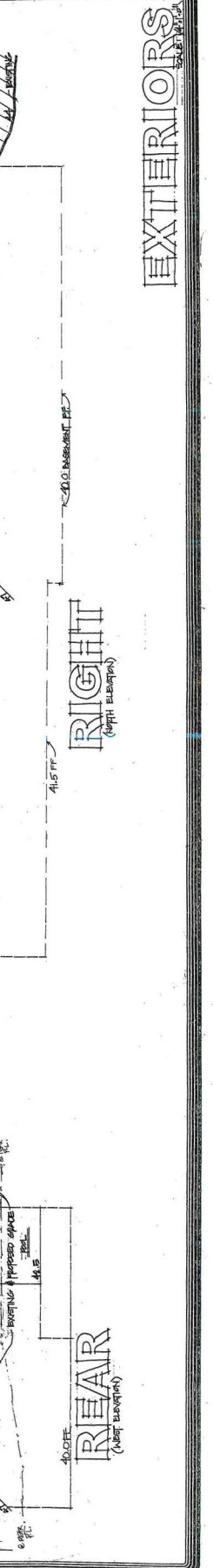
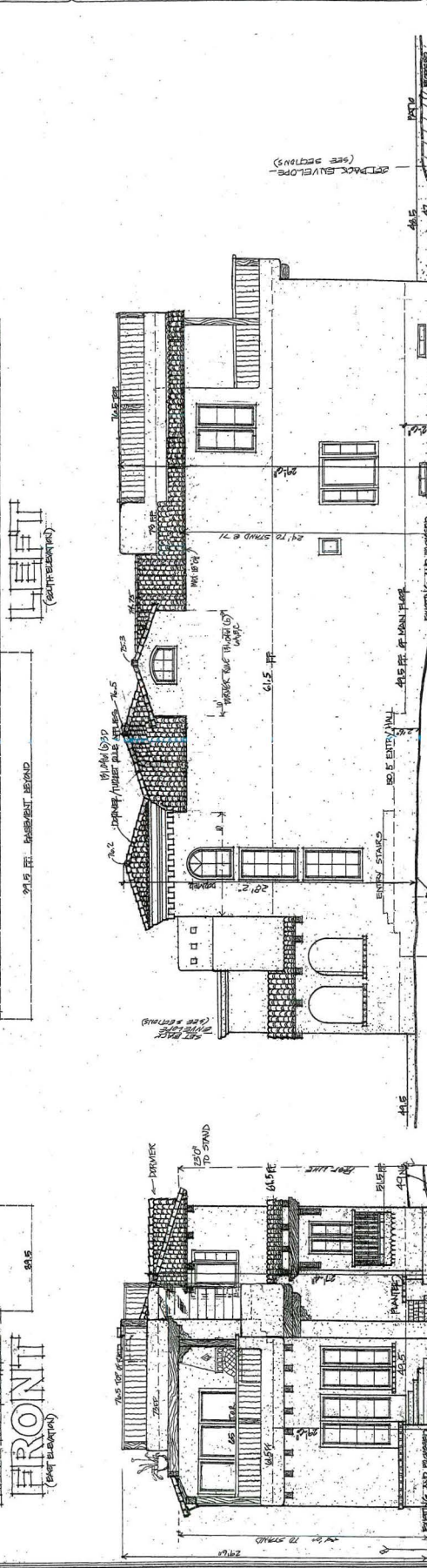
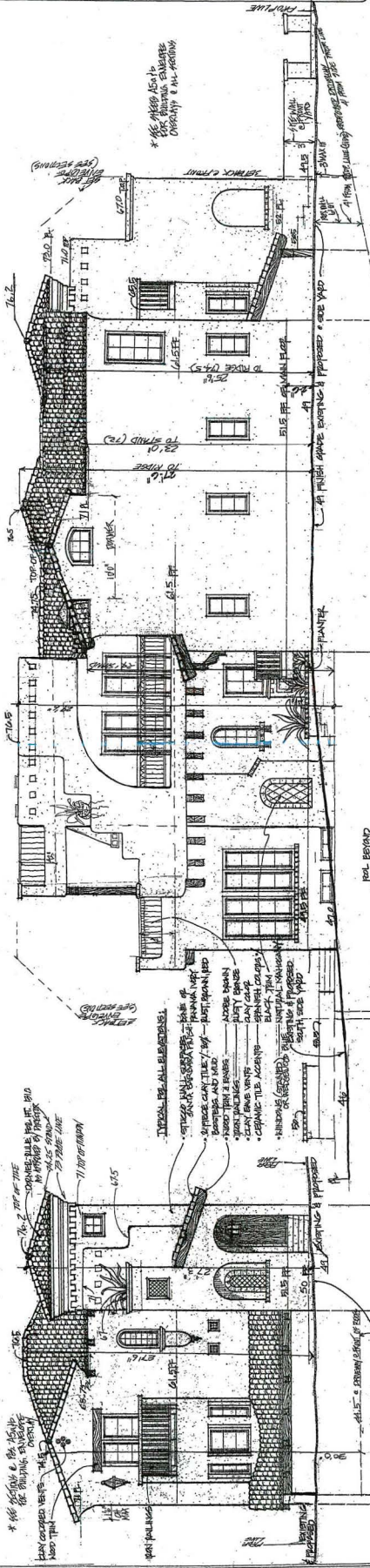


DATE: 06-27-12
 SCALE: 1/4" = 1'-0"

GUJUSTI RESIDENCE

DATE: 06-27-12
 SCALE: 1/4" = 1'-0"
 DRAWN: G. GILLESPIE
 JOB NO.: 121001
 SHEET NO.: 1

A3
 of 8 sheets

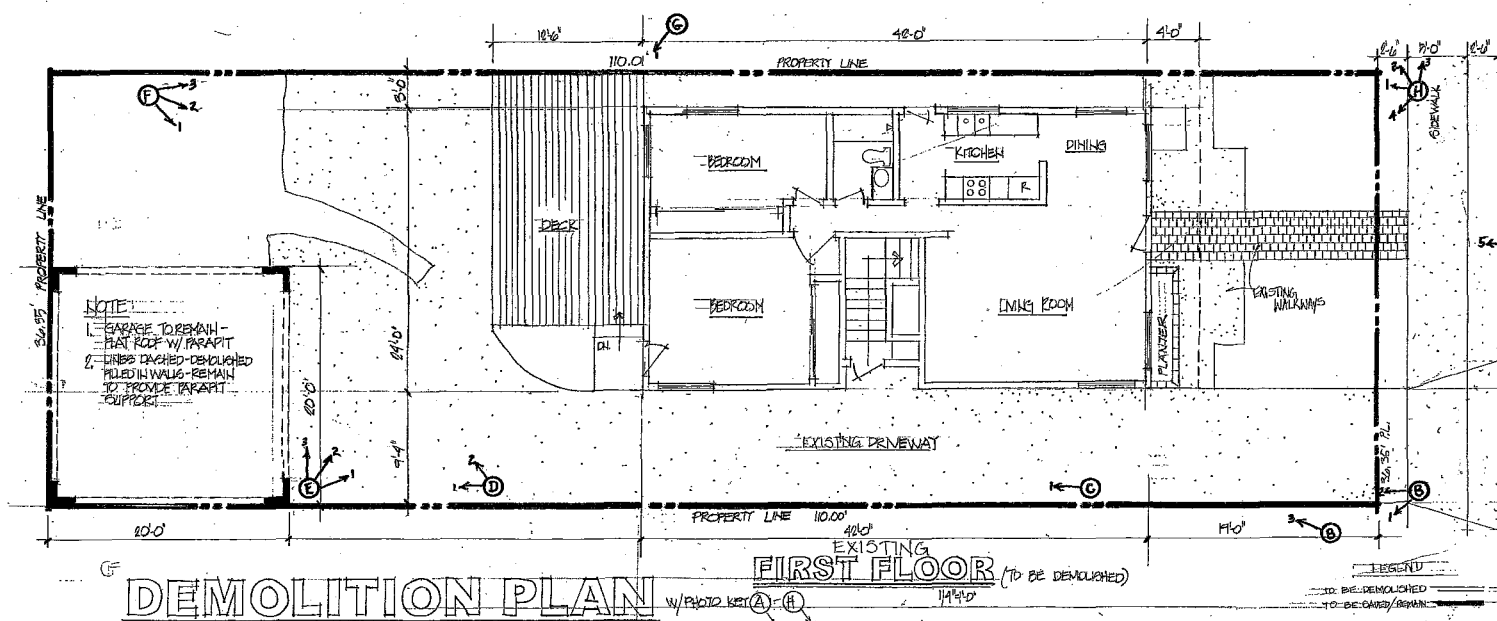
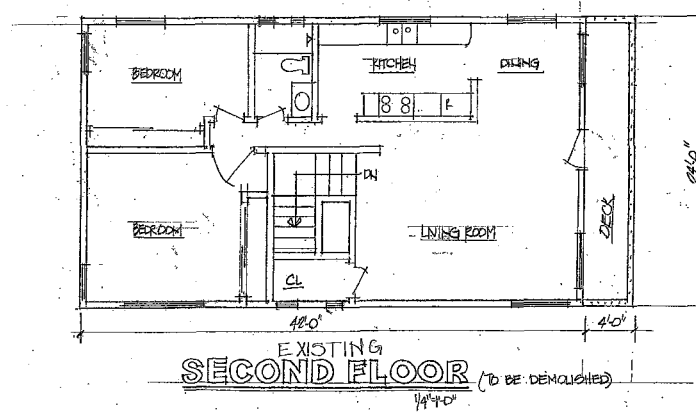
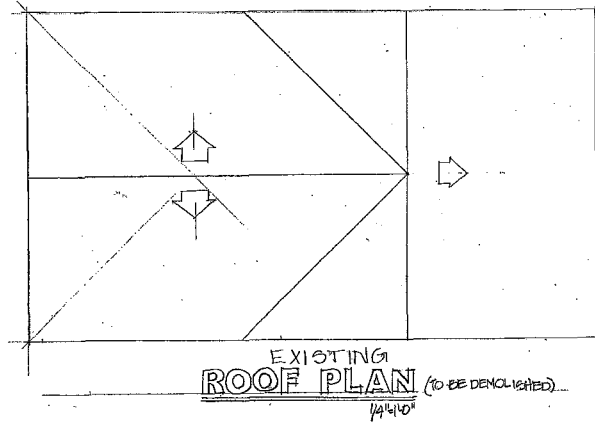


EXTERIORS

GENERAL NOTES:
 1. FINISHES AND MATERIALS TO BE AS SHOWN ON THESE SHEETS.
 2. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND STANDARDS OF THE CALIFORNIA BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
 3. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

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GILLESPIE
CUSTOM RESIDENTIAL DESIGN
 P.O. BOX 8186
 RANCHO SANTA FE
 CA. 92087
 RANCHO SANTA FE
 858.746.1992
 CARMEL BY THE SEA
 760.32.1992
 FAX
 760.342.2790

REVISION

GIUSTI
 ARCHITECTS
 12501 SAN FELIX ST. #100
 SAN DIEGO, CA 92170
 619.451.1000

date 01/11/10
 scale 1/4"=1'-0"
 drawn CC
 job 1000
 sheet 1000 of 1000

A4

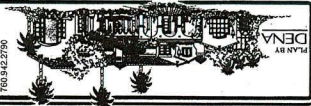
5 of 8 sheets

150 sheets

GIUSTI RESIDENCE

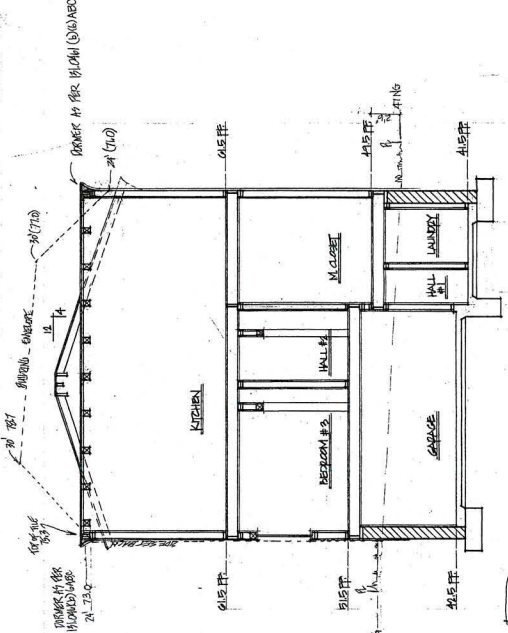
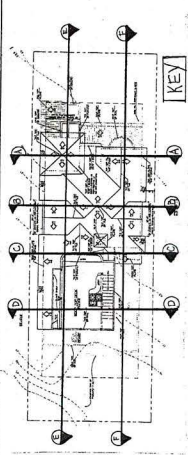
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REVISIONS

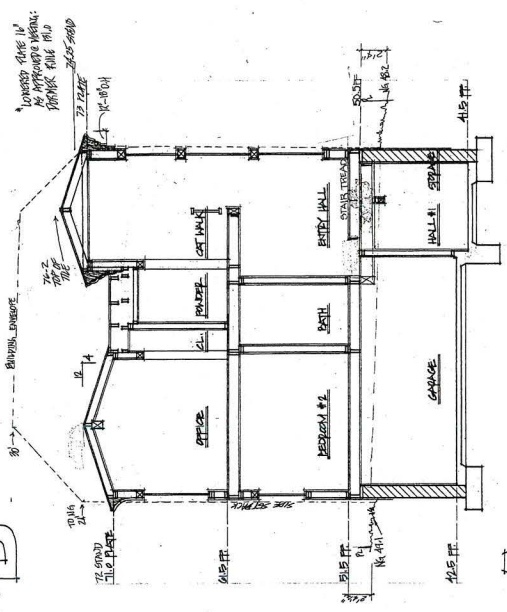


GILLESPIE CUSTOM RESIDENTIAL DESIGN
P.O. BOX 8188
RANCHO SANTA FE
CA. 92087
760.942.2790
760.942.2790

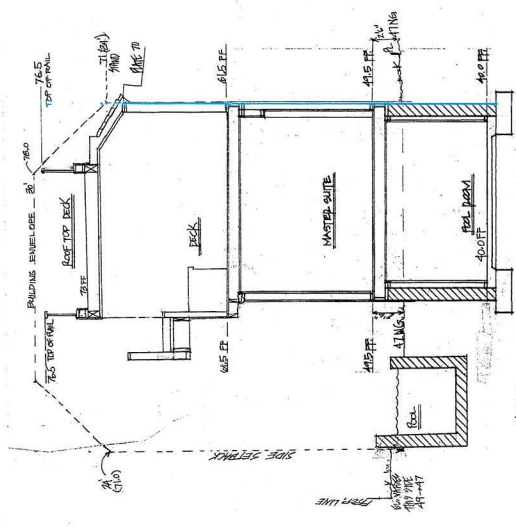
SECTIONS



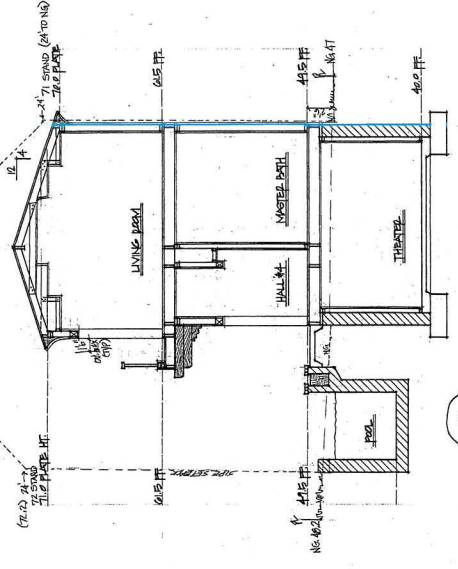
B



A



D



C

GILLESPIE
CUSTOM RESIDENTIAL DESIGN
 P.O. BOX 8186
 RANCHO SANTA FE
 CA. 92089
 PH: 951.351.5555
 FAX: 951.351.5552
 CADUP@GDS.COM
 7900 S 182E
 92582-2700



REVISION

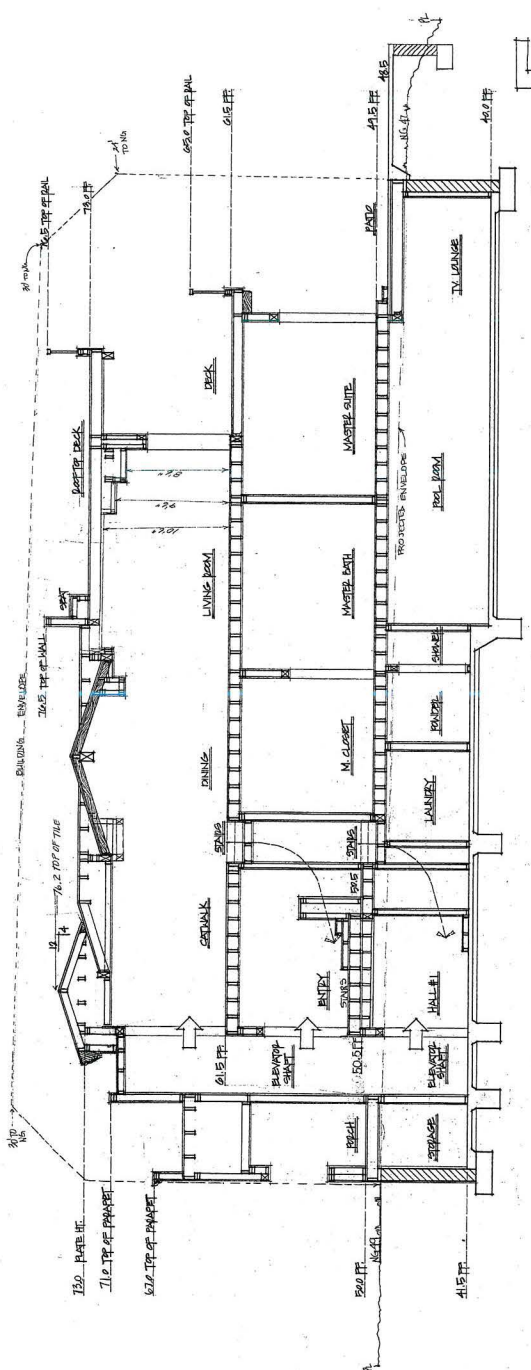
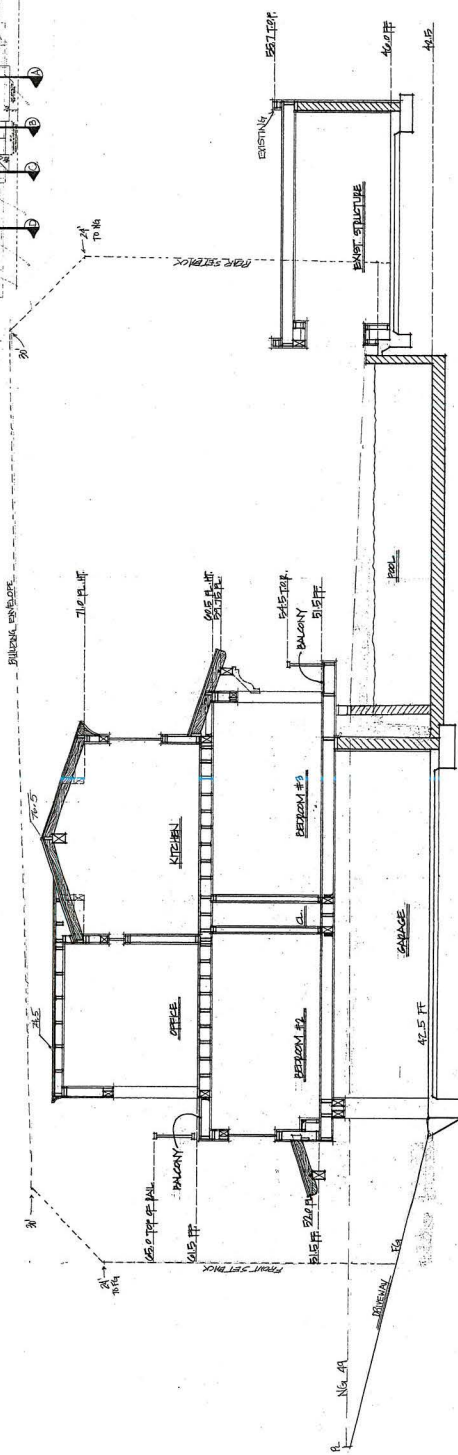
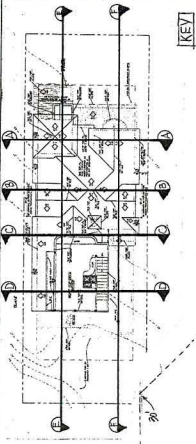
GUEST RESIDENCE

date: 02/28/14
 scale: 1/4" = 1'-0"
 drawing: 02/28/14
 job: 14-01
 sheet



7 of 8 sheets

SECTIONS





GEDRAGE MERCER
PLA 4025
LANDSCAPE ARCHITECTURE
4730 PALM AVENUE, STE 210
LA MESA, CA 91941
(619) 463-7876

CLIENT
INGRID GIUSTI

PROJECT
GIUSTI RESIDENCE
7062/7064 VISTA DEL MAR
LA JOLLA, CA 92037

CHANGES

3/12/11 PROGRESS

3/12/11 PROGRESS

PROGRESS PRINT DATE

DESIGN GM

DRAWN GM

CHECKED

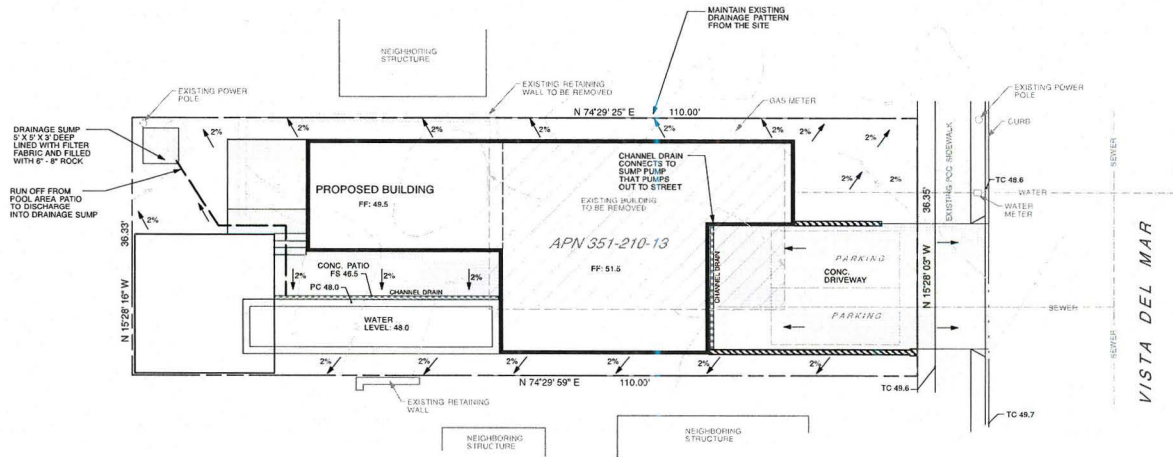
SCALE 1/8" = 1'

PROJECT 11-097

SHEET

L-1

OF 1 SHEET

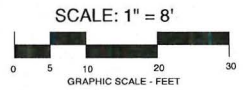


GRADING NOTES

- CROSS PITCH ON ALL CONCRETE WALKS AND PADS SHALL BE TOWARDS DRAINS AT 1% MINIMUM, 2% MAXIMUM.
- FINISH GRADE SHALL SLOPE AWAY FROM BUILDING AT 2% MINIMUM FOR A MINIMUM DISTANCE OF 5'.
- ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AT 2% MINIMUM.
- FINISH GRADE OF PLANTER AREAS SHALL BE A MINIMUM OF 8" BELOW FINISH FLOOR ELEVATION AND 9" BELOW STUCCO WEEP SCREED (MUD SILL).
- CONTRACTOR MAY VARY INVERT ELEVATION AS NECESSARY TO ACCOMMODATE SITE CONDITIONS. HOWEVER, 1% MINIMUM GRADE TOWARDS DISCHARGE POINT MUST BE MAINTAINED IN PIPE, AND TOP OF ALL PIPE SHALL BE BELOW BOTTOM OF PAVING.
- PAVING SURFACE SHALL BE A MINIMUM OF 8" BELOW FINISH FLOOR ELEVATION AND 4" BELOW STUCCO WEEP SCREED (MUD SILL).
- PLAN IS CONCEPTUAL ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE FROM SITE, INCLUDING DESIGN OF SUMP PUMP UNIT IN SUBTERRANEAN GARAGE. SUMP PUMP SHALL INCLUDE AN ALARM AND BACK-UP UNIT.

LEGEND

- 4" WIDE CHANNEL DRAIN
- 80/20 PVC PIPE WITH SOLVENT WELDED FITTINGS, 1% MIN. FALL TO DRAINAGE SUMP 4" SIZE
- PROPOSED DIRECTION OF DRAINAGE
- FS FINISH GRADE AT SOIL
- FS FINISH SURFACE OF PAVING
- TW TOP OF WALL
- TC TOP OF CURB
- PC POOL COPING
- EXISTING CONTOUR



LANDSCAPE DRAINAGE PLAN

IF PLAN IS LESS THAN 24" X 36"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY.



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 – 7 November 2013

Attention: Michelle Sokolowski, PM
City of San Diego

Project: Guisti Residence
7062, 7064 Vista Del Mar
PN: 241883

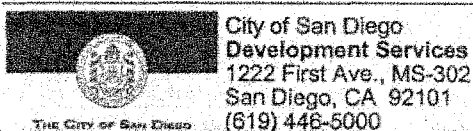
Motion: To accept the recommendation of the DPR Committee:
Findings can be made to recommend a Coastal
Development Permit and Site Development Permit to
construct a new single-family residence 5-0-3

Vote: 12-1-1

12 November 2013

Submitted by: Tony Crisafi, President
La Jolla CPA

Date



Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other

Project Title: **GIUSTI RESIDENCE** Project No. For City Use Only: **241883**

Project Address: **7062 - 7064 VISTA DEL MAR**

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): **INGRID GIUSTI**
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: **383 WESTBOURNE ST**
 City/State/Zip: **LA JOLLA CA 92037**
 Phone No: **858 246 6316** Fax No:
 Signature: *Ingrid Giusti* Date: **6-19-2011**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
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 Phone No: Fax No:
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