

HEARING OFFICER RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1241972
RUTHERFORD RESIDENCE PROJECT NO. 319815 (MMRP)

WHEREAS, Stephen Phillip Rutherford and Maxine Lynn Rutherford, Trustees of the Stephen Phillip and Maxine Lynn Rutherford, Trust as amended and restated December 3rd, 2012, Owner/Permittee, filed an application with the City of San Diego for a Lot Line Adjustment (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1241972), on portions of a 0.24-acre site;

WHEREAS, the project site is located at 7080 Neptune Place in the RS-1-7 zone, the Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), First Public Roadway, Parking Impact Overlay Zone, Transit Area Overlay Zone, and Residential Tandem Parking Overlay Zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 17680, in the City of San Diego, County of San Diego, State of California, according to map thereof filed in the Office of the County Recorder of San Diego County, April 12, 1996;

WHEREAS, on June 11, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1241972, 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 11, 2014.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The proposed coastal development project is for a lot line adjustment between two adjoining properties located at 7080 Neptune Place and 7106 Vista Del Mar of 222 square feet. The project sit, 7080 Neptune Place, is located east of the Pacific Ocean and is located between the sea and the first public roadway paralleling the sea. The site is a 0.24-acre lot developed with a 3,607 square foot, two-story residence. The site has a 40 foot public right-of-way access road easement (Fern Glen) which was dedicated to the City of San Diego in 1953 (Resolution No. 113329). The access road easement is necessary to reach Sewer Pump Station No. 21.

The proposed Lot Line adjustment is within 40 foot access easement and a View Corridor as identified in the LJCP. A View Corridor is defined as an unobstructed framed view down a public right-of-way. The LJCP states that public views shall be retained and enhanced for public use. There are no proposed encroachments within the required access path to Sewer Pump Station No. 21 and public views to the Pacific Ocean will not be obstructed, additionally, a deed restriction has been included as a condition of approval for 7106 Vista Del Mar. The project therefore, meets the development regulations of the underline zone and would not encroach upon any physical accessway and will protect public views to the Pacific Ocean.

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

The proposed coastal development project is for a lot line adjustment between two adjoining properties located at 7080 Neptune Place and 7106 Vista Del Mar of 222 square feet. The project site is located east of the Pacific Ocean and is located between the sea and the first public roadway paralleling the sea. The subject property is an interior lot located adjacent to the Pacific Ocean and only a minor lot line adjustment is proposed. There are no deviations or variances from the applicable regulations and development standards for this site. It has been determined that the 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 coastal development project is for a lot line adjustment between two adjoining properties located at 7080 Neptune Place and 7106 Vista Del Mar of 222 square feet. The project site is set up for low-density residential development at 5-9 dwelling units per acre in the La Jolla Community Plan and Local Coastal Program land use plan. The proposed development to adjust the lot line between two existing lots conforms to the density and identified land use in the Plan and Local Coastal Program. Future development will be required to conform to the Coastal Program regulations. Therefore, the project as proposed conforms to the certified Local Coastal Program land use plan and complies with all the regulations of the certified Implementation Program.

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

The proposed coastal development project is for a lot line adjustment between two adjoining properties located at 7080 Neptune and 7106 Vista Del Mar of 222 square feet. The project site is located between the nearest public road and the sea within the Coastal Overlay Zone. There is no identified public access and public recreation area on the site; however, there is a pedestrian accessway through the access easement on the property, and a public accessway about 150 feet to the south on Neptune Place. The project is designed to take access from an existing public street, Neptune Place and will have no effect upon the access or recreational policies of the Coastal Act. Future development will be required to conform with the Coastal Program regulations. Therefore, the proposed project is in conformance with the policies of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1241927 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. 1241927, a copy of which is attached hereto and made a part hereof.

Jeannette Temple
Development Project Manager
Development Services

Adopted on: June 11, 2014

Job Order No. 24003693

RESOLUTION NUMBER HO- _____

ADOPTED ON JUNE 11, 2014

WHEREAS, on April 24, 2013, Kemp Biddulph, submitted an application to Development Services Department for a Coastal Development Permit for the Biddulph Residence (Project); and

WHEREAS, the matter was set for a public hearing in front of the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on June 11, 2014; 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. 319815 (Declaration) 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, California 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: _____
Jeannette Temple

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM
COASTAL DEVELOPMENT PERMITS NO. 1230967 & 1241972****BIDDULPH RESIDENCE PROJECT NO. 319815 (MMRP)**

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. 319815 shall be made conditions of Coastal Development Permits No. 1230967 & 1241972, as may be further described below.

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.

**A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit

Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

- 1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Paleontologist

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 282667, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall

include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

- 4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- 5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

[List all and only project specific required verification documents and related inspections table below]

<u>Issue Area</u>	<u>Document submittal</u>	<u>Assoc Inspection/Approvals/ Notes</u>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

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.

C. 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 CSVR 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.

V. Post Construction

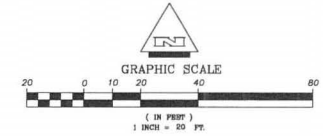
- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring 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)
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.

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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.

SITE PLAN FOR LOT LINE ADJUSTMENT MAP
COASTAL DEVELOPMENT PERMIT



LEGEND:

- PROPERTY LINE
- ⊕ CENTERLINE
- ⊕ DRIVEWAY OPENING

ZONING INFORMATION

EXISTING ZONE: RS-1-7 RESIDENTIAL-SINGLE UNIT-1-7
 COMMUNITY PLAN NAME: LA JOLLA
 OVERLAY ZONES:

YARD/SETBACK MINIMUM

ESTABLISHED FRONT YARD: 10'
 INTERIOR SIDE YARD: 6.3' X 0.08 = 5'
 ESTABLISHED STREET SIDE YARD: 10'
 ESTABLISHED REAR YARD: 5'
 MAX STRUCTURE HEIGHT: 24/30

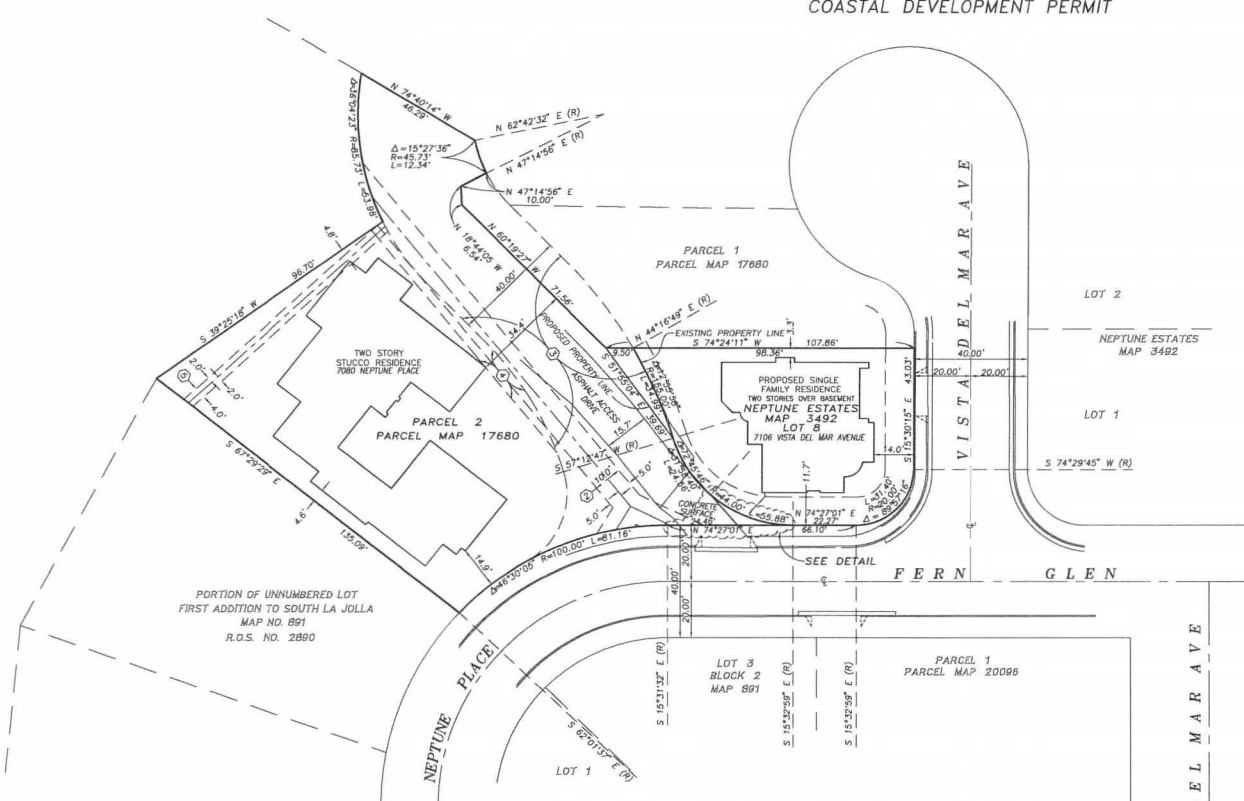
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SITE PLAN IS THE EASTERLY LINE OF LOT B AS SHOWN ON PARCEL MAP NO. 17680.
 I.E. N 15°30'15" W

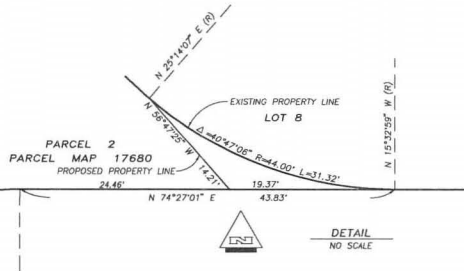
PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (658) 565-8362
 Vista Del Mar 7106-SITEPLAN.dwg

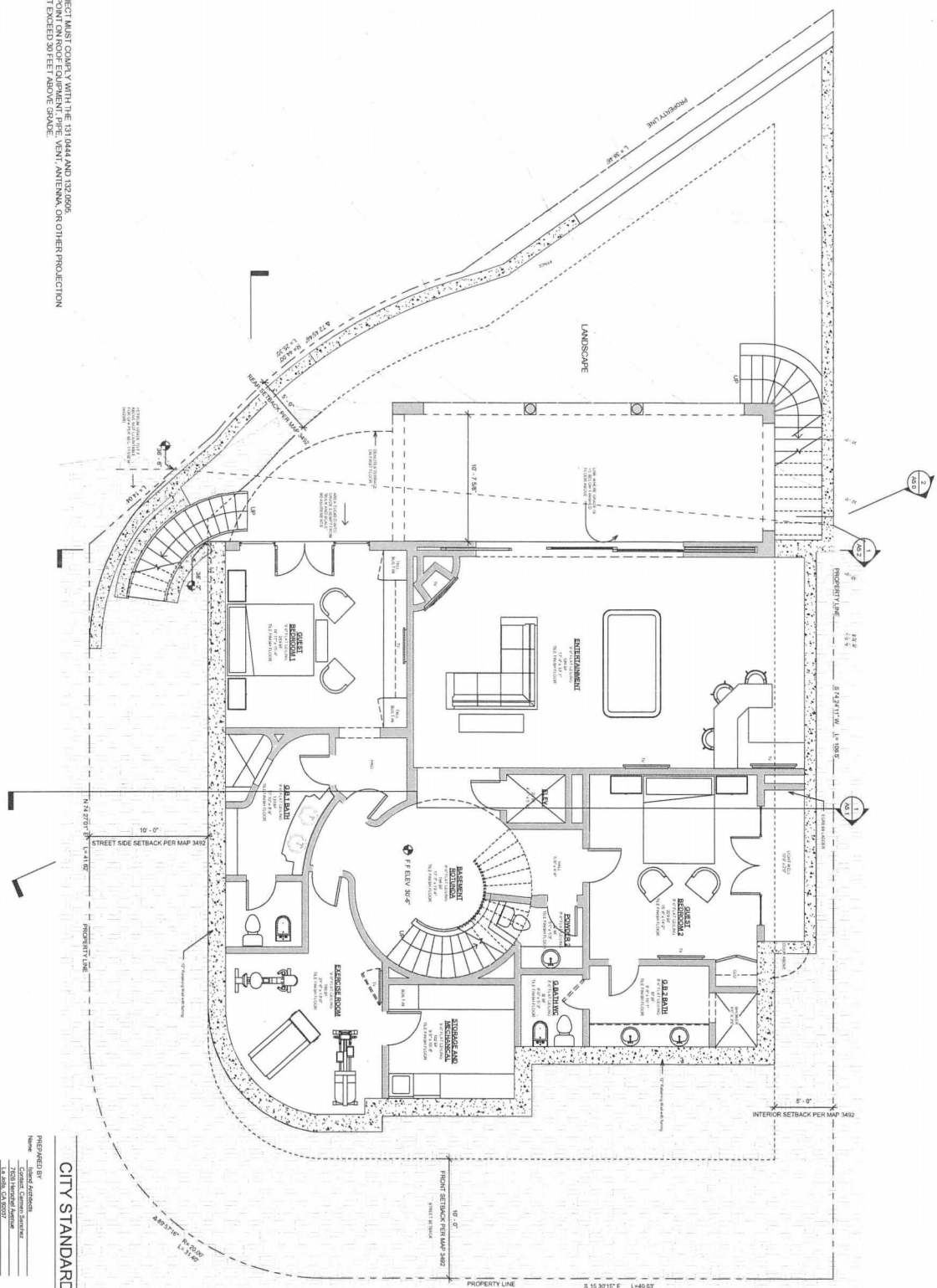
ROBERT J. BATEMAN, L.S. 7046 DATE



- EASEMENT NOTES:**
1. AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, GRANTED TO THE CITY OF SAN DIEGO, RECORDED JUNE 29, 1924 IN BOOK 999, PAGE 433 OF DEEDS. DOES NOT AFFECT SUBJECT PROPERTY.
 2. AN EASEMENT FOR PUBLIC SEWER AND APPURTENANCES, GRANTED TO THE CITY OF SAN DIEGO, RECORDED JULY 30, 1953 IN BOOK 4938, PAGE 539 AS INSTRUMENT NO. 102824 OF OFFICIAL RECORDS. PLOTTED HEREON.
 3. AN EASEMENT FOR AN ACCESS ROAD, GRANTED TO THE CITY OF SAN DIEGO, RECORDED JULY 30, 1953 IN BOOK 4938, PAGE 539 AS INSTRUMENT NO. 102819 OF OFFICIAL RECORDS. PLOTTED HEREON.
 4. AN EASEMENT FOR A STORM DRAIN OR DRAINS, GRANTED TO THE CITY OF SAN DIEGO, RECORDED OCTOBER 19, 1956 IN BOOK 8306, PAGE 560 OF OFFICIAL RECORDS. PLOTTED HEREON.
 5. AN EASEMENT FOR SEWER GRANTED TO GUY STILLMAN AND CAROL W. STILLMAN, RECORDED OCTOBER 13, 1966 AS INSTRUMENT NO. 165220 OF OFFICIAL RECORDS. PLOTTED HEREON.



<p>Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 658-668382 FAX: 658-565-4354 EMAIL: rbateman@sdlee.com</p>	<p align="center">VICINITY MAP NO SCALE</p>
<p>Consultant:</p>	<p>Project Legal Description: LOT 2 OF NEPTUNE ESTATES, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3492 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 23, 1956.</p> <p>Parcel 2 of PARCEL MAP 17680 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 12, 1996.</p>
<p>LAMBERT COORDINATES: NAD 27 = 244-1683 NAD 83 = 1884-6243 A.P.N. 351-210-34-35</p>	<p>Project Soil Condition: Existing developed site.</p> <p>Source of Topography: Field survey by San Diego Land Surveying on 07-26-13</p> <p>Project Permits Required: Coastal Development Permit</p> <p>Project Data: Number of Stories: 1 Proposed use: Residential Existing use: Residential Zone Designation: RS-1-7</p> <p>Project Address: 7106 Vista Del Mar 7080 Neptune Place La Jolla, CA 92037</p> <p>Project Owner: Kemp Blakely, Trustee of the Kemp Blakely Revocable Trust, dated May 8, 1983 as to Parcel A and Stephen Phillip Rutherford and Madeline Lynne Rutherford, Trustees of the Stephen Phillip Rutherford and Madeline Lynne Rutherford Trust, dated October 2, 1992, as to Parcel B</p>
<p>Project Name: 7106 Vista Del Mar</p>	<p>Scale: 1" = 20' Original Date: October 30, 2013 Revised: March 19, 2014 Revisited:</p>
<p>Sheet Title: SITE PLAN FOR LLA PTS No. 319815</p>	<p align="right">Sheet 1 of 1</p>



NOTE:
THIS PROJECT MUST COMPLY WITH THE 131 0044 AND 132 0056
HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA, OR OTHER PROJECTION
SHALL NOT EXCEED 30 FEET ABOVE GRADE.

① Referenced
Title = 1-10'

CITY STANDARD TITLE BLOCK

Prepared by:	Island Architects	Revision 14
Name:	Conrad, Cramer, Schneider	Revision 13
Address:	1000 W. JOLLA BLVD.	Revision 12
Phone:	(858) 429-9291	Revision 11
Sheet Address:	7106 Vista del Mar, AIA	Revision 10
Project Name:	Biddulph Residence	Revision 09
Revision 08	Revision 07	Revision 06
Revision 05	Revision 04	Revision 03
Revision 02	Revision 01	Original Date
Revision 01	09/15/2013	04/01/2013
Original Date	04/01/2013	

A2.0
Island Architects
DREX PATTERSON, AIA
7628 HERSCHEL AVENUE
TEL 858 459-9291

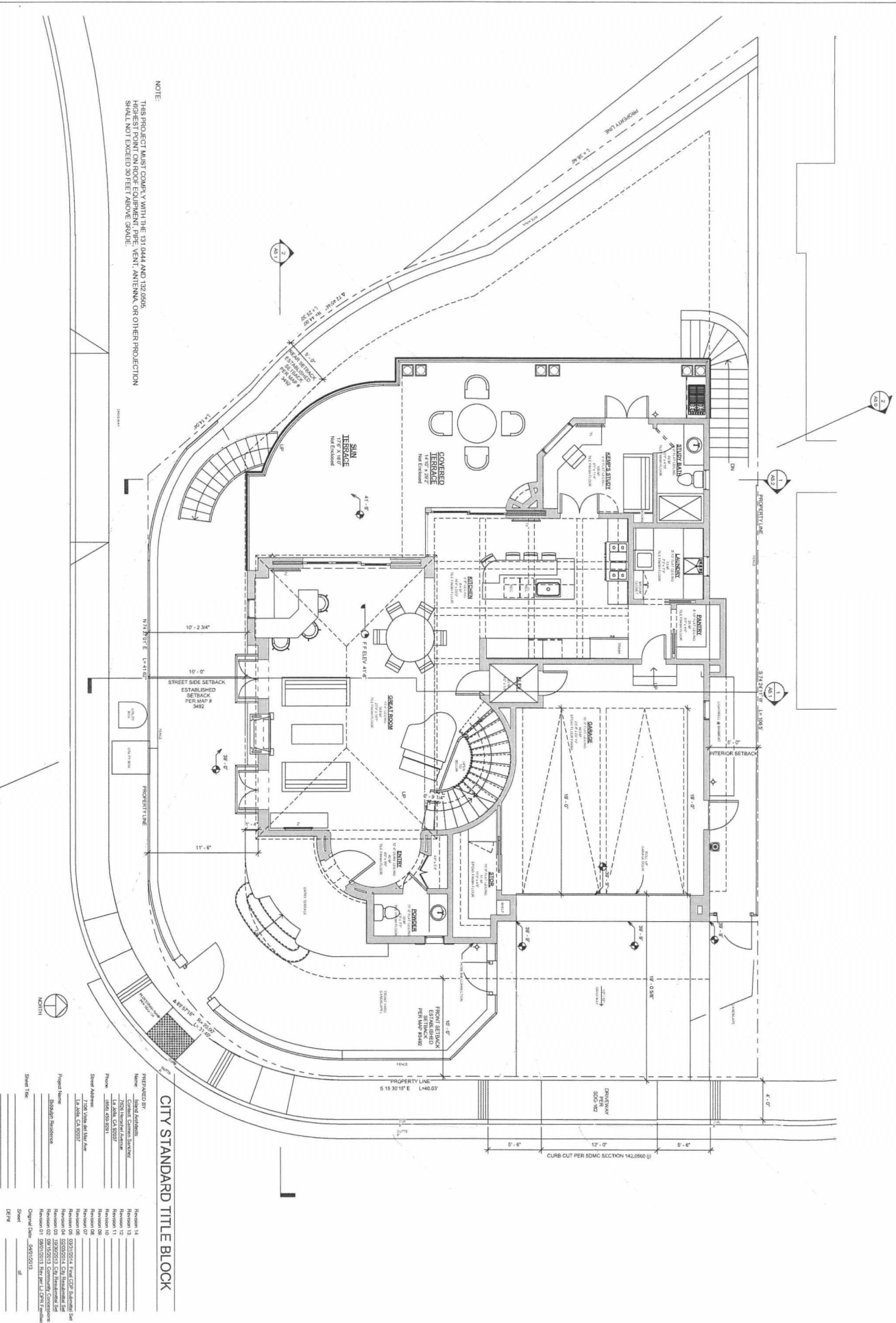
ISLAND ARCHITECTS
TONY CRISAFEL AIA
LA JOLLA, CA 92017
TEL 858 458-0151



BIDDULPH RESIDENCE
7106 VISTA DEL MAR
LA JOLLA, CA 92037



Scale: 1/8" = 1'-0"
Date: 04/01/2013
Sheet: A2.0



NOTE:
THIS PROJECT MUST COMPLY WITH THE 131.0444 AND 132.0556
HIGHEST POINT ON ROOF-EQUIPMENT, PIPE, VENT, ANTENNA, OR OTHER PROJECTION
SHALL NOT EXCEED 30 FEET ABOVE GRADE.

CITY STANDARD TITLE BLOCK

PREPARED BY:
 Name: _____
 Title: _____
 License No.: _____
 State: _____

PROJECT NAME:
 Biddulph Residence
 7106 Vista del Mar
 La Jolla, CA 92037

DATE:
 08/20/2013

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/20/2013	Final CD# 134444144
2	08/20/2013	Final CD# 134444144
3	08/20/2013	Final CD# 134444144
4	08/20/2013	Final CD# 134444144
5	08/20/2013	Final CD# 134444144
6	08/20/2013	Final CD# 134444144
7	08/20/2013	Final CD# 134444144
8	08/20/2013	Final CD# 134444144
9	08/20/2013	Final CD# 134444144
10	08/20/2013	Final CD# 134444144
11	08/20/2013	Final CD# 134444144
12	08/20/2013	Final CD# 134444144
13	08/20/2013	Final CD# 134444144
14	08/20/2013	Final CD# 134444144

Output Date: 08/20/2013

Sheet Title: _____

Scale: _____

A2.1

Island Architects
 Drex Patterson, AIA
 7026 Herschel Avenue
 Tel. 538 459-9291

Tony Crisafel, AIA
 LA JOLLA, CA 92037
 FAX 538 456-0151

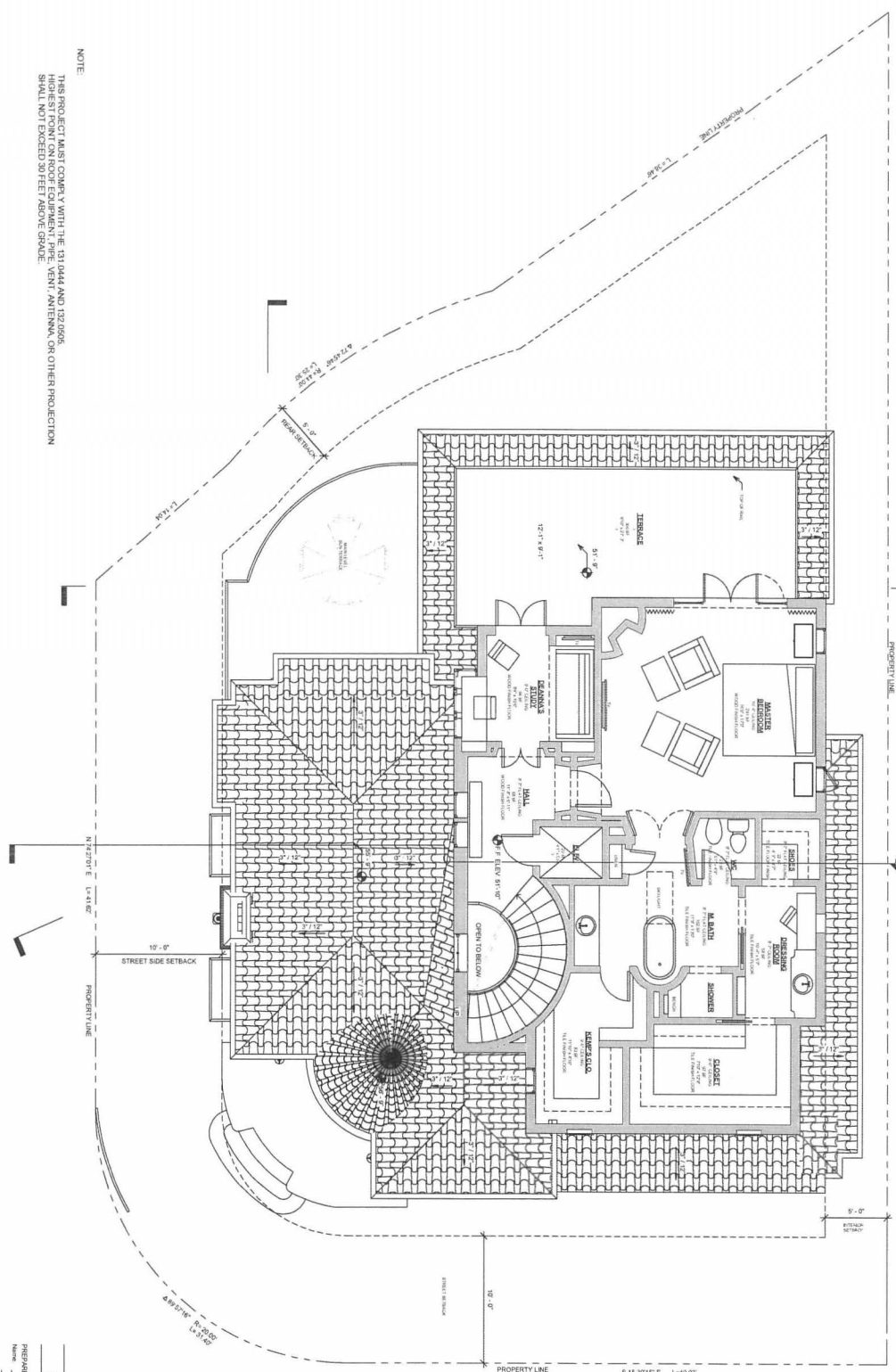
BIDDULPH RESIDENCE

7106 VISTA DEL MAR
 LA JOLLA, CA 92037



NOTE
 THIS PROJECT MUST COMPLY WITH THE 131.0444 AND 132.0656
 REQUIREMENTS FOR THE INSTALLATION OF AN ANTENNA OR OTHER PROJECTION
 WHICH SHALL NOT EXCEED 30 FEET ABOVE GRADE.

Second Floor
 1/4" = 1'-0"



CITY STANDARD TITLE BLOCK

PREPARED BY
 Name: Island Architects
 Contact: Gordon Stewart
 18 38th, CA 92037
 Phone: (858) 459-9291

Sheet Address
 7100 Vista del Mar Ave
 La Jolla, CA 92037

Project Name
 Biddulph Residence

Sheet Title
 Second Floor

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

ISLAND ARCHITECTS
 DREX PATTERSON, AIA
 7626 HERSCHEL AVENUE
 TEL. 538 459-9291

TONY CRISAFI, AIA
 LA JOLLA, CA 92037
 FAX 858 456-0351



BIDDULPH RESIDENCE

7106 VISTA DEL MAR
 LA JOLLA, CA 92037



DATE	
BY	
CHECKED	
APPROVED	
SCALE	
SHEET NO.	
TOTAL SHEETS	
PROJECT NO.	
CLIENT	
ARCHITECT	
ENGINEER	
PLUMBER	
ELECTRICIAN	
Mechanical	
Structural	
Other	

ROOF NOTES:

1. ALL RIDGE DIMENSIONS ARE CALLED OUT TO TOP OF SHEATHING
2. ALL ELEVATIONS LOCATED AT EDGE OF WALLS ARE TO TOP OF PLATE
3. ALL PLATE HTS. ARE TAKEN ABOVE MAIN LEVEL F.F. +0'-0" (E.L.)
4. DIMENSIONS SHOWN AT CHIMNEY CAPS ARE TO FINISH MATERIAL
5. ALL SKYLIGHTS TO BE FLAT, TINTED GLAZING & BRONZE FRAME SKYLIGHT
6. RADIANT BARRIER SHEATHING TO BE USED OVER INTERIOR & ATTIC SPACES
- = DOWN SPOUT LOCATION
- = SCUPPER LOCATIONS

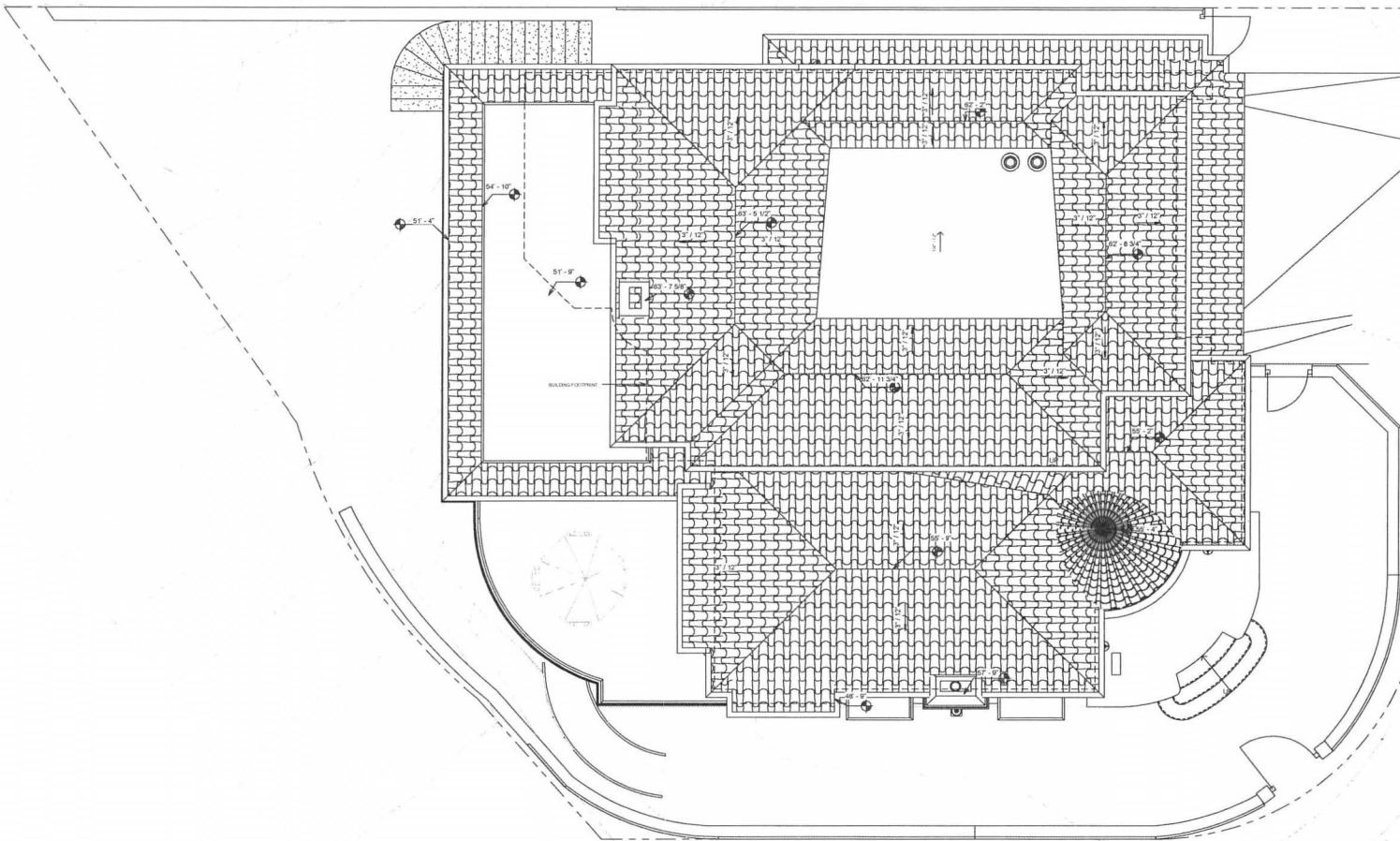
SPECIFICATIONS

ROOFING TILE TO BE A COLOR BLEND OF 2-PIECE (PAN & BARREL) CLAY TILE (ARCHITECT TO SELECT COLOR). INSTALL OVER A CLASS "A" ROOFING ASSEMBLY OF 2 LAYERS OF 40# ASPHALT IMPREGNATED FELT WITH HOT MOPPED ASPHALT BETWEEN LAYERS AND ON TOP. BARREL TILES TO BE FASTENED WITH APPROVED WIRE TIES.

APPLICATION OF ROOFING

STARTING ALONG THE EAVE, PAN TILES ARE LAID IN VERTICAL ROWS A MAXIMUM OF 8" ON CENTER. A BOOSTER TILE IS SET AND FASTENED OVER THE LOWER EDGE OF EACH PAN TILE. A STARTER TILE IS THEN FASTENED OVER THE BOOSTER TILE AND INTERVENING SPACE, COMPLETING THE EAVE COURSE.

1. LAY ASPHALT WITH A 4" HEAD LAP AND A 6" END LAP. NAIL SECURELY IN PLACE AS CODE REQUIRES.
2. LAY CLAY ROOFING TILES WITH VERTICAL ROWS SPACED A MAXIMUM OF 8" ON CENTERS.
3. ON EAVES USE EAVE CLOSURE OR 1" X 2" WOOD STRIP TO RAISE OR BOOST FIRST HORIZONTAL COURSE 3/4" - 1" ABOVE SHEATHING. SUBSEQUENT COURSES ARE LAID WITH A MINIMUM 2" HEAD LAP.
4. ON EAVES USE BOOSTER AND STARTER TILE FOR FIRST COURSE OF TILE ONLY. EAVE CLOSURE TO BE NATURAL GRAY MORTAR.
5. FASTEN TILE TO SHEATHING WITH APPROVED WIRE TIES.
6. STANDARD EXPOSURE - COVER TILES SHALL BE LAID WITH AN EXPOSURE OF 14" TO THE WEATHER. RANDOM EXPOSURE - TO CREATE A STAGGER NOT TO EXCEED 20%, COVER TILES TO BE LAID FROM 11" TO 14" EXPOSURE, THUS BREAKING ALL HORIZONTAL LINES.
7. FIELD COVER TILE LAPS SET IN MEDIUM TO LIGHT CEMENT MORTAR OR ROOFING MASTIC. MORTAR TO BE NATURAL GRAY.
8. CHIMNEY CLOAKED VENT TILES (ICBO # 5214) TO BE USED TO MEET VENTING AREA REQUIREMENTS PER CODE AS CALCULATED BELOW. HALF OF THE REQUIRED VENTS TO BE LOCATED AT LEAST 30" ABOVE THOSE LOCATED NEAR THE EAVES. PRIMARY VENT IS INSTALLED IN ROOF SHEATHING. SECONDARY VENT IS INSTALLED OVER PRIMARY VENT & PAINTED TO MATCH SURROUNDING TILES.
9. FIRST ROW OF TOPS AFTER GABLE ROLL SHALL BE SET IN CEMENT MORTAR OR ROOFING MASTIC. MECHANICALLY FASTEN A BOOSTER TILE SET IN CEMENT MORTAR OR ROOFING MASTIC. FLUSH WITH AND UNDER A STARTER TILE WHERE A DOUBLE EAVE EFFECT IS DESIRED. WHERE TILE JOINS HIPPS AND RIDGES, ANY VOIDS SHALL BE FILLED WITH CEMENT MORTAR. CAP HIPS AND RIDGES WITH COVER TILES AND POINT NEATLY WITH CEMENT MORTAR. ALL TILE IN CONTACT WITH MORTAR SHALL BE IMMERSUED IN WATER FOR A MINIMUM OF 2 MINUTES BEFORE INSTALLING. MORTAR MUST BE USED ON ALL HIPS AND RIDGES.
10. ARCHITECT TO SPECIFY TILE BLEND. ROOFER TO LAY OUT ONE SQUARE 10' X 10' AREA FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.



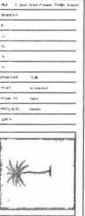
NOTE:
THIS PROJECT MUST COMPLY WITH THE 131 0444 AND 132 0505
HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA, OR OTHER PROJECTION
SHALL NOT EXCEED 30 FEET ABOVE GRADE.

Roof Plan
1/4" = 1'-0"



CITY STANDARD TITLE BLOCK

PREPARED BY: Name: <u>Island Architects</u> <u>Caridad Carmen Sanchez</u> <u>7520 HERSCHTEL AVENUE</u> <u>LA JOLLA, CA 92037</u> Phone: <u>(619) 459-9291</u>	Revision 14 _____ Revision 13 _____ Revision 12 _____ Revision 11 _____ Revision 10 _____ Revision 09 _____ Revision 08 _____ Revision 07 _____ Revision 06 _____
Street Address: <u>7100 Vista del Mar Ave</u> <u>LA JOLLA, CA 92037</u>	Revision 05: <u>03/31/2014 Final CDP Submittal Set</u> Revision 04: <u>02/02/2014 City Resubmittal Set</u> Revision 03: <u>12/26/2013 City Resubmittal Set</u> Revision 02: <u>09/15/2013 Community Concessions</u> Revision 01: <u>08/01/2013 Rev per L2 DPA Feedback</u>
Project Name: <u>Biddulph Residence</u>	Original Date: <u>04/01/2013</u>
Sheet Title: _____	Sheet: <u>01</u>
_____	DATE: _____

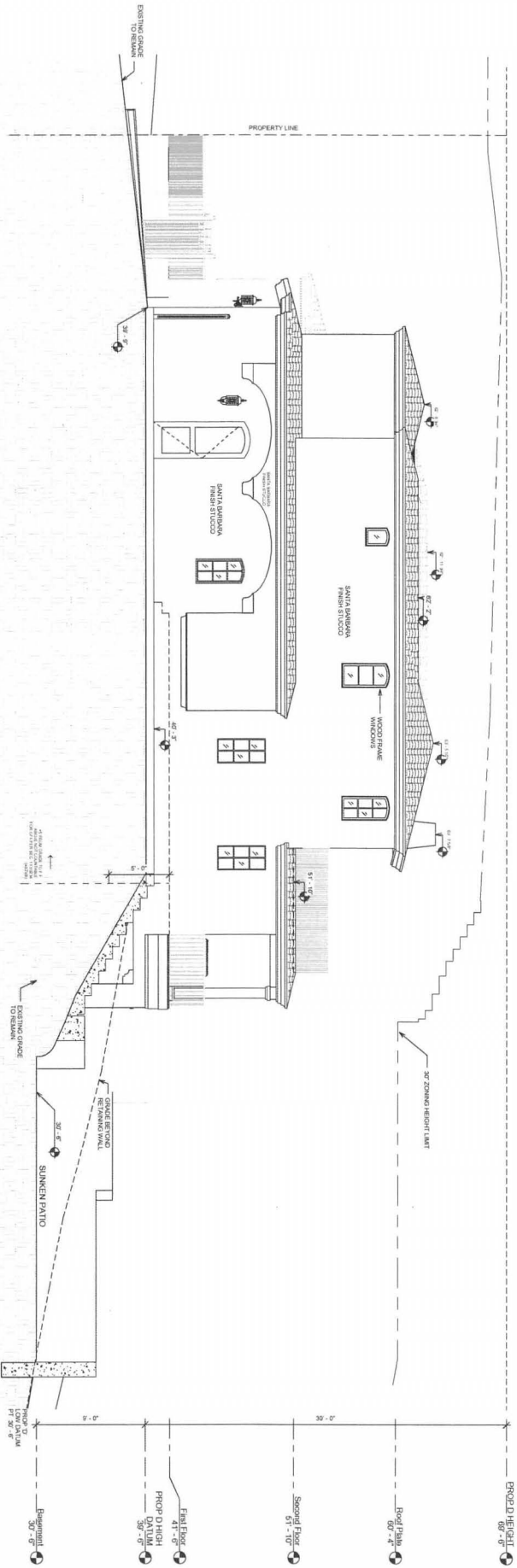


BIDDULPH RESIDENCE
 7100 VISTA DEL MAR
 LA JOLLA, CA 92037



ISLAND ARCHITECTS
 TONY CRISAFEL, AIA
 DREX PATTERSON, AIA
 LA JOLLA, CA 92037
 TEL: 619 459 9291
 FAX: 619 459 0151

A2.3
Final Plan



1-04
1/4" = 1'-0"

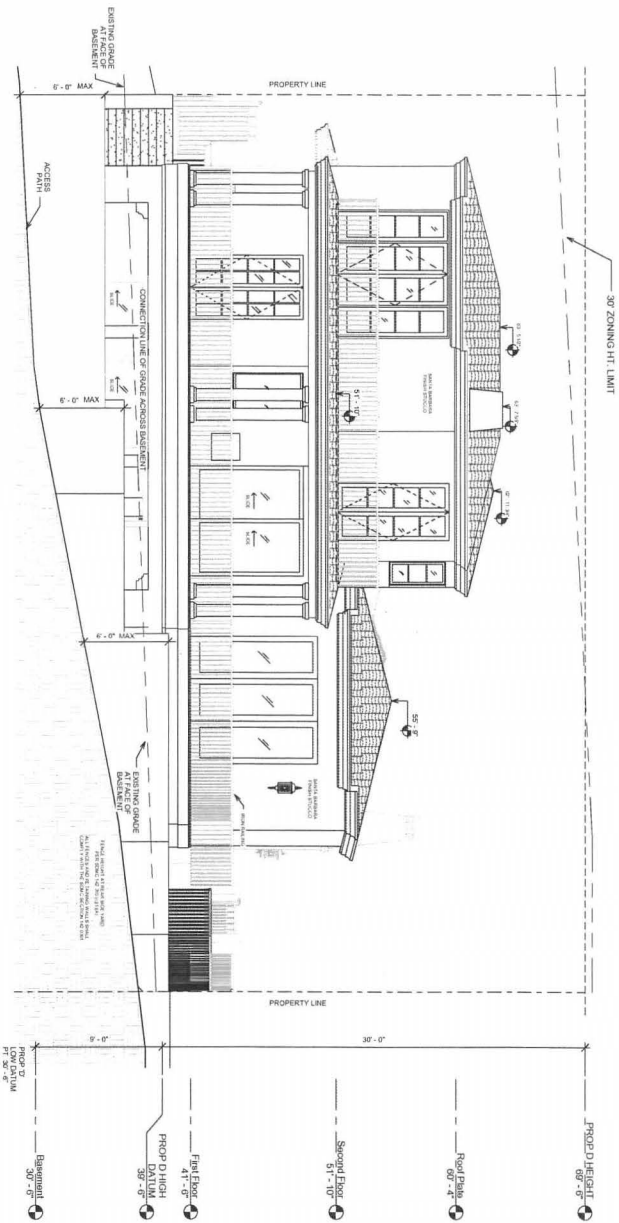
CITY STANDARD TITLE BLOCK		
PREPARED BY:	Architects	
Name:	Cornel Cedeno Sanchez	Revision 11
Address:	7283 Hershel Avenue	Revision 12
Phone:	(602) 438-0701	Revision 10
E-mail Address:		Revision 09
Project Address:	7106 Vista del Mar Ave	Revision 08
City:	La Jolla, CA 92037	Revision 07
Project Name:	Biddulph Residence	Revision 06
Architect License:	002010014 Cornel Cedeno Sanchez, AIA	Revision 05
Register:	002010013 Corn Patterson, AIA	Revision 04
Register:	000105013 Brian L. Perry, Licensee	Revision 03
Register:	000105013 Brian L. Perry, Licensee	Revision 02
Register:	000105013 Brian L. Perry, Licensee	Revision 01
Sheet Title:	01	
CEP#:		

BIDDULPH RESIDENCE
7106 VISTA DEL MAR
LA JOLLA, CA 92037

ISLAND ARCHITECTS
DREX PATTERSON, AIA
7626 HERSCHEL AVENUE
TEL: 638 459-9291

TONY CRISAFI, AIA
LA JOLLA, CA 92037
FAX: 638 456 0151

A4.1
ISLAND ARCHITECTS



2) West
1/4" = 1'-0"

CITY STANDARD TITLE BLOCK

PREPARED BY
 Name: Drex Patterson
 Title: Architect
 Address: 7626 Herschel Avenue
La Jolla, CA 92037
 Phone: 619-594-2921

Sheet Address: Vista del Mar
La Jolla, CA 92037

Project Name: Biddulph Residence
 Revision 01: 2008/03/13 City Standards Add
 Revision 02: 2008/03/13 City Standards Add
 Revision 03: 2008/03/13 City Standards Add
 Original Date: 06/20/2011
 of

Sheet Title: _____
 Date: _____

Reason 14: _____
 Reason 15: _____
 Reason 16: _____
 Reason 17: _____
 Reason 18: _____
 Reason 19: _____
 Reason 20: _____
 Reason 21: _____
 Reason 22: _____
 Reason 23: _____
 Reason 24: _____
 Reason 25: _____
 Reason 26: _____
 Reason 27: _____
 Reason 28: _____
 Reason 29: _____
 Reason 30: _____



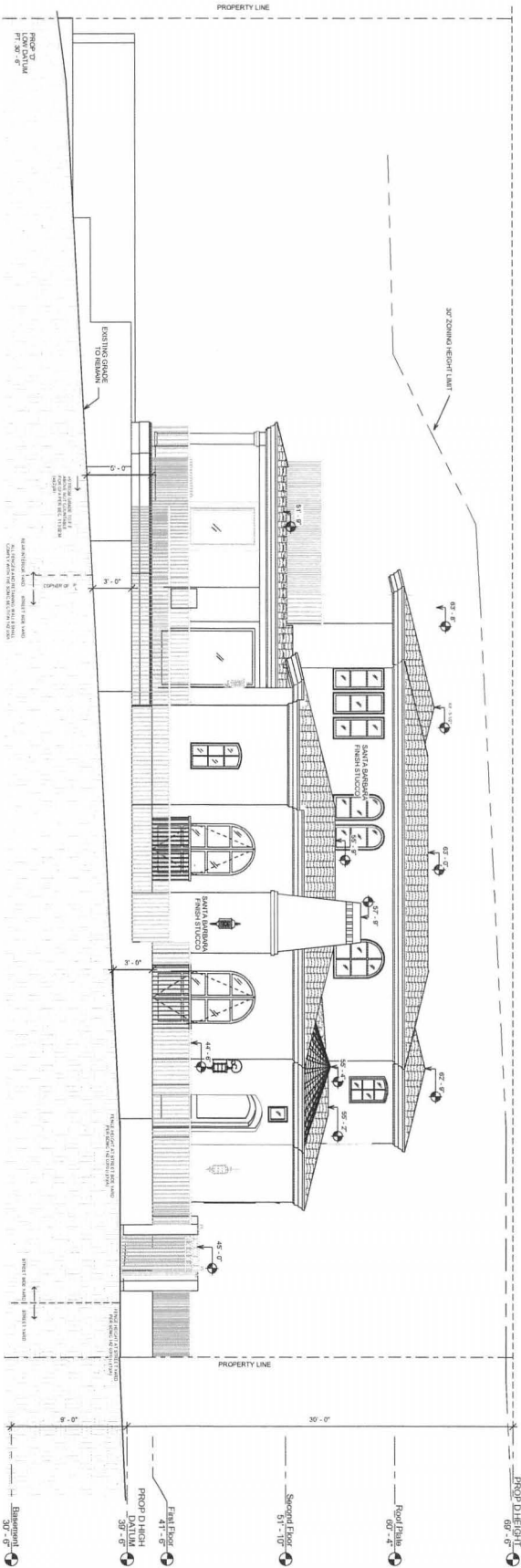
ISLAND ARCHITECTS
 DREX PATTERSON, AIA
 7626 HERSCHEL AVENUE
 TEL. 619 594-2921

TONY CRISAFI, AIA
 LA JOLLA, CA 92037
 FAX 619 456-0151



BIDDULPH RESIDENCE
 7106 VISTA DEL MAR
 LA JOLLA, CA 92037





CITY STANDARD TITLE BLOCK

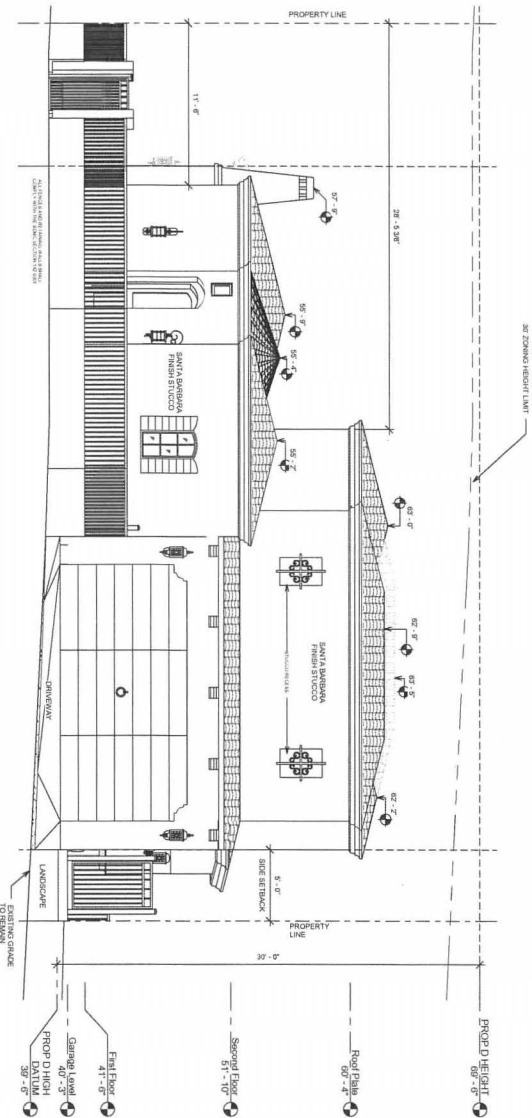
PREPARED BY:	Name	David Anderson	Revision 14
	Address	7026 Herschel Avenue	Revision 12
	City	LA JOLLA, CA 92037	Revision 11
	Phone	(619) 435-2500	Revision 10
	Shared Address	7106 Vista del Mar, San Diego, CA 92121	Revision 09
	LA JOLLA, CA 92037		Revision 08
Project Name	Biddulph Residence	Revision 06	Revision 05
Owner/Architect	TONY CRISAFI AIA	Revision 02	Revision 01
Original Date	05/20/2013	Revision 01	
Sheet Title	ELEVATION		

ISLAND ARCHITECTS
 DREX PATTERSON, AIA
 7026 HERSCHEL AVENUE
 TEL 858 459-9291

TONY CRISAFI AIA
 LA JOLLA, CA 92037
 FAX 858 456-0151

BIDDULPH RESIDENCE
 7106 VISTA DEL MAR
 LA JOLLA, CA 92037

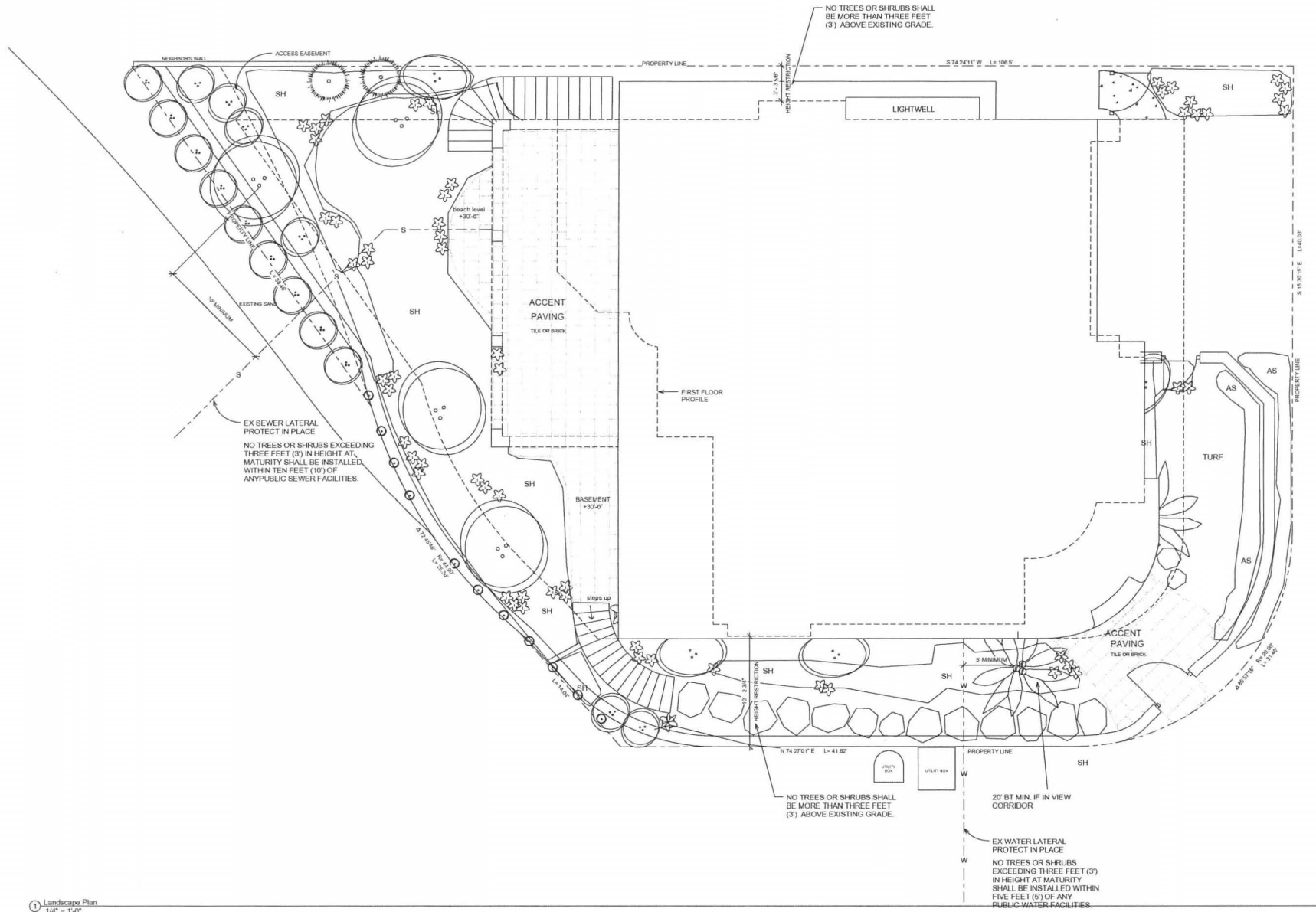
DATE	05/20/2013
BY	DAVID ANDERSON
CHECKED BY	TONY CRISAFI
SCALE	AS SHOWN
PROJECT NO.	13070013
SHEET NO.	01



1 East Elevation
1/8" = 1'-0"

CITY STANDARD TITLE BLOCK

PROJECT NO.	100-000000
NAME	Island Architects
ADDRESS	700 Vista del Mar, La Jolla, CA 92037
PHONE	(619) 459-9291
FAX	(619) 459-9292
DRIVEWAY	700 Vista del Mar, La Jolla, CA 92037
PROJECT NAME	Biddulph Residence
DATE	08/17/2013
DESIGNER	Island Architects
DATE	08/17/2013
REVISION 1	08/17/2013
REVISION 2	08/17/2013
REVISION 3	08/17/2013
REVISION 4	08/17/2013
REVISION 5	08/17/2013
REVISION 6	08/17/2013
REVISION 7	08/17/2013
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REVISION 98	08/17/2013
REVISION 99	08/17/2013
REVISION 100	08/17/2013



1 Landscape Plan
1/4" = 1'-0"



BIDDULPH RESIDENCE

7106 VISTA DEL MAR
LA JOLLA, CA 92037



ISLAND ARCHITECTS
 TONY CRISAFULLI, AIA
 LA JOLLA, CA 92037
 FAX 858 458-0181

DREX PATTERSON, AIA
 7029 HERSCHEL AVENUE
 TEL 858 459-9291



Landscape
Development Plan



PO 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: Paul Godwin, PM
City of San Diego

Project: Biddulph Residence
7106 Vista Del Mar
PN: 319815

Motion: To reconsider previous motion to deny this project as
substantial changes have been made

Vote: 12-1-1

To recommend approval of the revised project dated
October 30, 2013 and submitted to the City

Vote: 11-0-3

12 November 2013

Submitted by: Tony Crisafi, President
La Jolla CPA

Date



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Biddulph Residence

319815

Project Address:

7106 Vista del Mar Avenue, La Jolla CA 92037

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):

Kemp Biddulph, Trustee of the Kemp Biddulph Revocable TRUST

Owner Tenant/Lessee Redevelopment Agency

Street Address:

2432 West Peoria Avenue, bldg 14, suite 1246

City/State/Zip:

Phoenix, AZ 85029

Phone No:

(602) 677-9722

Fax No:

Signature:

Kemp Biddulph Date: 4/8/13

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:



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 Boundary Line Adjustment

Project Title **Project No. For City Use Only**
 Biddulph Residence 319815

Project Address:
 7106 Vista del Mar Avenue, La Jolla, CA 92037, 7080 Neptune Place, La Jolla, CA 92037

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):
 Kemp Biddulph, Trustee of the Kemp Biddulph Revocable Trust
 Dated May 6, 1983
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 2432 West Peoria Ave, Ste 1246 Bldg 14

City/State/Zip:
 Phoenix, AZ 85029

Phone No: (602) 677-9722 **Fax No:** (602) 955-2803

Signature : **Date:**

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature : **Date:**

Name of Individual (type or print):
 Stephen Phillip Rutherford, Trustee of the Stephen Phillip Rutherford and Maxine Lynne Rutherford Trust, as amended and restated December 3, 2012
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 P.O. Box 6, 113 South Plaza

City/State/Zip:
 Brawley, CA 92227

Phone No: **Fax No:**

Signature : *Stephen Phillip Rutherford* **Date:** 12/13/13

Name of Individual (type or print):
 Maxine Lynne Rutherford, Trustee of the Stephen Phillip Rutherford and Maxine Lynne Rutherford Trust, as amended and restated December 3, 2012
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 P.O. Box 6, 113 South Plaza

City/State/Zip:
 Brawley, CA 92227

Phone No: **Fax No:**

Signature : *Maxine Lynne Rutherford* **Date:** 12/13/13

RESOLUTION No. 113329

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

That the deed of Robert J. Stirkerb and Elisabeth M. Stirkerb, William J. Doyle and Anita F. Doyle, executed in favor of The City of San Diego, bearing date May 21, 1953, conveying to said City an easement and right of way for access road purposes through, along and across a portion of the unnumbered tracts of land in First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891 filed in the office of the Recorder of San Diego County, be, and the same is hereby accepted on the conditions therein expressed;

And the City Clerk of said City is hereby authorized and directed to file the said deed for record in the office of the Recorder of San Diego County, together with a certified copy of this resolution.

Approved as
as to form by J. F. DuPaul, City Attorney.

By
Deputy City Attorney.

Passed and adopted by the Council of the City of San Diego, California, this 23rd day of July, 1953, by the following vote, to wit:

YEAS - Councilmen: Burgener, Wincote, Schneider, Kerrigan
Mayor Butler

NAYS - Council men : None

ABSENT - Council men : Dall, Godfrey

JOHN D. BUTLER
Mayor of the City of San Diego, California

FRED W. SICK
City Clerk of the City of San Diego, California

By LA VERNE E. MILLER Deputy

I HEREBY CERTIFY that the above and foregoing resolution was passed by the Council of the said City of San Diego, at the time and by the vote, above stated.

I HEREBY CERTIFY that the above and foregoing resolution is a true and correct copy of Resolution No. 113329 of the City of San Diego, California, passed and adopted by the Council of said City

FRED W. SICK
City Clerk of the City of San Diego, California

LA VERNE E. MILLER Deputy

JUL 23 1953
FRED W. SICK, City Clerk
LA Verne E. Miller
Deputy

BOOK 4938 PAGE 540

MR. ROBERT J. STIRNKORB and ELIZABETH M. STIRNKORB, husband and wife,
joint tenants; and WILLIAM J. DOYLE and ANITA F. DOYLE, husband and wife,
joint tenants

For and in consideration of the benefits to accrue to the grantors herein by
acceptance and dedication of the easement hereinafter described,
Do Hereby Grant to The City of San Diego, a Municipal Corporation, in the County of San
Diego, State of California, an easement for the purpose of a right of way for an
access road and appurtenances thereto, through, over, under, along and
across,
All that Real Property situate in the City of San Diego, County of San Diego, State of
California, bounded and described as follows:

That portion of the unnumbered tracts of land in First Addition to South
La Jolla, according to Map thereof No. 891 filed in the office of the County
Recorder of said San Diego County, described as follows:
Beginning at the intersection of Vista Del Mar, closed, and the northerly
line of Fern Glenn, formerly Surfton Place, said intersection being also the
southeasterly corner of an unnumbered tract as shown on said Map No. 891; thence
S71°49'W along said northerly line a distance of 116.60 feet to the True Point
of Beginning, said point being the beginning of a tangent curve, concave north-
easterly, the radius of which is 44.0 feet; thence westerly and northwesterly
along the arc of said curve through a central angle of 73° a distance of 56.06
feet to the beginning of a reverse curve, concave southwesterly, the radius
of which is 155.0 feet; thence northwesterly along the arc of said curve through
a central angle of 28° 20' a distance of 76.65 feet; thence N60° 31'W a distance
of 25.0 feet to the beginning of a tangent curve, concave northeasterly, the
radius of which is 45.73 feet; thence northwesterly and northerly along the arc
of said curve, through a central angle of 33° 11' 30" a distance of 26.49 feet
to a point on a line which bears N74° 18'W from the southeasterly corner of the
unnumbered tract lying north of Surfton Place, west of Vista Del Mar Avenue and
south of Fern Glenn, as shown on said Map No. 891; thence N74° 18'W along said
line a distance of 46.42 feet to a point on the arc of a curve, concave north-
easterly the radius of which is 85.73 feet, the center of said curve bearing
N84° 21' 23"E from said point; thence southeasterly along the arc of said curve
through a central angle of 36° 04' 23" a distance of 53.98 feet; thence continuing
southeasterly along the arc of said curve the radius of which is 85.73 feet,
through a central angle of 18° 48' a distance of 28.13 feet; thence S60° 31'E a
distance of 25.0 feet to the beginning of a tangent curve, concave southwesterly
the radius of which is 115.0 feet; thence southeasterly along the arc of said
curve, through a central angle of 28° 20' a distance of 56.87 feet to the begin-
ning of a compound curve, concave westerly, the radius of which is 28.27 feet;
thence southeasterly, southerly and southwesterly along the arc of said curve
through a central angle of 77° 06' a distance of 38.04 feet to a point on the arc
of a curve concave southeasterly, the radius of which is 100.0 feet, the center
of said curve bearing S45° 05'E from said point; thence northeasterly along the
arc of said curve, being also along the northwesterly line of Neptune Place and
Fern Glenn, through a central angle of 29° 54' a distance of 52.19 feet; thence
N71° 49'E along the northerly line of Fern Glenn a distance of 43.40 feet to the
True Point of Beginning.

Witness our hands and seals this 24th day of May 1953

Robert J. Stirnkorb
Elizabeth M. Stirnkorb
William J. Doyle
Anita F. Doyle



BOOK 4938 PAGE 539

STATE OF CALIFORNIA, }
COUNTY OF SAN DIEGO, } SS.



On this 21st day of May A. D. Nineteen 53
and fifty three before me W.M.M. LOELTZ
a Notary Public in and for said County, residing therein, duly commissioned and sworn,
personally appeared ROBERT J. STIRNKORB, ELIZABETH M. STIRNKORB,
WILLIAM J. DOYLE, ANITA F. DOYLE

known to me to be the person s described in and whose names were subscribed to the
within instrument and acknowledged to me that they executed the same.

Witness My Hand and Official Seal the day and year in this certificate first above written.

W.M.M. Loeltz
Notary Public in and for the County of San Diego, State of California.

My Commission Expires
My Commission Expires March 2, 1956

102819

DOCUMENT NO. 473393
RECORDED REQUEST OF
CITY CLERK DOCUMENT No. _____

JUL 30 10 07 AM '53 JUL 23 1953

BOOK 4938 PAGE 539

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF OFFICE OF THE CITY CLERK
ROGER N. HOWE, RECORDER SAN DIEGO, CALIFORNIA

U.S.
Stirnkorb
to
CITY OF SAN DIEGO

Seed of Robert J.
Stirnkorb et ux
et al to the City