



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 23, 2012 **REPORT NO. PC-12-018**

ATTENTION: Planning Commission, Agenda of March 1, 2012

SUBJECT: APPEAL OF THE CHAO RESIDENCE; PROJECT NO. 242106
PROCESS 3

REFERENCE: Report to the Hearing Officer; Report No. HO 11-087 (Attachment 5);
Memorandum to the Hearing Officer dated December 8, 2011
(Attachment 6).

**OWNER/
APPLICANT:** Betty Chao/
Sasha Varone, Golba Architecture Inc

SUMMARY

Issue: Should the Planning Commission approve or deny the appeal of the Hearing Officer's decision to approve the demolition of an existing single family residence and the construction of a new single family residence on a 0.22 acre site located at 8289 La Jolla Scenic N Drive in the La Jolla Shores Planned District within the La Jolla Community Planning Area?

Staff Recommendation:

1. **DENY** the appeal; and
2. **UPHOLD** the Hearing Officer's decision to **APPROVE** Site Development Permit No. 869384.

Community Planning Group Recommendation: On November 3, 2011, the La Jolla Community Planning Association voted 14-0-0 (Chair recused) to recommend approval of the project (HO 11-087 Attachment 9).

Other Recommendations: On October 18, 2011, the La Jolla Shores Advisory Board voted 4-0 to recommend approval of the project (HO 11-087 Attachment 10).



Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA). The project proposes the demolition of an existing single dwelling unit and subsequent construction of a replacement single dwelling unit. The environmental exemption determination for this project was made on September 22, 2011, and the opportunity to appeal that determination ended October 7, 2011 (HO 11-087 Attachment 12). This project is not pending an appeal of the environmental determination.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The proposed project site is located at 8289 La Jolla Scenic N Drive (Attachment 1), on the east side La Jolla Scenic N Drive, south of Via Posada (Attachment 2). The site is located in the Single Family (SF) Zone of La Jolla Shores Planned District (Attachment 3) within the La Jolla Community Plan (Attachment 4), Coastal Height Limitation Overlay Zone, and the Airport Influence Area-Review Area 2 for MCAS Miramar. The project site is not located within the Coastal Overlay Zone. The zoning designation is a single family residential zone and the community plan designates the proposed project site for very low density residential and allows a density of 0-5 dwelling units per acre. The project site, occupying 0.22 acres, could accommodate one dwelling unit based on the underlying zone and one dwelling units based on the community plan.

The project site is located within the La Jolla Scenic Knolls Unit 1 subdivision that was approved on January 5, 1968, which was previously graded in 1965 pursuant to Drawing No. 11494-1-D. The authorized grading established a level building pad on the site that is approximately 100-foot wide (varies with each lot), established the top of the slope, and created the manufactured slopes and canyon on the eastern side of the development. The La Jolla Scenic Knolls Unit 2 subdivision, just east of the subject property, was approved on February 28, 1968, which was previously graded in 1967 pursuant to Drawing No. 12985-4-D. The authorized grading established the building pad on the site (varies with each lot), established the top of the slope, and modified the manufactured slopes and canyon on the western side of the development that were created by Drawing No. 11494-1-D.

La Jolla Scenic Drive and Sugarman Drive have an established 20-foot front yard setback and both subdivision were zoned R-1-10 at the time they were developed. This zone required a 6-foot side yard and a 20-foot rear yard. The building permits for the single family residences for the La Jolla Scenic Knolls Unit 1 subdivision were issued in July 1968 and the La Jolla Scenic Knolls Unit 2 subdivision building permits were issued in May 1969. Both subdivisions are

located within the 300-foot radius of the subject property and were incorporated within the La Jolla Shores Planned District, and the Single Family (SF) Zone was applied to the properties on January 17, 1984.

Public Hearing:

On December 14, 2011, the Hearing Officer of the City of San Diego approved Site Development Permit No. 869384 for the demolition of the existing single family residence and the construction of a two-story, 4,593 square foot single family residence with a basement, swimming pool and spa, and accessory structures on a 0.22 acre site. The proposed single family residence would consist of the main living area on first floor which includes the living room, kitchen, dining room, two bedrooms and bathrooms, and two powder rooms. The second floor would consist of four bedrooms, bathrooms, and two decks. The basement would consist of one bedroom, theater, and a laundry room. Five off-street parking spaces would be provided in the basement garage where two parking spaces are required. The project includes a 512 square foot roof deck.

DISCUSSION

Appeal:

On December 27, 2011, Angelina Reinecke, the neighbor to the south of the subject property, filed an appeal of the Hearing Officer's decision on the grounds of Factual Error, Conflict with Other Matters, Findings Not Supported, and New Information (Attachment 7). The appellant's appeal package summarized seven (7) issues for the grounds of the appeal as follows:

1. *Side setbacks of the Chao Residence are almost 50-percent less than the average side setbacks of houses in the 300-foot radius.*

Staff Response: The La Jolla Shores Planned District (LJSPD) development regulations allows for the setbacks to be in "general conformity" with those in the vicinity (LDC Section 1510.034(b)(4)). 'Buildings with openings facing the side property line shall be constructed not closer than 4-feet from said property line....' (LDC Section 1510.034(b)(1)). The project is proposing a 5-foot 2-inch side yard setback on the north and south property lines.

There are discrepancies between appellant's and applicant's 300-foot radius surveys depicting the actual setbacks. Staff is not able to substantiate the appellant's claims based on the evidence that was submitted. Staff analyzed the proposed project, surrounding development, building records, photo surveys, development and aerial maps, and determined that the proposed development side yard setbacks would be in "general conformity" with those in the vicinity.

2. *Rear setback of the Chao Residence is at a 23-foot variance with the rear setbacks of neighboring houses on La Jolla Scenic N Drive, held tightly in check to maintain eastern views and privacy for each house.*

Staff Response: The LJSPD development regulations allows for the setbacks to be in “general conformity” with those in the vicinity (LDC Section 1510.034(b)(4)). The project proposes a 41-foot 7-inch rear yard setback, which is approximately 10-feet away from the top of the slope that was established in 1965. Staff is not able to substantiate the appellant’s claims based on the evidence that was submitted.

Staff analyzed the proposed project, surrounding development, building records, photo surveys, development and aerial maps, and determined that the proposed rear yard setback would be in “general conformity” with those in the vicinity.

3. *Roofline height of the Chao Residence is 4-feet higher than the average height of two-story houses in the 300-foot radius.*

Staff Response: The LJSPD development regulations allows for a maximum building height of 30-feet (LDC Section 1510.034(c)). The project proposes a maximum building height of 28-feet 6-inches and complies with the development regulations.

4. *Easterly views from my house at 8279 (La Jolla Scenic N Drive) have been drastically reduced by the extension of the rear and side setbacks of the Chao Residence and the increased roof height.*

Staff Response: The LJSPD development regulations are based on the protection of public views from public right-of-way and public places and provide see-throughs to the ocean, which is located west of the subject property. The regulations do not protect private easterly views. The subdivision to the east is at a lower elevation than the subject property; therefore, the project would not impact views to the ocean.

5. *Privacy for the rear windows of my house and the entire backyard of 8279 (La Jolla Scenic N Drive) has been completely lost by the extension of the rear of the Chao Residence and inclusion of a rooftop deck.*

Staff Response: The LJSPD development regulations are based on the protection of public views from public right-of-way and public places and provide see-throughs to the ocean, which is located west of the subject property. The regulations do not protect private views between private properties.

6. *(Listed as No. 7) There is a history of landslides in the 300-foot radius that was not disclosed to the La Jolla Shores Permit Review Committee.*

Staff Response: The project site is located within a Geological Zone 52, which is identified as a favorable geologic structure and low risk. The project did not meet the threshold for requiring a geological report or study for the discretionary

review. Staff is not able to substantiate the appellant's claims based on the evidence that was submitted and was not able to substantiate the claims based on the building and or grading permits within the surrounding development.

7. *(Listed as No. 8) The La Jolla Shores Permit Review Committee was unable to fulfill its purpose due to misleading answers given by the developers of the Chao Residence.*

Staff Response: On September 27, 2011, the project was presented to the La Jolla Shores Permit Review Committee and their recommendation was forwarded on to the La Jolla Community Planning Association. On November 3, 2011, the La Jolla Community Planning Association voted 14-0-0 to recommend approval of the project.

Conclusion:

The project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted LJCP, LJSPDO, Local Coastal Program Land Use Plan, Land Development Code, and the General Plan. Therefore, staff recommends the Planning Commission deny the appeal and uphold the Hearing Officer's decision for the project.

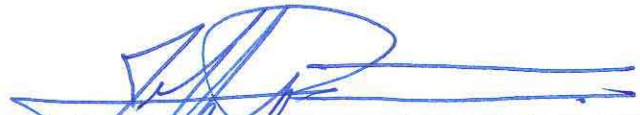
ALTERNATIVE

1. **Deny the appeal and Approve Development Permit No. 869384, with modifications.**
2. **Approve the appeal and Deny Development Permit No. 869384, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

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

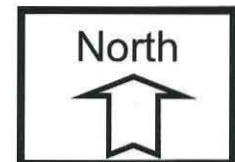
5. Report to the Hearing Officer - Report No. HO 11-087
6. Memorandum to the Hearing Officer dated December 8, 2011
7. Applicant's LJSPD Survey
8. Appeal Application
9. Planning Commission SDP Permit with Conditions
10. Planning Commission SDP Resolution with Findings

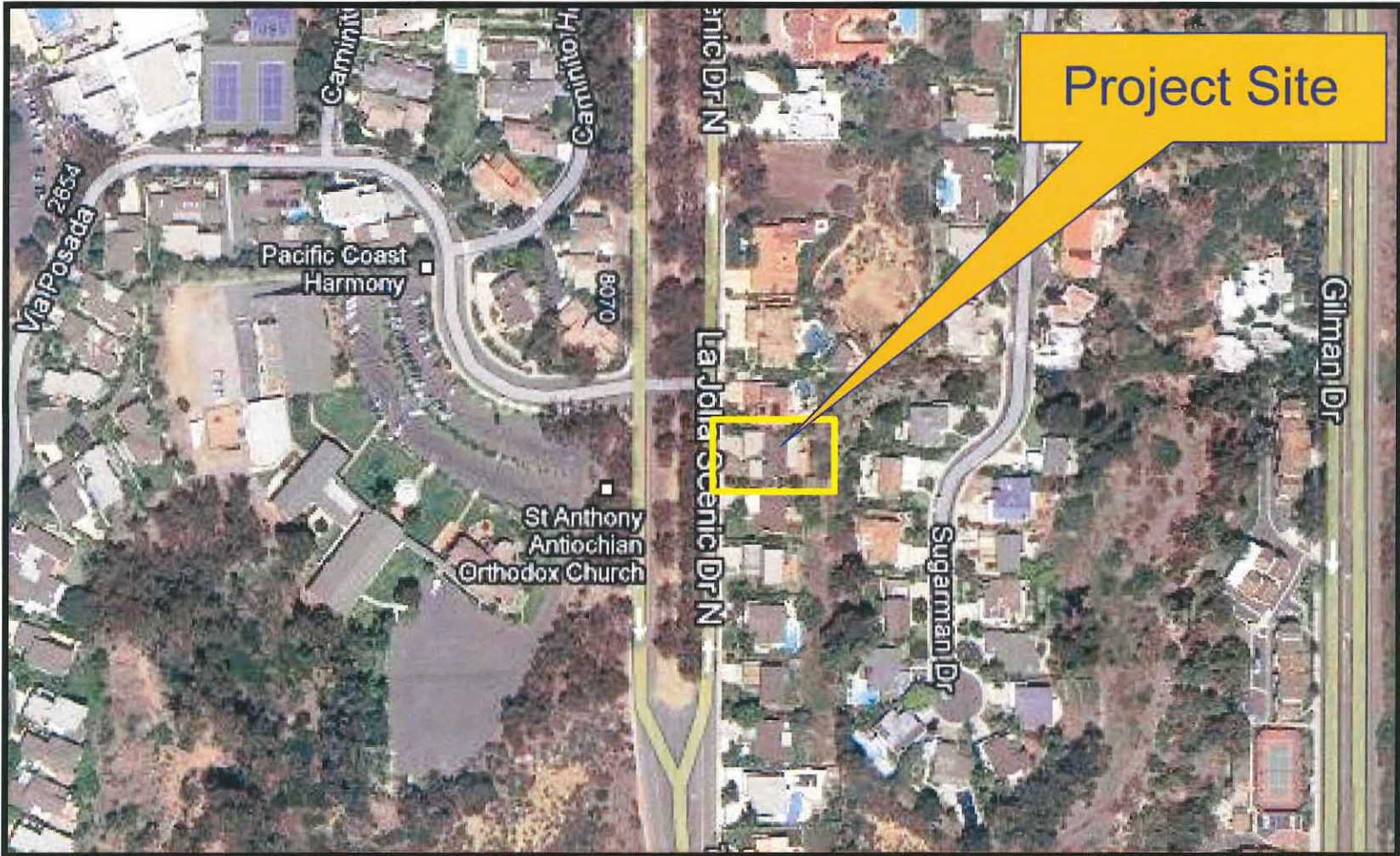
Internal Order No. 24001886



Location Map

Chao Residence - Project No. 242106
 8289 La Jolla Scenic N Drive

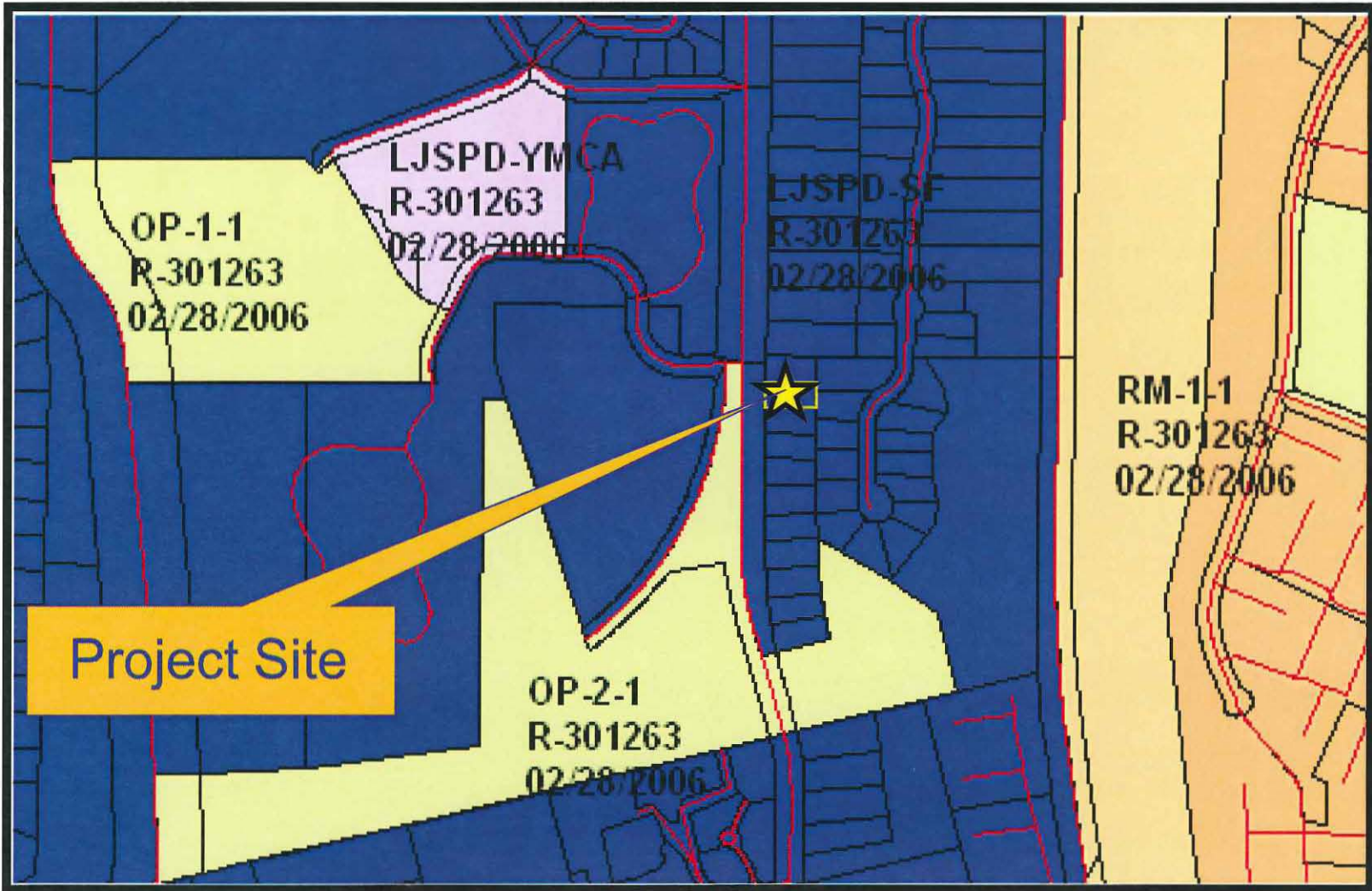




Aerial Photograph

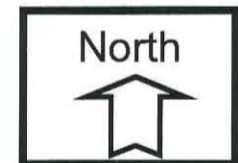
Chao Residence - Project No. 242106
8289 La Jolla Scenic N Drive

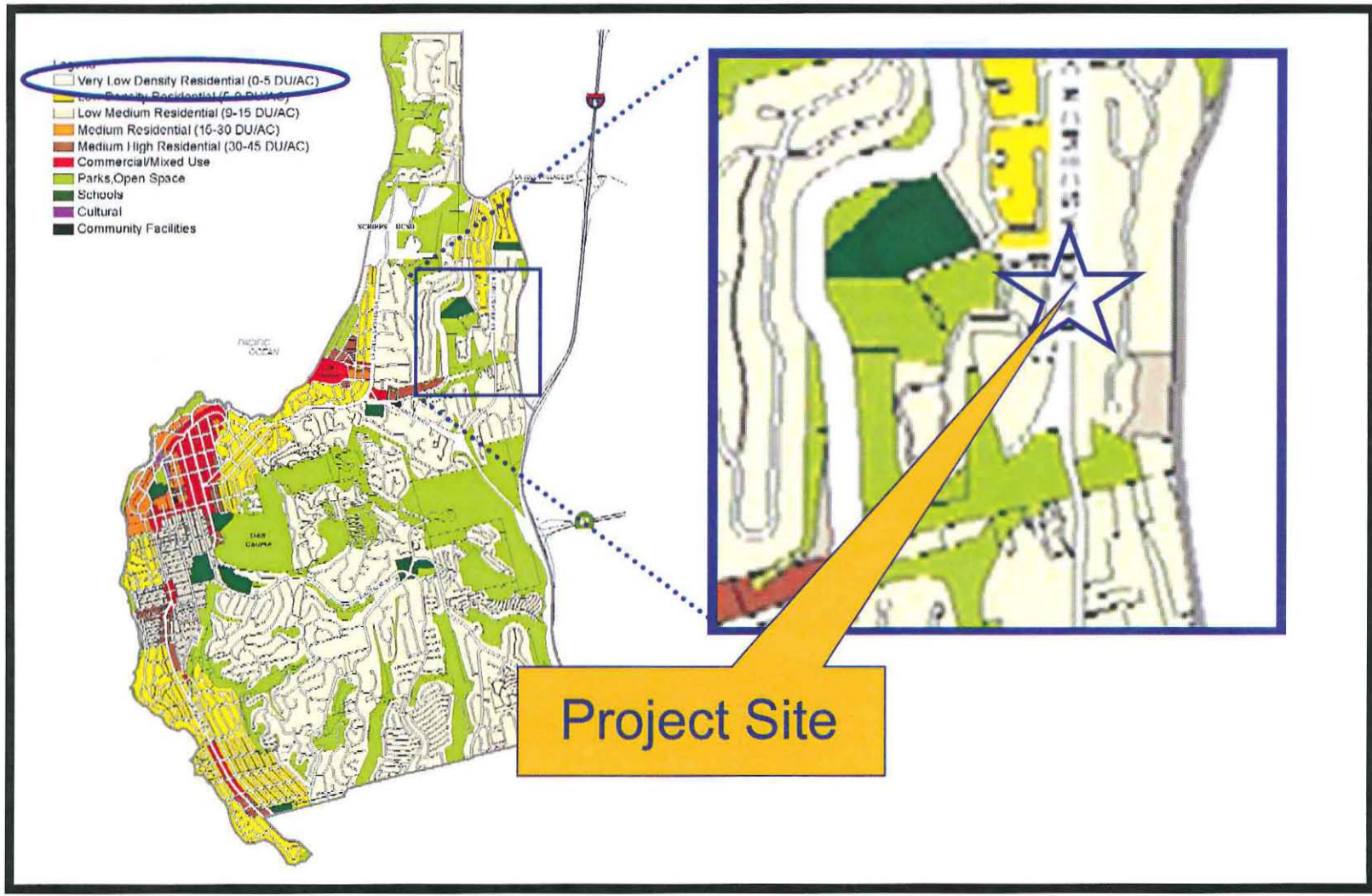




Zoning Map

Chao Residence - Project No. 242106
 8289 La Jolla Scenic N Drive





La Jolla Community Plan Land Use Map

Chao Residence - Project No. 242106

8289 La Jolla Scenic N Drive





THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 14, 2011

REPORT NO. HO 11-087

ATTENTION: HEARING OFFICER

SUBJECT: CHAO RESIDENCE; PROJECT NO. 242106
PROCESS 3

LOCATION: 8289 La Jolla Scenic N Drive

OWNER/
APPLICANT: Betty Chao

SUMMARY

Requested Action: Should the Hearing Officer approve the demolition of an existing single family residence and the construction of a new single family residence on a 0.22 acre site located at 8289 La Jolla Scenic N Drive in the La Jolla Shores Planned District within the La Jolla Community Planning Area?

Staff Recommendation: **APPROVE** Site Development Permit No. 869384.

Community Planning Group Recommendation: On November 3, 2011, the La Jolla Community Planning Association voted 14-0-0 (Chair rescued) to recommend approval of the project (Attachment 9).

Other Recommendations: On April 21, 2009, the La Jolla Shores Advisory Board voted 4-1-1 to recommend denial of the project (Attachment 10).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15302 (Replacement if Reconstruction) and Section 15303 (New Construction of Conversion if Small Structures), of the California Environmental Quality Act (CEQA). The project proposes the demolition of an existing single dwelling unit and subsequent construction of a replacement single dwelling unit. The environmental exemption determination for this project was made on September 22, 2011, and the opportunity to appeal that determination ended October 7, 2011 (Attachment 12). This project is not pending an appeal of the environmental determination.

REPORT NO. HO 11-087

BACKGROUND

The proposed project site is located at 8289 La Jolla Scenic N Drive (Attachment 1), on the east side La Jolla Scenic N Drive, south of Via Posada (Attachment 2). The site is located in the Single Family (SF) Zone of La Jolla Shores Planned District (Attachment 3) within the La Jolla Community Plan (Attachment 4), Coastal Height Limitation Overlay Zone, and the Airport Influence Area-Review Area 2 for MCAS Miramar. The project site is not located within the Coastal Overlay Zone. The zoning designation is a single family residential zone which allows for a maximum 60 percent building coverage. The La Jolla Community Plan (LJCP) designates the proposed project site for very low density residential and allows a density of 0-5 dwelling units per acre. The project site, occupying 0.22 acres, could accommodate one dwelling unit based on the underlying zone and one dwelling units based on the community plan.

The project site is a rectangular shaped lot with frontage on La Jolla Scenic N Drive. The parcel has been previously graded and developed with an existing single family residence. The topography of the site slopes down from La Jolla Scenic N Drive to the eastern property line with approximate elevations ranging from 410 feet Above Mean Sea Level (AMSL) at La Jolla Scenic N Drive to 390 feet AMSL at the at the rear property line. The existing residence was built in 1969 and City staff has determined that the structure is not historically or architecturally significant pursuant to CEQA Guidelines. The site is fully developed with the structure, hardscape, and landscape, which would be demolished with the proposed project. Properties to the north, east and south contain single-family residential development, and the land use designation for those properties is Very Low Density Residential (0-5 dwelling units per acre), and are zoned SF within the La Jolla Shores Planned District. The property to the west contains a church and is zoned SF within the La Jolla Shores Planned District and OP-2-1.

DISCUSSION

Project Description:

The project proposes the demolition of the existing single family residence and the construction of a two-story, 4,593 square foot single family residence with a basement, swimming pool and spa, and accessory structures on a 0.22 acre site. The proposed single family residence would consist of the main living area on first floor which includes the living room, kitchen, dining room, and two bedrooms and bathrooms, and two powder rooms. The second floor would consist of four bedrooms, bathrooms, and two decks. The basement would consist of one bedroom, theater, laundry room. Five off-street parking spaces would be provided in the basement garage where two parking spaces are required. The project includes a 512 square foot roof deck.

The underlying zone does not have a Floor Area Ratio (FAR) requirement; however, the project proposes coverage of 30 percent where the maximum coverage allowed is 60 percent per the La Jolla Shores Planned District Ordinance (LJSPDO). The project proposes a maximum building height of 28-feet 6-inches, so the building or any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. The project proposes no deviations or variances from the applicable regulations and policy documents, and is

consistent with the recommended land use, design guidelines, and development standards in effect for this site.

Development of the proposed project requires the approval of a Process 3 Site Development Permit (SDP) for development within the La Jolla Shores Planned District (LJSPD). As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (solar panels). Because the project utilizes renewable technologies and qualifies as a Sustainable Building under Council Policies 900-14 and 600-27, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Community Plan Analysis:

The project site is located at 8289 La Jolla Scenic N Drive, on the east side La Jolla Scenic N Drive, south of Via Posada, in the La Jolla Community Plan (LJCP) area. The LJCP designates the site and adjacent properties as very low density residential (0-5 dwelling units per acre). This density range is characterized as a single family residential dwelling unit on a 5,000- 8,000 square foot lots and approximately 20-percent of the community plan area is developed through this category. La Jolla Scenic N Drive at this location is not designated as a view corridor within the LJCP, and does contain intermittent or partial vistas and the property does not contain any viewsheds or scenic overlooks.

The Residential Element of the LJCP identifies Community Character as common development pattern and streetscape themes throughout the neighborhood. Elements of character are illustrated through bulk and scale, street and site fixtures, and materials and colors used in pavement and in structural design. One of the goals within the LJCP is to maintain the character of the residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Staff has determined that the proposed single-family residence is in scale and preserves the existing character of the surrounding neighborhood.

Conclusion:

The project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted LJCP, LJSPDO, Local Coastal Program Land Use Plan, Land Development Code, and the General Plan. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of Council Policy 900-14, the City Council's Sustainable Building Policy.

ALTERNATIVES

1. **APPROVE** Site Development Permit No. 869384, **with modifications.**
2. **DENY** Site Development Permit No. 869384, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



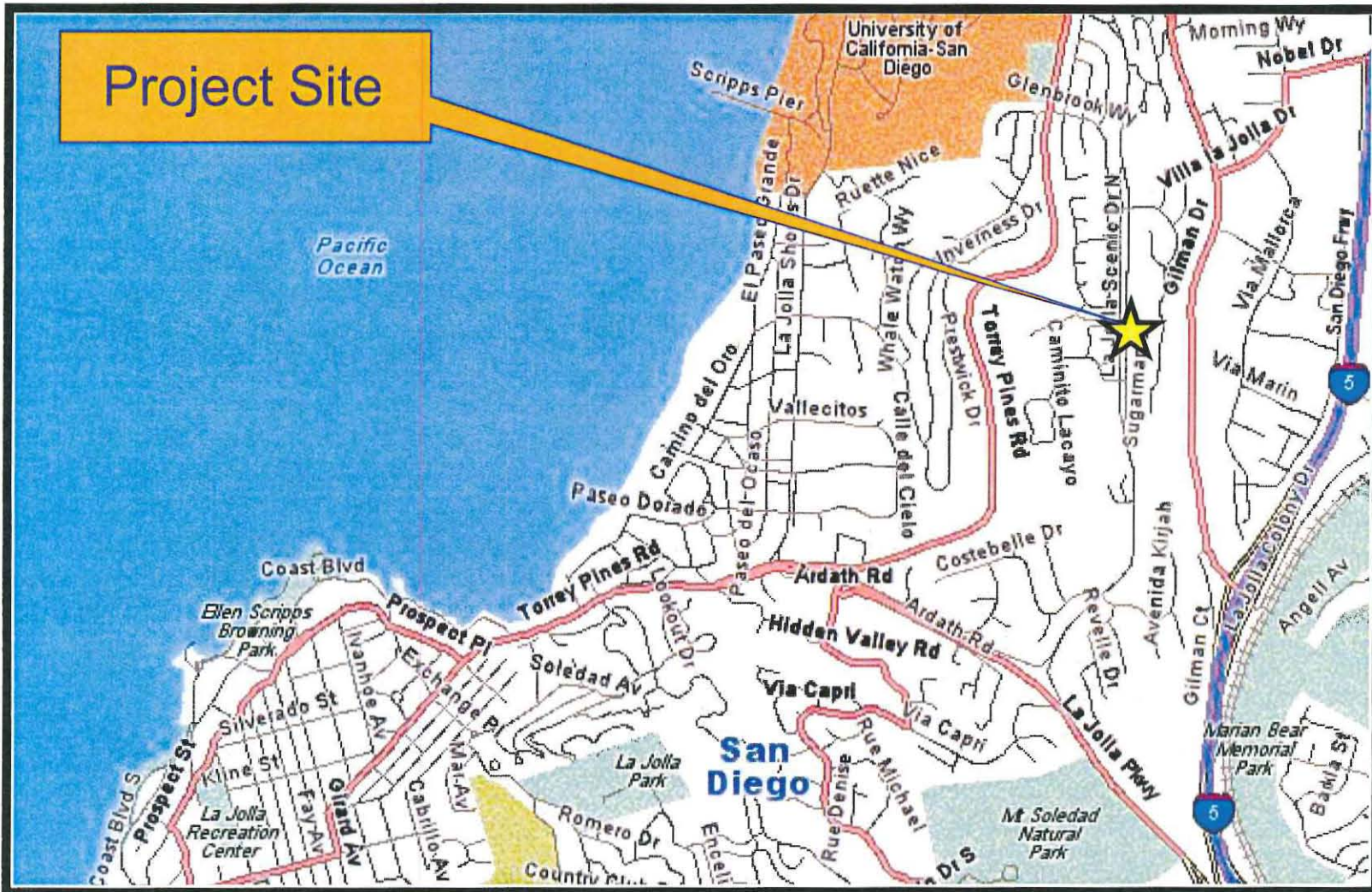
Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Project Plans
7. Draft SDP Permit with Conditions
8. Draft SDP Resolution with Findings
9. La Jolla Community Planning Association Recommendation
10. La Jolla Shores Advisory Board Recommendation
11. Ownership Disclosure Statement
12. Environmental Exemption
13. Project Chronology
14. Copy of Public Notice (forwarded to HO)
15. Copy of Project Plans (full size-forwarded to HO)

Internal Order No. 24001886



Location Map

Chao Residence - Project No. 242106
 8289 La Jolla Scenic N Drive



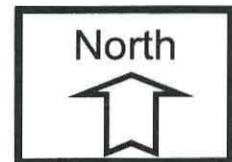
ATTACHMENT 1



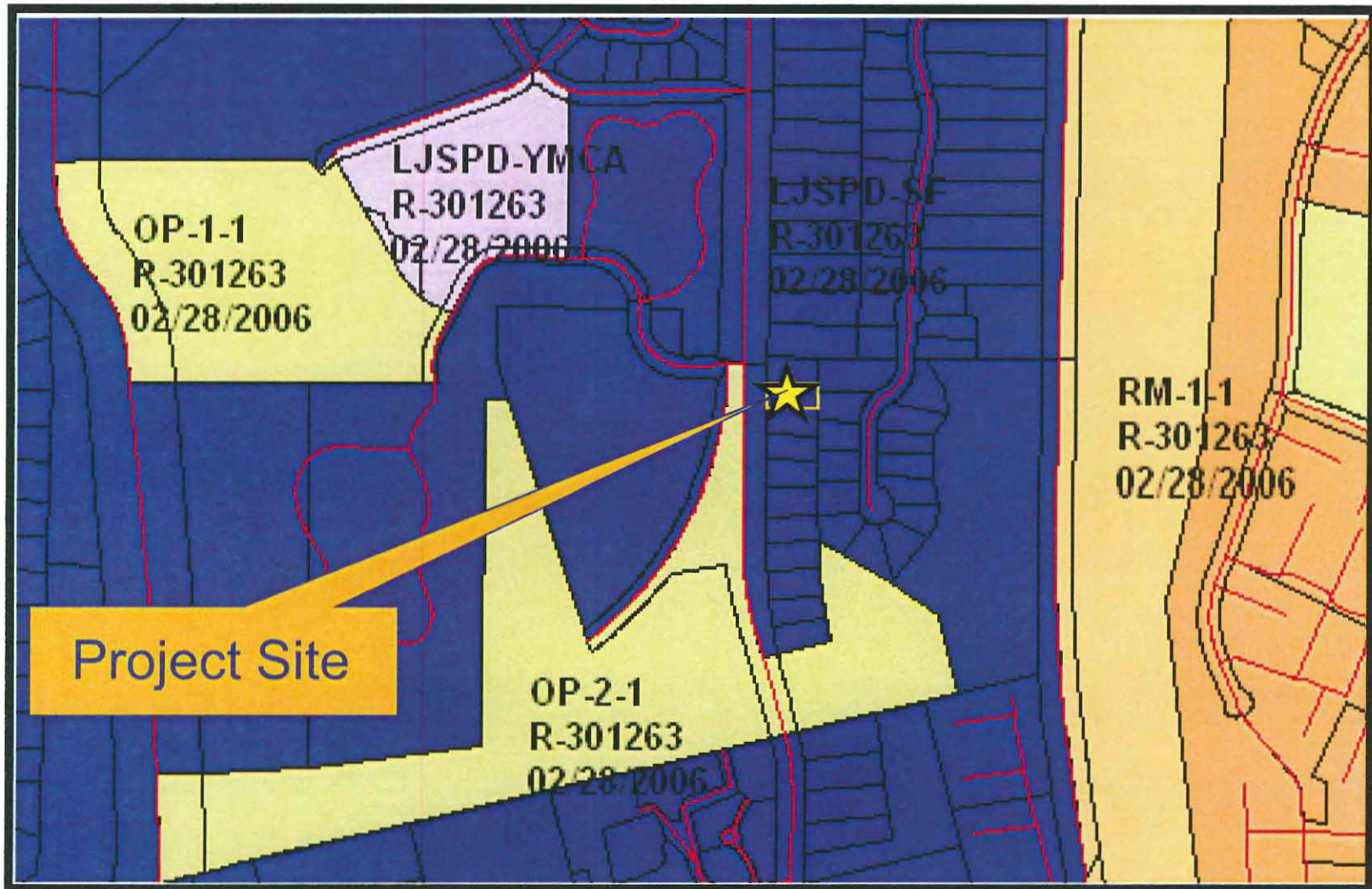
Aerial Photograph

Chao Residence - Project No. 242106

8289 La Jolla Scenic N Drive

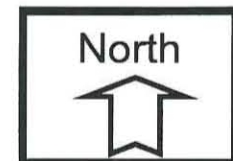


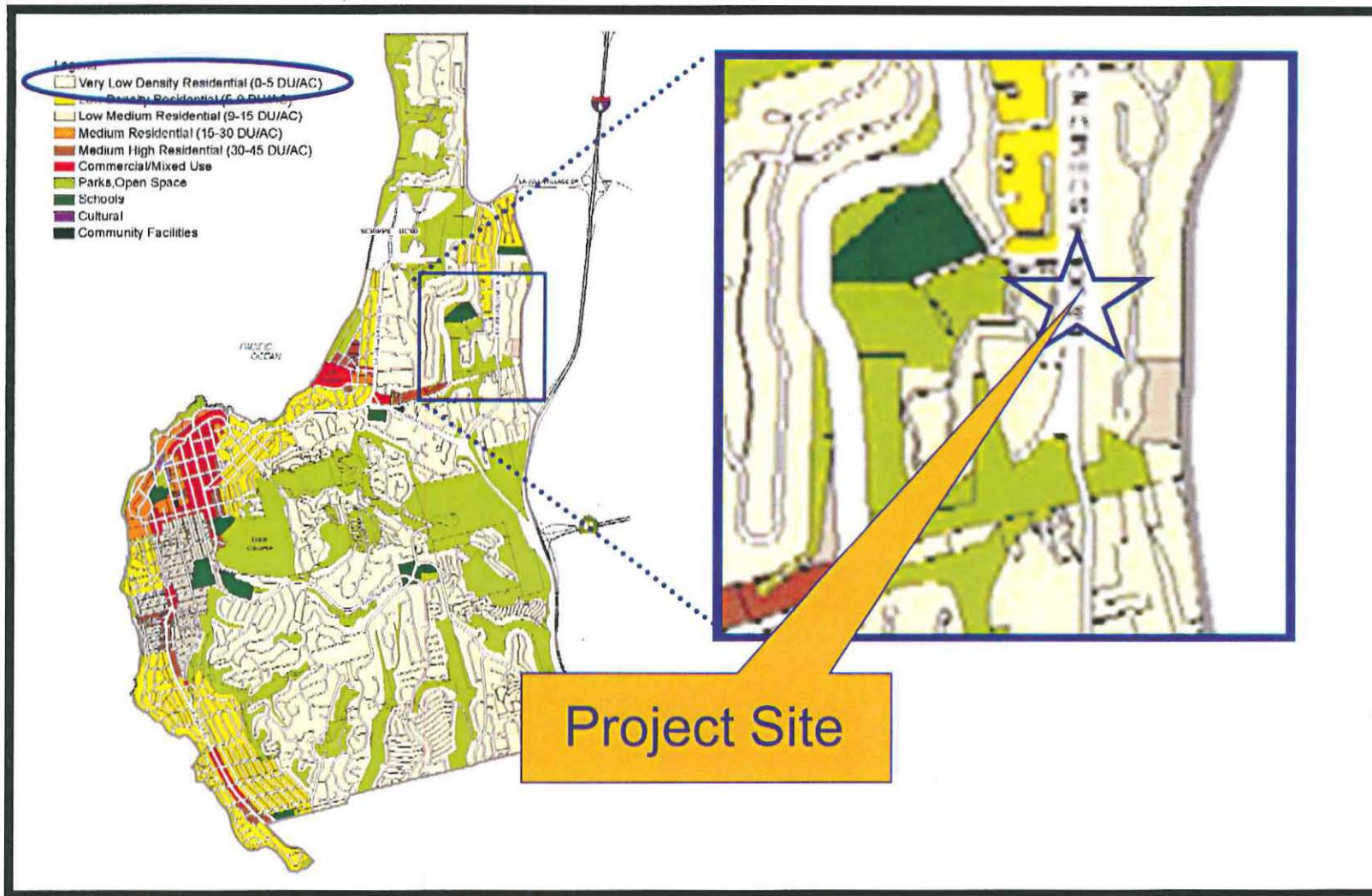
ATTACHMENT 2



Zoning Map

Chao Residence - Project No. 242106
 8289 La Jolla Scenic N Drive

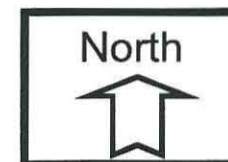




La Jolla Community Plan Land Use Map

Chao Residence- Project No. 242106

8289 La Jolla Scenic N Drive

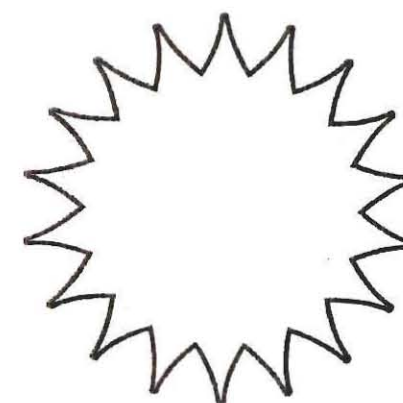


ATTACHMENT 4

PROJECT DATA SHEET		
PROJECT NAME:	Chao Residence - Project No. 242106	
PROJECT DESCRIPTION:	Demolition of an existing single-family residence for the construction of a 4,593 square-foot single family residence.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 dwelling units per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: Single Family (SF) of LJSPD		
HEIGHT LIMIT: 30-foot maximum height limit		
LOT SIZE: Any size legal lot		
FLOOR AREA RATIO: NA		
LOT COVERAGE: 60 percent		
FRONT SETBACK: General Conformity to the Neighborhood		
SIDE SETBACK: General Conformity to the Neighborhood		
STREETSIDE SETBACK: NA		
REAR SETBACK: General Conformity to the Neighborhood		
PARKING: 2		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential; SF	Single Family Residence
SOUTH:	Very Low Density Residential; SF	Single Family Residence
EAST:	Very Low Density Residential; SF	Single Family Residence
WEST:	Very Low Density Residential; SF & OP-2-1	Church and open space
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 3, 2011, the La Jolla Community Planning Association voted 14-0-0 (Chair rescued) to recommend approval of the project.	

CHAO RESIDENCE

8289 LA JOLLA SCENIC DRIVE NORTH, LA JOLLA, CA 92037



A
SUSTAINABLE
PROJECT

SITE DEVELOPMENT PERMIT
RESUBMITTAL

OCTOBER 28, 2011

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varone

Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 10-10-11
Revision 2: 04-06-11
Revision 1: 07-08-11

Project Addresses:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

Project Name:
Chao Residence

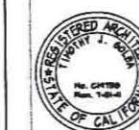
Sheet 1 of 15

Sheet Title:

COVER SHEET

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

CHAO RESIDENCE
8289 LA JOLLA SCENIC DRIVE NORTH
LA JOLLA, CA 92037



ATTACHMENT 6

T 1.0

GOLBA ARCHITECTURE
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave. #100 San Diego California 92109
 Phone: (619) 231-9905 Fax: (858) 750-3471

CHAO RESIDENCE
 8289 LA JOLLA SCENIC DRIVE NORTH
 LA JOLLA, CA 92037



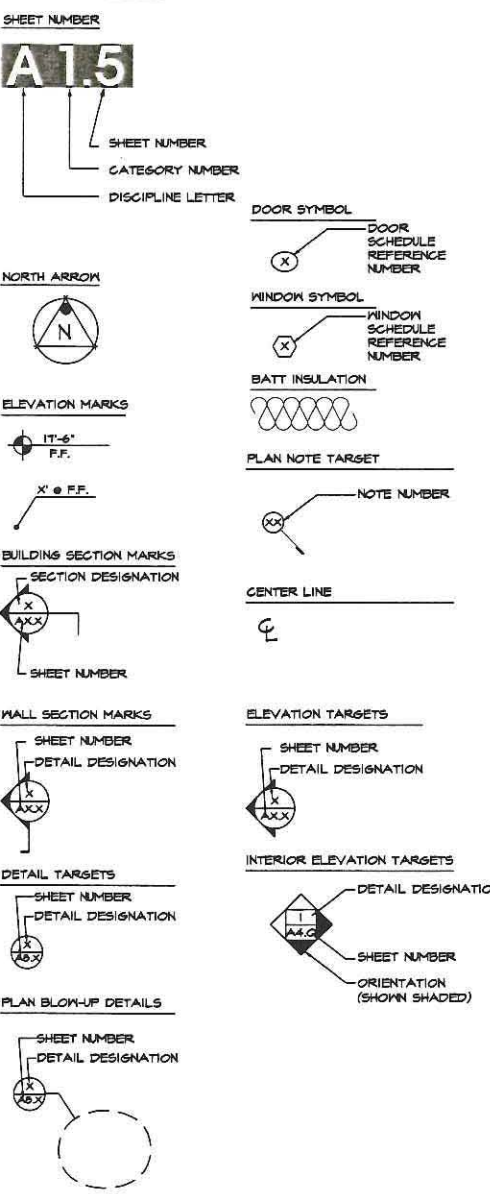
GOLBA ARCHITECTURE
 INC.

ATTACHMENT 6
 DATE: 10-10-11

ABBREVIATIONS

ACOUS. ACUSTICAL	MATL. MATERIAL
AC.T. ACUSTICAL CEILING TILE	MAX. MAXIMUM
ADJ. ADJUSTABLE	MECH. MECHANICAL
A.F.F. AT FINISHED FLOOR	MEMB. MEMBRANE
AGG. AGGREGATE	MEZZ. MEZZANINE
ALUM. ALUMINUM	MFR. MANUFACTURER
ALT. ALTERNATE	MIN. MINIMUM
AMP. ACCESS PANEL	MISC. MISCELLANEOUS
APPROX. APPROXIMATE	M.O. MASONRY OPENING
ARCH. ARCHITECTURAL	MOV. MOVABLE
ASPH. ASPHALT	MTP. MOUNTED
ASST. ASSISTANT	MTR. METAL
AUTO. AUTOMATIC	MUL. MULLION
BD. BOARD	N. NORTH
BLDG. BUILDING	N.C. NOT IN CONTRACT
BOT. BOTTOM	NO. NUMBER
BU.R. BUILT UP ROOFING	NOM. NOMINAL
	NOT TO SCALE
CAB. CABINET	OA. OVERALL
CIRC. CIRCULATION	O.C. ON CENTER
C.L. CENTER LINE	O.D. OUTSIDE DIAMETER
CLR. CLEAR	O.F.D. OVERFLOW DRAIN
CLS. CEILING	OFF. OFFICE
CLO. CLOSET	OH. OVERHEAD
C.M.U. CONCRETE MASONRY UNIT	OPNS. OPENINGS
COL. COLUMN	OPPS. OPPOSITE
CONC. CONCRETE	PAV. PAVING
CONF. CONFERENCE	P.C. PRE-CAST
CONN. CONNECTION	PL. PLATE
CONSTR. CONSTRUCTION	PLAM. PLASTIC LAMINATE
CONT. CONTINUOUS	PLBS. PLUMBING
CONTR. CONTRACTOR	PLHD. PLYWOOD
COORD. COORDINATE	PR. PAINT
CORR. CORRIDOR	PNL. PANEL
CPT. CARPET	POL. POLISHED
C.J. CONTROL JOINT	PROP. PROPERTY
C.T. CERAMIC TILE	P.S.F. POUNDS PER SQUARE FOOT
CTR. CENTER	P.S.I. POUNDS PER SQUARE INCH
C.W. COLD WATER	PTD. PAINTED
	PTN. PARTITION
	PT. POINT
DBL. DOUBLE	QTY. QUANTITY
DEMO. DEMOLITION	R. RUBBER
DEPT. DEPARTMENT	RECEP. RECEPTION
DIA. DIAMETER	REINF. REINFORCING
DIAG. DIAGONAL	R.O.M. RIGHT OF WAY
DIFF. DIFFUSER	RAD. RADIUS
DIM. DIMENSION	R.B. RUBBER BASE
DIV. DIVISION	R.C.P. REFLECTED CEILING PLAN
DN. DOWN	R.D. ROOF DRAIN
D.P. DAM-PROOFING	REG. RECESSED
DR. DOOR	REF. REFERENCE
DTL. DETAIL	REFR. REFRIGERATOR
	REINF. REINFORCED
	REGD. REQUIRED
	RESL. RESISTANT
	REV. REVISION
	RFG. ROOFING
	RM. ROOM
	R.O. ROUGH OPENING
	S. SOUTH
	SAN. SANITARY
	SCHED. SCHEDULE
	SECT. SECTION
	SECT. SECURITY
	S.F. SQUARE FOOT
	SHR. SHOWER
	SHT. SHEET
	SIM. SIMILAR
	SL. SLOPE
	STAND. STANDOFF
	SPEC. SPECIFICATION
	SPKR. SPEAKER
	SQ. SQUARE
	S.S.T. STAINLESS STEEL
	STA. STATION
	STD. STANDARD
	STL. STEEL
	STR. STRUCTURAL
	SUSP. SUSPENDED
	SYM. SYMMETRICAL
	T. TREAD
	T.O. TOP OF
	T.&B. TOP AND BOTTOM
	T.&G. TONGUE AND GROOVE
	TEL. TELEPHONE
	TEMP. TEMPERED
	TER. TERRAZZO
	THK. THICK
	T.L.T. TOLLE
	TOPO. TOPOGRAPHY
	T.V. TELEVISION
	TYP. TYPICAL
	UNEX. UNEXCAVATED
	UNF. UNFINISHED
	U.N.O. UNLESS OTHERWISE NOTED
	UTL. UTILITY
	VAC. VACUUM
	V.C.T. VINYL COMPOSITION TILE
	VENT. VENTILATION
	VERT. VERTICAL
	VEST. VESTIBULE
	V.I.F. VERIFY IN FIELD
	VOL. VOLUME
	V.T. VINYL TILE
	W. WEST
	W.C. WATER CLOSET
	W.D. WOOD
	W.F. WIDE FLANGE
	W.H. WATER HEATER
	WIN. WINDOW
	WM. WIRE MESH
	WTF. WATERPROOFING
	WT. WATER
	W.W.M.F. WELDED WIRE MESH
	YD. YARD

SYMBOLS



PROJECT TEAM

OWNER: DR. JAMES CHAO
 1014 MONTROSE WAY
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ARCHITECT: GOLBA ARCHITECTURE
 CONTACT: SASHA VARONE
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 CONTACT: JIM NERI
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PROJECT DATA

ASSESSORS PARCEL NUMBER: 346-121-12-00

SCOPE OF WORK: DEMOLISH EXISTING 1-STORY SINGLE FAMILY RESIDENCE ORIGINALLY CONSTRUCTED IN 1969. CONSTRUCT NEW 4,593 S.F. 2-STORY SINGLE-FAMILY RESIDENCE WITH BASEMENT. CONSTRUCT NEW HARDSCAPE AND LANDSCAPE AND SWIMMING POOL.

SITE ADDRESS: 8289 LA JOLLA SCENIC DRIVE NORTH
 LA JOLLA, CA 92037

LEGAL DESCRIPTION: LOT 10 OF LA JOLLA SCENIC KNOLLS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8021, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

LOT ZONING: LUSPD-SF

OVERLAYS: AIRPORT INFLUENCE AREA
 COASTAL HEIGHT LIMIT

GOVERNING CODES: 2007 CBC, CEC, CFC, CMG, CPG, 2001 EES, CCR TITLE 19

OCCUPANCY: R-3

EXISTING LOT USE: SINGLE-FAMILY RESIDENCE

PROPOSED LOT USE: SINGLE-FAMILY RESIDENCE

EXISTING SOIL CONDITION: PREVIOUSLY GRADED AND DISTURBED

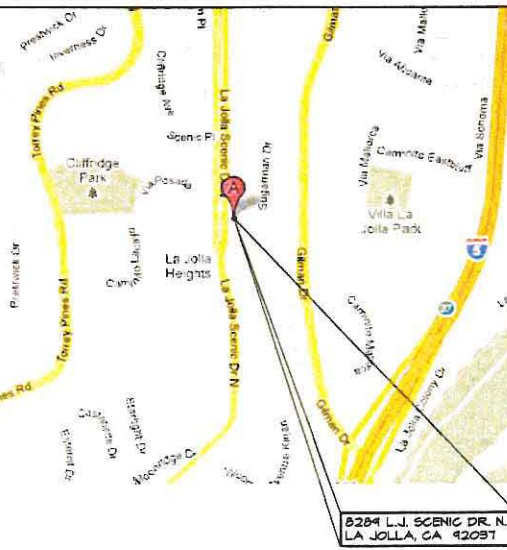
SHEET INDEX

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T1.1	LEGEND AND BUILDING DATA
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A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
LANDSCAPE	
LDP	LANDSCAPE DEVELOPMENT PLAN

FIRE HYDRANT MAP NTS



VICINITY MAP NTS



BUILDING DATA

CONSTRUCTION TYPE: VB

NUMBER OF STORIES: 2 + BASEMENT

LOT SIZE: = 10,007 S.F.

ALLOWABLE F.A.R.: = GOVERNED (PER LUSPD-SF ZONING)

PROPOSED F.A.R.: = 0.46

PROPOSED S.F. (SEE BELOW): = 4,593 S.F.

ALLOWABLE BUILDING HEIGHT: = 30'-0"

PROPOSED BUILDING HEIGHT: = VARIES, 28'-6" MAX.

ALLOWABLE LOT COVERAGE: = 60%

PROPOSED LOT COVERAGE: = 30%

SQUARE FOOTAGE ANALYSIS

1ST FLOOR	= 2,669 S.F.
2ND FLOOR	= 1,924 S.F.
TOTAL SQUARE FOOTAGE	= 4,593 S.F.

BASEMENT:

GARAGE	= 1,125 S.F.
LIVING	= 1,41 S.F.
TOTAL	= 2,666 S.F.

ROOF DECK: = 512 S.F.

*NOTE: BASEMENT, GARAGE, AND ROOF DECK NOT INCLUDED IN GROSS SQUARE FOOTAGE CALCULATION, PER S.D.M.C.

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Revision 1: 07-08-11
Revision 2: 09-06-11
Revision 3: 10-10-11
Revision 4: 10-10-11
Revision 5: 10-10-11
Revision 6: 10-10-11
Revision 7: 10-10-11

Project Addresses: Original Date: 06-01-11
 8289 La Jolla Scenic Dr. N.
 San Diego, CA 92037

Project Name: Chao Residence
 Sheet 2 of 15

LEGEND & BUILDING DATA

PLUMBING:

1. THE WORK CONSISTS OF A COMPLETE SYSTEM AS AN EXTENSION OF THE EXISTING SYSTEM INCLUDING SERVICE CONNECTIONS, DRAIN-WASTES-VENT, HOT AND COLD WATER, AND GAS LINES, EXCAVATION AND COMPACTED BACK-FILL REQUIRED AND THE INSTALLATION OF ALL FIXTURES, AND TRIM AND APPLIANCES.
2. SEWAGE CONNECTIONS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE DEPTH AND PROPER SLOPE FOR WASTE LINES PRIOR TO ESTABLISHING FLOOR HEIGHT.
3. MATERIALS SHALL BE STANDARD U.O.N. WATER LINES SHALL BE TYPE K COPPER BELOW GRADE AND TYPE M ABOVE GRADE. WASTE AND VENT SHALL BE ABS/OWBY.
4. FIXTURES, TRIM, AND APPLIANCES:
THE CONTRACTOR SHALL INSTALL ALL FIXTURES, TRIM AND APPLIANCES TO BE CONNECTED TO THE PLUMBING SYSTEM. THE CONTRACTOR SHALL INSPECT ALL UNITS WHEN DELIVERED TO THE JOB SITE AND REJECT ALL DAMAGED OR INCOMPLETE ITEMS. ALL ACCEPTED UNITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL COMPLETION OF THE JOB.
5. PROVIDE 24" CLEAR (MIN.) @ TOILET FRONT & 15" CLEAR (MIN.) @ CENTERLINE OF TOILET TO TOILET SIDEWALLS.
6. ALL NEW TOILETS TO BE ULTRA-LOW FLUSH TYPE. (1.6 GAL FLUSH)
7. PROVIDE PERMANENT VACUUM BREAKERS AT ALL ROSE BIBS, NEW & EXISTING LOCATIONS TYP.
8. MAXIMUM FLOW AT ALL NEW FAUCETS: 2.2 GAL PER MINUTE (GPM). MAXIMUM FLOW AT ALL NEW SHOWER HEADS: 2.5 GAL PER MINUTE (GPM).
9. PROVIDE MIXING VALVES AT SHOWERS PER SEC. 420.0 CFC 2001
10. GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING UBC SECTION 711.3
11. WATER HEATERS SHALL COMPLY WITH SEC. 606.9 CFC 2001 FOR THERMAL EXPANSION REQUIREMENTS.
12. STATE HEALTH & SAFETY CODE SEC 170219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.

ELECTRICAL NOTES:

1. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SPECIALTIES, TRANSPORTATION, INCLUDING THE COSTS THEREOF, REQUIRED FOR OR INCIDENTAL TO PERFORM ALL OPERATIONS AND INSTALL THE WORK COMPLETE AS AN EXTENSION OF THE EXISTING SYSTEM.
2. MAKE DETAILED ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICES, AND PAY ALL FEES AND CHARGES LEVIED BY THEM. NOTIFY UTILITY COMPANIES WHEN WORK UNDER THIS SECTION COMMENCES.
3. COMPLETE POWER AND LIGHTING BRANCH CIRCUIT WIRING, INCLUDING JUNCTION BOXES, PULL BOXES, OUTLET BOXES, DEVICES, MATERIALS, AND EQUIPMENT FOR A COMPLETE INSTALLATION.
4. COMPLETE LINE-VOLTAGE WIRING TO AND CONNECTION OF ELECTRICAL EQUIPMENT PROVIDED UNDER OTHER SECTIONS, INCLUDING AFFLIANCES, PULL BOXES, OUTLET BOX SWITCHES.
5. EXCAVATION, COMPACTED BACK FILL, AND CONCRETE WORK TO COMPLETE THE WORK UNDER THIS SECTION.
6. ALL OUTLETS AND SWITCHES TO BE DECORA' TYPE. COLOR, BY ARCHITECT.
7. FIELD VERIFY ALL EXISTING CONDITIONS

TITLE 24 LIGHTING NOTES:

- TITLE 24 LIGHTING NOTES:
- 1) IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATINGS OF THE FIXTURES MUST BE HIGH EFFICIENCY WITH NON-HIGH EFFICIENCY FIXTURES SWITCHED SEPARATELY. NOTE: APPROXIMATELY 3/4 OF THE FIXTURES WILL BE REQUIRED TO BE OF THE HIGH EFFICIENCY VARIETY.
 - 2) IN THE BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, ALL FIXTURES MUST BE HIGH EFFICIENCY STYLE OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR.
 - 3) ALL OTHER ROOMS MUST MEET NEW ENERGY REQUIREMENTS AND ALL FIXTURES MUST BE HIGH EFFICIENCY OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR OR DIMMER. (CLOSETS UNDER 50 SQUARE FEET ARE EXEMPT)
 - 4) ALL OUTDOOR LIGHTING FIXTURES MUST BE HIGH EFFICIENCY OR CONTROLLED BY A COMBINATION PHOTOCONTROL-MOTION SENSOR.
- NOTE: GENERALLY A HIGH EFFICIENCY STYLE OF FIXTURE IS FLOURESCENT COMPLETE WITH ELECTRIC BALLASTS. REGULAR INCANDESCENT, QUARTZ HALOGEN AND HALOGEN MR LAMPS DO NOT COMPLY.

MECHANICAL NOTES:

1. THE WORK CONSISTS OF A COMPLETE SYSTEM AS AN EXTENSION OF THE EXISTING SYSTEM AND INCLUDES INSULATED SUPPLY DUCT DUCT WORK, GRILLES AND REGISTERS TO MATCH THE EXISTING AND OTHER WORK NECESSARY AS DRAWN TO COMPLETE THE INSTALLATION.
2. ALL DUCTWORK SHALL BE SIZED FOR 10" STATIC PRESSURE.
3. INSTALL EXHAUST FANS AND PROVIDE AND INSTALL NECESSARY DUCTWORK.
4. 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY VENTILATION
5. ARCHITECT IS NOT RESPONSIBLE IN ANY WAY FOR THE SIZING, ROUTING, LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.

MECHANICAL EQUIPMENT:

58. OWNER TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.
54. UTILITIES EXISTING OR TEMPORARY SHALL BE LOCATED AND MARKED BY THE CONTRACTOR TO AVOID DAMAGE OR PERSONAL INJURY. CONTRACTOR TO PROVIDE ALL TEMPORARY UTILITIES REQUIRED DURING CONSTRUCTION.
55. THE PROJECT AREA AND BUILDING SITE SHALL BE MAINTAINED IN A SAFE CONDITION FREE FROM THE ACCUMULATION OF DEBRIS AND SCRAP MATERIAL.
56. THE HIGHEST PROJECTION OF ANY PART OF THE BUILDING INCLUDING CHIMNEYS, VENTS, TOWERS, ETC. SHALL NOT EXCEED 30' ABOVE GRADE (APPLIES TO PROJECT'S INSET OF INTERSTATE 5 ONLY)
57. THE CONTRACTOR SHALL, UPON SUBSTANTIAL COMPLETION, FURNISH THE ARCHITECT AND HIS MEN/CHIEF WITH A CASE OF FINE IMPORTED WINE.

GENERAL NOTES:

26. THIS PROJECT SHALL COMPLY WITH THE 2007: CBC, CBC, CFC, CFC, AND CFC.
24. ALL PRODUCTS AND MATERIALS REQUIRE SHOP DRAWINGS AND SAMPLE SUBMITTAL FOR ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
50. THE CONTRACTOR AND THEIR SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS IN DETAIL INCLUDING DIMENSIONS FOR THE PURPOSE OF DETERMINING THAT THE WORK CAN BE PERFORMED AS SHOWN PRIOR TO PROCEEDING WITH THE WORK. IF ANY CONFLICTS ARISE, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR WITH RELATED WORK.
51. "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS.
52. DIMENSIONS ARE TO THE FACE OF STUDS AND/OR CONCRETE BLOCK UNLESS OTHERWISE INDICATED TO BE TO FINISH DIMENSIONS.
59. OWNER TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.
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57. THE CONTRACTOR SHALL, UPON SUBSTANTIAL COMPLETION, FURNISH THE ARCHITECT AND HIS MEN/CHIEF WITH A CASE OF FINE IMPORTED WINE.

FIRE DEPT. NOTES:

1. INTERIOR FINISH SHALL COMPLY WITH CODES AS FOLLOWS: 2007 C.B.C. CHAPTER B.
2. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. (U.F.C. SECTION 9014.4)
3. THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH U.F.C. ARTICLE 87.

VENTILATION NOTE:

EXHAUST FAN / VENTILATION SYSTEM TO PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR - DISCHARGING TO THE EXTERIOR OF THE BUILDING NOT CLOSER THAN 5 FT. FROM ANY EXTERIOR OPENINGS.

ROOM REQUIREMENTS:

1. CEILING HEIGHT AT ALL HABITABLE ROOMS (OTHER THAN KITCHENS AND BATHS) SHALL BE A MINIMUM OF 7'-6" (REFER TO PLANS FOR ACTUAL CEILING HEIGHTS).
2. CEILING HEIGHT AT ALL KITCHENS, HALLS, CORRIDORS, LAUNDRY ROOMS, AND BATHROOMS SHALL BE A MINIMUM OF 7'-0" CLEAR. (REFER TO PLANS FOR ACTUAL CEILING HEIGHTS).
3. GLAZING ADJACENT TO DOORS AND GLAZING IN FIXED PANELS ADJACENT TO WALKING SURFACES MUST BE OF SAFETY GLAZING (TEMPERED GLASS) MATERIALS.
4. PROVIDE SMOKE DETECTORS AT ALL BEDROOMS PER 2007 C.B.C. SECTION 907.2.10.1.2. HARDWIRED ALL SMOKE DETECTORS TO BUILDING ELECTRICAL AT NEW CONSTRUCTION.

SMOKE DETECTORS:

1. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. SECTION (907.2.10.2)
2. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (SECTION 907.2.10.3)

EXITS:

1. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH EXCEPT HANDRAILS AND SKIRT BOARDS) OF 36 INCHES. PROVIDE HANDRAILS ON MINIMUM ONE SIDE AT A POINT 2'-10" ABOVE NOSING. STAIRWAYS SHALL HAVE A MINIMUM CLEAR HEADROOM OR 6'-8". PROTECT WALLS AND SOFFITS OF ENCLOSED USABLE SPACE BELOW INTERIOR STAIRWAYS WITH ONE HOUR FIRE RESISTIVE CONSTRUCTION.
2. SLEEPING ROOMS SHALL HAVE A WINDOW OR AN EXTERIOR DOOR FOR EMERGENCY EXIT. WINDOW SILL HEIGHT SHALL NOT EXCEED 44 INCHES ABOVE THE FLOOR. WINDOW SHALL HAVE A MINIMUM OF 5.7 SQUARE FEET OF OPENABLE AREA. A MINIMUM OF 24 INCHES NET CLEAR OPENING HEIGHT AND 20 INCHES NET CLEAR OPENING WIDTH
3. CORRIDORS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 INCHES.
4. PROVIDE 42 INCH HIGH GUARDRAILS AT BALCONIES, PORCHES, ETC. SPACE BETWEEN RAILS SHALL NOT EXCEED 4 INCHES.

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 8289 LA JOLLA SCENIC DRIVE NORTH RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO GENERAL PLAN. IN AN EFFORT TO REACH THESE GOALS, THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTO VOLTIC SYSTEM FOR GENERATING POWER ON SITE
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL-PANED LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS, AND OTHER FINISHES WHERE FEASIBLE
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING / VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF REPAIRABLE PAVING WHERE FEASIBLE
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT

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CHAO RESIDENCE
8289 LA JOLLA SCENIC DRIVE NORTH
LA JOLLA, CA 92037



707
ATTACHMENT 6

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Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 09-06-11
Revision 1: 07-08-11

Project Address:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

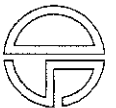
Project Name:
Chao Residence

Sheet 3 of 15

Sheet Title:

GENERAL NOTES

112



TOPOGRAPHIC SURVEY
8289 LA JOLLA SCENIC DRIVE

BY: A. FLORES
 CHECKED: G.H. DYE
 DATE: 12-02-08

PROJECT ADDRESS: 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942

PROJECT NO: 12-02-08

DATE: 12-02-08

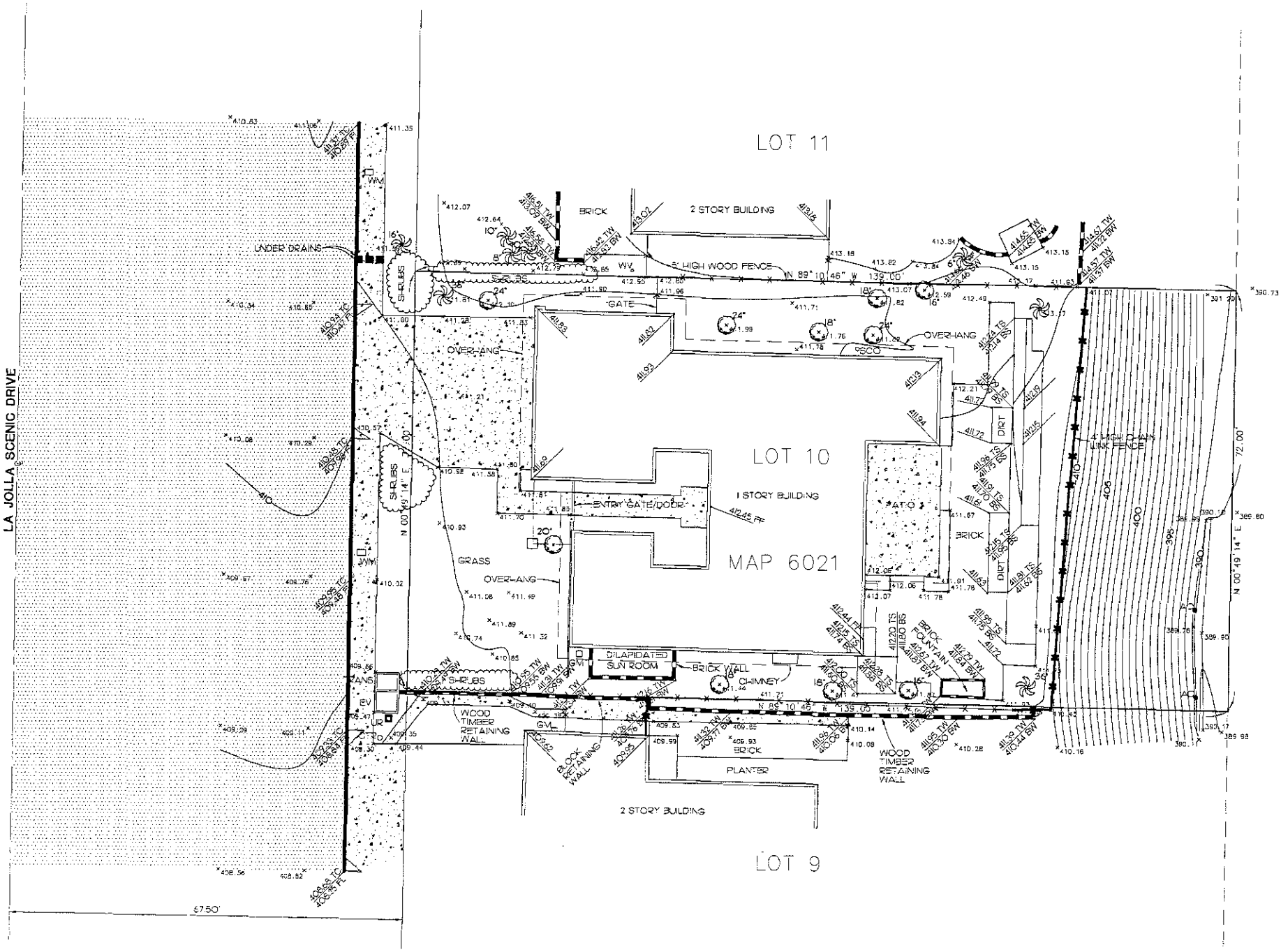
PROJECT DESCRIPTION: SNIPES-DYE ASSOCIATES

PROJECT ADDRESS: 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942

PROJECT NO: 12-02-08

DATE: 12-02-08

ATTACHMENT 6



LEGAL DESCRIPTION:

LOT 10 OF LA JOLLA SCENIC KNOLLS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6021, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

BENCHMARK:

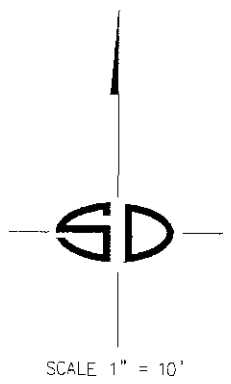
THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF THE CURB AT THE NORTHWEST CORNER OF LA JOLLA SCENIC DRIVE AND SCENIC PLACE, ELEVATION + 40618, U.S.C. & G.S. DATUM OF 1929.

LEGEND:

- - DENOTES CONCRETE SURFACE.
- - DENOTES ASPHALT SURFACE.
- - DENOTES TREE WITH TRUNK DIAMETER.
- - DENOTES PALM WITH TRUNK DIAMETER.
- WM - DENOTES WATER METER.
- TRANS - DENOTES TRANSFORMER.
- UR - DENOTES UTILITY RISER.
- CTR - DENOTES CABLE TELEVISION RISER.
- WV - DENOTES WATER VALVE.
- SCO - DENOTES SEWER CLEANOUT.
- GM - DENOTES GAS METER.
- AD - DENOTES AREA DRAIN.
- EV - DENOTES ELECTRICAL VAULT.
- FF - DENOTES FINISH FLOOR.
- TW - DENOTES TOP OF WALL.
- BW - DENOTES BOTTOM OF WALL.
- TC - DENOTES TOP OF CURB.
- FL - DENOTES FLOW LINE.
- TS - DENOTES TOP OF STEP.
- BS - DENOTES BOTTOM OF STEP.

ASSESSOR'S PARCEL NUMBER:

346-721-2



G. HOWARD DYE
 12-03-08

Prepared By: Snipes-Dye Associates
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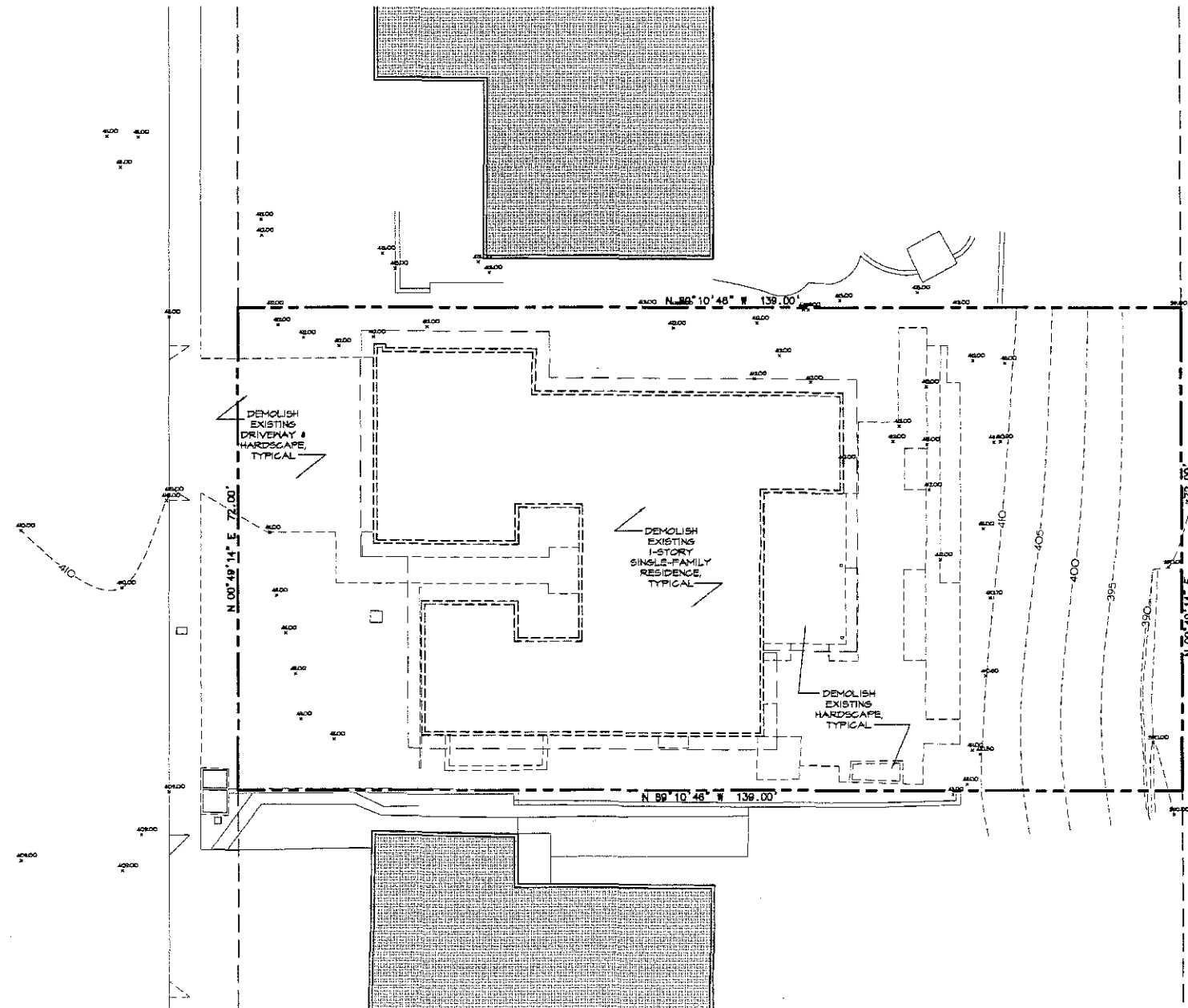
Project Addresses: 8289 La Jolla Shores Drive
 San Diego, CA 92057

Project Name: Chao Residence

Sheet Title: **TOPOGRAPHIC SURVEY**

Original Date: 05-12-11
 Sheet 4 Of x

LA JOLLA SCENIC DRIVE



DEMOLITION PLAN
SCALE: 1" = 10'-0"



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Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 04-06-11
Revision 1: 07-08-11

Project Address:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

Project Name:
Chao Residence

Sheet 5 of 15

Sheet Title:
DEMOLITION PLAN

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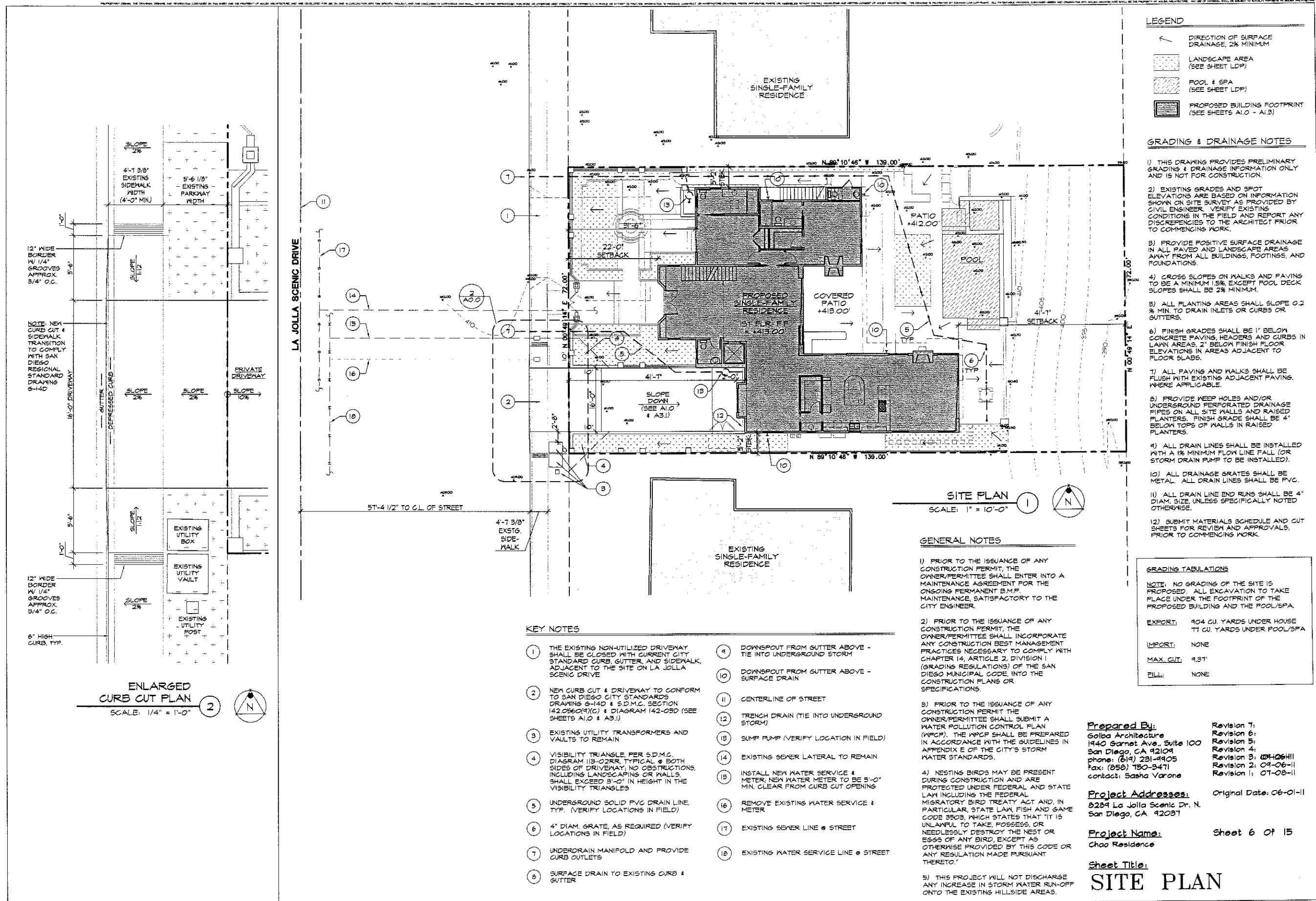
CHAO RESIDENCE
8289 LA JOLLA SCENIC DRIVE NORTH
LA JOLLA, CA 92037



707

ATTACHMENT 6

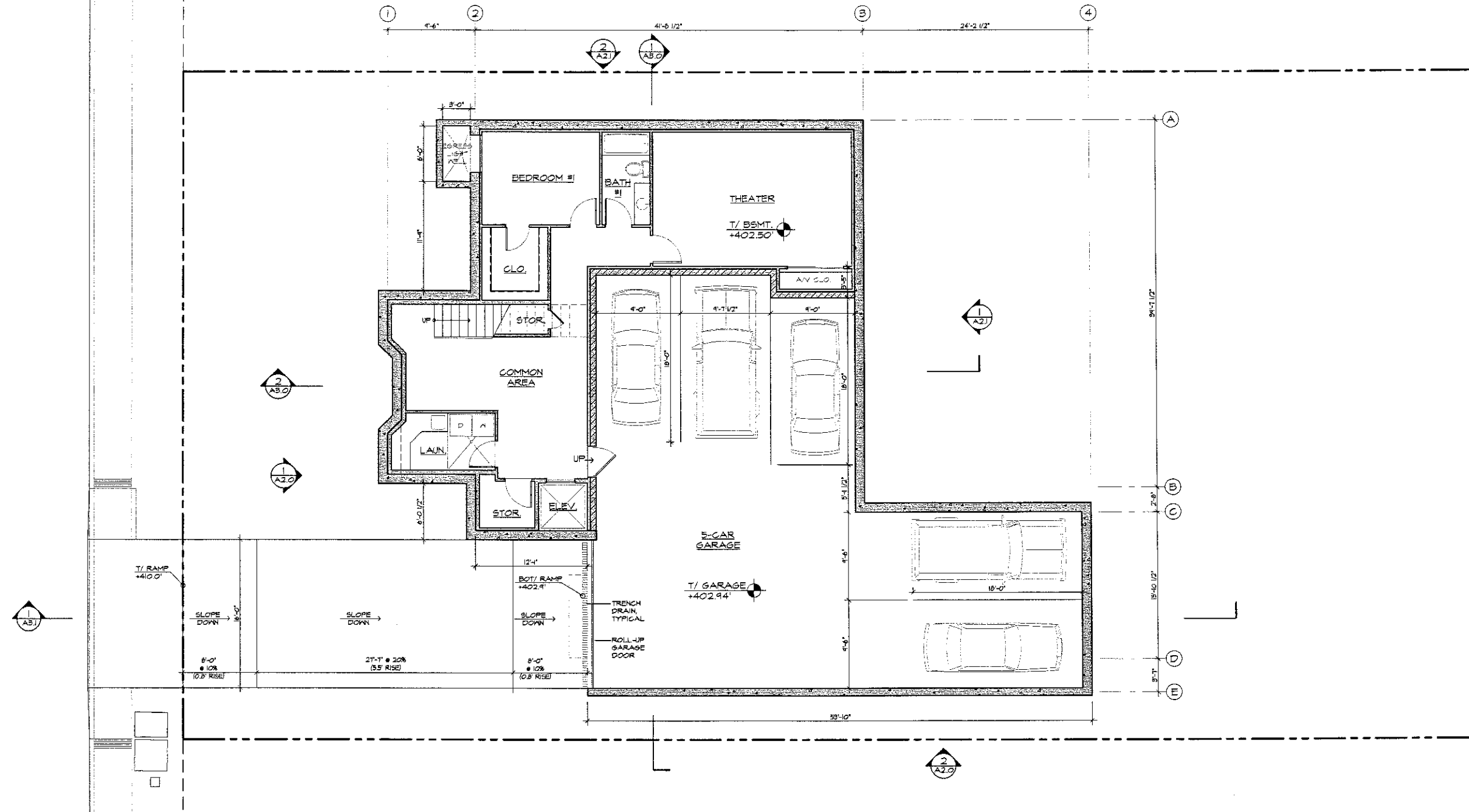
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CHAO RESIDENCE
 8259 LA JOLLA SCENIC DRIVE NORTH
 LA JOLLA, CA 92037





BASEMENT PLAN
SCALE: 3/16"=1'-0"



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contact: Sasha Varone

Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 10-10-11
Revision 2: 09-06-11
Revision 1: 07-08-11

Project Address:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

Project Name:
Chao Residence

Sheet 7 Of 15

Sheet Title:
BASEMENT PLAN

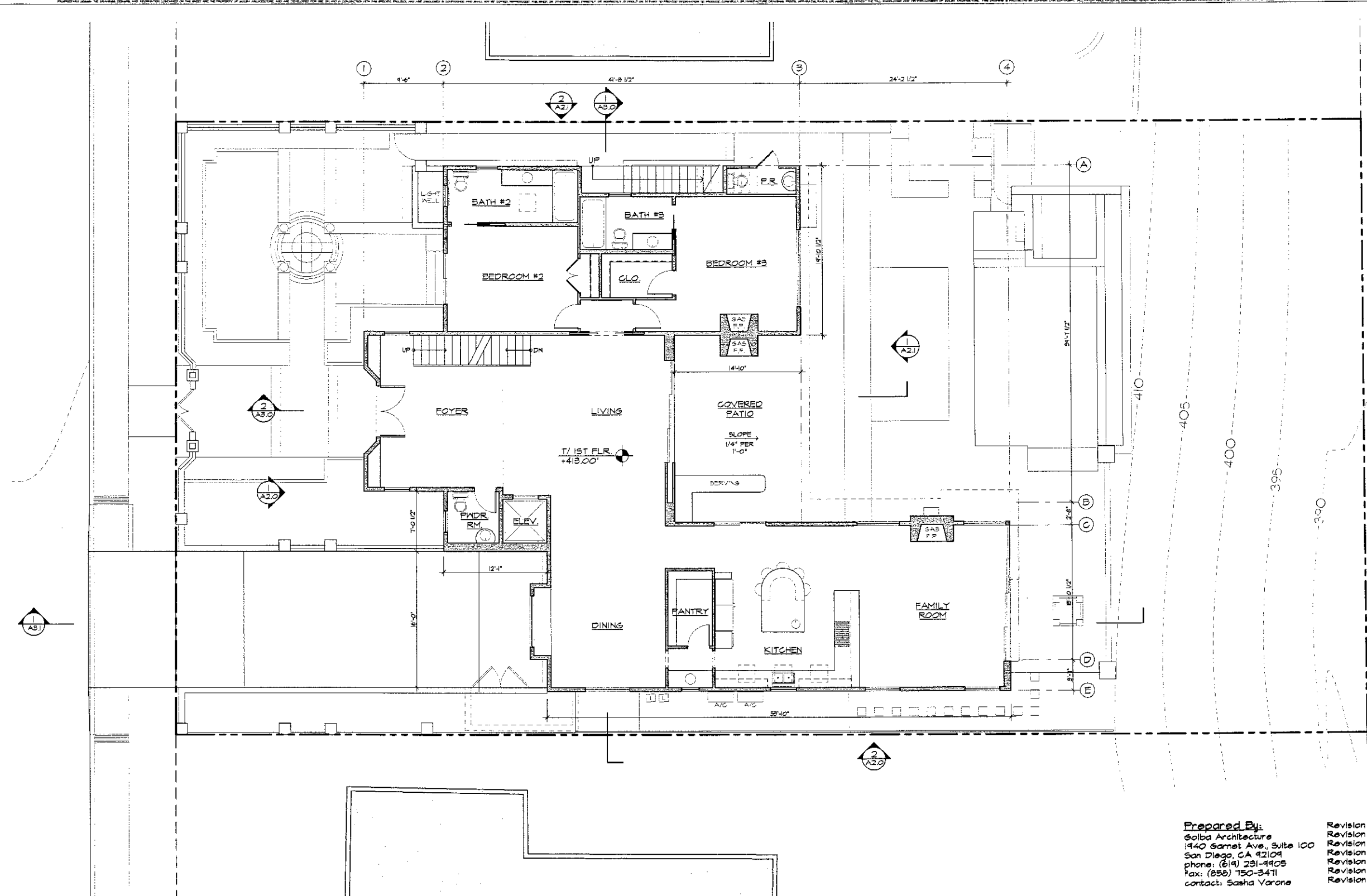
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CHAO RESIDENCE
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LA JOLLA, CA 92037



golba
ARCHITECTURE
A 1.0

ATTACHMENT 6
DATE: 10-10-11



1ST FLOOR PLAN
SCALE: 3/16"=1'-0"



Prepared By:
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contact: Sasha Varone

Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 10-10-11
Revision 2: 07-06-11
Revision 1: 07-08-11

Project Address:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

Project Name:
Chao Residence

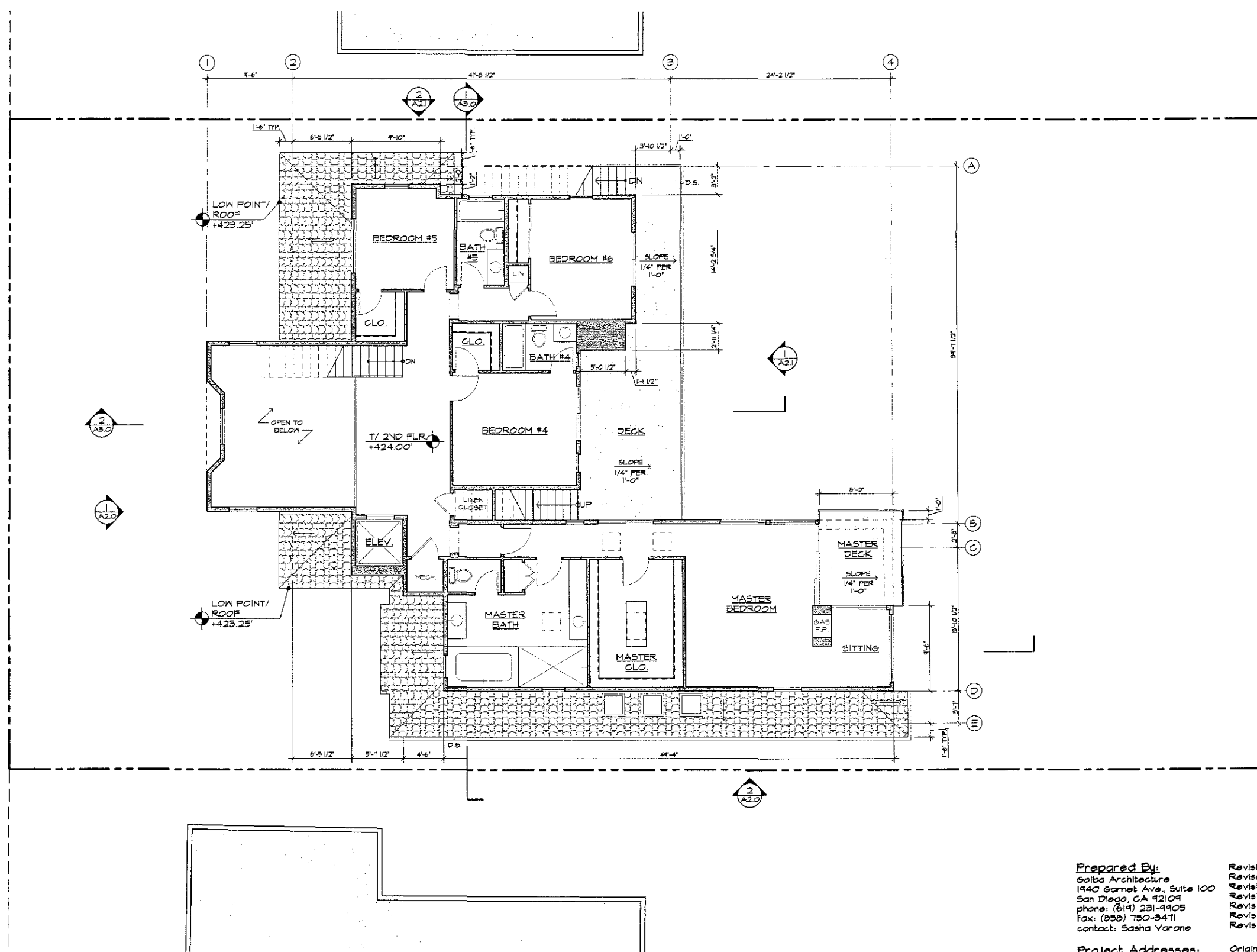
Sheet 8 of 15

Sheet Title:
1ST FLOOR PLAN

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CHAO RESIDENCE
8289 LA JOLLA SCENIC DRIVE NORTH
LA JOLLA, CA 92037





2ND FLOOR PLAN
SCALE: 3/16"=1'-0"



Prepared By:
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Revision 7:
Revision 6:
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Revision 4:
Revision 3: 10-10-11
Revision 2: 09-06-11
Revision 1: 07-08-11

Project Address:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

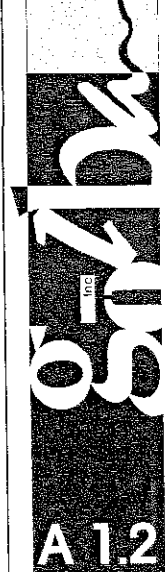
Project Name:
Chao Residence

Sheet 9 of 15

Sheet Title:
2ND FLOOR PLAN

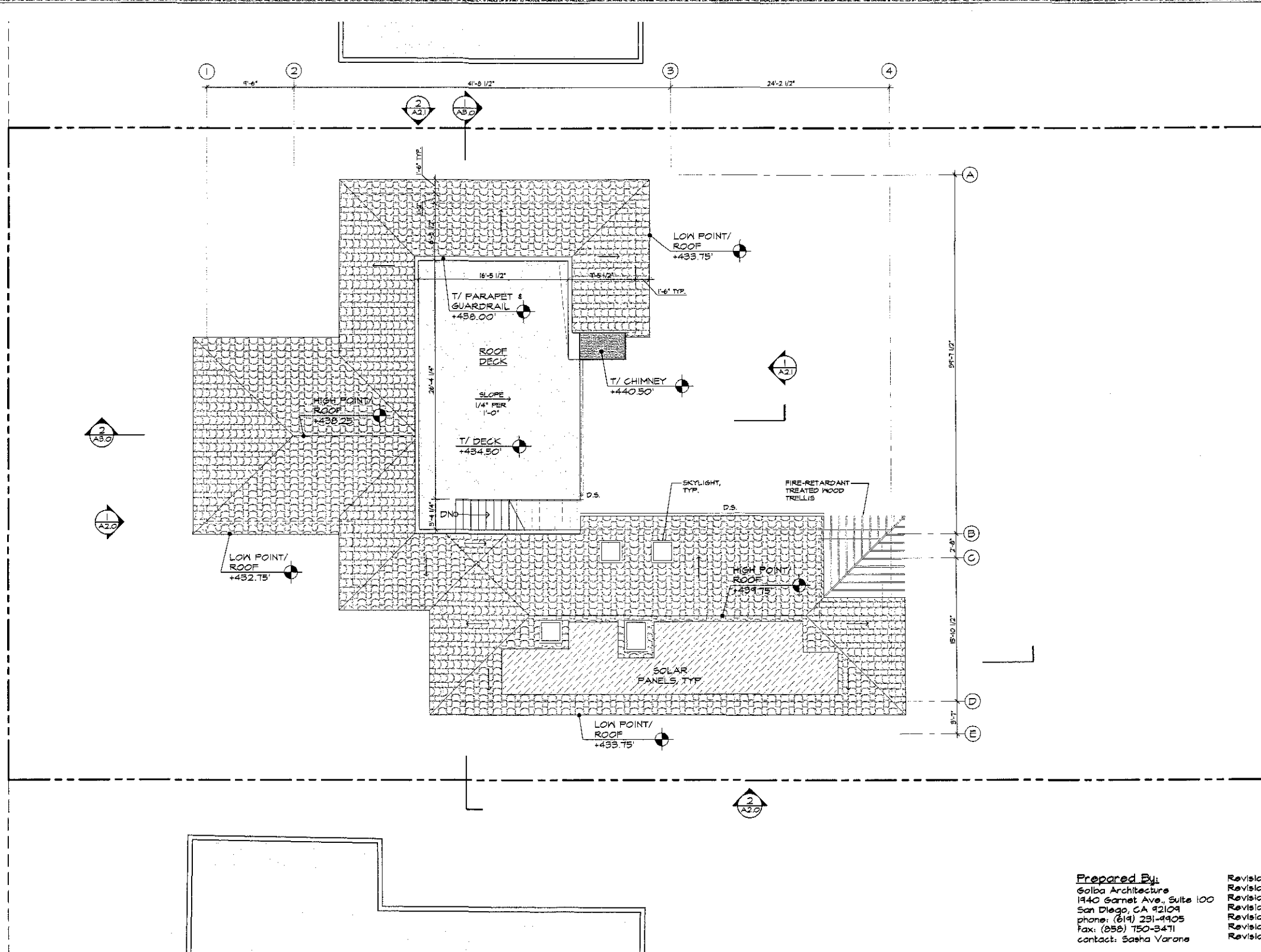
GOLBA ARCHITECTURE
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CHAO RESIDENCE
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CHAO RESIDENCE
 8289 LA JOLLA SCENIC DRIVE NORTH
 LA JOLLA, CA 92037



ROOF PLAN
 SCALE: 3/16"=1'-0"



Prepared By:
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Revision 7:
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 Revision 1: 07-08-11

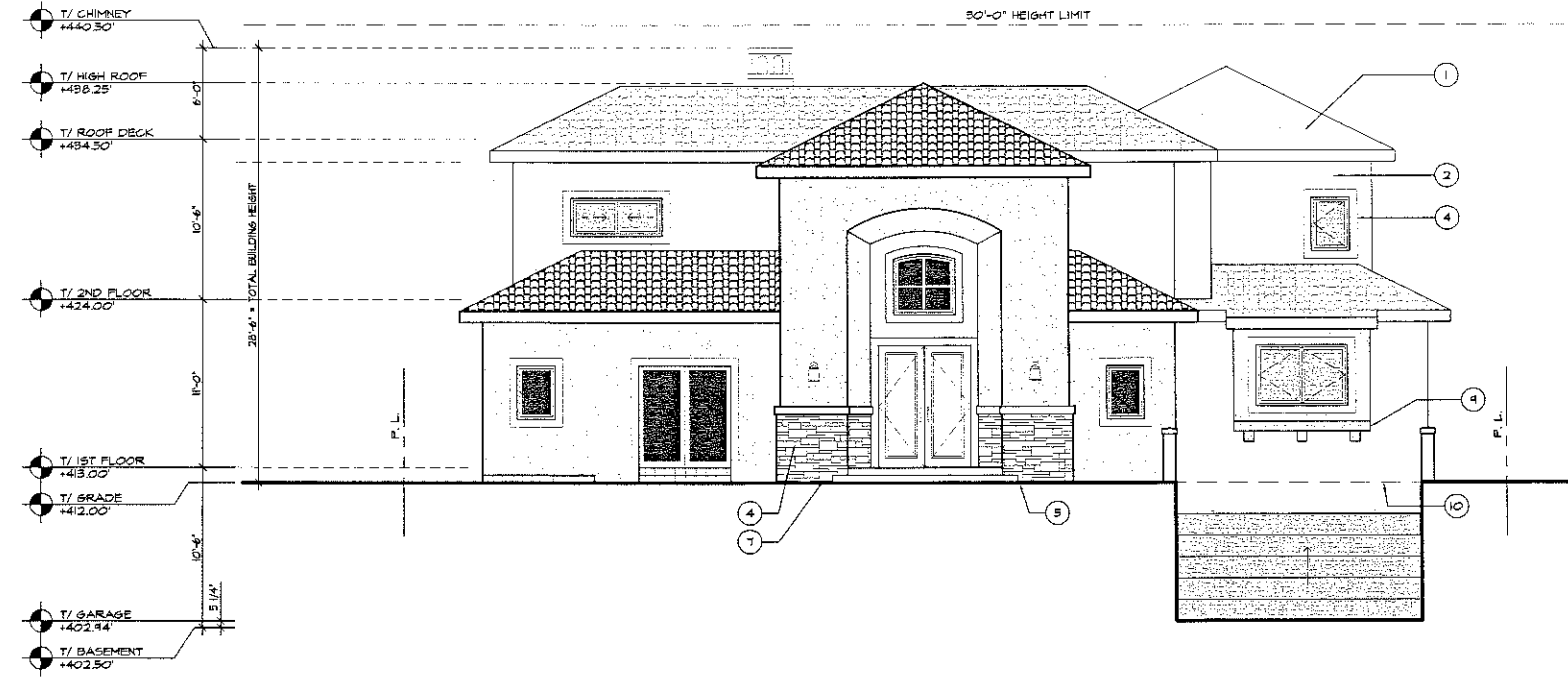
Project Address:
 8289 La Jolla Scenic Dr. N.
 San Diego, CA 92037

Original Date: 06-01-11

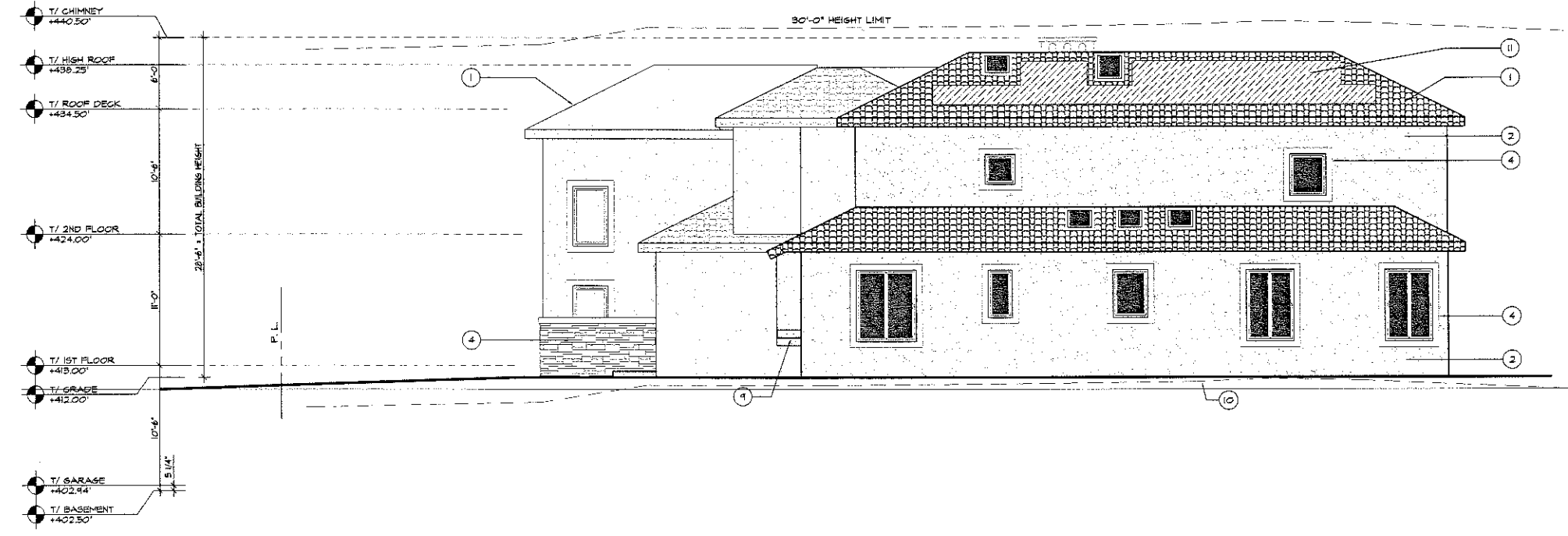
Project Name:
 Chao Residence

Sheet 10 of 15

Sheet Title:
ROOF PLAN



WEST (FRONT) ELEVATION ①
SCALE: 3/16"=1'-0"



SOUTH (SIDE) ELEVATION ②
SCALE: 3/16"=1'-0"

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
OR ANY VENT, PIPE, ANTENNA, OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE (SDMG 182.0505(6))

KEYNOTES

- ① RED CLAY TILE ROOF, TYPICAL
- ② 1/8" STUCCO O/ METAL LATH O/ 2 LAYERS OF BUILDING PAPER, TYPICAL (COLOR: LIGHT TAN)
- ③ ORNAMENTAL METAL RAILINGS, TYPICAL (COLOR: BLACK)
- ④ STONE VENEER ('ELDORADO STONE' 'HILLSTONE' OR EQUAL), INSTALLED PER MANUF. SPECS, STYLE PER ARCH.
- ⑤ EXISTING & PROPOSED GRADE & FACE OF BUILDING
- ⑥ SPARK ARRESTOR
- ⑦ DECORATIVE RED CLAY TILE
- ⑧ STAINED WOOD TRELLIS (COLOR: DARK BROWN)
- ⑨ STAINED WOOD TRIM (COLOR: DARK BROWN)
- ⑩ EXISTING GRADE
- ⑪ SOLAR PANELS (SEE PLANS)

Prepared By:
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Revision 7:
Revision 6:
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Revision 4:
Revision 3: 10-10-11
Revision 2: 04-06-11
Revision 1: 07-08-11

Project Address:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

Project Name:
Chao Residence

Sheet 11 of 15

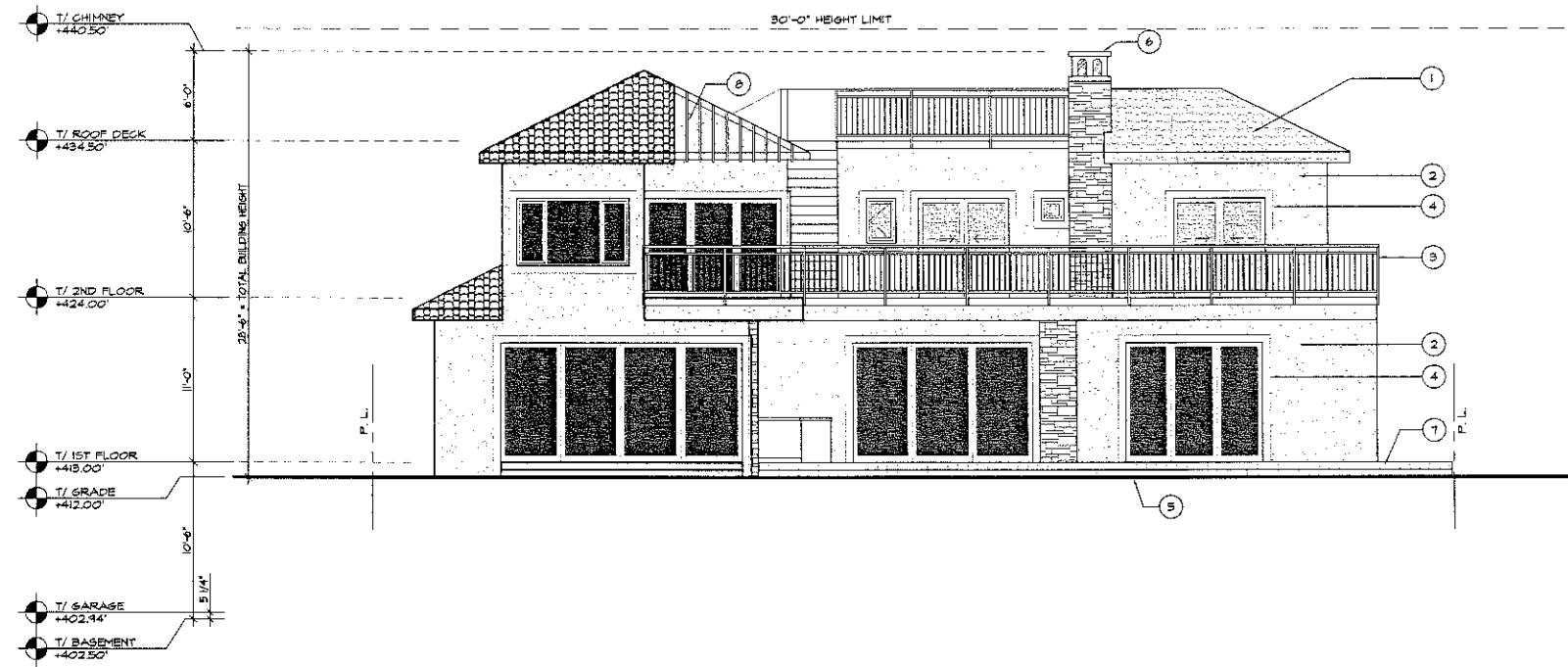
Sheet Title: **EXTERIOR ELEVATIONS**

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Phone: (619) 231-9905 Fax: (658) 750-3471

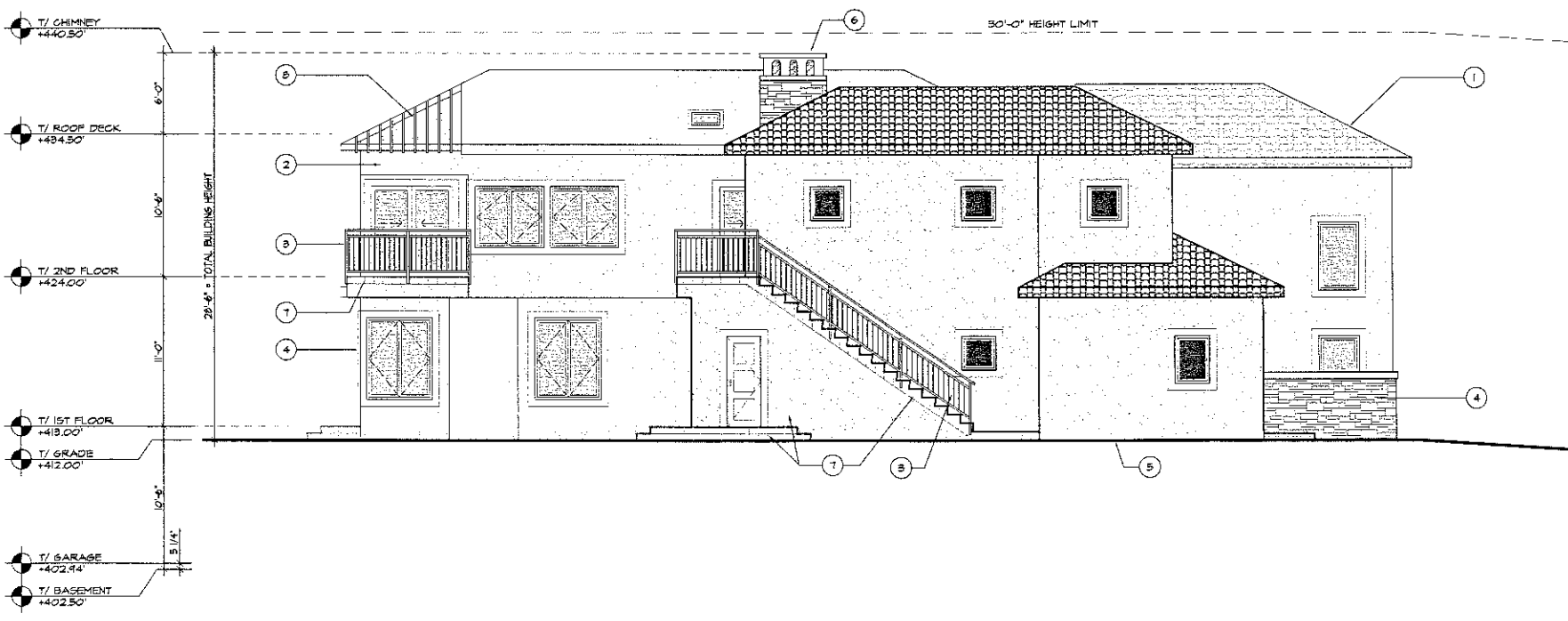
CHAO RESIDENCE
8289 LA JOLLA SCENIC DRIVE NORTH
LA JOLLA, CA 92037



ATTACHMENT 6
DATE: 06-01-11



EAST (REAR) ELEVATION 1
SCALE: 3/16"=1'-0"



NORTH (SIDE) ELEVATION 2
SCALE: 3/16"=1'-0"

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
OR ANY VENT, PITE, ANTENNA OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE (SDMG 192.0505(a))

KEYNOTES

- 1 RED CLAY TILE ROOF, TYPICAL
- 2 1/8" STUCCO O/ METAL LATH O/ 2 LAYERS OF BUILDING PAPER, TYPICAL (COLOR: LIGHT TAN)
- 3 ORNAMENTAL METAL RAILINGS, TYPICAL (COLOR: BLACK)
- 4 STONE VENEER (ELDORADO STONE "HILLSTONE" OR EQUAL), INSTALLED PER MANUF. SPECS, STYLE PER ARCH.
- 5 EXISTING & PROPOSED GRADE & FACE OF BUILDING
- 6 SPARK ARRESTOR
- 7 DECORATIVE RED CLAY TILE
- 8 STAINED WOOD TRELLIS (COLOR: DARK BROWN)
- 9 STAINED WOOD TRIM (COLOR: DARK BROWN)
- 10 EXISTING GRADE
- 11 SOLAR PANELS (SEE PLANS)

Prepared By:
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Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 10-10-11
Revision 2: 04-06-11
Revision 1: 07-03-11

Project Addresses:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

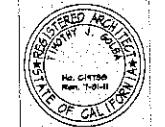
Project Name:
Chao Residence

Sheet 12 of 15

Sheet Title: EXTERIOR ELEVATIONS

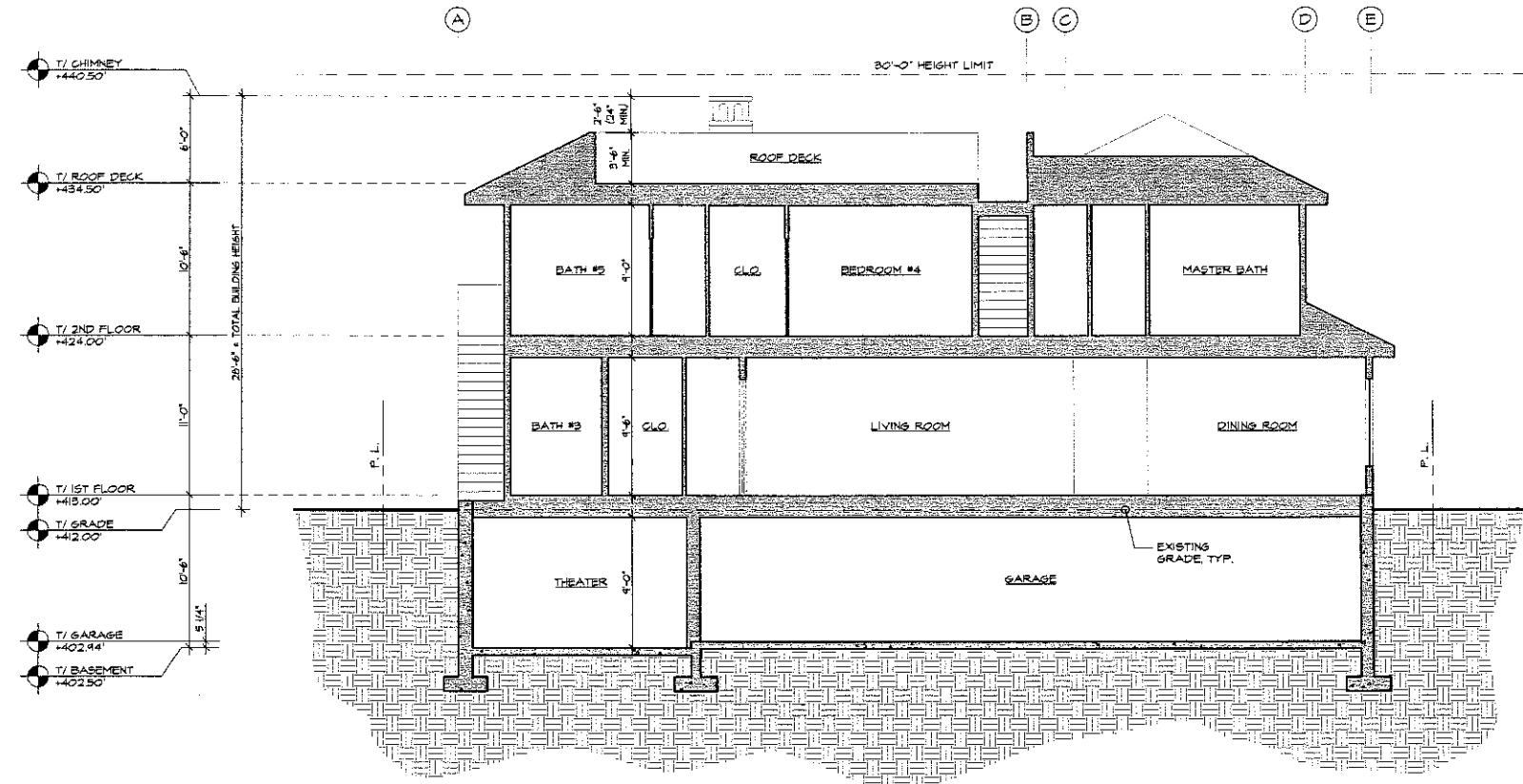
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CHAO RESIDENCE
8289 LA JOLLA SCENIC DRIVE NORTH
LA JOLLA, CA 92037

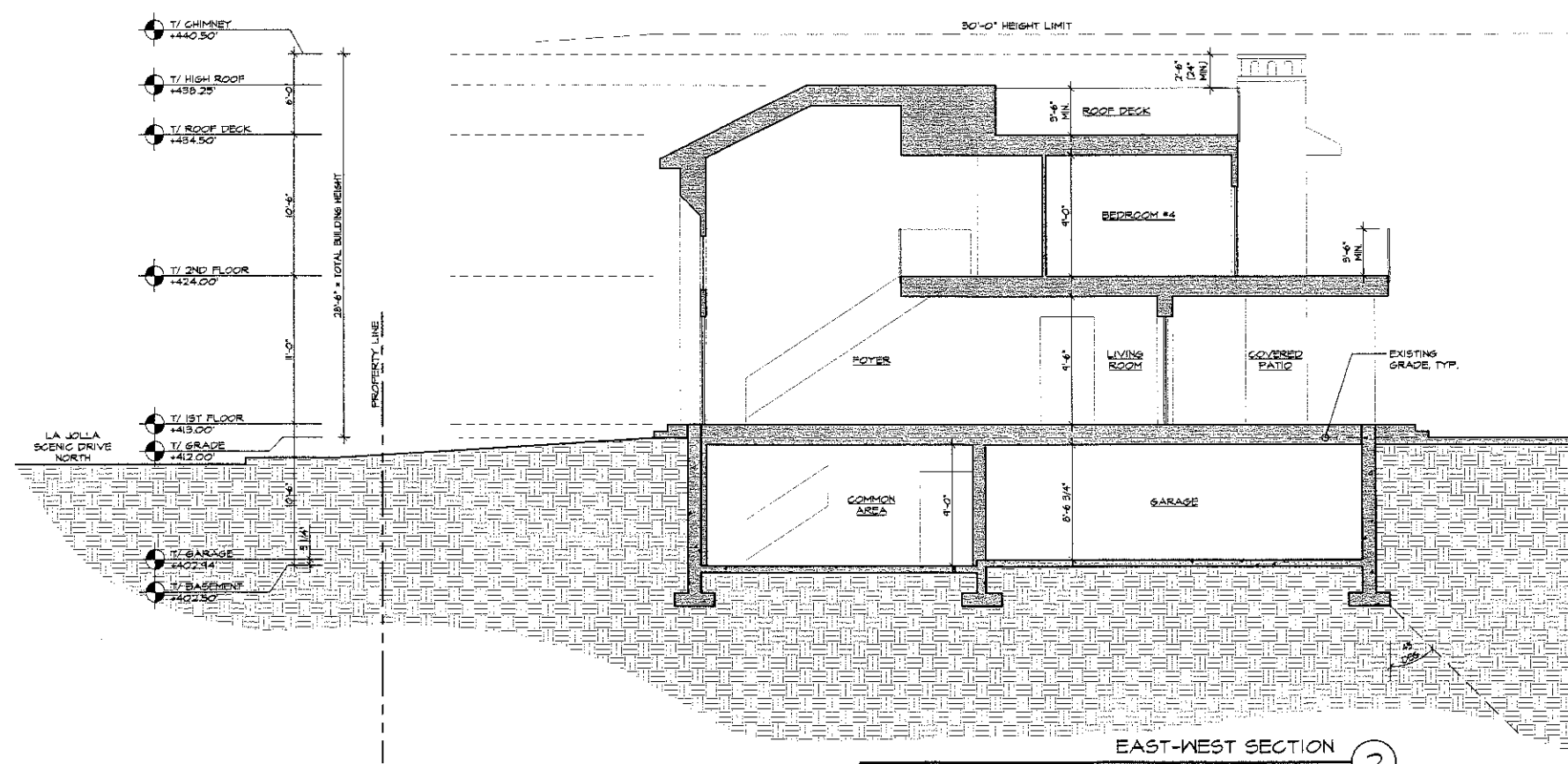


ATTACHMENT 6

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
OR ANY VENT, PIPE, ANTENNA, OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE (SDMC 152.0508(a))



NORTH-SOUTH SECTION
SCALE: 3/16"=1'-0"



EAST-WEST SECTION
SCALE: 3/16"=1'-0"

Prepared By:
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Revision 7:
Revision 6:
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Revision 3: 10-10-11
Revision 2: 04-26-11
Revision 1: 07-08-11

Project Address:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

Project Name:
Chao Residence

Sheet 13 OF 15

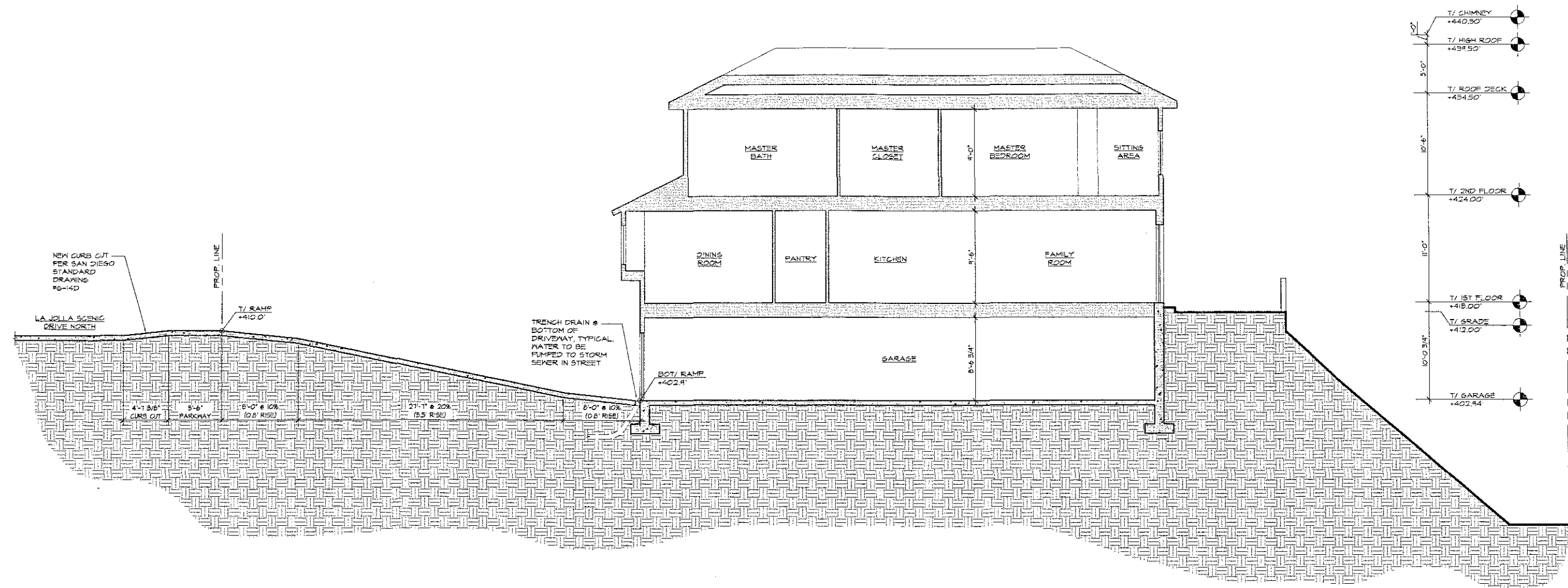
Sheet Title:
SECTIONS

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CHAO RESIDENCE
8289 LA JOLLA SCENIC DRIVE NORTH
LA JOLLA, CA 92037



NOTE:
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OR ANY VENT, PIPE, ANTENNA, OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE (SDMC 182.0505(a))



EAST-WEST SECTION @ DRIVEWAY
SCALE: 3/16"=1'-0"

Prepared By:
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Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-11
Revision 1: 07-08-11

Project Addresses:
8289 La Jolla Scenic Dr. N.
San Diego, CA 92037

Original Date: 06-01-11

Project Name:
Chao Residence

Sheet 14 of 15

Sheet Title:
SECTIONS

GOLBA ARCHITECTURE
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Phone: (619) 231-9905 Fax: (858) 750-3471

CHAO RESIDENCE
8289 LA JOLLA SCENIC DRIVE NORTH
LA JOLLA, CA 92037



PLANTING LEGEND:

EXISTING PLANT MATERIAL LEGEND:

EXISTING SITE TREES TO REMAIN: PHO CAN - PHOENIX CANARIENSIS 'CANARY ISLAND PALM' STR NIC - STRELITZIA NICOLAI 'GIANT BIRD OF PARADISE' BRA EDU - BRAHEA EDULIS 'GUADALUPE PALM' ACA LON - ACACIA LONGIFOLIA 'SYDNEY GOLDEN WATTLE'

PROPOSED PLANT MATERIAL LEGEND:

STREET TREES (PALMS TO HAVE 10' BTH MIN.) Large palm tree - 30' tall x 15' wide, such as: 3 / 100% / 24" BOX

LARGE ACCENT TREES (PALMS TO HAVE 10' BTH MIN.) Large palm tree - 30' tall x 15' wide, such as: 2 / 100% / 24" BOX

SMALL EVERGREEN TREES Small scale evergreen tree - 20' tall x 15' wide, such as: 2 / 100% / 24" BOX

LARGE SCREENING SHRUBS

Screening shrub - 5' tall x 5' wide, such as: 5 / 100% / 5 gallon Rhamnus californica 'California Coffee Berry' Rhus 'Matabelis' 'Butterfly Rose' Cercocarpus betuloides 'Mountain Mahogany'

LARGE ACCENT SHRUBS

Accent 'succulent' shrub - 5' tall x 5' wide, such as: 4 / 100% / 5 gallon Aloe arborescens 'Torch Aloe' Agave americana 'Century Plant' Agave deserti 'Desert Agave'

MEDIUM ACCENT SHRUBS

Accent 'succulent' shrub - 3' tall x 3' wide, such as: 21 / 100% / 5 gallon Agave attenuata 'Fox Tail Agave' Agave shawii 'Shaw Agave' Aloe x spinosissima 'NCT'

LARGE FLOWERING ACCENT SHRUB

Large flowering accent shrub - 8' tall x 8' wide, such as: 1 / 100% / 5 gallon Abutilon 'Clementine' Carpentaria californica 'Flowering Maple' Hibiscus rosa-sarvensis 'Brilliant'

MEDIUM EVERGREEN HEDGE

Naturalized hedge-forming shrub - 6' tall x 5' wide, such as: 10 / 100% / 5 gallon Buxus microphylla 'Little Leaf Boxwood' Pittosporum eugenioides 'Variegatum' Rhamnus crocea 'Redberry'

MEDIUM EVERGREEN HEDGE

Naturalized hedge-forming shrub - 5' tall x 5' wide, such as: 15 / 100% / 5 gallon Prunus caroliniana 'Carolina Laurel Cherry' Rhus integrifolia 'Lemonade Berry' Xylocopa congestum 'Stinky Xylocopa'

SMALL-MEDIUM FLOWERING SHRUBS

Flowering evergreen foundation plant - 3' tall x 3' wide, such as: 28 / 100% / 1 gallon Callistemon vitifolius 'Little John' Coenostemum gnicus 'Yankee Point' Phloxia x fraseri 'Red Robin'

SMALL MOUNDING SHRUBS

Mounding evergreen border plant - 2' tall x 3' wide, such as: 9 / 100% / 1 gallon Geanotus 'Cenemial' Gardneria augusta 'Valkhof' Pittosporum crassifolium 'Compactum'

FLOWERING ACCENT PERENNIALS

Flowering accent perennials - 3' tall x 3' wide, such as: 28 / 100% / 1 gallon Anigozanthos flavus 'Kangaroo Paw' Kniphofia x 'Shining Scepter' Penstemon spectabilis 'Hibiscus'

PERENNIALS

Evergreen hedge-forming shrub - 18' tall x 18' wide, such as: 32 / 100% / 1 gallon Heuchera elegans 'Elegant Coral Balls' Iris douglasiana 'Douglas Iris' Liriope muscari 'Silvery Sunproof'

PERENNIALS

Flowering, mounding perennials - 1' tall x 2' wide, such as: 40 / 100% / 1 gallon Lamnula stricta 'Oliv' Dugui' Panspermia heterophyllus 'Margate BOP' Rosmarinus officinalis 'Prostratus'

VINES

Climbing vines - such as: 6 / 100% / 1 gallon Caystegia macrostegia ssp. macrostegia 'Anacapa Pink' Clematis almanii 'California Moring Glory' Distictis laetiflora 'Evergreen Clematis' Vanilla trumpet vine 'Vanilla Trumpet Vine'

FRAGRANT GROUNDCOVER

Fragrant, trailing groundcover - 1' tall x 3' wide, such as: 6 / 100% / 1 gallon Rosmarinus officinalis 'Prostratus' Santareja douglasii 'Yerba Buena' Trachelospermum jasminoides 'Star Jasmine'

FLOWERING GROUNDCOVER

Flowering, mounding groundcover - 1' tall x 3' wide, such as: 122 / 100% / 1 gallon Grindelia stricta var. platyphylla 'Spreading Gum Plant' Jasmine laurinum nitidum 'Angewing Jasmine' Trachelospermum jasminoides 'Star Jasmine'

GROUNDCOVER

Low growing groundcover - 6' tall and spreading, such as: 107 / 100% / 1 gallon Aristostaphylos adamsii 'Carmel Sur' Fragaria chiloensis 'Beach Strawberry' Thymus praecox ssp. arvensis 'Creeping Thyme'

EROSION-CONTROL GROUNDCOVER ON UNDISTURBED SLOPE

Seed - 6' tall, such as: 2106 s.f. / 100% / SEED Festuca rubra 'Creeping Red Fescue'

TURF (9% TOTAL PLANTING AREA)

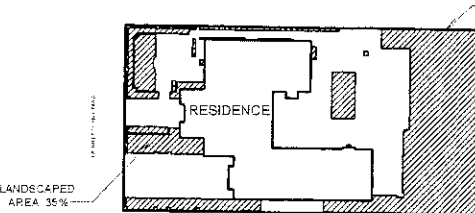
Low growing turf grass - 3' tall and spreading, such as: 329 S.F. / 100% / SOD Carex pensa 'California Meadow Sedge' Cynodon dactylon 'Tifgreen' Paspalum vaginatum 'Bermuda Grass' 'Seashore Paspalum'

PLANTER POTS

Container plants - 36" tall, such as: 11 / 100% / 1 GAL Cymbidium species 'Cymbidium Orchid'

SUMMARY OF LANDSCAPE CALCULATIONS:

Table with 4 columns: Category, Value, Unit, and Note. Includes rows for Total Parcel Area, Landscaped Area, and Planting Area.



LANDSCAPE PLAN

LOT AREA: 10,007 S.F. 1/4" = 1' SCALE

LA JOLLA SHORES PDO NOTES:

- 1. IN THE SINGLE-FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS... 2. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY... 3. ALL LANDSCAPED MATERIALS SHALL BE PERMANENTLY MAINTAINED...

LANDSCAPE KEY NOTES:

- EXISTING SIDEWALK IN RIGHT-OF-WAY TO REMAIN... BUILDING SETBACK WALL/FENCE... 10' VISIBILITY TRIANGLES - NO OBSTRUCTION... PROPERTY LINE FENCE... ENHANCED CONCRETE PAVING 'A'... ENHANCED CONCRETE PAVING 'B'... 6' HIGH POOL GATE

MINIMUM STREET TREE SEPARATION DISTANCE:

Table with 2 columns: Improvement/Type and Minimum Distance to Street Tree. Includes rows for Traffic Signals, Utility Lines, Structures, etc.

IRRIGATION NOTE:

- 1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED BACKFLOW-PREVENTED IRRIGATION SYSTEM... 2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE... 3. STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP-WATERING LOW-VOLUME BUBBLER STREET PLANTERS...

DRAINAGE NOTES:

- 1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER... 2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY... 3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM...

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE CONCEPT FOR THIS SINGLE-FAMILY RESIDENCE IS ONE OF SANCTUARY WITHIN COMMUNITY BELONGINGS. THE GOAL OF THIS DESIGN IS TO PROVIDE THE RESIDENTS WITH A PRIVATE, WELCOMING ATMOSPHERE WHILE AT THE SAME TIME, PROVIDE THE COMMUNITY WITH A BEAUTIFUL, COHESIVE PLANNED RESIDENCE THAT RESPECTS THE CHARACTER OF THIS TRADITIONAL BEACH RESIDENTIAL NEIGHBORHOOD...

GENERAL NOTES:

- 1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY... 2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES... 3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS... 4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION... 5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH... 6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET... 7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES... 8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING... 9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS... 10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER... 11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS... 12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL... 13. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION... 14. ANY MODIFICATIONS OR CHANGES TO THE 'LANDSCAPE PLAN' AND EXISTING OR PROPOSED PLANT MATERIAL... 15. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION... 16. ALL GRADED, DISTURBED OR EXPOSED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-54F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.



NERI LANDSCAPE ARCHITECTURE 928 HORNBLAND STREET, SUITE # 3 SAN DIEGO, CA 92109 TEL 858-274-3222 FAX 858-274-3243



Prepared By: Neri Landscape Architecture 928 Hornbland St. Suite #3 San Diego, CA 92109 phone: (858) 274-3222 fax: (858) 274-3223 contact: Jim Neri

Project Address: 8289 La Jolla Scenic Drive La Jolla, CA 92037

Project Name: Chao Residence

Sheet Title: LDP

Revision table with columns: Revision, Description, and Date. Includes revisions 1 through 7.

Original Date: 06-01-11

Sheet 15 Of 15

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001886

SITE DEVELOPMENT PERMIT NO. 869384
CHAO RESIDENCE PROJECT NO. 242106
 HEARING OFFICER

This Site Development Permit No. 869384 is granted by the Hearing Officer of the City of San Diego to BETTY CHAO, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 0.22-acre site is located at 8289 La Jolla Scenic N Drive in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limitation Overlay Zone, Airport Influence Area-Review Area 2 for MCAS Miramar, and Council District 1. The project site is not located within the Coastal Overlay Zone. The project site is legally described as: Lot 10 of La Jolla Scenic Knolls Unit No. 1, in the City of San Diego, State of California, according to Map thereof No. 6021, filed in the Office of the County Recorder of San Diego County, January 5, 1968.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing single family residence and the construction of a new single family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2011, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single family residence and the construction of a two-story, 4,593 square foot single family residence over a basement, swimming pool and spa, and accessory structures on a 0.22 acre site;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **December 28, 2014**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. The project proposes to export 981 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance

with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

12. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12.0 ft wide G-14D concrete driveway, adjacent to the site on La Jolla Scenic Drive, satisfactory to the City Engineer.

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

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

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

LANDSCAPE REQUIREMENTS:

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

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

19. All landscaping shall be completed within six (6) months of occupancy or within one year of the notice of completion of a residence.

20. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area.

21. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.

22. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.

PLANNING/DESIGN REQUIREMENTS:

23. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

24. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

25. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

26. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 14, 2011, and [Approved Resolution Number].

Permit Type/PTS Approval No.: SDP No. 869384
Date of Approval: December 14, 2011

REPORT NO. HO 11-087

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

BETTY CHAO
Owner/Permittee

By _____
Betty Chao

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

HEARING OFFICER
 RESOLUTION NO. XXXXX
 SITE DEVELOPMENT PERMIT NO. 869384
CHAO RESIDENCE PROJECT NO. 242106

REPORT NO. HO 11-087

WHEREAS, BETTY CHAO, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family residence and the construction of a new single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 869384), on portions of a 0.22-acre site;

WHEREAS, the project site is located at 8289 La Jolla Scenic N Drive in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limitation Overlay Zone, Airport Influence Area-Review Area 2 for MCAS Miramar, and Council District 1. The project site is not located within the Coastal Overlay Zone;

WHEREAS, the project site is legally described as Lot 10 of La Jolla Scenic Knolls Unit No. 1, in the City of San Diego, State of California, according to Map thereof No. 6021, filed in the Office of the County Recorder of San Diego County, January 5, 1968;

WHEREAS, on December 14, 2011, the Hearing Officer of the City of San Diego considered Site Development Permit No. 869384 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on September 22, 2011, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15302 (Replacement if Reconstruction) and Section 15303 (New Construction of Conversion if Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated December 14, 2011.

FINDINGS:

Site Development Permit - Section 126.0504(A)

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

The proposed project site is located at 8289 La Jolla Scenic N Drive, on the east side La Jolla Scenic N Drive, south of Via Posada. The site is located in the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD) within the La Jolla Community Plan (LJCP), Coastal Height Limitation Overlay Zone (CHLOZ), and the Airport Influence Area (AIA)-Review Area 2 for MCAS Miramar. The project site is not located within the Coastal Overlay Zone. The community plan designates the proposed project site for very low density residential and allows a

density of 0-5 dwelling units per acre. The project site, occupying 0.22 acres, could accommodate one dwelling unit based on the underlying zone and one dwelling units based on the community plan.

The project proposes the demolition of the existing single family residence and the construction of a two-story, 4,593 square foot single family residence with a basement, swimming pool and spa, and accessory structures. The underlying zone does not have a Floor Area Ratio (FAR) requirement; however, the project proposes coverage of 30 percent where the maximum coverage allowed is 60 percent per the LJSPD. The project proposes a maximum building height of 28-feet 6-inches, so the building or any projections will not exceed the maximum 30 foot height limit allowed by the CHLOZ. Development of the proposed project requires the approval of a Site Development Permit (SDP) for development within the LJSPD. The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the SF Zone of the LJSPD, LJCP, Local Coastal Program Land Use Plan, Land Development Code (LDC) and the General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes the demolition of the existing single family residence and the construction of a two-story, 4,593 square foot single family residence with a basement, swimming pool and spa, and accessory structures. The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the SF Zone of the LJSPD, LJCP, Local Coastal Program Land Use Plan, LDC, and the General Plan.

The permits for the project will include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in SDP No. 869384, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed project site is located at 8289 La Jolla Scenic N Drive, on the east side La Jolla Scenic N Drive, south of Via Posada. The site is located in the SF Zone of the LJSPD within the LJCP, CHLOZ, and the AIA-Review Area 2 for MCAS Miramar. The project site is not located within the Coastal Overlay Zone. The community plan designates the proposed project site for very low density residential and allows a density of 0-5 dwelling units per acre. The project site, occupying 0.22 acres, could accommodate one dwelling unit based on the underlying zone and one dwelling units based on the community plan.

The project proposes the demolition of the existing single family residence and the construction of a two-story, 4,593 square foot single family residence with a basement, swimming pool and spa, and accessory structures. The underlying zone does not have a FAR requirement; however, the project proposes coverage of 30 percent where the maximum coverage allowed is 60 percent per the LJSPD. The project proposes a maximum building height of 28-feet 6-inches, so the building or any projections will not exceed the maximum 30 foot height limit allowed by the CHLOZ. Development of the proposed project requires the approval of a SDP for development within the LJSPD. The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the SF Zone of the LJSPD, LJCP, Local Coastal Program Land Use Plan, LDC and the General Plan. Therefore, the proposed development does comply with the applicable regulations of the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 869384 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 869384 a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: December 14, 2011

Internal Order No. 24001886



LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
http://www.LaJollaCPA.org Email: Info@LaJollaCPA.org

Regular Meeting – 03 November 2011

REPORT NO. HO 11-087

Attention: Jeff Peterson, PM
City of San Diego

Project: Chao Residence
8289 La Jolla Scenic Drive North
PN: 242106

Motion: To accept the recommendation of the LJ Shores Permit Review Committee: Findings can be made for a Site Development Permit as presented with increase to side yard setback and changes to front entry. 6-0-1 **Vote: 14-0-0-1**

03 November 2011

Submitted by: Tony Crisafi, President
La Jolla CPA

Date

LA JOLLA SHORES PLANNED DISTRICT

REPORT NO. HO 11-087

Applicant: Dr. James Chao
Chao Residence

Item: 2
Date: October 18, 2011

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

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

Block mass & scale - Project presents a design
is keeping with the neighborhood character,
proportions, and established finishes

located _____

and recommends:

A. Approval because of conformity to criteria and design standards adopted by the City Council

B. Denial because of nonconformity to criteria and design standards adopted by the City Council. (Reasons for nonconformity on reverse side.)

C. Approval subject to the following modifications to ensure conformity to criteria and design standards adopted by the City Council.

D. Denial because of lack of four affirmative votes.

Board Signatures

Approving Item: 4

Disapproving Item: 0

[Signatures]
Suzanne Weism
Julie Potter
Dan Holse

[Empty Signature Box]

Absentees:

[Signature]
Chairman



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

Ownership Disclosure Statement

REPORT NO. HO 11-087

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

Project Title

Chao Residence

Project No. For City Use Only

242106

Project Address:

8289 La Jolla Scenic Drive North, La Jolla, CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):

Betty Chao

Owner Tenant/Lessee Redevelopment Agency

Street Address:

8289 La Jolla Scenic Drive North

City/State/Zip:

La Jolla, CA 92037

Phone No:

858-657-0070

Fax No:

858-657-0070

Signature:

Date:

June 1, 2011

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

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:

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT TITLE/ No.: **CHAO RESIDENCE/ 242106**

PROJECT LOCATION-SPECIFIC: 8289 La Jolla Scenic N Drive, City and County of San Diego, 92037

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant is requesting a Site Development Permit to allow for the demolition and subsequent construction of a single-dwelling unit. The structure proposed would be comprised of a 4,655-square-foot two-story structure with a 2,859-square-foot basement living area/garage, and a 512-square foot roof deck. In addition, the project would also construct associated site improvements (i.e. swimming pool, hardscape, and landscaping). The subject property is located 8289 La Jolla Scenic N Drive in the LJSPD-SF (Single Family) Zone of the La Jolla Shores Planned District; additionally project site is in the Coastal Height Limitation Overlay Zone, Airport Influence Area (Area 2 - MCAS Miramar) Overlay Zone, and is designated Very Low Density Residential (0-5 dwelling units per acre) within the La Jolla Community Plan and Local Coastal Program area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Betty Chao, 8289 La Jolla Scenic N Drive, San Diego, CA 92037, (858) 657-0070.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures).
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an Initial Study that determined that the project would not have the potential for causing a significant effect on the environment in that the project is proposing the demolition of an existing single-dwelling unit and subsequent construction of a replacement single-dwelling unit. The project is consistent with the General Plan, Community Plan, and zoning requirements. The project meets the criteria set forth in CEQA Section 15302 which allows for the replacement or reconstruction of existing structures where the new structure will be located on the same site. Furthermore the project will have substantially the same purpose and capacity as the structure being replaced. In addition, the project meets the criteria set forth in CEQA Section 15303 that allows for the new construction. The exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

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

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

Mark DeBenedictis

SIGNATURE/TITLE

September 22, 2011

DATE OF PROJECT APPROVAL

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: September 22, 2011

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24001886

REPORT NO. HO 11-087

PROJECT NAME/NUMBER: CHAO RESIDENCE/ 242106

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 8289 La Jolla Scenic N Drive, City and County of San Diego, 92037

PROJECT DESCRIPTION: Applicant is requesting a Site Development Permit to allow for the demolition and subsequent construction of a single-dwelling unit. The structure proposed would be comprised of a 4,655-square-foot two-story structure with a 2,859-square-foot basement living area/garage, and a 512-square-foot roof deck. In addition, the project would also construct associated site improvements (i.e. swimming pool, hardscape, and landscaping). The subject property is located 8289 La Jolla Scenic N Drive in the LJSPD-SF (Single Family) Zone of the La Jolla Shores Planned District; additionally project site is in the Coastal Height Limitation Overlay Zone, Airport Influence Area (Area 2 - MCAS Miramar) Overlay Zone, and is designated Very Low Density Residential (0-5 dwelling units per acre) within the La Jolla Community Plan and Local Coastal Program area.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an Initial Study that determined that the project would not have the potential for causing a significant effect on the environment in that the project is proposing the

demolition of an existing single-dwelling unit and subsequent construction of a replacement single-dwelling unit. The project is consistent with the General Plan, Community Plan, and zoning requirements. The project meets the criteria set forth in CEQA Section 15302 which allows for the replacement or reconstruction of existing structures where the new structure will be located on the same site. Furthermore the project will have substantially the same purpose and capacity as the structure being replaced. In addition, the project meets the criteria set forth in CEQA Section 15303 that allows for the new construction. The exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Jeffrey A. Peterson
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego CA 92101
PHONE NUMBER: (619) 446-5237

On September 22, 2011 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice OR 15 business days from the date of the environmental determination. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
CHAO RESIDENCE - PROJECT NO. 242106

REPORT NO. HO 11-087

Date	Action	Description	City Review Time (Working Days)	Applicant Response
7/11/2011	First Submittal	Project Deemed Complete	-	-
8/4/2011	First Assessment Letter		18 days	
9/7/2011	Second Submittal			23 days
9/20/2011	Second Assessment Letter		9 days	
9/27/2011	Third Submittal			5 days
10/5/2011	Third Review Completed	All review issues resolved, except for the community group vote.	6 days	
11/3/2011	Issued Resolved	Community Group Voted		21 days
12/14/2011	Public Hearing	First available date	27 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	60 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		49 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	109 working days (156 calendar days)	



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: December 8, 2011

TO: Hearing Officer of the City of San Diego

FROM: Jeffrey A. Peterson, Development Project Manager

SUBJECT: Chao Residence; Project No. 242106; Hearing Officer Agenda for the December 14, 2011

The La Jolla Community Planning Association's recommendation included the conditions to increase the side yard setback and changes to the front entry. Staff reviewed the revisions, which are reflected on the Exhibit As (Attachment 6). The project proposes no deviations or variances from the applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site.

The following is a corrected La Jolla Shores Advisory Board statement:

On October 18, 2011, the La Jolla Shores Advisory Board voted 4-0 to recommend approval of the project (Attachment 10).

The permit must be utilized by December 29, 2014, which is a correction to Condition No. 1 within the Site Development Permit No. 869384.



Jeffrey A. Peterson
Development Project Manager
Development Services Department

cc: File

LA JOLLA SHORES PLANNED DISTRICT SURVEY

CHAO RESIDENCE
8289 La Jolla Scenic Drive North
La Jolla, CA 92037
APN #346-721-12-00

Prepared by Golba Architecture
June 1, 2011



Chao Residence ~ 8289 La Jolla Scenic North

05/31/11



**Chao Residence
8289 La Jolla Scenic Drive North**

La Jolla Shores Planned District Survey - Properties within 300' Radius

LOT NUMBER	FRONT SETBACK	SIDE SETBACK	LOT SIZE	GROSS S.F.
1 - Vacant Lot (APN #346-762-07-00)	n/a	n/a	25,700	n/a
2 - 8327 La Jolla Scenic Dr. N.	36'-0"	7'-0"	25,700	3,877
3 - 8315 La Jolla Scenic Dr. N.	20'-0"	6'-0"	25,700	5,344
4 - 8299 La Jolla Scenic Dr. N.	20'-0"	6'-0"	10,400	3,330
5 - 8279 La Jolla Scenic Dr. N.	20'-0"	6'-0"	10,000	2,919
6 - 8271 La Jolla Scenic Dr. N.	20'-0"	6'-0"	10,000	2,610
7 - 8261 La Jolla Scenic Dr. N.	20'-0"	6'-0"	11,000	3,222
8 - 8251 La Jolla Scenic Dr. N.	20'-0"	6'-0"	10,000	2,610
9 - 8241 La Jolla Scenic Dr. N.	20'-0"	6'-0"	10,000	2,274
10 - 8248 Sugaman Dr.	20'-0"	10'-0"	10,800	3,222
11 - 8258 Sugaman Dr.	20'-0"	10'-0"	10,100	2,274
12 - 8268 Sugaman Dr.	20'-0"	6'-0"	10,000	2,610
13 - 8278 Sugaman Dr.	30'-0"	6'-0"	10,300	2,274
14 - 8288 Sugaman Dr.	20'-0"	6'-0"	10,600	2,610
15 - 8298 Sugaman Dr.	20'-0"	6'-0"	20,600	3,222
16 - 8302 Sugaman Dr.	15'-0"	5'-0"	10,200	2,126
17 - 8312 Sugaman Dr.	10'-0"	5'-0"	10,100	2,645
18 - 8322 Sugaman Dr.	20'-0"	5'-0"	11,400	3,630
19 - 8301 Sugaman Dr.	15'-0"	5'-0"	10,500	2,799
20 - 8289 Sugaman Dr.	30'-0"	4'-0"	12,700	2,610
21 - 8289 Sugaman Dr.	20'-0"	4'-0"	11,400	3,222
22 - 8279 Sugaman Dr.	20'-0"	4'-0"	10,100	2,890
23 - 8269 Sugaman Dr.	20'-0"	4'-0"	10,100	3,222
24 - 8259 Sugaman Dr.	20'-0"	4'-0"	10,500	2,274
25 - Imagine Kid Planet child care center	n/a	n/a	n/a	n/a
26 - 8375 Caminito Linterna (condo)	n/a	n/a	n/a	n/a
27 - 2930 Via Posada	20'-0"	10'-0"	10,100	3,557
28 - 8375 Caminito Linterna (condo)	n/a	n/a	n/a	n/a
29 - 8375 Caminito Linterna (condo)	n/a	n/a	n/a	n/a

CHAO RESIDENCE

8289 La Jolla Scenic Drive North

La Jolla Shores Planned District Survey - Properties within 300' Radius

#	LOT NUMBER	FRONT SETBACK	SIDE SETBACKS	AVG. SIDE SETBACKS	LOT SIZE	GROSS S.F.	F.A.R.
1	Vacant Lot	n/a	n/a	n/a	24,800	n/a	
2	8327 LJ Scenic Dr. N.	21'-0"	5'-0" / 4'-0"	4'-6"	24,800	4,102	0.18
3	8315 LJ Scenic Dr. N.	20'-0"	7'-0" / 5'-6"	6'-3"	24,800	5,524	0.24
4	8299 LJ Scenic Dr. N.	20'-0"	10'-0" / 5'-0"	7'-6"	10,400	3,489	0.36
5	8279 LJ Scenic Dr. N.	20'-0"	5'-6" / 7'-6"	6'-6"	10,000	2,949	0.32
6	8271 LJ Scenic Dr. N.	21'-0"	4'-0" / 8'-0"	6'-0"	10,000	2,660	0.29
7	8261 LJ Scenic Dr. N.	20'-0"	6'-0" / 8'-0"	6'-8"	11,000	3,282	0.32
8	8251 LJ Scenic Dr. N.	22'-0"	5'-0" / 8'-0"	6'-4"	10,000	2,660	0.29
9	8241 LJ Scenic Dr. N.	20'-0"	8'-0" / 7'-0"	7'-6"	10,000	2,294	0.25
X	8289 LJ Scenic Dr. N.	20'-0"	3'-8" / 6'-8"	5'-2"	10,007	4,664	0.47

Average Front Setback: 20'-5"

Average Side Setback: 6'-3"

AVERAGE F.A.R.: 0.31

#	LOT NUMBER	FRONT SETBACK	SIDE SETBACKS	AVG. SIDE SETBACK	LOT SIZE	GROSS S.F.	F.A.R.
10	8248 Sugarman Dr.	20'-0"	10'-0" / 10'-0"	10'-0"	10,800	3,305	0.33
11	8258 Sugarman Dr.	20'-0"	10'-0" / 8'-0"	9'-0"	10,100	2,274	0.24
12	8268 Sugarman Dr.	20'-0"	6'-0" / 6'-0"	6'-0"	10,000	2,610	0.28
13	8278 Sugarman Dr.	30'-0"	6'-0" / 6'-0"	6'-0"	10,300	2,328	0.24
14	8288 Sugarman Dr.	20'-0"	6'-0" / 4'-0"	5'-0"	10,600	2,610	0.26
15	8298 Sugarman Dr.	20'-0"	6'-0" / 6'-0"	6'-0"	20,600	3,222	0.17
16	8302 Sugarman Dr.	15'-0"	5'-0" / 5'-0"	5'-0"	10,200	2,526	0.27
17	8312 Sugarman Dr.	10'-0"	5'-0" / 5'-0"	5'-0"	10,100	2,645	0.28
18	8322 Sugarman Dr.	20'-0"	5'-0" / 5'-0"	5'-0"	11,400	3,714	0.35
19	8301 Sugarman Dr.	15'-0"	5'-0" / 5'-0"	5'-0"	10,500	2,799	0.29
20	8299 Sugarman Dr.	30'-0"	4'-0" / 5'-0"	4'-6"	12,700	2,610	0.22
21	8289 Sugarman Dr.	20'-0"	4'-0" / 4'-0"	4'-0"	11,400	3,222	0.30
22	8279 Sugarman Dr.	20'-0"	4'-0" / 4'-0"	4'-0"	10,100	2,890	0.31
23	8269 Sugarman Dr.	20'-0"	4'-0" / 4'-0"	4'-0"	10,100	3,422	0.36
24	8259 Sugarman Dr.	20'-0"	4'-0" / 4'-0"	4'-0"	10,500	2,274	0.23
25	Imagine Kid Planet child care	n/a	n/a	n/a	n/a	n/a	
26	8375 Caminito Linterna (condo)	n/a	n/a	n/a	n/a	n/a	
27	2930 Via Posada	20'-0"	10'-0" / 8'-0"	9'-0"	10,100	3,557	0.38
28	8375 Caminito Linterna (condo)	n/a	n/a	n/a	n/a	n/a	
29	8375 Caminito Linterna (condo)	n/a	n/a	n/a	n/a	n/a	

Average Front Setback: 21'-9"

Average Side Setback: 5'-10"

AVERAGE F.A.R.: 0.30

 THE CITY OF SAN DIEGO	RECEIVED CITY CLERK'S OFFICE DEC 27 AM 11:34 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 MAY 2010
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SAN DIEGO, CALIF.

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

1. Type of Appeal:

<input type="checkbox"/> Process Two Decision - Appeal to Planning Commission	<input type="checkbox"/> Environmental Determination - Appeal to City Council
<input checked="" type="checkbox"/> Process Three Decision - Appeal to Planning Commission	<input type="checkbox"/> Appeal of a Hearing Officer Decision to revoke a permit
<input type="checkbox"/> Process Four Decision - Appeal to City Council	

2. Appellant Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 118.0109)

Angelina Reinecke angelinaxreinecke@yahoo.com

Name: Angelina Reinecke E-mail Address: angelinaxreinecke@yahoo.com

Address: 8279 La Jolla Scenic Dr. N. La Jolla CA 92037 Telephone: (858) 450-3290

City: State: Zip Code: Telephone

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

Sasha Varone, Golba Architecture // Betty Chao: owner

4. Project Information

Permit/Environmental Determination & Permit/Document No.: <u>Site Development Permit/ 242106 86938A</u>	Date of Decision/Determination: <u>Dec 14, 2011</u>	City Project Manager: <u>Jeffrey A. Peterson</u>
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Decision (describe the permit/approval decision): approval of site development permit, environmental exemption process 3 given for Chao Residence in community plan area of 'La Jolla City Council District - Project No 242106

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

<input checked="" type="checkbox"/> Factual Error (Process Three and Four decisions only)	<input checked="" type="checkbox"/> New Information (Process Three and Four decisions only)
<input checked="" type="checkbox"/> Conflict with other matters (Process Three and Four decisions only)	<input type="checkbox"/> City-wide Significance (Process Four decisions only)
<input checked="" type="checkbox"/> Findings Not Supported (Process Three and 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.)

Please see attached 4 sheets listing Grounds for Appeal with attached Exhibits A-G

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

Signature: Angelina Reinecke Date: Dec 27, 2011

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

Applicant: Sasha Varone, Golba Architecture
Chao Residence 242106
Betty Chao: Owner

ATTACHMENT 8
Appellant:
Angelina Reinecke
Site Development Permit No
869384

Summary for Grounds for Appeal

1. Side setbacks of Chao Residence are almost 50% less than average side setback of houses in the 300' radius.
2. Rear setback of Chao Residence is at a 23ft variance with the rear setbacks of neighboring houses on La Jolla Scenic Dr. N. held tightly in check to maintain eastern views and privacy for each house.
3. Roofline height of Chao Residence is 4 ft higher than the average height of 2-story houses in 300' radius.
4. Easterly views from my house at 8279 have been drastically reduced by extension of the rear and side setbacks of the Chao Residence and the increased roof height.
5. Privacy for the rear windows of my house and entire backyard of 8279 has been completely lost by the extension of the rear of the Chao Residence and inclusion of a rooftop deck.
7. There is a history of landslides in the 300' radius that was not disclosed to the La Jolla Shores Permit Review Committee.
8. The La Jolla Shores Permit Review Committee was unable to fulfill its purpose due to misleading answers given by developers of the Chao Residence.

Grounds for Appeal based on Factual Error

1. The side setbacks given in the 300' radius study for the Chao residence are inaccurate.

Exhibit A: The minutes of the La Jolla Permit Review Committee meeting on Sept 27, 2011 show that the 300' study was presented by Tim Golba and was used by the committee in determining average side setbacks for the neighborhood. (please see Point 1)

Exhibit B: Comparison of the Side Setbacks Found in the 300' Radius Report compares the measurements provided by the study with those obtained using the guidelines provided in Chapter 11, Article 3, Division 5 of the San Diego Municipal Code and the City of San Diego brass plugs found on the curbs.

Exhibit H: Photos of the Houses Used in 300' Radius Study provide photo visuals of the areas between the houses

The results indicate that the 5'2" side setbacks of Chao residence are 4'6" less than the average side setback of 9'6"

2. The relative roof height given for the neighborhood given is inaccurate.

Exhibit A: The minutes of the La Jolla Permit Review Committee Meeting on Sept 27, 2011 read that the relative roof height is stated as 26 ft. (please see Point 2) Photos were presented of neighboring houses to show roof heights of neighbors. I do not know of any actual measurements provided.

Exhibit C: Map of the 24 houses used in the 300' Radius Study identifies the one and two story houses.

Exhibit H: Photos of the Houses Used in the 300' Radius Study picture the height of every roof against that of his neighbor.

Of these 24 houses, only one house is taller than 22 ft. It lies outside of the tract of houses that the Chao residence is a part of. There are 14 2-story houses in the tract and none of them have been remodeled as to their rooflines.

My house is 22 ft tall. I believe it is reasonable to assume that the other houses, being in the same tract, are also 22 ft. in height. Photos in Exhibit H should provide visual confirmation.

The average roof height of a 2-story houses in the 300' radius would be 22'6". The roofline height of each house next to the Chao residence is 22'

3. The LJPRC was misled into believing that the views of the neighbors would not be affected by the Chao Residence by withholding of facts

Exhibit A: The minutes of the La Jolla Permit Review Committee Meeting on Sept 27, 2011 show that the first question asked by the committee is "Are there any views that will be blocked?". See Point 4.

The committee asks because the Purpose and Intent of the La Jolla Planned District is to provide for redevelopment of land in a manner that retains and enhances the economic values and the overall quality of life. As part of that purpose they seek "the protection and enhancement of scenic vistas to the ocean, shoreline and hillside areas" Chap 15, Art 9, Div 1, page 1.

Residences for sale on La Jolla Scenic Dr N are advertised for their "Eastern Views". These views add to the economic base of La Jolla.

When concerned over my filing an appeal, Ms Chao told me of the effort they went to capitalize on these "eastern views" The actual plans for the Chao residence confirm this. When I mentioned that I would lose much of my view, she said it was too late for me to do anything about it because everything had been approved.

It hardly benefits a community to allow for houses to be rebuilt so that the views of neighbors are unnecessarily cut-off, especially when each of them were able to equally enjoy the view before.

In response to the question from the committee asking if any views were affected, the reply given was that "the plantings would not affect views from the neighbors. The houses on either side do not have side windows so they will not be affected." This reply misleads the committee.

It is the Chao house itself that will block the view. As the committee is concerned about plantings affecting the view of neighbors it is reasonable to assume they are also concerned about houses affecting the views of neighbors.

To add that there are no side windows that will be affected further misleads the committee. There are rear windows on my house and the view from each of them will be very much affected.

As the architect had the knowledge needed to layout a house in a way that would take full advantage of the view, he/she also had the knowledge to recognize when the direct views of neighbors would be affected.

The committee was mocked in it's honest attempt to find out if any views of neighbors would be affected.

4. The La Jolla Permit Review Committee was falsely assured that privacy of neighbors would not be affected by the Chao Residence.

Exhibit A: The minutes of the La Jolla Permit Review Committee on Sept 27 2011, point 3, show that the committee raised concerns about privacy and setbacks, The response states that "on the south side there is a lot of planting and cover that preserves privacy" It was not disclosed that all these plantings were located on the Chao property, nor that they would be removed due to the small size of the setback. There are no available plantings that supply privacy on my lot.

Exhibit F: The landscaping plan for the Chao residence confirms that none of the aforementioned plantings have been retained.

The response also added that "the neighbors have blank walls on their second stories so [privacy] should not be an issue"

Exhibit E: The south side elevation of the Chao Residence shows that second story windows do exist on their own side walls negating any assurance that privacy would not be affected.

Exhibit E also shows that it is no longer valid limit concern for privacy to the north side of my house. The

proposed 23 ft rear extension, closer setback, increased elevation and disproportionate height of the Chao Residence makes privacy an issue for the entire rear side of the house and every window on it as well as the entire garden.

Exhibit E also shows the effect that the 26ft by 16ft rooftop deck has on the privacy of many neighbors beside myself.

5. Exhibit F: The landscaping plan shows a retaining wall on my property that does not exist.

There is a 1ft 6 in decrease in elevation from the Chao property to mine which may present drainage and soil erosion issues during construction and afterwards. This summer Dr. James Chao, presenting himself as the owner of the property, told me that he would be building a wall between the houses. A wall may have addressed these issues but it is not on the plan.

Grounds for Appeal based on Findings:

1. The Hearing Officer at December 14 Hearing Officer Meeting believed that the footprint of the new Chao Residence remained basically "unchanged" despite its higher FAR due to the new basement level.

Exhibit D: Overlay of new Chao Residence over old. shows that the house now extends 23ft beyond the old rear setback lines and 3 ft beyond its side setback lines.

Exhibit E: Overlay of 8279 south side elevation over south side elevation of Chao Residence shows the drastic effect that this small change in footprint has on my property and view.

Almost 90% of my usable back yard will be bordered on the north side by the Chao residence.

The new rear setback line is 25 ft beyond the rear setback line of my house.

The roof line of the new house stands 6 ft over mine because it is 26'6" in height and sits at an elevation that is 1'6" higher.

Standing just 3'6" below the roofline is the approximation of a 6ft person using the rooftop deck.

The Chao house will sit 3ft closer to my property, magnifying it's impact.

The new footprint of the Chao house reduces my view significantly and the privacy of my rear windows and backyard completely.

2. The Hearing Officer addressed my concern regarding the proposed underground garage as being out of conformity with the neighborhood as there are no houses with underground garages and thereby "disrupting the architectural unity of the neighborhood" (Chap 15, Art 10, Div 3 page 1 of the San Diego Municipal Code)

He kindly responded by stating that underground garages were being built in La Jolla and were seen as an improvement to the streetscape.

With due respect, I would like to say that this area of La Jolla is not that upscale. These are close-sitting family houses, not estates.

Underground garages in this 300' radius would present a "hole" to the sidewalk lined by cement walls reaching 8+ft that require additional fencing on each side of the driveway to protect persons from falling in.

Underground garages may even lead to an eventual decline in the streetscape. There are several houses on the street that use their garages for storage and rely on the street and their driveways for parking. A 3-car garage at street level allows for the parking of 3 cars in the driveways. Underground garages do not present that option. This can lead to more cars being parked on the street, and a streetscape worse than before. Unlike street level garages, underground garages can easily be turned into another level for living, especially when there are living spaces already included on that level.

My concern is not unfounded. Presently the Chao's have a 3-car garage that is never used by cars. The kids use it to ride their bikes. All their cars are parked in the street and driveway. Police records may confirm this as their vehicles have been ticketed or warned for remaining unmoved over many days.

Grounds for Appeal based on Conflict:

1. The San Diego Municipal Code Chap 15, Art 10, Div 3, Pg 5 (b) 4 states that "Building and Structure setbacks shall be in general conformity with those in the vicinity"

The LJPRC requested setback measurements, I can find no record that rear setback measurements in the 300' radius were provided to the committee.

Exhibit G: Photos from the rear deck at 8279 La Jolla Scenic Dr. N. show that the rear setbacks never vary more than a few feet from their neighbor, even for the newer larger houses. This conformity has preserved privacy each neighbor experiences in his backyard and rear windows and allowed each neighbor to enjoy the view equally.

A variance of 23 feet is not within "general conformity" with neighbors particularly when views are drastically affected and the usable portions of land are a fraction of actual lot size.

Exhibit B: Comparison of the Side Setbacks Found in the 300' Radius Report shows that the 5'2" side setback is also not in general conformity with those of the neighborhood.

2. The San Diego Municipal Code Chap 15, Art 10, Div 3, Pg 1 (b) states that "no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity the area."

The 300' radius study include 18 houses within a development built from 1969 to 1970. Houses within the development have been rebuilt, enlarged or modernized in ways that maintain the unity of the original development. The Chao residence is a part of this development.

Underground garages and rooftop decks were not part of the original development, nor do they occur in any of the rebuilt or remodeled houses found in the 300' radius study or in the neighborhood.

Grounds for Appeal based on New Information:

Exhibit A: The minutes of the La Jolla Permit Review Committee indicate at that the committee brought up questions about slope stability two times. See Point 5a and b. They were not told about a landslide that took place on my property at 8279.

When my parents owned the house 20 years ago there was a 3ft wide landslide along the length of the bluff. Several houses below on Sugarman needed to bring in trucks to remove the soil. My father installed "deadmen", created intermediate setbacks and enhanced the drainage system, so I have experienced no problems since but am continually aware of the possibility of another slide and maintain plantings that will secure the ground. It was considered just plain "bad luck" that land from the bluff at 8279 slid rather than those of the neighbors.

None of this was presented to the committee.

This summer I asked Dr. James Chao, who presented himself as the owner of the Chao house, about replacing a fence. He stated that he would be building a wall along the property as part of his plan to build a new 2-story house. He added that it would look much like the house recently rebuilt at 8225 La Jolla Scenic Dr. N. as opposed to the house at 8315 La Jolla Scenic N. Dr. Chao also believed that the roofline of 8315 was out of keeping with the neighborhood. As 8225 was rebuilt in accordance with the setbacks and roof height of its neighbors I was happy about the news.

The significant excavation needed to build 8'6" deep basement within 10 ft of a bluff and within 5'2" of my property which has already experienced a landslide for no reason beyond "bad luck" should be of concern for all involved. It has me concerned over the impact it may have on my property.

EXHIBIT A

La Jolla Shores Permit Review Committee - Minutes
 Tuesday September 27, 2011

Committee in attendance: Helen Boyden (chair), Dolores Donovan, Janie Emerson, Tim Lucas, Phil Merten, Michael Morton, Dale Naegle, John Schenck. None absent

1. Non-Agenda Public Comment - None
2. Chair Comments

---To date we have no information on when Gaxiola wants to schedule. Also in this category is a Torrey Pines Road slope repair between Little and Roseland, southeast side of road
 ---Cto Bello has deferred until they make another submission to the City.
 ---Palazzo project was withdrawn and therefore there will be no appeal to City Council

---LJCPA voted to appeal 8490 Whale Watch

---LJCPA approved on consent the T-Mobile approval and the Lundberg denial. The City approved the Lundberg SCR the next day and an appeal has been sent and according to recently passed LJCPA appeals procedures the LJCPA will hold a hearing to ratify or not on October 6.

---Nooren-8001 Calle de la Plata was pulled from the LJCPA consent and will have a full hearing at the LJCPA October 6 meeting

---LJCPA President Crisafi elected to hear the Rialto Storm drain as a full hearing at the Sept. 1, CPA meeting and it passed, the president of the HOA having been contacted.

---Hillel Student Center, NOA dated August 11-applicant asked for October 25th PRC hearing

---An NOA has been issued to replace and install storm drain, and sewer main and water main. The project area is in the public right-of-way along Avenida De La Playa from Paseo Del Ocaso west to the seawall adjacent to the beach. No other information as of 9/28/2011

---Plans received for a 10,755 sf residence at 8440-8450 Whale Watch Way—appears to have 5201 sf additional applied to GFA- #254765-Notice not received in the mail as of 9/29/2011

---LJCPA adopted a new appeals process – see September 1, 2011 LJCPA minutes

---LJSPRC potential procedure revisions will be deferred until after LJCPA action on recommendations of Ad Hoc Committee—tabled to October 6 LJCPA meeting

---the LJS PDO AB recommended three projects for Process One, stating reasons. One was a resubmittal of 8814 Robinhood Lane, adding ca. 800 sf, most of which went to enclosing portico between home and garage and extending 2nd story toward the middle of the house. LJSPDO AB recommendation amounted to not requiring SCR or amendment or new SDP.

---Review of current LJSPRC operating procedures/bylaws and meeting procedures

3. Project review

A. Chao Residence

- Project No. 242106
- Type of Structure: Single Family Residence
- Location: 8289 La Jolla Scenic Drive North
- Project Manager: Jeff Peterson; 619-446-5327;
- Owner's rep: Sasha Varone, Golba Arch.; 619-231-9905;

Project Description: Demolish existing 1-story single family residence. Construct new 4,655 sf 2-story single family residence with basement. Construct new hardscape and landscape including pool. [applicant] The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). . . . Coastal Height Limitation Overlay Zone, Airport Influence Area-Review Area 2 for MCAS Miramar, and Council District 1. The project site is not located within the Coastal Overlay Zone. [City]

Seeking: Site Development Permit (SDP)

The chair stated that she lived about ¼ mile from the project and walked by frequently.

Presented by: Tim Golba, Jim Neri

Tim Golba gave a general overview of the project:

- House is located on a 10,000 sq ft parcel.
- The neighborhood is predominantly 2-story homes.
- 2-story over a basement plus underground garage (5 spaces)
- FAR is .46, which conforms to zoning requirements anywhere in the city.
- Project sits in zone 52 in city geology survey – stable zone.
- House sets back from the top of the bluff.
- Six bedrooms total.
- Not in campus impact parking zone.
- Project is a sustainable expedite project.
- Cycle issues are clear with the city.

Landscaping and outside features presented by Jim Neri:

- Palm trees exist at site. Additional palm trees will be planted in front lining the street.
- They will try to retain existing trees on the property.
- The design has 34% greenscape.
- Driveway site lines will be clear – no landscaping will block visibility.
- Hanging plants will be lining the garage driveway
- Underground trash containers will store containers out of sight. They will need to be pulled up the sloping driveway.
- The pool equipment will be located in a subterranean vault on the property line.

Committee questions:

Donovan: Are there any views that will be blocked by the installation of the palm trees or other plantings? *Response: No. The palm trees in front will have no impact on views from the neighbors. The other plantings will not affect views. The houses on either side do not have side windows, so they will not be affected.*

Emerson: How wide is the driveway? *Response: driveway is 16' wide.* Q: What is the slope of the bluff in the rear? *Response: the grade is about 1 to 1. According to city geology report the grade varies from 38 to 42%.*

Naegle: There are drainage issues and slope stability issues elsewhere in this area. What is the drainage plan? *Response: The drainage plan was shown and explained to the committee. They will capture all runoff from top edge of the slope to the front of lot and sent it to the street in front. Currently falling in the yard and rear of the house runs down the rear slope. This will cut down on the slope stability issues as less water will run into the slope. Pumps will be used at the bottom of the garage driveway to pump the water to the street.*

Morton: Can you describe the location and layout of the pool pumps and equipment. *Response: Above ground pool equipment needs to be at least 3' back from the property line to meet code. Pool equipment underground can be located on the property line. The pool equipment will be located in an underground vault along the property line.*

Lucas: How will the pool water be drained? *Response: The pool will drain through sewer pipes. The equipment vault will have a connection to the sewer.*

House presentation: Tim Golba

- Elevations of structure were shown to the committee.
- There is a hidden roof deck not visible from the street.

Boyden: Houses in the 8400 block had drainage issues and slope stability issues – does this parcel have issues? *Response: The other lots had cuts into the bluff, but did not protect the cuts. For this project, most of the rear yard will be covered and drains to the street. There will be less drainage going to the bluff than there is now.* Question: The driveway has imposing utility boxes: cable, telephone, power on the south of the driveway restricting the ADA aspects of the sidewalk. The city pointed this out in the cycles? *Response: They discussed this with the City. It was not feasible and very costly to relocate those utility boxes that serve the neighborhood. The City has approved an alternate, keeping sidewalk as is and not disturbing the utility boxes.*

Merten: The aerial photographs show side setbacks are closer to neighbors than before and do not mirror the neighbors. How do the proposed setbacks fit in with the neighborhood? *Response: Neighbors have a deck on the north side that is hard to see in the photos. The current garage on this property is only 2' feet away. The new design has the garage farther away. On south side there is a lot of planting and cover that preserves privacy. The second floor is stepped back as well. The neighbors have blank walls on their second stories as well so this should not be an issue. Setbacks at minimum points: North: 5' 2"; South: 4' 2".*

Morton: Using the 300' survey, what is average side setback for the neighborhood? *Response: They didn't tabulate that. Boyden, referring to chart that doesn't have averages on it but doing some quick math: approximate average for LJ Scenic homes is about 6', Sugarman Drive is about 5'.* Question: Explain how the pool will be supported? *Response: The pool structure has not been designed yet, but will be supported by at least 4 caissons. The pool dimensions are: 12' x 20' max depth is 5'. The spa to the side is slightly raised above the pool.*

Boyden: She has calculated FARs for neighborhood properties. The lots are of similar size. Out of all the 29 houses, five are in the range .30 to .35. The other, this project, is .46 which is substantially larger than the average? *Response: You have to look at this from the standpoint of bulk and scale, not just a FAR number. This house fits in with the other houses in the neighborhood, especially since it is pushed back from the street. Photographs of homes in the neighborhood were shown and compared to the proposed design. The remaining older houses in the neighborhood are smaller and outdated. The more recent houses are much larger.*

Morton: Just to remind the committee, FARs do not apply to LJ Shores. A discussion of FARs is irrelevant. Bulk and scale is relevant. Question: What are the relative roof heights in the neighborhood? *Response: Relative heights 26', this project is 26.5', with max height of 28.6' for chimney. Other roof heights were pointed out on the photographs of neighboring properties.* Question: What are the heights of the rotunda? *Response: The rotunda is 21' high to eaves, 26' to the peak.*

Morton: Had further questions on front yard hedge and trees. The bulk and scale is reduced because house is back from street. The rotunda is the biggest feature in front.

Naegle: Is concerned about the mass of the house. FAR is an important mathematical method of viewing the size and bulk of a project. The front elevation shows the rotunda, and it is too massive. It can be narrowed somewhat, as most of the enclosed space is not used. He thinks that this could be reduced to be more compatible with the neighborhood.

Merten: Agrees with Naegle. The "Romanesque" tower in front looks like it is a different scale from the rest of the building. It is so dominant that you expect that the rest of the house should also be Romanesque, but it isn't.

Public Comment: None. No neighbors present.

Schenck: Where is the stairway to the roof deck? *Response: It is located in center of the house and is not visible from the street. It was shown on the plans.*

Lucas: Had questions on the sustainable expedite and the proposed solar panels. He has concerns that the space allotted for the panels won't have enough area to meet the goals? *Response: The solar array hasn't been designed yet. The sustainable expedite mandates that 50% of the load for the house be generated by alternative sources. There will be enough area for solar panels to meet the requirements. The array will be for photovoltaics only. There will be no solar water heating for the pool.*

Donovan: Agrees that the FAR can be a good indicator of bulk and scale. Responds to comments that the older houses in the neighborhood being small is not necessarily bad. Small houses in a neighborhood should not be denigrated.

Emerson: Visually this looks massive because of the turret (rotunda).

Merten: Not so troubled by the FAR, due to breaking up the facade and stepping back of the second floor. There are still bulk and scale issues. The circular, squat, Romanesque rotunda needs to be changed a bit to better fit in. He also has concerns on the proposed setbacks and their relation to the neighboring properties. The first floor roof overhang comes within 20" of the property line.

Morton: The rotunda feature can probably be changed in some way to mitigate the effect. Approaches such as, materials changes, different eaves, softening the recessed opening, different shapes windows... could all be used to make the rotunda fit in better.

Motion: Morton **Second:** Emerson

To continue the project. The committee would like to see next time:

- Calculated summary on setbacks for the neighborhood.
- FAR calculations for the neighborhood.
- Look to mitigating the bulk and scale, in particular the entry tower appearance.
- Materials board or display.

Motion carries: 7-0-1

Approve: Donovan, Emerson, Lucas, Merten, Morton, Naegle, Schenck; **Oppose:** None; **Abstain:** Boyden (chair)

B. Undergrounding Residential Block 1J West

- Project Number: 216751
- Type of Structure: Undergrounding of overhead utility lines and poles
- Location: See description below and map at hearing
- Project Manager: Helene Deisher; 619-446-5223;
- Applicant: Mario Reyes, PM , City Utilities Undergrounding Program; 619-533-7426;

Project Description: Undergrounding of approximately 13,300 l. f. of overhead utility lines and poles in an area roughly described as north of Avenida de la Playa to SIO, west of La Jolla Shores Drive to the ocean. This description delineates a district and some lots already have undergrounding.

Seeking: Site Development Permit (SDP) and Coastal Development Permit (CDP)

Presented by: Mario Reyes, City of SD

- The California PUC has mandated undergrounding. The program is for streets that would benefit from the undergrounding of utilities. \$10 million a year grants are provided for some areas.
- A surcharge is being added to the utility bill for undergrounding areas not covered by grants.
- This undergrounding district is being created to prevent further poles from being installed in the district by other providers.
- During the preliminary phase, there were some native artifacts and remains found during sampling, so this project is going through the SDP and community review process.
- For some areas they will have a Native American monitor.
- A community forum will be held to discuss the process

Merten: Questions on undergrounding on the public right of way. Response: *Before 2003 the owners were responsible for the hookup from the right of way to the home. After 2003, the surcharge covers it all, and the power company will install to house. They will do the actual connection if the panel accepts feeds from underneath. If panel is recessed into the house, they can not touch a wall, but will install an adapter to link to the box or the homeowner can relocate the panel at their expense. If they have an undersized panel, the homeowner will be required to upgrade before the city can re-connect to the house.*

Merten: What if remains are found trenching on a homeowners property? Response: *The project will handle any remains found on a homeowner's property. An archeologist is always present during digging or trenching.*

Morton: Timeline for project? *A typical project takes 2 years in design and approval. After approval and additional 1.5 years is typical for construction. This project is projected for construction starting in 2013. Panels on houses will be upgraded first, which is independent of trenching.*

Naegle: There are other projects going on in the Shores: Sewer, storm water etc. Will the undergrounding be coordinated to minimize impacts? Response: *they will be coordinating through the city.*

Public comment:

Mark House, local architect: Cost to replace a pole? *Can't calculate it per pole, more of per house calculation. Usually around \$10,000 a house. What about street lights currently mounted on wooden poles? Streetlights will be replaced. The community will be contacted and trees will be planted.*

EXHIBIT B

ATTACHMENT 8

ADDRESS	SETBACKS GIVEN IN 300' RADIUS STUDY			MY MEASUREMENTS		DIFFERENCE FOUND
	FRONT	SIDES	AVG SIDE	SIDES	AVG SIDE	
La Jolla Scenic Dr.						
8327	21'	5'4"	4'6"	5'6"	5'6"	1'
8315	20'	7'5'6"	6'3"	11'11"	11'	4'9"
8299	20'	10'5"	7'6"	14'7"	10'6"	4'
8289	20'	6'8"3'5"	5'2"	6'8"6'6"	6'7"	1'5"
8279	20'	5'6"7'6"	6'6"	7'6"11"	9'3"	3'3"
8271	21'	4'8"	6'	7'13"	10'	4'
8261	21'	6'8"	6'8"	7'18"	12'6"	5'6"
8251	22'	5'8"	6'4"	8'10"	9'	2'8"
8241	20'	8'7"	7'6"	7'6"9"	8'3"	9"
Sugarman Dr.						
8248	10'	10'10'	10'	10'10'	10'	none
8258	20'	10'8"	9'	10'8"	9'	none
8268	20'	6'6"	6'	6'8"	7'	1'
8278	30'	6'6"	6'	11'14"	12.6"	6'6"
8288	20'	6'4"	5'	15'15"	15'	10'
8298	20'	6'6"	6'	8'22"	10'	4'
8302	15'	5'5"	5'	6'11"	8'6"	3'6"
8312	10'	5'5"	5'	13'9"	11'	6'
8322	20'	5'5"	5'	7'11"	9'	4'
8301	15'	5'5"	5'	5'5"	5'	none
8299	30'	4'5"	4'6"	30'10"	20'	15'6"
8289	20'	4'4"	4'	10'7"	8'6"	4'6"
8279	20'	4'4"	4'	6'6"	6'	2'
8269	20'	4'4"	4'	7'7"	7'	3'
8259	20'	4'4"	4'	7'6"	6'6"	2'6"
AVG for La Jolla Scenic			6'3"	9'2"		<u>+2'11"</u>
AVG for Sugarman			5'6"	9'7"		<u>+4'1"</u>
AVG for 300 ft radius			5'9"	9'6"		<u>+3'9"</u>

Please note that these are setbacks for any structure...the second stories of 2-story houses are usually set back another 5' to add spaciousness between houses

EXHIBIT C

ROOF HEIGHTS

HOUSES USED IN 300' RADIUS STUDY

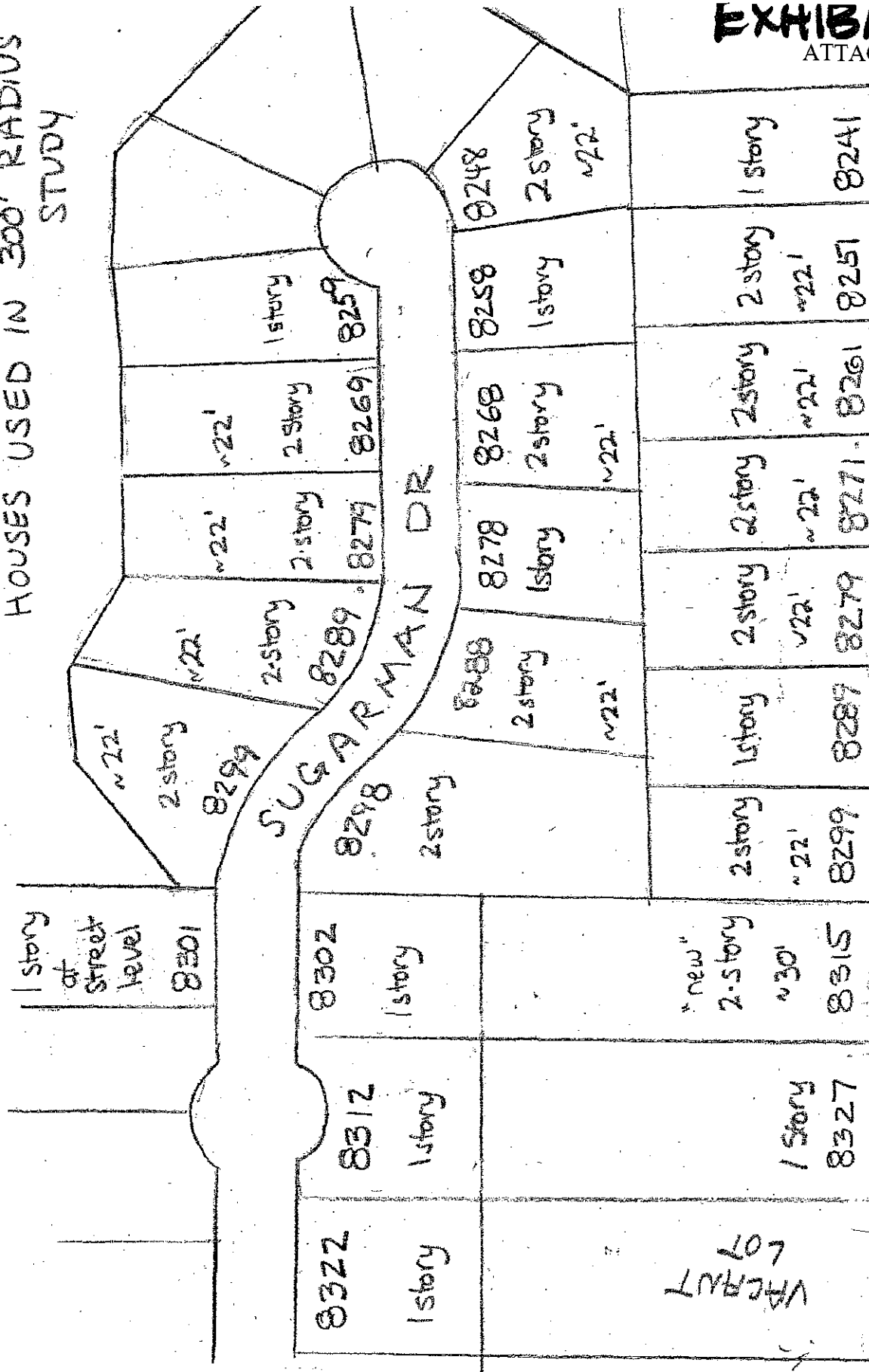
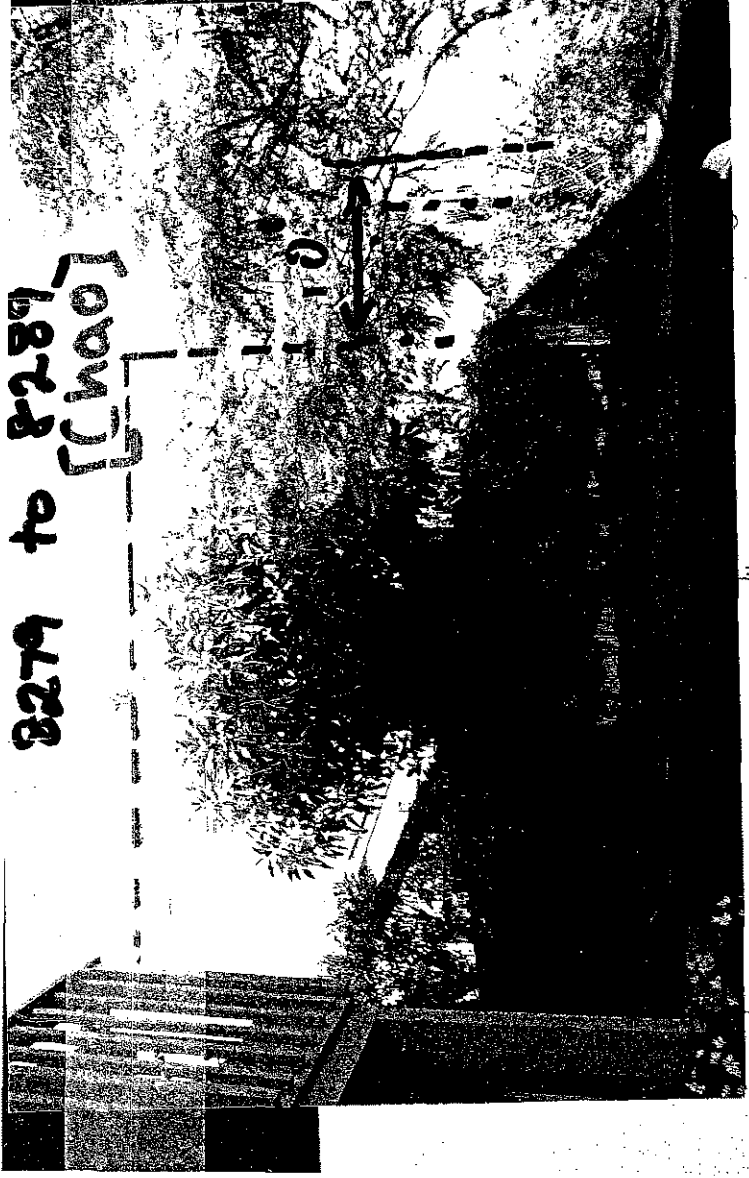


EXHIBIT C

ATTACHMENT 8

LA JOLLA SCENIC DR N

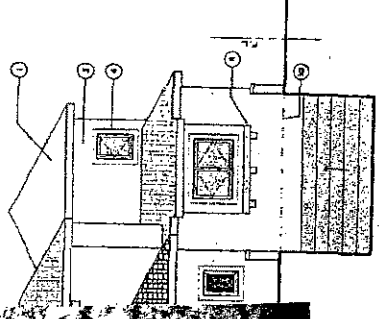
8279 to 8289
[Chao]



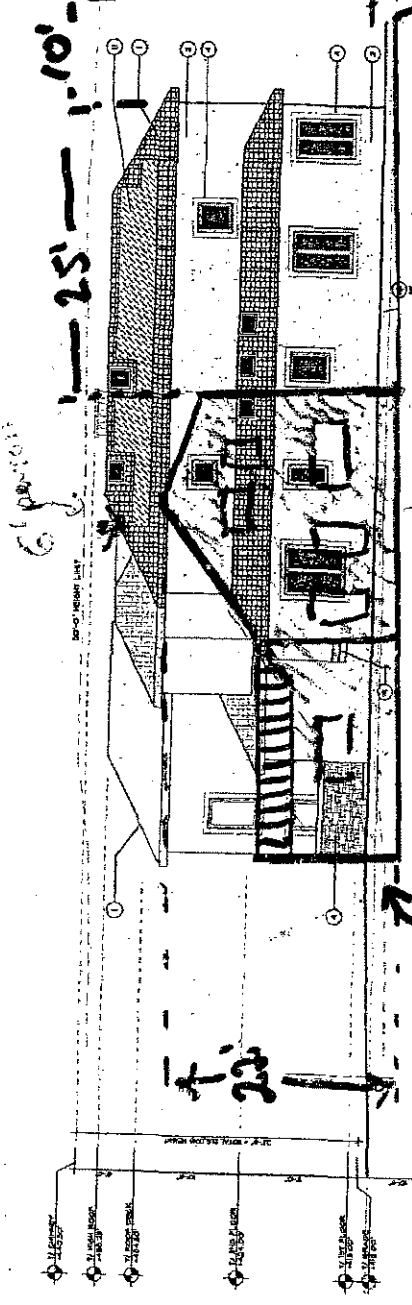
← photo approximation ATTACI

THE HOUSE SHOWN ON THE COVER SHEET OF THIS SET OF PLANS IS THE EXACT HOUSE SHOWN IN THE PHOTO. THE HOUSE SHOWN IN THE PHOTO IS THE HOUSE SHOWN ON THE COVER SHEET OF THIS SET OF PLANS.

- EXHIBIT III**
- (1) INTERIOR FINISHES
 - (2) EXTERIOR FINISHES
 - (3) LANDSCAPE ARCHITECTURE
 - (4) MECHANICAL, PLUMBING, AND ELECTRICAL
 - (5) STRUCTURAL
 - (6) ROOFING
 - (7) PAINTING
 - (8) FLOORING
 - (9) STAIRS
 - (10) WINDOWS AND DOORS
 - (11) LIGHTING
 - (12) APPLIANCES
 - (13) FURNITURE
 - (14) CURTAINS
 - (15) OTHER



WEST (FRONT) ELEVATION ①
SCALE: 1/8" = 1'-0"



SOUTH (SIDE) ELEVATION ②
SCALE: 1/8" = 1'-0"

18" lower elevation

8289
Edge of slope

Project: 8289
Original plan: 8289
Scale: 1/8" = 1'-0"

Project Name:
Client Name:
Date: 11/11/11

Street: 8289
City: [illegible]
State: [illegible]

EXTERIOR ELEVATIONS

EXHIBIT G

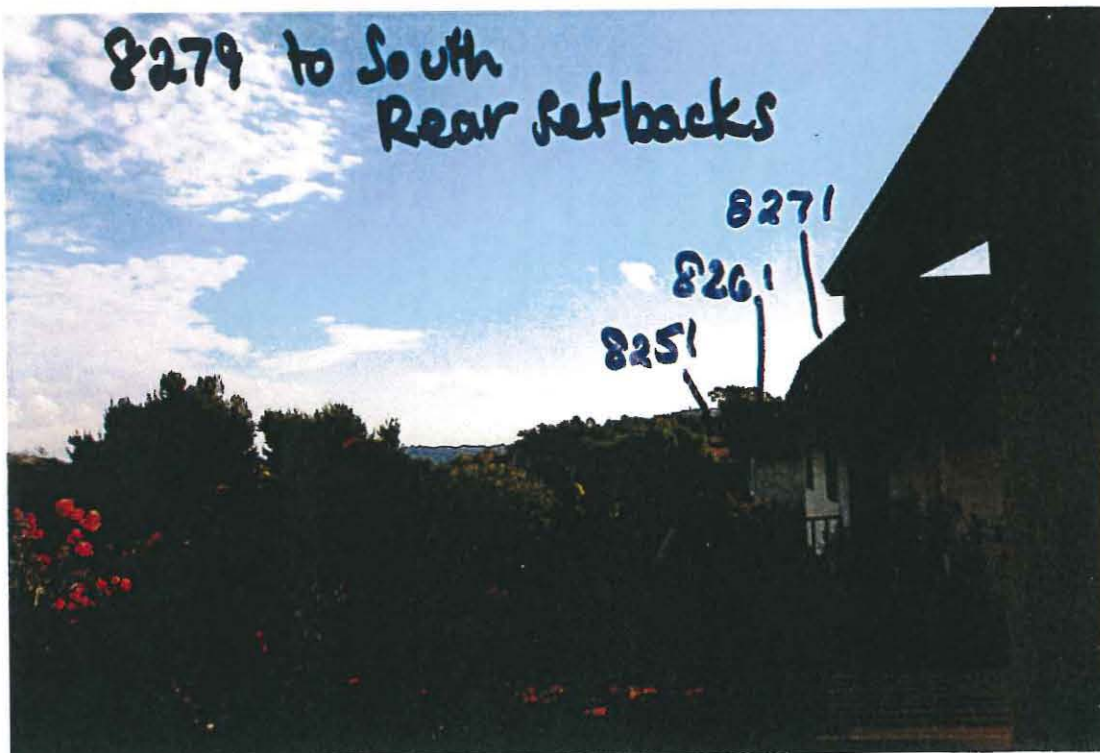
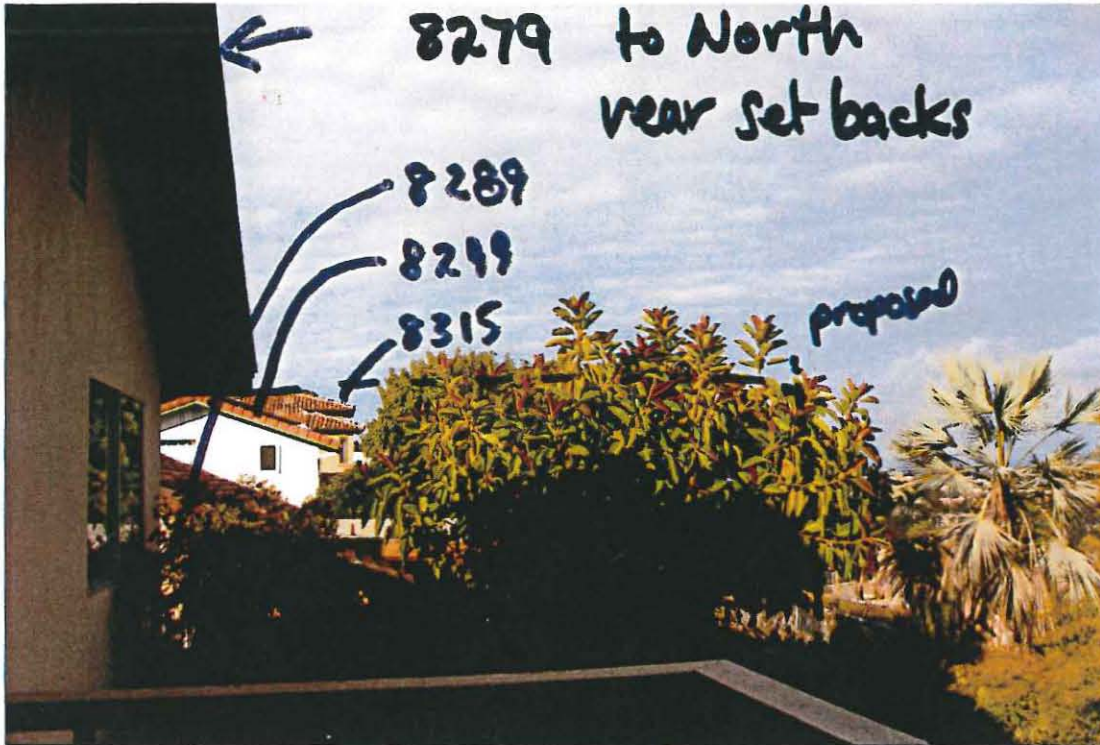
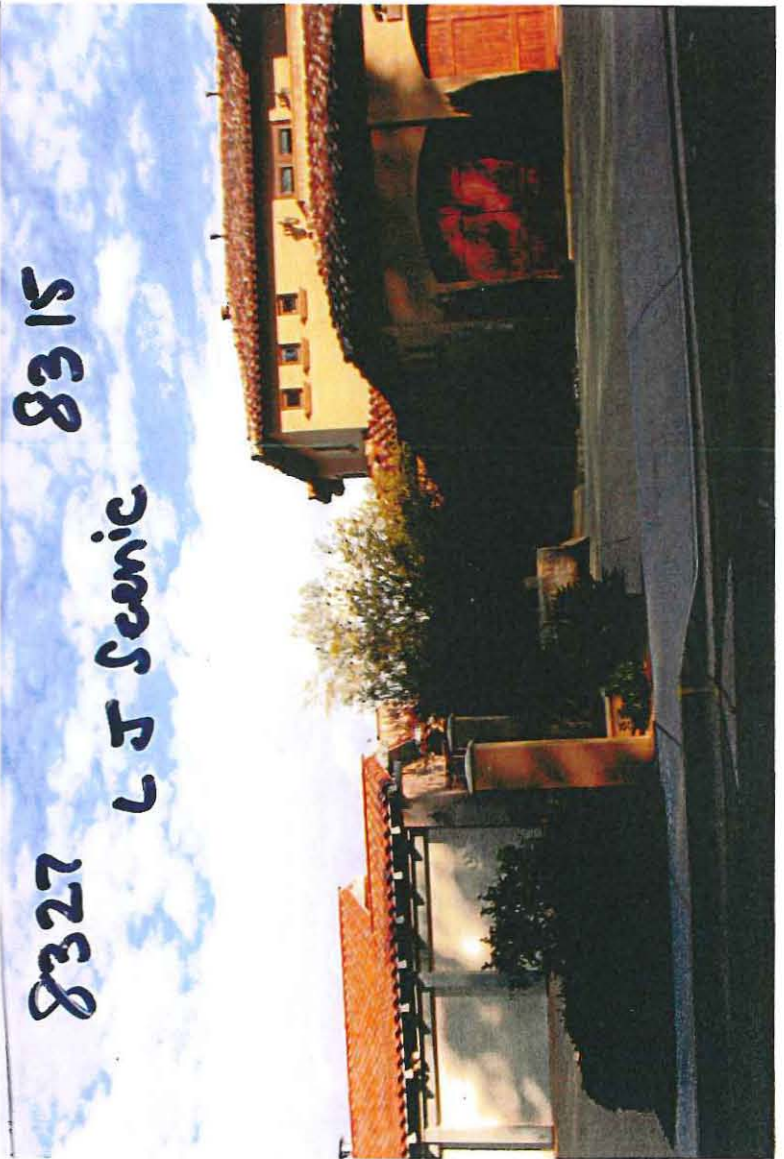


EXHIBIT H

PHOTOS
OF

HOUSES USED
IN 300' RADIUS



1

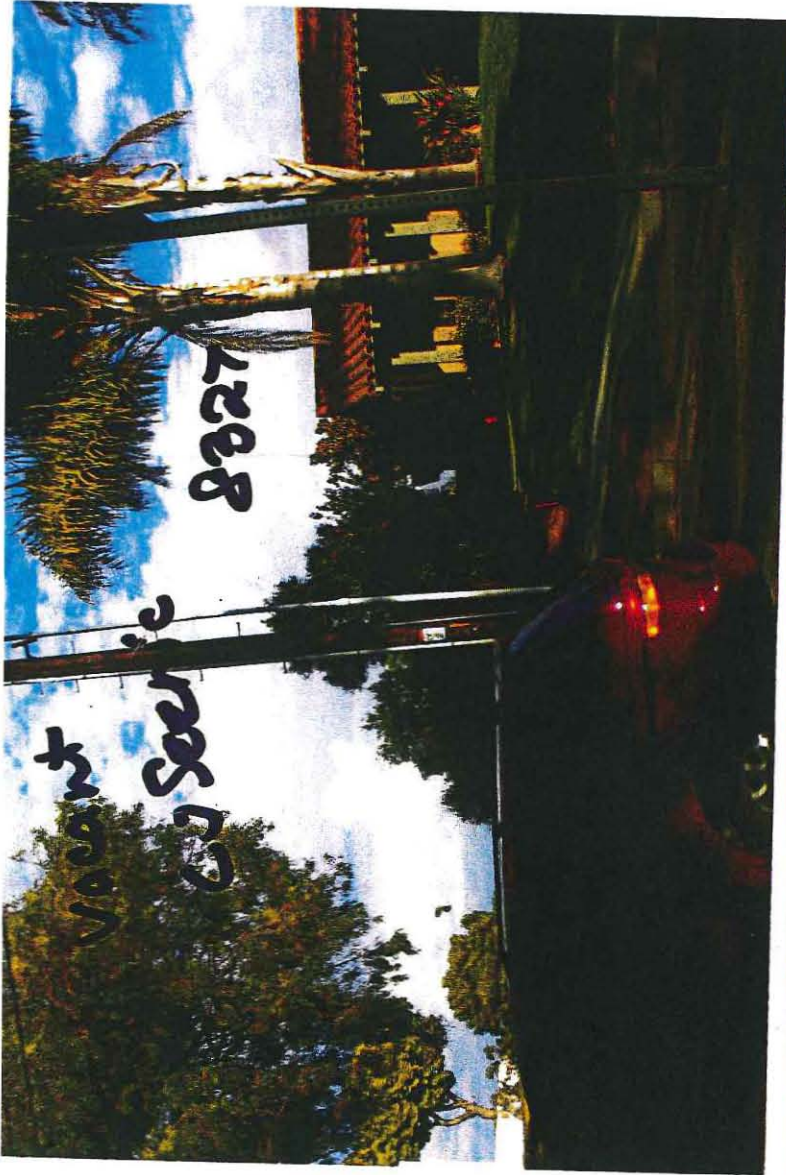
Line
Setback

given in
Study

measured difference

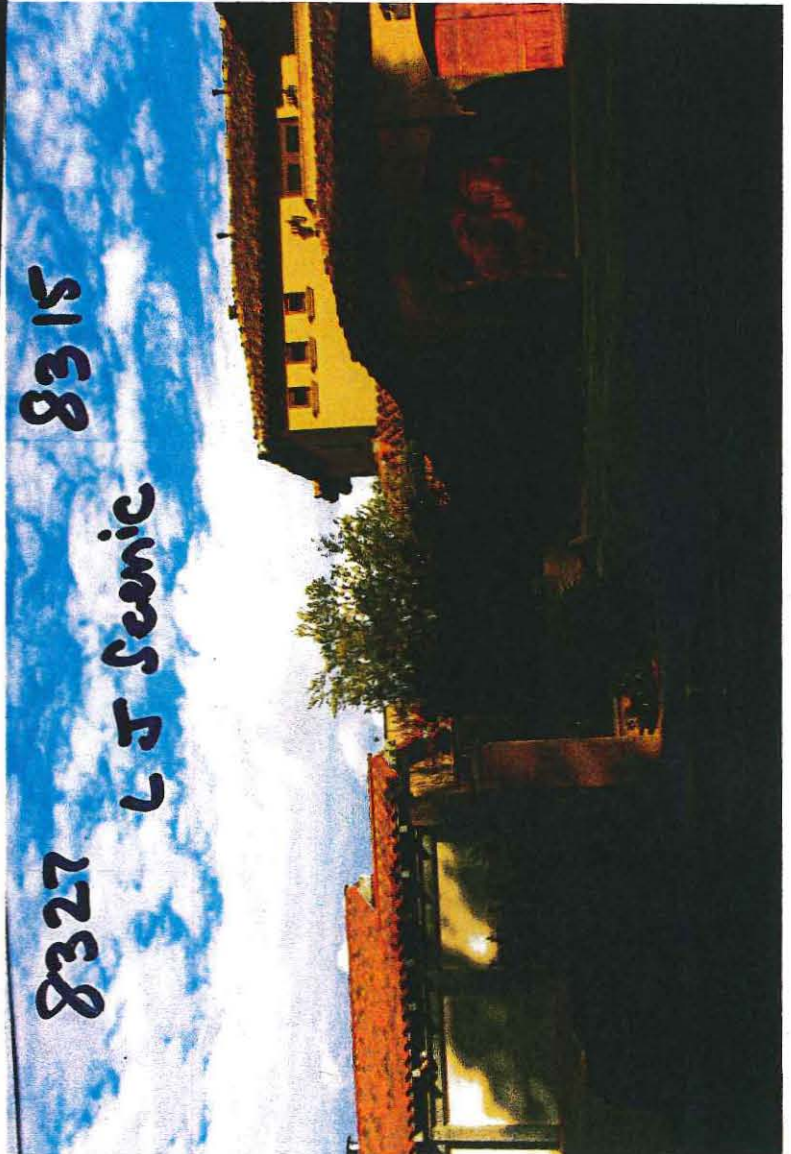
vacant	na	na	na
8327	5	5	none

8327	4'	6'	+2'
8315	7'	11'	+4'



!

vacant	given in Study	Side Setback	measured	difference
8327	5'	N/A	N/A	N/A
	5'			None



8327	4'	6'	+2'
8315	7'	11'	+4'



2

8315 7' 11' +4'

8299 10' 4' +4'

8299 3' 7' +2'

8297 2' 2" 1/2" none



8299 3' 7' +2'

8297 2' 2" 1/2" none



8315 8299 2

Size Set posts

provided in study measured difference

7' 11' +4'

8299 10' 14' +4'



8299 8287

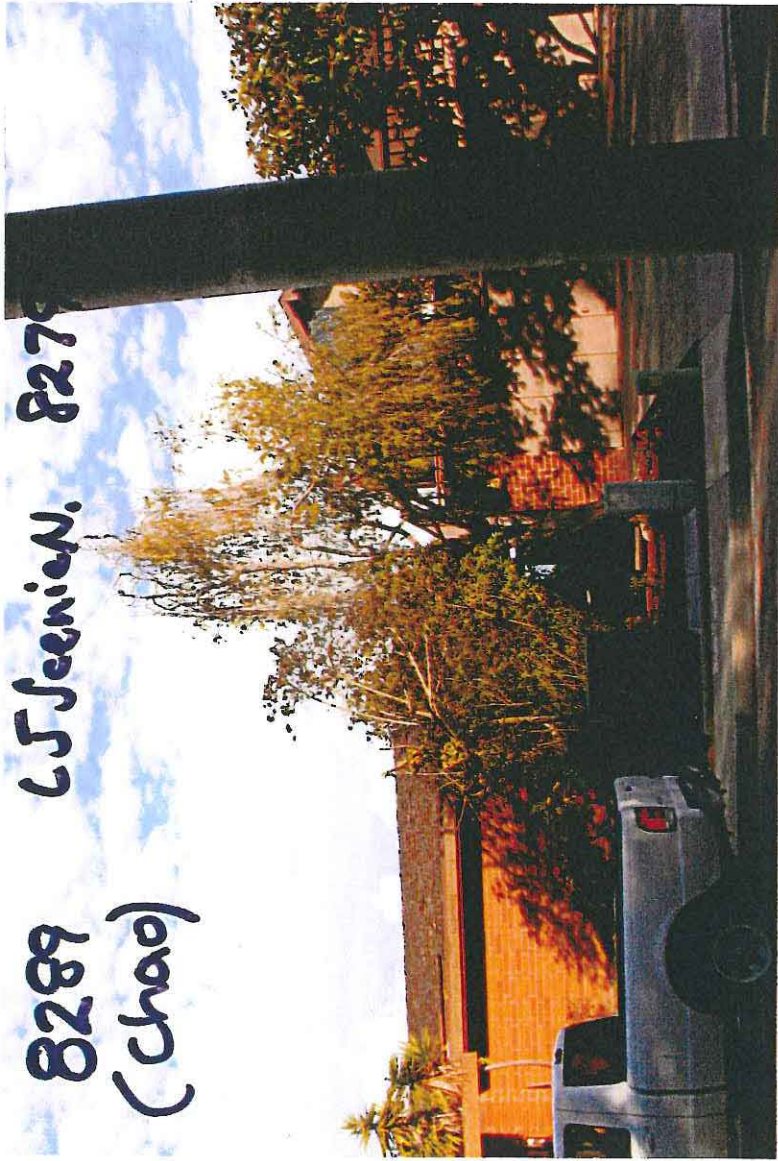
L.J. Seenic

5' 7' +2'

6'2" 6'2" none

8289
(Chao)

CS Jenic. 8279



3

CS Jenic.

proposed
by study

vertical difference

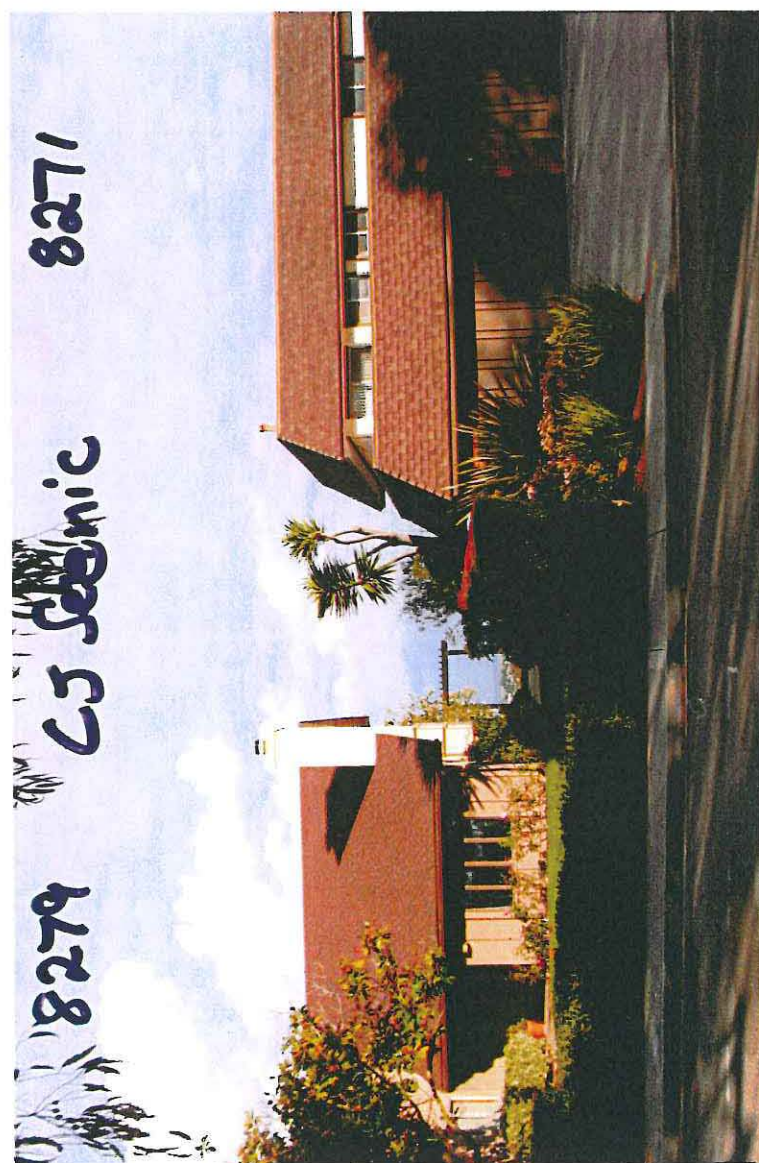
8289 3'5" 6'6" +3'1"

8279 5'6" 7'6" +2'

8279

CS Jenic

8271



8279 7'6" 11" +3'6"

8271 4' 7" +3'

3

Side
Set-backs

provided
in study

measured
difference

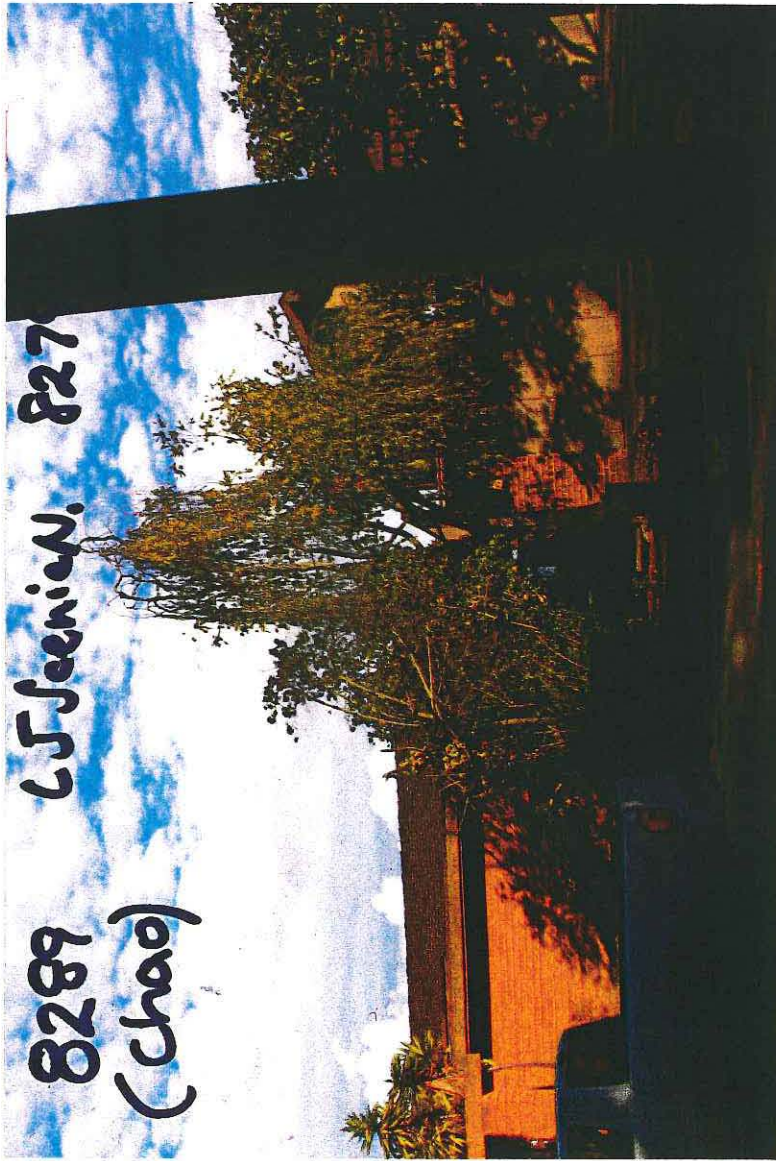
8289 3'5" 6'6" +3'1"

8279 5'6" 7'6" +2'

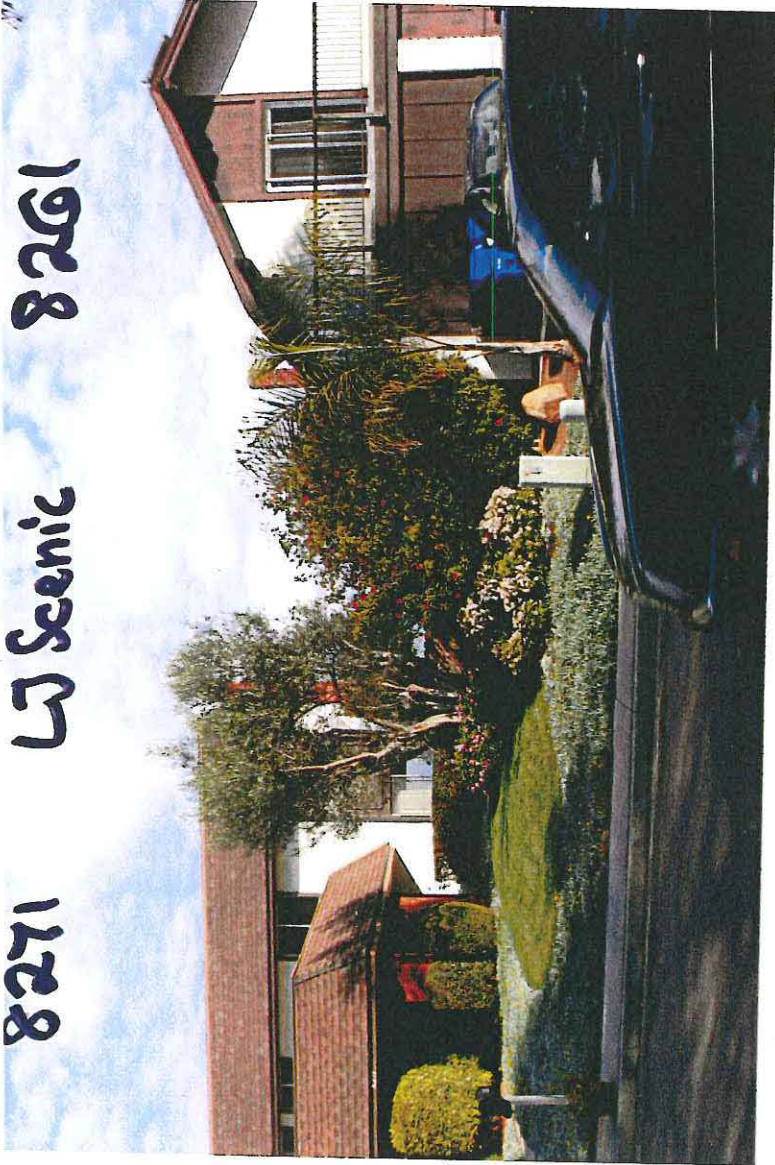
8279 7'6" 11" +3'6"

8271 4' 7' +3'

ATTACHMENT 8



82271 LJ Scenic 82261



4

Table of contents

Signs
only

required out

82271

8'

13'

+4"

82261

6'

7'

+1'



82251
LJ
Scenic

82261

82261

9'

18'

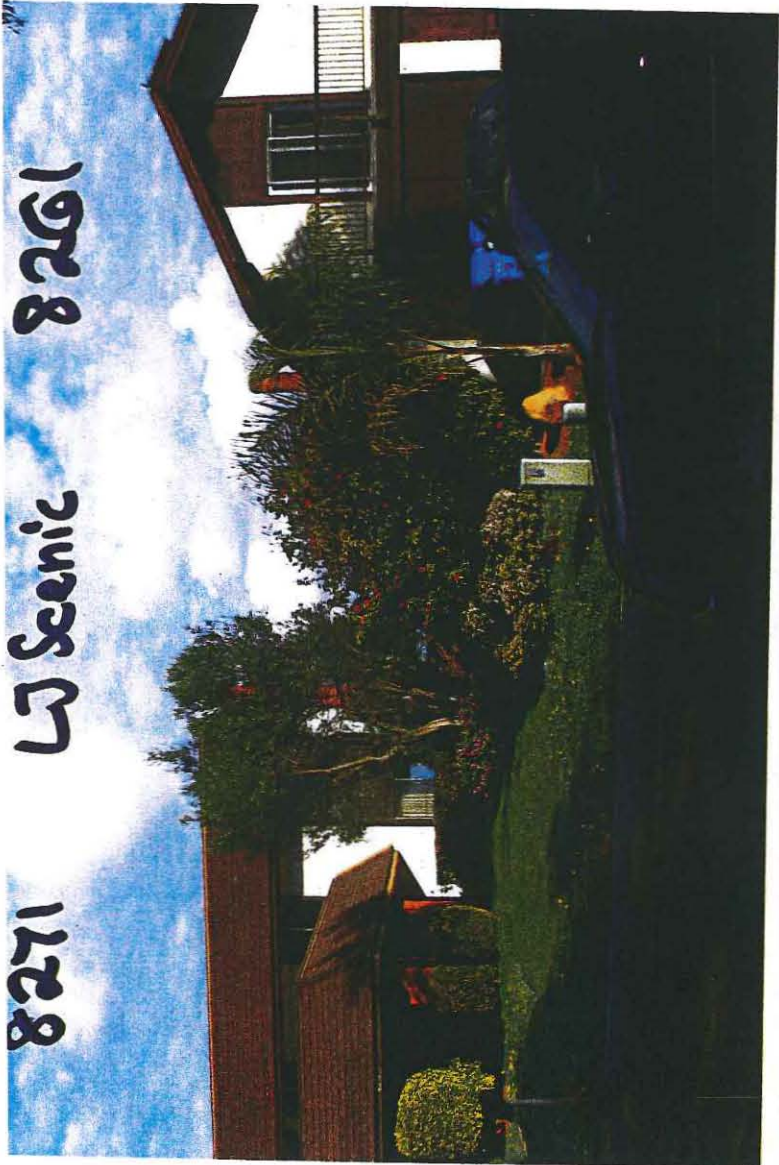
+10'

82251

5'

8'

+3'



4

Circle Tracks

Given
in
Study

measured cliff

8271

8'

13'

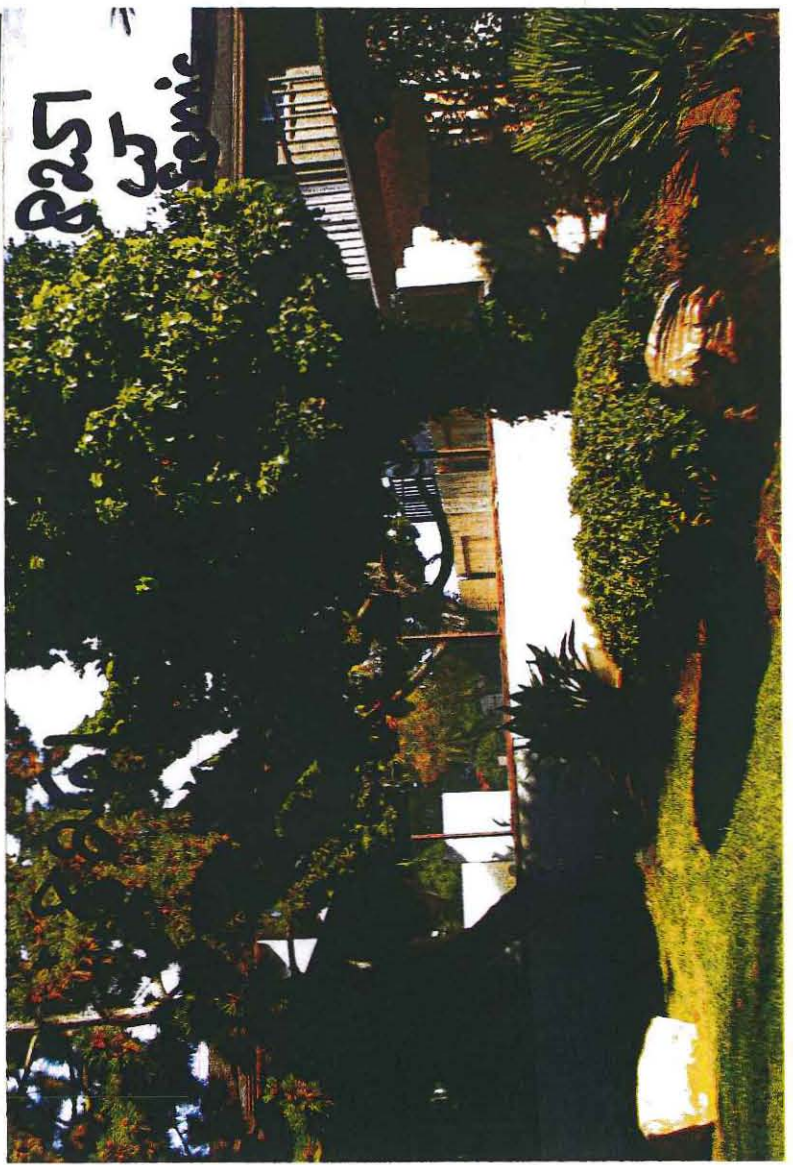
+4"

8261

6'

7'

+1'



8251

LJ Seenic

8261

8'

18'

+10'

8251

5'

8'

+3'

5

Side winds

given measured Δ
including

8251 8' 10' +2'

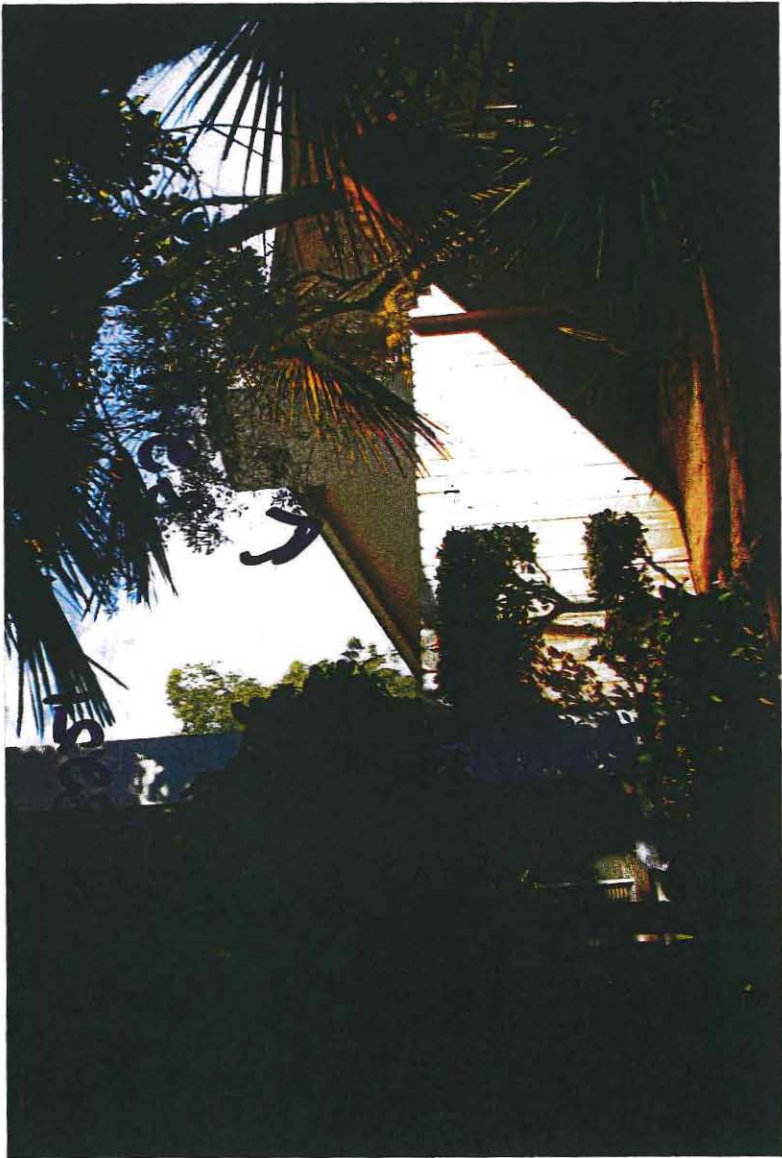
8241 8' 7' -6'

8241 7' 9' +2'

8233 n/a n/a

ATTACHMENT 8





5

Side Setbacks

Δ

measured

given
in study

8251

8'

10'

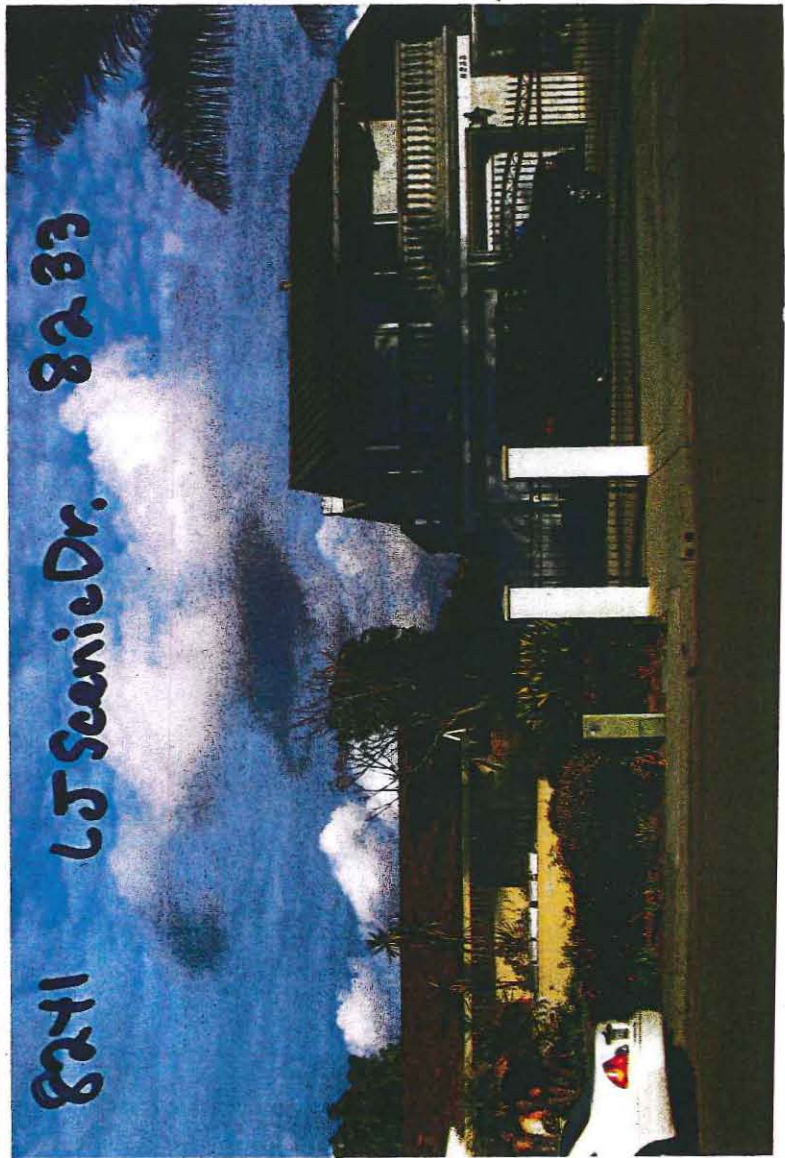
+2'

8241

8'

7'6"

-6"



8241 LJ Seanie Dr. 8233

8241

7'

9'

+2'

8233

n/a

n/a

8258 Sugarman

~~8258~~
8258

Sick Cat backs

6

None
in
Study

measured

in House

8248

10'

10'

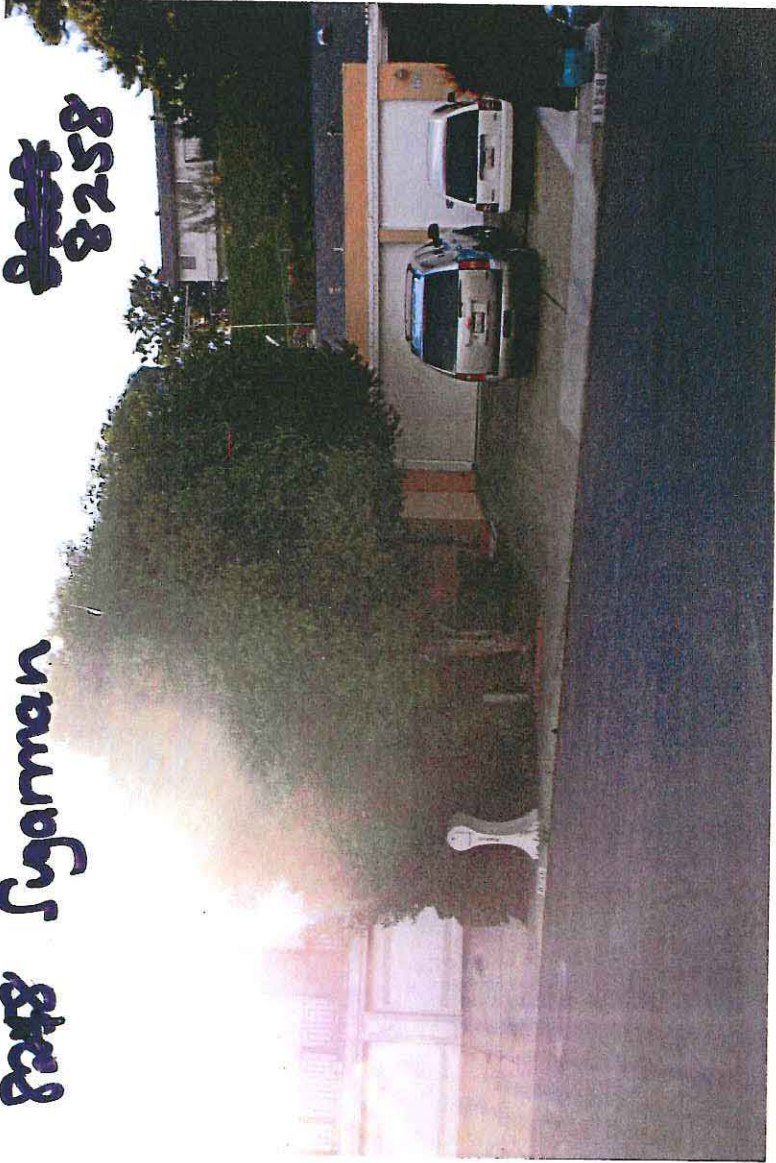
none

8258

10'

10'

none



8258
Sugarman

8268

8258

8'

8'

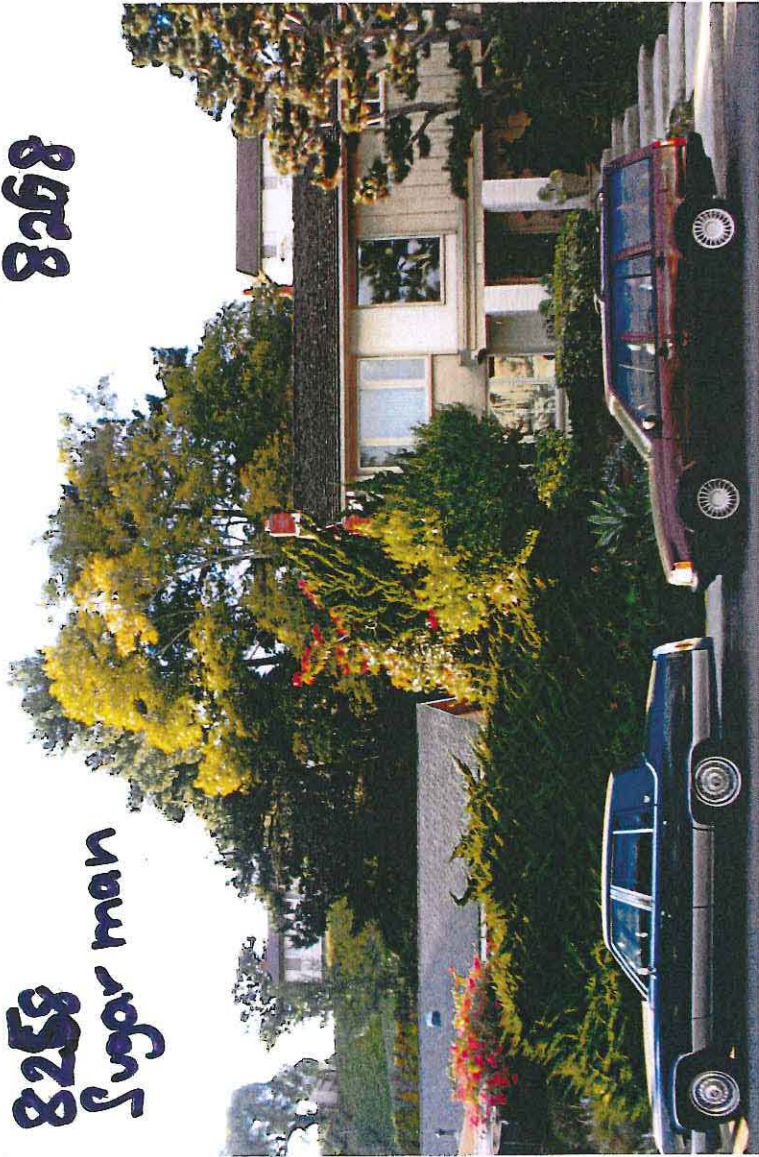
none

8248

6'

6'

none





Side Setbacks

6

Given
in
Study

Measured

diff. from

8248

10'

10'

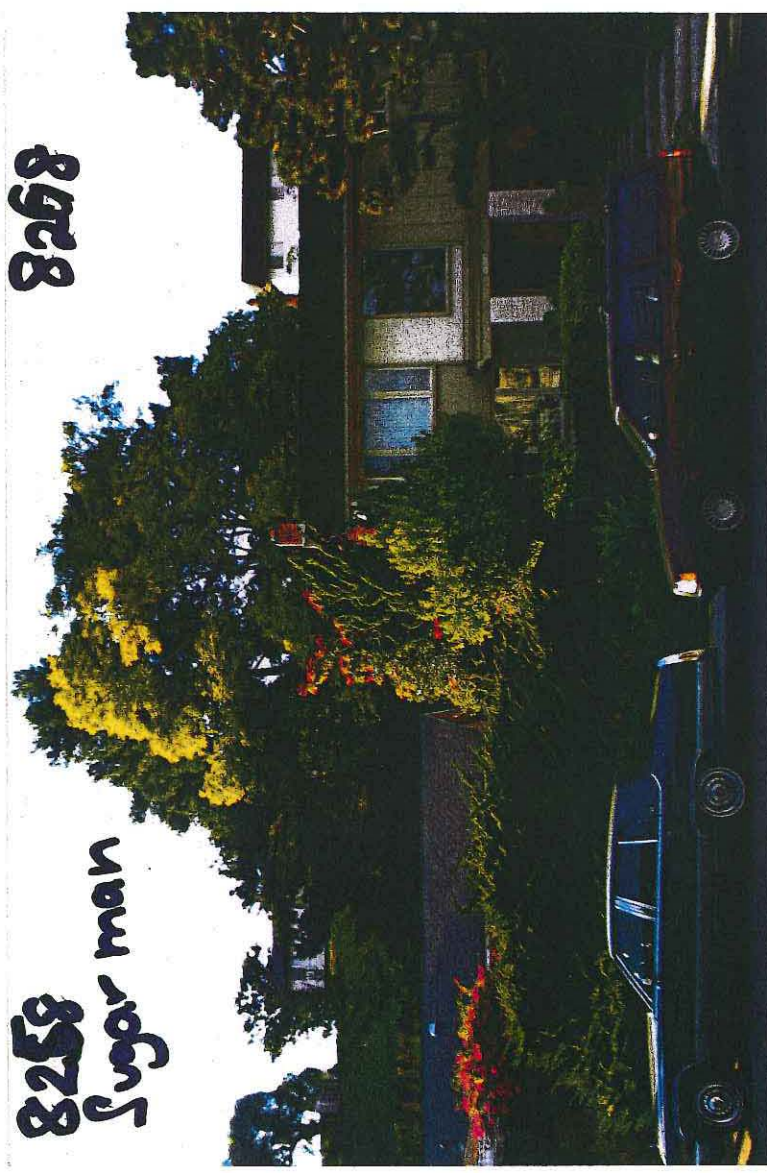
none

8258

10'

10'

none



8'

8'

none

6'

6'

none

8268

8278



Side setback

7

Side yard setback
reference

8268 6'

8'

+2'

8278 6'

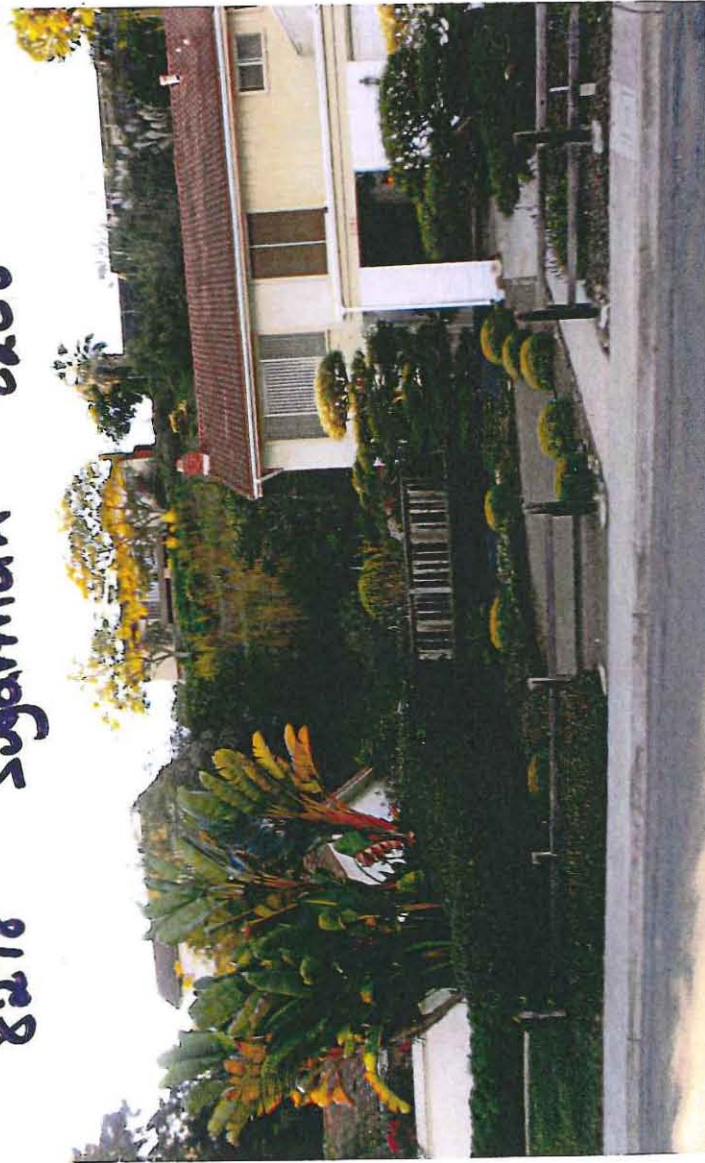
11'

+5'

8278

Sugarman

8288



8278

6'

14'

+0'

8288

6'

15'

+9'

ATTACHMENT 8



7

Side Setbacks

Given
in Study

measured

difference

8268

6'

8'

+2'

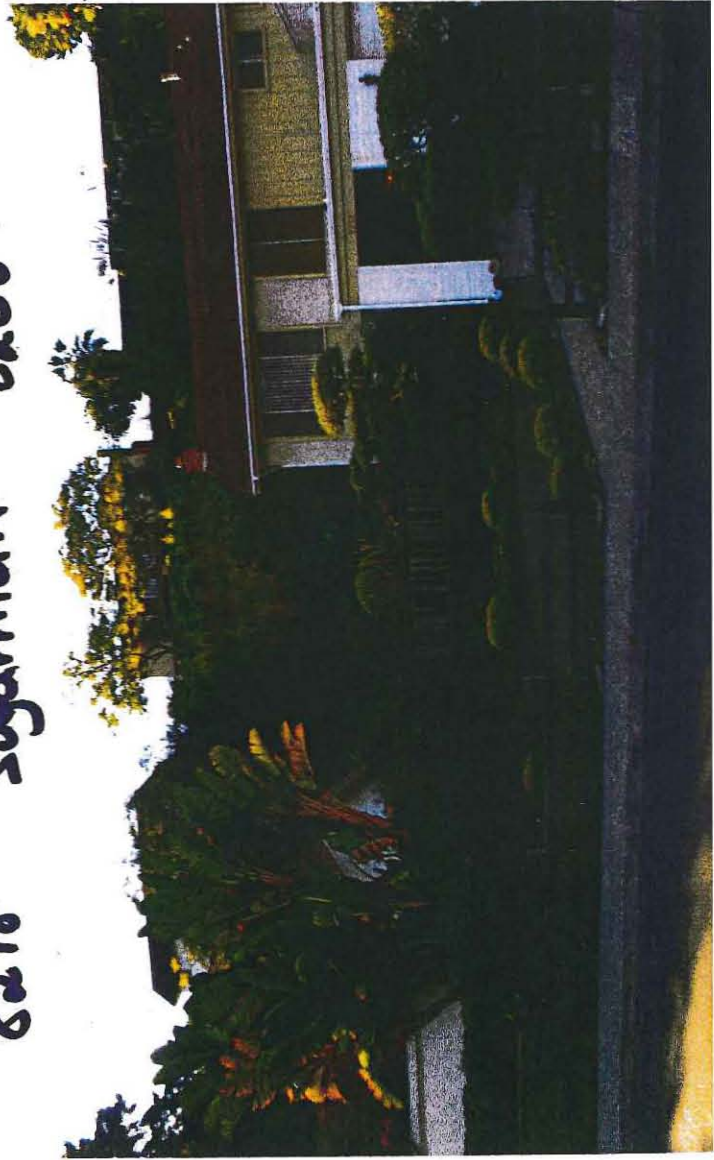
8278

6'

11'

+5'

8278 Sugarmah 8288



8278

6'

14'

+8'

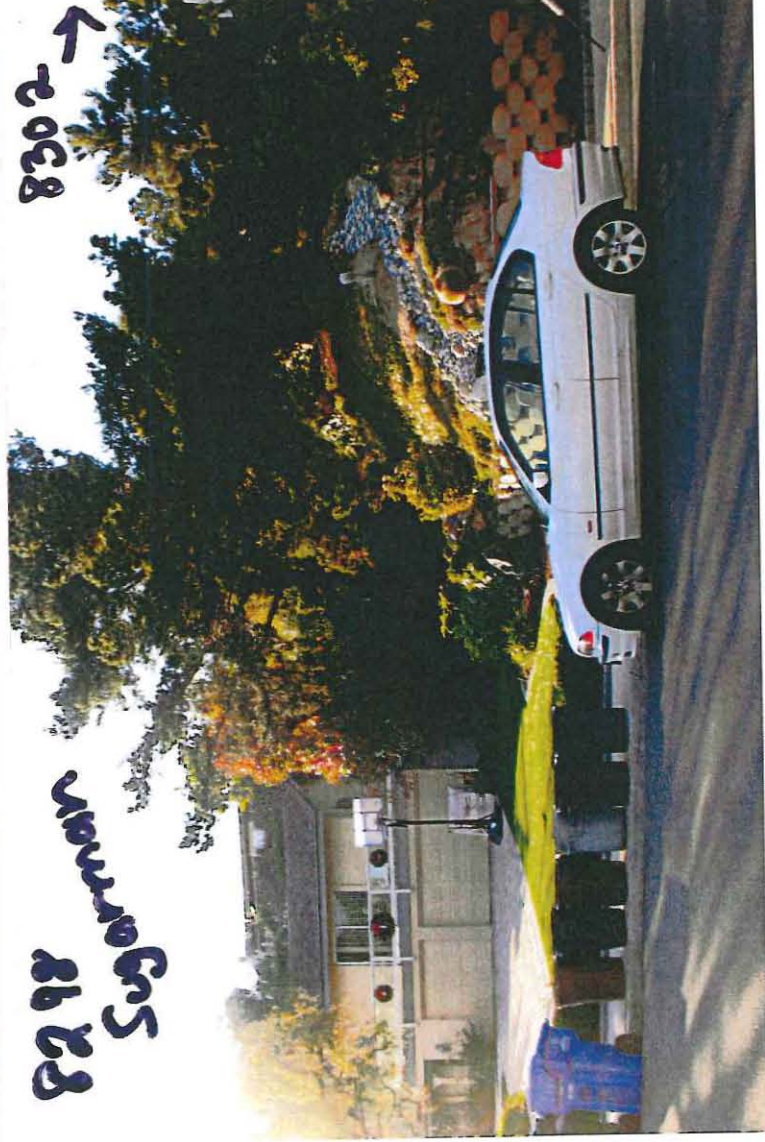
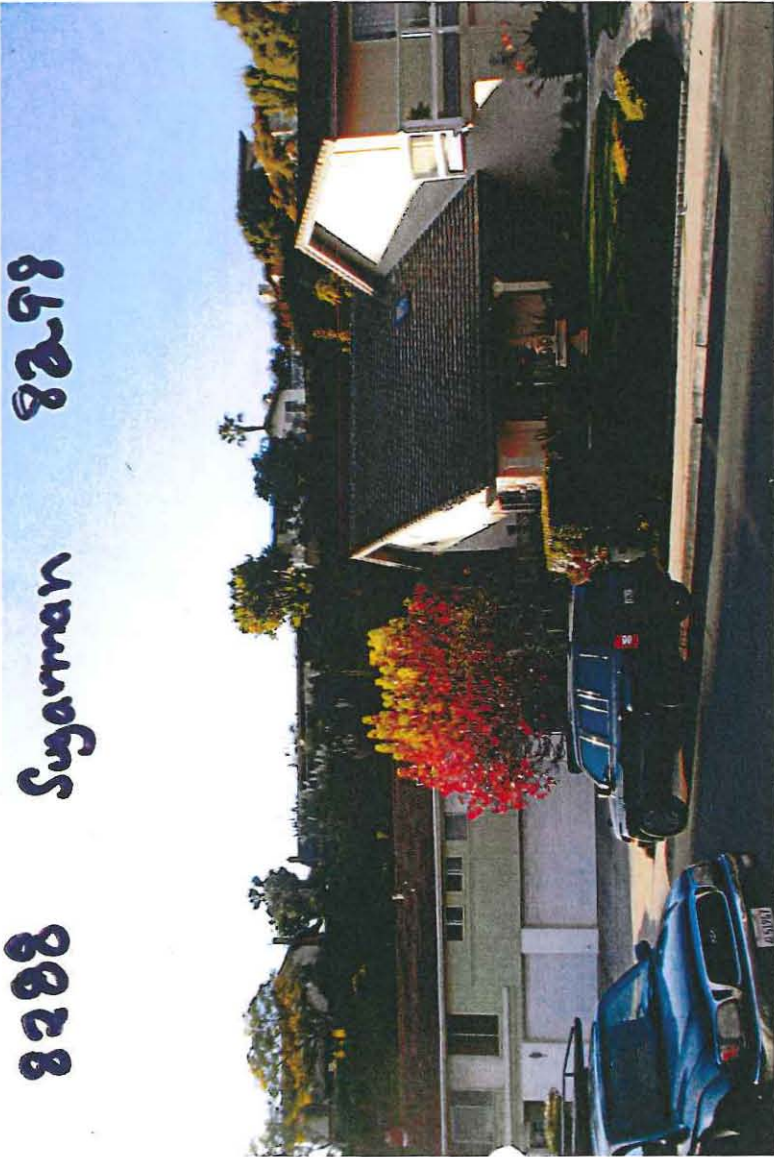
8288

6'

15'

+9'

8288 Sugarman 8299



8302 ←

8628
Sugarmans

Handwritten notes and numbers: 4, 5, 11, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Handwritten notes: H1 + fee 19, H2 + fee 20, H3 + fee 21, H4 + fee 22, H5 + fee 23, H6 + fee 24, H7 + fee 25, H8 + fee 26, H9 + fee 27, H10 + fee 28, H11 + fee 29, H12 + fee 30, H13 + fee 31, H14 + fee 32, H15 + fee 33, H16 + fee 34, H17 + fee 35, H18 + fee 36, H19 + fee 37, H20 + fee 38, H21 + fee 39, H22 + fee 40, H23 + fee 41, H24 + fee 42, H25 + fee 43, H26 + fee 44, H27 + fee 45, H28 + fee 46, H29 + fee 47, H30 + fee 48, H31 + fee 49, H32 + fee 50, H33 + fee 51, H34 + fee 52, H35 + fee 53, H36 + fee 54, H37 + fee 55, H38 + fee 56, H39 + fee 57, H40 + fee 58, H41 + fee 59, H42 + fee 60, H43 + fee 61, H44 + fee 62, H45 + fee 63, H46 + fee 64, H47 + fee 65, H48 + fee 66, H49 + fee 67, H50 + fee 68, H51 + fee 69, H52 + fee 70, H53 + fee 71, H54 + fee 72, H55 + fee 73, H56 + fee 74, H57 + fee 75, H58 + fee 76, H59 + fee 77, H60 + fee 78, H61 + fee 79, H62 + fee 80, H63 + fee 81, H64 + fee 82, H65 + fee 83, H66 + fee 84, H67 + fee 85, H68 + fee 86, H69 + fee 87, H70 + fee 88, H71 + fee 89, H72 + fee 90, H73 + fee 91, H74 + fee 92, H75 + fee 93, H76 + fee 94, H77 + fee 95, H78 + fee 96, H79 + fee 97, H80 + fee 98, H81 + fee 99, H82 + fee 100.

Side Distance

difference

8228	4'	15'	+ 11'
8298	6'	8'	+ 2'

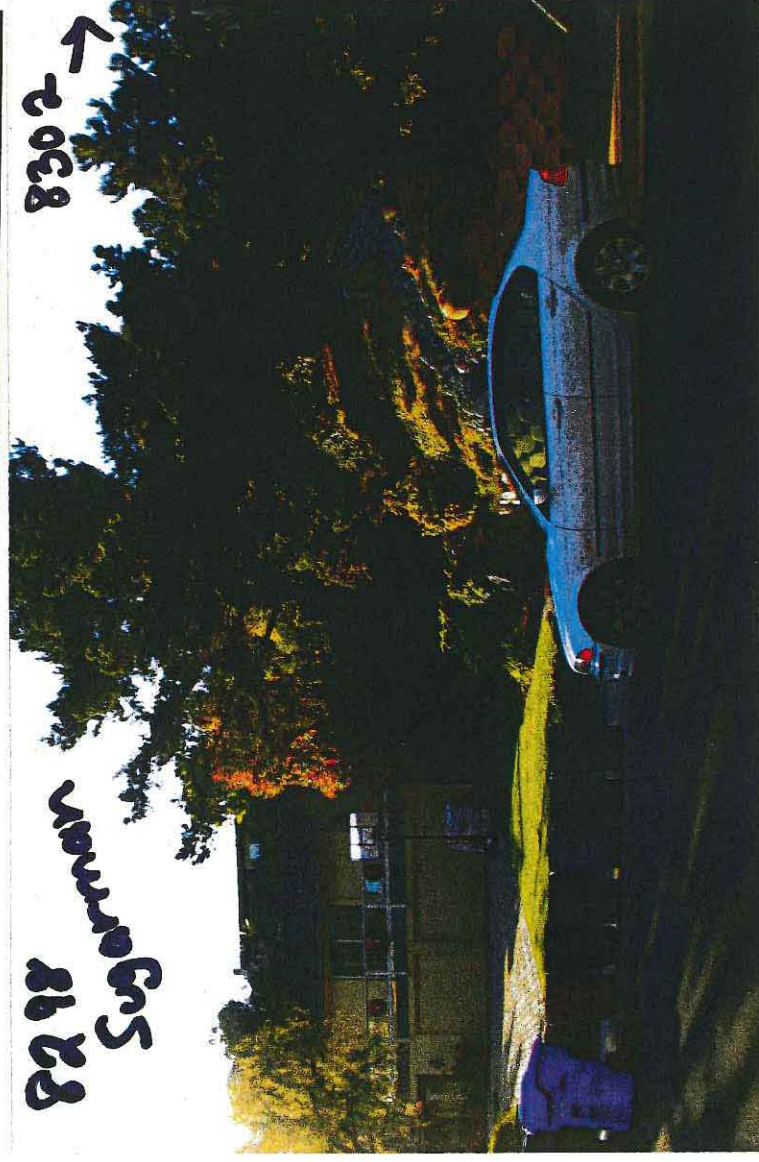
8298	6'	22'	+ 14'
------	----	-----	-------

→ right of way
not included w/ 6'

8228 Sugarman 8298



8298 ←
Sugarman 8228 →





8302
Sugarman

9

Side Setbacks

3' in
Study

measured

d-5m

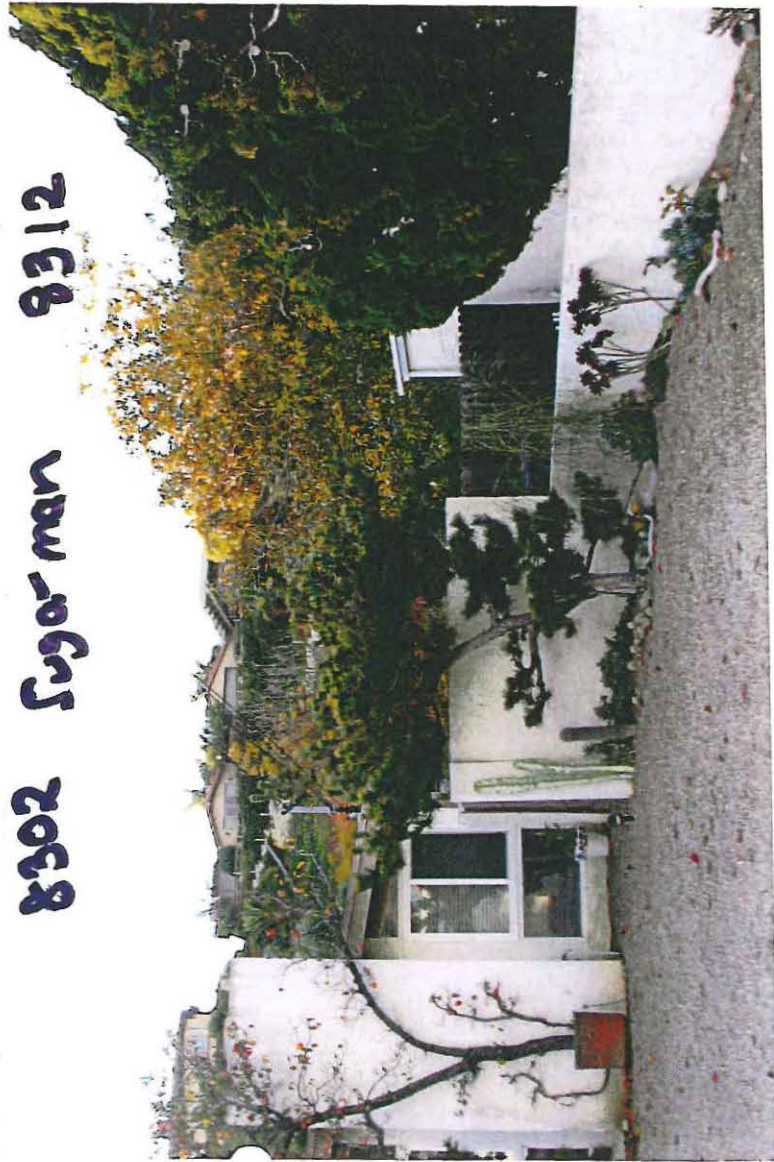
right of
way

2302

5'

6'

+1'



8302 Sugarman 8312

1302

5'

11'

+6'

8312

5'

13'

+8'

9

Side Setbacks

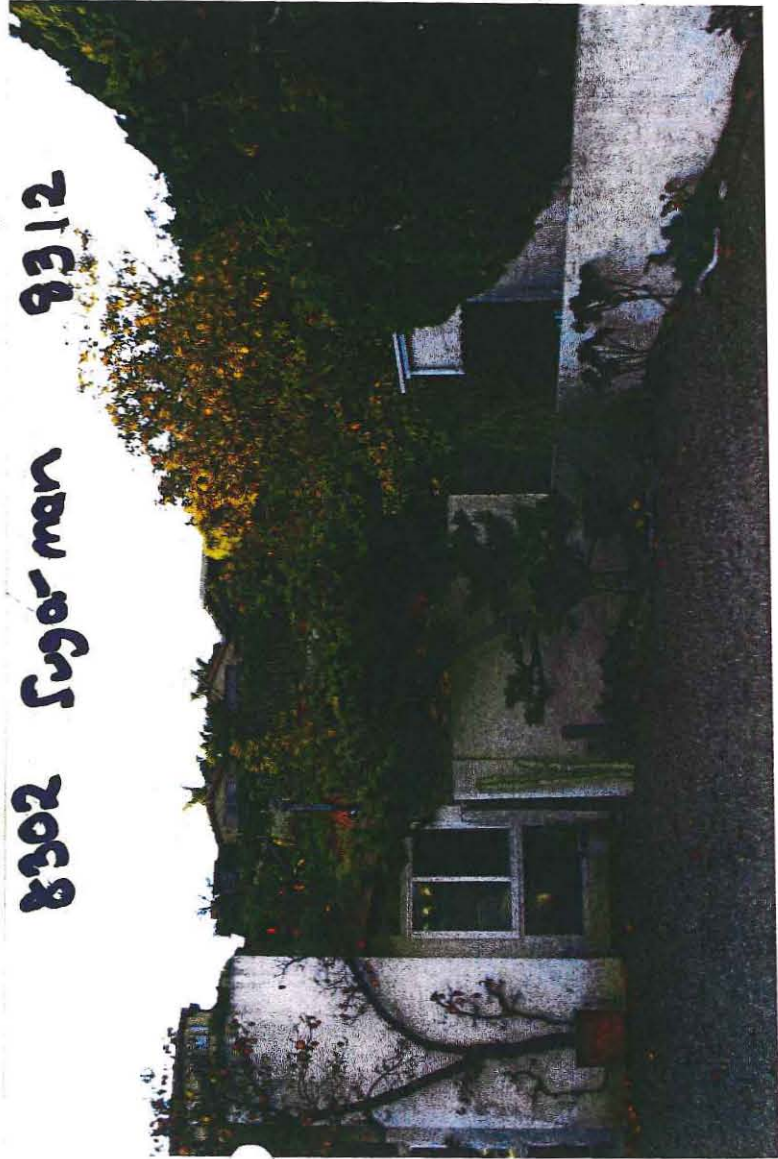
Given in Study

Measured

d. fern

right of way

2302 5' 6' +1'



8302 5' 11' +6'
8312 5' 13' +8'

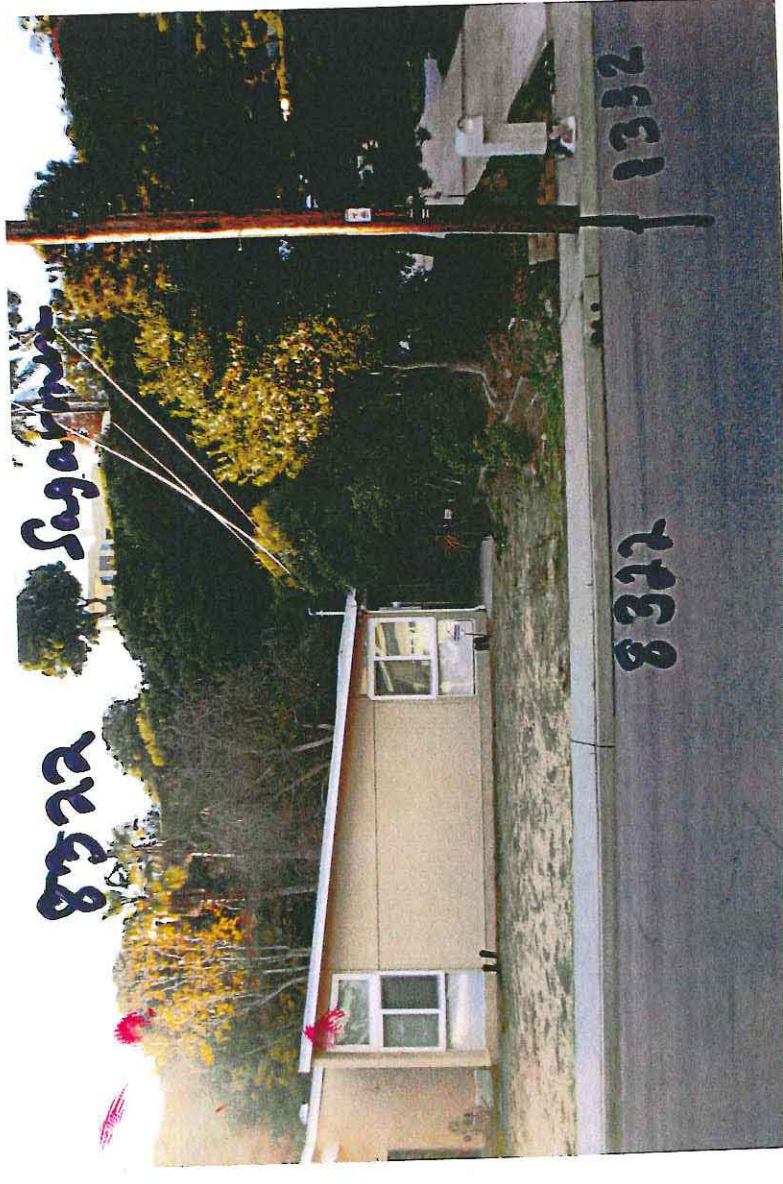


10

Side Setbacks

with
in
study
measured, difference

8312	5'	9'	+4'
8310	5'	7'	+2'

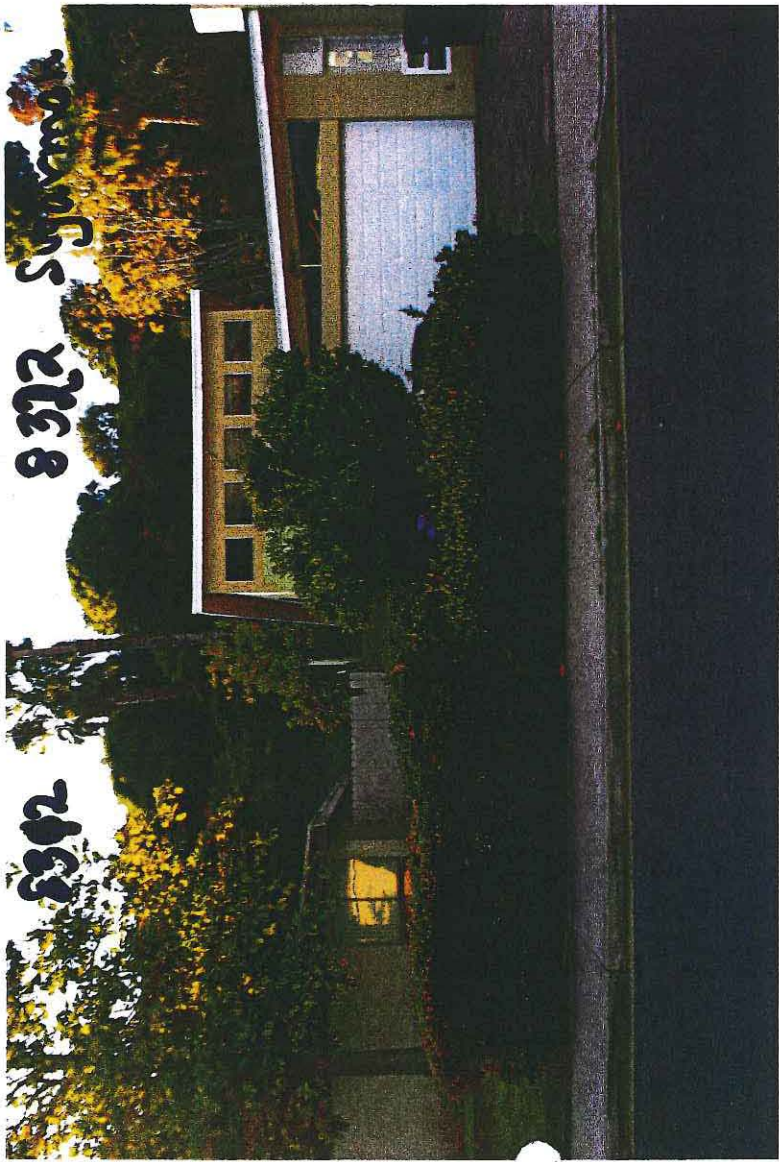


ATTACHMENT 8

8222	5'	11'	+6'
8230	Not in Study		

8372

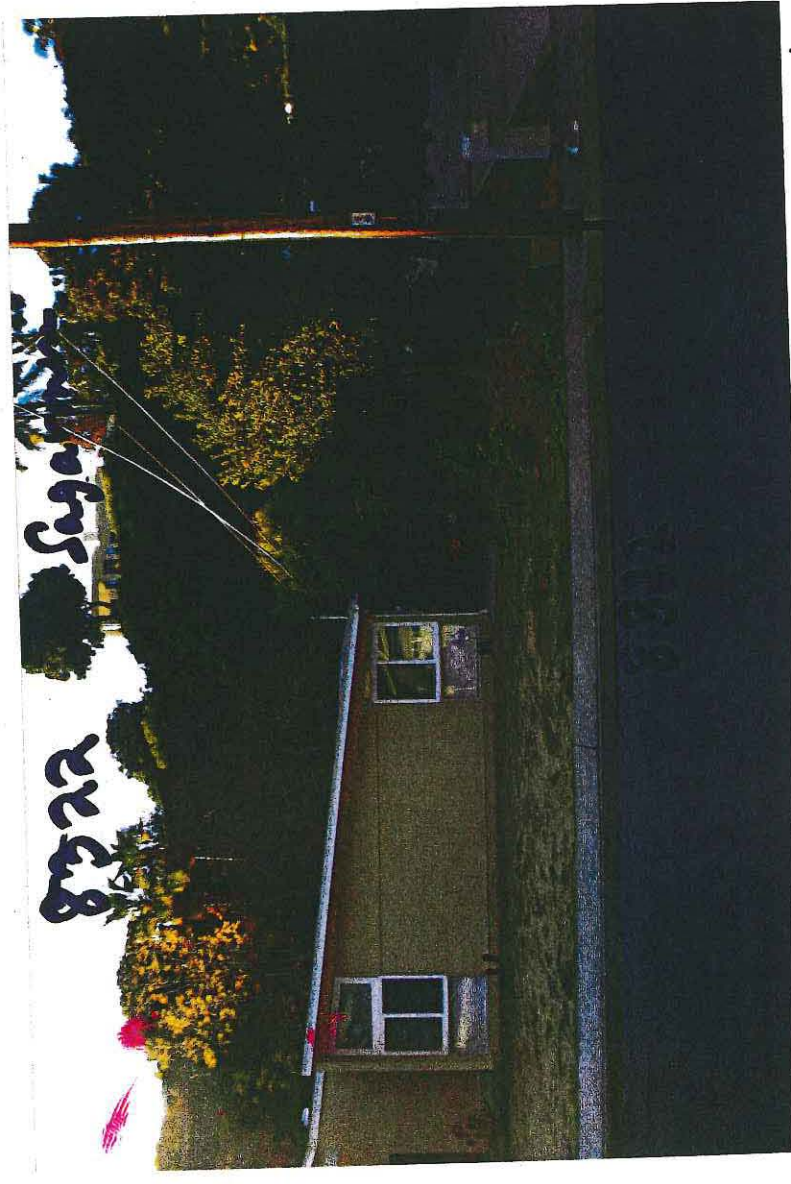
8372



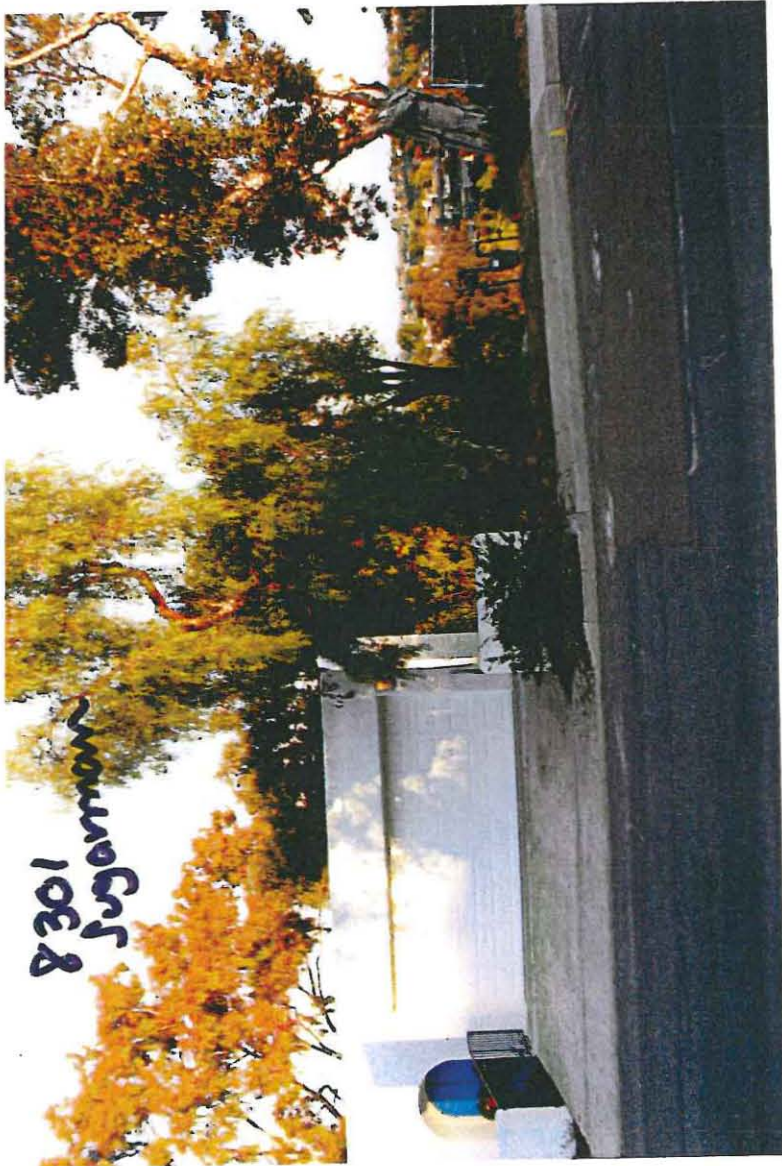
10

Side Setbacks

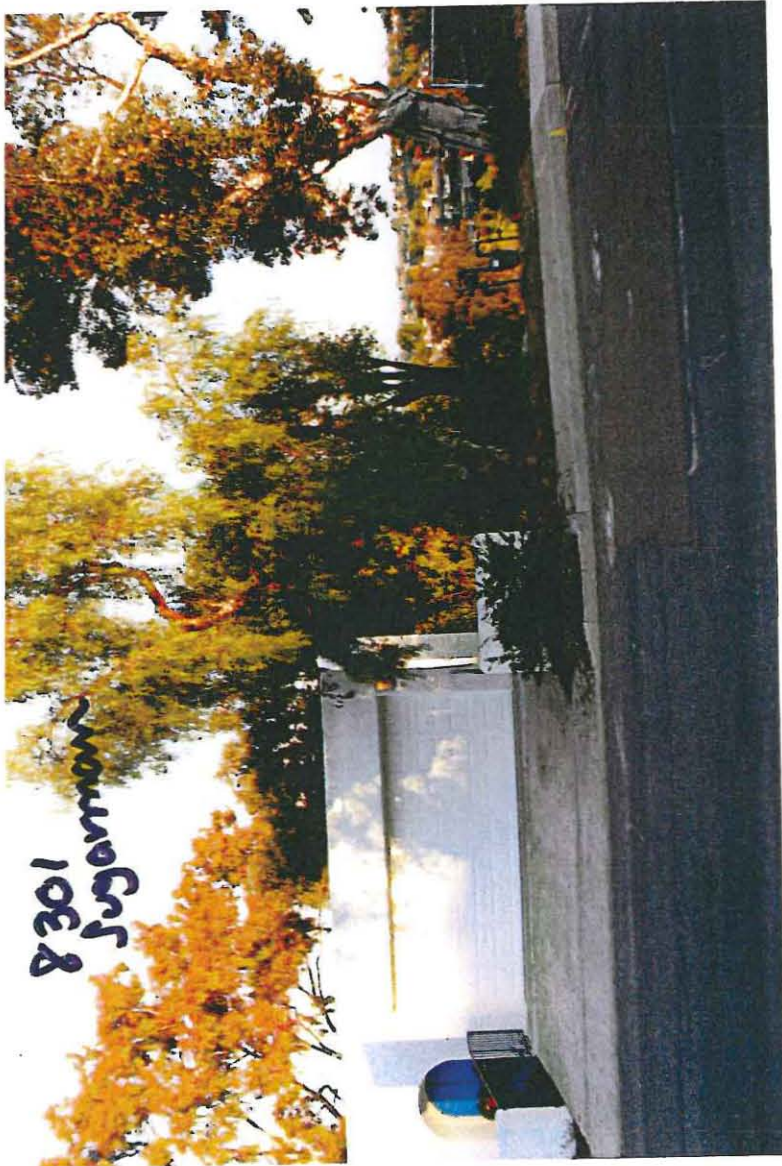
Given in Study	measured	difference
8312 5'	9'	+4'
8302 5'	7'	+2'



8322 5'	11'	+6'
8322	not in study	



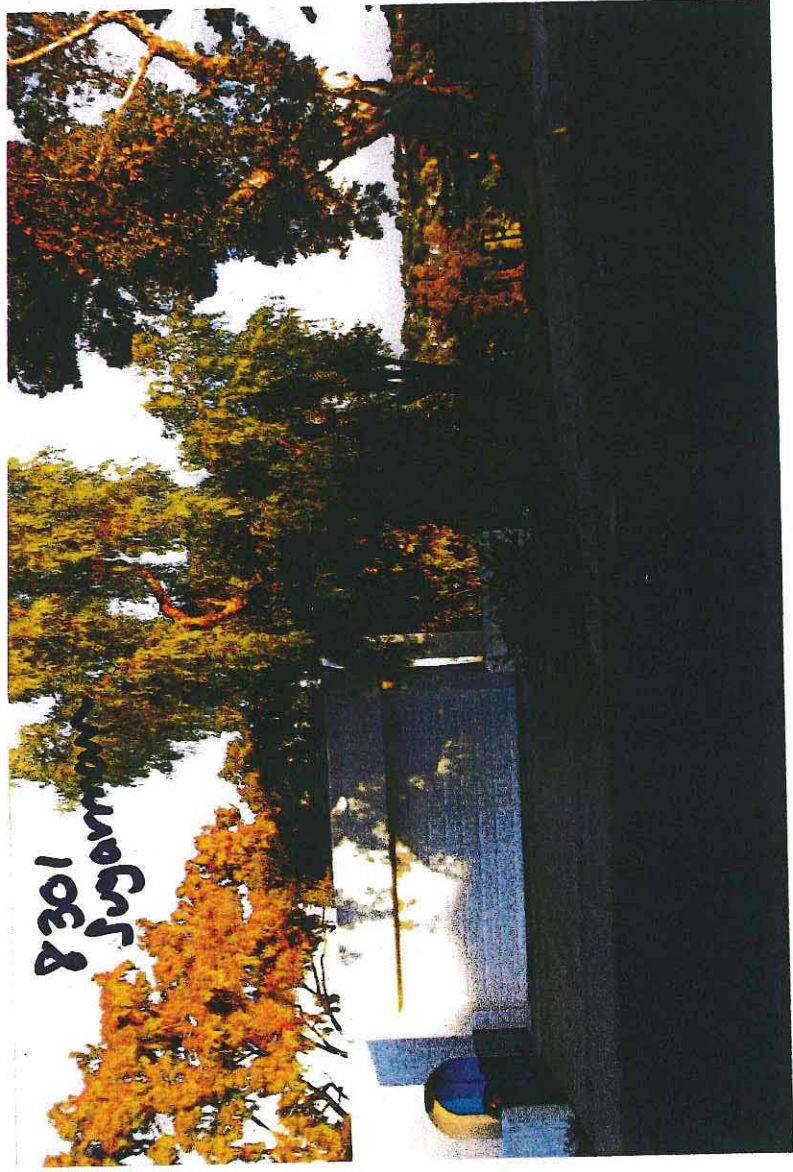
8301
Sugarman



8299
Sugarman

11
2301 5' 5' 1000
light top
1000
1000

2097 4' 30' + 20'
light top
1000



8301 Sugarman

Side Setbacks

||

Gives
in
Study

measured

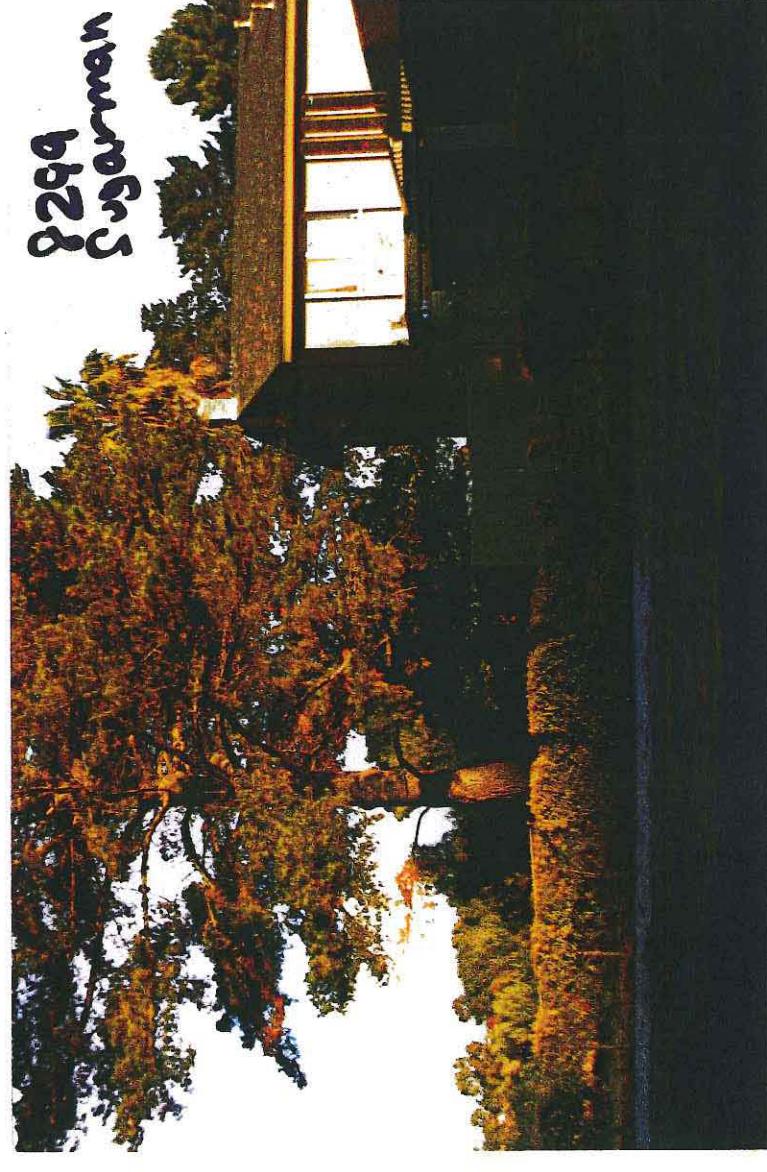
8301

5'

5

none

right of
way



8299 Sugarman

right of
way

2099

4'

30'

+20'

ATTACHMENT 8

8299

8289

Sugarman



Side Setbacks

12a

over
10
truly

1000 sq ft - 4.5 years

8299

5'

10'

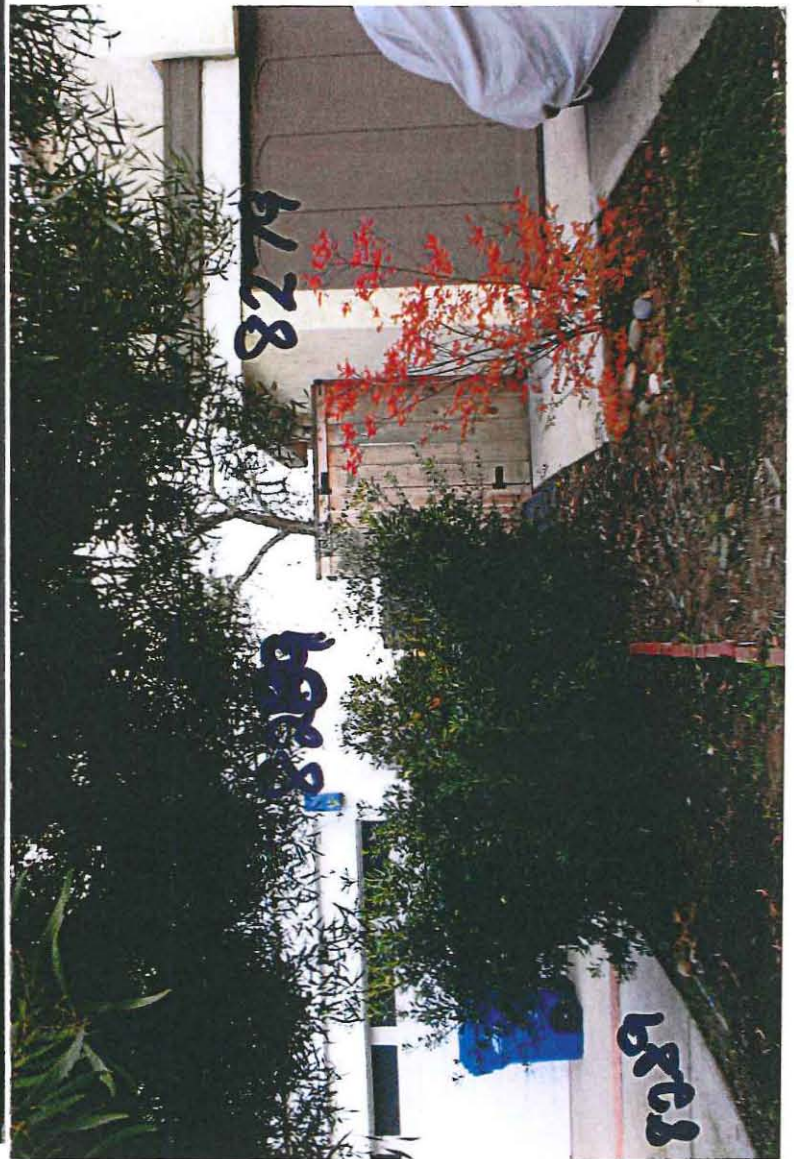
+5'

8289

4'

10'

+6'



8289

4'

7'

+3'

8279

4'

6'

+2'

8299

8289

Sugarman



Side Setbacks

1a

Given
in
Study

Measured

difference

8299

5'

10'

+5'

8289

4'

10'

+6'

8289

4'

7'

+3'

8279

4'

6'

+2'

ATTACHMENT 8



8279

8269

Sygarman



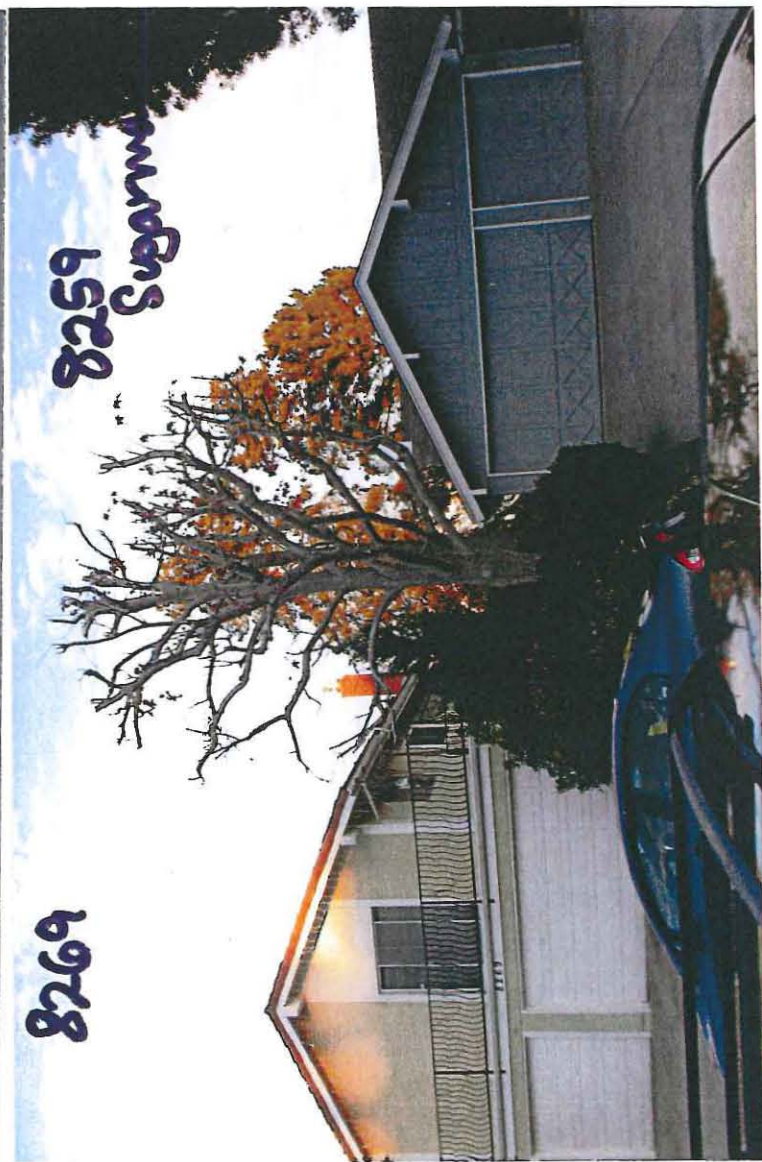
13

Handwritten notes: 6' +2', 7' +3'

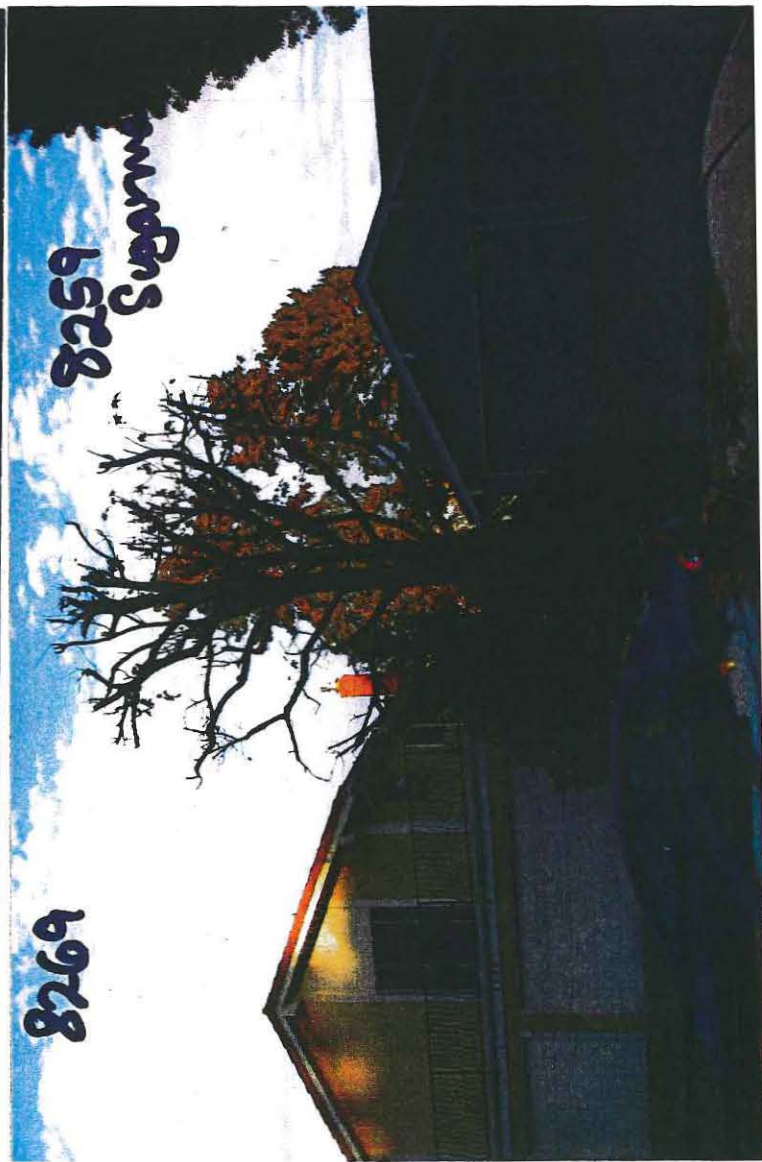
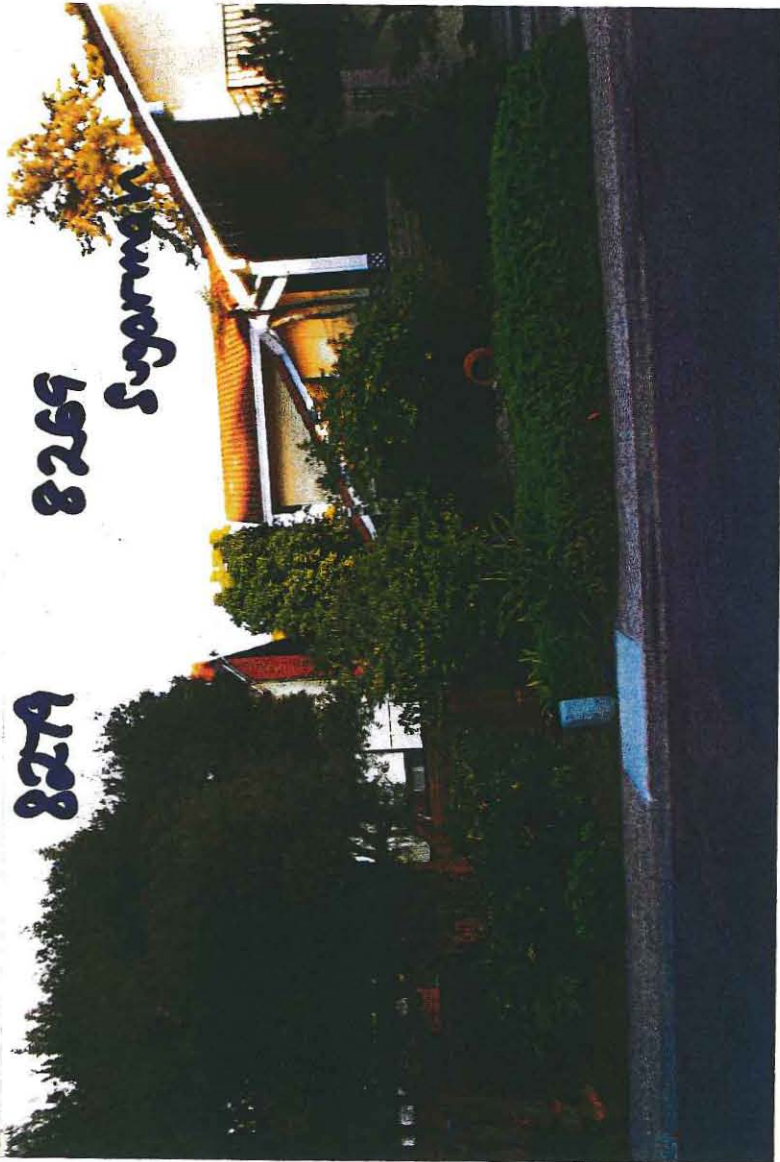
8269

8269

Sygarman



Handwritten notes: 7' +3', 7' +3'



Side Setbacks

Sign
in
study

measured

13

diff. zone

8271 4' 6' +2'

8261 4' 7' +3'

8269 4' 7' +3'

8259 4' 7' +3'

8259 Sugarman

14

Side Setbacks

Spill
in
study

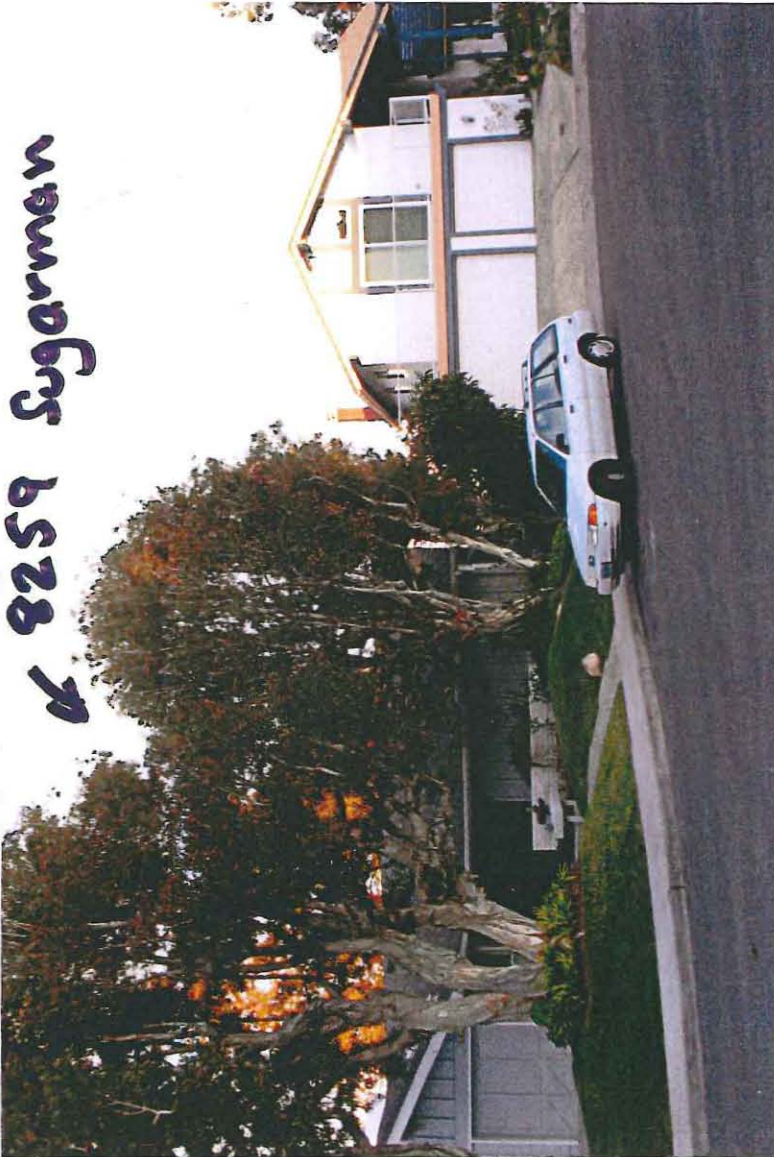
measured - difference

8259

4'

6'

+2'



8259 Sugarman



8259

given
in
study

4'

Side
Setbacks

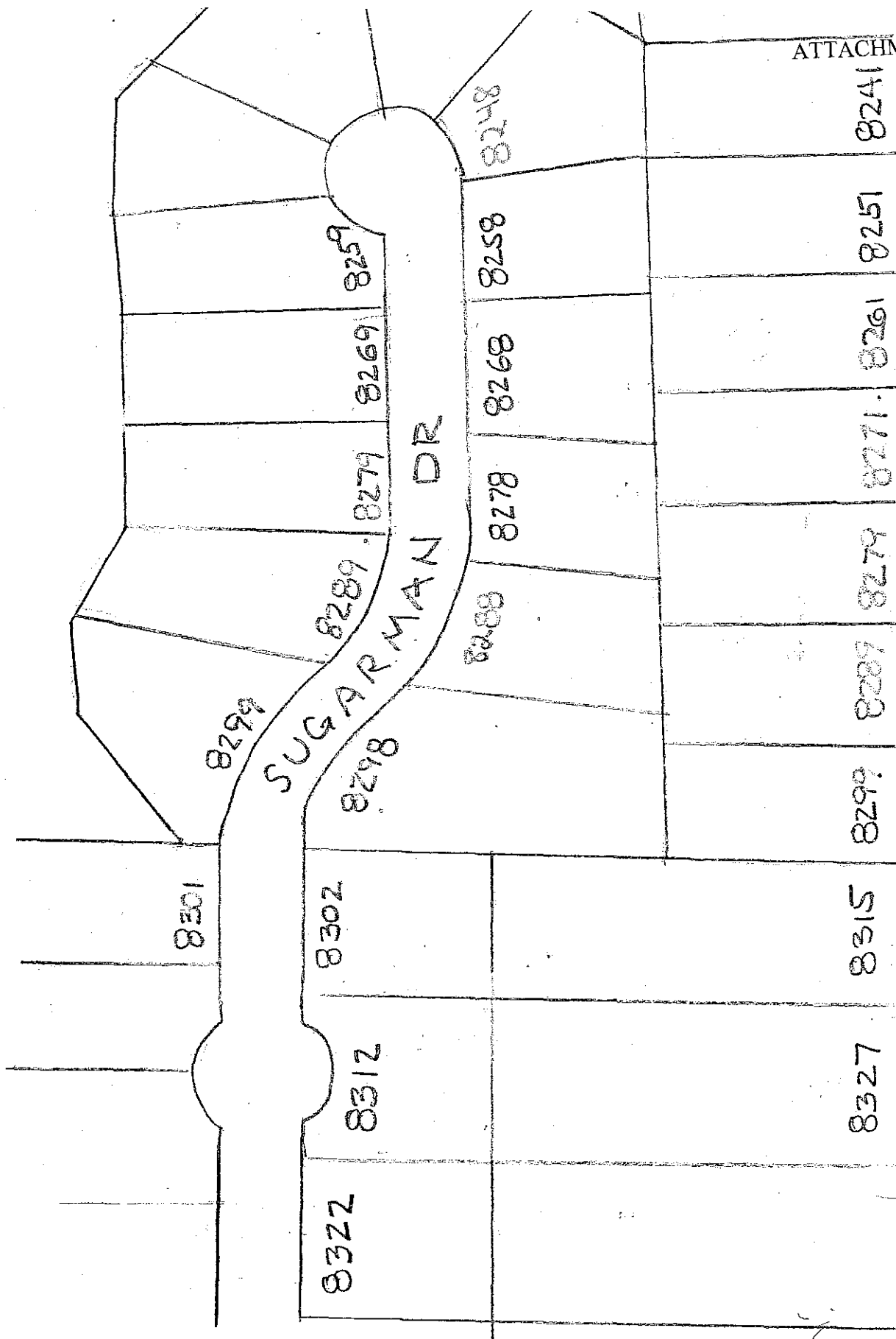
measured

6'

difference

+2'

14



LA JOLLA SCENIC DR N

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001886

SITE DEVELOPMENT PERMIT NO. 869384
CHAO RESIDENCE PROJECT NO. 242106
 PLANNING COMMISSION

This Site Development Permit No. 869384 is granted by the Planning Commission of the City of San Diego to BETTY CHAO, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 0.22-acre site is located at 8289 La Jolla Scenic N Drive in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limitation Overlay Zone, Airport Influence Area-Review Area 2 for MCAS Miramar, and Council District 1. The project site is not located within the Coastal Overlay Zone. The project site is legally described as: Lot 10 of La Jolla Scenic Knolls Unit No. 1, in the City of San Diego, State of California, according to Map thereof No. 6021, filed in the Office of the County Recorder of San Diego County, January 5, 1968.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing single family residence and the construction of a new single family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 1, 2012, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single family residence and the construction of a two-story, 4,593 square foot single family residence over a basement, swimming pool and spa, and accessory structures on a 0.22 acre site;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **March 15, 2015**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. The project proposes to export 981 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance

with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

12. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12.0 ft wide G-14D concrete driveway, adjacent to the site on La Jolla Scenic Drive, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of a grading or building permit, the Owner/Permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Area Diagram".
18. Any modifications or changes to the "Landscape Area Diagram" and existing or proposed plant material, as shown on the approved Exhibit "A" Landscape Concept Plan, is permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance.
19. All landscaping shall be completed within six (6) months of occupancy or within one year of the notice of completion of a residence.
20. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area.
21. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.
22. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.

PLANNING/DESIGN REQUIREMENTS:

23. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
24. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
25. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.
26. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 1, 2012, and Resolution No. **xxxxx**.

Permit Type/PTS Approval No.: SDP No. 869384
Date of Approval: March 1, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

BETTY CHAO
Owner/Permittee

By _____
Betty Chao

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

PLANNING COMMISSION
RESOLUTION NO. **XXXXX**
SITE DEVELOPMENT PERMIT NO. 869384
CHAO RESIDENCE PROJECT NO. 242106

WHEREAS, BETTY CHAO, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family residence and the construction of a new single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 869384), on portions of a 0.22-acre site;

WHEREAS, the project site is located at 8289 La Jolla Scenic N Drive in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limitation Overlay Zone, Airport Influence Area-Review Area 2 for MCAS Miramar, and Council District 1. The project site is not located within the Coastal Overlay Zone;

WHEREAS, the project site is legally described as Lot 10 of La Jolla Scenic Knolls Unit No. 1, in the City of San Diego, State of California, according to Map thereof No. 6021, filed in the Office of the County Recorder of San Diego County, January 5, 1968;

WHEREAS, on September 22, 2011, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 14, 2011, the Hearing Officer of the City of San Diego considered Site Development Permit No. 869384, and pursuant to Resolution No. HO-6475 approved Site Development Permit No. 869384;

WHEREAS, on December 27, 2011, Angelina Reinecke appealed the Hearing Officer decision to the Planning Commission of the City of San Diego; and

WHEREAS, the matter was set for public hearing on March 1, 2012, testimony having been heard, evidence having been submitted, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 1, 2012.

FINDINGS:

Site Development Permit - Section 126.0504(A)

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

The proposed project site is located at 8289 La Jolla Scenic N Drive, on the east side La Jolla Scenic N Drive, south of Via Posada. The site is located in the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD) within the La Jolla Community Plan (LJCP), Coastal Height Limitation Overlay Zone (CHLOZ), and the Airport Influence Area (AIA)-Review Area 2 for MCAS Miramar. The project site is not located within the Coastal Overlay Zone. The community plan designates the proposed project site for very low density residential and allows a density of 0-5 dwelling units per acre. The project site, occupying 0.22 acres, could accommodate one dwelling unit based on the underlying zone and one dwelling units based on the community plan.

The project proposes the demolition of the existing single family residence and the construction of a two-story, 4,593 square foot single family residence with a basement, swimming pool and spa, and accessory structures. The underlying zone does not have a Floor Area Ratio (FAR) requirement; however, the project proposes coverage of 30 percent where the maximum coverage allowed is 60 percent per the LJSPD. The project proposes a maximum building height of 28-feet 6-inches, so the building or any projections will not exceed the maximum 30 foot height limit allowed by the CHLOZ. Development of the proposed project requires the approval of a Site Development Permit (SDP) for development within the LJSPD. The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the SF Zone of the LJSPD, LJCP, Local Coastal Program Land Use Plan, Land Development Code (LDC) and the General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes the demolition of the existing single family residence and the construction of a two-story, 4,593 square foot single family residence with a basement, swimming pool and spa, and accessory structures. The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the SF Zone of the LJSPD, LJCP, Local Coastal Program Land Use Plan, LDC, and the General Plan.

The permits for the project will include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in SDP No. 869384, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed project site is located at 8289 La Jolla Scenic N Drive, on the east side La Jolla Scenic N Drive, south of Via Posada. The site is located in the SF Zone of the LJSPD within the LJCP, CHLOZ, and the AIA-Review Area 2 for MCAS Miramar. The project site is not located within the Coastal Overlay Zone. The community plan designates the proposed project site for very low density residential and allows a density of 0-5 dwelling units per acre. The project site, occupying 0.22 acres, could accommodate one dwelling unit based on the underlying zone and one dwelling units based on the community plan.

The project proposes the demolition of the existing single family residence and the construction of a two-story, 4,593 square foot single family residence with a basement, swimming pool and spa, and accessory structures. The underlying zone does not have a FAR requirement; however, the project proposes coverage of 30 percent where the maximum coverage allowed is 60 percent per the LJSPD. The project proposes a maximum building height of 28-feet 6-inches, so the building or any projections will not exceed the maximum 30 foot height limit allowed by the CHLOZ. Development of the proposed project requires the approval of a SDP for development within the LJSPD. The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the SF Zone of the LJSPD, LJCP, Local Coastal Program Land Use Plan, LDC and the General Plan. Therefore, the proposed development does comply with the applicable regulations of the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 869384 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 869384 a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: March 1, 2012

Internal Order No. 24001886