



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 12, 2023 REPORT NO. HO-23-027

HEARING DATE: July 26, 2023

SUBJECT: 8311 El Paseo Grande, PROCESS THREE DECISION

PROJECT NUMBER: [PRJ-1053312](#)

OWNER/APPLICANT: Darin Gibby/ Sarha Horton

SUMMARY

Should the Hearing Officer approve a 1,686-square-foot expansion of an existing single-family residence located at 8311 El Paseo Grande in the La Jolla Community Planning area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 1053312 and the associated Mitigation Monitoring and Reporting Program; and
2. APPROVE Site Development Permit No. PMT-3141227; and
3. APPROVE Coastal Development Permit No. PMT-3141226

Community Planning Group Recommendation: On January 12, 2023, the La Jolla Community Planning Group voted 12-3-1 to recommend approval of the proposed project without conditions.

La Jolla Shores Planned District Advisory Board Recommendation: On November 16, 2022, the La Jolla Shores Planned District Advisory Board voted 4-1-1 to recommend approval of the proposed project without conditions.

Environmental Review: [Mitigated Negative Declaration \(MND\) No. 1053312](#) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared for this Project for impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources. The MMRP that will be implemented for the project would reduce to below a level of significance any potential impacts identified in the environmental review process.

BACKGROUND

The 0.12-acre project site contains an existing 2,569-square-foot (sf) single-family dwelling unit located at 8311 El Paseo Grande in the LJSPD-SF zone of the La Jolla Shores Planned District, the Coastal Overlay Zone (Non-Appealable) and the Coastal Height Limitation Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Lands Use Plan. The site is an interior lot on the west side of El Paseo Grande, surrounded by a fully developed single-family dwelling unit neighborhood with 8.3 dwelling units per acre. The Community Plan designates the site for Very Low-Density Residential (5-9 dwelling units per acre and Medium High Density (30-45 DU/AC) just west of the project site.

DISCUSSION

Project Discussion: The proposed project includes a 330-square-foot basement expansion, a 190-square-foot first floor expansion, and a 1,166-square-foot second floor addition for a total of 1,686 square-feet, resulting in a 4,255-square-foot two-story residence. The project will also remodel the interior of the existing structure.

The project requires the following discretionary permits, which are consolidated for Hearing Officer approval per [SDMC 112.0103](#):

Permit Required	Reason
Site Development Permit, Process Three	Required by San Diego Municipal Code (SDMC) section 126.0502 for major development within the La Jolla Shores Planned District.
Coastal Development Permit, Process Two	Required for coastal development within the Coastal Overlay Zone, per SDMC section 126.0702 .

La Jolla Shores Planned District Analysis: The La Jolla Shores Planned District contains General Design Regulations, SDMC Section [1510.0301\(b\)](#), which state that, “No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.” The architectural form proposed is contemporary and includes changes in building material, proportional fenestration, and varied building height. Materials include stained wood eaves, stone veneer with differing finishes, and black-painted steel and stucco. The architecture is similar in nature to a few homes in the vicinity. From the public right-of-way, the roof height decreased from the current height to an approximately 21’-4”-foot height at the parapet. Maximum structure height is approximately 25’-4” feet at the rear of the property and is in compliance with the coastal height limitation of 30 feet. The proposed development will observe setbacks to all property lines consistent with other properties within the vicinity. Therefore, the proposed dwelling was found to be in general conformity with setbacks and general design regulations as required by the La Jolla Shores Planned District Ordinance SF Zone.

Community Plan Analysis: The Community Character in La Jolla is an important element as it relates to single dwelling densities, architectural styles, and expressions. “One of the more critical issues associated with single dwelling unit development is the relationship between the bulk and scale of infill development to existing single dwelling units”. The project, as viewed from public street

appears as a two-story dwelling which is consistent with other single-family dwelling units in the area. In addition, the project site is located across the street from Medium High Density (30-45 DU/AC) and has a reduced bulk and scale. Therefore, the proposed dwelling was found to be in general conformity with Community Character the density and bulk and scape of the La Jolla Community Plan.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and San Diego Municipal Code Section (SDMC) sections [126.0505](#) and [126.0708](#). The project is designed in general conformity with setbacks, bulk and scale, and general design regulations as required by the La Jolla Shores Planned District Ordinance LJSPD-SF zone and as recommended by the Community Plan. Staff supports the determination that the project meets the regulations of the SDMC and conforms to the recommendations of the Community Plan. With the provided draft findings and draft permit conditions, staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 1053312 and the associated Mitigation Monitoring and Reporting Program; APPROVE Coastal Development Permit No. PMT-3141226 and APPROVE Site Development Permit No. PMT-3141227, with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 1053312 and the associated Mitigation Monitoring and Reporting Program; DENY Coastal Development Permit No. PMT-3141226 and DENY Site Development Permit No. PMT-3141227, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Will Rogers

Will Rogers, Development Project Manager

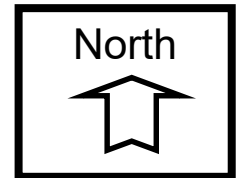
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Draft Environmental Resolution
6. Community Planning Group Recommendation
7. La Jolla Shores Planned District Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Aerial Photograph

GIBBY RESIDENCE / SDP, CDP
Project No.1053312 8311 El Paseo Grande

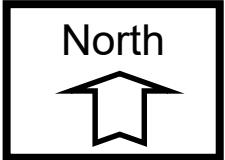


Project Site



Land Use Map

GIBBY RESIDENCE/ SDP, CDP
Project No.1053312, 8311 EL PASEC GRANDE



HEARING OFFICER RESOLUTION NO. HO-_____
COASTAL DEVELOPMENT PERMIT NO. PMT-3141226
SITE DEVELOPMENT PERMIT NO. PMT-3141227
8311 EL PASEO GRANDE - PROJECT NO. PRJ-1053312

WHEREAS, DARIN GIBBY and ROBIN GIBBY, husband and wife as joint tenants, Owners/Permittees, filed an application with the City of San Diego for a proposed addition and remodel of an existing 2,569-square-foot, one-story, single-family residence into a 4,225-square-foot, two-story residence, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-3141226 and Site Development Permit No. PMT-3141227, on portions of a 0.12-acre site;

WHEREAS, the project site is located at 8311 El Paseo Grande in the LJSPD-SF zone of the La Jolla Shores Planned District, the Coastal Overlay Zone (Non-Appealable), and the Coastal Height Limitation Overlay Zone, within the La Jolla Community Plan;

WHEREAS, the project site is legally described as: LOT 10, BLOCK 39 OF LA JOLLA SHORES UNIT NO. 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2147, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1929.

WHEREAS, on July 26, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3141226 and Site Development Permit No. PMT-3141227 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3141226 and Site Development Permit No. PMT-3141227:

A. COASTAL DEVELOPMENT PERMIT SDMC Section 126.0708

1. Findings for all Coastal Development Permits:

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

The 0.12-acre site is located at 8311 El Paseo Grande in the LJSPD-SF Zone of the La Jolla Shores Planned District, the Coastal Overlay Zone (Non-Appealable) and the Coastal Height Limit Overlay Zone within the La Jolla Community Planning Area. The project site is 500 feet from the Pacific Ocean. The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) does not identify public accessways across the site, and there is no physical accessway legally used by the public on this property. Since the project and associated improvements will be located completely within private property, there will be no encroachments upon any existing or proposed public physical accessways to the Pacific Ocean as defined in Subarea C in Figure 6 of the Community Plan. The closest accessway is through Kellogg Park via La Jolla Shores Beach. Therefore, the project is consistent with the goals of protecting the scenic coastal views and public accessways as specified in the Community Plan.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project site is a previously graded lot and developed with an existing single-family dwelling unit. A review of resource maps, and aerial and street-level photography shows that the project site does not contain any sensitive biological resources. The project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA)-designated lands of the City of San Diego's (City) Multiple Species Conservation Program. The project site is a previously graded subdivision that does not contain steep hillsides or floodplains.

All surface drainage will be conveyed to the public right-of-way. The environmental review determined that this project may have a potentially significant environmental effect to Cultural Resources (Archaeology) and Tribal Cultural Resources, however, these are not classified as environmentally sensitive lands. The City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for monitoring Cultural Resources (Archaeology) and impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Historical Resources (Archaeology) to reduce the potential impacts to a level below significance. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

- c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The Community Plan designates the site for residential uses (Low Density 5-9 dwelling units per acre). The proposed project includes the addition and remodel of an existing 2,569-square-foot, one-story, single-family residence into a 4,225-square-foot, two-story residence with an existing 684-square-foot attached garage, which will continue to meet this land use designation with a density of 8.3 dwelling units per acre. The La Jolla Shores Planned District does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the Planned District contains language in the General Design regulations which references the character of the area, being in general conformity to surrounding development and design principles. The architectural form proposed is contemporary and includes changes in building material, proportional fenestration, and varied building height. Materials include stained wood eaves, stone veneer with differing finishes, and black-painted steel and stucco. The architecture is similar in nature to a few homes in the vicinity. From the public right-of-way, the roof height decreased from the current height to an approximately 21'-4"-foot height at the parapet. The maximum structure height is approximately 25'-4" feet at the rear of the property and complies with the coastal height limitation. The proposed development will observe setbacks to all property lines consistent with other properties within the vicinity. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale with all of the applicable development regulations of the La Jolla Shores Planned District's LJSPD-SF-Zone. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is 500 feet from the Pacific Ocean and is not located between Camino Del Oro which is the nearest public road and the sea or shoreline of any body of water within the Coastal Overlay Zone. Therefore, this finding does not apply.

B. SITE DEVELOPMENT PERMIT [SDMC 126.0505]

Findings for all Site Development Permits:

- a. The proposed development will not adversely affect the applicable land use plan.**

As previously stated in finding A.1.c above and hereby incorporated by reference. Therefore, the proposed will development will not adversely affect the applicable land use plan.

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

The proposed project includes the addition and remodeling of an existing 2,569-square-foot one-story, single-family residence into a 4,225-square-foot two-story residence with an existing 684-square-foot attached garage. In addition, the City of San Diego conducted an environmental review of this site, and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) has been prepared for this project in accordance with CEQA Guidelines. The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for monitoring Cultural Resources (Archaeology) and, Impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Historical Resources (Archaeology) to reduce the potential impacts to a level below significance.

The project is conditioned to provide an Encroachment Maintenance Removal Agreement for any private improvements including landscape and irrigation in the public right-of-way, which facilitates public safety for pedestrians. The project will be required to obtain a construction permit with best management practices to ensure site drainage and run-off are directed to the right-of-way, further facilitating public health, safety, and welfare. The permit for the Project included various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect for the 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 Coastal Development, Site Development Permit, and other regulations and guidelines pertaining to the subject property per the San Diego Municipal Code. Therefore, the proposed development as originally approved without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

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

As previously stated in finding A.1.c. above and hereby incorporated by reference the Project is subject to and complies with the La Jolla Shores Planned District's (LJSPD) SF-Zone regulations and Coastal Overlay Zone regulations. The Planned District's General Design regulations state that, "No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area."

The architectural form proposed is contemporary and includes changes in building material, proportional fenestration, and varied building height. Materials include

stained wood eaves, stone veneer with differing finishes, and black-painted steel and stucco. The architecture is similar in nature to a few homes in the vicinity. The proposed development will observe setbacks to all property lines consistent with other properties within the vicinity. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks, height and bulk and scale with all of the applicable development regulations of the La Jolla Shores Planned District's SF-Zone. No deviations are requested. Therefore, the proposed project will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. PMT-3141226 and Site Development Permit No. PMT-3141227 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in , Coastal Development Permit No. PMT-3141226 and Site Development Permit No. PMT-3141227, a copy of which is attached hereto and made a part hereof.

Will Rogers
Development Project Manager
Development Services

Adopted on: July 26, 2023

IO#: 24009175

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009175

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3141226
SITE DEVELOPMENT PERMIT NO. PMT-3141227
8311 EL PASEO GRANDE - PROJECT NO. PRJ-1053312
HEARING OFFICER

This Coastal Development Permit PMT-No. 3141226 and Site Development Permit No. PMT-3141227 is granted by the Hearing Officer of the City of San Diego to DARIN GIBBY and ROBIN GIBBY, husband and wife as joint tenants, Owners/Permittees, pursuant to San Diego Municipal Code (SDMC) sections 126.0505 and 126.0708. The 0.12-acre site is located at 8311 El Paseo Grande in the LJSPD-SF zone of the La Jolla Shores Planned District, the Coastal Overlay Zone (Non-Appealable), and the Coastal Height Limitation Overlay Zone, within the La Jolla Community Plan. The project site is legally described as: LOT 10, BLOCK 39 OF LA JOLLA SHORES UNIT NO. 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2147, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1929.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees for a proposed addition and remodel of an existing 2,569-square-foot, one-story single-family residence into a 4,255-square-foot, two-story residence, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] July 26, 2023, on file in the Development Services Department.

The project shall include:

- a. A 330-square-foot basement expansion, a 190-square-foot first floor expansion, and a 1,166-square-foot second floor addition for a total of 1,686 square-feet, resulting in a 4,255-square-foot two-story residence. The project will also remodel the interior of the existing structure; and
- b. 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 August 9, 2026.
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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

11. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 1053312, shall be noted on the construction plans and specifications under the heading Environmental Mitigation Requirements.

12. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 1053312, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Cultural Resources and (Archaeology) resources.

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for landscape and irrigation located within the El Paseo Grande right-of-way, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

PLANNING/DESIGN REQUIREMENTS:

16. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose unless otherwise authorized in writing authorized by the appropriate City decision-maker in accordance with the SDMC.

17. 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 regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

18. 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.

LANDSCAPE/ DESIGN REQUIREMENTS:

19. Prior to the issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.

20. Prior to the issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

22. All required landscaping shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 July 26, 2023, and Resolution Number XXXX.

DRAFT

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Will Rogers
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.

**Darin Gibby and Robin Gibby,
(Trustor), Owners/Permittees,**

By _____
Darin Gibby
Owner/Permittee

By _____
Robin Gibby
Owner/Permittee

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

HEARING OFFICER RESOLUTION NO. HO-_____

ADOPTED ON JULY 26, 2023

**A RESOLUTION OF THE HEARING OFFICER OF THE CITY
OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION
NO. 1053312/SCH NO. 2023010138 AND THE MITIGATION,
MONITORING, AND REPORTING PROGRAM FOR 8311 EL PASEO
GRANDE - PROJECT NO. PRJ-1053312**

WHEREAS, on March 4, 2022, DARIN GIBBY AND ROBIN GIBBY, husband and wife as joint tenants submitted an application to the Development Services Department for a Coastal Development Permit (CDP) and a Site Development Permit (SDP) for the 8311 EL PASEO GRANDE Project (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on July 26, 2023; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 1053312 (Declaration) prepared for this Project; NOW THEREFORE,

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

ATTACHMENT A

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

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

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

By: _____
Will Rogers
Development Project Manager

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

EXHIBIT "A"

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. PMT-3141226
SITE DEVELOPMENT PERMIT NO. PMT-3141227
8311 EL PASEO GRANDE - PROJECT NO. PRJ-1053312

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 1053312 shall be made conditions of the Coastal Development Permit and Site Development Permit as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

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

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

Qualified Archaeologist
Qualified Native American Monitor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, PRJ-1053312, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

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

requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

4. MONITORING EXHIBITS

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

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

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C SPECIFIC MMRP ISSUE AREA REQUIREMENTS

HISTORIC RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1 quarter-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from the South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make

comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present fulltime during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are

encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
 - B. Discovery Notification Process
 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

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

IV. Discovery of Human Remains

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

A. Notification

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

B. Isolate discovery site

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

C. If Human Remains ARE determined to be Native American

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

5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III -

During Construction and IV-Discovery of Human Remains shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms- DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRIBAL CULTURAL RESOURCES

Impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Historical Resources (Archaeology)

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

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: center;">Community Planning Committee Distribution Form</h1>	
Project Name: Gibby Residence/8311 El Paseo Grande			Project Number: 1053312/Golba		
Community: La Jolla					
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: January 05, 2023	
# of Members Yes 12		# of Members No 3		# of Members Abstain 1	
Conditions or Recommendations:					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Suzanne Baracchini					
TITLE: LJCPA Trustee/Secretary				DATE: January 06, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

DRAFT MEETING MINUTES FROM:

WEDNESDAY, November 16, 2022

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:00 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter – Chair, Suzanne Weissman, Andrea Moser, Herbert Lazerow, Kathleen Neil, and Philip Wise.

Staff Liaison: Marlon Pangilinan, Senior Planner, Planning Department. Staff provides guidelines/procedures for today's virtual meeting.

Item 3: APPROVAL OF THE AGENDA

Chair indicates that Action Item B: 2421 Whale Watch Way will become an information item as requested by the applicant who only requests input on the proposed at this time and the address should be corrected to 8421 Whale Watch Way. Motion to approve the agenda as amended by Board Member Neil, Seconded by Board Member Weissman. Agenda approved 7-0-0.

Item 4: APPROVAL OF THE MINUTES from November 16, 2023

Motion to approve minutes incorporating changes from the Board Members by Board Member Lazerow, seconded by Board Member Wise. Minutes approved 7-0-0.

Item 5: BOARD MEMBER AND STAFF LIAISON COMMENT

- Staff clarified with regard to the 8215 Prestwick Drive project being withdrawn that the threshold for projects to be reviewed by the Advisory Board is if they increase floor area by 10 percent and if staff refers a project as result of other review criteria under Bulletin 621. In the case with the 8215 Prestwick Drive project, it was premature at this time for the Advisory Board to review the project since it had not been reviewed by City Staff.

- Staff mentioned that the update to the LDC regarding FARs in single-family areas in the La Jolla Shores Planned District have not been certified by the California Coastal Commission. No details on hearing date available at this time.
- Board Member Lazerow offered to lead a discussion at the next meeting regarding the review process outlined in Information Bulletin 621 with regard to the Advisory Board wanting to review all projects when they do not meet all of the review criteria, not just the increase in floor area by 10 percent and recommend forwarding a letter to the City.
- Chair Potter mentioned concerns that were expressed about applicants not providing review materials (e.g. site plans, renderings, exhibits, etc.) ahead of the meeting and clarified that only the Applicant Project Information form was required since COVID. Staff also clarified that at a minimum the Applicant Project Information was required ahead of time to inform the agenda and that project details would be shared and presented to Advisory Board and the public at the same time during the meeting.

Item 6: NON-AGENDA PUBLIC COMMENT

None.

Item 7: PROJECT REVIEW:

PTS 1053312 – Gibby Residence (ACTION ITEM) 8311 El Paseo Grande

Applicant: Tim Golba

Presentation: Applicant provided a presentation on the proposed project and discussed details related to:

- The existing site conditions and context of the neighborhood
- That there was an existing grade change resulting in the existing structure having two stories fronting the street and one-story in the rear
- Existing Gross Floor Area (GFA) is 2,569 sf and will add 1,548 sf resulting in a total GFA of 4117 sf and an 0.78 Floor Area Ratio (FAR)
- Proposed addition is located within the footprint of the existing building with no encroachment into the existing setbacks
- No proposed roof deck

Applicant also provided clarifications with regard to project:

- Meeting the landscaping requirement
- Being conditioned on monitoring for paleontological resources despite the site being previously disturbed

- Subject to the existing regulations and not the recent changes that are yet to be in effect in the Coastal Zone
- Project FAR and average FAR relative to residences in neighborhood, confirming that the project FAR is larger than the average FAR

Public Comment: None

Board Comment:

- Concerns expressed regarding large windows being invasive with regard to privacy and the 2nd floor not being articulated well.
- Proposed bulk and scale were mentioned as an issue
- Other comments expressed that the project “nicely done,” that the proposed changes would be an improvement, and that many homes in the area are going through this similar process relative to bulk and scale

Board Motion: Motion to recommend approval of the Site Development Permit and Coastal Development Permit by Chair Potter, seconded by Moser. Motion approved: 4-1-1. Board Member Lazerow abstained due to not being able to understand enough of the project to vote at this point.

PTS 0704251 – 2521 Calle Del Oro (ACTION ITEM)

Applicants: Jules Wilson and Chris Fletcher

Presentation: The Applicant provided a presentation on the proposed project and discussed details related to:

- The existing site conditions and context of the neighborhood
- The project including two pools and subterranean pool house
- Providing adjacent neighbors an opportunity to review the project (e.g. scope of work and renderings) along with providing story poles to show height impact to private views. Both next door neighbors have signed off.
- Increasing lot coverage from 49 percent to 53 percent
- Maintaining 30 percent landscaping on site.
- Existing FAR is 0.49 and will increase to 0.51 FAR.

Public Comment: None.

Board Comment:

- Concerns were expressed regarding the maximization of the buildable portion of the lot
- The applicant was complimented over their effort to inform the neighbors; however, concerns were also expressed about the amount of digging and

likely requiring caissons, that will take place on site with reference to paleontological, biological, and hydrology effects.

- Due to the sloping building pad, which was expressed as uncharacteristic in the area, the calculation of height was questioned
- Relative to the increase in floor area, it was commented that the size of the pool and pool house could be more than 10 percent
- Overall, it was expressed that the project had many positive aspects to be considered a minor, but the amount of digging involved would make the project more associated with a major project.

Motion: Motion to not recommend the project as a Minor Project by Board Member Lazerow, seconded by Board Member Wise. Motion approved 7-0-0. Board Member Lazerow also clarified that this motion does not recommend the project as a Major Project.

The Advisory Board also commented, in response to the applicant's request for input from the Board should the project come before them for consideration as Major Project, that more work needs to be done in response to the various issues that have been already noted by the Board such as those related to:

- Whether caissons will be required to stabilize the project
- Amount of soil cut from the site
- Size of buried structures
- Understanding the project's effect on hydrology given the sloping site

PTS 0704168 – 8421 Whale Watch Way (INFORMATION ITEM)

Applicant: Aaron Borja

Presentation: Applicant provided a presentation on the proposed project and discussed details related to:

- The existing site conditions and context of the neighborhood, showing that the existing residence is smaller than the buildings in the surrounding properties
- Project maximizes bulk and scale by trying to stepback the building from the Right of Way
- The project's FAR would be increasing from a 0.21 FAR to a 0.47 FAR and increasing the building's floor area from 3,800 sf to 8,195 sf
- The existing structure did not trigger the historic 45-year review
- Existing FARs, lot sizes, house sizes, and setbacks in the surrounding area
- Meeting with adjacent neighbors regarding the proposed project
- Doubling the amount of landscaping required on site
- Increasing lot coverage from 14 percent to 25 percent

Public Comment: None.

Board Comment: Comments in general were positive, in that the project was considered attractive, well-articulated, the proposed bulk and scale fit into the neighborhood. Other input and follow-up items included:

- Providing clarifying details on the retaining wall near the pool
- Ensuring correct calculation on building height relative to the sloping nature of the site
- Providing additional landscaping to add more appeal to the sloping area of the site
- The Board appreciated that the applicant contacted adjacent neighbors
- Comments also noted special biological and moderate paleontological sensitivity of the area
- The Board also wanted the applicant to note that although the CCC has not approved the new FAR for the La Jolla Shores Planned District, that the project's FAR limit would be 0.45 FAR under the new limits.

Board Member Lazerow left the meeting at 12:20 p.m.

Item 8: ADJOURNMENT

The LJSDDPDAB will be adjourned to its next meeting on Wednesday, January 18, 2023.

Meeting concluded at 12:28 p.m.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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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: Gibby Residence Remodel **Project No. For City Use Only:** _____

Project Address: 8311 El Paseo Grande, La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. 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.

Property Owner

Name of Individual: Darin and Robin Gibby Owner Tenant/Lessee Successor Agency

Street Address: 9435 Winding Hill Way

City: Lone Tree State: CO Zip: 80124

Phone No.: 303-968-6974 Fax No.: _____ Email: thegibbys@comcast.net

Signature: Darin Gibby Digitally signed by Darin Gibby
Date: 2022.02.18 17:08:33 -0700 Date: February 18, 2022

Additional pages Attached: Yes No

Applicant

Name of Individual: Darin and Robin Gibby Owner Tenant/Lessee Successor Agency

Street Address: 9435 Winding Hill Way

City: Lone Tree State: CO Zip: 80124

Phone No.: 303-968-6974 Fax No.: _____ Email: thegibbys@comcast.net

Signature: Darin Gibby Digitally signed by Darin Gibby
Date: 2022.02.18 17:08:32 -0700 Date: February 18, 2022

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

GIBBY RESIDENCE REMODEL

8311 EL PASEO GRANDE
LA JOLLA, CA 92037



COASTAL DEVELOPMENT &
SITE DEVELOPMENT (LA JOLLA SHORES)
PERMIT SET

SYMBOLS

SHEET NUMBER, NORTH ARROW, ELEVATION MARKS, DOOR SYMBOL, WINDOW SYMBOL, BUILDING SECTION MARKS, BATT INSULATION, PLAN NOTE TARGET, WALL SECTION MARKS, CENTER LINE, DETAIL TARGETS, ELEVATION TARGETS, PLAN BLOW-UP DETAILS, INTERIOR ELEVATION TARGETS

ABBREVIATIONS

ACOVS., A.C.T., A.D.J., A.F.F., A.G.S., ALUM., ALT., A.P., APPROX., ARCH., ASPH., ASST., AUTO., BLDG., BLDG., BOT., B.U.R., CAB., CIRC., C.L., C.L.R., C.L.S., CLO., C.M.U., COL., CONG., CONF., CONN., CONSTR., CONT., CONTR., COORD., CORR., CPT., C.J., C.T., CTR., C.W., DBL., DEMO., DEPT., DIA., DIAG., DIFF., DIM., DIV., DN., D.P., DR., DTL., E., EA., EL., ELAS., ELEC., ELEV., EMER., ENCL., ENGR., ENR., ENT., E.J., E.PNL., EQ., EQUIP., E.V.C., EXH., EXST., EXP., EXT., F.D., FDN., F.E., F.F., F.H.G., FIN., FL., FLEX., FLOUR., FT., FRUN., FURR., FUT., G.A., GALV., GEN., GL., GND., GR., GYP. BD., H.C., HDND., H.M., HORZ., HR., HT., HTG., H.V.A.C., H.W., IN., INCAND., INCL., INSUL., INT., INTERM., JAN., JT., KIT., LAM., LAUN., LAV., LB(S), L.F., LT., MACH. MAINT., MAS., ACOUS., ACOUSTICAL, AGUSTICAL CEILING TILE, ADJUSTABLE, AT FINISHED FLOOR, AGRESATE, ALUMINUM, ALTERNATE, ACCESS PANEL, APPROXIMATE, ARCHITECTURAL, ASPHALT, ASSISTANT, AUTOMATIC, BOARD, BUILDING, BOTTOM, BUILT UP ROOFING, CABINET, CIRCULATION, CENTER LINE, CLEAR, CEILING, CLOSET, CONCRETE MASONRY UNIT, COLUMN, CONCRETE, CONFERENCE, CONNECTION, CONSTRUCTION, CONTINUOUS, CONTRACTOR, COORDINATE, CORRIDOR, CARPET, C.J., CONTROL JOINT, CERAMIC TILE, CENTER, GOLD WATER, DBL., DOUBLE, DEMOLITION, DEPARTMENT, DIAMETER, DIAGONAL, DIFFUSER, DIMENSION, DIVISION, DOWN, DAMPPROOFING, DETAIL, E., EAST, EACH, ELEVATION, ELASTOMERIC, ELECTRICAL, ELEVATOR, EMERGENCY, ENCLOSURE, ENGINEER, ENTRANCE, EXPANSION JOINT, ELECTRICAL PANEL, EQUAL, EQUIPMENT, ELECTRIC WATER COOLER, EXHAUST, EXISTING, EXPANSION, EXTERIOR, F.D., FLOOR DRAIN, FOUNDATION, FIRE EXTINGUISHER, FINISH FLOOR, FIRE HOSE CABINET, FINISH, FLOOR, FLEXIBLE, FLUORESCENT, FOOT, FURNITURE, FURRING, FUTURE, G.A., GAUSE, GALVANIZED, GENERAL, GLASS, GROUND, GRADE, GYPSUM BOARD, H.C., HARD CORE, HARDWARE, HOLLOW METAL, HORIZONTAL, HOUR, HEIGHT, HEATING, HEATING, VENTILATION, HOT WATER, IN., (INCHES), INCANDESCENT, INCLUDED, INSULATED, INTERIOR, INTERMEDIATE, JAN., JANITOR, JOINT, KIT., KITCHEN, LAM., LAMINATE, LAUN., LAUNDRY, LAV., LAVATORY, LB(S), POUNDS, L.F., LINEAR FOOT, LT., LIGHT, MACH. MAINT., MACHINE, MAS., MASONRY, MATL., MATERIAL, MAX., MAXIMUM, MECH., MECHANICAL, MEMB., MEMBRANE, MEZZ., MEZZANINE, MFR., MANUFACTURER, MIN., MINIMUM, MISC., MISCELLANEOUS, M.O., MASONRY OPENING, MOVABLE, MTD., MOUNTED, METL., METAL, MILL., MILLION, N., NORTH, N.I.C., NOT IN CONTRACT, NO., NUMBER, NOM., NOMINAL, N.T.S., NOT TO SCALE, OA., OVERALL, O.C., ON CENTER, O.D., OUTSIDE DIAMETER, O.F.D., OVERFLOW DRAIN, OFF., OFFICE, OH., OVERHEAD, OPNS., OPENING, OPP., OPPOSITE, PAV., PAVING, P.C., PRE-CAST, PL., PLATE, P.LAM., PLASTIC LAMINATE, PLAS., PLASTER, P.LBS., PLUMBING, PLYWOOD, PNL., PANEL, POL., POLISHED, PROP., PROPERTY, P.S.F., POUNDS PER SQUARE FOOT, P.S.I., POUNDS PER SQUARE INCH, PTD., PAINTED, PTN., PARTITION, PT., POINT, QTY., QUANTITY, R., RUBBER, RECEP., RECEPTION, REINF., REINFORCING, R.O.W., RIGHT OF WAY, RAD., RADIUS, R.B., RUBBER BASE, R.C.P., REFLECTED CEILING PLAN, R.D., ROOF DRAIN, REC., RECESSED, REF., REFERENCE, REFR., REFRIGERATOR, REINF., REINFORCED, REQS., REQUIRED, RESL., RESULTANT, REV., REVISION, ROOFING, ROOM, R.M., ROOM, R.O., ROUGH OPENING, S., SOUTH, SAN., SANITARY, SCHED., SCHEDULE, SECT., SECTION, SECUR., SECURITY, S.F., SQUARE FOOT, SHR., SHOWER, SHT., SHEET, SIM., SIMILAR, SL., SLOPE, S.P., STANDPIPE, SPEC., SPECIFICATION, SPKR., SPEAKER, SQ., SQUARE, S.S.T., STAINLESS STEEL, STA., STATION, STD., STANDARD, STL., STEEL, STOR., STORAGE, STRUC., STRUCTURAL, SUSP., SUSPENDED, SYM., SYMMETRICAL, T., TREAD, T.O., TOP OF, T.O.B., TOP AND BOTTOM, T.O.G., TONGUE AND GROOVE, TEL., TELEPHONE, TEMP., TEMPERED, TER., TERRAZZO, THK., THICK, TL., TOILET, TOPO., TOPOGRAPHY, T.V., TELEVISION, TYP., TYPICAL, UNEXC., UNEXCAVATED, UNF., UNFINISHED, U.N.O., UNLESS OTHERWISE NOTED, 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, W.M., WIRE MESH, W.P., WATERPROOFING, WT., WATER, W.W.F., WELDED WIRE MESH, YD., YARD

VICINITY MAP NTS



AREA DIAGRAM

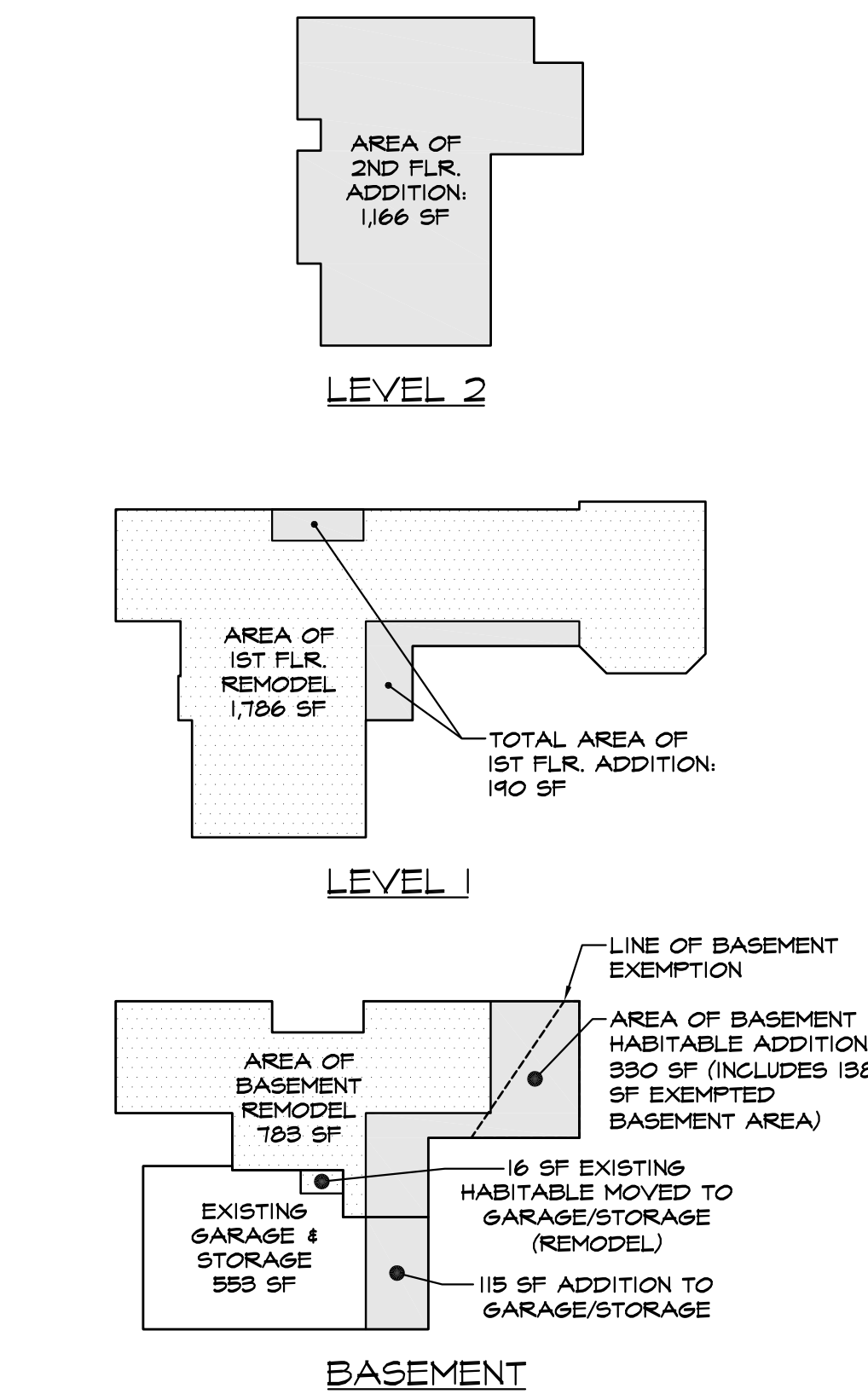


Table with 2 columns: Category and Value. Categories include Total Area of Demolition, Total Area of Remodel, and Total Area of Addition.

PROJECT DATA

PROJECT DESCRIPTION, SITE ADDRESS, ASSESSORS PARCEL NUMBER, LEGAL DESCRIPTION, EXISTING PERMITS, YEAR EXISTING STRUCTURES WERE BUILT, EXISTING SOIL CONDITIONS, LOT USE, LOT ZONING, OVERLAY ZONE DESIGNATION, LOT SIZE, MAXIMUM F.A.R., PROPOSED F.A.R. OF LIVING, ALLOWABLE LOT COVERAGE, PROPOSED LOT COVERAGE, OCCUPANCY, BUILDING CODES, CONSTRUCTION TYPE, NUMBER OF STORIES, BUILDING HEIGHT, GEOLOGICAL HAZARD CATEGORY, AREA OF SITE, EXISTING HABITABLE AREA (TO BE REMODELED), PROPOSED HABITABLE ADDITION, TOTAL PROPOSED HABITABLE G.F.A., PROPOSED F.A.R. OF HABITABLE, GARAGE/EXTERIOR STORAGE, AREA OF DECKS

SHEET INDEX

- GENERAL: T51 COVER SHEET, T52 LEGEND AND PROJECT DATA, T53 STORM WATER RUNOFFS APP. CHECKLIST, CO TOPOGRAPHIC SURVEY. ARCHITECTURAL: A001 PROPOSED SITE PLAN, A101 REMODELED BASEMENT & FIRST FLOOR PLANS, A102 PROPOSED SECOND FLOOR & ROOF PLANS, A201 EXTERIOR ELEVATIONS, A202 EXTERIOR ELEVATIONS, A301 SITE SECTIONS. LANDSCAPE: L1 LANDSCAPE DEVELOPMENT PLAN, L2 LANDSCAPE DEVELOPMENT PLAN - PLANTING, L3 LANDSCAPE CALCULATIONS

PROJECT DIRECTORY

- OWNER: DARIN & ROBIN GIBBY, 8311 EL PASEO GRANDE, LA JOLLA, CA 92037. ARCHITECT: GOLBA ARCHITECTURE, INC., 1940 GARNET AVE., SUITE 100, SAN DIEGO, CA 92104. SURVEYOR: COFFEY ENGINEERS, INC., 9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92191. LANDSCAPE: NERI LANDSCAPE ARCHITECTURE, 928 HORNBLEND ST., SUITE #3, SAN DIEGO, CA 92104

GENERAL PLAN DEVELOPMENT GOALS

- THE PROPOSED PROJECT RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN. IN AN EFFORT TO REACH THESE GOALS, THE PROJECT WILL EMPLOY THE FOLLOWING: SOLAR PHOTOVOLTAIC SYSTEM FOR GENERATING POWER ON SITE, HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE, 'ENERGY STAR' APPLIANCES, DUAL PANE LOW-E GLAZING ON ALL NEW WINDOWS, USE OF LOW V.O.C. PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS, AND OTHER FINISHES WHERE FEASIBLE, NATURAL COOLING AND VENTILATION WITH OPERABLE WINDOWS, WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE, USE OF PERMEABLE PAVING WHERE FEASIBLE, USE OF RAIN SENSOR SHUT OFF DEVICES, HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT, ELECTRICAL OUTLET ON SEPARATE CIRCUIT IN GARAGE FOR ELECTRIC CAR USAGE

CERTIFICATION STATEMENT

- HEREBY ACKNOWLEDGE AND CERTIFY THAT: 1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT. 2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS. 3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION. 4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS. 5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW. 6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED. 7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER 1, SECTION 4, AND/OR SECTION 6 FOR REZONES, AND 8. FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS.

PROJECT PROCESS LEVEL (2-5): 3, PROJECT APPROVAL(S) NEEDED: COASTAL DP / SITE DP, RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIMOTHY GOLBA, SIGNATURE, DATE: 02-24-22

PART D – PDP Exempt Requirements
PDP Exempt projects are required to implement site design and source control BMPs.
• If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
• If "no" is checked for all questions in Part D, continue to Part E.
1. Does the project ONLY include new or retrofitted sidewalks, bicycle lanes, or trails that:
• Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
• Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
• Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?
 Yes, PDP exempt requirements apply No, proceed to next question
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
 Yes, PDP exempt requirements apply No, proceed to next question

PART E – Determine if Project is a Priority Development Project (PDP)
Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SQMP).
• If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
• If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."

- 1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- 2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- 3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification [SIC] 5811), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No
- 4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No
- 5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** Yes No
- 6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

CLEAR FORM

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Upon request, this information is available in alternative formats for persons with disabilities.
DS-560 (09-21)

P3

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 8311 El Paseo Grande, La Jolla, CA 92037 Project Number: PRJ-1058312

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements
All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the California State Water Resources Control Board.

For all projects, complete Part A. If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

- 1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
 Yes, SWPPP is required; skip questions 2-4. No; proceed to the next question.
- 2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
 Yes, WPCP is required; skip questions 3-4. No; proceed to the next question.
- 3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 Yes, WPCP is required; skip question 4. No; proceed to the next question.
- 4. Does the project only include the following Permit types listed below?
 - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit,
 - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
 - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curbs and gutter replacement, and retaining wall encroachments. Yes, no document is required.
Check one of the boxes below and continue to Part B
 If you checked "Yes" for question 1, an SWPPP IS REQUIRED - continue to Part B
 If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP IS REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B
 If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

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DS-560 (09-21)

P1

- 7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands). Yes No
- 8. **New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
- 9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 8011, 8014, 8041, 7532-7534 or 7536-7539. Yes No
- 10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. Yes No

PART F – Select the appropriate category based on the outcomes of Part C through Part E

- 1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** Yes No
- 2. The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. Yes No
- 3. The Project is **PDP EXEMPT.** Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. Yes No
- 4. The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. Yes No

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DS-560 (09-21)

P4

Sarah Horton of Golba Architecture Project Architect
Name of Owner or Agent Title
Sarah Horton 01/25/2022
Signature Date

PART B – Determine Construction Site Priority
This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

- 1. **ASBS**
 - A. Projects located in the ASBS watershed.
- 2. **High Priority**
 - A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
 - B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.
- 3. **Medium Priority**
 - A. Projects that are not located in an ASBS watershed or designated as a High priority site.
 - B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
 - C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.
- 4. **Low Priority**
 - A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements
Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C – Determine if Not Subject to Permanent Stormwater Requirements
Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
• If "no" is checked for all the numbers in Part C: Continue to Part D.

- 1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
 Yes No
- 2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
 Yes No
- 3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
 Yes No

CLEAR FORM

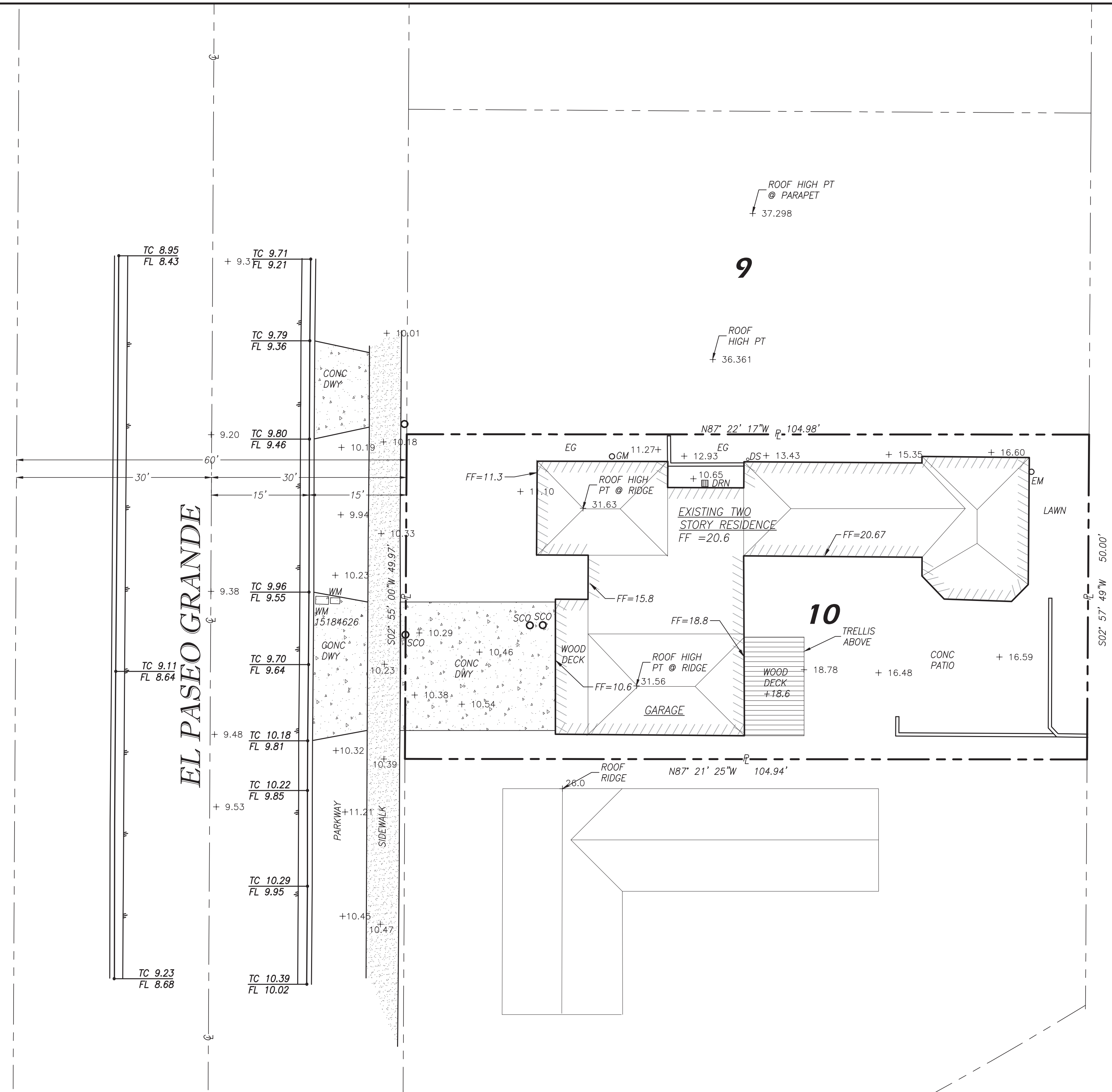
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DS-560 (09-21)

P2

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

GIBBY RESIDENCE REMODEL
8311 EL PASEO GRANDE
LA JOLLA, CA 92037

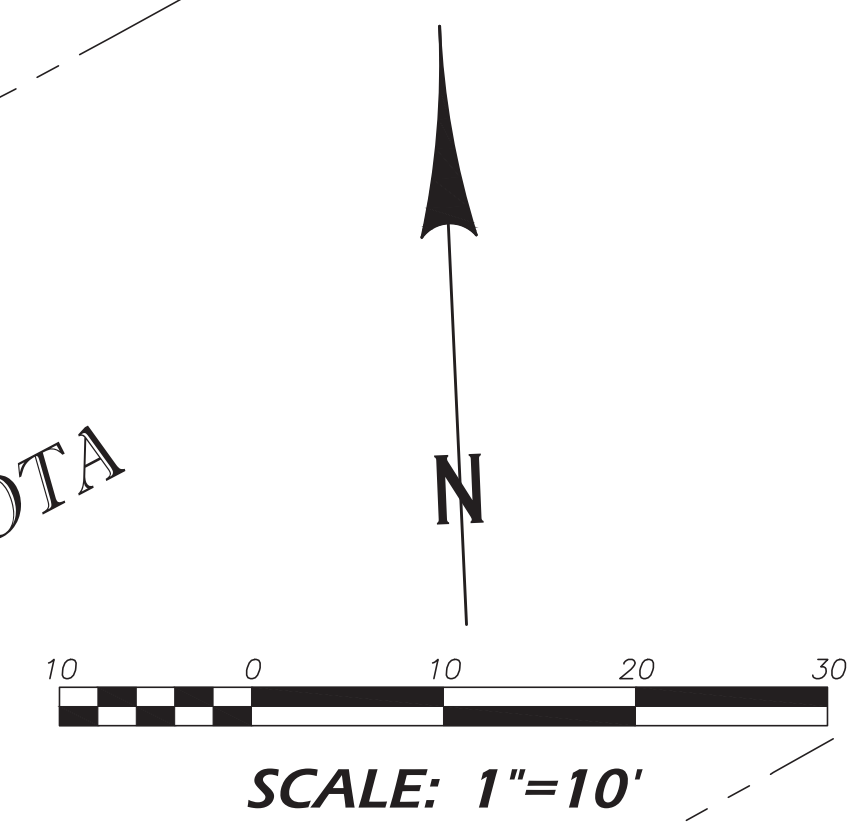
TS3
DATE: 08-01-22



NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

CALLE FRESCOTA



LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		---
STREET CENTERLINE		—C—
CONTOUR		—90—
LOT LINE (OFFSITE)		---
OVERHEAD UTILITIES		---OH---
EDGE OF PAVING		—/—/—
EXISTING SPOT ELEVATION		100.00 ±100.00
BUILDING FOOTPRINT		—
WOOD FENCE		—x—x—
CHAIN LINK FENCE		—x—x—
FREE STANDING WALL		—
RETAINING WALL		—
POWER POLE		○ PP
TREE; PLANT; PALM		○

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FLD BK	FIELD BOOK
A.C.	ASBESTOS CEMENT	GM	GAS METER
BLK	BLOCK	H	HIGH
BRK	BRICK	ICV	IRRIGATION CONTROL VALVE
BW	GRADE AT BOTTOM OF WALL	L.P.	LOW PRESSURE
C	CENTER LINE	PLTR	PLANTER
C, CONC	CONCRETE	PVMT	PAVEMENT
C.O.	CLEANOUT	SCO	SEWER CLEANOUT
EL	ELECTRIC	SMH	SEWER MANHOLE
ELEV	ELEVATION	TEL	TELEPHONE
EM	ELECTRIC METER	TW	GRADE AT TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
		WM	WATER METER

EASEMENTS

THIS TOPOGRAPHIC SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. HOWEVER, OTHER EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTY.

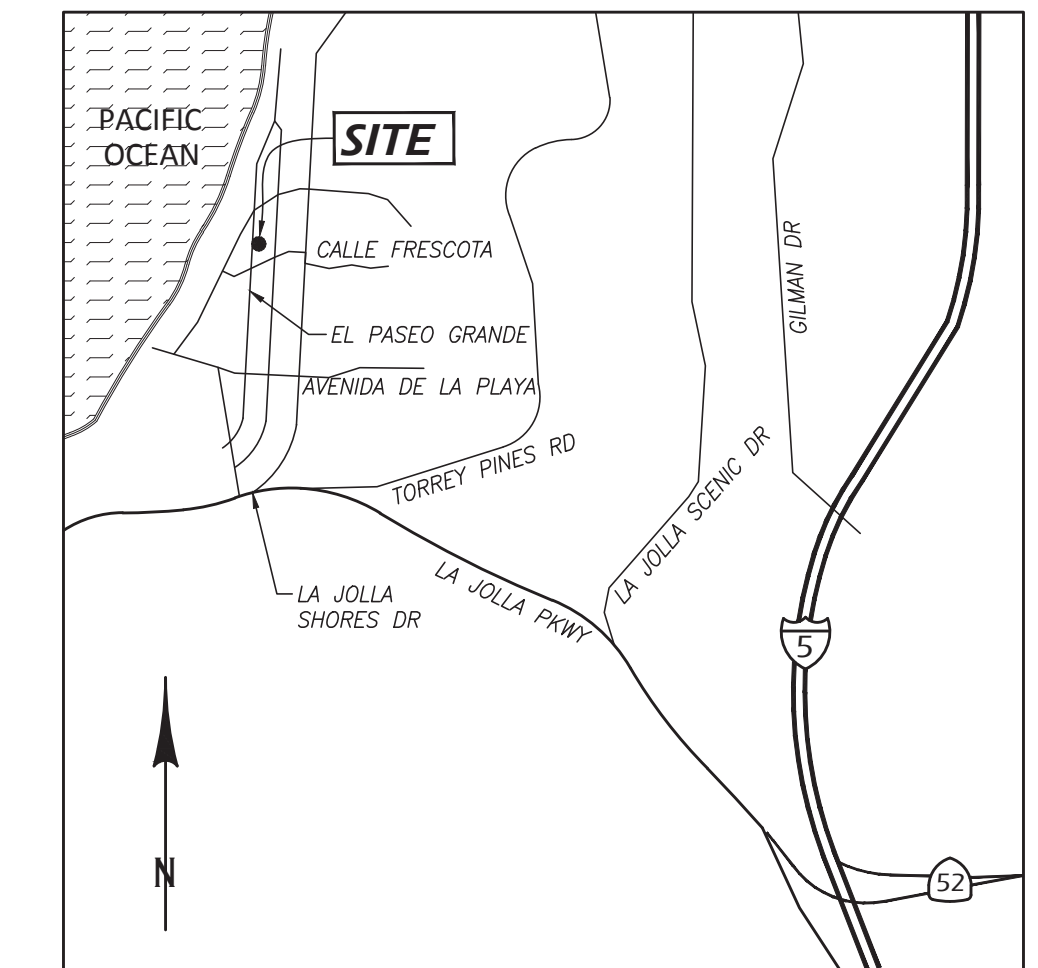
LEGAL DESCRIPTION

LOT 10 OF BLOCK 39, LA JOLLA SHORES UNIT 6, MAP 2147, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER, FEBRUARY 26, 1929

APN: 346-171-10

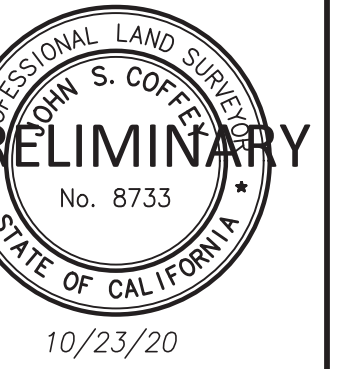
BENCHMARK

NORTHEASTERN BRASS PIN, CALLE FRESCOTA & EL PASEO GRANDE
ELEV = 10.555 ; DATUM: NGVD29; CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK.



VICINITY MAP
THOMAS BROS. MAP 1227-H5
NO SCALE

COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179



10/23/20
JC

Gibby Residence
8311 El Paseo Grande
La Jolla, CA 92037

TOPOGRAPHIC SURVEY

DRAWN BY:	EM/ GC
CHECKED BY:	JC
ORIGINAL	10/23/20
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	

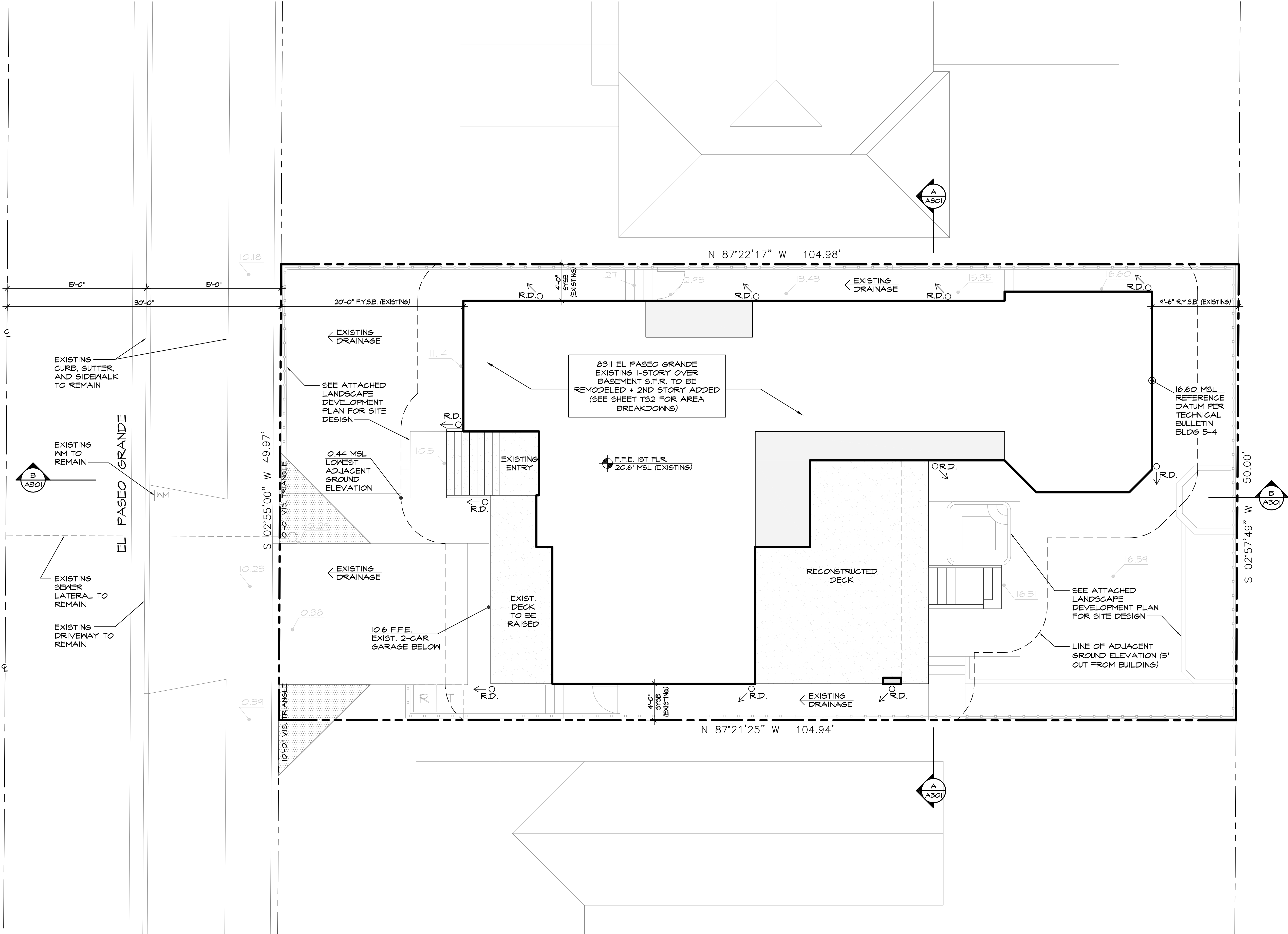
Topographic Survey

SCALE: 1" = 10'

CO

SHT 1 OF 1 SHTS

DATE OF SURVEY: 10/14/2020 SURVEY CREW CHIEF: E. Meermans



- SITE NOTES:**
1. THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 113.0270.
 2. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
 3. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFG 901.4.4).
 4. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
 5. SEE ATTACHED TOPOGRAPHIC SURVEY FOR THE SOURCE OF TOPOGRAPHIC INFORMATION.
 6. SEE ATTACHED LANDSCAPE DEVELOPMENT PLAN FOR LANDSCAPE AND HARDSCAPE INFORMATION.
 7. NO GRADING IS PROPOSED. BASEMENT ADDITION IS WITHIN EXISTING CRAWLSPACE.
 8. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 9. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMG SECTION 142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

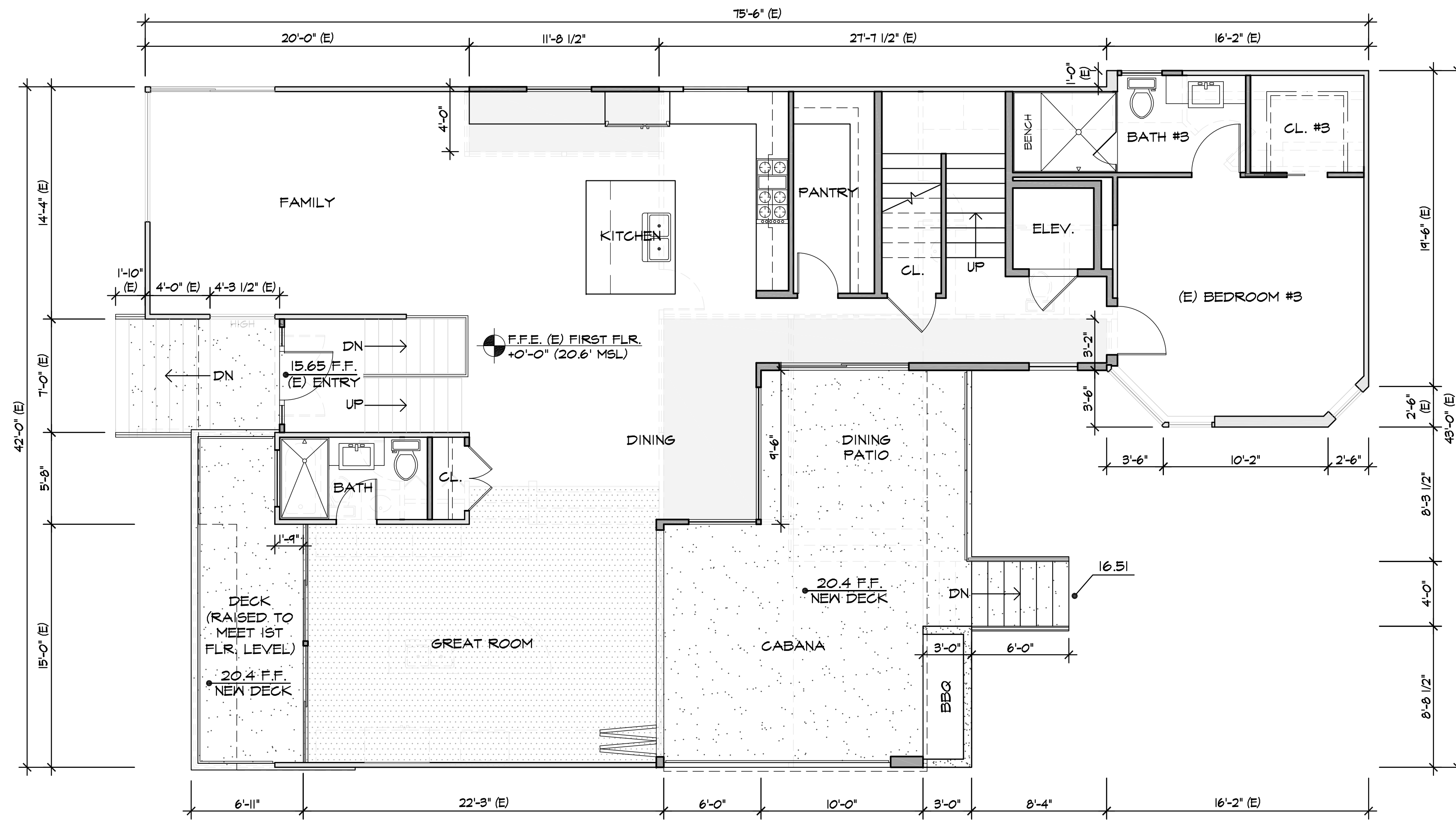
- SITE LEGEND:**
- INDICATES PROPERTY LINE
 - - - INDICATES SETBACK LINE
 - EM ELECTRIC METER
 - GM GAS METER
 - WM WATER METER
 - ← DIRECTION OF DRAINAGE
 - ← R.D. ROOF DRAIN/DECK DRAIN DOWNSPOUT; DISCHARGE INTO LANDSCAPE AREA
 - AREA OF NEW ADDITION
 - NEW OR RECONSTRUCTED DECK
 - VISIBILITY AREA - NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT

GRADING DATA TABLE:

MAX. CUT DEPTH (BASEMENT*):	5'-0"
MAX. CUT (EXCLUDING BASEMENT):	1'-6"
AMOUNT OF CUT:	37 CU. YDS.
MAX. FILL DEPTH:	1'-6"
AMOUNT OF FILL:	37 CU. YDS.
TOTAL EXPORT:	0 CU. YDS.
TOTAL IMPORT:	0 CU. YDS.

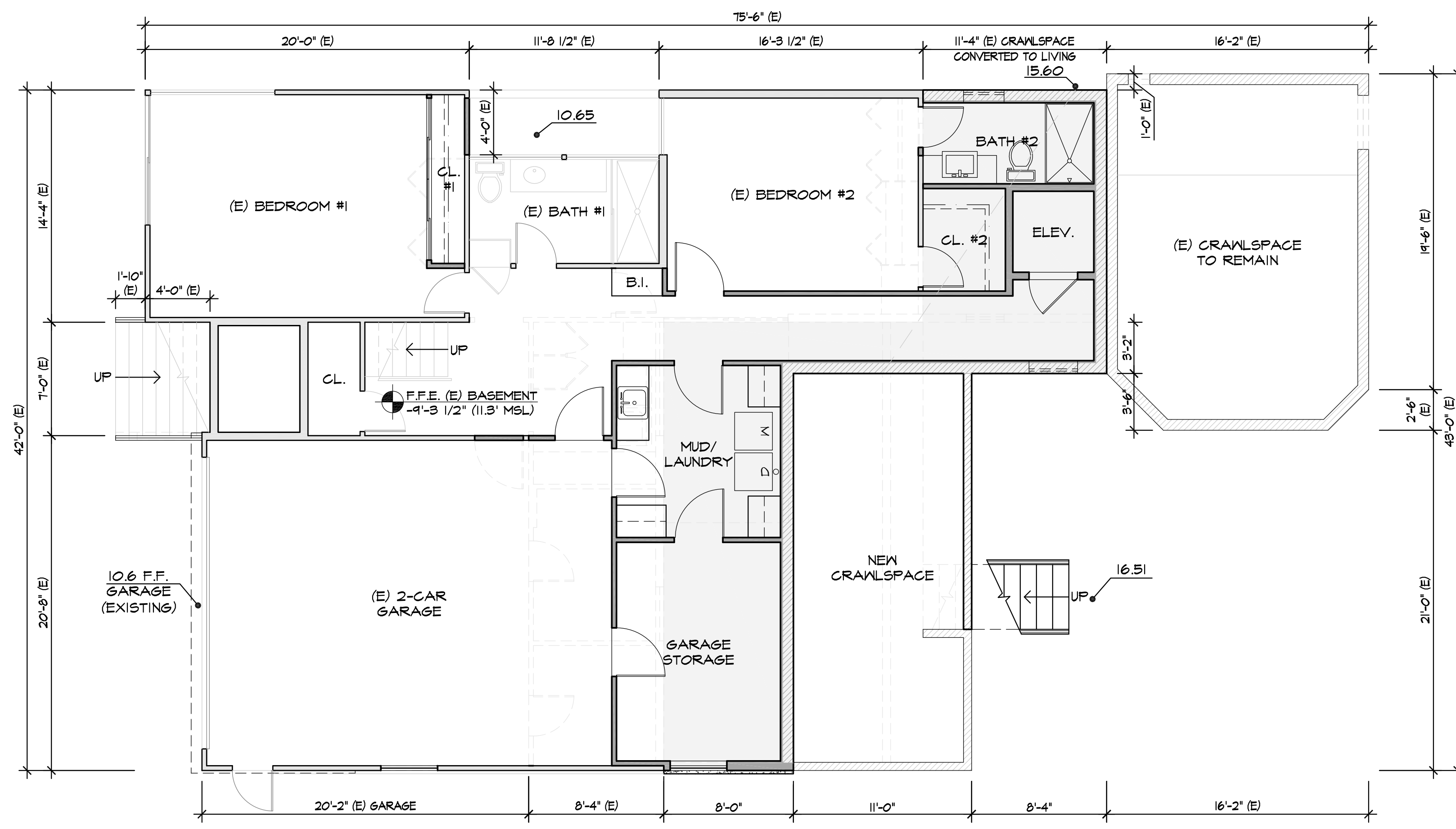
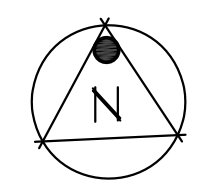
* NO GRADING IS PROPOSED. THE BASEMENT ADDITION IS WITHIN THE EXISTING CRAWLSPACE AND IS CONTAINED WITHIN THE DRIPLINE OF THE HOUSE ABOVE.

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



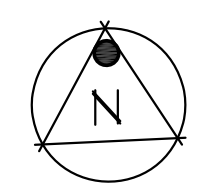
REMODELED FIRST FLOOR PLAN

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

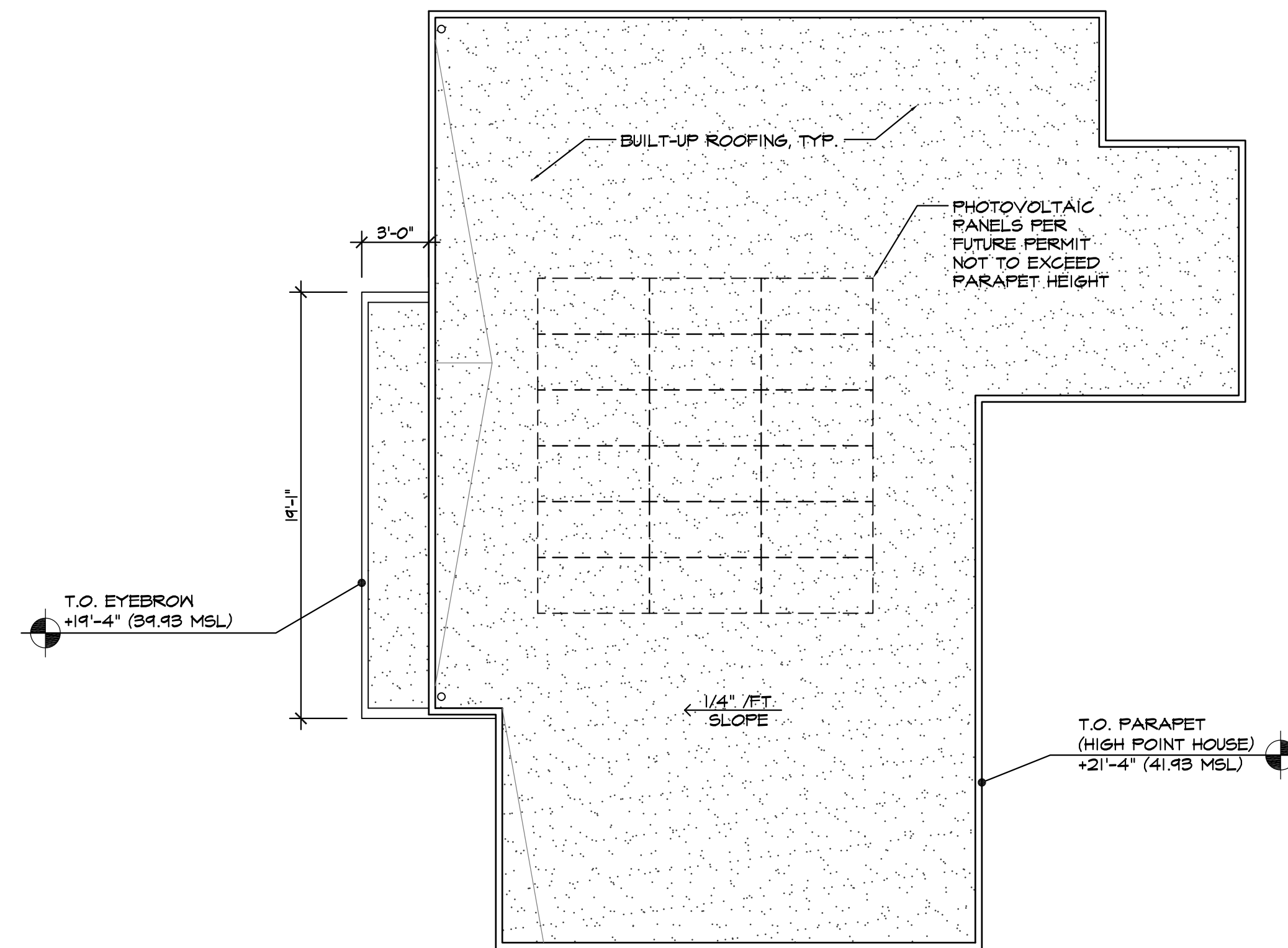


REMODELED BASEMENT FLOOR PLAN

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



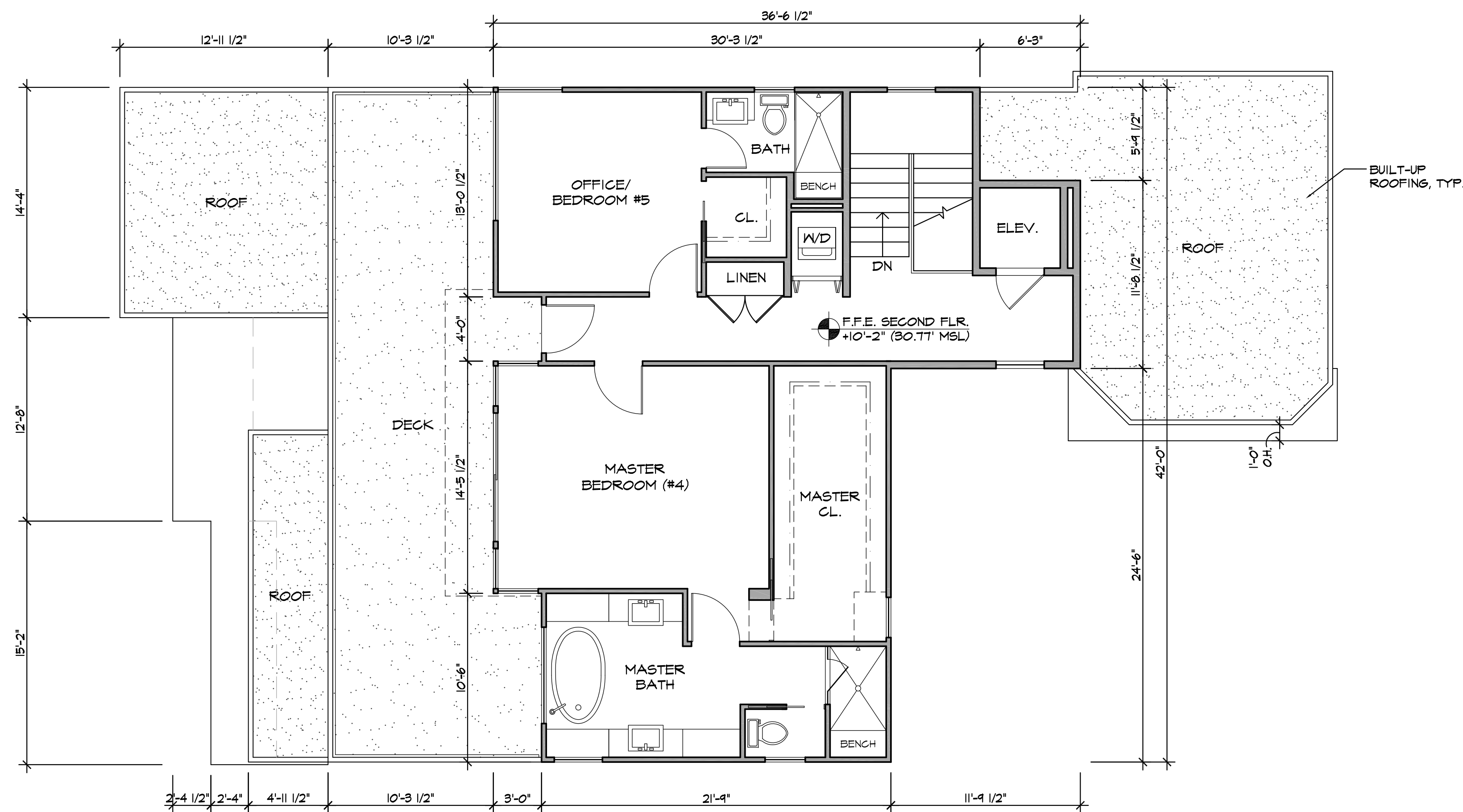
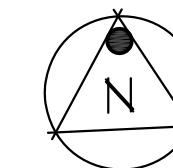
LEGEND	
	NEW 2x WOOD STUD WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW LOW WALL, 42" A.F.F., TYP.
	NEW MASONRY OR CONCRETE WALL
	EXISTING MASONRY OR CONCRETE CRAWLSPACE/FOUNDATION WALL
	AREA OF NEW ADDITION AT BASEMENT AND FIRST FLOOR
	NEW FLOOR IN THIS AREA TO BE RAISED UP TO FIRST FLOOR LEVEL



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 113.0210)

PROPOSED ROOF PLAN

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



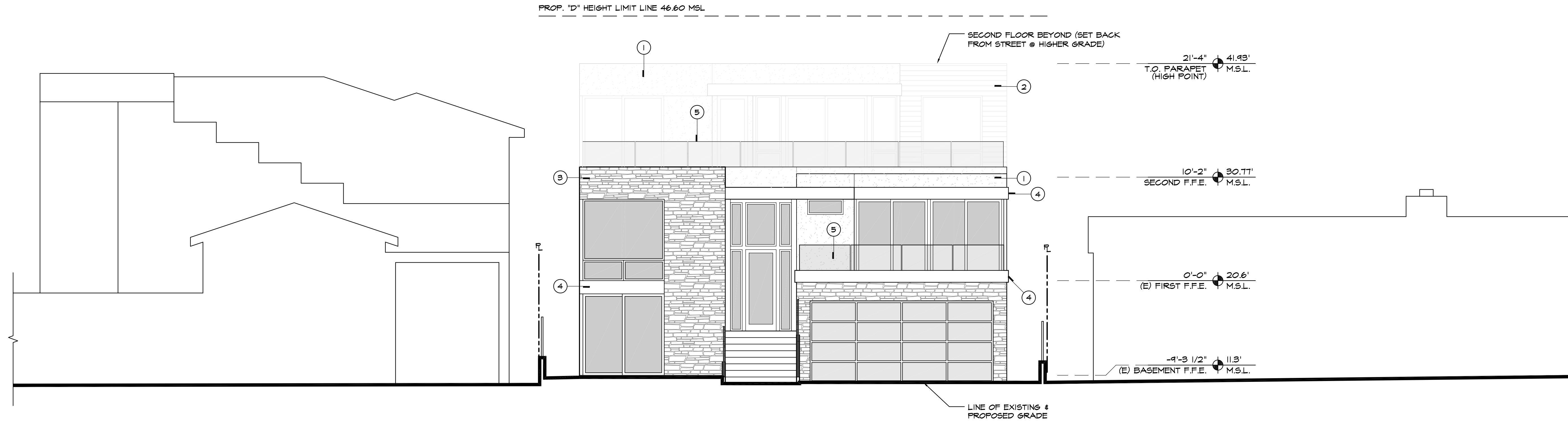
LEGEND

- NEW 2x WOOD STUD WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW LOW WALL, 42" A.F.F., TYP.
- NEW MASONRY OR CONCRETE WALL
- EXISTING MASONRY OR CONCRETE CRAWLSPACE/FOUNDATION WALL
- AREA OF NEW ADDITION AT BASEMENT AND FIRST FLOOR
- NEW FLOOR IN THIS AREA TO BE RAISED UP TO FIRST FLOOR LEVEL

PROPOSED SECOND FLOOR PLAN

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

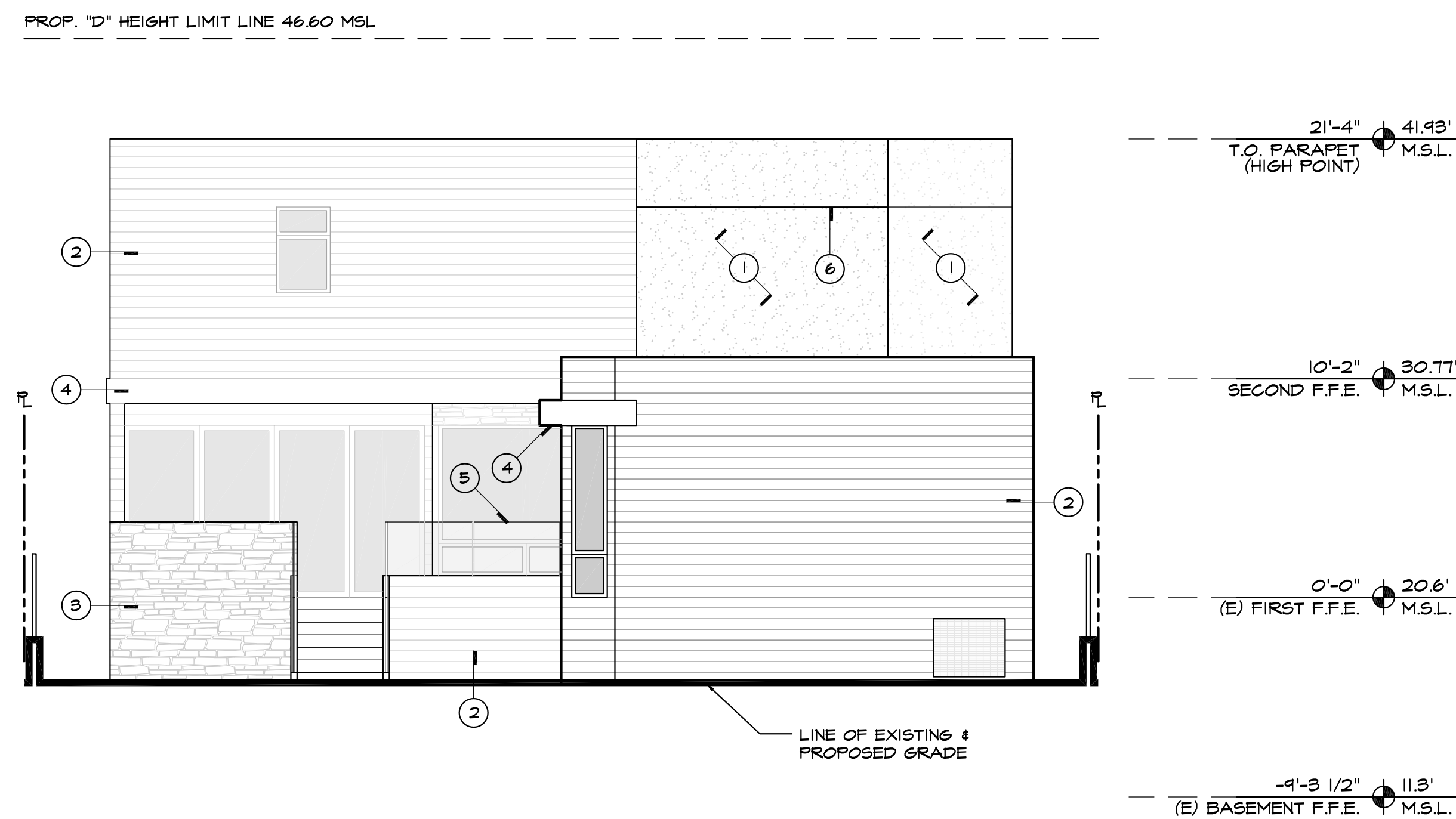




WEST (FRONT) ELEVATION

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

NOTE #1:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE. (SDMC 113.0210)

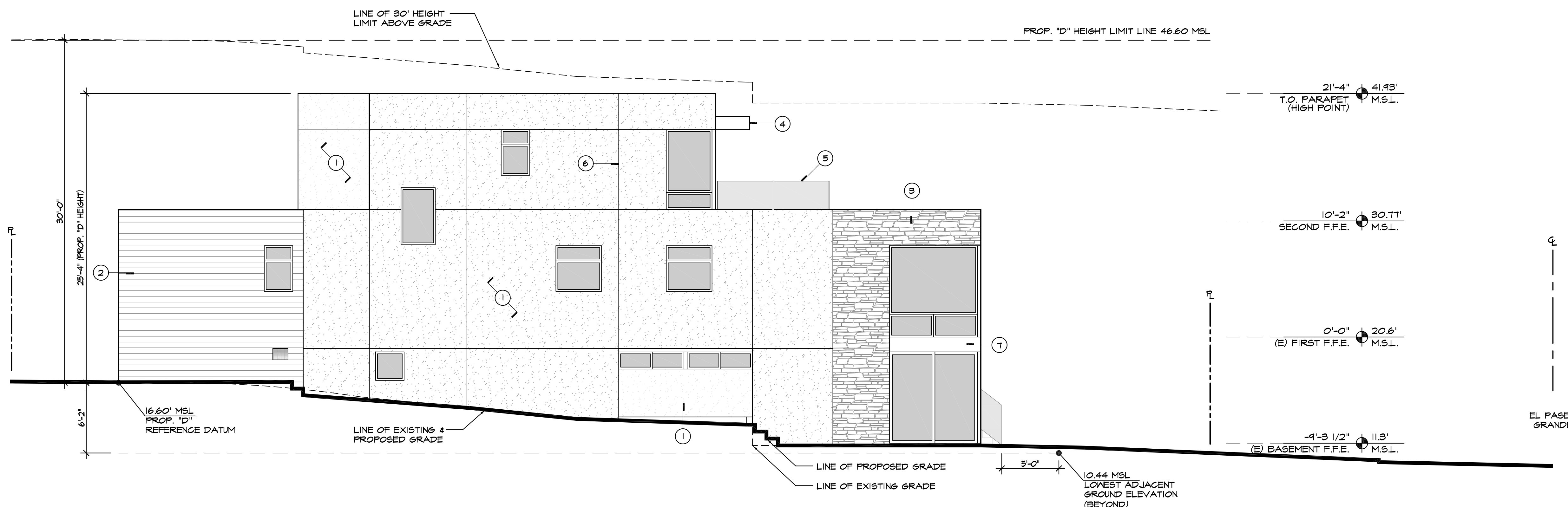


EAST (BACK YARD) ELEVATION

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

ELEVATION KEY NOTES:

- 1 EXTERIOR PLASTER SYSTEM ON PAPER BACKED MTL. LATH WITH SENERGY "SENERFLEX" COLOR COAT, TYP. - COLOR WHITE.
- 2 JAMES HARDI "HARDIPLANK" 6" EXPOSURE LAP SIDING, CEDARMILL FINISH. BLIND NAIL. COLOR: GRAY. INSTALL PER MANUF. SPECS.
- 3 EL DORADO STONE VENEER, COLOR & PATTERN PER OWNER'S APPROVAL. INSTALL PER MANUF. SPECS. ICC-ES REPORT ESR-1215.
- 4 ALUCOBOND METAL CLAD EYEBROW PROJECTION OR FASCIA
- 5 GLASS GUARDRAIL, 42" ABOVE FINISHED FLOOR
- 6 FRY REGLET, TYP.
- 7 ALUCOBOND METAL CLADDING AT WINDOW INSET. INSTALL PER MANUFACTURER'S SPECIFICATIONS



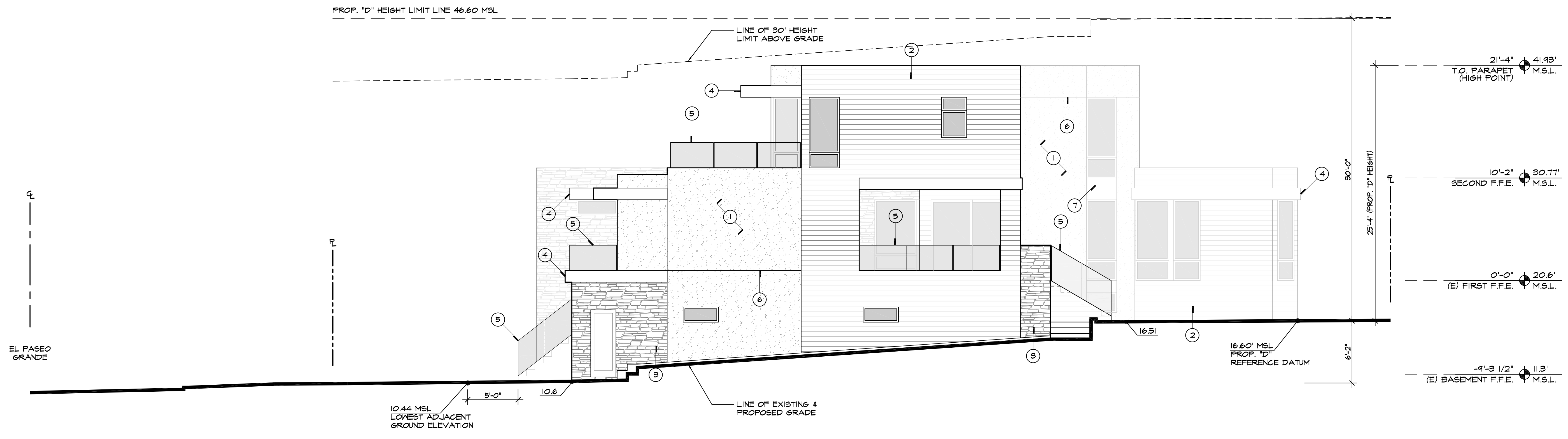
NORTH (SIDE YARD) ELEVATION

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

NOTE #1:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE. (SDMC 118.0210)

ELEVATION KEY NOTES:

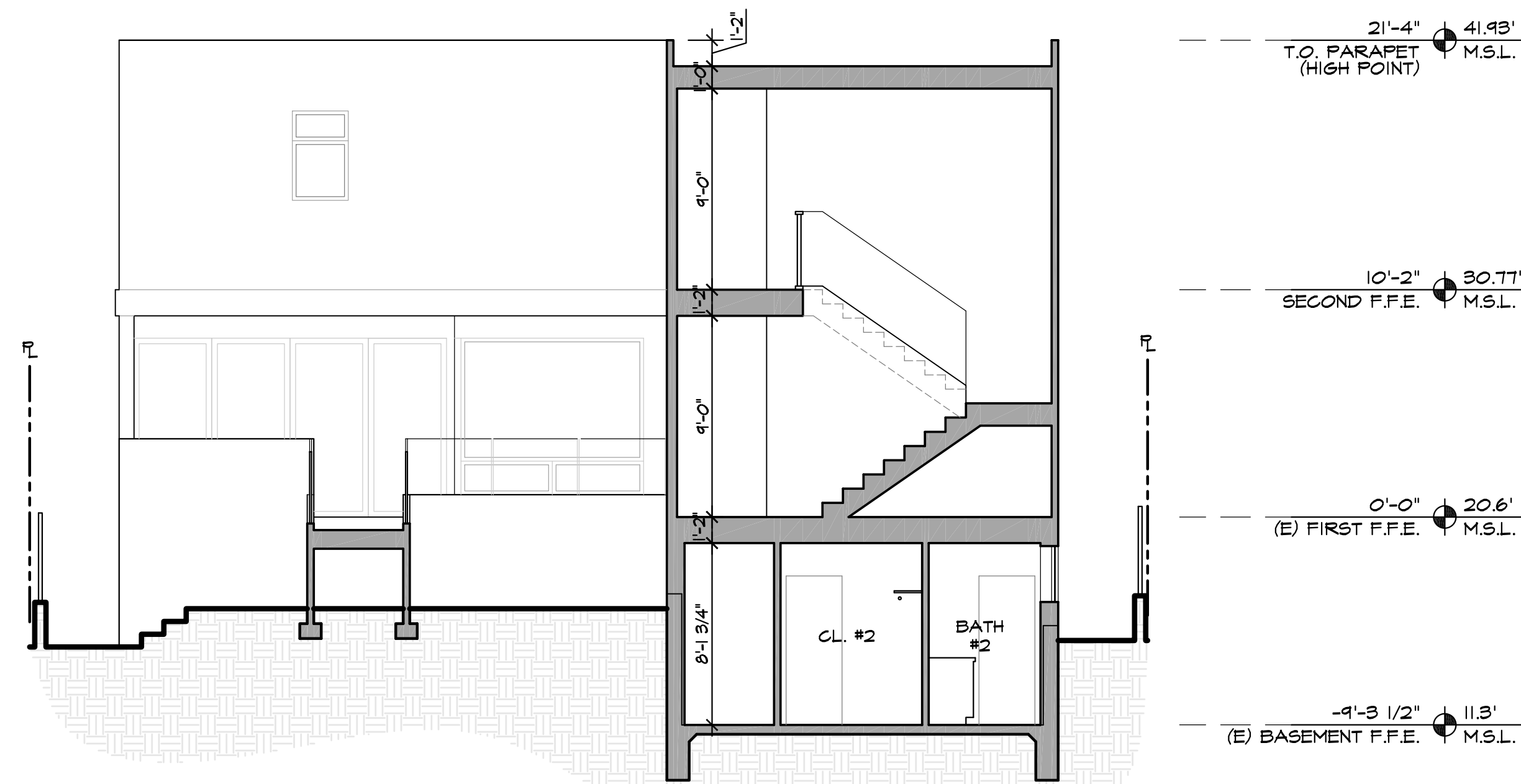
- 1 EXTERIOR PLASTER SYSTEM ON PAPER BACKED MTL. LATH WITH SENERGY "SENERFLEX" COLOR COAT, TYP. - COLOR WHITE.
- 2 JAMES HARDI 'HARDIPLANK' 6" EXPOSURE LAP SIDING, CEDARMILL FINISH. BLIND NAIL. COLOR: GRAY. INSTALL PER MANUF. SPECS.
- 3 ELDORADO STONE VENEER, COLOR & PATTERN PER OWNER'S APPROVAL. INSTALL PER MANUF. SPECS. ICC-ES REPORT ESR-1215.
- 4 ALICOBOND METAL GLAD EYEBROW PROJECTION OR FASCIA
- 5 GLASS GUARDRAIL, 42" ABOVE FINISHED FLOOR
- 6 FRY REGLET, TYP.
- 7 ALICOBOND METAL CLADDING AT WINDOW INSET. INSTALL PER MANUFACTURER'S SPECIFICATIONS



SOUTH (SIDE YARD) ELEVATION

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

PROP. "D" HEIGHT LIMIT LINE 46.60 MSL



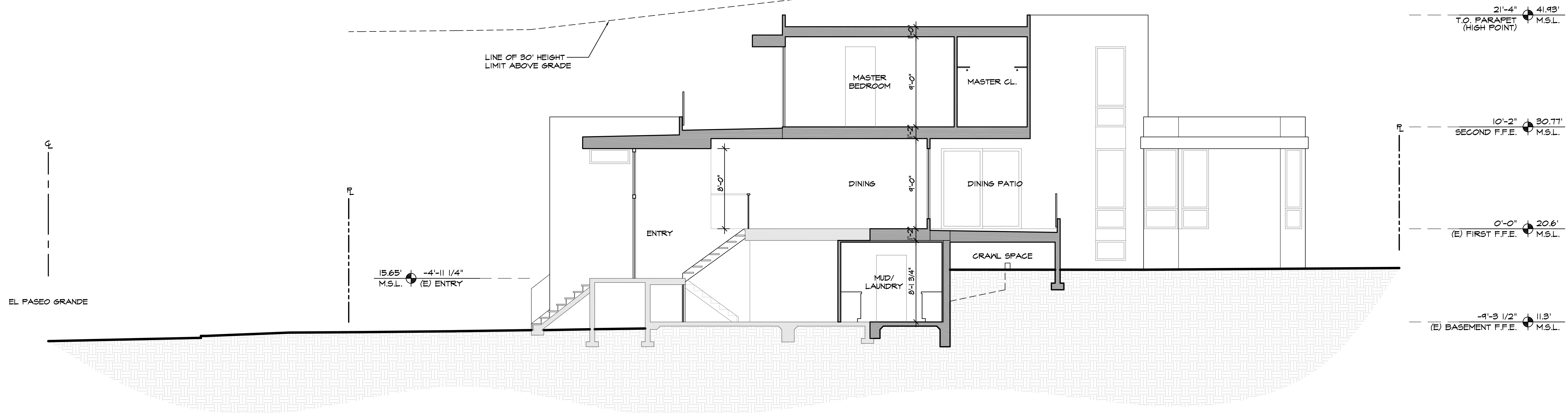
NOTE #1:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE. (SDMC 113.0210)

A

SITE SECTION

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

PROP. "D" HEIGHT LIMIT LINE 46.60 MSL

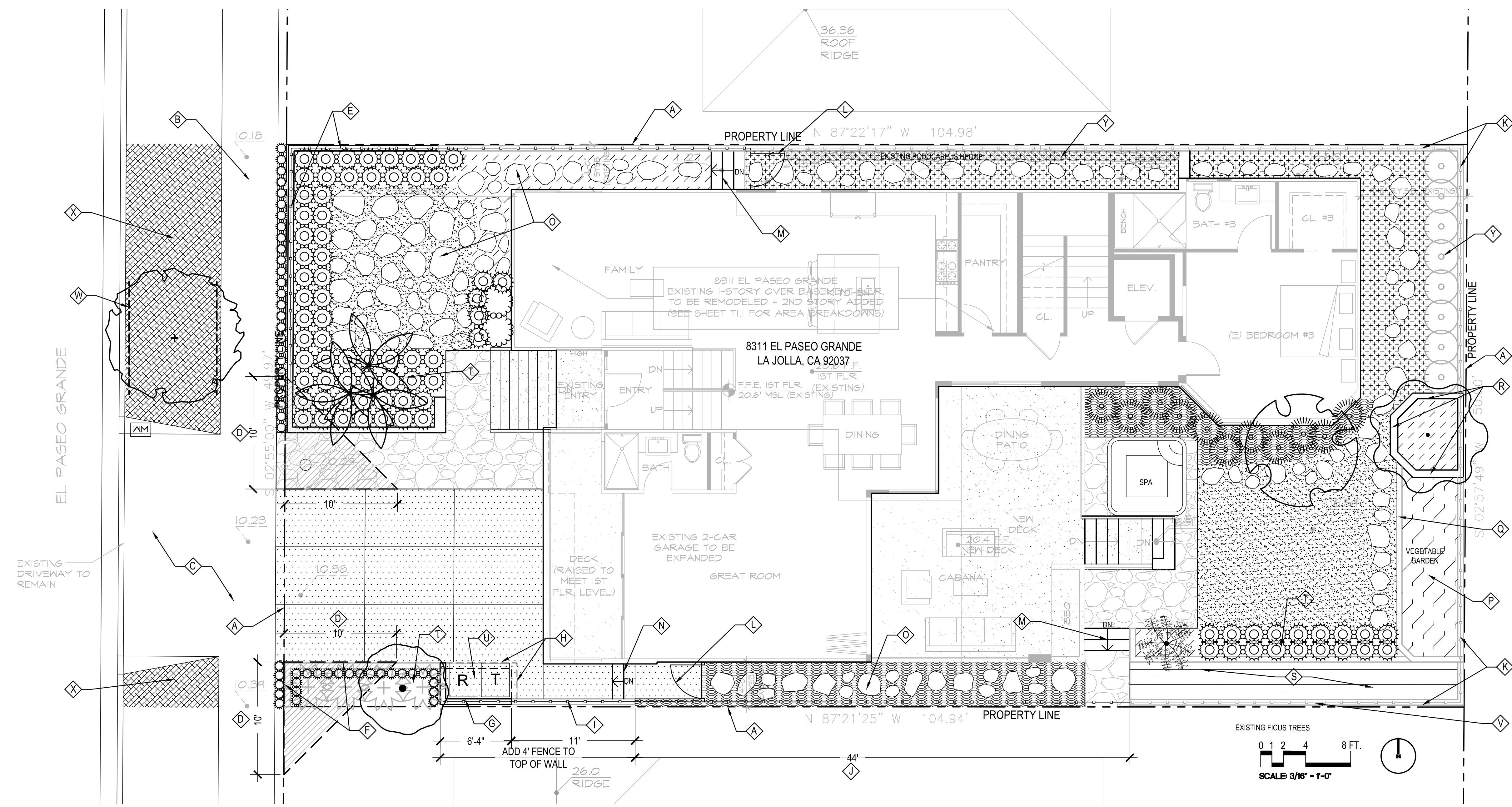


B

SITE SECTION

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

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

SINGLE FAMILY LANDSCAPE REQUIREMENTS:
LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE (LDC 1510.0306(G)).

TOTAL PARCEL AREA:	5,246 S.F.
PLANTING AREA REQUIRED:	1,574 S.F. (30%)
PLANTING AREA PROVIDED:	1,576 S.F. (30%)
EXCESS AREA PROVIDED:	2 S.F.

HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

	HARDSCAPE PAVING 'A'	
	Non-porous paving such as:	439 SF
	"Integral Color Concrete with Enhanced Finish"	
	"Integral Color Concrete"	
	"Uncolored Concrete with Enhanced Finish"	
	HARDSCAPE PAVING 'B'	237 SF
	Non-porous paving such as:	
	Flagstone Paving	

LANDSCAPE KEY NOTES:

- ◊ PROPERTY LINE, TYPICAL SYMBOL
- ◊ EXISTING CONCRETE CITY SIDEWALK TO REMAIN
- ◊ EXISTING CONCRETE DRIVEWAY TO REMAIN
- ◊ VISIBILITY AREA - NO OBSTRUCTION INCLUDING WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE ROW THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24" INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB
- ◊ NEW 2' HIGH MASONRY WALL WITH STONE VENEER & 2' TALL FENCE
- ◊ EXISTING 2' HIGH MASONRY PLANTER TO REMAIN - ADD FACE WITH STONE VENEER
- ◊ NEW 2' HIGH MASONRY WALL WITH WITH STONE VENEER & 4' HIGH FENCE
- ◊ CUT BACK EXISTING 2' HIGH MASONRY WALL FOR TRASH BINS
- ◊ EXISTING MASONRY WALL TO REMAIN - ADD 4' HIGH FENCE
- ◊ REPLACE EXISTING FENCE WITH 6' HIGH FENCE
- ◊ EXISTING FENCE TO REMAIN
- ◊ NEW 6' HIGH SIDE YARD GATE
- ◊ NEW CONCRETE STEPS
- ◊ EXISTING CONCRETE STEPS TO REMAIN
- ◊ FLAGSTONE STEPPERS
- ◊ VEGETABLE GARDEN
- ◊ REDUCE EXISTING MASONRY WALL HEIGHT TO 24"
- ◊ NEW 42" HIGH MASONRY PLANTER
- ◊ WOOD COVERED STORAGE (24" HIGH)
- ◊ INSTALL 3" DEEP ORGANIC MULCH IN ALL PLANTING BEDS EXCEPT AT AREAS W/ GROUND COVER PLANTING
- ◊ TRASH & RECYCLING BINS
- ◊ CUT BACK EXISTING NEIGHBOR'S FICUS TO PROPERTY LINE
- ◊ INSTALL 10 FT. LONG ROOT BARRIER WHERE NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE.
- ◊ CUT BACK EXISTING PLANTING TO 8" HEIGHT
- ◊ EXISTING SHRUBS TO REMAIN

GENERAL NOTES:

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
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. ALL PROPOSED STREET TREE PALMS SHALL HAVE A MINIMUM OF 10' BROWN TRUNK HEIGHT (BTH).
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 INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA SHORES PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.

14. ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL, AS SHOWN ON THE APPROVED EXHIBIT "A", LANDSCAPE DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
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, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
16. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE CONSISTENT WITH APPROVED EXHIBIT 'A', THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN, AND THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
17. THE OWNER/ PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITIONS AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED.
18. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES WITHIN 30 DAYS OF DAMAGE.

MINIMUM STREET TREE SEPARATION:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

STREET TREE CALCULATIONS

(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE EXCLUDING CURB CUTS
 EL PASEO GRANDE STREET FRONTAGE: 50'
 STREET TREE REQUIRED: 1 TOTAL; PROVIDED: 1 TOTAL

IRRIGATION NOTE:

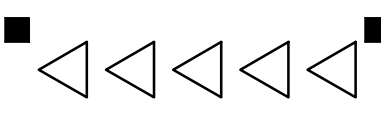
1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP-WATERING, LOW-VOLUME BUBBLER.

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 TO THE MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

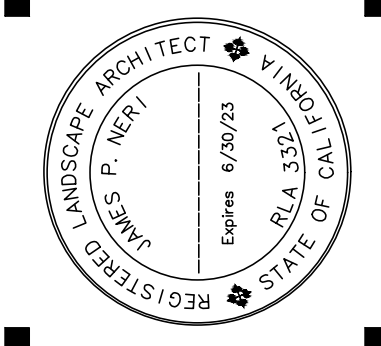
LA JOLLA SHORES PDO NOTES:

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, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
2. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
3. ALL LANDSCAPED MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL.

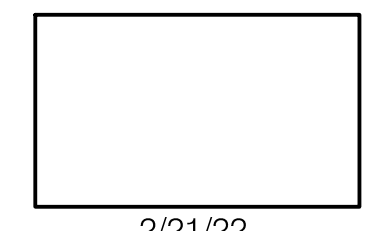


Project No. - XX
 Drawn - XXX
 Checked - JPN

NERI LANDSCAPE ARCHITECTURE
 928 HORNBLIND STREET, SUITE # 3
 SAN DIEGO, CA 92109
 TEL: 619.594.9323 FAX: 619.594.9323
 WWW.NERILANDSCAPE.COM



LANDSCAPE IMPROVEMENT PLANS FOR
GIBBY RESIDENCE
 RESIDENCE REMODEL
 8311 El Paseo Grande, La Jolla, CA 92037

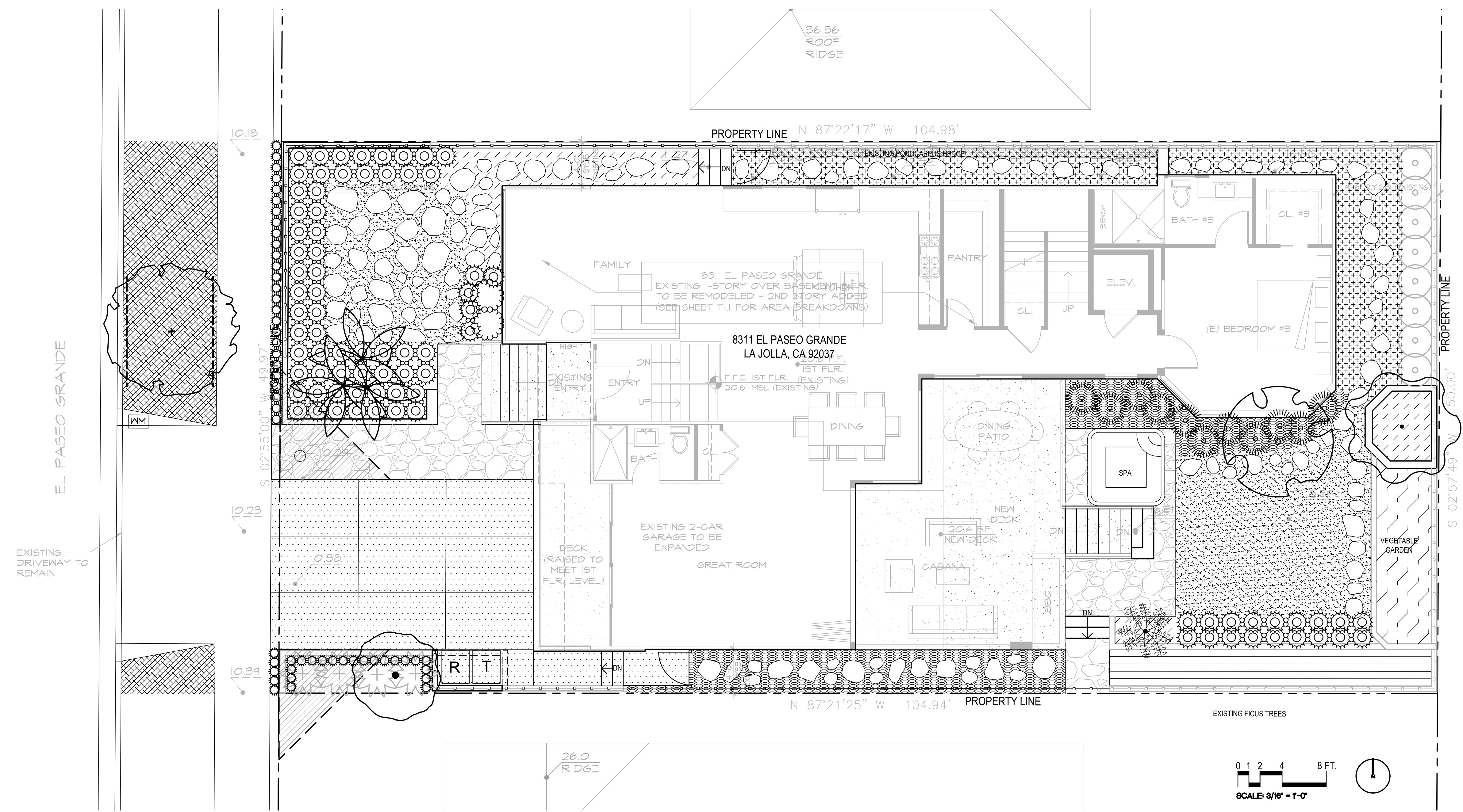


2/21/22

LANDSCAPE DEVELOPMENT PLAN

L1

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



PLANTING LEGEND:

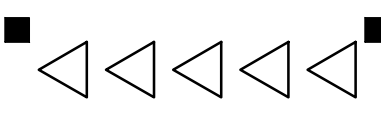
*Denotes Preferred Species

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
STREET TREES Small scale tree - 20' tall x 20' wide, such as: * <i>Bauhinia blakeana</i>	1 / 100% / 24" BOX * <i>"Hong Kong Orchid Tree"</i>
SMALL SCALE PALM TREE Small scale tree - 15' tall x 10' wide, such as: * <i>Chamaerops humilis</i>	1 / 100% / 36" BOX * <i>"Mediterranean Fan Palm"</i>
SMALL SCALE EVERGREEN FLOWERING TREE Small scale tree - 15' tall x 15' wide, such as: * <i>Psidium cattleianum</i>	1 / 100% / 24" BOX * <i>"Strawberry Guava"</i>
SMALL SCALE CITRUS TREE Small scale tree - 8' tall x 8' wide, such as: * <i>Citrus sinensis</i> * <i>Citrus x tangerina</i>	2 / 100% / 24" BOX * <i>"Sweet Orange"</i> * <i>"Tangerine Orange"</i>

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
EVERGREEN FLOWERING SHRUBS Medium scale shrub - 4' tall x 4' wide, such as: * <i>Bougainvillea x 'Torch Glow'</i> <i>Camellia sasanqua</i>	2 / 100% / 5 GAL * <i>"Torch Glow Bougainvillea"</i> * <i>"Camellia"</i>
EVERGREEN PERENNIAL FOUNDATION GRASSES Medium scale perennials - 3' tall x 3' wide, such as: * <i>Miscanthus transmorrisonensis</i> <i>Muhlenbergia rigens</i> <i>Leymus condensatus 'Canyon Prince'</i>	11 / 100% / 5 GAL * <i>"Evergreen Miscanthus"</i> * <i>"Deer Grass"</i> * <i>"Giant Wild Rye"</i>
GRASSY MASSING PLANTS Small scale - 1' tall x 1' wide, such as: * <i>Festuca ovina 'Glauca'</i> <i>Festuca 'Mairei'</i> <i>Stipa tenuissima</i>	51 / 100% / 1 GAL * <i>"Blue Fescue"</i> * <i>"Maire's Fescue"</i> * <i>"Mexican Feather Grass"</i>
EVERGREEN BORDER Medium scale perennials - 2' tall x 2' wide, such as: * <i>Lomandra longifolia 'Breeze'</i> <i>Muhlenbergia rigens</i> <i>Phormium tenax 'Jack Spratt'</i>	82 / 100% / 1 GAL * <i>"Dwarf Mat Rush"</i> * <i>"Deer Grass"</i> * <i>"Phormium Tenax"</i>

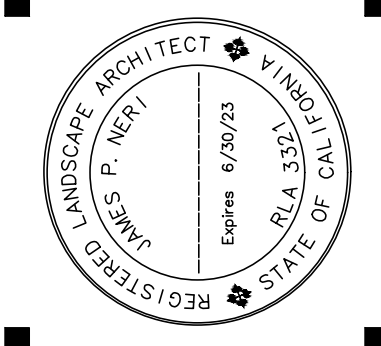
PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
EVERGREEN GROUNDCOVER - SHADE Low growing groundcover - 4" tall and spreading, such as: * <i>Ajuga reptans</i> <i>Fragaria chiloensis</i> <i>Dymondia margaretae</i>	252 / 100% / @ 12" O.C. * <i>"Carpet Bugle"</i> * <i>"Beach Strawberry"</i> * <i>"Silver Carpet"</i>
EVERGREEN GROUNDCOVER - SUN Low growing groundcover - 6" tall and spreading, such as: * <i>Isotoma fluviatilis</i> <i>Dymondia margaretae</i>	200 / 100% / @ 12" O.C. * <i>"Silver Carpet"</i> * <i>"Silver Carpet"</i>
EVERGREEN FLOWERING GROUNDCOVER Low growing groundcover - 6" tall and spreading, such as: * <i>Thymus praecox</i> <i>Lippia nodiflora</i>	119 / 100% / @ 12" O.C. * <i>"Mother of Thyme"</i> * <i>"Kurapia"</i>
TURF AREA Turf groundcover - 6" tall and spreading, such as: * <i>Festuca hybrid</i> <i>Festuca rubra</i>	341 SF / 100% / SOD * <i>"Marathon II"</i> * <i>"Creeping Red Fescue"</i>

EXISTING PLANT MATERIAL LEGEND:	BOTANICAL NAME	COMMON NAME
Existing shrubs to remain: SYMBOL		
	<i>Rhododendron sp</i>	"Azalea"
	<i>Streititzia reginae</i>	"Bird of Paradise"
	<i>Podocarpus gracilior</i>	"Fern pine"
Existing groundcover to remain (to be trimmed to 8" height): SYMBOL		
	<i>Carissa macrocarpa</i>	"Natal plum"



Project No. - XX
Drawn - XXX
Checked - JPN

NERI LANDSCAPE ARCHITECTURE
928 HORNBLIND STREET, SUITE # 3
SAN DIEGO, CA 92109
WWW.NERILA.COM



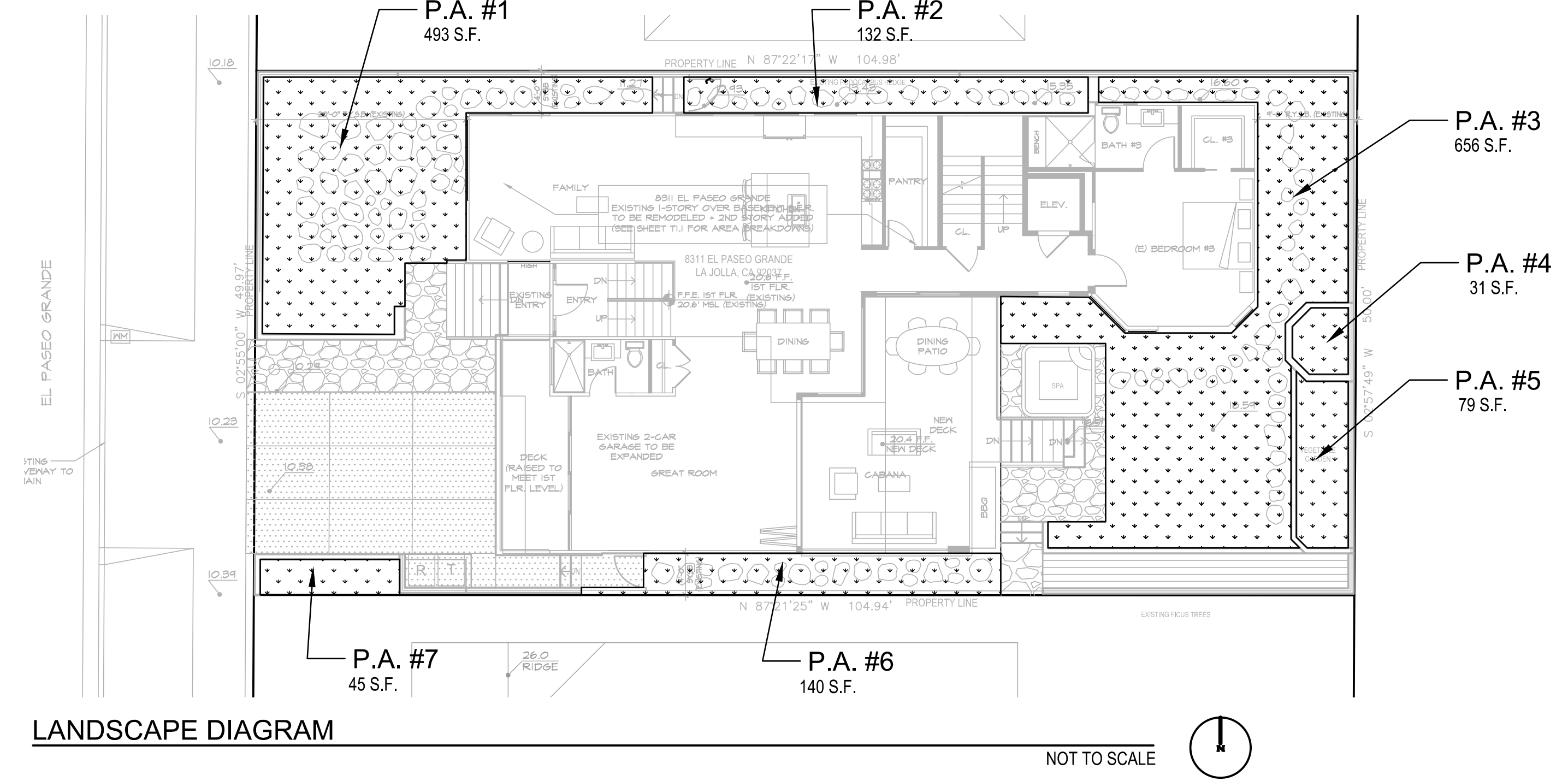
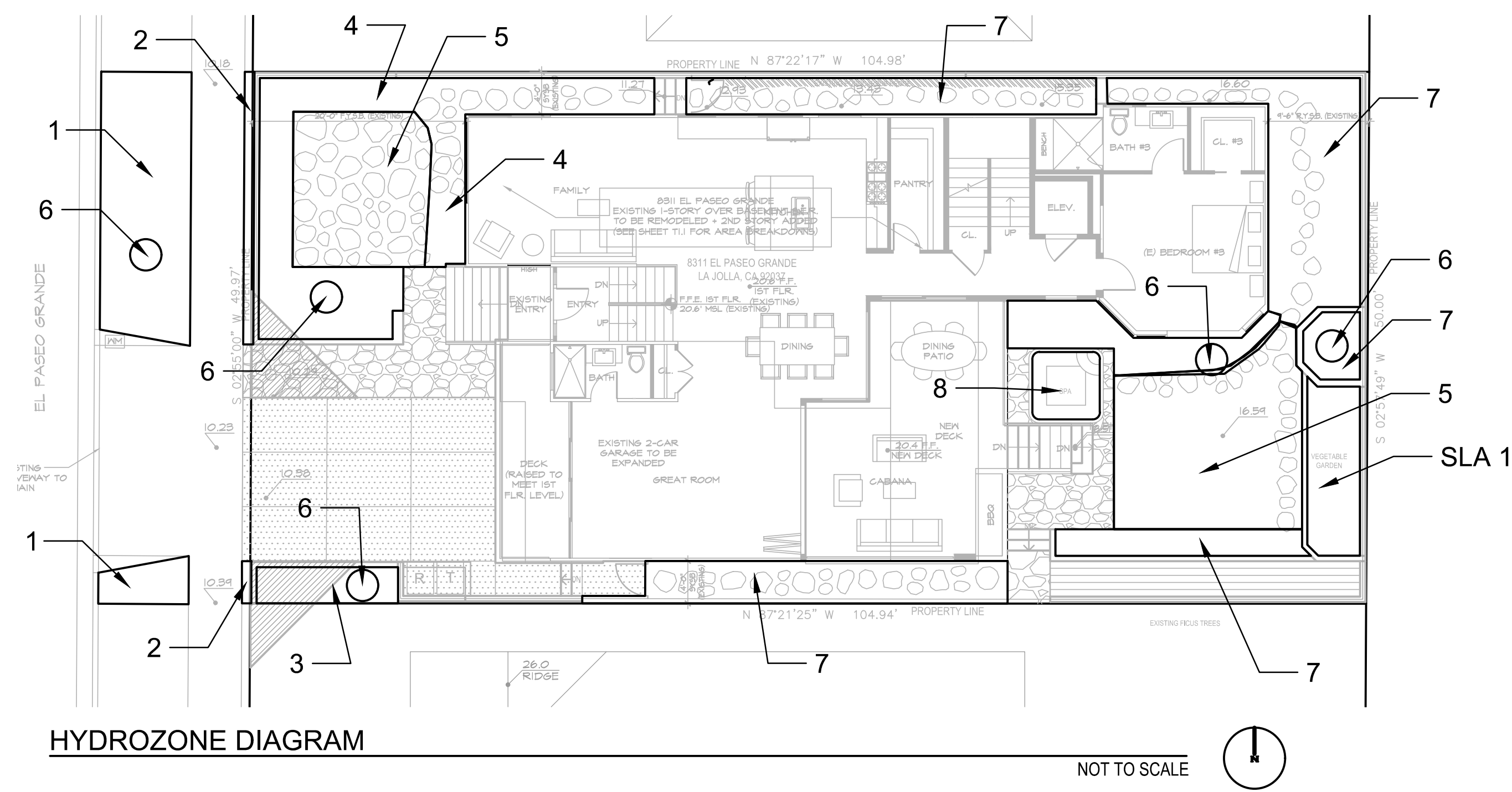
LANDSCAPE IMPROVEMENT PLANS FOR
GIBBY RESIDENCE
RESIDENCE REMODEL
8311 El Paseo Grande, La Jolla, CA 92037

2/21/22

LANDSCAPE DEVELOPMENT PLAN

L2

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



By: NLA
 Project: Gibby Res
 Date: 2/21/2021
 ETo = 40
 ETAF = 0.55

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

$MAWA = ETo \times 0.62 \times [ETAF \times (LA+SLA)] + [(1 - ETAF) \times SLA]$

where:
 MAWA = Maximum Applied Water Allowance (gallons per year)
 ETo = Evapotranspiration Rate (inches per year)
 0.62 = Conversion factor to gallons per square foot
 ETAF = ET Adjustment Factor, 0.55 for Residential, 0.45 for Non-residential, 0.65 for Public Schools
 LA = Total Landscape Area, including Special Landscape Area (square feet)
 SLA = Special Landscape Area (square feet)

ESTIMATED TOTAL WATER USE (ETWU)

STATE: $ETWU = (ETo)(0.62)(ETAF)(HA)$
 CITY OF SAN DIEGO = $(ETo)(0.62)[(PF \times HA/IE) + SLA]$

where:
 ETWU = Estimated Total Water Use (gallons per year)
 ETo = Evapotranspiration Rate (inches per year)
 0.62 = Conversion factor to gallons per square foot
 ETAF = ET Adjustment Factor = PF / IE
 HA (Area) = Hydrozone Area (square feet)
 PF = Plant Factor
 Very Low Water (VLW) Use = 0 - 0.1, Low Water (LW) Use = 0.1 - 0.3,
 Medium Water (MW) Use = 0.4 - 0.6, High Water (HW) Use = 0.7 - 1.0
 IE = Irrigation Efficiency, Drip = 0.81, Spray = 0.75

REGULAR LANDSCAPE AREAS

CONTROLLER	HYDROZONE (VALVE) NO.	HYDROZONE (VALVE) DESCRIPTION	PLANT TYPE	IRRIGATION				% TOTAL LANDSCAPE	ETAF x HA	ETWU (GAL/YR)	
				PF	METHOD	IE	ETAF				
A	1	LW SHRUBS	LOW	0.1	DRIP	0.81	0.123	244	12.7%	30,012	744
	2	LW SHRUBS	LOW	0.1	DRIP	0.81	0.123	25	1.3%	3,075	76
	3	MW PLANTING	MEDIUM	0.4	DRIP	0.81	0.494	45	2.3%	22,230	551
	4	LW SHRUBS/GROUNDCOVERS	LOW	0.1	DRIP	0.81	0.123	309	16.1%	38,007	943
	5	HW TURF	HIGH	0.7	SPRAY	0.75	0.933	465	24.2%	433,845	10,759
	6	MW TREES	MEDIUM	0.4	DRIP	0.81	0.494	34	1.8%	34,000	843
	7	MW SHRUBS & GROUNDCOVERS	MEDIUM	0.4	DRIP	0.81	0.494	683	35.5%	34,000	843
	8	SPA	HIGH	1.0	FEATURE	1.0	1,000	40	2.1%	40,000	992
REGULAR LANDSCAPE AREA TOTAL =								1,845	96%	635.2	15,751

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS = $TOTAL (ETAF \times HA) / TOTAL HA = 0.34$

SPECIAL LANDSCAPE AREAS

CONTROLLER	HYDROZONE (VALVE) NO.	HYDROZONE (VALVE) DESCRIPTION	PLANT TYPE	IRRIGATION				% TOTAL LANDSCAPE	ETAF x HA	ETWU (GAL/YR)	
				PF	METHOD	IE	ETAF				
SLA 1		VEGETABLE GARDEN	VEGETABLES	1.0		1.0	0.79	79	4%	79.0	1,959
				1.0		1.0	0	0	0.0%	0.0	0
				1.0		1.0	0	0	0.0%	0.0	0
SPECIAL LANDSCAPE AREA TOTAL								79	4%	79.0	1,959

AVERAGE ETAF FOR ENTIRE SITE = $TOTAL (SPECIAL AND REG.) ETAF \times HA / SPECIAL AND REG. TOTAL HA = 0.37$

ESTIMATED TOTAL WATER USE (ETWU) = 17,710
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 26,279
 ETWU < MAWA = YES

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

SINGLE FAMILY LANDSCAPE REQUIREMENTS:
 LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
 ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE
 INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT
 ORDINANCE [LDC 1510.0306(G)].

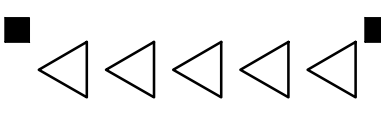
TOTAL PARCEL AREA: 5,246 S.F.
 PLANTING AREA REQUIRED: 1,574 S.F. (30%)
 PLANTING AREA PROVIDED: 1,576 S.F. (30%)
 EXCESS AREA PROVIDED: 2 S.F.

HARDSCAPE LEGEND

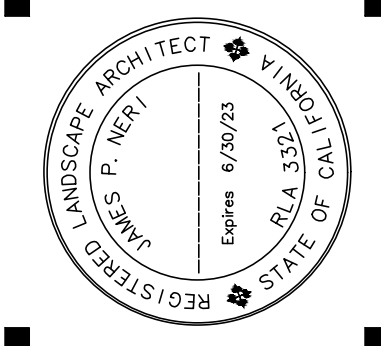
- PROPOSED HARDSCAPE MATERIAL LEGEND:**
- HARDSCAPE PAVING 'A'
 Non-porous paving such as: 439 SF
 "Integral Color Concrete with Enhanced Finish"
 "Integral Color Concrete"
 "Uncolored Concrete with Enhanced Finish"
 - HARDSCAPE PAVING 'B'
 Non-porous paving such as: 237 SF
 Flagstone Paving

LANDSCAPE AREA

PLANTING AREA (P.A.) #	S.F.
1	493
2	132
3	656
4	31
5	79
6	140
7	45
TOTAL	1,576 SF



Project No. - XX
 Drawn - XX
 Checked - JPN



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GIBBY RESIDENCE
 RESIDENCE REMODEL
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2/21/22

LANDSCAPE
 CALCULATIONS

L3