



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 26, 2009 **REPORT NO. PC-09-031**

ATTENTION: Planning Commission, Agenda of April 2, 2009

SUBJECT: GRANT RESIDENCE - PROJECT NO. 166204. PROCESS 2

REFERENCE: Report to the City Council No. 06-006
Planning Commission Report No. PC-05-301

**OWNERS/
APPLICANTS:** Joseph M. Grant and Sheila P. Grant

SUMMARY

Issue(s): Should the Planning Commission approve or deny an appeal of Staff's decision approving an Extension of Time for the demolition of an existing one-story, single family residence and the construction of a two-story, 6,946 square-foot single family residence and detached pool?

Staff Recommendation: DENY the appeal and APPROVE Extension of Time to Coastal Development Permit No. 596078.

Community Planning Group Recommendation: The La Jolla Community Planning Association considered the project on January 8, 2009, and voted 13-0-0 in favor of the project with no conditions (Attachment 14).

Other Recommendations: None with this action.

Environmental Review: Mitigated Negative Declaration No. 54670 was certified on February 7, 2006 by City Council Resolution No. R-301230 for the original project and remains in effect (Attachment 8). There are no changes to the project scope and the request for an Extension of Time would not result in any environmental impacts. The activity is not a separate project for purposes of CEQA review per CEQA Guidelines Sections 15060(c) (3) and 15378(c).

Fiscal Impact Statement: None with this action. All cost associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The La Jolla Community Plan designates the subject property for very low density residential development for 0 to 5 dwelling units per acre. The project proposes to demolish one existing single family residence and construct one single family residence. The impact to the La Jolla community will be no net increase of residential units. The proposed project will result in no net increase in the housing supply for the City of San Diego.

BACKGROUND

The 25,167 square-foot project site is located at 6929 Fairway Road in the RS-1-4 zone and Coastal Overlay zone, within the La Jolla Community Plan Area (Attachment 1 and 2). The surrounding properties are also zoned RS-1-4 and developed with single family residences. The La Jolla Community Plan designates the site for residential development at a Very Low density of 0-5 dwelling units per acre (Attachment 3).

A Coastal Development Permit (CDP) for projects lying outside of the appealable area to the California State Coastal Commission is a Process Two, Staff level decision per San Diego Municipal Code Section 112.0503. The original CDP for the project was approved by Staff on August 16, 2005. On August 31, 2005, George and Irene Chandler appealed the project to the Planning Commission. At the public hearing of October 20, 2005, the Planning Commission voted 7-0 to deny the appeal, certify the Mitigated Negative Declaration No. 54670 and approve the project (Attachment 9). George and Irene Chandler subsequently appealed the environmental determination to the City Council. On February 7, 2006, the City Council heard the issue of the appeal of the environmental determination and certified Mitigated Negative Declaration No. 54670 by City Council Resolution No. R-301230 (Attachment 8).

The previously approved CDP No. 165304 allowed for demolition of the existing one-story, 2,806 square foot, single family residence and construction of a new, two-story, 6,946 square-foot single family residence, with an attached three-car garage, detached pool, fencing and landscaping, as described in detail in the attached Planning Commission Report No. PC-05-301, dated October 13, 2005 (Attachment 5).

The San Diego Municipal Code (SDMC), per Section 126.0111 - "Extension of Time of a Development Permit", provides a process by which a CDP issued by the City may be extended for a maximum of 36 months. The code states that a decision on an application for an extension of time of a development permit shall be made in accordance with the same process required for a new application for the same development permit.

DISCUSSION

Project Description

The applicant is requesting approval of an Extension of Time (EOT) to their previously approved Coastal Development Permit (CDP). Prior to the expiration of the CDP (February 7, 2009) the applicant filed an application for an EOT to extend the CDP for the maximum 36 months permitted by SDMC Section 126.0111, which would allow the owner/developer additional time to construct the project. There are no further extensions of time allowed for the CDP.

An EOT application limits the City's ability to modify or add conditions to the original approval unless mandated to comply with state or federal law or as necessary to protect the health and safety of the immediate community. For EOT applications for CDPs, an additional consideration regards whether there are changed circumstances which would affect the project's consistency with the adopted Local Coastal Program (LCP). Under the same regulatory framework in which the City's review is limited, an appellant of the City's decision to approve or deny an EOT application is likewise limited in scope to only issues related to public health and safety, compliance with state or federal law, or changed circumstances.

Appeal of Staff Decision to Approve EOT

On January 16, 2009, staff approved the Extension of Time to Coastal Development Permit No. 596078 (Attachment 7). An appeal of the staff decision to approve the extension of time request was filed on February 4, 2009, by George Chandler, the appellant on the original project (Attachment 12). Issues cited in the appeal generally concern the geologic stability of the project site and surrounding area, the design of the project relative to the site's steep topographical conditions, and the potential for landslide activity resulting from the project based upon other slope failures in the community.

The geologic stability of the project site and the design of the project were issues cited in Mr. Chandler's previous appeals of the original project. These issues were fully evaluated and discussed during the appeal process at public hearings by the Planning Commission and City Council (Attachment 5 and 6). Of the items specified in the appeal, landslide activity in the community is the only change in circumstances subsequent to the City Council's approval of the project February 7, 2006. On October 3, 2007 a significant landslide occurred in a neighborhood built into the east side of Mount Soledad within the La Jolla community, approximately 2 miles from the project site.

To address the potential of landslide activity in the community having effect on the project site, an updated geotechnical investigation report was prepared by Geotechnical Exploration, Inc., the applicant's geotechnical consultant (Attachment 13). The report, dated December 3, 2008, determined that current soil and geologic conditions at the project site provided no evidence of recent or historic landsliding or deep-seated slope instability. Further, the report stated that "Currently, all observed slopes on-site appeared to be stable, in good condition and should not be

negatively affected by the proposed new development". The updated geotechnical report was reviewed and approved by City Geology Staff, and found to adequately address the soil and geologic conditions potentially affecting the proposed project. As no evidence of recent or historic landsliding or deep-seated slope instability was found at the project site, there are no changed circumstances which would affect the project's consistency with the Local Coastal Program subsequent to the City Council's original approval of the project on February 7, 2006

Staff has determined that there are no new conditions required related to public health and safety or compliance with state or federal law, nor are there any changed circumstances which would affect the LCP. Therefore, the required findings can be made to support approval of the Extension of Time request (Attachment 16).

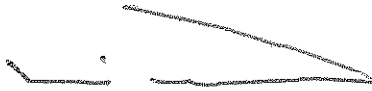
CONCLUSION

The approval of the Extension of Time would allow the owner/developer an additional three years to develop the project. Staff has determined that the required findings can be supported and recommends the Planning Commission deny the appeal and approve the project.

ALTERNATIVES

1. Deny the Extension of Time of Coastal Development Permit No. 596078, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

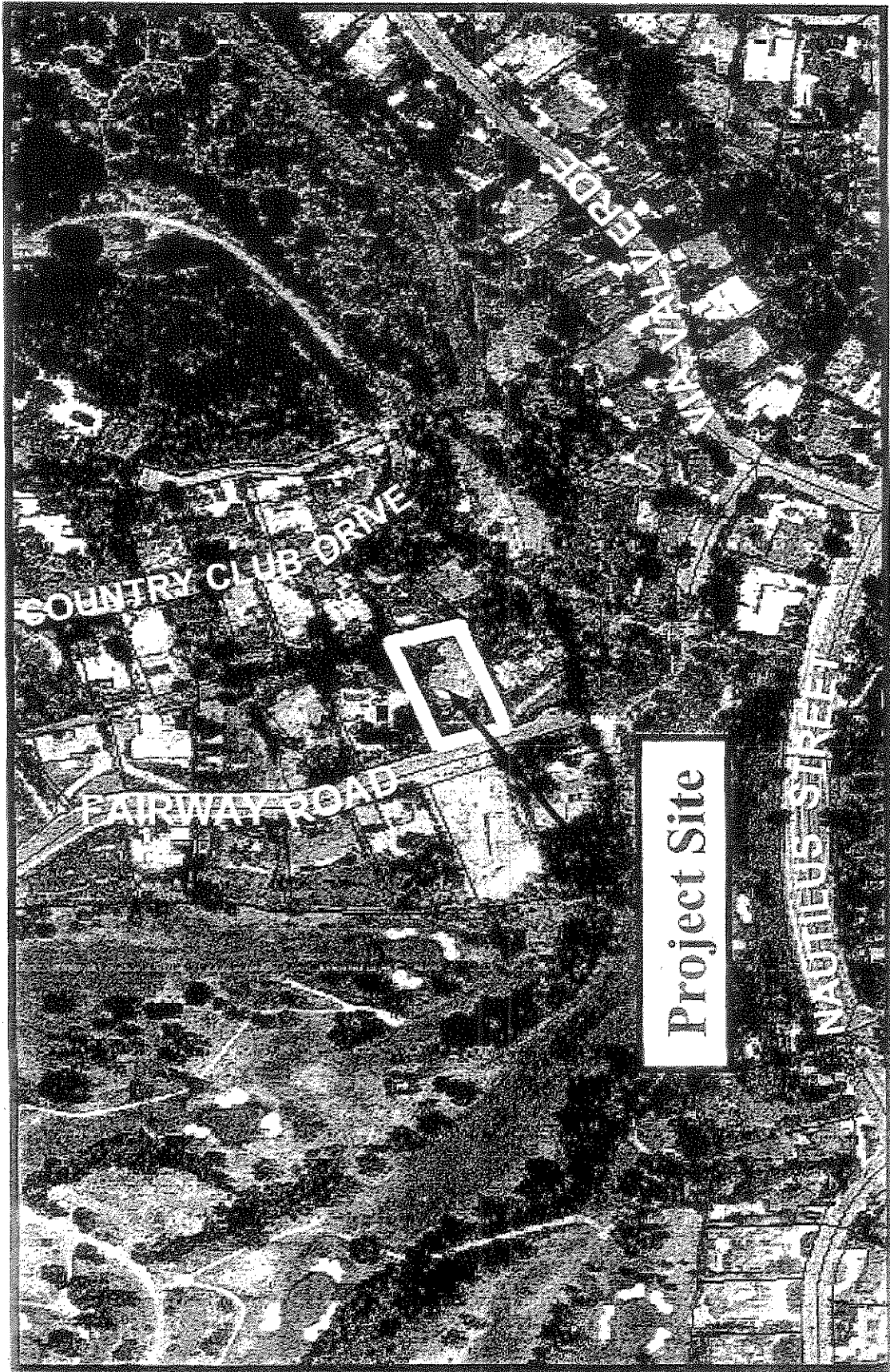


Patricia J. Fitzgerald
Development Project Manager
Development Services Department

WESTLAKE/PF

- Attachments:
1. Project Location Map
 2. Aerial Photograph
 3. Community Plan Land Use Map
 4. Project Data Sheet

5. Planning Commission Report No. PC-05-188 (with Attachment 9)
6. City Council Report No. 06-006 (no attachments)
7. Notice of Decision, dated January 16, 2009
8. Council Resolution R-301230
9. Original Coastal Development Permit/Resolution
10. Project Plans
11. Mitigated Negative Declaration No. 54670
12. Appeal of EOT to CDP
13. Geotechnical Investigation Report, dated December 3, 2008
14. Community Planning Group Recommendation
15. Draft Extension of Time for Coastal Development Permit
16. Draft Extension of Time for Coastal Development Resolution
17. Ownership Disclosure Statement
18. Project Chronology



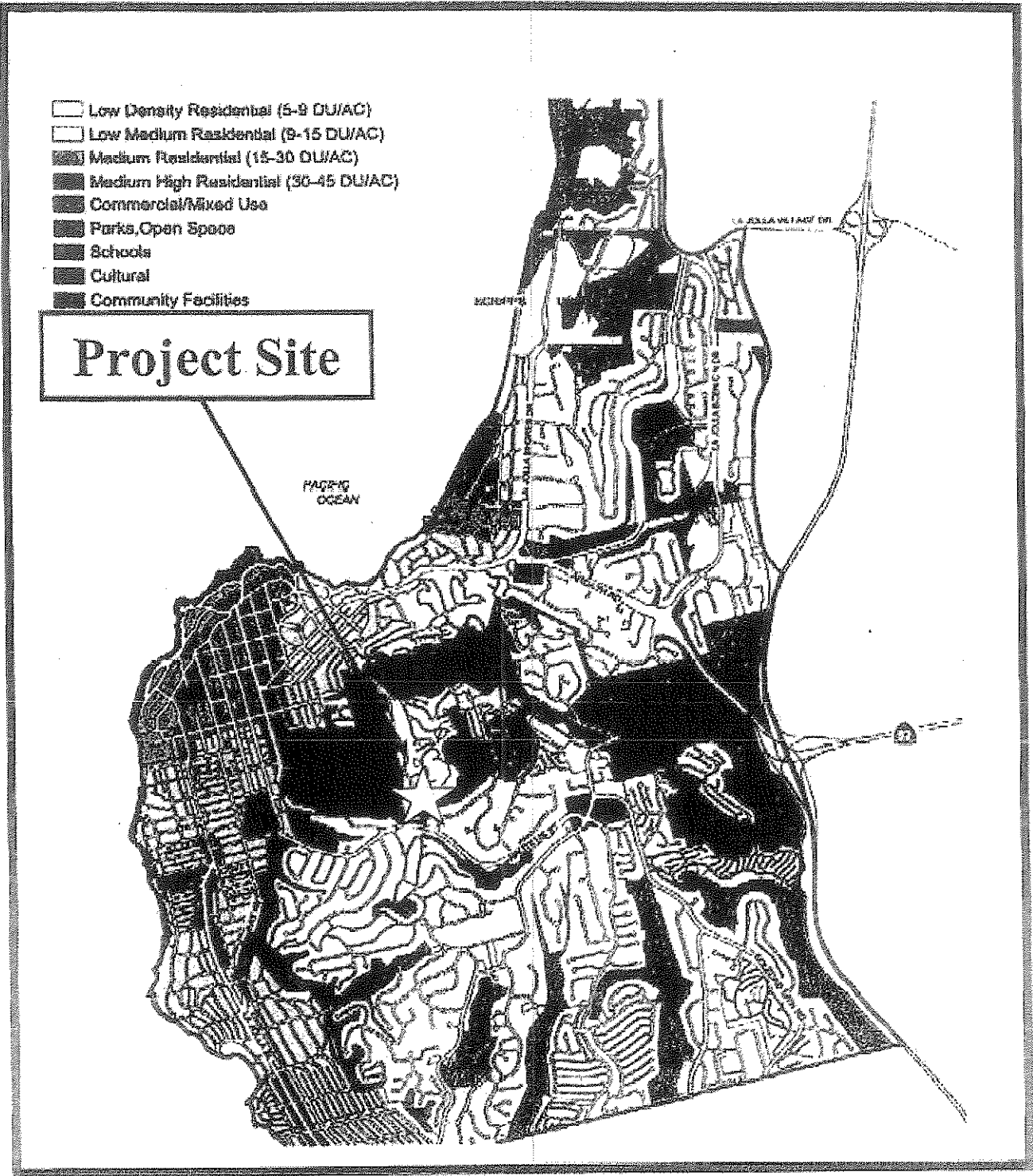
Project Site

Aerial Photo

GRANT RESIDENCE – PROJECT NUMBER 54670

6929 Fairway Road

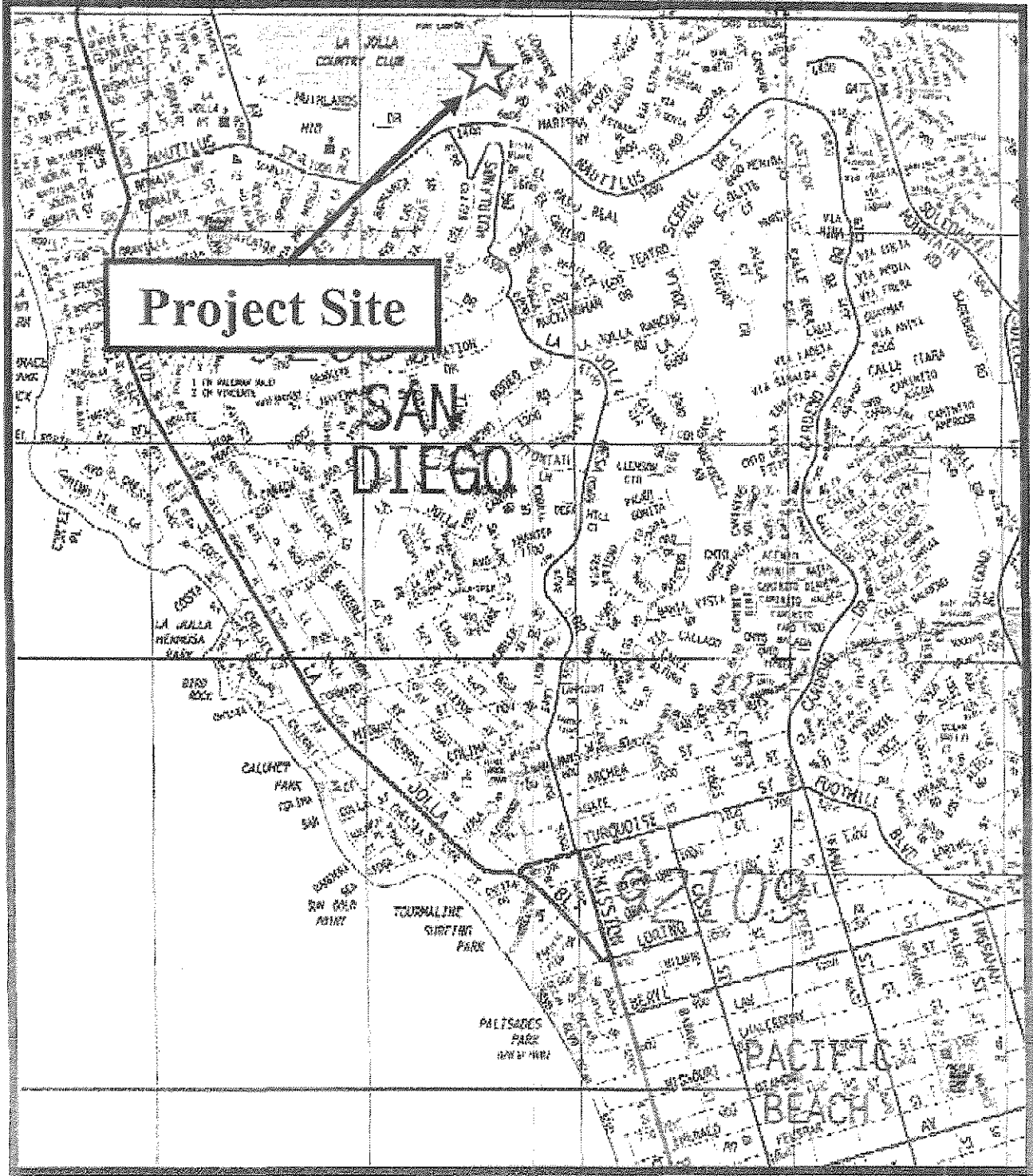




Community Plan Land Use Map

GRANT RESIDENCE – PROJECT NUMBER 54670
6929 Fairway Road – La Jolla





PROJECT LOCATION MAP

GRANT RESIDENCE – PROJECT NUMBER 54670

6929 Fairway Road



PROJECT DATA SHEET		
PROJECT NAME:	Grant Residence	
PROJECT DESCRIPTION:	Demolition of the existing one-story, 2,806 square foot single family residence and construction of a two-story, above basement, 6,946 square-foot single family residence, with attached three-car garage and detached pool, on an existing 25,167 square foot lot.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (Allows residential development up to 5 dwelling units per acre).	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RS-1-4: (A single family residential zone that permits 1 dwelling unit for each 10,000 square-feet of lot area)</p> <p>HEIGHT LIMIT: 30-Foot maximum height limit.</p> <p>LOT SIZE: 10,000 square-foot minimum lot size.</p> <p>FLOOR AREA RATIO: 0.60 maximum.</p> <p>FRONT SETBACK: 20 feet.</p> <p>SIDE SETBACK: 6 feet.</p> <p>STREETSIDE SETBACK: 10 feet.</p> <p>REAR SETBACK: 20 feet.</p> <p>PARKING: 2 parking spaces are required.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential; RS-1-4	Single Family Residence
SOUTH:	Very Low Density Residential; RS-1-4	Single Family Residence
EAST:	Very Low Density Residential; RS-1-4	Single Family Residence
WEST:	Very Low Density Residential; RS-1-4	Single Family Residence

ATTACHMENT 4

DEVIATIONS OR VARIANCES REQUESTED:	No deviations or variances requested
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 3, 2005, the La Jolla Community Planning Association voted 11-4-1 to approve this project, with two conditions.



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 13, 2005 **REPORT NO.** PC-05-301

ATTENTION: Planning Commission, Agenda of October 20, 2005

SUBJECT: GRANT RESIDENCE - PROJECT NO. 54670. PROCESS 2

REFERENCE: NOTICE OF DECISION DATED AUGUST 16, 2005 (Attachment 13)

**OWNER/
APPLICANT:** Joseph M. Grant and Sheila P. Grant
Ryan Reynolds, Island Architects, Architect

SUMMARY

Issue(s): Should the Planning Commission approve or deny an appeal of Staff's decision approving Coastal Development Permit No. 165304, for demolition of an existing one-story, 2,806 square foot single family residence and construction of a two-story, above basement, 6,946 square-foot single family residence, with attached three-car garage, and detached pool?

Staff Recommendation: DENY the appeal and APPROVE Coastal Development Permit No. 165304.

Community Planning Group Recommendation: The La Jolla Community Planning Association considered the project on March 3, 2005, and voted 11-4-1 in favor of the project with two conditions as presented within Attachment 10.

Other Recommendations: None with this action.

Environmental Review: A Mitigated Negative Declaration No. 54670 was prepared for the project in accordance with the California Environmental Quality Act (CEQA).



Fiscal Impact Statement: None with this action. All cost associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The La Jolla Community Plan designates the subject property for very low density residential development for 0 to 5 dwelling units per acre. The project proposes to demolish one existing single family residence and construct one single family residence. The impact to the La Jolla community will be no net increase of residential units. The proposed project will result in no net increase in the housing supply for the City of San Diego.

BACKGROUND

A Coastal Development Permit, in La Jolla that is outside the appealable area to the California State Coastal Commission, is a Process Two, Staff level decision per San Diego Municipal Code Section 112.0503. The Coastal Development Permit was approved by Staff on August 16, 2005 (Attachment 13). On August 31, 2005, George and Irene Chandler appealed the project to the Planning Commission.

The project site is a 25,167 square-foot lot zoned RS-1-4 in the La Jolla Community Plan Area. The property is addressed as 6929 Fairway Road and is an interior lot (Attachment 1). The site is surrounded by properties also zoned RS-1-4 and developed with single family residences (Attachment 2 and 3). The La Jolla Community Plan designates the site for residential development at a Very Low density of 0-5 dwelling units per acre (Attachment 2).

The site is currently improved with a one-story single family residence. The demolition of the existing single family residence is the first step in redeveloping the property. The topography of the site slopes west-northwest along Fairway Road and throughout the property. The site has an overall grade differential of approximately 76 feet.

DISCUSSION

Project Description:

The applicant is requesting approval of a Coastal Development Permit for the proposed demolition of the existing one-story, 2806 square foot, single family residence and the construction of a two-story, above basement, 6,946 square-foot single family residence, with attached three-car garage, and detached pool. The proposed residence will include a three-car garage basement with storage area, media room, wine room, elevator, and exercise room in the basement; a family room, dining room, living room, library, sun room, kitchen, elevator, two bathrooms and one bedroom on the main level; four bedrooms, five bathrooms, sitting room, laundry room and three balconies on the second level.

Exterior elevations propose stucco walls, wood windows, and a tile roof. Site improvements will include a detached pool, fencing and landscaping.

Community Plan Analysis:

The subject property is designated as Very Low Density Residential (0-5 du/ac) in the La Jolla Community Plan. Based on this density range, the approximate 25,167 square foot subject property could yield 1 single family residence. The proposed single family residence project conforms to this land use designation and density. The property is currently developed as an existing single family home.

The proposed two-story residence is located in a single family residential neighborhood along the eastern side of Fairway Road. The eastern side of Fairway Road slopes upward and development on the east side of the street is primarily located on level areas above the right of way with driveways that gradually cut across and up the front slope towards the residences. The La Jolla Community Plan recommends that in order to promote transition in scale between new and older structures the design should maintain elements of the existing neighborhood character, and offer visual relief through the use of diagonal or off-setting planes, building articulation and roofline treatment.

The subject property is located outside of any Public Vantage Point identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan and will not impact public views. The density and design of the project conform to the policies of the La Jolla Community Plan for residential development.

The proposed two-story residence would be located within the existing developed area on the upper portion of the lot. The first floor and portions of the second floor of the home are obscured from view as the residence sits on a level portion of the lot above the front yard slope. The project incorporates stucco, stone columns, wood window treatments and tile roofing material. The pool is located in front of the residence. The front elevation, as viewed from the right of way, shows the second story veranda and front facing roofline, the integration of new landscaping along the slope framing the pool and deck and the retention of mature landscaping between the front yard and the driveway.

The existing trees and shrubs between the front property line and the driveway will remain intact. Maintaining the mature vegetation along the front yard provides additional screening of the new structure from the public right of way and preserves the street landscape character along the subject site and adjacent properties.

Environmental Analysis:

The City of San Diego conducted an Initial Study and determined that the proposed project could have a significant environmental effect in the following area: paleontological resources. The

project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified. A Mitigated Negative Declaration No. 54670, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

A geotechnical study was prepared for the project during the initial study. The geotechnical report "Report of Geotechnical Investigation, Proposed Grant Residence, 6929 Fairway Road, La Jolla, California," dated April 21, 2005 was prepared by Geotechnical Exploration, Inc. The report was prepared to examine the proposed project impacts to the existing site conditions and potential soil issues with the project. The report determined that the proposed project will have a factor of safety of 1.5 or greater with respect to gross and surficial slope stability at the completion of the project.

Based on the geotechnical study, no significant impacts would be associated with the proposed project; therefore, no geotechnical mitigation is required. The project proposes 1,830 cubic yards of cut with a maximum depth of cut of ten feet. The proposed amount of grading requires paleontological monitoring while grading; therefore, the Mitigated Negative Declaration was prepared in accordance with CEQA.

COMMUNITY PLANNING GROUP RECOMMENDATION

On March 3, 2005, the La Jolla Community Planning Association voted 11-4-1 in favor of the project with two conditions (Attachment 10). The conditions of approval are as follows:

1. Height to be determined and satisfied by the City.
2. Garage opening no greater than 16 feet.

These conditions have been reviewed by staff and determined that the project meets the height requirements within the Land Development Code. The garage opening has been revised to conform to SDMC Section 113.02G1(d).

APPEAL ISSUES

The appellant, George and Irene Chandler, filed an appeal on August 31, 2005 (Attachment 9). The issues identified in the written appeal to the Planning Commission, can be categorized in the following:

1. Dangerous Steep Slopes and Soil Integrity.

Staff's Response: The project site does not contain a steep hillside as defined by the San Diego Municipal Code (SDMC) for environmentally sensitive lands purposes. In order to be classified as a steep hillside and be subject to environmentally sensitive lands regulations, the slope would need to be natural (not previously graded) and have an elevation differential of at least 50 feet within the natural slope. The project site is located within an urban area, has been previously

graded and developed for the construction of the existing dwelling, existing existing yard improvements.

The proposed project is located within Geologic Hazard Categories 22 and 26 on City of San Diego Geologic Hazard Maps. These categories are defined as moderate-risk areas due to a possible or conjectured ancient landslide and unfavorable geologic structure within Ardath Shale formational materials that underlie the site. A Report of Geotechnical Investigation, dated April 1, 1998 was prepared by Southern California Soil and Testing, Inc. and a Report of Geotechnical Investigation, dated April 21, 2005, was prepared by Geotechnical Exploration Inc. Both reports were reviewed and approved by City Geology Staff.

The geotechnical consultant reviewed the proposed development and the current site conditions and determined that all observed slopes appear to be stable, in good condition, and should not be negatively affected by the proposed development. The calculated factor of safety for gross and shallow slope stability of the on site soils will be at least 1.5 at project completion.

Proposed excavation for the proposed basement level beneath the residence should result in the removal of most of the fill and colluvium soils at the proposed basement location. Any areas of the proposed residential structure not underlain by the basement area, and the western slope area improvements, including the swimming pool, will utilize a caisson and grade-beam foundation system.

The proposed development is within the development regulations of the San Diego Municipal Code. Additional geologic review will be required for the proposed development during grading and building permit stage to ensure that the proposed development meets the requirements determined within the submitted geotechnical investigation reports.

3. Encroachment of proposed retaining walls and retaining wall height.

Staff's Response: Due to the existing site conditions, the project proposes retaining walls. All proposed retaining walls comply with allowable height regulations contained within the San Diego Municipal Code. The retaining walls along the sides of the entry drive range in height from 1 foot to 3 feet where a height of 6 feet is allowable within the interior side yard and a height of 12 feet is allowed outside of the required yards. The retaining wall surrounding the motor court to the rear of the proposed single family residence ranges from 4 feet to 6 feet in height when heights of up to 6 feet is allowable in the interior side yard and a height of 12 feet is allowed outside of the required yards. The retaining wall that will support the proposed pool area is proposed to be up to 12 feet in height and the maximum allowable height for this wall is 12 feet. The landscape plan shows a variety of small trees and shrubs that will be planted to screen all walls.

4. Potential for Landslides.

Staff's Response: The proposed project is located within Geologic Hazard Categories 22 and 26 on City of San Diego Geologic Hazard Maps. These categories are defined as moderate-risk areas due to a possible or conjectured ancient landslide and unfavorable geologic structure within Ardath Shale formational materials that underlie the site. A Report of Geotechnical Investigation, dated April 1, 1998 was prepared by Southern California Soil and Testing, Inc. and a Report of Geotechnical Investigation, dated April 21, 2005, was prepared by Geotechnical Exploration Inc. Both reports were reviewed and approved by City Geology Staff.

The geotechnical consultant reviewed the proposed development and the current site conditions and determined that there are no confirmed ancient landslides or recent landslide activity on site. Drilling activities on site indicated features that do not present a deep-seated slope stability problem. Since no clear evidence of recent or historic landsliding or deep-seated slope instability was found at the project site, the risk of deep landsliding is considered low. Therefore, the project as proposed does not negatively impact the surrounding neighborhood and complies with all development regulations within the San Diego Municipal Code.

4. Structure Height.

Staff's Response: The proposed project is a two-story, above basement, 6,946 square foot single family residence with a proposed overall height of 29'-3" (top of chimney); this height is under the maximum 30 foot height limit.

Structure height is measured three ways. First, the structure is measured from the top of the highest point of the building or to the top of any appurtenance, whichever is higher, to grade directly below it. If at any point that measurement exceeds 30 feet, the structure is over height. The second part of the height measurement can be considered a determination of the maximum overall building height. This measurement is the difference in elevation, within the building footprint, between the highest point of the building and lowest point of grade within five feet of the building perimeter (building wall, balcony, bay window, or similar architectural projection), or the property line, whichever is closer. In addition, this project is subject to Proposition "D" height requirements. This height requirement is the third way in which height is measured for the proposed development. Proposition "D" limits the height of buildings and structures to 30 feet. This height is measured to the highest point of the roof, equipment, antenna, or any other projection from the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five feet from said wall.

Structure height regulations require structures that are located within 6 feet of one another to be considered one structure for height measurement purposes. The retaining walls that surround the terraces, including the pool and the pool deck area, are separated by at least 6 feet from the house so that the low point of the walls are not included in the overall height measurement of the house.

The project proposes an underground garage and basement. Grade adjacent to and within 5 feet

of the exterior of the building has been used to determine the grade through the building for the allowable roof height and chimney height. The first story, second story, and chimneys have been stepped-back from the garage entry so that the height of the building at the garage entry is only 11 feet. Grade along the sides of the building and the existing grade on the site is then used to determine the allowable height for the first story, second story, and chimney that is stepped-back from the garage entry. The proposed development complies with all development regulations within the San Diego Municipal Code.

5. Number of stories for proposed residence.

Staff's Response: The proposed project is a two-story, above basement, 6,946 square foot single family residence with a proposed overall height of 29'-3" (top of chimney); this height is under the maximum 30 foot height limit. The proposed development proposes 7 feet interior yard setbacks, 69'-6" foot rear yard setback and a 6 foot street yard setback. These proposed setbacks are all within the required distances or are greater than the minimum required distances for the RS-1-4 zone.

The San Diego Municipal Code does not limit the number of stories for the proposed development. The number of stories is only limited by building code ceiling clearance requirements and the 30-foot height limit of the Coastal Zone.

The project proposes a two-story single family dwelling. The underground parking garage and basement is not considered a story as they are located below grade. The proposed terraces and retaining walls do have the possibility of appearing from a far distance as stories of a building. The requirement to include structures that are located within 6 feet of one another in the required overall height measurement was created to avoid terraces, walls, and building having a cumulative effect of appearing as large multi-story buildings. Since the terraces, walls, and dwelling are separated by 6 feet the appearance as a multi-story building should be eliminated. Proposed landscaping would also decrease the appearance of the single family residence as a multi-story building.

The proposed development complies with all development regulations within the San Diego Municipal Code.

CONCLUSION

Staff has reviewed the proposed Coastal Development Permit application and found it to be in conformance with both the La Jolla Community Plan and the applicable sections of the San Diego Municipal Code regulating Coastal Development Permits and land use policies. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Deny the appeal and Approve Coastal Development Permit No. 165304 with modifications.
2. Approve the appeal and Deny Coastal Development Permit No. 165304 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Jeffrey D. Strohminger
Acting Deputy Director,
Customer Support and Information Division
Development Services Department



Laura C. Black, Project Manager
Customer Support and
Information Division
Development Services Department

JDS/LCB

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Project Plans
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Copy of Appeal
10. Community Planning Group Recommendation, March 3, 2005
11. Ownership Disclosure Statement
12. Project Chronology
13. Notice of Decision, dated August 18, 2005

AUG 31 2005



City of San Diego
Development Services
1222 First Ave. • 3rd Floor
San Diego, CA 92101-4154
(619) 448-6210

PLANNING DEPARTMENT

2005 AUG 31 PM 1:34

Development Permit Appeal Application

The City of San Diego www.sandiego.gov/development-services

See information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- Process Two Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Board of Zoning Appeals
- Appeal of a Hearing Officer Decision to revoke a permit
- Process Four Decision - Appeal to City Council

2. Appellant Name Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)
George P. & Irene R. Chandler

Address: 6838 Country Club Drive City: La Jolla State: CA Zip Code: 92037 Telephone: 858-454-7000

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Joseph Grant, 6929 Fairway Rd. La Jolla, CA 92037

4. Project Information

Permit/Approval Being Appealed & Permit/Approval No.:	Date of Decision:	City Project Manager:
Grant Residence/Coastal Dev. Permit/PTS No. 54670 (Attached)	August 16, 2005	Laura C. Black

Decision (describe the permit/approval decision):

Demolish existing 1-story, single family residence & construct 2-story, above basement, 6,862 sq. ft. single family residence with attached 3-car garage, on existing 25,167 sq. ft. site at 6929 Fairway Rd.

5. Reason for Appeal

- Factual Error
- Conflict with other matters
- Findings Not Supported
- New Information
- City-wide Significance (Process Four decisions only)

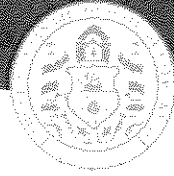
Description of Reasons for Appeal (Please relate your description to the allowable reasons for appeal noted above. Attach additional sheets if necessary.)

Our reasons for Appeal are very serious safety concerns about dangerous steep slopes, soil integrity & potential landslides; & structure height (& number of stories) Municipal Code violations. Steep Slopes, Soil Integrity & Landslide Potential are dangerous, exemplified by Southern California Soils & Engineering 1998 Geotechnical Investigation Report's descriptions of the property's 'steep slopes'; 'fractured condition of some formational soil underlying site'; 'Relative Landslide Susceptibility Area 4-1...most susceptible to slope failure'; 'contains observably unstable slopes underlain by both weak materials and adverse geologic structure'; in 'landslide zone, geologic hazard zones 22 & 26, characterized as 'possible-conjectured landslides' & 'unfavorable geologic structure', respectively (City Seismic Safety Study Geologic Hazard Maps); property's 1:1 (25ft. vertical X 25ft. horiz.) eastern cut 'inclination is steeper than...present requirements of the City' & 'makes the slope moderately susceptible to surficial hazards if the surficial materials become saturated' (Chandler & Isler homes are at top of this steep cut); property's actual '1997 landslide'. 6930 Fairway (across street) also had 1990's soils problems. Recent La Jolla rain-induced landslides were within 1 mile (above 1800-1900 block of Nautilus); hillside gave way in 2 places; home deck in 6800 block of Paseo Laredo slid down hill; another home was damaged when hillside above collapsed & trees fell on it; several homes on 1800 block of Nautilus got evacuation notices- Red Tagged; officials concerned other homes may slide down onto Nautilus homes. We are concerned that project will make Chandler & Isler homes vulnerable to sliding down onto Grant Fairway home (to be 3 times size & mass), like recent Oceanside & La Jolla Nautilus mudslides. There are encroachment & retaining wall height Steep Hillside Guide violations. Structure doesn't comply with height above grade & overall height limits of Municipal Code Chapter 11: Land Development Procedures (8-2001). Chimney violates code by up to 10ft. & roof up to 6ft. From pool to structure high point is 50ft., appearing 5 stories. Number of stories doesn't comply with Municipal Code Chapter 11: Land Development Procedures (8-2001) & 2001 California Building Code. Underground parking is over 6 feet between grade & finish-floor elevation above for substantive area, constituting first story. Accordingly, proposal is 3, not 2, stories. **WE'LL BE GLAD TO PROVIDE ADDED INFO/DOCS ON REQUEST & IN SUPPORT OF HEARING.**

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

Signature: George P. Chandler, Irene R. Chandler Date: August 30, 2005

Note: Faxed appeals are not accepted.



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: February 1, 2006 REPORT NO. 06-006

ATTENTION: Council President and City Council
 Docket of February 7, 2006

SUBJECT: APPEAL OF ENVIRONMENTAL DETERMINATION FOR THE
 GRANT RESIDENCE, PROJECT NO. 54670, Council District 1

REFERENCE: Planning Commission Report No. PC-05-301
 Notice of Decision (NOD), dated August 16, 2005

OWNER/
 APPLICANT: Joseph M. Grant and Sheila P. Grant
 Ryan Reynolds, Island Architects, Architect

APPELLANT: George Chandler and Irene Chandler

SUMMARY

Issues - Should the City Council grant an appeal of the Planning Commission's certification of Mitigated Negative Declaration No. 54670?

Manager's Recommendation - Deny the appeal and uphold the Environmental Determination (Mitigated Negative Declaration, Project No. 54670).

Environmental Review – The City of San Diego as Lead Agency under the California Environmental Quality Act (CEQA) has prepared an Initial Study and completed a Mitigated Negative Declaration No. 54670.

Fiscal Impact Statement: None with this action. All cost associated with the processing of this project are paid by the applicant.

Code Enforcement Impact – None with this action.

Housing Impact Statement – None with this action.

Water Quality Impact Statement – The proposed project design incorporates site design and source control best management practices (BMP's) to reduce the amount of potential pollutants that could be generated from the development. Runoff from the project site

will be collected by a private drainage system and conveyed to the public drainage system. The project's post-development runoff will be greater than that of the existing condition. The public drainage system has sufficient capacity to accommodate the increased runoff. A privately maintained filtration device will be used onsite as a permanent treatment BMP. The filtration device will reduce or eliminate the anticipated pollutants in the runoff from the site before the runoff is discharged to the public drainage system. During construction, the project developer will comply with best management practices to reduce or eliminate potential pollutants in runoff from the construction site. The construction phase BMP's will be outlined in a Water Pollution Control Plan (WPCP) prepared in conjunction with the building plans.

BACKGROUND

The proposed project for which Mitigated Negative Declaration No. 54670 has been prepared and previously Certified by the Planning Commission on October 20, 2005, is the demolition of an existing one-story, 2,806 square foot, single family residence and the construction of a two-story, above basement, 6,946 square-foot single family residence, with attached three-car garage, and detached pool. The project site is located at 6929 Fairway Road on a 25,167 square-foot lot zoned RS-1-4 within the Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone and within the boundaries of the La Jolla Community Plan.

This appeal is before the City Council because of an amendment to the California Environmental Quality Act (CEQA). Effective January 1, 2003, Section 21151 (c) CEQA has been amended as follows: *If a non-elected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or a mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any.*

Pursuant to this amended legislation, George Chandler and Irene Chandler filed an appeal (Attachment No. 2) of the Planning Commission's adoption of Mitigated Negative Declaration for the Grant Residence project. This appeal applies only to the environmental determination.

DISCUSSION

The appellant, on the appeal form, states that the Mitigated Negative Declaration failed to identify potentially significant impacts to aesthetics, bulk and scale, land use, and geology/soils. The appellant also states that the project has mandatory findings of significance. The appellant states that the Initial Study Checklist should have checked "Yes" rather than "No" for the above issues. The following are the relevant issue(s) raised by the appellant and staff response(s) to those issues:

Aesthetics – The appeal states that there will be a substantial glare impact from a 4,200 square foot tile roof. The proposed project is a residential single family home, located within the RS-1-4 Zone, which allows for single family development and was found to comply with all of the applicable development regulations of the underlying zone. The proposed material for the roof

is muted earth tone matte tile, which is a non-reflective material. Based on the City's Significance Thresholds, the proposed project does not have a significant impact to aesthetics.

Bulk and Scale – The appeal states that there will be impacts to the easterly neighbor's view. The San Diego Municipal Code (SDMC) does not have provisions to protect private views. The project is located outside of any Public Vantage Point identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan and will not impact public views. The design of the project was found to comply with all of the applicable development regulations of the underlying zone within the SDMC and the adopted land use plans. The bulk and scale of the proposed residence is not an environmental issue under CEQA.

Land Use – The appeal states that the project is inconsistent with the community plan and that there are conflicts with the La Jolla Community Plan goals, objectives and recommendations related to bulk and scale and potential geology/soils impacts. The proposed project is a residential single family home, located within the RS-1-4 Zone, which allows for single family development and was found to comply with adopted La Jolla Community Plan. The La Jolla Community Plan designates the project site as Very Low Density Residential (0-5 du/ac). The proposed single family residence conforms to this land use designation and density.

Geology – The appeal states that there are potentially significant impacts related to exposure to people and property due to potential geologic hazards, substantial increase in water erosion and that the geologic unit is unstable or could become unstable as a result of the proposed project. The environmental determination included the review of three submitted geotechnical reports by the City's Geology review staff and the City's Environmental Analysis Section staff.

The following reports were prepared in accordance with the City's "*Technical Guidelines for Geotechnical Reports*": Report of Geotechnical Investigation, Proposed Grant Residence, 6929 Fairway Road, La Jolla, California, prepared by Southern California Soil & Testing, Inc., dated April 1, 1998; Interim Report of Site Conditions and Update Geotechnical Investigation, Proposed Grant Residence, 6929 Fairway Road, La Jolla, California, prepared by Geotechnical Exploration, Inc., dated October 15, 2004; and Report of Geotechnical Investigation, Proposed Grant Residence, 6929 Fairway Road, La Jolla, California, prepared by Geotechnical Exploration Inc., dated April 21, 2005. According to the reports, the site was found suitable for the proposed development and the site will have a factor-of-safety of 1.5 or greater with respect to gross and surficial slope stability at the completion of the project. Proper engineering design of the new structure would ensure that the potential for geologic impacts from regional hazards would not be significant.

Mandatory Findings of Significance – The appeal states that the project is inconsistent with the community plan, individual and cumulative impacts on the environment, and potential environmental effects associated with geology/soils issues. The proposed project is a residential single family home, located within the RS-1-4 Zone, which allows for single family development and was found to comply with all of the applicable development regulations of the underlying zone. Staff's analysis, to determine whether the Grant Residence project would have a significant effect on the environment, was based on substantial evidence that included facts and documentation based on reasonable assumptions predicated upon facts. Upon completion of the

Initial Study, staff determined that no significant impacts would result from the proposed development, mitigation would be required related to potential impacts to paleontological resources only, and a Mitigated Negative Declaration was prepared in accordance with CEQA.

CONCLUSION

City staff has investigated the issue(s) raised by the appellant and determined that no substantial evidence of unmitigated impacts exists. The Mitigated Negative Declaration prepared for the project is in conformance with the California Environmental Quality Act (CEQA) and therefore, City staff recommends denying the appeal and upholding the Planning Commission's certification of Mitigated Negative Declaration No. 54670, under Section 21080 (c) of the State CEQA Guidelines.

ALTERNATIVE

Grant the appeal, set aside the environmental determination, and remand the matter to the lower decision maker (The Planning Commission) for reconsideration, with any direction or instruction the City Council deems appropriate (Mitigated Negative Declaration, Project No. 54670).

Respectfully submitted,

Gary W. Halbert
Development Services Director

Approved: Ellen Oppenheim
Deputy City Manager

Halbert/LCB

Note: The attachments are not available in electronic format. A copy for review is available in the Office of the City Clerk.

Attachments:

1. Project Location Map
2. Full Copy of Appeal
3. Ownership Disclosure Statement
4. Report of Geotechnical Investigation, dated April 1, 1998 (submitted under separate cover).
5. Interim Report of Site Conditions and Update Geotechnical Investigation, dated October 15, 2004 (submitted under separate cover).
6. Report of Geotechnical Investigation, dated April 21, 2005 (submitted under separate cover).



THE CITY OF SAN DIEGO

Date of Notice: January 16, 2009

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Job Order No. 43-1661

APPROVAL TYPE(S): EOT/COASTAL DEVELOPMENT PERMIT
PROJECT NAME/NUMBER: GRANT RESIDENCE - PROJECT NUMBER 166204
APPLICANT: Joseph Grant
COMMUNITY PLAN AREA: LA JOLLA
COUNCIL DISTRICT: 1

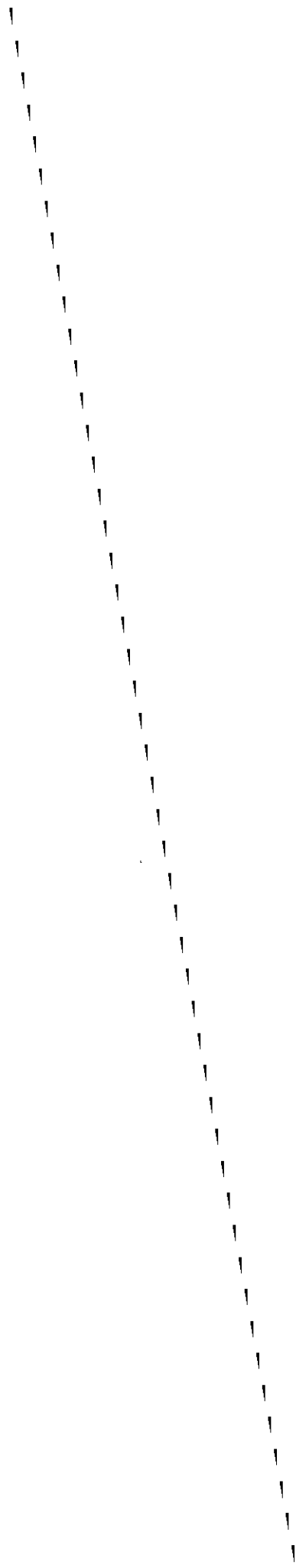
CITY PROJECT MANAGER: PJ FitzGerald, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 401
San Diego, CA 92101-4153
PHONE NUMBER: (619)446-5107

On January 16, 2009, Development Services Staff approved an application for an Extension of Time for previously approved Coastal Development Permit Number 165304 to demolish an existing residence and construct a 6,862 square foot single family residence on a 0.577 acre site. The property is located at 6929 Fairway Road in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), and Coastal Height Limit in Council District 1. If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The decision of the Planning Commission is final. The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

This information will be made available in alternative formats for persons with disabilities upon request.

cc: Joesph LaCava, Chair – La Jolla Community Planning Association



RESOLUTION NUMBER R-301230

DATE OF FINAL PASSAGE FEBRUARY 7, 2006

WHEREAS, Joseph M. Grant and Sheila P. Grant submitted an application to the City of San Diego for a coastal development permit for the Grant Residence project; and

WHEREAS, on October 20, 2005, the Planning Commission of the City of San Diego considered the coastal development permit and Mitigate Negative Declaration No. 54670, and pursuant to Resolution No. 3861-PC, voted to approve the coastal development permit and the Mitigated Negative Declaration; and

WHEREAS, George P. and Irene . Chandler appealed the environmental determination by City of San Diego staff to certify Mitigated Negative Declaration No. 54670 for the Grant Residence project; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; 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 and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the issue was heard by the City Council on February 7, 2006; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 54670; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it certifies that Mitigated Negative Declaration No. 54670, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations 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 the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of a coastal development permit for the Grant Residence project.

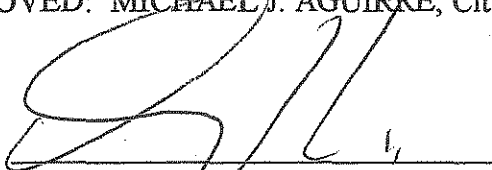
BE IT FURTHER RESOLVED, that the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto, as Exhibit A, and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

DKH:pev
03/15/06
Or.Dept:Clerk
R-2006-808
MMS #3123
ENVIRONMENTAL - MND 11-01-04

19866

DOC #



MAR 30, 2006 3:14 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 24.00
PAGES: 6 2006-0222369



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

F8
6P
2 con

WHEN RECORDED MAIL TO

PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 423600

COASTAL DEVELOPMENT PERMIT NO. 165304
GRANT RESIDENCE
PLANNING COMMISSION

This Coastal Development Permit No. 165304 is granted by the City Manager of the City of San Diego to JOSEPH M. GRANT AND SHEILA P. GRANT, Husband and Wife, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 25,167 square-foot site is located at 6929 Fairway Road in the RS-1-4 of the La Jolla Community Plan. The project site is legally described as, Lot 21, La Jolla Country Club Knolls, Map No. 4039.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees for the demolition of the existing 2,806 square foot one-story single family residence and construction of a two-story, above basement, 6,946 square-foot single family residence, with attached three-car garage, and detached pool. The project is located on a 25,167 square-foot site, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated October 20, 2005, on file in the Development Services Department.

The project or facility shall include:

- a. The demolition of a one-story, 2,806 square foot, single family residence; and
- b. The construction of a two-story, above basement, 6,946 square foot single family residence with attached three-car garage; and
- c. Off-street parking facilities; and
- d. A detached pool; and
- e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private

ORIGINAL

improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittees sign and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittees for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owners/Permittees shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owners/Permittees 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 Owners/Permittees 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.

ENGINEERING REQUIREMENTS:

10. Prior to the issuance of any construction permit, the Owners/Permittees shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
11. Prior to the issuance of any construction permit, the Owners/Permittees shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. This shall include the permanent BMP treatment structures shown on the approved plans.
12. Prior to the issuance of any construction permit the Owners/Permittees shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
13. The drainage system proposed for this development is private and subject to approval by the City Engineer.
14. The Owners/Permittees shall replace the existing driveway curb cut with a new 22-foot driveway curb cut within the public right-of-way, satisfactory to the City Engineer. This work shall be shown on the grading plan and included in the grading permit.
15. The Owners/Permittees shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code, in a manner satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

16. No fewer than two (2) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," on file in 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 City Manager.

17. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

18. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

19. 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 Owners/Permittees.

20. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

21. 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.

22. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

23. The existing trees and shrubs between the front property line and the driveway shall remain intact and incorporated into the landscaping plan to maintain additional screening from the public right of way.

24. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

25. In lieu of providing Fire Department access, the single family residence and garage shall be equipped with a residential fire sprinkler system, satisfactory to the Fire Marshall.

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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.

APPROVED by the Planning Commission of the City of San Diego on October 20, 2005.
Resolution No. 3861-PC.

ALL-PURPOSE CERTIFICATE

42-3600/54670

Coastal Development Permit No.165304

Date of Approval: October 20, 2005

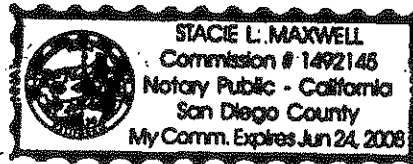
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO


Laura C. Black, Development Project Manager

On February 7, 2006, before me, STACIE L. MAXWELL, (Notary Public), personally appeared Laura C. Black, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature 
Stacie L. Maxwell



ALL-PURPOSE CERTIFICATE

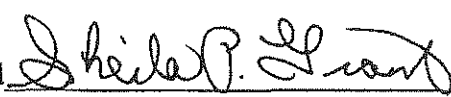
OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed


Joseph M. Grant


Signed


Sheila P. Grant

STATE OF TEXAS
COUNTY OF DALLAS

On FEB. 13, 2006 before me, DIANE M. KNOPE (Name of Notary Public) personally appeared Joseph M. Grant & Sheila P. Grant personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

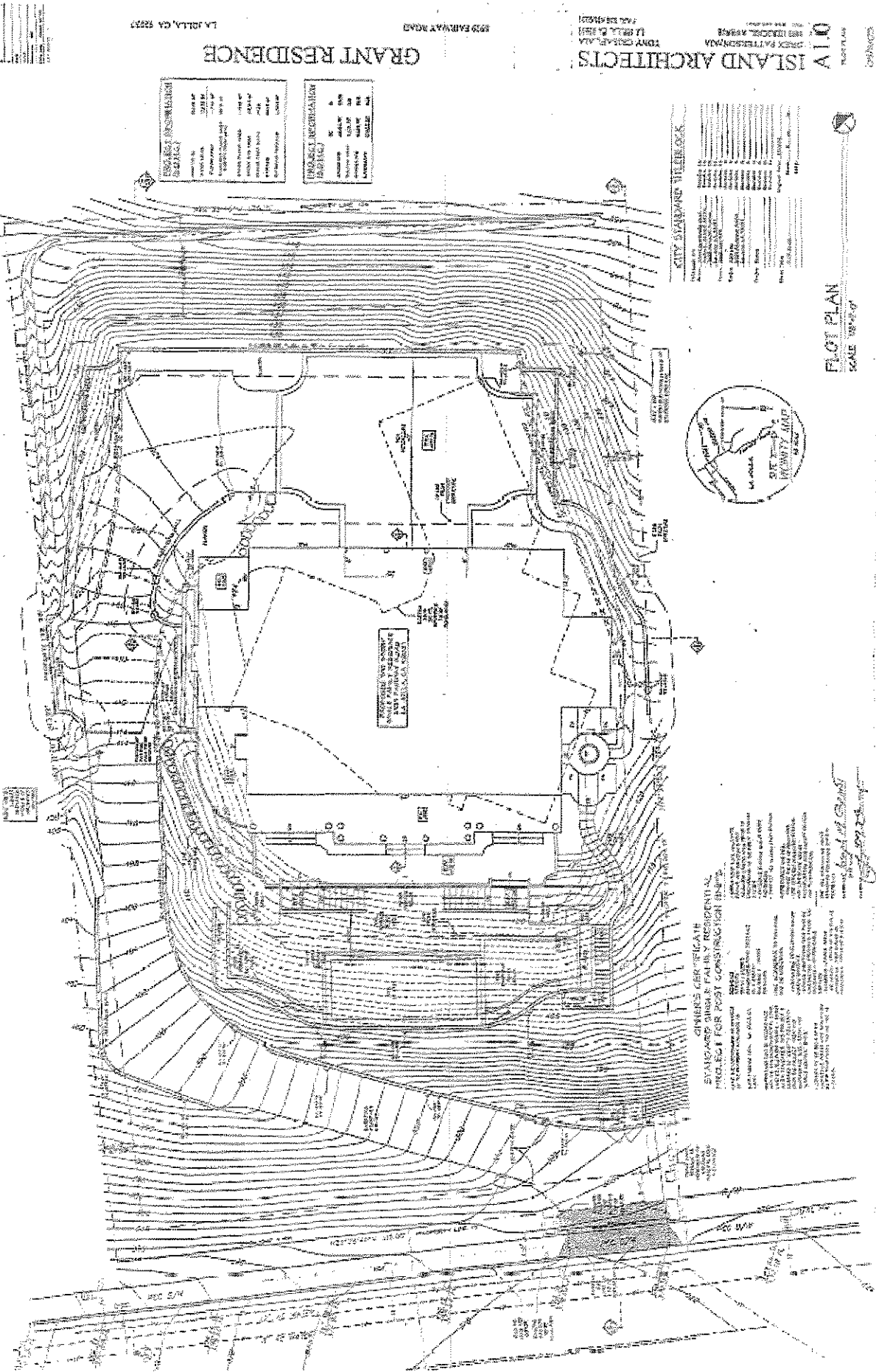
WITNESS my hand and official seal.

Signature 



ORIGINAL

ATTACHMENT 5



LA JOLLA, CA 92037

5939 FAIRMONT ROAD

GRANT RESIDENCE

ISLAND ARCHITECTS
 1800 PATTERSON AVE
 LA JOLLA, CA 92037
 TEL: 858-534-1100
 FAX: 858-534-1101

SYMBOL LEGEND

Symbol	Description
(Symbol)	EXISTING CONTOUR
(Symbol)	PROPOSED CONTOUR
(Symbol)	EXISTING WALL
(Symbol)	PROPOSED WALL
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING PLANT
(Symbol)	PROPOSED PLANT
(Symbol)	EXISTING LIGHT
(Symbol)	PROPOSED LIGHT
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN

PROJECT INFORMATION

Project Name	GRANT RESIDENCE
Project No.	1800
Client	MR. & MRS. GRANT
Site No.	LAJ-1800-01
Scale	1/4" = 1'-0"
Date	10/15/01
Drawn By	J. [Name]
Checked By	[Name]
Project Manager	[Name]

CITY STANDARD TITLE BLOCK

Project Name	GRANT RESIDENCE
Project No.	1800
Client	MR. & MRS. GRANT
Site No.	LAJ-1800-01
Scale	1/4" = 1'-0"
Date	10/15/01
Drawn By	J. [Name]
Checked By	[Name]
Project Manager	[Name]

FLAT PLAN
 SCALE 1/4" = 1'-0"



CHANGE SHEET WITH
 STAMP AND SEAL BY RESIDENTIAL
 PROJECT FOR POST CONSTRUCTION INSPECTION

ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

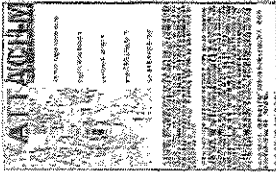
THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LA JOLLA ZONING ORDINANCES AND THE CALIFORNIA BUILDING CODE.

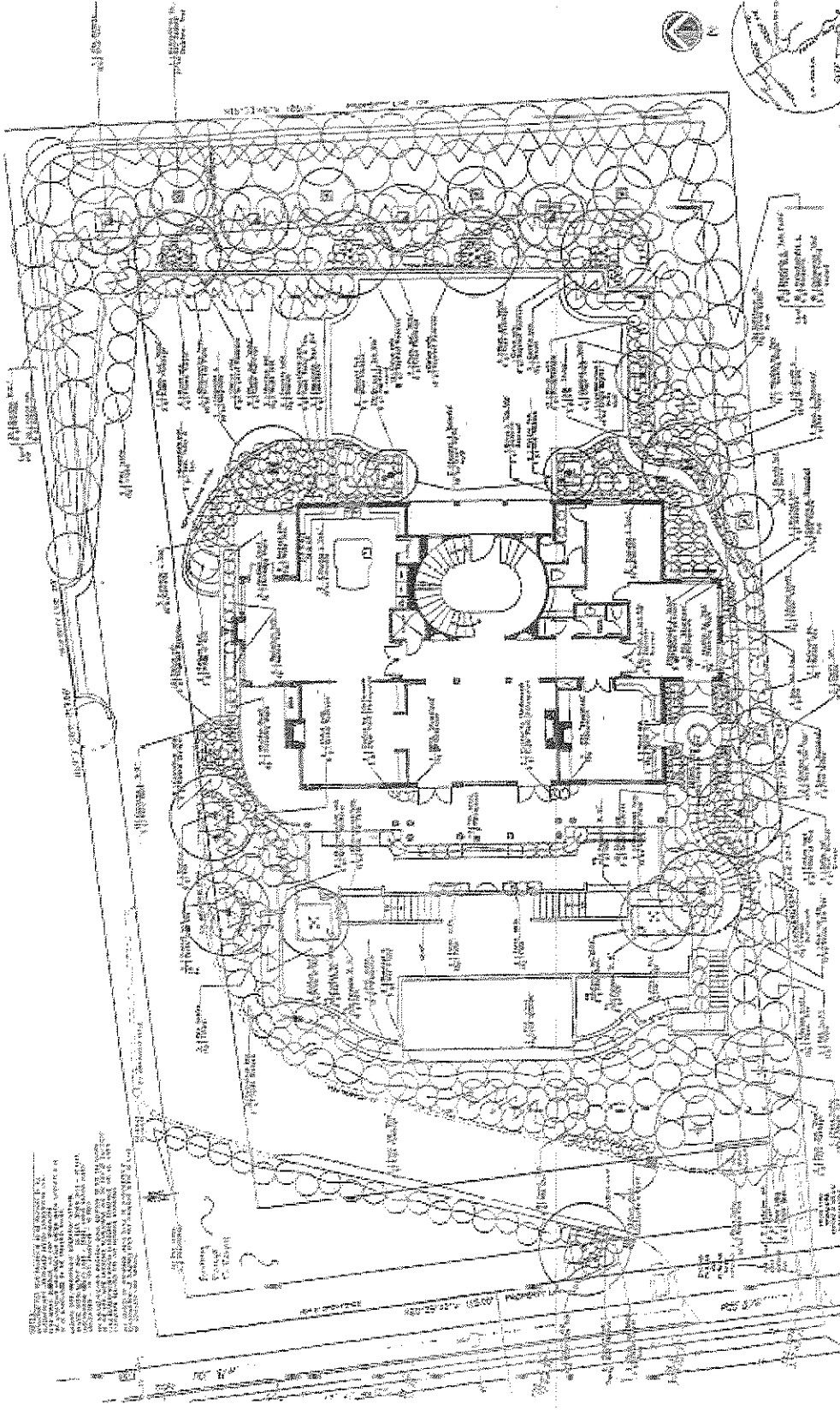
THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN.

DATE: 10/15/01
 BY: [Signature]
 TITLE: ARCHITECT

ATTACHMENT 6



GRANT RESIDENCE
 222 PARKWAY RD
 LA BREA, CA



Date: 10.8.04
 REVISIONS:
 REVISION 01.11.05

Job Number: 1
 Drawn By: Check
 Sheet Title: SITE PLAN
 Scale: 1/8" = 1'-0"



CITY STANDARD TIREBLOCK

SECTION	NO.	DATE	BY	REVISION
1	10.8.04	10.8.04	10.8.04	10.8.04
2	10.8.04	10.8.04	10.8.04	10.8.04
3	10.8.04	10.8.04	10.8.04	10.8.04
4	10.8.04	10.8.04	10.8.04	10.8.04
5	10.8.04	10.8.04	10.8.04	10.8.04
6	10.8.04	10.8.04	10.8.04	10.8.04
7	10.8.04	10.8.04	10.8.04	10.8.04
8	10.8.04	10.8.04	10.8.04	10.8.04
9	10.8.04	10.8.04	10.8.04	10.8.04
10	10.8.04	10.8.04	10.8.04	10.8.04

NO.	DATE	BY	REVISION
1	10.8.04	10.8.04	10.8.04
2	10.8.04	10.8.04	10.8.04
3	10.8.04	10.8.04	10.8.04
4	10.8.04	10.8.04	10.8.04
5	10.8.04	10.8.04	10.8.04
6	10.8.04	10.8.04	10.8.04
7	10.8.04	10.8.04	10.8.04
8	10.8.04	10.8.04	10.8.04
9	10.8.04	10.8.04	10.8.04
10	10.8.04	10.8.04	10.8.04

PLANNING DEPARTMENT

NO.	DATE	BY	REVISION
1	10.8.04	10.8.04	10.8.04
2	10.8.04	10.8.04	10.8.04
3	10.8.04	10.8.04	10.8.04
4	10.8.04	10.8.04	10.8.04
5	10.8.04	10.8.04	10.8.04
6	10.8.04	10.8.04	10.8.04
7	10.8.04	10.8.04	10.8.04
8	10.8.04	10.8.04	10.8.04
9	10.8.04	10.8.04	10.8.04
10	10.8.04	10.8.04	10.8.04

ATTACHMENT 6

LEGEND

- STREET DESCRIPTION N 47°15' E 40.21'
- STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - STREET EASEMENT
 - STREET FRONT SETBACK
 - STREET SIDE SETBACK
 - STREET REAR SETBACK
 - STREET FRONT YARD SETBACK
 - STREET SIDE YARD SETBACK
 - STREET REAR YARD SETBACK
 - STREET FRONT SETBACK
 - STREET SIDE SETBACK
 - STREET REAR SETBACK
 - STREET FRONT YARD SETBACK
 - STREET SIDE YARD SETBACK
 - STREET REAR YARD SETBACK
 - STREET FRONT SETBACK
 - STREET SIDE SETBACK
 - STREET REAR SETBACK
 - STREET FRONT YARD SETBACK
 - STREET SIDE YARD SETBACK
 - STREET REAR YARD SETBACK

LEGAL

OFF OF THE MAP



NOTE

THIS MAP OF THE PROJECT AND THE SURROUNDING AREA IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO ILLUSTRATE THE GENERAL LAYOUT OF THE PROJECT AND THE SURROUNDING AREA. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR THE PREPARATION OF MAPS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

CITY STANDARD SPECIFICATIONS

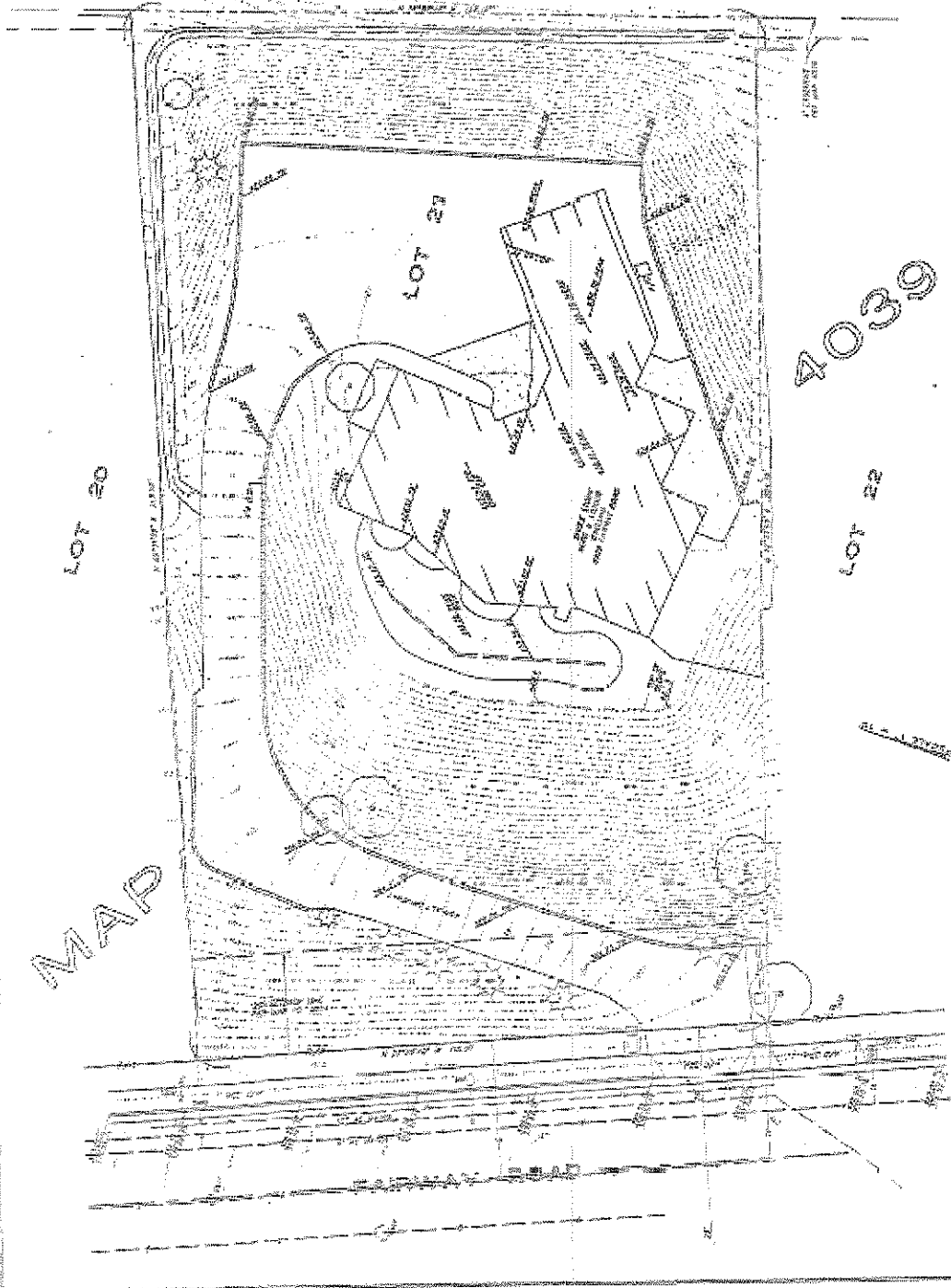
- 1. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 2. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 3. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 4. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 5. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 6. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 7. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 8. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 9. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.
- 10. The map shall be prepared in accordance with the City Standard Specifications for the Preparation of Maps.

PROJECT ENGINEERING
 PROJECT ENGINEER
 PROJECT ENGINEER
 PROJECT ENGINEER

TOPOGRAPHIC MAP
 TOPOGRAPHIC MAP
 TOPOGRAPHIC MAP

C-1

DATE OF ISSUE: 1/1/2020
 DATE OF REVISION: 1/1/2020
 DATE OF REVISION: 1/1/2020
 DATE OF REVISION: 1/1/2020



PROJECT ENGINEER
 PROJECT ENGINEER
 PROJECT ENGINEER
 PROJECT ENGINEER

LAYOULA, CA 95027

GRANT RESIDENCE

4825 PARKWAY ROAD

GENERAL INFORMATION	
PROJECT NO.	10000000000000000000
DATE	10/10/2000
DRAWN BY	...
CHECKED BY	...
DATE	...
SCALE	...

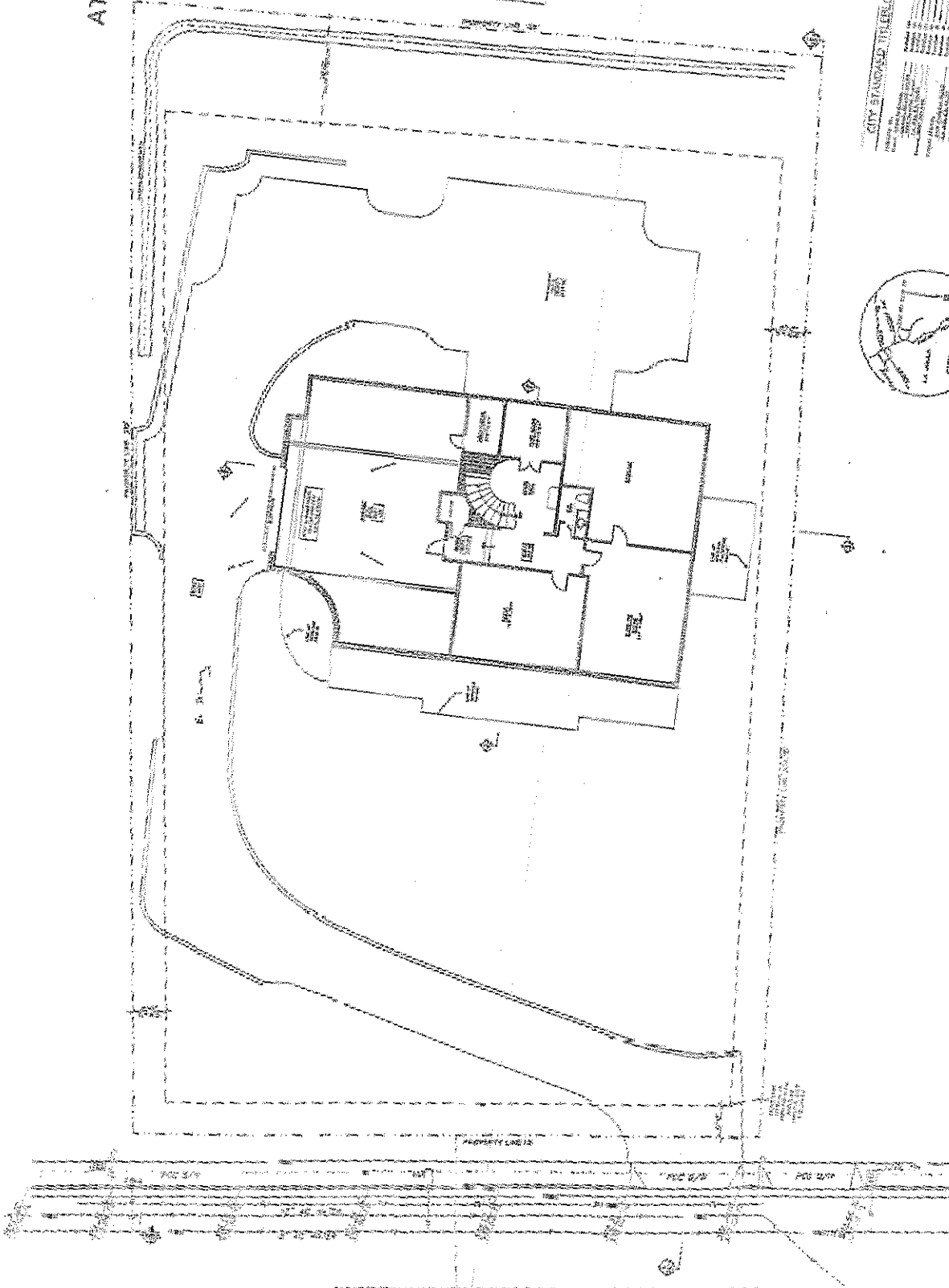
GENERAL INFORMATION	
PROJECT NO.	...
DATE	...
DRAWN BY	...
CHECKED BY	...
DATE	...
SCALE	...

ISLAND ARCHITECTS
 2000 EASTERN AVENUE
 SUITE 200
 SAN FRANCISCO, CA 94133
 TEL: 415.778.1111
 FAX: 415.778.1111

CITY STAMPAID TITLEBLOCK

PROJECT NO.	...
DATE	...
DRAWN BY	...
CHECKED BY	...
DATE	...
SCALE	...

LOWER LEVEL PLAN
SCALE: 1/8"=1'-0"



GRANT RESIDENCE
6339 FAIRWAY ROAD
LA BREA, CA 90039

ISLAND ARCHITECTS
DENISE ALLEN, AIA
TONY CHEN, AIA
LA BREA, CA 90039
TEL: 310-441-1111
FAX: 310-441-1112

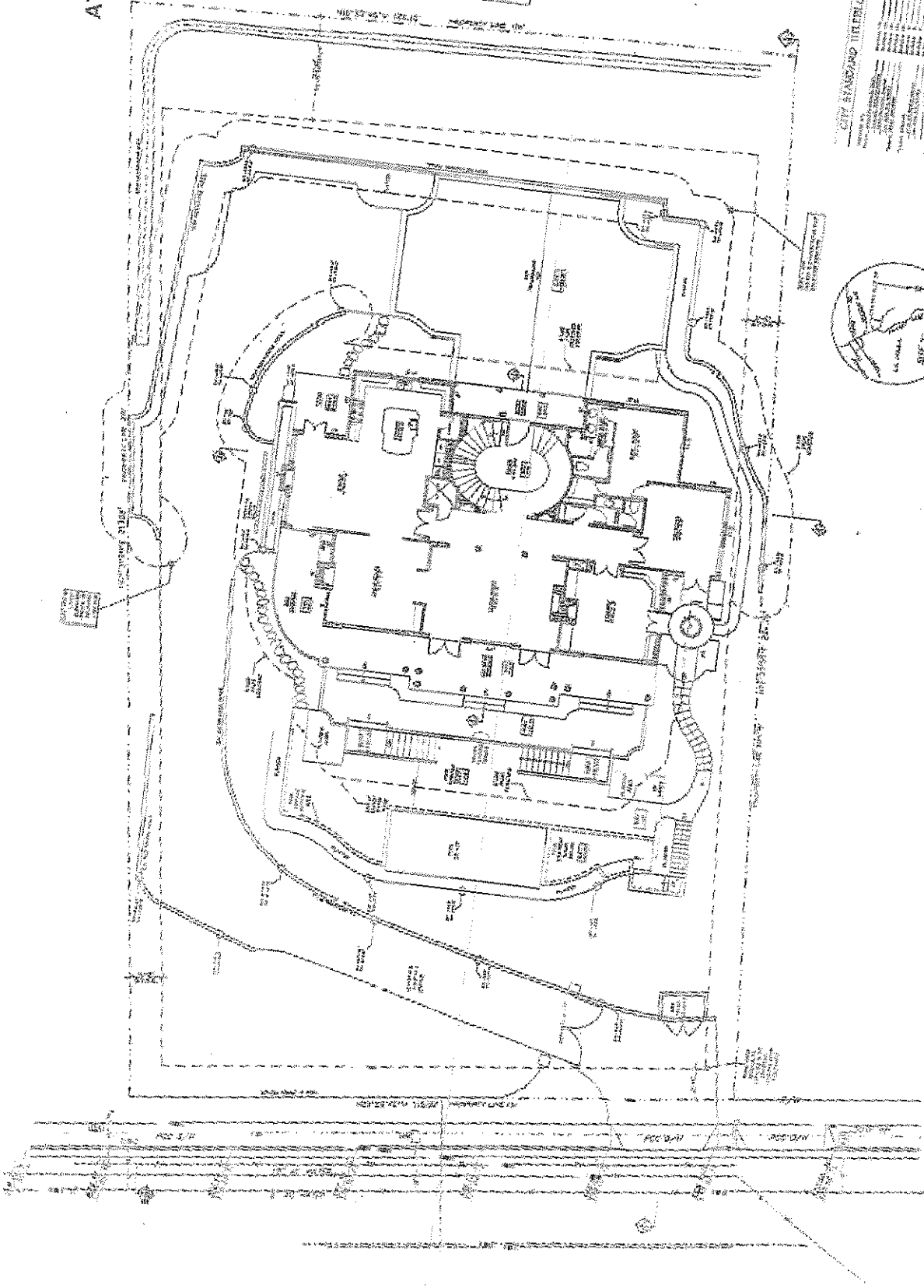
A2.1
DATE: 08/10/07
PROJECT: GRANT RESIDENCE

REVISIONS	
NO.	DATE
1	08/10/07
2	08/10/07
3	08/10/07
4	08/10/07
5	08/10/07
6	08/10/07
7	08/10/07
8	08/10/07
9	08/10/07
10	08/10/07

CITY STANDARD INTERLOCK	
NO.	DATE
1	08/10/07
2	08/10/07
3	08/10/07
4	08/10/07
5	08/10/07
6	08/10/07
7	08/10/07
8	08/10/07
9	08/10/07
10	08/10/07

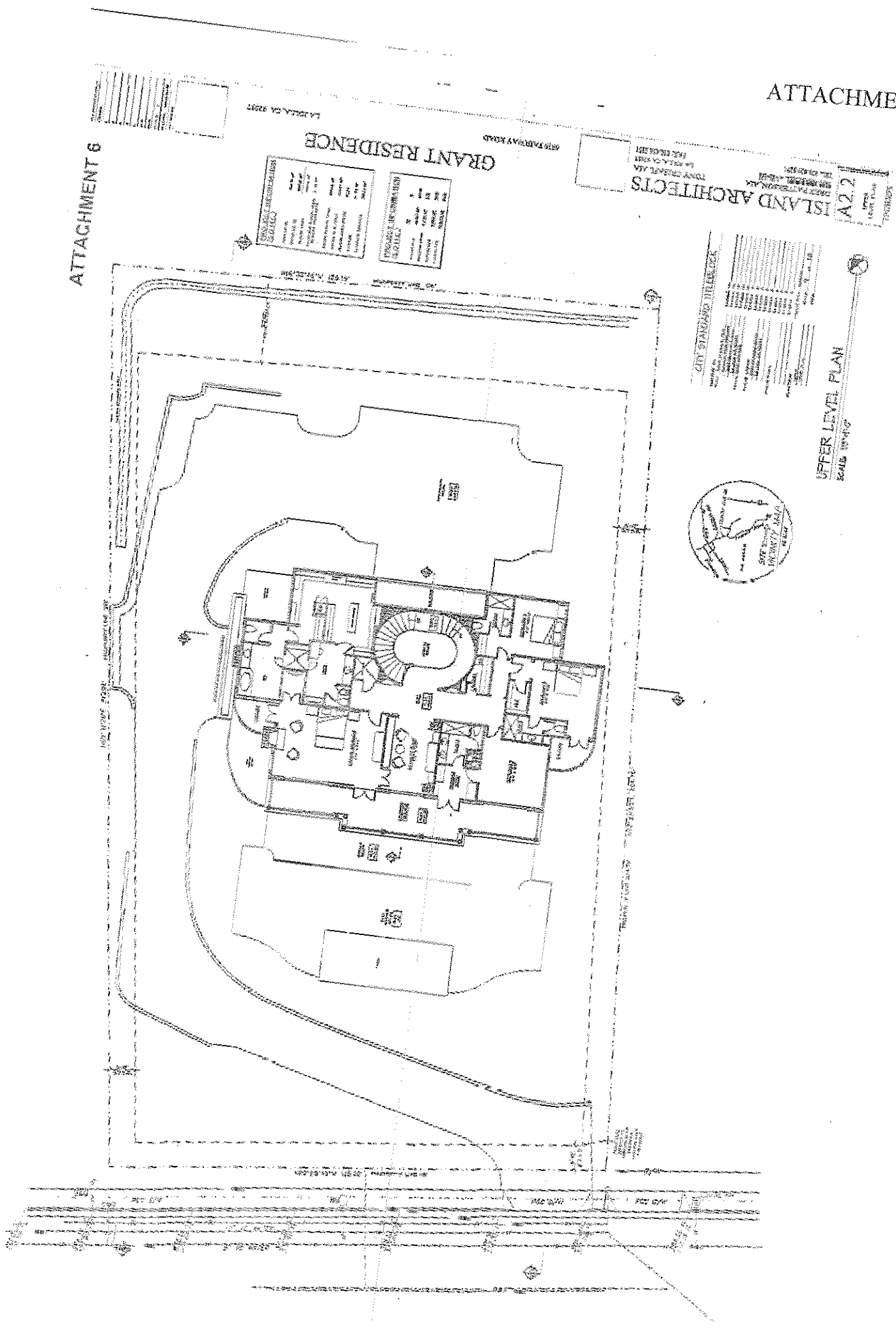


MAIN LEVEL PLAN
SCALE: 1/8"=1'-0"



CONTRACTOR: [Name]

DATE: 08/10/07



GRANT RESIDENCE

LEGEND

WALL	1/4" = 1'-0"
DOOR	1/4" = 1'-0"
WINDOW	1/4" = 1'-0"
STAIR	1/4" = 1'-0"
CEILING	1/4" = 1'-0"
FLOOR	1/4" = 1'-0"
ROOF	1/4" = 1'-0"
LANDSCAPE	1/4" = 1'-0"
DRIVEWAY	1/4" = 1'-0"
POLE	1/4" = 1'-0"
POST	1/4" = 1'-0"
ANCHOR	1/4" = 1'-0"
CONCRETE	1/4" = 1'-0"
ASPHALT	1/4" = 1'-0"
GRAVEL	1/4" = 1'-0"
DIRT	1/4" = 1'-0"
WOOD	1/4" = 1'-0"
BRICK	1/4" = 1'-0"
STONE	1/4" = 1'-0"
GLASS	1/4" = 1'-0"
METAL	1/4" = 1'-0"
PLASTER	1/4" = 1'-0"
CEILING	1/4" = 1'-0"
FLOOR	1/4" = 1'-0"
ROOF	1/4" = 1'-0"
LANDSCAPE	1/4" = 1'-0"
DRIVEWAY	1/4" = 1'-0"
POLE	1/4" = 1'-0"
POST	1/4" = 1'-0"
ANCHOR	1/4" = 1'-0"
CONCRETE	1/4" = 1'-0"
ASPHALT	1/4" = 1'-0"
GRAVEL	1/4" = 1'-0"
DIRT	1/4" = 1'-0"
WOOD	1/4" = 1'-0"
BRICK	1/4" = 1'-0"
STONE	1/4" = 1'-0"
GLASS	1/4" = 1'-0"
METAL	1/4" = 1'-0"
PLASTER	1/4" = 1'-0"

ISLAND ARCHITECTS
 TONY GIBSON, AIA
 1000 PATTERSON AVE
 LA JOLLA, CA 92037
 TEL: 619-435-1100
 FAX: 619-435-1101

CITY STANDARD TITLEBLOCK

PROJECT NO.	1000000000
DATE	10/1/00
SCALE	1/4" = 1'-0"
DRAWN BY	TONY GIBSON
CHECKED BY	TONY GIBSON
DATE	10/1/00
PROJECT NO.	1000000000
DATE	10/1/00
SCALE	1/4" = 1'-0"
DRAWN BY	TONY GIBSON
CHECKED BY	TONY GIBSON
DATE	10/1/00

UPPER LEVEL PLAN
 SCALE 1/4" = 1'-0"



POST-YARD DRIVE

TRAVEL PLAZA DRIVE

1000000000

GRANT RESIDENCE

LA 1004, 03, 2019

6039 EARWINE ROAD

ISLAND ARCHITECTS
 TONY GIBSON, AIA
 DREW PATTERSON, AIA
 1000 GOLF COURSE AVENUE
 SUITE 100
 FORT WORTH, TEXAS 76104
 TEL: 817.335.4321

A2.1
 HEIGHT / ROOF PLAN
 10/11/19

PROJECT INFORMATION

PROJECT NAME	GRANT RESIDENCE
OWNER	GRANT RESIDENCE
ARCHITECT	ISLAND ARCHITECTS
DATE	10/11/19
SCALE	AS SHOWN
PROJECT NO.	
DATE REVISION	
BY	
DESCRIPTION	

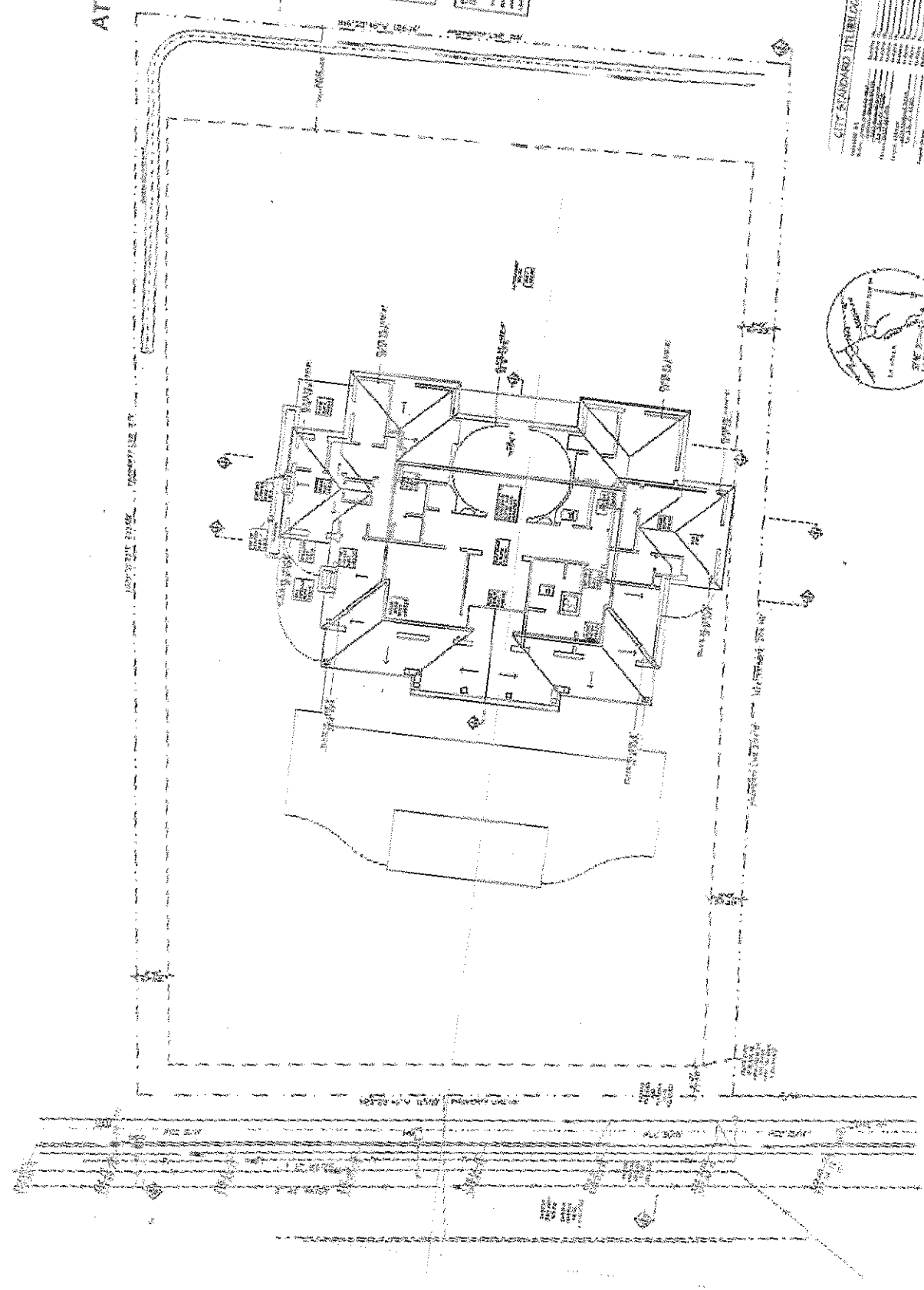
PROJECT INFORMATION

PROJECT NAME	GRANT RESIDENCE
OWNER	GRANT RESIDENCE
ARCHITECT	ISLAND ARCHITECTS
DATE	10/11/19
SCALE	AS SHOWN
PROJECT NO.	
DATE REVISION	
BY	
DESCRIPTION	

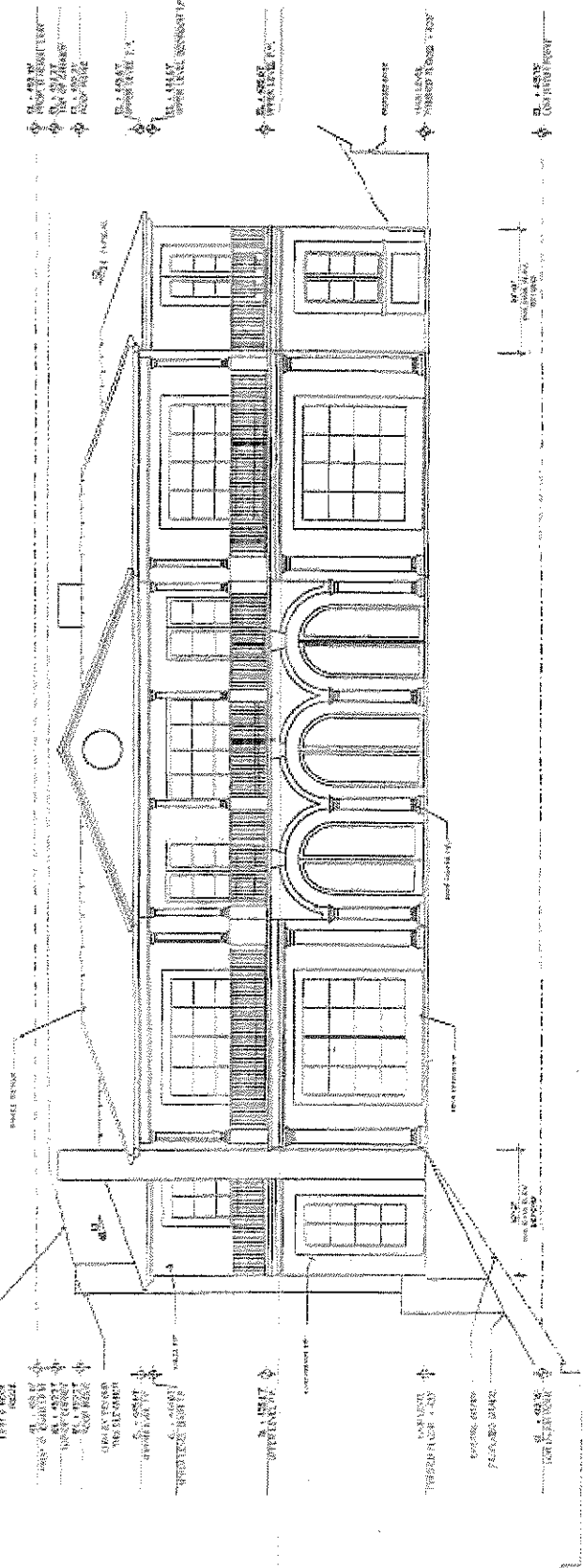
CITY STANDARD TITLE BLOCK

PROJECT NO.	
DATE	
SCALE	
PROJECT NAME	
OWNER	
ARCHITECT	
DATE	
SCALE	
PROJECT NAME	
OWNER	
ARCHITECT	
DATE	
SCALE	
PROJECT NAME	
OWNER	
ARCHITECT	
DATE	
SCALE	

HEIGHT / ROOF PLAN
 SCALE: 1/8" = 1'-0"



ATTACHMENT 6



CITY STANDARD FIRELOCK

ITEM	DESCRIPTION	QTY
1	Steel Firelock	1
2	Concrete Foundation	1
3	Reinforcing Steel	1
4	Brickwork	1
5	Paint	1
6	Hardware	1
7	Insulation	1
8	Roofing	1
9	Windows	1
10	Doors	1
11	Stairs	1
12	Plumbing	1
13	Electrical	1
14	HVAC	1
15	Interior Finishes	1
16	Exterior Finishes	1
17	Site Work	1
18	Foundation	1
19	Structural	1
20	Roof	1
21	Walls	1
22	Floors	1
23	Stairs	1
24	Windows	1
25	Doors	1
26	Hardware	1
27	Paint	1
28	Insulation	1
29	Roofing	1
30	Interior Finishes	1
31	Exterior Finishes	1
32	Site Work	1
33	Foundation	1
34	Structural	1
35	Roof	1
36	Walls	1
37	Floors	1
38	Stairs	1
39	Windows	1
40	Doors	1
41	Hardware	1
42	Paint	1
43	Insulation	1
44	Roofing	1
45	Interior Finishes	1
46	Exterior Finishes	1
47	Site Work	1
48	Foundation	1
49	Structural	1
50	Roof	1
51	Walls	1
52	Floors	1
53	Stairs	1
54	Windows	1
55	Doors	1
56	Hardware	1
57	Paint	1
58	Insulation	1
59	Roofing	1
60	Interior Finishes	1

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

WEST ELEVATION

SCALE: 1/8"=1'-0"

ISLAND ARCHITECTS

TONY GRANT, AIA

2020 PATTERSON AVE

LOS ANGELES, CA 90031

TEL: 213-851-2000

FAX: 213-851-2001

GRANT RESIDENCE

5022 SHAWHUT TRUCE

LOS ANGELES, CA 90031

NO.	DESCRIPTION	DATE	BY
1	Issue for Permits	12/15/11	TG
2	Issue for Construction	01/10/12	TG
3	Issue for Occupancy	02/15/12	TG
4	Issue for Final	03/15/12	TG
5	Issue for As-Built	04/15/12	TG
6	Issue for Final	05/15/12	TG
7	Issue for Final	06/15/12	TG
8	Issue for Final	07/15/12	TG
9	Issue for Final	08/15/12	TG
10	Issue for Final	09/15/12	TG
11	Issue for Final	10/15/12	TG
12	Issue for Final	11/15/12	TG
13	Issue for Final	12/15/12	TG
14	Issue for Final	01/15/13	TG
15	Issue for Final	02/15/13	TG
16	Issue for Final	03/15/13	TG
17	Issue for Final	04/15/13	TG
18	Issue for Final	05/15/13	TG
19	Issue for Final	06/15/13	TG
20	Issue for Final	07/15/13	TG
21	Issue for Final	08/15/13	TG
22	Issue for Final	09/15/13	TG
23	Issue for Final	10/15/13	TG
24	Issue for Final	11/15/13	TG
25	Issue for Final	12/15/13	TG
26	Issue for Final	01/15/14	TG
27	Issue for Final	02/15/14	TG
28	Issue for Final	03/15/14	TG
29	Issue for Final	04/15/14	TG
30	Issue for Final	05/15/14	TG
31	Issue for Final	06/15/14	TG
32	Issue for Final	07/15/14	TG
33	Issue for Final	08/15/14	TG
34	Issue for Final	09/15/14	TG
35	Issue for Final	10/15/14	TG
36	Issue for Final	11/15/14	TG
37	Issue for Final	12/15/14	TG
38	Issue for Final	01/15/15	TG
39	Issue for Final	02/15/15	TG
40	Issue for Final	03/15/15	TG
41	Issue for Final	04/15/15	TG
42	Issue for Final	05/15/15	TG
43	Issue for Final	06/15/15	TG
44	Issue for Final	07/15/15	TG
45	Issue for Final	08/15/15	TG
46	Issue for Final	09/15/15	TG
47	Issue for Final	10/15/15	TG
48	Issue for Final	11/15/15	TG
49	Issue for Final	12/15/15	TG
50	Issue for Final	01/15/16	TG
51	Issue for Final	02/15/16	TG
52	Issue for Final	03/15/16	TG
53	Issue for Final	04/15/16	TG
54	Issue for Final	05/15/16	TG
55	Issue for Final	06/15/16	TG
56	Issue for Final	07/15/16	TG
57	Issue for Final	08/15/16	TG
58	Issue for Final	09/15/16	TG
59	Issue for Final	10/15/16	TG
60	Issue for Final	11/15/16	TG
61	Issue for Final	12/15/16	TG
62	Issue for Final	01/15/17	TG
63	Issue for Final	02/15/17	TG
64	Issue for Final	03/15/17	TG
65	Issue for Final	04/15/17	TG
66	Issue for Final	05/15/17	TG
67	Issue for Final	06/15/17	TG
68	Issue for Final	07/15/17	TG
69	Issue for Final	08/15/17	TG
70	Issue for Final	09/15/17	TG
71	Issue for Final	10/15/17	TG
72	Issue for Final	11/15/17	TG
73	Issue for Final	12/15/17	TG
74	Issue for Final	01/15/18	TG
75	Issue for Final	02/15/18	TG
76	Issue for Final	03/15/18	TG
77	Issue for Final	04/15/18	TG
78	Issue for Final	05/15/18	TG
79	Issue for Final	06/15/18	TG
80	Issue for Final	07/15/18	TG
81	Issue for Final	08/15/18	TG
82	Issue for Final	09/15/18	TG
83	Issue for Final	10/15/18	TG
84	Issue for Final	11/15/18	TG
85	Issue for Final	12/15/18	TG
86	Issue for Final	01/15/19	TG
87	Issue for Final	02/15/19	TG
88	Issue for Final	03/15/19	TG
89	Issue for Final	04/15/19	TG
90	Issue for Final	05/15/19	TG
91	Issue for Final	06/15/19	TG
92	Issue for Final	07/15/19	TG
93	Issue for Final	08/15/19	TG
94	Issue for Final	09/15/19	TG
95	Issue for Final	10/15/19	TG
96	Issue for Final	11/15/19	TG
97	Issue for Final	12/15/19	TG
98	Issue for Final	01/15/20	TG
99	Issue for Final	02/15/20	TG
100	Issue for Final	03/15/20	TG

ATTACHMENT 6

NO. 1	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

LA JOLLA, CA 92037

GRANT RESIDENCE

5329 FAIRWAY DRIVE

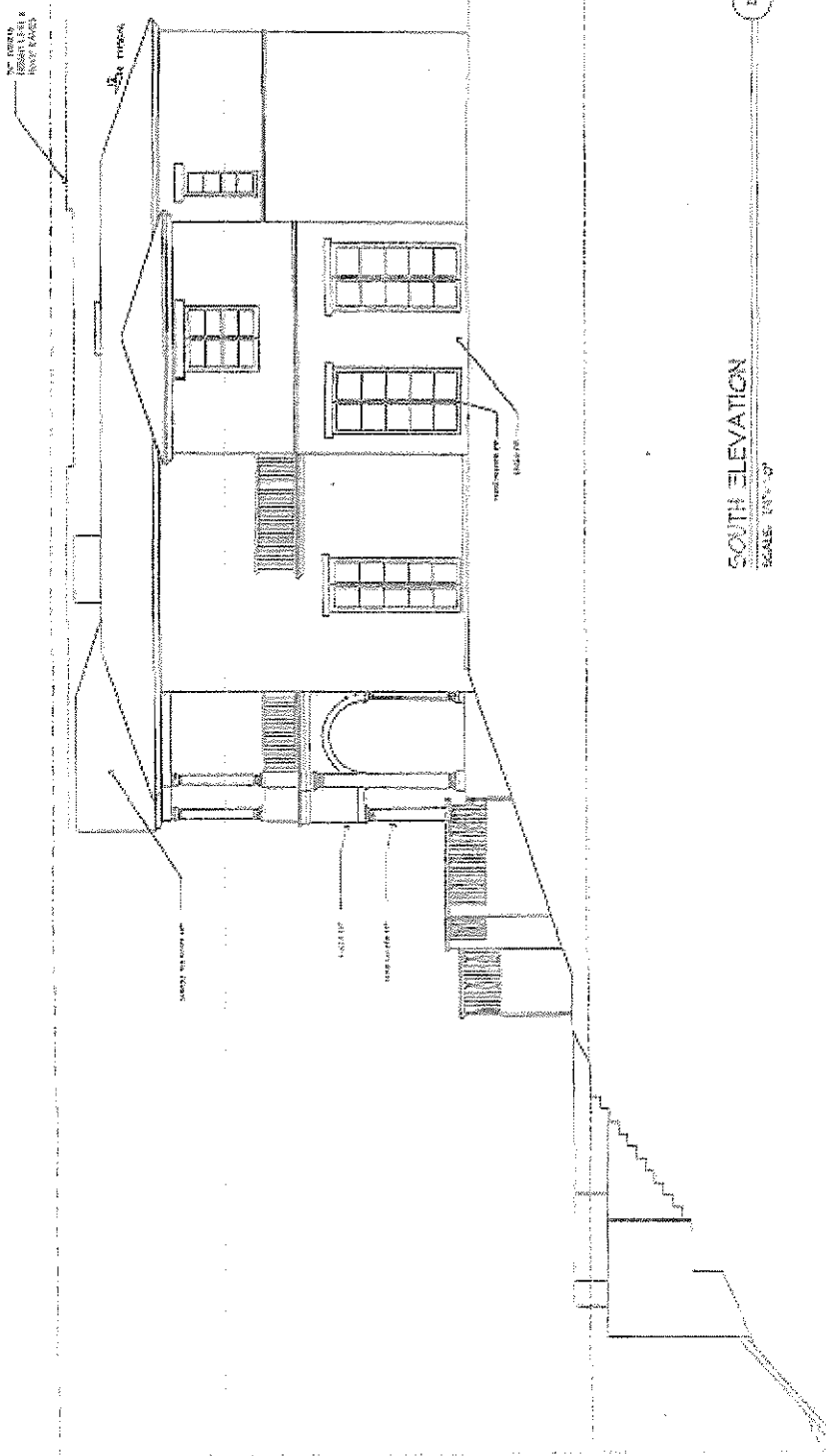
TERRY CREAFI, AIA
LA JOLLA, CA 92037
FACE 12/25/2017

ISLAND ARCHITECTS
10450 JEFFERSON AVE.
SAN DIEGO, CA 92120
TEL: 619 584-0011
WWW.ISLANDARCHITECTS.COM

1.P.V.
AUTOMATIC
REVISIONS

CITY STANDARD ELEVATION		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

- 1. 2nd FLOOR
- 2. 1st FLOOR
- 3. 2nd FLOOR
- 4. 1st FLOOR
- 5. 2nd FLOOR



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ATTACHMENT 6

LA JOLLA, CA 92037

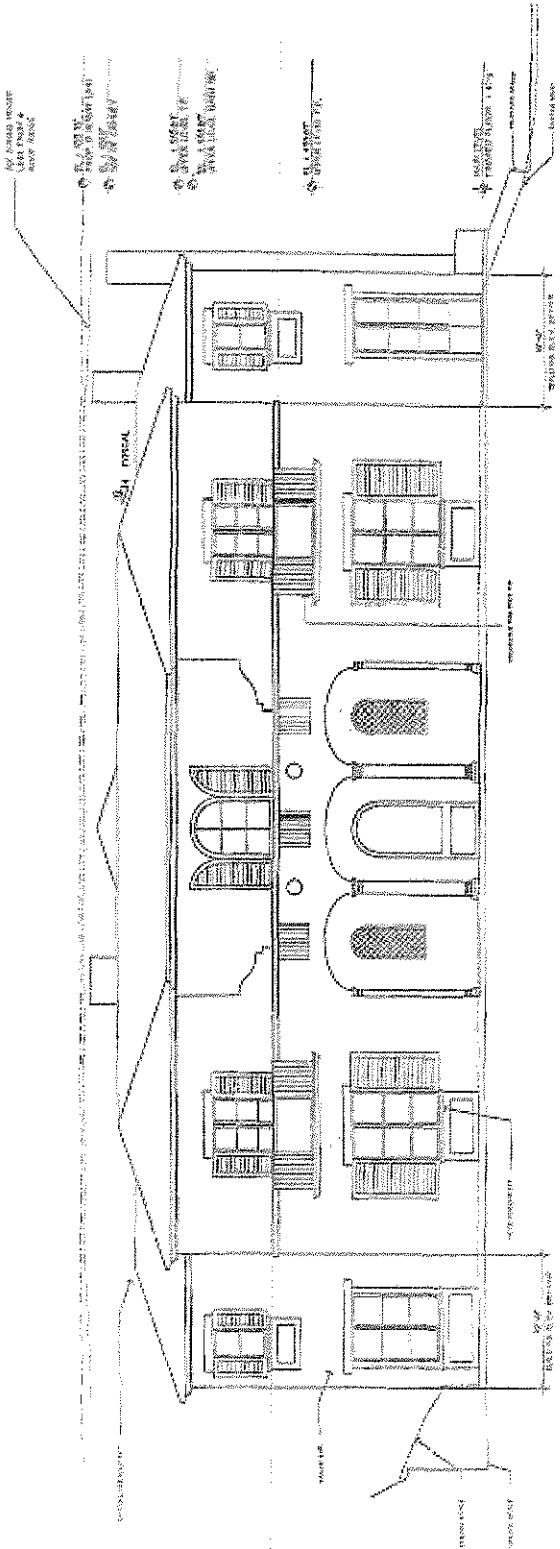
GRANT RESIDENCE

6325 PALMWAY DRIVE

ISLAND ARCHITECTS
JONNY CARROLL, AIA
1200 WILSON AVENUE
SAN DIEGO, CA 92108

ISLAND ARCHITECTS
DESK PATTERSON, AIA
1200 WILSON AVENUE
SAN DIEGO, CA 92108

A42
RESIDENCE
ELEVATION



CITY STANDARDS HUBBARD

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	
21	REVISION	
22	REVISION	
23	REVISION	
24	REVISION	
25	REVISION	
26	REVISION	
27	REVISION	
28	REVISION	
29	REVISION	
30	REVISION	
31	REVISION	
32	REVISION	
33	REVISION	
34	REVISION	
35	REVISION	
36	REVISION	
37	REVISION	
38	REVISION	
39	REVISION	
40	REVISION	
41	REVISION	
42	REVISION	
43	REVISION	
44	REVISION	
45	REVISION	
46	REVISION	
47	REVISION	
48	REVISION	
49	REVISION	
50	REVISION	
51	REVISION	
52	REVISION	
53	REVISION	
54	REVISION	
55	REVISION	
56	REVISION	
57	REVISION	
58	REVISION	
59	REVISION	
60	REVISION	
61	REVISION	
62	REVISION	
63	REVISION	
64	REVISION	
65	REVISION	
66	REVISION	
67	REVISION	
68	REVISION	
69	REVISION	
70	REVISION	
71	REVISION	
72	REVISION	
73	REVISION	
74	REVISION	
75	REVISION	
76	REVISION	
77	REVISION	
78	REVISION	
79	REVISION	
80	REVISION	
81	REVISION	
82	REVISION	
83	REVISION	
84	REVISION	
85	REVISION	
86	REVISION	
87	REVISION	
88	REVISION	
89	REVISION	
90	REVISION	
91	REVISION	
92	REVISION	
93	REVISION	
94	REVISION	
95	REVISION	
96	REVISION	
97	REVISION	
98	REVISION	
99	REVISION	
100	REVISION	

EAST ELEVATION
SCALE: 1/8"=1'-0"

C

ATTACHMENT 6

NO. 1	DATE	BY
NO. 2	DATE	BY
NO. 3	DATE	BY
NO. 4	DATE	BY
NO. 5	DATE	BY
NO. 6	DATE	BY
NO. 7	DATE	BY
NO. 8	DATE	BY
NO. 9	DATE	BY
NO. 10	DATE	BY
NO. 11	DATE	BY
NO. 12	DATE	BY
NO. 13	DATE	BY
NO. 14	DATE	BY
NO. 15	DATE	BY
NO. 16	DATE	BY
NO. 17	DATE	BY
NO. 18	DATE	BY
NO. 19	DATE	BY
NO. 20	DATE	BY

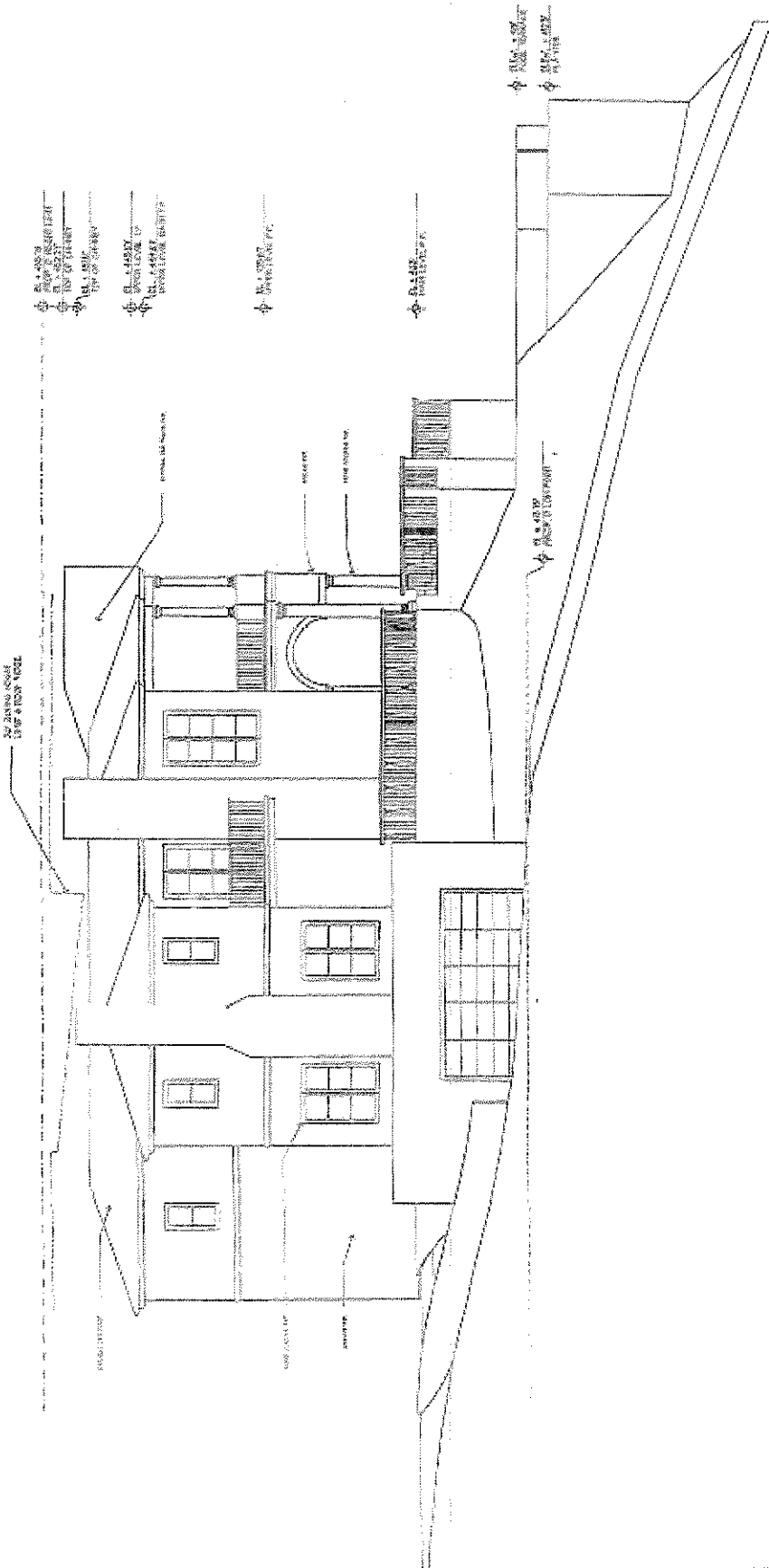
LA 050144, CA 22003

GRANT RESIDENCE

4535 FAIRWAY DRIVE

ISLAND ARCHITECTS
 TERRY CRAMER, AIA
 14401 CA 22003
 TEL: 310-319-8800

ISLAND ARCHITECTS
 DREW PATTERSON, AIA
 14401 CA 22003
 TEL: 310-319-8800



NORTH ELEVATION
SCALE: 1/4"=1'-0"

CITY OF ANAHEIM	
PROJECT NO.	14401 CA 22003
DATE	10/15/03
BY	TERRY CRAMER, AIA
CHECKED BY	DREW PATTERSON, AIA
APPROVED BY	TERRY CRAMER, AIA
DATE	10/15/03
PROJECT NAME	GRANT RESIDENCE
PROJECT ADDRESS	4535 FAIRWAY DRIVE
CITY	ANAHEIM, CA
COUNTY	SAN ANTONIO
STATE	CALIFORNIA
ZIP	92817
OWNER	GRANT RESIDENCE
OWNER ADDRESS	4535 FAIRWAY DRIVE
CITY	ANAHEIM, CA
COUNTY	SAN ANTONIO
STATE	CALIFORNIA
ZIP	92817
ARCHITECT	ISLAND ARCHITECTS
ARCHITECT ADDRESS	14401 CA 22003
CITY	ANAHEIM, CA
COUNTY	SAN ANTONIO
STATE	CALIFORNIA
ZIP	92817
PHONE	310-319-8800
FAX	310-319-8800
EMAIL	ISLAND@ISLANDARCHITECTS.COM
WWW	WWW.ISLANDARCHITECTS.COM

GRANT RESIDENCE
600 FAIRWAY DRIVE
LA JOLLA, CA 92037

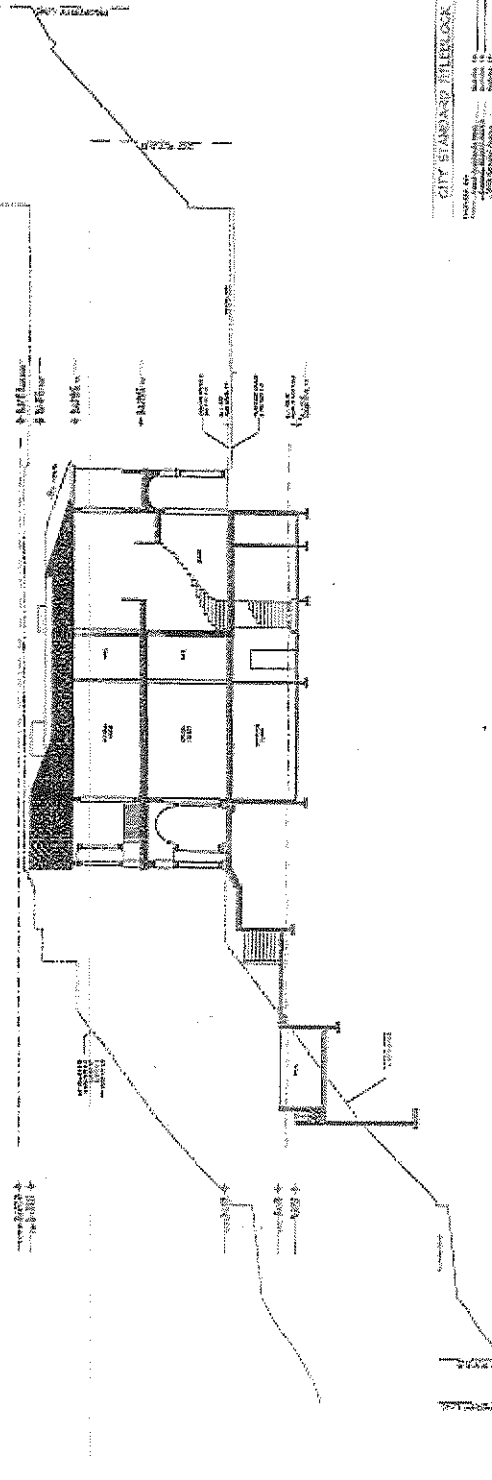
ISLAND ARCHITECTS
2005 CHRYSLER AVE
LA JOLLA, CA 92037
TEL: 619-451-8551

ISLAND ARCHITECTS
2005 CHRYSLER AVE
LA JOLLA, CA 92037
TEL: 619-451-8551

ATTACHMENT 6

CITY STANDARD INTERLOCK

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/10/08
2	FOR COMMENTS	11/10/08
3	REVISED FOR COMMENTS	11/10/08
4	FOR COMMENTS	11/10/08
5	REVISED FOR COMMENTS	11/10/08
6	FOR COMMENTS	11/10/08
7	REVISED FOR COMMENTS	11/10/08
8	FOR COMMENTS	11/10/08
9	REVISED FOR COMMENTS	11/10/08
10	FOR COMMENTS	11/10/08
11	REVISED FOR COMMENTS	11/10/08
12	FOR COMMENTS	11/10/08
13	REVISED FOR COMMENTS	11/10/08
14	FOR COMMENTS	11/10/08
15	REVISED FOR COMMENTS	11/10/08
16	FOR COMMENTS	11/10/08
17	REVISED FOR COMMENTS	11/10/08
18	FOR COMMENTS	11/10/08
19	REVISED FOR COMMENTS	11/10/08
20	FOR COMMENTS	11/10/08
21	REVISED FOR COMMENTS	11/10/08
22	FOR COMMENTS	11/10/08
23	REVISED FOR COMMENTS	11/10/08
24	FOR COMMENTS	11/10/08
25	REVISED FOR COMMENTS	11/10/08
26	FOR COMMENTS	11/10/08
27	REVISED FOR COMMENTS	11/10/08
28	FOR COMMENTS	11/10/08
29	REVISED FOR COMMENTS	11/10/08
30	FOR COMMENTS	11/10/08
31	REVISED FOR COMMENTS	11/10/08
32	FOR COMMENTS	11/10/08
33	REVISED FOR COMMENTS	11/10/08
34	FOR COMMENTS	11/10/08
35	REVISED FOR COMMENTS	11/10/08
36	FOR COMMENTS	11/10/08
37	REVISED FOR COMMENTS	11/10/08
38	FOR COMMENTS	11/10/08
39	REVISED FOR COMMENTS	11/10/08
40	FOR COMMENTS	11/10/08
41	REVISED FOR COMMENTS	11/10/08
42	FOR COMMENTS	11/10/08
43	REVISED FOR COMMENTS	11/10/08
44	FOR COMMENTS	11/10/08
45	REVISED FOR COMMENTS	11/10/08
46	FOR COMMENTS	11/10/08
47	REVISED FOR COMMENTS	11/10/08
48	FOR COMMENTS	11/10/08
49	REVISED FOR COMMENTS	11/10/08
50	FOR COMMENTS	11/10/08



BUILDING SECTION A
SCALE: 3/8"=1'-0"

GRANT RESIDENCE

LA 2014, CA 2017

6555 FAIRMWAY DRIVE

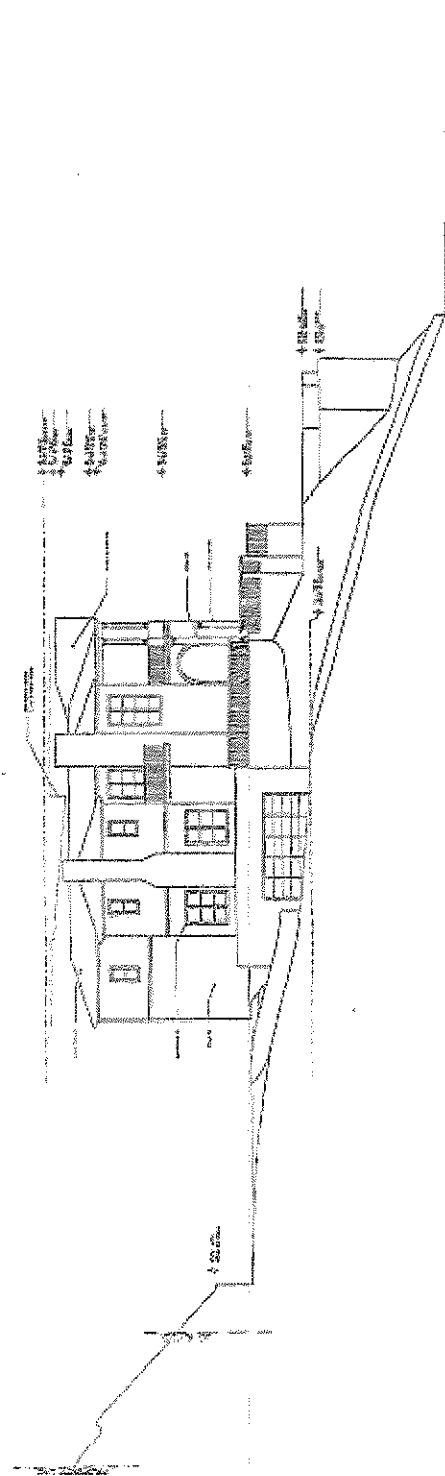
ISLAND ARCHITECTS

MARK PATTERSON, AIA
JONNY DEWART, AIA
LA 2014, CA 2017

AS.1
DATE: 08/20/14
SCALE: 1/8" = 1'-0"

CITY OF SAN FRANCISCO

NO.	DATE	DESCRIPTION
1	08/20/14	ISSUED FOR PERMITS



SITE SECTION B

SCALE: 1/8" = 1'-0"

ATTACHMENT 11

Copy of Mitigated Negative Declaration No. 54670

Available under separate cover.

Please contact PJ FitzGerald (619-446-5107) or pfitzgerald@sandiego.gov



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101
(619) 446-5210

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031
MARCH 2007

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- Process Two Decision - Appeal to Planning Commission
 Process Three Decision - Appeal to Planning Commission
 Process Four Decision - Appeal to City Council
 Environmental Determination - Appeal to City Council
 Appeal of a Hearing Officer Decision to revoke a permit

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

Name
George P. Chandler, Jr.

Address City State Zip Code Telephone
6838 Country Club Drive La Jolla CA 92037 858-454-7000

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Joseph Grant

4. Project Information

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
EOT/Coastal Development Permit Number 165304	January 16, 2009	PJ Fitzgerald

Decision (describe the permit/approval decision):

On 1/16/09, Development Services Staff approved an application of Extension of Time for previously approved Coastal Development

Permit No. 165304 to demolish existing Grant Residence & construct a 6,862 single family residence at 6929 Fairway Rd, La Jolla,

in RS-1-4 Zone within La Jolla Community Plan, Coastal Overlay, Coastal Height Limit, Council Dist 1.

5. Grounds for Appeal (Please check all that apply)

- Factual Error (Process Three and Four decisions only)
 Conflict with other matters (Process Three and Four decisions only)
 Findings Not Supported (Process Three and Four decisions only)
 New Information (Process Three and Four decisions only)
 City-wide Significance (Process Four decisions only)

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

The project would place residents of the proposed development & the immediate community in a condition dangerous to their health & safety & would not comply with state law. The project is located on unstable geological soil, which can become unstable from the project, resulting in potential landslide & collapse, would expose people/property to geological hazards such as ground failure or similar, & increase soil erosion on & off the site. The site is surrounded with areas of massive landslides. The Grant site is in Geologic Hazard Zone 22 & 26 - conjectured landslides & slide prone formations. In 1997, a landslide occurred at the site itself, 6929 Fairway Rd, La Jolla, requiring enormous repair to restore massive soil, & diminishing the property value. 2005 rains caused landslides within 1/4 mile of Grant residence, resulting in massive structural damage to 5 homes above Nautilus. All were red-tagged. These homes were at the top of steep slopes. The homes on the Grant's eastern boundary are also at the top of such a steep slope (Grant's back yard). These slopes are up to 1:1 (i.e., 100%; 45 degrees). Tops & faces of such slopes have poor stability. Structure separation at slope top is typical. This can cause landslide & loss of homes. Projects on such slopes are no longer allowed. No one wants to be party to further dangerous landslides & their unsafe disastrous consequences. This EOT request should be denied.

The Chandler's, Isler's & Fetter's, on Country Club Drive at top of site's steep slope back yard for 21, 45 & 20 years respectively, are very concerned about the project.

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

Signature: George P. Chandler, Jr. Date: January 30, 2009

RECEIVED

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

FEB 4 2009

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-3031 (03-07)

DEVELOPMENT SERVICES

Note: Development Project Manager PJ Fitzgerald advised me that since Block "5. Grounds for Appeal" boxes state: "Process Three and Four decisions only", with no Process 2 decision box, I should not check a Block 5 box, but simply complete the "Description of Grounds for Appeal".



Geotechnical Exploration, Inc.

SOIL AND FOUNDATION ENGINEERING • GROUNDWATER • ENGINEERING GEOLOGY

03 December 2008

Mr. and Mrs. Joseph Grant
c/o ISLAND ARCHITECTS
7632 Herschel Avenue
La Jolla, CA 92037

Job No. 04-8780

Subject: **Report of Geotechnical Investigation-Update**
Proposed Grant Residence
6929 Fairway Road
La Jolla, California
(EOT-Project No. 166204)

Dear Mr. and Mrs. Grant:

At the request of your architect, ***Geotechnical Exploration, Inc.*** submits this letter as an update to our "Report of Geotechnical Investigation," dated April 21, 2005. The purpose of this report is to communicate the current soil and geologic conditions at the site and evaluate the geotechnical aspects of the proposed project by Island Architects. We understand that you are submitting for an extension of time for the previously approved CDP No.165304.

Our work to date has included review of pertinent geologic reports and maps, observations of the site and surrounding vicinity, review of a previous geotechnical report by Southern California Soil & Testing, dated April 1, 1998, and performance of our updated geotechnical investigation report dated April 21, 2005.

The results of our geotechnical investigation revealed the site is underlain by dense formational materials, with no evidence of recent or historic landsliding or deep-seated slope instability. As such, *the risk of landsliding is considered low.*

Proposed Grant Residence
La Jolla, California

Job No. 04-8780
Page 2

The findings of our investigation revealed that the eastern slopes and the southern portion of the western slope are cut slopes and consist of dense formational material. The remaining portion of the western slope (including the slope repair area) are underlain by compacted fill soils. *Currently, all of the observed slopes appear to be stable, in good condition, and should not be negatively affected by the proposed new development.*

Excavation for the new basement and western pool area will result in removal of most of the existing fill and colluvial materials below the proposed residential structure. Areas of the structure not underlain by the basement area, and the western slope area improvements, will utilize a caisson and grade-beam foundation. The proposed lowering of the western fill slope, in addition to the deepened foundation system, will provide additional overall stability for the project. Furthermore, any excavations made close to property lines will be provided with proper shoring to keep the upper slopes stable and safe.

Comments within the development permit appeal application regarding the 2005 rain-induced landslides on nearby properties should not be considered indicative of conditions at the subject site. The referenced properties in the 6800 block of Paseo Laredo involved failure of steep insufficiently compacted fill slopes behind those properties. The slopes above the Grant property consists of dense formational materials and are considered stable based on the results of our subsurface exploratory work and soils testing.

It is our opinion that the calculated factor of safety for gross and shallow slope stability of the on-site soils will meet the City standard of at least 1.5 at the completion of the project.



Proposed Grant Residence
La Jolla, California

Job No. 04-8780
Page 3

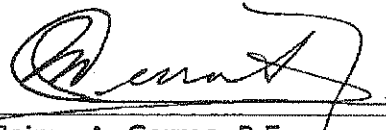
It is our opinion, based on the results of our updated geotechnical investigation, that no significant soil or geologic hazards exist at the subject site and the property is well suited for the proposed residential development. The site has not been significantly altered since our initial investigation. Should you have any additional questions concerning this matter, please contact our office. Reference to our Job No. 04-8780 will help to expedite a response to your inquiries.

Respectfully submitted,

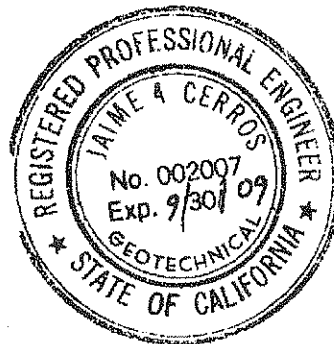
GEOTECHNICAL EXPLORATION, INC.



Jay K. Heiser
Senior Project Geologist



Jaime A. Cerros, P.E.
R.C.E. 34422/G.E. 2007
Senior Geotechnical Engineer



LA JOLLA COASTAL DEVELOPMENT PERMIT COMMITTEE
LA JOLLA COMMUNITY PLANING ASSOCIATION
CONSENT AGENDA

ATTENTION: PJ Fitzgerald, Project Manager
CDP FINAL REVIEW: Dec. 9, 2008

Project Name:	GRANT RESIDENCE	Permits:	EOT
	6929 Fairway Rd.	DPM:	PJ Fitzgerald pfitzgerald@sandiego.gov
Project #:	JO#43-1661/166204	Applicant:	Reggie Reyes 858-459-9291
Zone:	RS-1-4		rreyes@islandarch.com

Scope of Work:

(Process 2) Extension of Time for Coastal Development Permit #165304 to demo existing residence and construct a 6,862 sq. ft. single family residence on a 0.577 acre site in Zone RS-1-4 in the La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Council District 1. Notice Cards =1

Subcommittee Motion:

(Hayes/Morton 4-0-1-2) Findings can be made at Preliminary Review that the project meets requirements for the EOT.

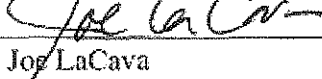
Abstain - Little

Recuse - Crisafi, Collins

Signature:  Date: 1/8/08
 Tony Crisafi
 Chair of La Jolla Coastal Development Committee

Community Planning Association Trustees on Consent of Sub Committee Review:

Motion: *To accept the recommendations of the committee that the findings can be met.* Vote: *13-0-0 on consent*

Signature:  Date: 1/08/09
 Joe LaCava
 President of the Community Planning Association

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

WHEN RECORDED MAIL TO
DEVELOPMENT SERVICES
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-1661

EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 596078
GRANT RESIDENCE (MMRP)
PROJECT NO. 166204
PLANNING COMMISSION

This Coastal Development Permit No. 596078, which is a three-year Extension of Time to previously approved Coastal Development Permit No. 165304 (Project No. 54670), is granted by the City Council of the City of San Diego to JOSEPH M. GRANT AND SHEILA P. GRANT, Husband and Wife, Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111.

The 25,167 square-foot project site is located at 6929 Fairway Road in the RS-1-4, Coastal Overlay (non-appealable area), Parking Impact Overlay and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan. The project site is legally described as Lot 21, La Jolla Country Club Knolls, Map No. 4039.

Subject to the terms and conditions set forth in this Permit, permission is granted to JOSEPH M. GRANT AND SHEILA P. GRANT, Husband and Wife, Owners/Permittees, to allow demolition of an existing 2,806 square foot one-story single family residence and construction of a two-story, 6,946 square foot single family residence, with attached three-car garage, and detached pool, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project (Project No. 54670) approved by the City Council on February 7, 2006, is hereby extended as indicated within this permit until April 2, 2012.

The project shall include:

- a. A three year extension of time for the previously approved Coastal Development Permit No. 165304, Project No. 54670.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
2. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
3. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Coastal Development Permit No. 165304, Project No 54670, recorded with the County of San Diego Recorder on March 30, 2006 as Document Number 2006-0222369 with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 2, 2009.

PLANNING COMMISSION
RESOLUTION NO. PC - _____

EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 596078
GRANT RESIDENCE - PROJECT NO. 166204
DRAFT

WHEREAS, JOSEPH M. GRANT AND SHEILA P. GRANT, Husband and Wife, Owners/Permittees, filed an application with the City of San Diego for a three-year Extension of Time to a Coastal Development Permit to allow demolition of an existing 2,806 square foot one-story single family residence and construction of a two-story, 6,946 square foot single family residence, with attached three-car garage, and detached pool; and

WHEREAS, the 25,167 square-foot project site is located at 6929 Fairway Road in the RS-1-4, Coastal Overlay (non-appealable area), Parking Impact Overlay and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan, and is legally described as Lot 21, La Jolla Country Club Knolls, Map No. 4039; and

WHEREAS, on January 16, 2009, the Development Services Department of the City of San Diego approved Extension of Time to Coastal Development Permit No. 596078, which is a three-year Extension of Time to previously approved Coastal Development Permit No. 165304, pursuant to Section 112.0503 of the San Diego Municipal Code; and

WHEREAS, on February 7, 2009, George Chandler appealed the decision of the Development Services Department to approve Extension of Time to Coastal Development Permit No. 596078; and

WHEREAS, on April 2, 2009, the Planning Commission of the City of San Diego considered Extension of Time to Coastal Development Permit No. 596078, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, all associated permits and maps shall conform to the previously approved Exhibits and conditions on file with Development Services per Coastal Development Permit No. 165304, City Council Resolution No. R-301231, Project No. 54670, recorded at the County of San Diego Recorder on March 30, 2006 as Document Number 2006-0222369, with the exception of the expiration dates; and

WHEREAS, the Mitigated Negative Declaration No. 54670, that was prepared and certified on February 7, 2006, by City Council Resolution No. R-301230 for the original project remains in effect. There are no changes to the project scope and the request for an Extension of Time would not result in any environmental impacts. The activity is not a separate project for purposes of CEQA review per CEQA Guidelines Sections 15060(c) (3) and 15378(c); NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that Coastal Development Permit No. 596078 will expire on April 2, 2012.

BE IT FURTHER RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Extension of Time to Coastal Development Permit No. 596078:

FINDINGS:

EXTENSION OF TIME OF A COASTAL DEVELOPMENT PERMIT - SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 126.0111

- 1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.**

The Owners/Permittees request an extension of time to Coastal Development Permit No. 165304 and do not request any changes to the proposed development layout approved by City Council on February 7, 2006, by Resolution Number R-301231. The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety. New conditions are not required to ensure public health and safety. All previously approved conditions remain applicable.

- 2. There are no changed circumstances which would affect the project's consistency with the Local Coastal Program.**

The development's Coastal Development Permit No. 165304 was approved by City Council on February 7, 2006, by Resolution Number R-301231. There are no changed circumstances which would affect the project's consistency with the Local Coastal Program, and all previously approved conditions remain applicable.

- 3. No new conditions are required to comply with state or federal law.**

The development's Coastal Development Permit No. 165304 was approved by City Council on February 7, 2006, by Resolution Number R-301231. There are no new conditions being added to the permit. New conditions are not required to comply with state or federal law. All previously approved conditions remain applicable.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, that Coastal Development Permit No. 596078, a three-year Extension of Time to Coastal Development Permit No. 165304, is hereby GRANTED by the Planning Commission to the referenced Owners/Permittees, under the terms and conditions set forth in permit number 165304.

Patricia J. FitzGerald
Development Project Manager
Development Services

Adopted on: April 2, 2009

Job Order No. 43-1661

cc: Legislative Recorder



THE CITY OF SAN DIEGO

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 EXTENSION

Project Title _____ **Project No. For City Use Only** _____

GRANT RESIDENCE

Project Address:

6929 FAIRWAY RD. LA JOLLA CA

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: [Signature] Date: 9/8/08

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: _____

ATTACHMENT 11

Copy of Mitigated Negative Declaration No. 54670

Available under separate cover.

Please contact PJ FitzGerald (619-446-5107) or pfitzgerald@sandiego.gov



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 54670
SCH No. N/A

SUBJECT: GRANT RESIDENCE – COASTAL DEVELOPMENT PERMIT to demolish an existing one-story, single-family residence and construct a new, two-story, above basement, 6,946 square-foot, single-family residence, with an attached three-car garage, on an existing 25,167 square-foot site located at 6929 Fairway Road in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), within the La Jolla Community Plan, Council District 1. Legal description: Lot 21 of La Jolla Country Club Knolls Subdivision, according to Map No. 4039, in the City of San Diego.
Applicant: Ryan Reynolds.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: paleontological resources. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, 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.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV'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.
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 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.

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 Work

A. If night work is included in the contract

1. When night 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 work, The PI shall record the information on the CSVr and submit to MMC via fax by 9am the following morning, if possible.

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 the following morning 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.

VI. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) 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.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

Coastal Commission (47)
City of San Diego:
 Councilmember Peters, District 1
 Development Services Department
 Library, La Jolla/Riford Branch
La Jolla Town Council (273)
La Jolla Historical Society (274)
La Jolla Community Planning Association (275)
La Jolla Light (280)
La Jollans for Responsible Planning (282)
Patricia K. Miller (283)
Pat Dahlberg

VII. RESULTS OF PUBLIC REVIEW:

- (X) No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the Draft Mitigated Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Allison Sherwood
Allison Sherwood, Senior Planner
Development Services Department

July 18, 2005
Date of Draft Report

August 10, 2005
Date of Final Report

Analyst: Buckley

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 54670

SUBJECT: GRANT RESIDENCE – COASTAL DEVELOPMENT PERMIT to demolish an existing one-story, single-family residence and construct a new, two-story, above basement, 6,946 square-foot, single-family residence, with an attached three-car garage, on an existing 25,167 square-foot site located at 6929 Fairway Road in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), within the La Jolla Community Plan, Council District 1. Legal description: Lot 21 of La Jolla Country Club Knolls Subdivision, according to Map No. 4039, in the City of San Diego. Applicant: Ryan Reynolds.

I. PURPOSE AND MAIN FEATURES:

The proposal is a Coastal Development Permit, Process 2, for a decision to be made by the City of San Diego staff, to demolish an existing 1968 single-family residence and construct a new two-story, above basement, single-family residence with an attached three-car garage. In addition, the project proposes construction of a new swimming pool and associated improvements.

The proposed 6,946 square-foot, two-story residence would contain a 1,675 square-foot basement, a 3,473 square-foot first floor, and a 3,473 square-foot second-floor. In addition, the proposed residence would contain a 1,477 square-foot three-car garage. The proposed basement includes a media room, exercise room, storage, wine room, and a mechanical room. The proposed first-floor includes a living room, dining room, family room, kitchen, sun room, powder room, and guest room with a full bath. The first-floor also includes an entry porch, patio, covered terrace, and BBQ terrace. The proposed second-floor includes a master bedroom with two baths, a walk in closet and a balcony. The proposed second-story also includes a sitting room, three bedrooms, three full baths, a balcony and a covered terrace.

The proposed project is located on a 25,167 square-foot lot which requires 30% of the lot area to be landscaped which is approximately 7,550 square-feet. The project proposes 50% of the lot area to be landscaped which is approximately 12,502 square-feet, and 36% of the lot be hardscaped which is approximately 9,234 square-feet. The project proposes eight retaining walls throughout the site with a maximum length of 830 feet and a maximum height of 11 ½ feet.

The proposed drainage method is to maintain pre-development runoff characteristics and to use natural drainage systems as opposed to lined swales or underground drainage systems. The storm water runoff from paved area will be diverted to the driveway and collected in a catch basin equipped with a flow guard plus catch basin filter. The filtered runoff will be diverted to the street. Storm water from non-paved areas such as lawn or plated areas will be treated by the site design or source control methods outlined in the

required Water Pollution Control Plan submitted with the final grading plan. Lawn areas will be considered as treated discharge. Planted areas will be designed to minimize discharge of suspended solids.

II. ENVIRONMENTAL SETTING:

The proposed development is located within the RS-1-7 of the La Jolla Community Planning Area. The project site is located at 6929 Fairway Road. The property is a rectangular-shaped lot on the east side of Fairway Road. The property is bordered on the north and south by similar residential properties; on the east by an approximately 20-foot high, west-facing, 1.1 to 1.3:1.0 (horizontal to vertical) cut slope that abuts a similar residential property at its upslope terminus; and to the west by an approximately 45 foot-high, west-facing, 1.2:1.0, composite fill-over-cut slope that abuts Fairway Road at its downslope terminus. The driveway crosses the westerly slope and extends from Fairway Road at the southwestern corner of the lot to the garage entrance at the northeastern corner of the lot. Several retaining walls exist on the lot and vegetation on the site consists of ornamental landscaping, including mature trees, decorative shrubbery, slope cover and lawn grass.

The property consists of a relatively level building pad constructed on a west-facing hillside. The building pad elevation is approximately 423 feet above mean sea level (MSL) with approximate elevations across the property ranging from a high of 453 feet above MSL at the southeast corner of the property, to a low of 377 feet above MSL at the northwestern corner of the property adjacent to Fairway Road.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

III. DISCUSSION:

The following environmental issues were considered during review of the project and determined to be significant.

Paleontological Resources

Due to the high resource sensitivity rating of the underlying formation of the project site (Ardath Shale) and the proposed grading quantities, the proposed project exceeds EAS's thresholds of significance for Paleontological Monitoring. This geologic formation has produced diverse fossil assemblages of marine invertebrates and terrestrial vertebrates. The project proposes approximately 1,830 cubic yards of excavation and grade cut depths of approximately ten feet. Consequently, monitoring by a qualified paleontologist will be required during all grading activities for this project. A paleontological monitoring program will be required as mitigation measures within the environmental document.

The Mitigation, Monitoring and Reporting Program (MMRP) requires that a qualified paleontologist monitor initial excavation activities to inspect for in-situ cultural resources. In the event that such resources are discovered, excavation would be halted or diverted to allow recovery, evaluation, and recordation of materials. The MMRP is detailed in

Section V of the attached Mitigated Negative Declaration and completion would reduce project-related impacts to below a level of significance.

The following environmental issues were considered during review of the project and determined to not be significant.

Water Quality

The proposed drainage method is to maintain pre-development runoff characteristics and to use natural drainage systems as opposed to lined swales or underground drainage systems. The storm water runoff from paved area will be diverted to the driveway and collected in a catch basin equipped with a flow guard plus catch basin filter. The filtered runoff will be diverted to the street. Storm water from non-paved areas such as lawn or plated areas will be treated by the site design or source control methods outlined in the required Water Pollution Control Plan submitted with the final grading plan. Lawn areas will be considered as treated discharge and planted areas will be designed to minimize discharge of suspended solids. Best Management Practices (BMP's) will be implemented and installed to ensure continuous water quality standards are met. Therefore, no mitigation is required.

Geology

The project site is located within Geologic Hazard Categories 22 and 26 as shown on the City's Seismic Safety Study Geologic Hazard Maps. These categories are defined as moderate-risk areas due to a possible or conjectured ancient landslide and unfavorable geologic structure with the Ardath Shale formation materials that underlie the site.

An updated geotechnical report has been prepared for the proposed project. *Report of Geotechnical Investigation, Proposed Grant Residence, 6929 Fairway Road, La Jolla, California*, dated April 21, 2005, and prepared by Geotechnical Exploration, Inc., Job No. 04-8780. This report is available for review in the offices of Land Development Review.

The updated geotechnical report, which was prepared in accordance with the City's "Technical Guidelines for Geotechnical Reports", adequately addresses that the site will have a factor of safety of 1.5 or greater with respect to gross and surficial slope stability at the completion of the project. Based on this professional opinion, City Geology staff concurred with the geotechnical report that the proposed project is not likely to have a significant geological constraint on the proposed construction. Therefore, no mitigation is required.

V. RECOMMENDATION:

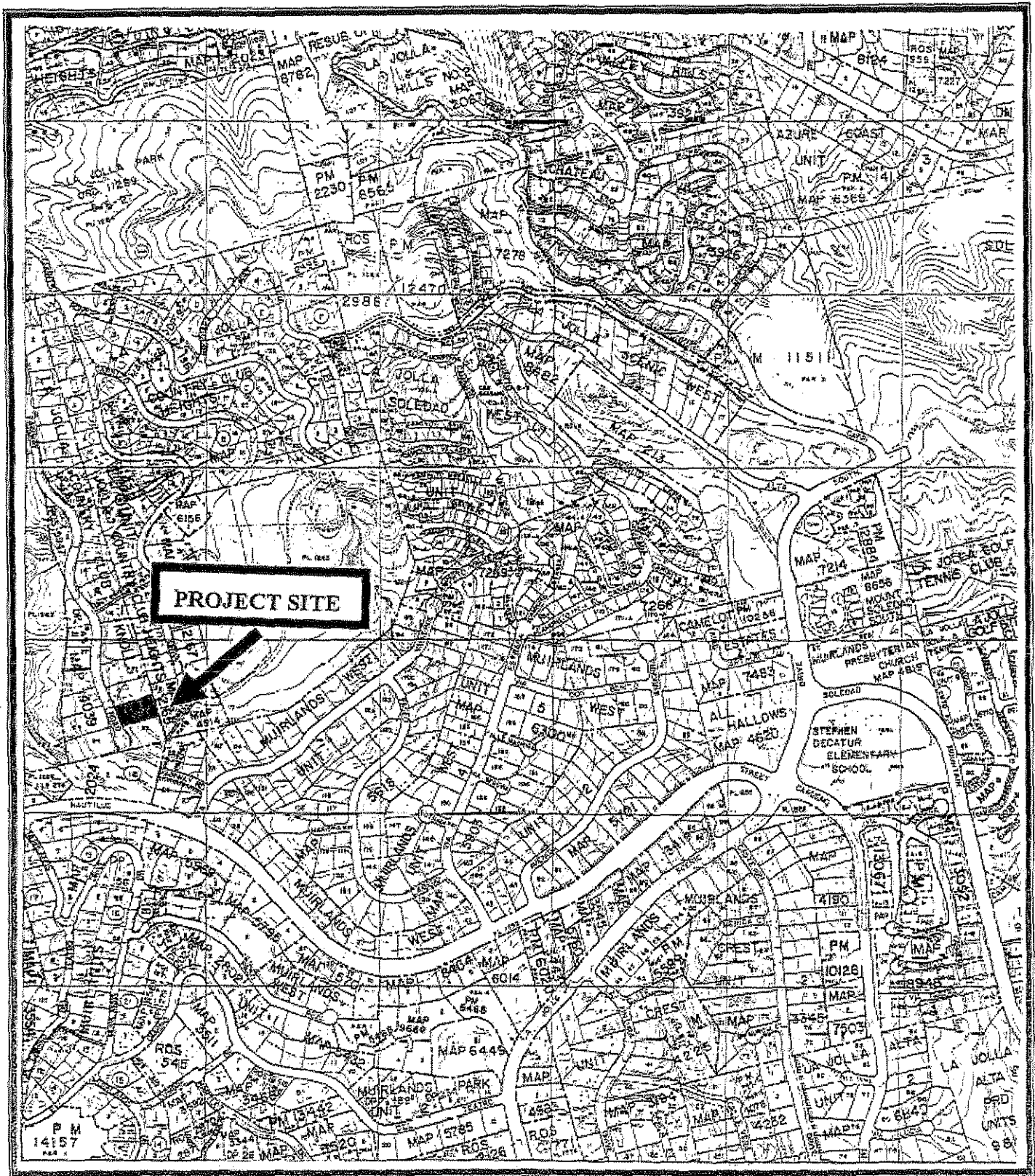
On the basis of this initial evaluation:

- The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Alison Buckley

Attachments:

- Figure 1 - Location Map
- Figure 2 - Site Plan
- Figure 3 - West Elevation
- Figure 4 - South Elevation
- Figure 5 - East Elevation
- Figure 6 - North Elevation



Grant Residence

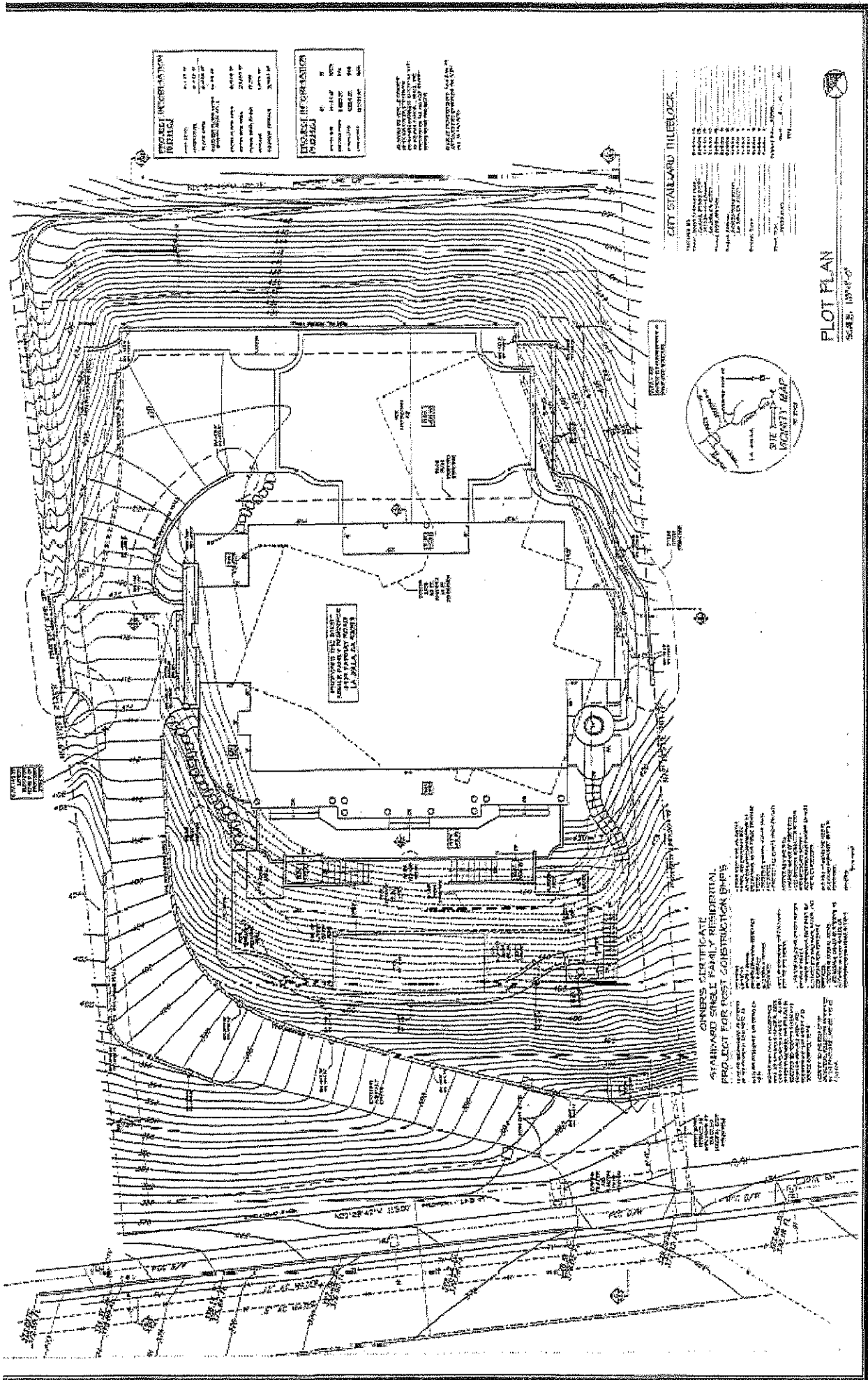


Location Map

Environmental Analysis Section Project No. 54670
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1



PROJECT INFORMATION

PROJECT NO.	54670
DATE	10/15/10
PROJECT NAME	STANDARD SMALL FAMILY RESIDENTIAL
CLIENT	WEST CONSTRUCTION GROUP
DESIGNER	ENVIRONMENTAL DEVELOPMENT SERVICES
SCALE	AS SHOWN
DATE	10/15/10

DESIGNER INFORMATION

NAME	ENVIRONMENTAL DEVELOPMENT SERVICES
ADDRESS	10000 SAN DIEGO AVENUE, SUITE 100
CITY	SAN DIEGO, CA 92126
PHONE	(619) 594-1100
FAX	(619) 594-1101
EMAIL	EDS@EDS-SD.COM
WEBSITE	WWW.EDS-SD.COM

THIS PLAN IS THE PROPERTY OF ENVIRONMENTAL DEVELOPMENT SERVICES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENVIRONMENTAL DEVELOPMENT SERVICES.

CITY STALLARD TITLEBLOCK

PROJECT NO.	54670
DATE	10/15/10
PROJECT NAME	STANDARD SMALL FAMILY RESIDENTIAL
CLIENT	WEST CONSTRUCTION GROUP
DESIGNER	ENVIRONMENTAL DEVELOPMENT SERVICES
SCALE	AS SHOWN
DATE	10/15/10

PLOT PLAN
SCALE: 1/8"=1'-0"



OWNER'S CERTIFICATE
STANDARD SMALL FAMILY RESIDENTIAL
PROJECT FOR WEST CONSTRUCTION GROUP

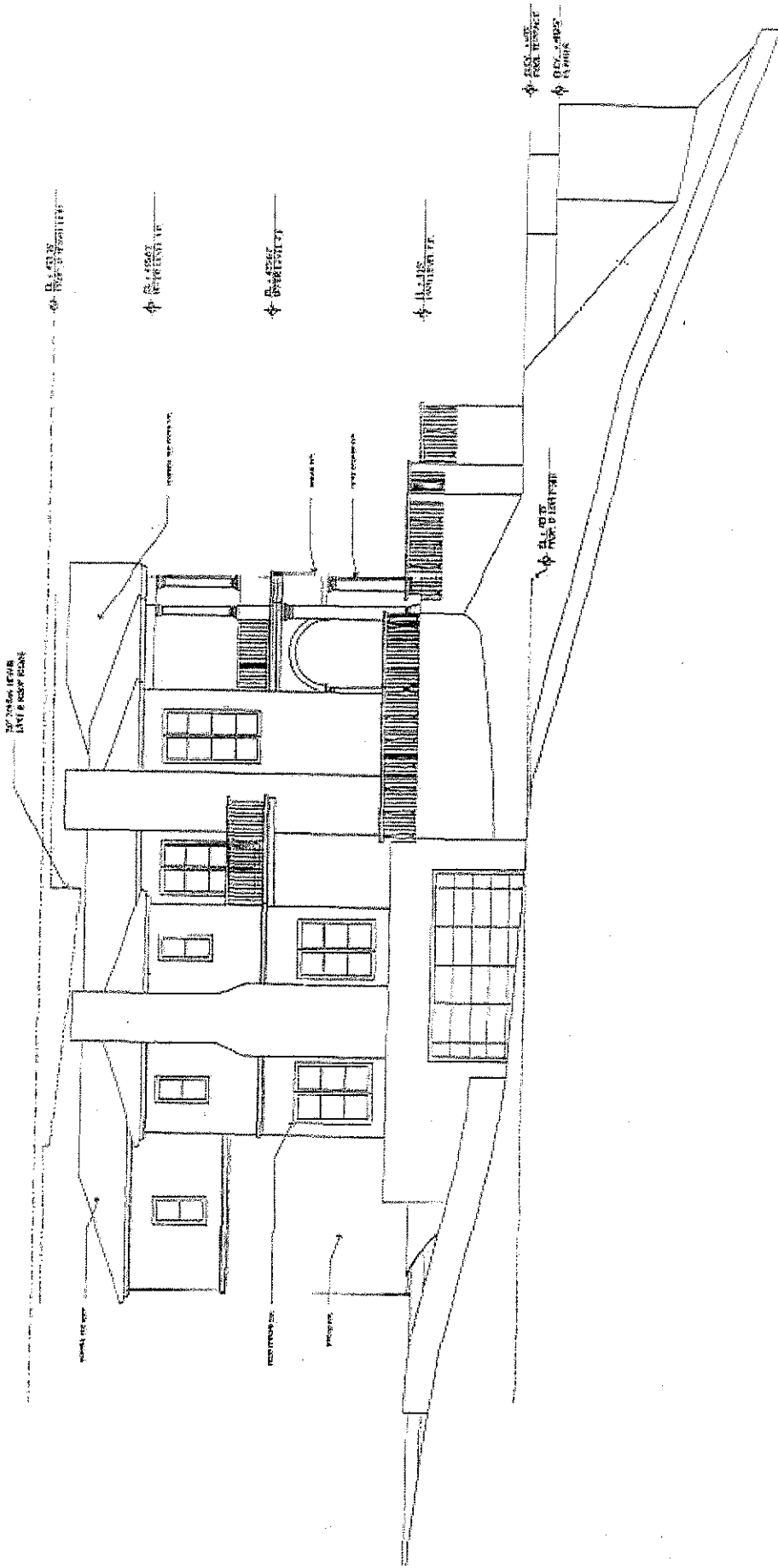
I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished to you is true and correct and that I have read and understand the contents of the above described project plan and that I have approved the same for the purposes stated herein.

DATE: 10/15/10
NAME: [Signature]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]

Figure 2

Site Plan
Environmental Analysis Section - Project No. 54670
CITY OF SAN DIEGO · DEVELOPMENT SERVICES





CITY STANDARD TITLE BLOCK

PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SCALE	
PROJECT NAME	
CLIENT NAME	
CLIENT ADDRESS	
PROJECT ADDRESS	
CITY	
STATE	
COUNTY	
ZIP CODE	
PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SCALE	
PROJECT NAME	
CLIENT NAME	
CLIENT ADDRESS	
PROJECT ADDRESS	
CITY	
STATE	
COUNTY	
ZIP CODE	

NORTH ELEVATION
SCALE: 1/8"=1'-0"

Figure 6

North Elevation
 Environmental Analysis Section - Project No. 54670
 CITY OF SAN DIEGO - DEVELOPMENT SERVICES



Initial Study Checklist

Date: July 6, 2005
Project No.: 54670
Name of Project: Grant Residence

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|--|---|---|-----|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>The proposed project would not obstruct any vista or scenic view from a public viewing area. The project site is not identified in the La Jolla Community Plan (LJCP) as a public viewing area.</u> | — | — | _X_ |
| B. The creation of a negative aesthetic site or project?
<u>The proposed project is not anticipated to result in the creation of a negative aesthetic site or project.</u> | — | — | _X_ |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>The proposed project would be compatible with the surrounding development.</u> | — | — | _X_ |

D. Substantial alteration to the existing character of the area?
The proposed project would not substantially alter the existing character of the area.

— — X

E. The loss of any distinctive or landmark tree(s), or a stand of mature trees?
The proposed project would not result in the loss of any distinctive or landmark trees.

— — X

F. Substantial change in topography or ground surface relief features?
The proposed project would not substantially change the topography or ground surface relief features.

— — X

G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?
The proposed project would not result in the loss, covering or modification of any unique geologic or physical features.

— — X

H. Substantial light or glare?
The proposed project would not result in substantial light or glare.

— — X

I. Substantial shading of other properties?
The proposed project is not anticipated to result in substantial shading of other properties.

— — X

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

A. The loss of availability of a known mineral resource (e.g., sand or gravel)

Yes Maybe No

that would be of value to the region and the residents of the state?

— — X

The proposed project would not result in the loss of availability of a known mineral resource.

B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?

— — X

The proposed project would not result in the conversion of agricultural land to nonagricultural use.

III. AIR QUALITY – Would the proposal:

A. Conflict with or obstruct implementation of the applicable air quality plan?

— — X

The proposed project would not establish a new air emission source.

B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

— — X

The proposed project would not violate air quality standards or contribute substantially to an existing or projected air quality violation.

C. Expose sensitive receptors to substantial pollutant concentrations?

— — X

The proposed project would not expose sensitive receptors to substantial pollutant concentrations.

D. Create objectionable odors affecting a substantial number of people?

— — X

The proposed project would not create objectionable odors affecting a substantial number of people.

E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?

— — X

Yes Maybe No

The proposed project would not exceed 100 pounds per day of Particulate Matter.

F. Alter air movement in the area of the project?
The proposed project would not alter air movement in the area of the project. — — X

G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?
The proposed project would not create a substantial alteration in moisture or temperature. — — X

IV. BIOLOGY – Would the proposal result in:

A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
The proposed project would not result in a reduction in the number of any sensitive species of plants or animals. — — X

B. A substantial change in the diversity of any species of animals or plants?
The proposed project would not create a substantial change in the diversity of any species of animals or plants. — — X

C. Introduction of invasive species of plants into the area?
The proposed project would not create an introduction of invasive species of plants into the area. — — X

D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors?
The proposed project would not cause an interference with the movement of any — — X

Yes Maybe No

resident or migratory fish or wildlife species.

- E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral?
The proposed project would not have an impact to a sensitive habitat.

— — X

- F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means?
The proposed project would not have an impact on any wetlands.

— — X

- G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan?
The proposed project would not conflict with the provisions of the City's MSCP Plan.

— — X

V. ENERGY – Would the proposal:

- A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)?
The proposed project would not result in excessive use of fuel or energy.

— — X

- B. Result in the use of excessive amounts of power?
The proposed project would not result in the use of excessive amounts of power.

— — X

VI. GEOLOGY/SOILS – Would the proposal:

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?
<u>See Initial Study discussion.</u> | — | — | <u>X</u> |
| B. Result in a substantial increase in wind or water erosion of soils, either on or off the site?
<u>The proposed project would not result in a substantial increase in wind or water erosion.</u> | — | — | <u>X</u> |
| C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
<u>See Initial Study discussion.</u> | — | — | <u>X</u> |

VII. HISTORICAL RESOURCES – Would the proposal result in:

- | | | | |
|--|---|---|----------|
| A. Alteration of or the destruction of a prehistoric or historic archaeological site?
<u>The proposed project would not result in alteration of or the destruction of a prehistoric or historic archaeological site.</u> | — | — | <u>X</u> |
| B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?
<u>The proposed project would not create an adverse physical or aesthetic effect to a prehistoric or historic building, structure, object, or site. The existing residence is not 45 years old.</u> | — | — | <u>X</u> |
| C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?
<u>The proposed project would not create an adverse physical or aesthetic effect to an architecturally significant building, structure, or object.</u> | — | — | <u>X</u> |

Yes Maybe No

- D. Any impact to existing religious or sacred uses within the potential impact area? X

The proposed project is not anticipated to impact any existing religious or sacred uses within the potential impact area.

- E. The disturbance of any human remains, including those interred outside of formal cemeteries? X

The proposed project is not anticipated to create a disturbance of any human remains.

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- A. Create any known health hazard (excluding mental health)? X
The proposed project would not create any known health hazards.

- B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? X
The proposed project would not expose people or the environment to a significant hazard.

- C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? X
The proposed project is not anticipated to create a future risk of an explosion or the release of hazardous substance.

- D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? X
The proposed project would not impair any of the adopted emergency response plans.

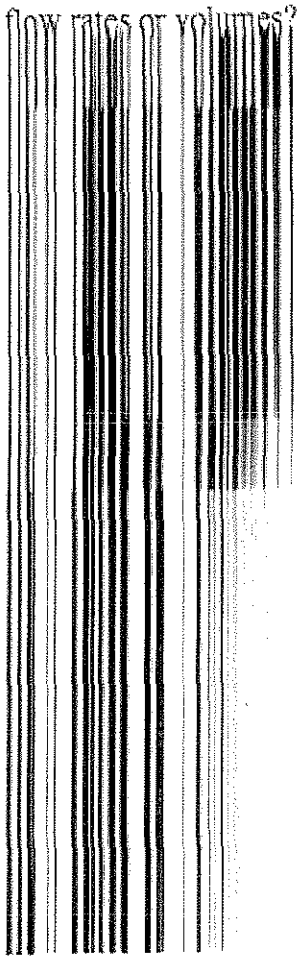
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction?
 Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants.
See Initial Study discussion.

___ ___ X

B. An increase in impervious surfaces and associated increased runoff?
See Initial Study discussion.

___ ___ X

C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?



X



See Initial Study discussion.

D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)?
The proposed project would not result in the discharge of identified pollutants to an already impaired water body.

___ ___ X

E. A potentially significant adverse impact on

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
ground water quality? <u>The proposed project would not impact existing ground water.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>The proposed project would not impact receiving water quality objectives.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The proposed project would not be inconsistent with the community plan.</u>	—	<u>X</u>	—
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>The proposed project would not conflict with the goals, objectives, and recommendations of the La Jolla Community Plan.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The proposed project is not anticipated to conflict with the adopted environmental plans.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The proposed project would not physically divide an established community.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan?	—	—	<u>X</u>

ordinance?

The proposed project would not expose people to noise levels which exceed the City's noise ordinance.

— — X

- C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?

The proposed project would not expose people to current or future transportation noise levels which exceed standards.

— X

XII. PALEONTOLOGICAL RESOURCES: Would the proposal:

- A. Impact a unique paleontological resource or site or unique geologic feature?

— — X

See Initial Study discussion.

XIII. POPULATION AND HOUSING – Would the proposal:

- A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

— — X

Yes Maybe No

The proposed project would be compatible with land use plans for the area.

- B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

— — X

The proposed project would not displace substantial number of existing housing.

- C. Alter the planned location, distribution, density or growth rate of the population of an area?

— — X

The proposed project would be compatible with land use plans for the area.

XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- A. Fire protection?

— — X

The proposed project is not anticipated to have an effect upon fire.

- B. Police protection?

— — X

The proposed project is not anticipated to have an effect upon police protection.

- C. Schools?

— — X

The proposed project is not anticipated to have an effect upon schools.

- D. Parks or other recreational facilities?

— — X

The proposed project is not anticipated to have an effect upon parks.

- E. Maintenance of public facilities, including roads?

— — X

The proposed project is not anticipated to have an effect upon public facilities.

- F. Other governmental services?

— — X

The proposed project is not anticipated to have an effect upon other governmental services.

XV. RECREATIONAL RESOURCES – Would the proposal result in:

- A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? X
The proposed project is not anticipated to result in increased usage of any recreational facilities.
- B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? X
The proposed project would not affect existing recreational facilities.

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

- A. Traffic generation in excess of specific/community plan allocation? X
The proposed project is not anticipated to generate traffic in excess of the LDCP allocation.
- B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? X
The proposed project is not anticipated to increase projected traffic.
- C. An increased demand for off-site parking? X
The proposed project would not impact off-site parking.
- D. Effects on existing parking? X

Yes Maybe No

The proposed project would not effect existing parking.

- E. Substantial impact upon existing or planned transportation systems?
The proposed project would not substantially impact existing or planned transportation systems.
- ___ ___ X

- F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?
The proposed project would not create alterations to present circulation movements.
- ___ ___ X

- G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)?
The proposed project is not anticipated to increase traffic hazards for motor vehicles, bicyclists or pedestrians.
- ___ ___ X

- H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)?
The proposed project would be compatible with land use and the LJCP.
- ___ ___ X

XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

- A. Natural gas?
The proposed project is not anticipated to affect existing utilities.
- ___ ___ X

- B. Communications systems?
The proposed project is not anticipated to affect existing utilities.
- ___ ___ X

- C. Water?
- ___ ___ X

Yes Maybe No

The proposed project is not anticipated to affect existing utilities.

- | | | | |
|--|---|---|----------|
| D. Sewer? | — | — | <u>X</u> |
| <u>The proposed project is not anticipated to affect existing utilities.</u> | | | |
| E. Storm water drainage? | — | — | <u>X</u> |
| <u>The proposed project is not anticipated to affect existing utilities.</u> | | | |
| F. Solid waste disposal? | — | — | <u>X</u> |
| <u>The proposed project is not anticipated to affect existing utilities.</u> | | | |

XVIII. WATER CONSERVATION – Would the proposal result in:

- | | | | |
|--|---|---|----------|
| A. Use of excessive amounts of water? | — | — | <u>X</u> |
| <u>The proposed project would not require the use of excessive amounts of water.</u> | | | |
| B. Landscaping which is predominantly non-drought resistant vegetation? | — | — | <u>X</u> |
| <u>The proposed project would not result in landscaping which is predominantly non-drought resistant vegetation.</u> | | | |

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | |
|---|---|---|----------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | — | — | <u>X</u> |
| <u>The proposed project would not degrade the quality of the environment.</u> | | | |
| B. Does the project have the potential to | | | |

Yes Maybe No

achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)

— — X

The short-term and long-term goals of the project are consistent with the community land use plans.

- C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

— — X

The proposed project would not result in any individual or cumulative impacts on the environment.

- D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

— — X

The proposed project is not anticipated to have environmental effects which would cause substantial adverse effect on human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

City of San Diego Progress Guide and General Plan.

U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

Site Specific Report: _____

III. Air

California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report: _____

IV. Biology

City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- ___ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- X Community Plan - Resource Element.
- ___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ___ City of San Diego Land Development Code Biology Guidelines.
- ___ Site Specific Report: _____
- V. Energy
- ___ _____
- VI. Geology/Soils
- X City of San Diego Seismic Safety Study.
- ___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report: *Report of Geotechnical Investigation, Proposed Grant Residence, 6929 Fairway Road, La Jolla, California, dated April 21, 2005, and prepared by Geotechnical Exploration, Inc., Job No. 04-8780.*
- X Site Specific Report: *Report of Geotechnical Investigation, Proposed Grant Residence, 6929 Fairway Road, La Jolla, California, dated April 1, 1998, and prepared by Southern California Soil & Testing, Inc.*
- VII. Historical Resources
- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- X Historical Resources Board List.

___ Community Historical Survey:

___ Site Specific Report:_____

VIII. Human Health / Public Safety / Hazardous Materials

___ San Diego County Hazardous Materials Environmental Assessment Listing, 1996.

X San Diego County Hazardous Materials Management Division

___ FAA Determination

___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.

___ Airport Comprehensive Land Use Plan.

___ Site Specific Report:_____

IX. Hydrology/Water Quality

___ Flood Insurance Rate Map (FIRM).

X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

___ Clean Water Act Section 303(b) list, dated May 19, 1999,
http://www.swrcb.ca.gov/trndl/303d_lists.html).

X. Land Use

X City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Airport Comprehensive Land Use Plan

X City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

X Community Plan

___ Site Specific Report: _____

___ San Diego International Airport - Lindbergh Field CNEL Maps.

___ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ City of San Diego Progress Guide and General Plan.

___ Site Specific Report: : _____

XII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

___ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

___ Site Specific Report: _____

XIII. Population / Housing

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

- ___ Series 8 Population Forecasts, SANDAG.
- ___ Other: _____
- XIV. Public Services
 - ___ City of San Diego Progress Guide and General Plan.
 - X Community Plan.
- XV. Recreational Resources
 - ___ City of San Diego Progress Guide and General Plan.
 - X Community Plan.
 - ___ Department of Park and Recreation
 - ___ City of San Diego - San Diego Regional Bicycling Map
 - ___ Additional Resources: _____
- XVI. Transportation / Circulation
 - ___ City of San Diego Progress Guide and General Plan.
 - X Community Plan.
 - ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
 - ___ San Diego Region Weekday Traffic Volumes, SANDAG.
 - ___ Site Specific Report: _____
- XVII. Utilities
 - ___ _____
- XVIII. Water Conservation
 - ___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.