



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 10, 2024 REPORT NO. HO-24-020

HEARING DATE: April 17, 2024

SUBJECT: Espinosa Project, Process Three Decision

PROJECT NUMBER: [PRJ-0688307](#)

OWNER/APPLICANT: Antonio Jesus Espinosa, Trustee of the AE Separate Property Revocable Trust, Owner / Hayer Architecture, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve the construction of a two-story, 13,235 square-foot single dwelling unit over basement and subterranean parking garage, a 988 square-foot accessory dwelling unit, and associated site improvements at [8025 Calle Del Cielo](#) in the [La Jolla Community Plan and Local Coastal Program Land Use Plan Area](#)?

Proposed Action: Approve Coastal Development Permit No. PMT-2547768 and Site Development Permit No. PMT-2547769.

Fiscal Considerations: All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project proposes construction of a new single dwelling unit and an attached accessory dwelling unit which supports the Housing Element goal of the City's General Plan to facilitate the construction of quality housing (HE-40).

Community Planning Group Recommendation: On June 5, 2023, the La Jolla Community Planning Association voted 17-0-1 to approve the project (Attachment 7).

Other Recommendations: On May 17, 2023, the La Jolla Shores Planned District Advisory Board voted 6-0-0 to approve the project with the condition that the applicant go back to the client to see if the floor area ratio could be reduced to 0.45 (Attachment 8). [DPM Note: The request to reduce F.A.R. to 0.45 is not a requirement of the SDMC and the applicant did not reduce the Project size.]

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction). The environmental exemption determination for the project was made on March 4, 2024, and the

opportunity to appeal the determination ended March 18, 2024. There were no appeals to the environmental determination.

## BACKGROUND

The 0.65-acre vacant site is located at 8025 Calle Del Cielo in the La Jolla Shores Planned District – Single Family (LJSPD-SF) Base Zone, and Coastal Overlay (Non-Appealable Area), Coastal Height Limit, Geologic Hazard, Parking Impact, and Transit Priority Area Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan area (Community Plan). The project site is located approximately 3,240 feet east of the Pacific Ocean and does not contain public scenic overlooks or public view corridors, as identified in the Community Plan.

Pursuant to San Diego Municipal Code Section 1510.0201, a Process Three Site Development Permit is required for major projects within the La Jolla Shores Planned District, and a Coastal Development Permit is required for development within the Coastal Overlay Zone, per SDMC Section 126. 0704. Therefore, the decision to approve, conditionally approve, or deny the project shall be made by the Hearing Officer, and the decision is appealable to the Planning Commission. The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section 112.0103.

## DISCUSSION

The project consists of the construction of a two-story, 13,235 square-foot single dwelling unit over basement and subterranean parking garage, a 988 square-foot accessory dwelling unit, and associated site improvements (Attachment 10 – Project Plans). Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the project was determined to be in general conformance with the bulk, scale and setbacks of the surrounding neighborhood, as required in the La Jolla Shores Planned District Ordinance Single Family Zone, including a building height (30 feet) that does not exceed the 30-foot height limit. No deviations or variances are required.

The Community Plan designates the site as Residential Very Low Density (0-5 dwelling units per acre) which supports a density range between one and three dwelling units. The development of one dwelling unit on the project site is consistent with the Community Plan. A goal of the Residential Element of the Community Plan is to provide a high-quality residential environment in La Jolla that respects its relationship to the sea, hillsides and open space. The Community Plan also states that the character of La Jolla's residential areas shall be maintained by ensuring the preservation of existing streetscape themes to allow a harmonious visual relationship to exist between the bulk and scale of new and older structures. Residential diversity is encouraged in the neighborhood more than a uniform theme or development pattern.

Staff has determined that the bulk and scale of the project is consistent with the established trend of the existing neighborhood which consists of one and two-story single dwelling units. The design is contemporary with an angular design, articulating planes on each side to break up massing, and a flat roof. The structure also incorporates limestone panels, earth tone stucco, and bronze tone windows which are consistent with the finish colors of the adjacent residences. The residence is also

situated to face west towards the ocean, and the pool/spa are sited in the front yard which is consistent with a design pattern of the adjacent residences.

Staff has determined that the project site does not to meet the definition of Environmentally Sensitive Lands, per SDMC Section 113.0103. The project site does not contain any sensitive biological resources or sensitive riparian habitat, and the site does not contain nor is adjacent to the City's Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include: obtaining a grading permit; exporting all material from the site into a legal disposal site; dedicating an additional three feet on Calle Del Cielo to provide a 10-foot curb-to-property-line distance; assure by permit and bond the construction of a new City standard 12-foot-wide driveway; obtaining an Encroachment Maintenance Removal Agreement for improvements and landscaping within the public right-of-way; compliance with the City's stormwater regulations and implementation of construction best management practices; and maintenance of all landscaping improvements.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Staff recommends approval of the project. Draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-2547768 and Site Development Permit No. PMT-2547769, with modifications.
2. Deny Coastal Development Permit No. PMT-2547768 and Site Development Permit No. PMT-2547769, if the findings required to approve the project cannot be affirmed.

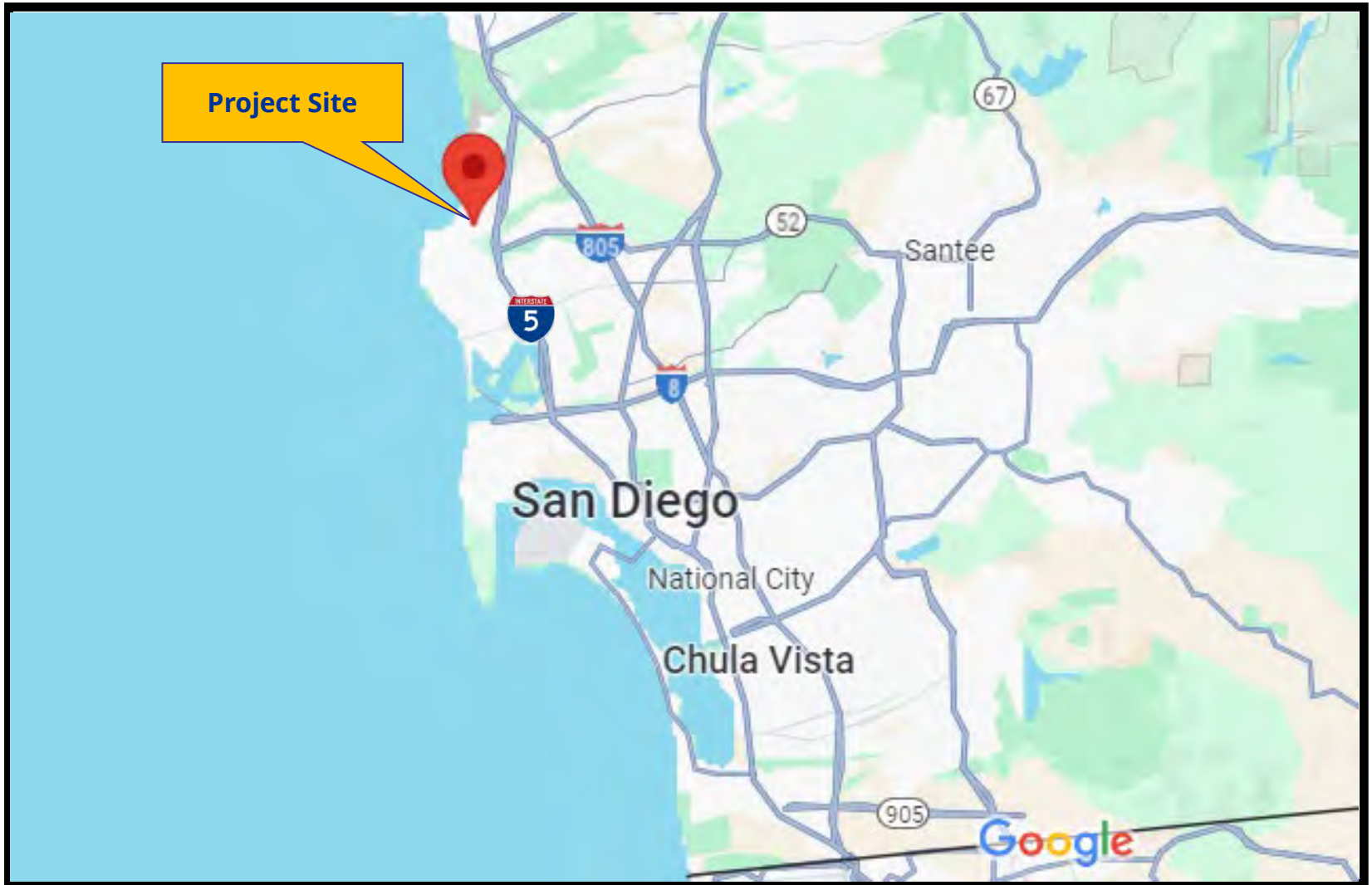
Respectfully submitted,



Karen Bucey  
Development Project Manager  
Development Services Department

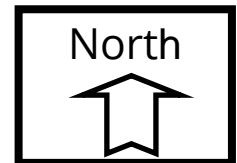
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photographs
4. Draft Permit
5. Draft Resolution
6. Environmental Exemption or Notice of Right to Appeal
7. La Jolla Shores Advisory Board Recommendation
8. La Jolla Community Planning Association Recommendation
9. Ownership Disclosure
10. Project Plans








## Project Location Map





Espinosa; PRJ-688307  
8025 Calle Del Cielo



**LEGEND**

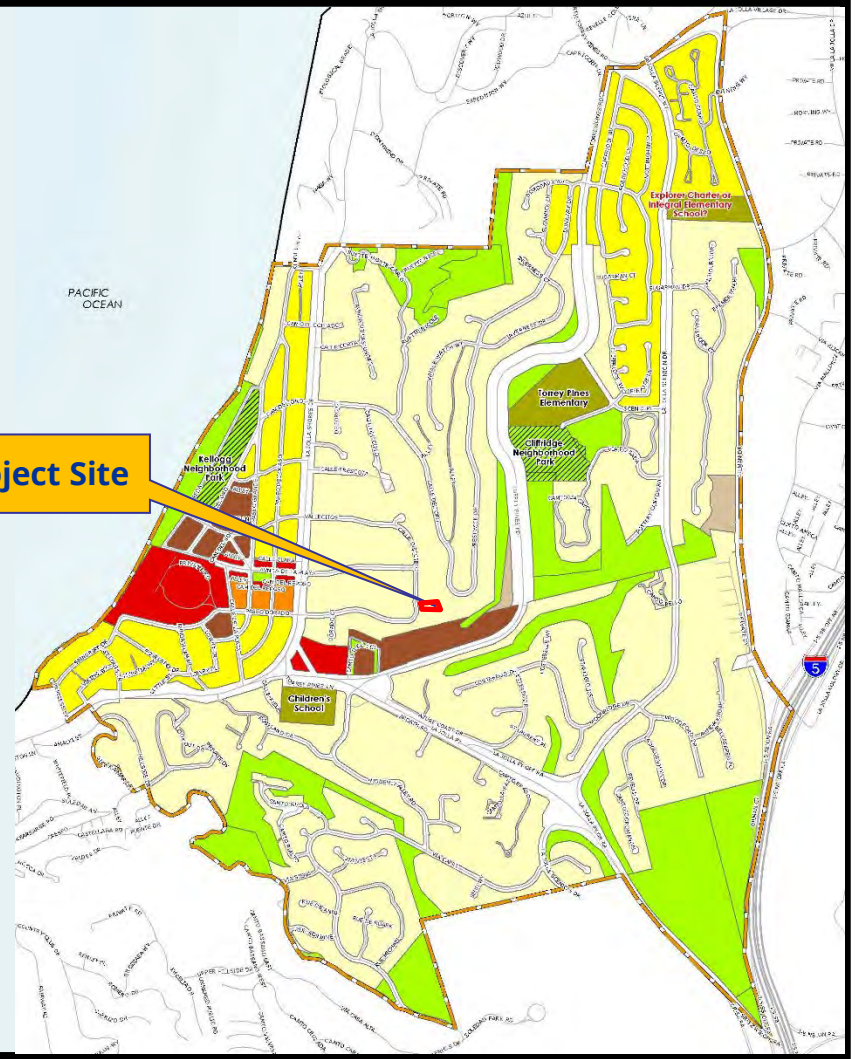
 La Jolla Shores Boundary

-  Very Low Density Residential (0-5 du/ac)
-  Low Density Residential (5-9 du/ac)
-  Low Medium Density Residential (9-15 du/ac)
-  Medium Density Residential (15-30 du/ac)

-  Medium High Density Residential (30-45 du/ac)
-  Commercial/Mixed Use
-  Cultural
-  Schools

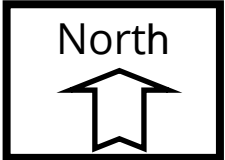
-  Parks, Open Space
-  University
-  Community Facilities
-  Parks

**Project Site**



# Community Plan Land Use Map

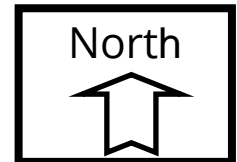
Espinosa; PRJ-688307  
8025 Calle Del Cielo





## Aerial Photo

Espinosa; PRJ-688307  
8025 Calle Del Cielo



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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008893

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO 2547768  
SITE DEVELOPMENT PERMIT NO 2547769  
**ESPINOSA PROJECT NO. 688307**  
HEARING OFFICER

This Coastal Development Permit No. 2547768 and Site Development Permit No. 2547769 is granted by the Hearing Officer of the City of San Diego to Antonio Jesus Espinosa, Trustee of the AE Separate Property Revocable Trust, dated March 22, 2016, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) sections 126.0704(a) and 1510.0201. The 0.65-acre site located at 8025 Calle Del Cielo in the La Jolla Shores Planned District – Single Family (LJSPD-SF) Zone, and Coastal Overlay (Non-Appealable Area), Coastal Height Limit, Parking Impact, and Transit Priority Area Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. The project site is legally described as: Lot 33 of La Jolla Del Norte Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4018, filed in the Office of the County Recorder of San Diego County, November 24, 1958. APN: 346-422-0500.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct a two-story, 13,235 square-foot single dwelling unit over a basement, subterranean garage, and an accessory dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated April 17, 2024, on file in the Development Services Department.

The project shall include:

- a. Constructing a two-story, 13,235 square-foot single dwelling unit over basement, subterranean parking garage, and 988 square-foot accessory dwelling unit; 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 May 1, 2027.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to

comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. 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:**

12. This project proposes to export 8,300 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per SDMC Section 141.0620(i).

13. Prior to final inspection, the Owner/Permittee shall dedicate an additional three feet on Calle Del Cielo to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a new City Standard 12-foot-wide driveway, adjacent to the site on Calle Del Cielo, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private curb outlets, sidewalk underdrains, and landscape and irrigation, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a grading permit for the proposed grading. All grading shall conform to requirements in accordance with the City's Municipal Code, satisfactory to the City Engineer.
17. The proposed drainage system proposed is private and subject to approval by the City Engineer.
18. Prior to the issuance of any construction permits, 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's Stormwater Standards Manual.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
20. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
22. The applicant shall ensure that no dry weather flows are discharged to the receiving storm conveyance system in accordance with Areas of Special Biological Significance (ASBS) requirements.

**LANDSCAPE REQUIREMENTS:**

23. Prior to the issuance of any construction permit for public improvements, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape construction documents for public right-of-way improvements. 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 to not prohibit the placement of street trees.

24. 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. Unplanted recreational areas, walks (areas used for access whether paved, mulched, stepping stone, ground cover, or similar), and driveways may not count towards the minimum landscape area.

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public 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 condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

27. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City of San Diego Municipal Code and shall not be converted and/or utilized for any other purpose unless otherwise authorized in writing by the appropriate City decision-maker in accordance with the SDMC.

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

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

**INFORMATION ONLY:**

- The issuance of this discretionary 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

## ATTACHMENT 4

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 April 17, 2024, and Resolution HO-\_\_\_\_

DRAFT

**ATTACHMENT 4**

Coastal Development Permit No 2547768, and  
Site Development Permit No 2547769  
Date of Approval: April 17, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Karen Bucey  
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.

**Antonio Jesus Espinosa**  
Owner/Permittee

By \_\_\_\_\_  
Trustee of the AE Separate Property  
Revocable Trust dated March 22, 2016

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

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2547768  
SITE DEVELOPMENT PERMIT NO. 2547769  
**ESPINOSA PROJECT NO. 688307**

WHEREAS, Antonio Jesus Espinosa, Trustee of the AE Separate Property Revocable Trust, dated March 22, 2016, Owner/Permittee, filed an application with the City of San Diego to construct a two-story, 13,235 square foot single dwelling unit over a basement and subterranean garage, a 988 square foot accessory dwelling unit, and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2547768 and Site Development Permit No. 2547769;

WHEREAS, the 0.65-acre site located at 8025 Calle Del Cielo in the La Jolla Shores Planned District – Single Family (LJSPD-SF) Base Zone, and Coastal Overlay (Non-Appealable Area), Coastal Height Limit, Geologic Hazard, Parking Impact, and Transit Priority Area Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area;

WHEREAS, the project site is legally described as: Lot 33 of La Jolla Del Norte Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4018, filed in the Office of the County Recorder of San Diego County, November 24, 1958. APN: 346-422-0500;

WHEREAS, on March 4, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on April 17, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2547768 and Site Development Permit No. 2547769 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. 2547768 and Site Development Permit No. 2547769:

**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 0.65-acre vacant site is located approximately 3,240 feet east of the Pacific Ocean. The Community Plan identifies the nearest public physical coastal access points at the Boat launching ramp at Avenida de la Playa and Walk at the south end of the Marine Room restaurant, both more than 3,240 feet west of the project site. The project complies with the community goals regarding public view preservation and enhancement since the project was determined to be in general conformance with bulk, scale and setbacks of the existing neighborhood, as required in the La Jolla Shores Planned District Ordinance Single Family Zone, including a building height (30 feet) that does not exceed the 30-foot height limit. Therefore, 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 not impact public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

Staff determined that the project site does not meet the definition of Environmentally Sensitive Lands, per SDMC Section 113.0103. The project site does not contain any sensitive biological resources or sensitive riparian habitat, and the site does not contain nor is it adjacent to the City's Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. In addition, the



project was determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15303 (New Construction). Therefore, the proposed coastal development will not 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.**

Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the project was determined to be in general conformance with the bulk, scale and setbacks of the surrounding neighborhood, as required by the La Jolla Shores Planned District Ordinance Single Family Zone, including a building height (30 feet) that does not exceed the 30-foot height limit. No deviations or variances are required.

The Community Plan designates the site as Residential Very Low Density (0-5 dwelling units per acre) which supports a density range between one and three dwelling units. The development of one dwelling unit on the project site is consistent with the Community Plan. A goal of the Residential Element of the Community Plan is to provide a high-quality residential environment in La Jolla that respects its relationship to the sea, hillsides and to open space. The Community Plan also states that the character of La Jolla's residential areas shall be maintained by ensuring the preservation of existing streetscape themes to allow a harmonious visual relationship to exist between the bulk and scale of new and older structures. Residential diversity is encouraged in the neighborhood more than a uniform theme or development pattern.

Staff has determined that the bulk and scale of the project is consistent with the established trend within the neighborhood which consists of one and two-story single dwelling units. The design is contemporary with an angular design, articulating planes on each side to break up massing, and a flat roof. The structure also incorporates limestone panels, earth tone stucco, and bronze tone windows which are consistent with the finish colors of the adjacent residences. The residence is also situated to face west towards the ocean, and the pool/spa are sited in the front yard which is consistent with a design pattern of the adjacent residences. The project site does not contain public scenic overlooks or public view corridors, as identified in the Community Plan. 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 inconformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is approximately 3,240 feet east from the Pacific Ocean and is not between the nearest public road and the sea or the shoreline of any body of water. The project site will be developed entirely within private property and will not adversely impact any public access or public recreational resources. Therefore, the project is in

conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT (SDMC Section 126.0505)**

**1. Findings for all Site Development Permits:**

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

The Community Plan designates the site as Residential Very Low Density (0-5 dwelling units per acre) which supports a density range between one and three dwelling units. The development of one dwelling unit on the project site is consistent with the Community Plan land use designation. A goal of the Residential Element of the Community Plan is to provide a high-quality residential environment in La Jolla that respects its relationship to the sea, hillsides and open space. The Community Plan also states that the character of La Jolla's residential areas shall be maintained by ensuring the preservation of existing streetscape themes to allow a harmonious visual relationship to exist between the bulk and scale of new and older structures. Residential diversity is encouraged in the neighborhood more than a uniform theme or development pattern.

Staff has determined that the bulk and scale of the project is consistent with the established trend within the neighborhood which consists of one and two-story single dwelling units. The design is contemporary with an angular design, articulating planes on each side to break up massing, and a flat roof. The structure also incorporates limestone panels, earth tone stucco, and bronze tone windows which are consistent with the finish colors of the adjacent residences. The residence is also situated to face west towards the ocean, and the pool/spa are sited in the front yard which is consistent with a design pattern of the adjacent residences. The project site does not contain public scenic overlooks or public view corridors, as identified in the Community Plan Therefore, the proposed 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 project site does not contain any sensitive biological resources or sensitive riparian habitat, and the site does not contain nor is adjacent to the City's Multiple Habitat Planning Area. Staff has reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety and welfare. Permit requirements include: obtaining a grading permit; exporting all material from the site into a legal disposal site; dedicating an additional three feet on Calle Del Cielo to provide a 10-foot curb-to-property-line distance; assure

by permit and bond the construction of a new City Standard 12-foot-wide driveway; obtaining an Encroachment Maintenance Removal Agreement for improvements and landscaping within the public right-of-way; compliance with the City's stormwater regulations and implementation of construction best management practices; and maintenance of all landscaping improvements. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the project was determined to be in general conformance with the bulk, scale and setbacks of the surrounding neighborhood, as required by the La Jolla Shores Planned District Ordinance Single Family Zone, including a building height (30 feet) that does not exceed the 30-foot height limit as referenced in Finding A.1.c, incorporated here by reference. No deviations or variances are required. Therefore, the proposed development 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 these findings adopted by the Hearing Officer, Coastal Development Permit No. 2547768 and Site Development Permit No. 2547769 are 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. 2547768 and Site Development Permit No. 2547769 a copy of which is attached hereto and made a part hereof.

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Karen Bucey  
Development Project Manager  
Development Services

Adopted on April 17, 2024

IO#: 24008893



THE CITY OF SAN DIEGO

Date of Notice March 4, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008893

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**PROJECT NAME/NUMBER:** Espinosa /688307

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICTS:** 1

**LOCATION:** The project is located at 8025 Calle Del Cielo. La Jolla, CA 92037

**PROJECT DESCRIPTION:** Site Development Permit (SDP) and Coastal Development Permit (CDP) for the construction of a 2-story, single family residence with a subterranean parking garage and an accessory dwelling unit for a total of 13,235-square feet of habitable space. The project also includes a carport, pool and spa. The project site is bordered by developed residential properties to the north, south, and east, and Calle Del Cielo to the west. The lot was initially developed in the 1960s time and was graded as two flat pads. The lower pad was developed with a single-family structure, and the upper pad was developed with a tennis court. These improvements were demolished in the early 2000s. The 0.65-acre site is in the LJSPD-SF and Coastal Overlay (Non-Appealable) Zone of the La Jolla Community Plan area. The project complies with all height and bulk regulations and is located on a site that can be served by public utilities.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Section 15303 (New Construction)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303 (New Construction). Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures, including the construction of up to three single family units. Since the project is constructing one single family residence, on a previously developed site it was determined that the CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Karen Bucey  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER/EMAIL:** (619) 446-5049 [kbucey@sandiego.gov](mailto:kbucey@sandiego.gov)

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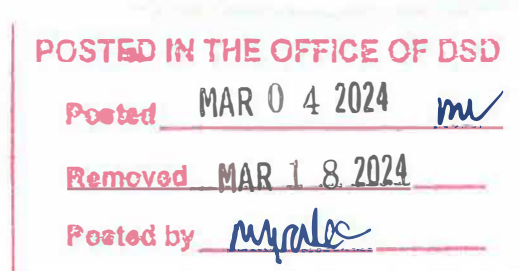
On March 4, 2024 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.


Applications to appeal CEQA determinations made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice so the final day to file an appeal is March 18, 2024. Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



Page 3	City of San Diego · Information Bulletin 620	August 2018
	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>
	Project Name: 8025 Calle Del Cielo	Project Number: 688307/Huntsman
Community: La Jolla		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input checked="" type="checkbox"/> 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:  June 01, 2023
# of Members Yes 17	# of Members No 0	# 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: Trustee/Secretary		DATE: June 05, 2023
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>		

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM

**From:** [Pangilinan, Marlon](#)  
**To:** [Rom, Catherine](#); [Hatinen, Sarah](#); [Bucey, Karen](#)  
**Cc:** [Bill Hayer](#); [Scott Huntsman](#)  
**Subject:** RE: PRJ-688307 – 8025 Calle Del Cielo - Espinosa Residence  
**Date:** Tuesday, July 25, 2023 2:17:41 PM

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Hi Catherine,

PRJ-688307 – 8025 Calle Del Cielo “Espinosa Residence” was heard before the La Jolla Shores Planned District Advisory Board on Wednesday, May 17, 2023. All six (6) members of the Advisory Board were in attendance.

The La Jolla Shores Planned District Advisory Board has been adjourned since June due to a lack of projects to review and so, have not been able to approve the May 17, 2023 meeting minutes at a subsequent meeting. In lieu of the approved minutes, please see the following account of the project at the meeting:

The project was presented by Scott Huntsman, Hayer Architecture. There was no testimony provided by the public on this project.

After asking several clarifying questions of the applicant, the Advisory Board made the following comments:

- Concern expressed over the amount of soil being removed given the high sensitive paleontological area that the site is in.
- Although the California Coastal Commission has not certified the new FARs for the community, it can be considered a “guide post” relative to reviewing bulk and scale.
- The square footage of the proposed project is larger than the surrounding homes except for a few.
- If the Advisory Board recommends approval of the proposed project it could set a precedent for any larger homes proposed in the future.
- The house although large is setback from the street, so that it’s not that visible from the street. The Board Members considered whether the size of the project could be reduced.
- 

RECOMMENDATION: The La Jolla Shores Planned District Advisory Board recommended approval of the Site Development Permit and Coastal Development Permit with the condition that the applicant go back to the client to see if the FAR could be reduced to 0.45. Motion made by Board Member Neil. Seconded by Chair Potter. Motion approved: 6-0-0.

Sincerely,

**Marlon I. Pangilinan**  
Interim Program Coordinator  
City of San Diego  
City Planning Department

T (619) 235-5293



City of San Diego Development Services

Ownership Disclosure Statement

FORM DS-318 October 2017

Approval Type: Check appropriate box for type of approval(s) requested: [ ] 9 HJ KERUKRRG... [ ] =HQW... [ ] Other

Project Title: 0977569, A80 97/05.0 Project No. For City Use Only: PRI-0688307
Project Address: 12345, 330A/03A, 7036
LA JOLLA, CA 92037

Specify Form of Ownership/Legal Status (please check): [ ] 2RUSRU... [ ] DUQHUKLSA

1. I/We/Legal Entity... I am/are/we are the sole owner(s) of the property... I/We/Legal Entity... are the owner(s) of the property...

Property Owner
9 DPH... Antonio Jesus Espinosa, Trustee of Separate Property Revocable Trust
2261 Via Anita
La Jolla, CA 92037
774-344-3582
adeiespinosa@gmail.com
03/03/2021

Applicant
9 DPH... 774-344-3582
2261 Via Anita
La Jolla, CA 92037
774-344-3582
adeiespinosa@gmail.com
06/14/2021

Other Financially Interested Persons
9 DPH...
2261 Via Anita
La Jolla, CA 92037
774-344-3582
adeiespinosa@gmail.com
06/14/2021





# COASTAL DEVELOPMENT PERMIT PROJECT NO. 688307

## LEGEND

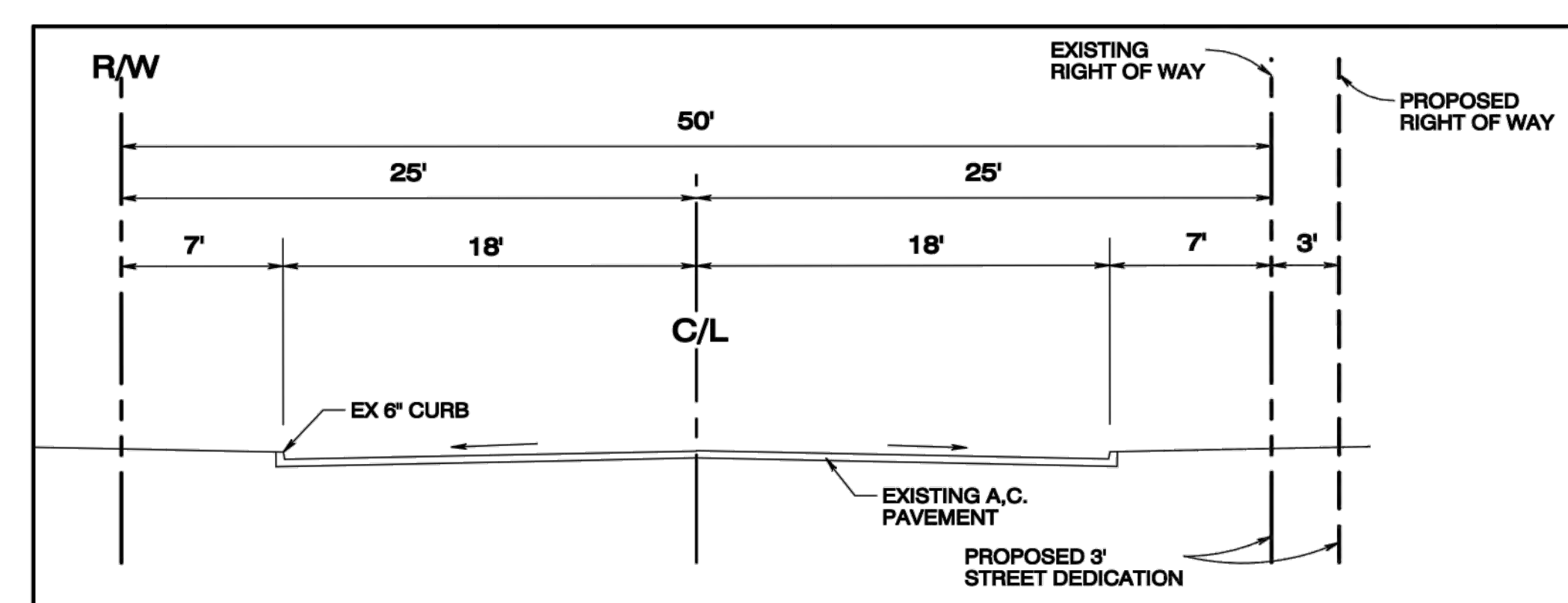
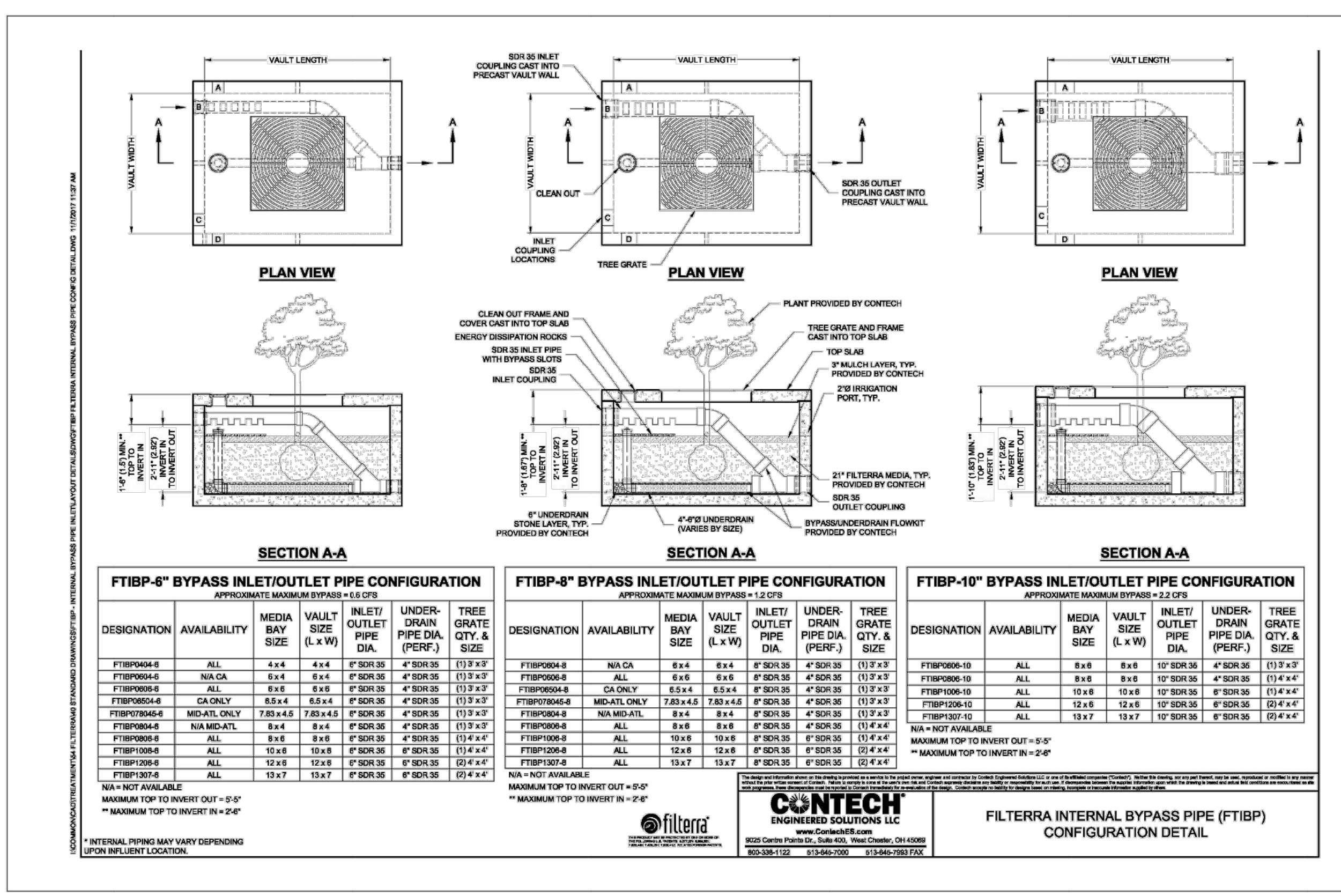
- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING OVERHEAD LINES
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING MANHOLE
- EXISTING SEWER LATERAL
- PROPOSED 1" WATER SERVICE
- PROPOSED CURB OUTLET
- PROPOSED FILTERRA BIOFILTRATION BASIN (6' X 8') IMP-F
- PROPOSED CATCH BASIN (TYPICAL)
- PROPOSED PVC DRAIN
- PROPOSED DOWNSPOUT (ROOF DRAIN)
- AREA DRAIN

**LEGAL DESCRIPTION:**  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4018, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 24, 1988.

APN NO. 346-422-05-00

**BENCHMARK**  
THE BENCHMARK USED FOR THE PURPOSES OF THIS SITE IS A FOUND BRASS PLUG IN THE TOP OF CURB LOCATED DIRECTLY ACROSS THE STREET FROM THE SUBJECT SITE LOCATED AT 8025 CALLE DEL CIELO, REFERENCED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK AS BEING AT THE NORTHWEST CORNER OF CALLE DEL CIELO & PASO DORADO. ELEVATION 143.516' MEAN SEA LEVEL (N.G.V.D. 1929).

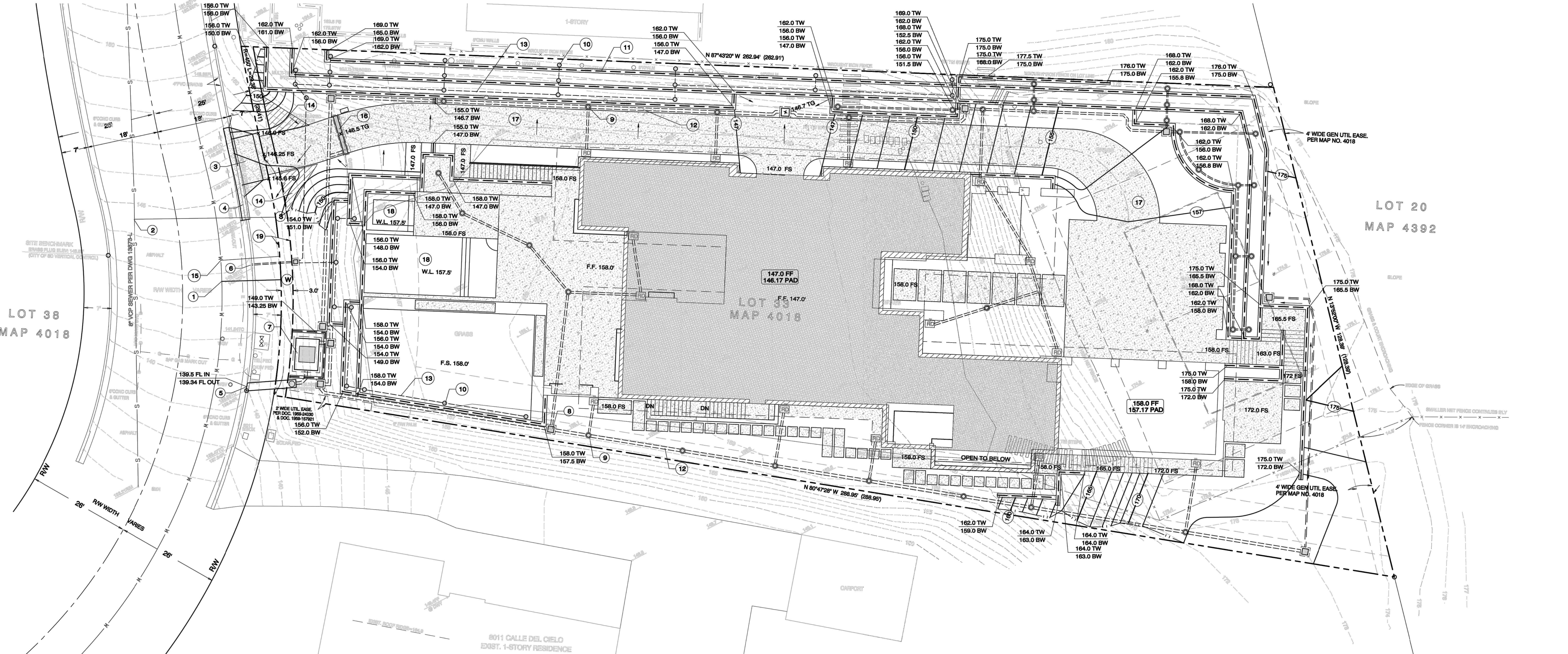
- NOTES**
- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY WOODS LAND SURVEYING, INC., DATED OCTOBER 05, 2022.
  - THE PROPOSED USE IS NEW SINGLE-FAMILY RESIDENCE AND APPURTENANCES.
  - THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMPs NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
  - TWO EXISTING EASEMENTS ARE SHOWN ON SHEET C-2.
  - AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLETS (D-25), LANDSCAPING, IRRIGATION AND SIDEWALK UNDERDRAINS (2) WITHIN THE PUBLIC RIGHT OF WAY.
  - SITE IMPERVIOUS SURFACE RUNOFF WILL BE DIRECTED TO ONE FILTERRA FILTRATION UNIT FOR TREATMENT AND TO LANDSCAPING BEFORE LEAVING SITE. SEE SHEET C-2.
  - FOR LANDSCAPE AND HARDSCAPE, SEE LANDSCAPE PLAN.
  - ALL PROPOSED PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF THEIR CONSTRUCTION.
  - PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER/PERMITEE SHALL DEDICATE AN ADDITIONAL 3.0 FEET ON CALLE DEL CIELO TO PROVIDE A 10 FOOT CURB-TO-PROPERTY-LINE DISTANCE, SATISFACTORY TO THE CITY ENGINEER.
  - THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
  - THE SITE DRAINS TO AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE. SEE NOTES ON SHEET C-2.



**TYPICAL SECTION  
CALLE DEL CIELO  
NOT TO SCALE**

<p>PREPARED BY HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p>	<p>KEY PLAN </p>	<p>VICINITY MAP </p>
<p>PROJECT CONSULTANTS Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silverton Ave., Suite J San Diego, CA 92126 (858) 271-9901</p>	<p>PROJECT ADDRESS 8025 Calle Del Cielo La Jolla, CA 92037</p>	<p>PROJECT OWNER Antonio &amp; Karla Espinosa</p>
<p>Geotechnical Engineer TERRAPACIFIC CONSULTANTS, INC 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521 1190</p>	<p>Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2019 Edition-C.R.C. Zoning: LUSPD-SF No. of Stories: 2 Stories with basement Site Area: 28,434 sq. ft.</p>	<p>ASSESSORS' PARCEL NO.: 346-422-05-00</p>
<p>Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 303 San Diego, CA 92108 (858) 274-4700</p>	<p>Gross Floor Area: 12,605 sq. ft. F.A.R.: 44.33% Go Hazard Area: #26</p>	<p>LEGAL DESCRIPTION: LOT 33 OF LA JOLLA DEL NORTE MAP NO. 4018</p>
<p>Landscape Architect: NERI LANDSCAPE ARCHITECTURE 328 Homestead Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p>	<p>Landscaping Area: Status: Vacant Lot Occupancy: N/A Constructed: N/A Soil Condition: Prev. Developed</p>	<p>BENCHMARK: Brass plug in the top of curb at Northwest corner of Calle Del Cielo &amp; Paseo Dorado Record from: City of San Diego Vertical Control Elevation: 143.516'</p>
<p>OVERLAY ZONES • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Geological Hazard Categories #26</p>	<p>APPROVALS: PERMITS REQUIRED: Coastal Development Permit Site Development Permit</p>	<p>PROJECT NO.: - PROJECT NAME: ESPINOSA RESIDENCE SHEET TITLE: DRAINAGE AND GRADING DETAILS &amp; NOTES SHEET NUMBER: 2 OF 14</p>

COASTAL DEVELOPMENT PERMIT PROJECT NO. 688307



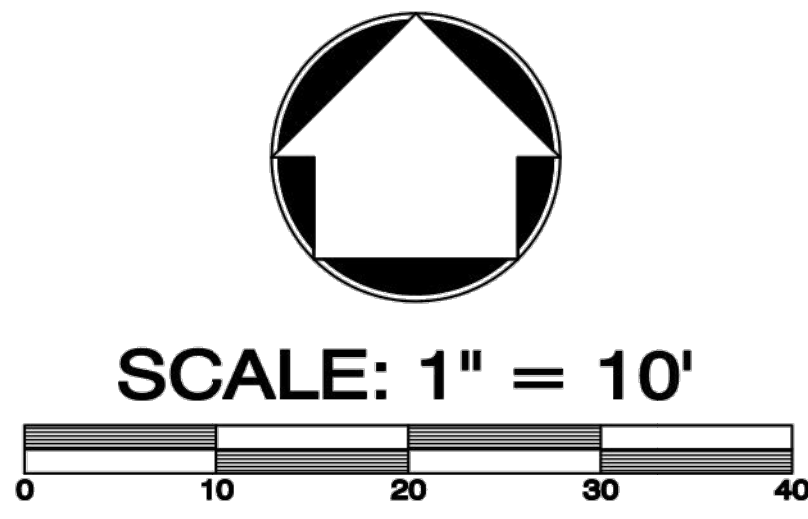
GRADING DATA
AREA OF SITE - 28,434 S.F. (0.6527)
AREA OF SITE TO BE GRADED - 28,434 SF
PERCENT OF SITE TO BE GRADED - 100 %

- CONSTRUCTION NOTES
1 PROPOSED 1" WATER SERVICE WITH WATER METER AND BACKFLOW PREVENTER
2 EXISTING PRIVATE 4" SEWER LATERAL TO REMAIN (LOCATION AND CONDITION TO BE VERIFIED)

NOTE:
PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER/PERMITEE SHALL DEDICATE AN ADDITIONAL 3.0 FEET ON CALLE DEL CIELO TO PROVIDE A 10 FOOT CURB-TO-PROPERTY-LINE DISTANCE, SATISFACTORY TO THE CITY ENGINEER.

ASBS WATERSHED SPECIAL PROTECTIONS (NOTES)

ACCORDING TO THE SWRCB ASBS RESOLUTION NO. 2012-0031, EXISTING STORM WATER DISCHARGES INTO AN ASBS ARE ALLOWED ONLY UNDER THE FOLLOWING CONDITIONS:
1. THE DISCHARGES ARE AUTHORIZED BY AN NPDES PERMIT ISSUED BY THE SWRCB OR REGIONAL WATER BOARD;



CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126

UNAUTHORIZED CHANGES & USES
CAUTION: The Engineer preparing these plans will not be responsible for or liable for, unauthorized change to or uses of these plans.

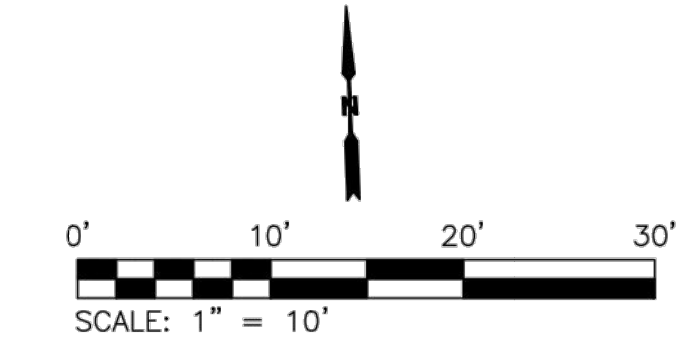
ANTHONY K. CHRISTENSEN
RCE 54021
EXP. 12-31-23
JULY 21, 2023
Date



Table with project details including Prepared By (Hayer Architecture), Project Consultants (Christensen Engineering & Surveying), Project Data (Construction: VB Sprinklered), Project Address (8025 Calle Del Cielo), Project Owner (Antonio & Karla Espinosa), and Assessor's Parcel No. (346-422-05-00).

TOPOGRAPHIC PLAT  
ESPINOSA SITE - LA JOLLA

LOT 32  
MAP 4018

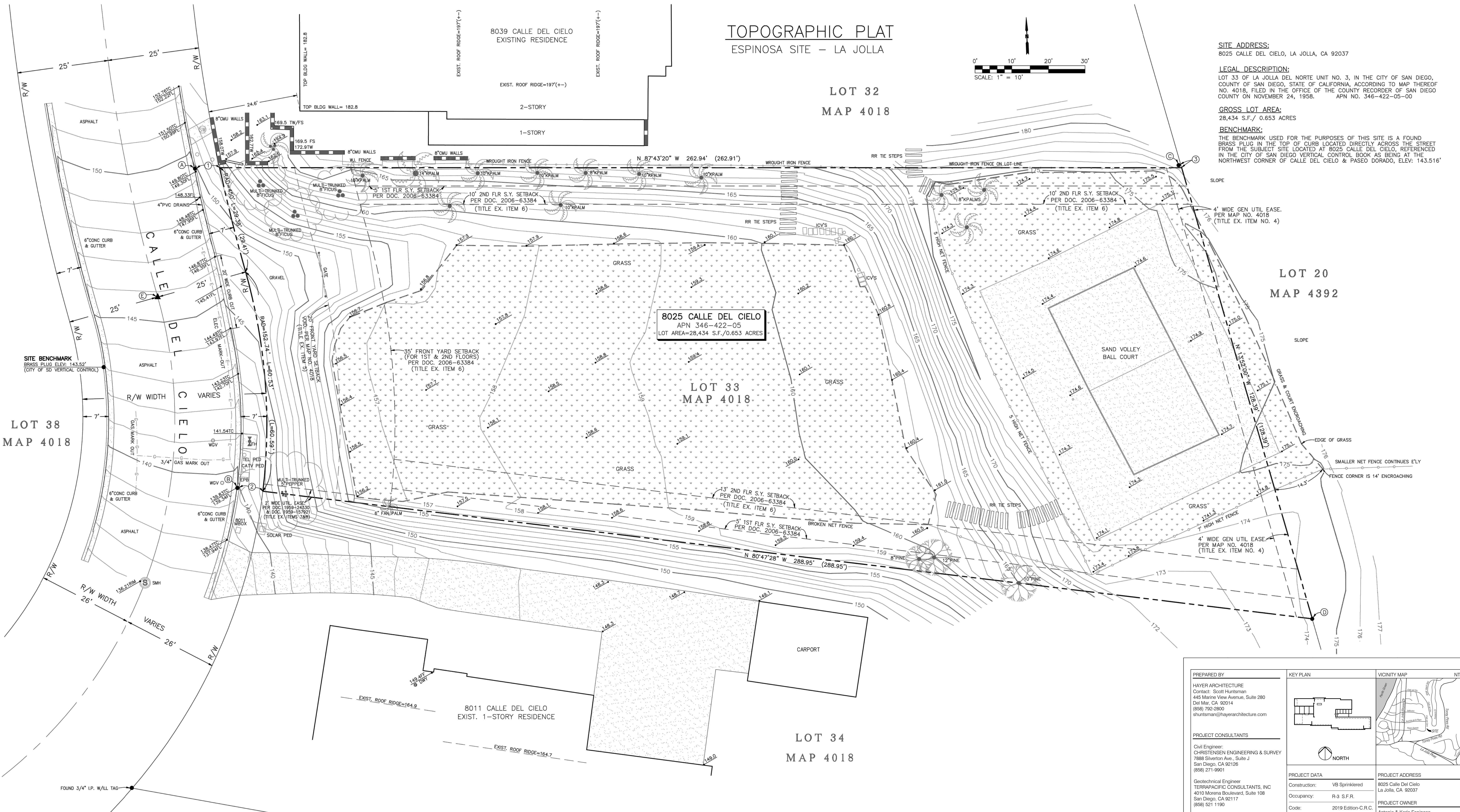


**SITE ADDRESS:**  
8025 CALLE DEL CIELO, LA JOLLA, CA 92037

**LEGAL DESCRIPTION:**  
LOT 33 OF LA JOLLA DEL NORTE UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4018, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 24, 1958. APN NO. 346-422-05-00

**GROSS LOT AREA:**  
28,434 S.F./ 0.653 ACRES

**BENCHMARK:**  
THE BENCHMARK USED FOR THE PURPOSES OF THIS SITE IS A FOUND BRASS PLUG IN THE TOP OF CURB LOCATED DIRECTLY ACROSS THE STREET FROM THE SUBJECT SITE LOCATED AT 8025 CALLE DEL CIELO, REFERENCED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK AS BEING AT THE NORTHWEST CORNER OF CALLE DEL CIELO & PASEO DORADO, ELEV: 143.516'



LOT 38  
MAP 4018

LOT 20  
MAP 4392

8025 CALLE DEL CIELO  
APN 346-422-05  
LOT AREA=28,434 S.F./0.653 ACRES

LOT 33  
MAP 4018

LOT 34  
MAP 4018

- LEGEND:**
- INDICATES A FOUND SURVEY MONUMENT AS NOTED
  - ( ) INDICATES RECORD DATA PER MAP NO. 4018
  - INDICATES LOT 33 LOT LINE
  - (A) FOUND LEAD & DISC STAMPED "LS 8535" PER CR 44574, 0.23' S'LY OF LOT LINE EXTENSION, NOT ACCEPTED.
  - (B) FOUND LEAD & DISC STAMPED "LS 8535" PER CR 44574, 0.07' N'LY OF LOT LINE EXTENSION, NOT ACCEPTED.
  - (C) FOUND 3/4" IRON PIPE W/ DISC STAMPED "LS 6165" PER CR 15368 & CR 44574, DISTURBED BY FENCE CONST., NOT ACCEPTED.
  - (D) FOUND 3/4" IRON PIPE W/ DISC STAMPED "LS 6165" PER CR 15368 & CR 44574, ACCEPTED AS LOT CORNER
  - (E) FOUND WELL MONUMENT STAMPED "CITY ENGINEER" PER MAP 4018, CR 15368 & CR 44574, ACCEPTED AS CENTERLINE B.C.
  - ① N 89°40'25" W 6.75' (S 87°53'32" E 6.50' PER CR 44574)
  - ② N 80°13'02" W 7.01' (N 80°55'02" W 6.50' PER CR 44574)
  - ③ N 73°27'10" W 0.42'

**TITLE REPORT NOTES:**  
PRELIMINARY TITLE REPORT ORDER NO. 400-2182230-37, PREPARED BY CALIFORNIA TITLE CO. DATED 10-16-2020 WAS SUPPLIED BY THE CLIENT. PLOTTABLE EASEMENTS AND BUILDING SETBACKS SHOWN HEREON ARE PER RECORD DATA FROM SAID REPORT. LOCAL CITY ORDINANCES AND OTHER AGENCIES MAY REQUIRE ADD'L SETBACK RESTRICTIONS AND EASEMENTS.

**SURVEYOR'S NOTES:**  
DURING THE SURVEY, FRONT LOT CORNER SURVEY MONUMENTS WERE FOUND THAT WERE SET PER CORNER RECORD NO. 44574. THE POSITION OF THESE MONUMENTS AND THEIR OFFSET DISTANCES TO LOT CORNERS DO NOT AGREE WITH PREVIOUS SURVEYS OR EXISTING SURVEY MONUMENTS IN THE AREA BY AS MUCH AS 6", BEARING & DISTANCE TIES TO LOT CORNERS SHOWN HEREON.

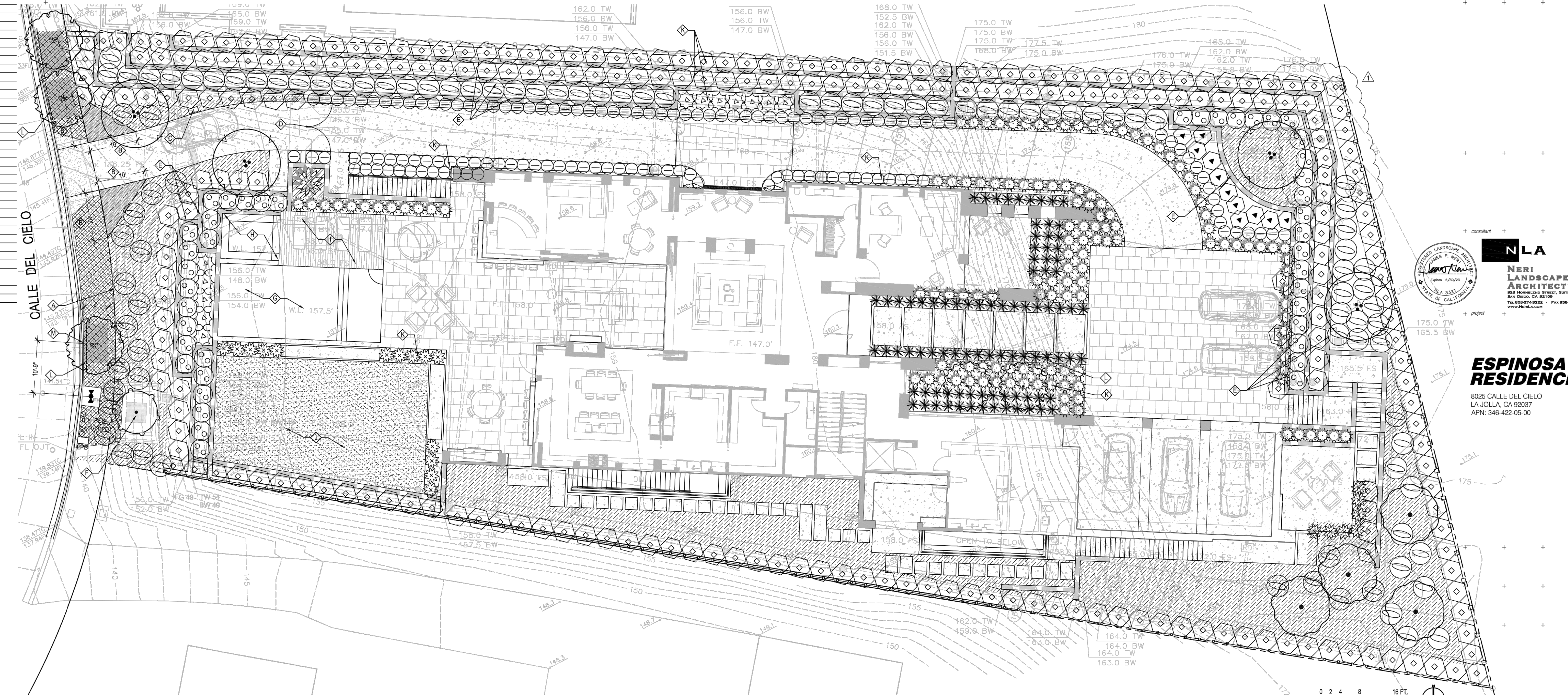
**DATE OF SURVEY:**  
THIS SURVEY WAS PERFORMED UNDER MY DIRECTION ON OCTOBER 5, 2020.

STEVEN L. WOODS, CALIF. P.L.S. NO. 6427

WOODS LAND SURVEYING, INC.  
2180 GARNET AVE., SUITE 3-G  
SAN DIEGO, CA 92109  
(858) 273-4700



<p><b>PREPARED BY:</b> HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p> <p><b>PROJECT CONSULTANTS:</b> Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silvertown Ave., Suite J San Diego, CA 92126 (858) 271-9901</p> <p>Geotechnical Engineer: TERRAPACIFIC CONSULTANTS, INC 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521-1190</p> <p>Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700</p> <p>Landscape Architect: NERI LANDSCAPE ARCHITECTURE 928 Hornblow Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p>	<p><b>KEY PLAN:</b> </p> <p><b>PROJECT DATA:</b> Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2019 Edition-C.R.C. Zoning: L1SPD-SF No. of Stories: 2 Stories with basement Site Area: 28,434 sf Gross Floor Area: 12,605 sf F.A.R.: 44.33% Geo Hazard Area: #26 Landscape Area: Status: Vacant Lot Occupancy: N/A Constructed: N/A Soil Condition: Prev. Developed</p> <p><b>OVERLAY ZONES:</b> • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Geological Hazard Categories #26</p> <p><b>APPROVALS:</b></p> <p><b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit</p>	<p><b>VICINITY MAP:</b> </p> <p><b>PROJECT ADDRESS:</b> 8025 Calle Del Cielo La Jolla, CA 92037</p> <p><b>PROJECT OWNER:</b> Antonio &amp; Karla Espinosa</p> <p><b>ASSESSOR'S PARCEL NO.:</b> 346-422-05-00</p> <p><b>LEGAL DESCRIPTION:</b> LOT 33 OF LA JOLLA DEL NORTE MAP NO. 4018</p> <p><b>BENCHMARK:</b> Brass plug in the top of curb at Northwest corner of Calle Del Cielo &amp; Paseo Dorado Record from: City of San Diego Vertical Control Elevation: 143.516'</p> <p><b>PROJECT NO.:</b> -</p> <p><b>PROJECT NAME:</b> ESPINOSA RESIDENCE</p> <p><b>SHEET TITLE:</b> TOPOGRAPHIC SURVEY</p> <p><b>SHEET NUMBER:</b> 4 OF 14</p>
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**ESPINOSA RESIDENCE**  
 8025 CALLE DEL CIELO  
 LA JOLLA, CA 92037  
 APN: 346-422-05-00

**PLANTING LEGEND**

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
• Denotes Preferred Species	
<b>STREET TREES</b>	
Medium scale tree - 30' tall x 30' wide, std. trunk, such as:	3 / 100% / 24" BOX
• <i>Olea europaea</i> 'Swan Hill'	"Swan Hill Olive"
<b>COURTYARD TREES</b>	
Medium scale, weeping form, evergreen tree - 10' tall x 10' wide, such as:	2 / 100% / 24" BOX
• <i>Cycas revoluta</i>	"Sago Palm"
• <i>Geijera parviflora</i>	"Australian Willow"
• <i>Arbutus unedo</i>	"Strawberry Tree"
<b>SPECIMEN TREE</b>	
Medium scale, broad-headed, flowering tree - 20' tall x 15' wide, such as:	4 / 100% / 24" BOX
• <i>Lagerstroemia indica</i>	"Crape Myrtle"
• <i>Spaethodea campanulata</i>	"African Tulip Tree"
• <i>Tabebuia impetiginosa</i>	"Ipe"
<b>ACCENT TREE</b>	
Medium scale, broad-headed, flowering tree - 30' tall x 20' wide, such as:	4 / 100% / 24" BOX
• <i>Geijera parviflora</i>	"Australian Willow"
• <i>Tabebuia impetiginosa</i>	"Ipe"
• <i>Cercis canadensis</i>	"Forest Pansy Redbud"
<b>BIOFILTRATION TREE</b>	
Small scale, broad-headed, flowering tree - 20' tall x 20' wide, such as:	1 / 100% / 15 GAL
• <i>Arbutus unedo</i>	"Strawberry Tree"
<b>EVERGREEN SCREENING HEDGE</b>	
Informal, upright evergreen shrub - 10' tall x 8' wide, such as:	1 (299) / 100% / 15 GAL
• <i>Ligustrum japonicum</i>	"Wax-leaf Privet"
• <i>Podocarpus gracilior</i>	"Fern Pine"
• <i>Prunus caroliniana</i> 'Compacta'	"Compact Carolina Cherry"
<b>MOUNDING EVERGREEN FLOWERING SHRUBS</b>	
Mounding evergreen flowering shrub - 4' tall x 4' wide, such as:	1 (106) / 100% / 5 GAL
• <i>Rosa floribunda</i> 'Iceberg'	"Iceberg Rose"
• <i>Salvia leucantha</i>	"Mexican Bush Sage"
• <i>Westringia fruticosa</i>	"Coast Rosmary"
• <i>Bougainvillea</i> sp.	"Bougainvillea"
<b>BOLD TEXTURE PERENNIAL</b>	
Medium scale shrub - 3' tall x 3' wide, such as:	1 (33) / 100% / 5 GAL
• <i>Agave 'Blue Flame'</i>	"Blue Flame Agave"
• <i>Phormium tenax</i> 'Pink Stripe'	"New Zealand Flax"
• <i>Leymus condensatus</i> 'Canyon Prince'	"Canyon Prince Wild Rye"
• <i>Aloe ferox</i>	"Cape Aloe"

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
<b>LOW HEDGE</b>	
Medium scale shrub - 3' tall x 3' wide, such as:	1 (130) / 100% / 5 GAL
• <i>Buxus microphylla japonica</i>	"Japanese Boxwood"
• <i>Westringia fruticosa</i> 'Mundi'	"Low Coast Rosemary"
<b>ACCENT PERENNIAL (SHADE)</b>	
Medium scale shrub - 3' tall x 2' wide, such as:	1 (219) / 100% / 5 GAL
• <i>Dianella tasmanica</i> 'Variegata'	"Fascian Flax Lily"
• <i>Astella 'Silver Shadow'</i>	"Silver Spear"
• <i>Asparagus densiflorus 'Myersii'</i>	"Myer's Asparagus"
• <i>Clivia miniata</i>	"Clivia Lily"
• <i>Nephrolepis cordifolia</i>	"Southern Sword Fern"
• <i>Liriope muscari</i> 'Variegata'	"Variegated Big Blue Lily Turf"
<b>ACCENT SUCCULENT</b>	
Medium scale shrub - 5' tall x 5' wide, such as:	1 / 100% / 15 GAL
• <i>Furcraea foetida</i> 'Mediopicta'	"Maunitus Hemp"
• <i>Agave desmetiana</i>	
<b>EVERGREEN VINE</b>	
Medium scale vine - 10' tall such as:	2 / 100% / 15 GAL
• <i>Bignonia capriolata</i>	"Crossvine"
• <i>Trachelospermum jasminoides</i>	"Star Jasmine"
• <i>Rhoicissus capensis</i>	"Evergreen Grape"
<b>EVERGREEN GROUNDCOVER (SUN)</b>	
Medium scale shrub - 2' tall x spreading wide, such as:	474 SF / 100% / 1 GAL @ 4" O.C.
• <i>Carissa macrocarpa</i> 'Green Carpet'	"Green Carpet Natal Plum"
• <i>Baccharis pilularis</i> 'Pigeon Point'	"Dwarf Coyote Brush"
• <i>Coprosma litsea</i>	"NCN"
• <i>Westringia fruticosa</i> 'Mundi'	"Mundi Coast Rosemary"
<b>FLOWERING GROUNDCOVER (SUN)</b>	
Medium scale shrub - 3' tall x spreading wide, such as:	1 (3,254 SF) / 100% / 1 GAL @ 4" O.C.
• <i>Lantana montevidensis</i> 'Alba'	"White Trailing Lantana"
• <i>Rosa Floral Carpet</i>	"Carpet Rose"
• <i>Cotoneaster dammeri</i> 'Lowfast'	"Bearberry Cotoneaster"
• <i>Myoporum parvifolium</i> 'Prostratum'	"Creeping Myoporum"
<b>FLOWERING GROUNDCOVER (SHADE)</b>	
Medium scale shrub - 1' tall x spreading wide, such as:	40 SF / 100% / FLAT @ 12" O.C.
• <i>Pelargonium peltatum</i> 'Red'	"Red Ivy Geranium"
• <i>Fragaria chiloensis</i>	"Beach Strawberry"
• <i>Vinca minor</i>	"Common Periwinkle"
<b>TURF</b>	
Groundcover - >6" tall x and spreading, such as:	1,051 SF / 100% / SOD
• <i>Festuca hybrid</i>	"Marathon II"

**LANDSCAPE KEY NOTES:**

- ◆ PROPERTY LINE, TYPICAL SYMBOL
- ◆ 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 ADJACENT CURB
- ◆ INTERCOM
- ◆ SECURITY GATE
- ◆ RETAINING/ PLANTER WALL
- ◆ FILTERRA BIORETENTION SYSTEM
- ◆ POOL
- ◆ SPA
- ◆ SUN DECK
- ◆ LAWN/ PLAY YARD
- ◆ INSTALL 3" DEEP ORGANIC MULCH IN ALL PLANTING BEDS EXCEPT AT AREAS W/ GROUNDCOVER PLANTING
- ◆ INSTALL 2" DEEP X 10' LONG ROOT BARRIER WHERE EXISTING OR NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE. ( TYP. SYMBOL)
- ◆ TREE ROOT ZONE OF 8'x5' - 40 SQUARE FEET (SHADED), TYP. SYMBOL.

**HARDSCAPE LEGEND**

PROPOSED HARDSCAPE MATERIAL LEGEND:	QTY
<b>HARDSCAPE PAVING 'A'</b> Non-porous paving such as: • "Integral Color Concrete" • "Integral Color Concrete with Exposed Aggregate Finish" • "Uncolored Concrete with Enhanced Finish"	4,179 SF
<b>HARDSCAPE PAVING 'B'</b> Non-porous paving such as: • "Concrete Pavers" • "Interlocking Pavers" • "Stone Tile"	3,337 SF

**LA JOLLA SHORES PDO NOTES:**

- 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.
- ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
- ALL LANDSCAPED MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL.

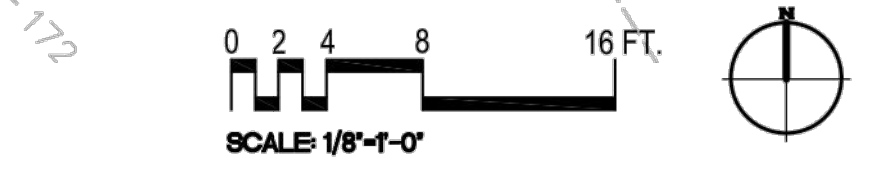
**MINIMUM STREET TREE SEPARATION DISTANCE:**

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
(5' ON RESIDENTIAL ST. RATED AT 25MPH OR LOWER)	

**STREET TREE REQUIRED CALCULATION**

(1) 24" BOX TREE REQUIRED FOR EVERY 30' CALLE DEL CIELO STREET FRONTAGE: 89.91'  
 STREET TREE REQUIRED: 3TOTAL; PROVIDED: 3 TOTAL

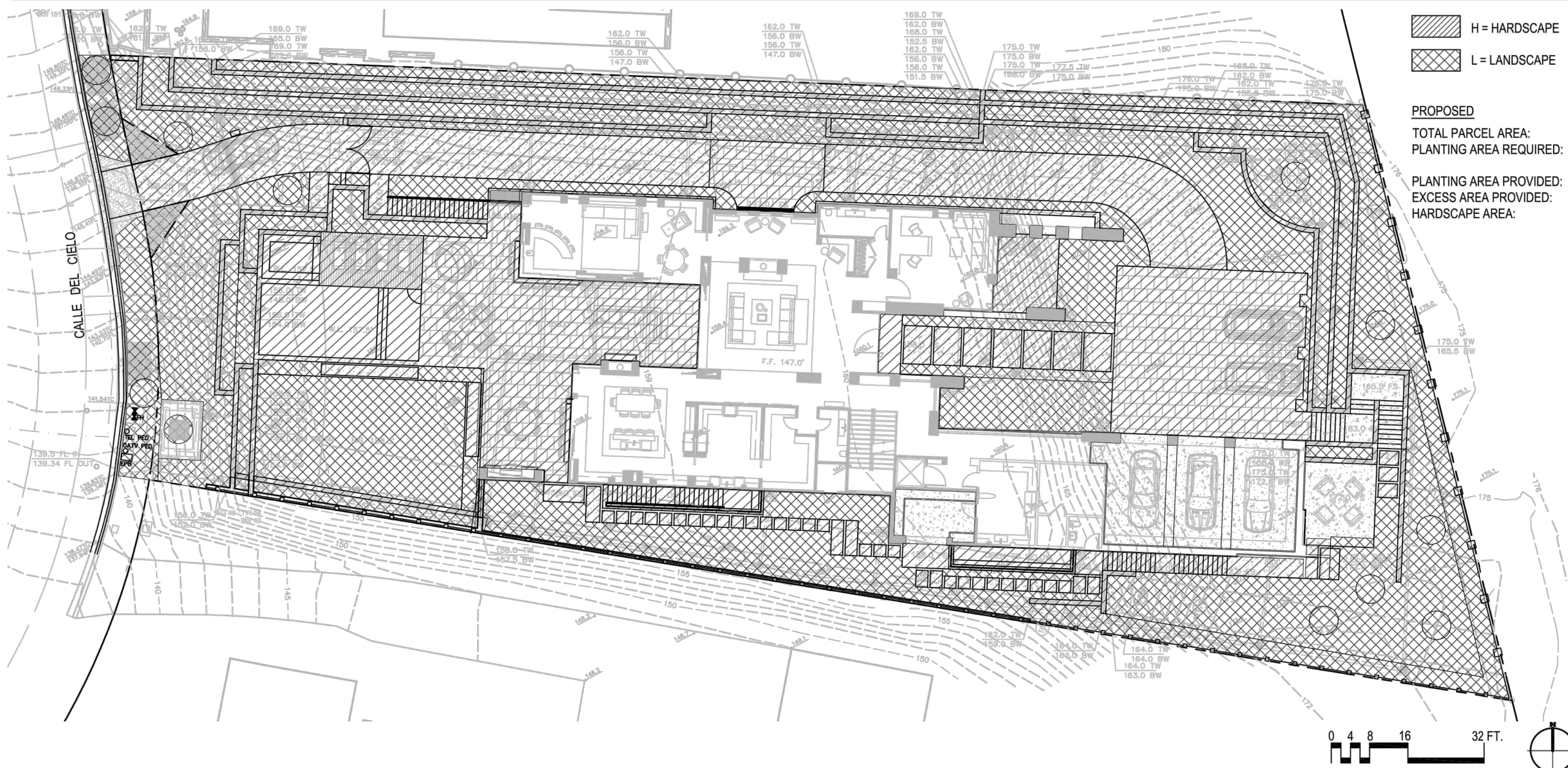
**MAINTENANCE NOTE**  
 ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.



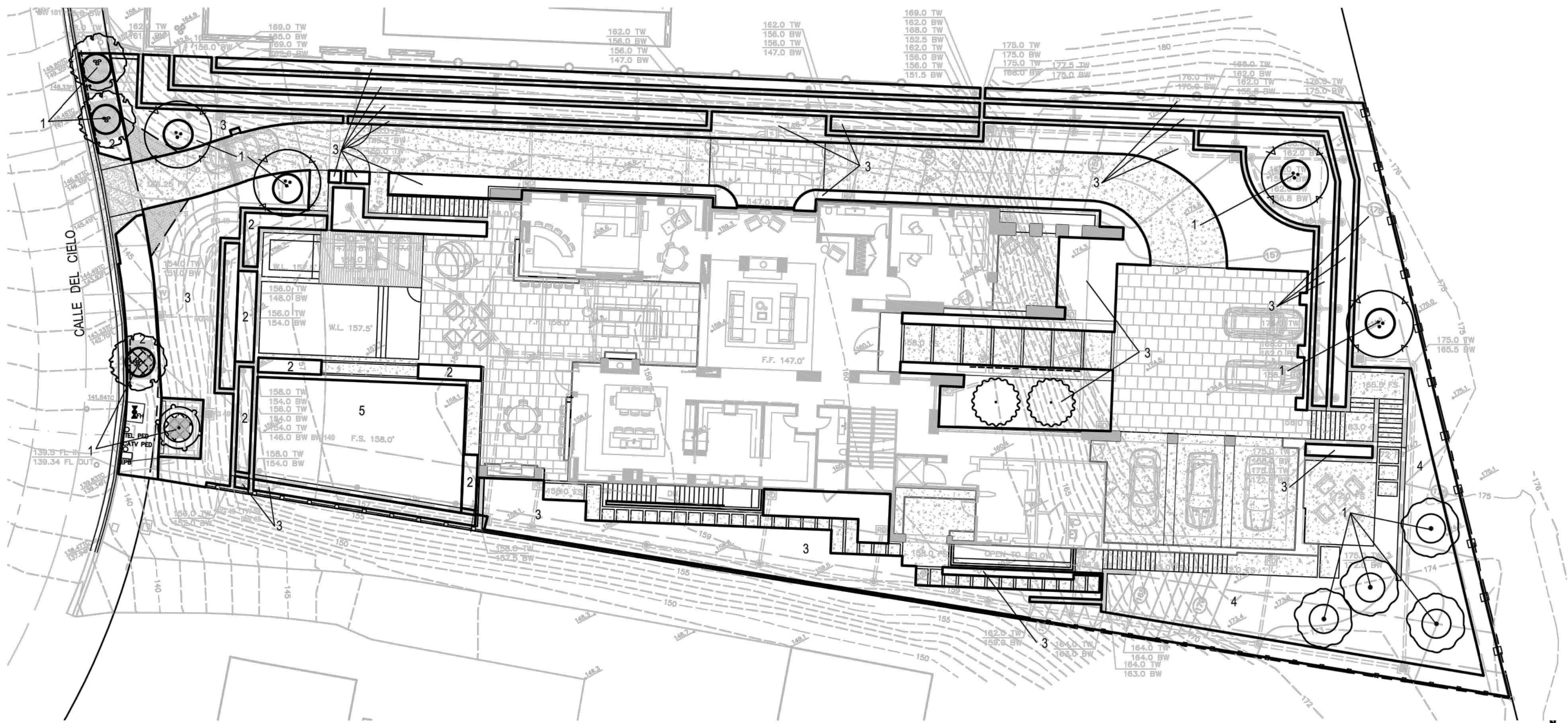
PREPARED BY	KEY PLAN	VICINITY MAP
HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com		
<b>PROJECT CONSULTANTS</b>		
Civil Engineer: CHRISTENSEN ENGINEERING & SURVEY 7888 Silverton Ave., Suite J San Diego, CA 92126 (858) 271-9901		
Geotechnical Engineer: TERRAPACIFIC CONSULTANTS, INC 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521-1190		
Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 303 San Diego, CA 92108 (858) 273-4700		
Landscape Architect: NERI LANDSCAPE ARCHITECTURE 222 Homblind Street, Suite # 3 San Diego, CA 92109 (858) 274-3222		
<b>PROJECT DATA</b>	<b>PROJECT ADDRESS</b>	
Construction: VB Sprinklered	8025 Calle Del Cielo	
Occupancy: R-3 S.F.R.	La Jolla, CA 92037	
Code: 2019 Edition-C.R.C.		
Zoning: LUSD-SF	<b>PROJECT OWNER</b>	
No. of Stories: 2 Stories with basement	Antonio & Karla Espinosa	
Site Area: 28,434 sq. ft.	<b>ASSESSOR'S PARCEL NO.:</b>	
Gross Floor Area: 12,605 sq. ft.	346-422-05-00	
F.A.R.: 44.33%	<b>LEGAL DESCRIPTION:</b>	
Go Hazard Area: #26	LOT 33 OF LA JOLLA DEL NORTE	
Landscaped Area:	MAP NO. 4018	
Soil Condition: Pre-Developed	<b>BENCHMARK:</b>	
	Brass plug in the top of curb at Northwest corner of Calle Del Cielo & Paseo Dorado	
	Record from: City of San Diego	
	Elevation: Vertical Control 143.516'	
<b>OVERLAY ZONES</b>	<b>PROJECT NO.:</b>	
• Coastal Overlay Zone	-	
• Coastal Height Limit Overlay Zone	<b>PROJECT NAME:</b>	
• Geological Hazard Categories #26	ESPINOSA RESIDENCE	
	<b>SHEET TITLE:</b>	
	LANDSCAPE DEVELOPMENT PLAN	
<b>APPROVALS:</b>	<b>SHEET NUMBER:</b>	
PERMITS REQUIRED: Coastal Development Permit Site Development Permit	ORIGINAL DATE: 03-31-2021 REVISIONS: 03-16-2022 02-13-2023 07-24-2023	<b>5</b> OF 14

**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 SDMC 1510.0304(h)



**HYDROZONE MAP**



**MAWA NOTE:**  
THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

**ESTIMATED TOTAL WATER USE**

HYD.	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/E)	HYDROZONE AREA IN S.F.	ETAF x HA	RESULT IN GAL/YR.
1	0.4	DRIP	.81	0.494	339	167.407	4,152
2	0.3	DRIP	.81	0.370	895	331.481	8,221
3	0.4	DRIP	.81	0.494	8,142	4020.741	99,714
4	0.3	SPRAY	.75	0.400	1,412	564.800	14,007
5	0.7	SPRAY	.75	0.933	1,051	980.933	24,327
<b>TOTAL</b>					<b>11,839</b>	<b>150,421</b>	<b>150,421</b>

**WATER BUDGET CALCULATIONS:**  
TOTAL LANDSCAPE AREA (LA) = 11,839 SF  
SPECIAL LANDSCAPE AREA (SLA) = 0 SF  
ETO = 40  
ETAF = .55

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA):**  
MAWA = (ETO)(0.62)[ETAF x (LA+SLA)] + [(1-ETAF) x SLA]  
(40)(0.62) [(.55 x 11,839) + (0.45 x 0)] = 161,484 GAL/YR

**ETWU = (ETO)(0.62) [(PF/E) x (HA/E) + (SLA)]**  
ESTIMATED TOTAL WATER USE (ETWU): 150,421 GAL/YR

**LANDSCAPE DESIGN COMPLIANCE STATEMENT:**  
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

*James P. Neri*  
JAMES P. NERI  
NERI LANDSCAPE ARCHITECTURE  
LICENSED LANDSCAPE ARCHITECT, RL#3321

**GENERAL NOTES:**

- THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- 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.
- 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.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER PER SDMC §142.0411. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- 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).
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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. UNPLANTED RECREATIONAL AREAS, WALKS, (AREAS USED FOR ACCESS WHETHER PAVED, MULCHED, STEPPING STONE, GROUND COVER, OR SIMILAR) AND DRIVEWAYS MAY NOT COUNT TOWARDS THE MINIMUM LANDSCAPE AREA.
- 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.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLAN 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.
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(6).

**IRRIGATION NOTES:**

- 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 LINES. 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.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP-WATERING, LOW-VOLUME BUBBLER.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 (C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDED ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PROPOSED IRRIGATION SYSTEM: IN-LINE DRIP & MP ROTATORS.

**DRAINAGE NOTES:**

- THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
- 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.

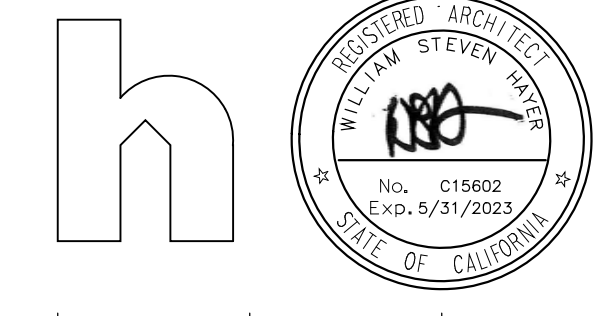
**CONDITIONS OF APPROVAL:**

- PRIOR TO 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.
- 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. UNPLANTED RECREATIONAL AREAS, WALKS (AREAS USED FOR ACCESS WHETHER PAVED, MULCHED, STEPPING STONE, GROUND COVER, OR SIMILAR), AND DRIVEWAYS MAY NOT COUNT TOWARDS THE MINIMUM LANDSCAPE AREA.
- 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 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.



**ESPINOSA RESIDENCE**  
8025 CALLE DEL CIELO  
LA JOLLA, CA 92037  
APN: 346-422-05-00

<p><b>PREPARED BY:</b> HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p> <p><b>PROJECT CONSULTANTS:</b> Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silverton Ave., Suite J San Diego, CA 92126 (858) 271-9901</p> <p>Geotechnical Engineer TERRAPACIFIC CONSULTANTS, INC 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521-1190</p> <p>Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 303 San Diego, CA 92108 (858) 273-4700</p> <p>Landscapist Architect: NERI LANDSCAPE ARCHITECTURE 928 Hornblow Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p>	<p><b>KEY PLAN</b></p> <p><b>PROJECT DATA</b> Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2019 Edition-C.R.C. Zoning: LUSPD-SF No. of Stories: 2 Stories with basement Site Area: 28,434 sf Gross Floor Area: 12,605 sf F.A.R.: 44.33% Go Hazard Area: #26 Landscapist Area:</p> <p><b>EXISTING BUILDING</b> Status: Vacant Lot Occupancy: N/A Constructed: N/A Soil Condition: Prev. Developed</p> <p><b>APPROVALS:</b></p> <p><b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit</p>	<p><b>VICINITY MAP</b></p> <p><b>PROJECT ADDRESS</b> 8025 Calle Del Cielo La Jolla, CA 92037</p> <p><b>PROJECT OWNER</b> Antonio &amp; Karla Espinosa</p> <p><b>ASSESSOR'S PARCEL NO.:</b> <b>346-422-05-00</b></p> <p><b>LEGAL DESCRIPTION:</b> LOT 33 OF LA JOLLA DEL NORTE MAP NO. 4018 <b>BENCHMARK:</b> Brass plug in the top of curb at Northwest corner of Calle Del Cielo &amp; Paseo Dorado Record from: City of San Diego Vertical Control: 143.516' Elevation:</p> <p><b>PROJECT NO.:</b> - <b>PROJECT NAME:</b> <b>ESPINOSA RESIDENCE</b></p> <p><b>SHEET TITLE:</b> <b>LANDSCAPE DEVELOPMENT PLAN</b></p> <p><b>SHEET NUMBER:</b> <b>6</b> OF 14</p>
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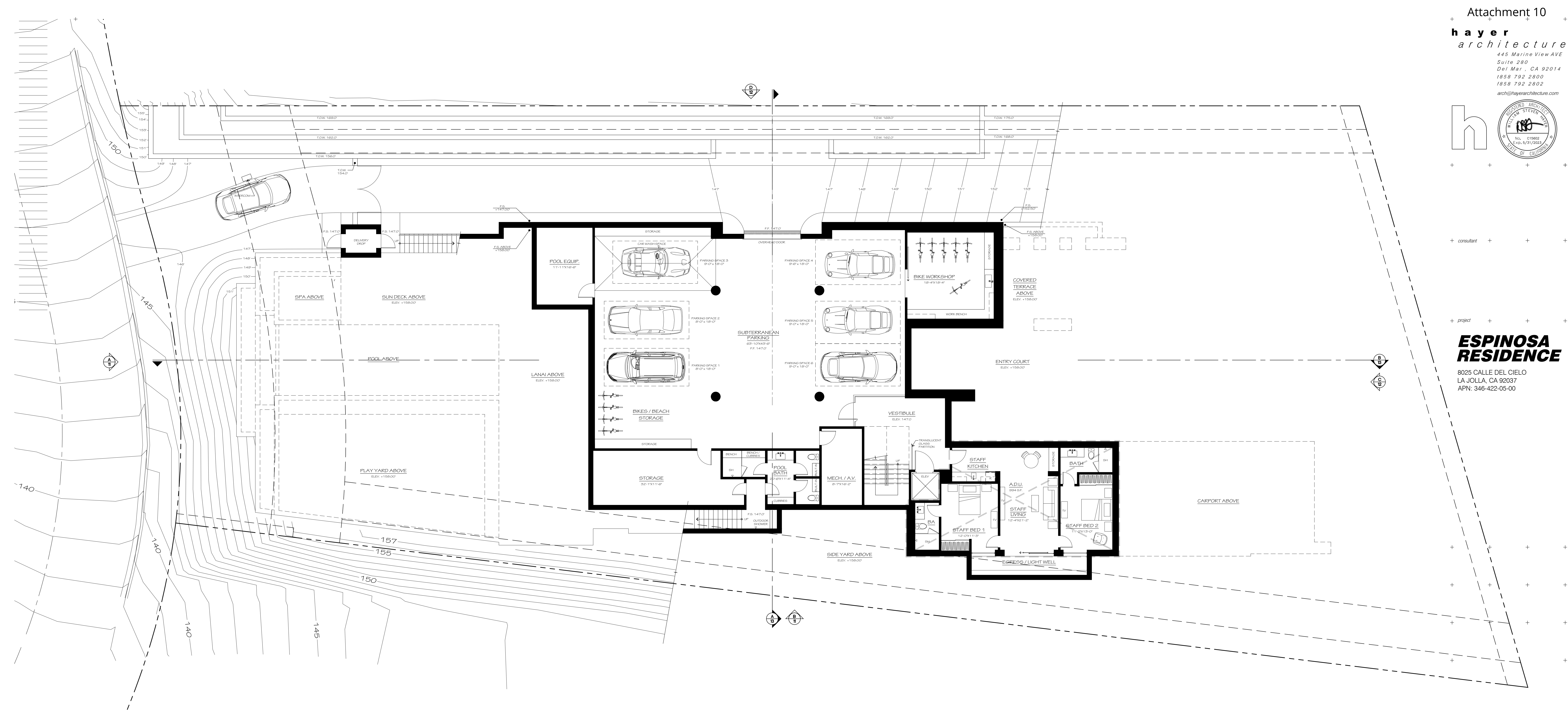


consultant

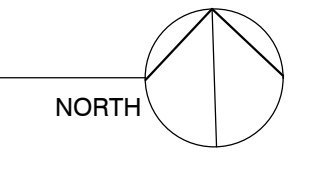
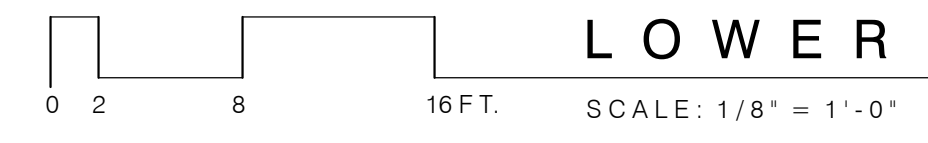
project

# ESPINOSA RESIDENCE

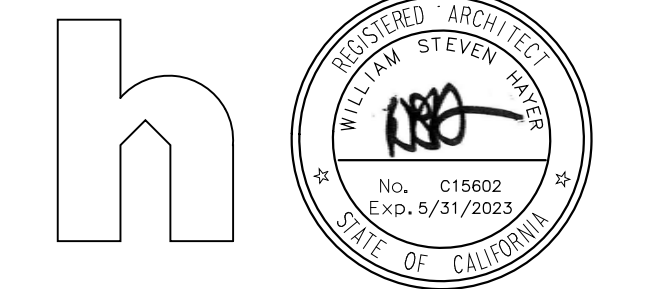
8025 CALLE DEL CIELO  
LA JOLLA, CA 92037  
APN: 346-422-05-00



LOWER LEVEL FLOOR PLAN



<p><b>PREPARED BY</b></p> <p>HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p>	<p><b>KEY PLAN</b></p>	<p><b>VICINITY MAP</b></p>
<p><b>PROJECT CONSULTANTS</b></p> <p>Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silvertown Ave., Suite J San Diego, CA 92126 (858) 271-9901</p>	<p><b>PROJECT DATA</b></p> <p>Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2019 Edition-C.R.C. Zoning: L1SPD-SF No. of Stories: 2 Stories with basement Site Area: 28,434 sf.</p>	<p><b>PROJECT ADDRESS</b></p> <p>8025 Calle Del Cielo La Jolla, CA 92037</p>
<p>Geotechnical Engineer TERRAPACIFIC CONSULTANTS, INC 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521 1190</p>	<p><b>PROJECT OWNER</b></p> <p>Antonio &amp; Karla Espinosa</p>	<p><b>ASSESSOR'S PARCEL NO.:</b></p> <p><b>346-422-05-00</b></p>
<p>Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700</p>	<p><b>LEGAL DESCRIPTION:</b></p> <p>LOT 33 OF LA JOLLA DEL NORTE MAP NO. 4018</p>	<p><b>BENCHMARK:</b></p> <p>Brass plug in the top of curb at Northwest corner of Calle Del Cielo &amp; Paseo Dorado Record from: City of San Diego Vertical Control Elevation: 143.516'</p>
<p>Landscape Architect: NERI LANDSCAPE ARCHITECTURE 928 Hornblow Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p>	<p><b>EXISTING BUILDING</b></p> <p>Status: Vacant Lot Occupancy: N/A Constructed: N/A Soil Condition: Prev. Developed</p>	<p><b>PROJECT NO.:</b></p> <p>-</p> <p><b>PROJECT NAME:</b></p> <p><b>ESPINOSA RESIDENCE</b></p>
<p><b>OVERLAY ZONES</b></p> <ul style="list-style-type: none"> <li>Coastal Overlay Zone</li> <li>Coastal Height Limit Overlay Zone</li> <li>Geological Hazard Categories #26</li> </ul>	<p><b>APPROVALS:</b></p>	<p><b>SHEET TITLE:</b></p>
<p><b>PERMITS REQUIRED:</b></p> <p>Coastal Development Permit Site Development Permit</p>	<p><b>ORIGINAL DATE:</b> 03-31-2021</p> <p><b>REVISIONS:</b></p> <ul style="list-style-type: none"> <li>01-25-2022</li> <li>03-16-2022</li> <li>02-13-2023</li> <li>07-24-2023</li> </ul>	<p><b>SHEET NUMBER:</b></p> <p><b>7</b> OF 14</p>

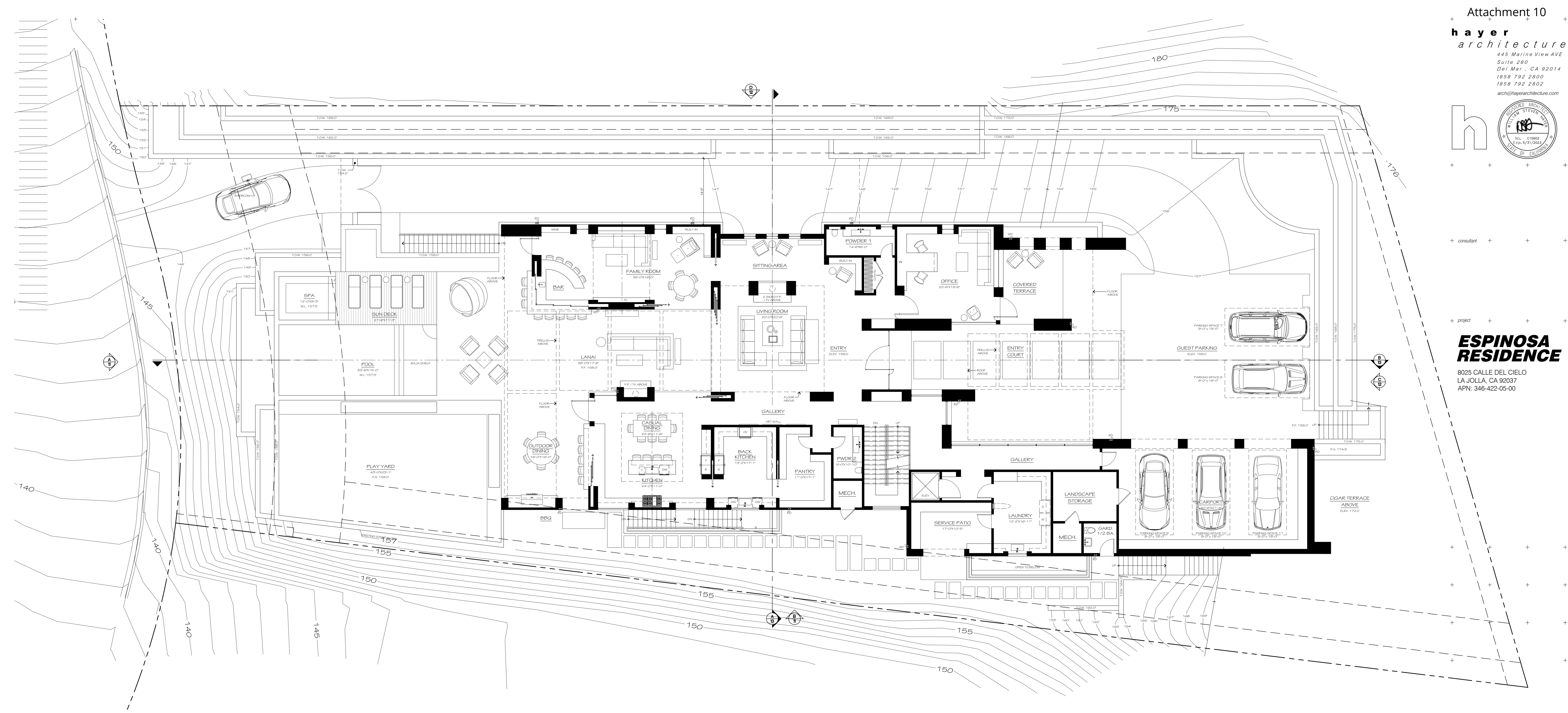


consultant

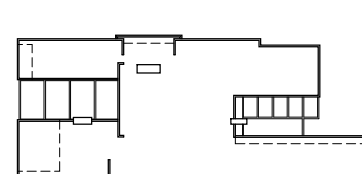
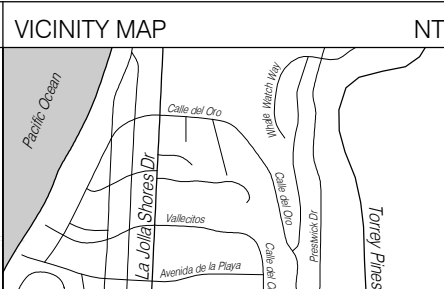
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# ESPINOSA RESIDENCE

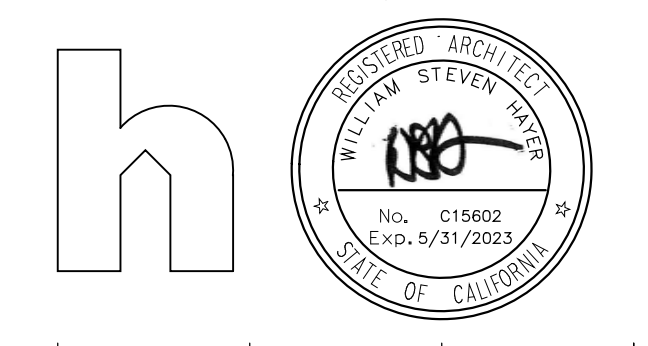
8025 CALLE DEL CIELO  
LA JOLLA, CA 92037  
APN: 346-422-05-00



0 2 8 16 FT. SCALE: 1/8" = 1'-0" NORTH

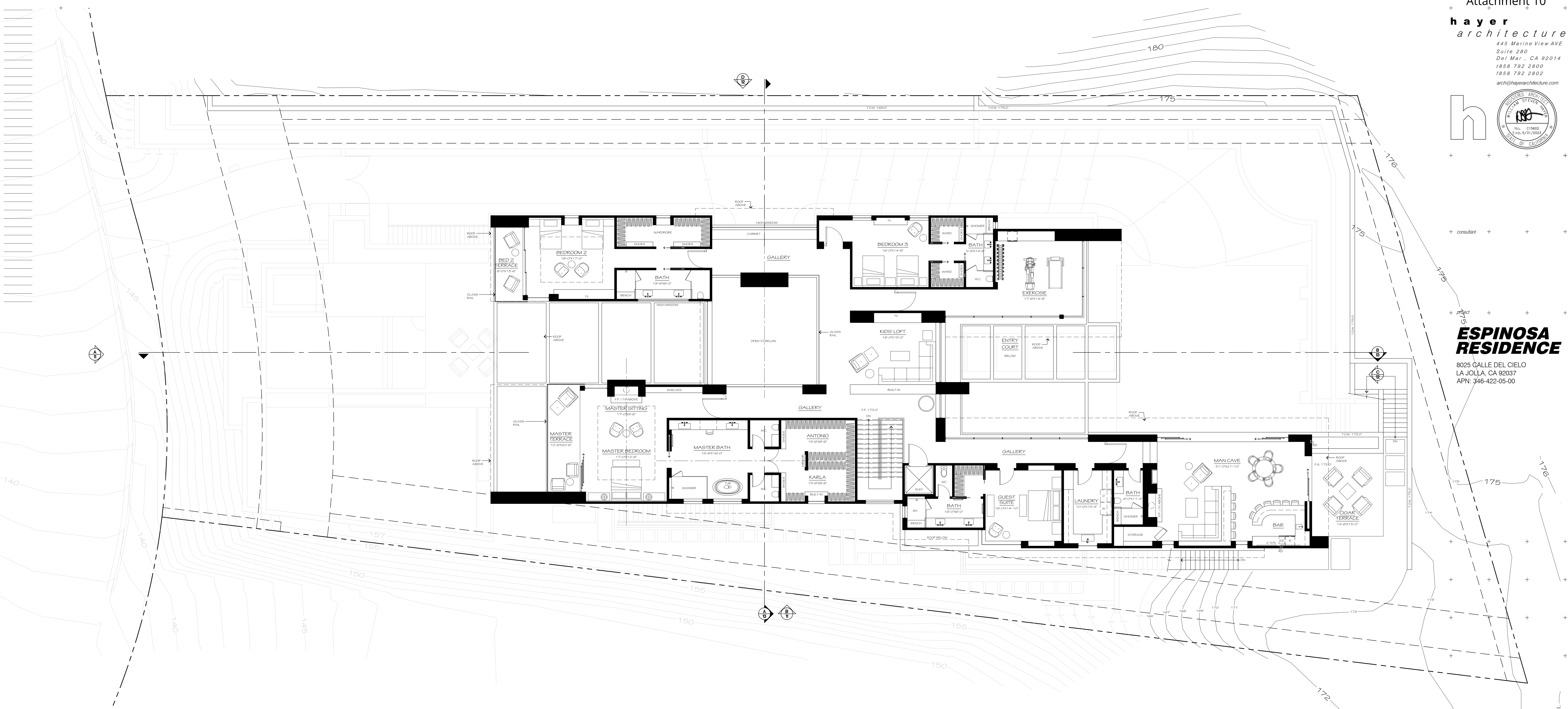
<p><b>PREPARED BY</b></p> <p>HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p>	<p><b>KEY PLAN</b></p> 	<p><b>VICINITY MAP</b></p> 
<p><b>PROJECT CONSULTANTS</b></p> <p>Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silvertown Ave., Suite J San Diego, CA 92126 (858) 271-9901</p>	<p><b>PROJECT DATA</b></p> <p>Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2019 Edition-C.R.C. Zoning: L1SPD-SF No. of Stories: 2 Stories with basement Site Area: 28,434 sf.</p>	<p><b>PROJECT ADDRESS</b></p> <p>8025 Calle Del Cielo La Jolla, CA 92037</p>
<p>Geotechnical Engineer TERRAPACIFIC CONSULTANTS, INC. 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521 1190</p>	<p><b>PROJECT OWNER</b></p> <p>Antonio &amp; Karla Espinosa</p>	<p><b>ASSESSOR'S PARCEL NO.:</b></p> <p><b>346-422-05-00</b></p>
<p>Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700</p>	<p><b>LEGAL DESCRIPTION:</b></p> <p>LOT 33 OF LA JOLLA DEL NORTE MAP NO. 4018</p>	<p><b>BENCHMARK:</b></p> <p>Brass plug in the top of curb at Northwest corner of Calle Del Cielo &amp; Paseo Dorado Record from: City of San Diego Vertical Control Elevation: 143.516'</p>
<p>Landscape Architect: NERI LANDSCAPE ARCHITECTURE 928 Hornblow Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p>	<p><b>EXISTING BUILDING</b></p> <p>Status: Vacant Lot Occupancy: N/A Constructed: N/A Soil Condition: Prev. Developed</p>	<p><b>PROJECT NO.:</b></p> <p>-</p> <p><b>PROJECT NAME:</b></p> <p><b>ESPINOSA RESIDENCE</b></p> <p>SHEET TITLE:</p>
<p><b>APPROVALS:</b></p>	<p><b>PERMITS REQUIRED:</b></p> <p>Coastal Development Permit Site Development Permit</p>	<p><b>APPROVALS:</b></p> <p>ORIGINAL DATE: 03-31-2021 REVISIONS: 01-25-2022 03-16-2022 02-13-2023 07-24-2023</p> <p><b>SHEET NUMBER:</b></p> <p><b>8</b> OF 14</p>





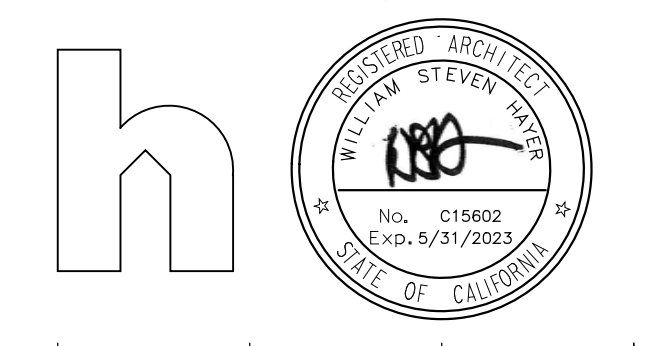
consultant

**ESPINOSA RESIDENCE**  
8025 GALLE DEL CIELO  
LA JOLLA, CA 92037  
APN: 346-422-05-00



0 2 8 16 FT. SCALE: 1/8" = 1'-0" **UPPER LEVEL FLOOR PLAN** NORTH

<p><b>PREPARED BY</b> HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p> <p><b>PROJECT CONSULTANTS</b> Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silvertown Ave., Suite J San Diego, CA 92126 (858) 271-9901 Geotechnical Engineer: TERRAPACIFIC CONSULTANTS, INC. 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521 1190 Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700 Landscape Architect: NERI LANDSCAPE ARCHITECTURE 928 Homestead Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p> <p><b>OVERLAY ZONES</b> • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Geological Hazard Categories #26</p> <p><b>APPROVALS:</b></p> <p><b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit</p>	<p><b>KEY PLAN</b> </p> <p><b>PROJECT ADDRESS</b> 8025 Calle Del Cielo La Jolla, CA 92037</p> <p><b>PROJECT OWNER</b> Antonio &amp; Karla Espinosa</p> <p><b>ASSESSOR'S PARCEL NO.:</b> <b>346-422-05-00</b></p> <p><b>LEGAL DESCRIPTION:</b> LOT 33 OF LA JOLLA DEL NORTE MAP NO. 4018</p> <p><b>BENCHMARK:</b> Brass plug in the top of curb at Northwest corner of Calle Del Cielo &amp; Paseo Dorado Record from: City of San Diego Vertical Control Elevation: 143.516'</p> <p><b>PROJECT NO.:</b> -</p> <p><b>PROJECT NAME:</b> <b>ESPINOSA RESIDENCE</b></p> <p><b>SHEET TITLE:</b></p>	<p><b>PREPARED BY</b> HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p> <p><b>PROJECT CONSULTANTS</b> Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silvertown Ave., Suite J San Diego, CA 92126 (858) 271-9901 Geotechnical Engineer: TERRAPACIFIC CONSULTANTS, INC. 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521 1190 Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700 Landscape Architect: NERI LANDSCAPE ARCHITECTURE 928 Homestead Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p> <p><b>OVERLAY ZONES</b> • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Geological Hazard Categories #26</p> <p><b>APPROVALS:</b></p> <p><b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit</p>	<p><b>CONSTRUCTION DATA</b> Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2019 Edition-C.R.C. Zoning: L1SPD-SF No. of Stories: 2 Stories with basement Site Area: 28,434 sf. Gross Floor Area: 12,605 sf. F.A.R.: 44.33% Geo Hazard Area: #26 Landscape Area:</p> <p><b>EXISTING BUILDING</b> Status: Vacant Lot Occupancy: N/A Constructed: N/A Soil Condition: Prev. Developed</p> <p><b>ORIGINAL DATE:</b> 03-31-2021</p> <p><b>REVISIONS:</b> 01-25-2022 03-16-2022 02-13-2023 07-24-2023</p> <p><b>SHEET NUMBER:</b> <b>9</b> OF 14</p>
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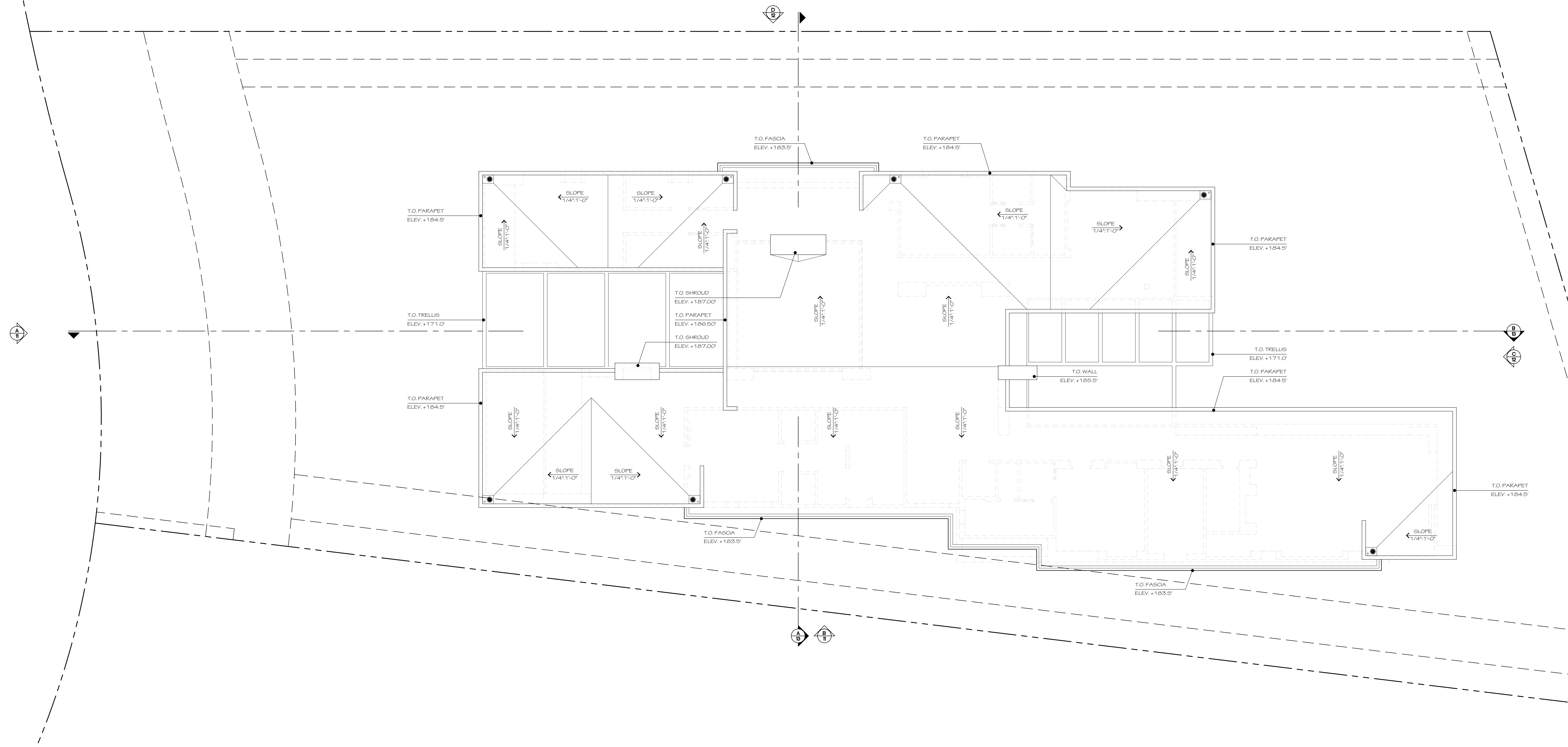


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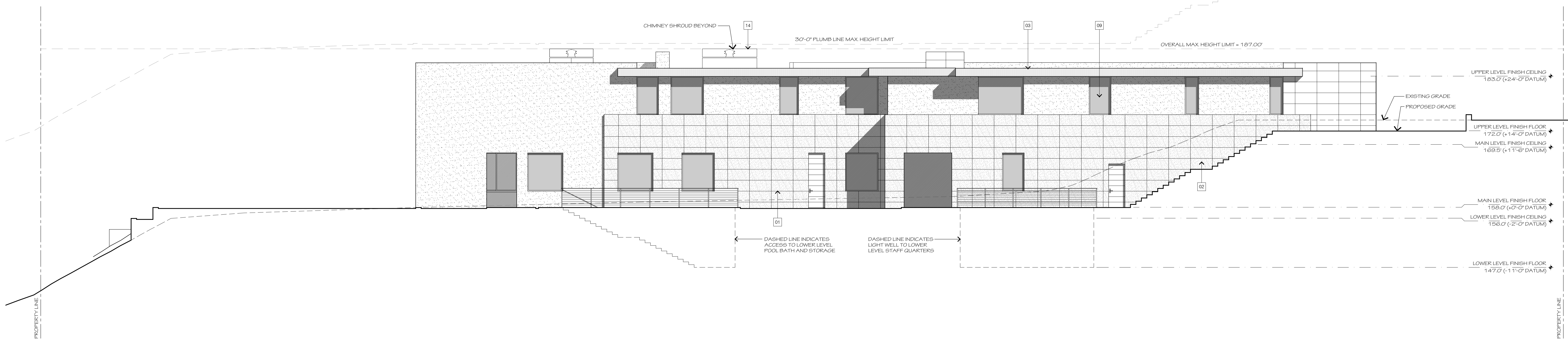
**ESPINOSA RESIDENCE**

8025 CALLE DEL CIELO  
LA JOLLA, CA 92037  
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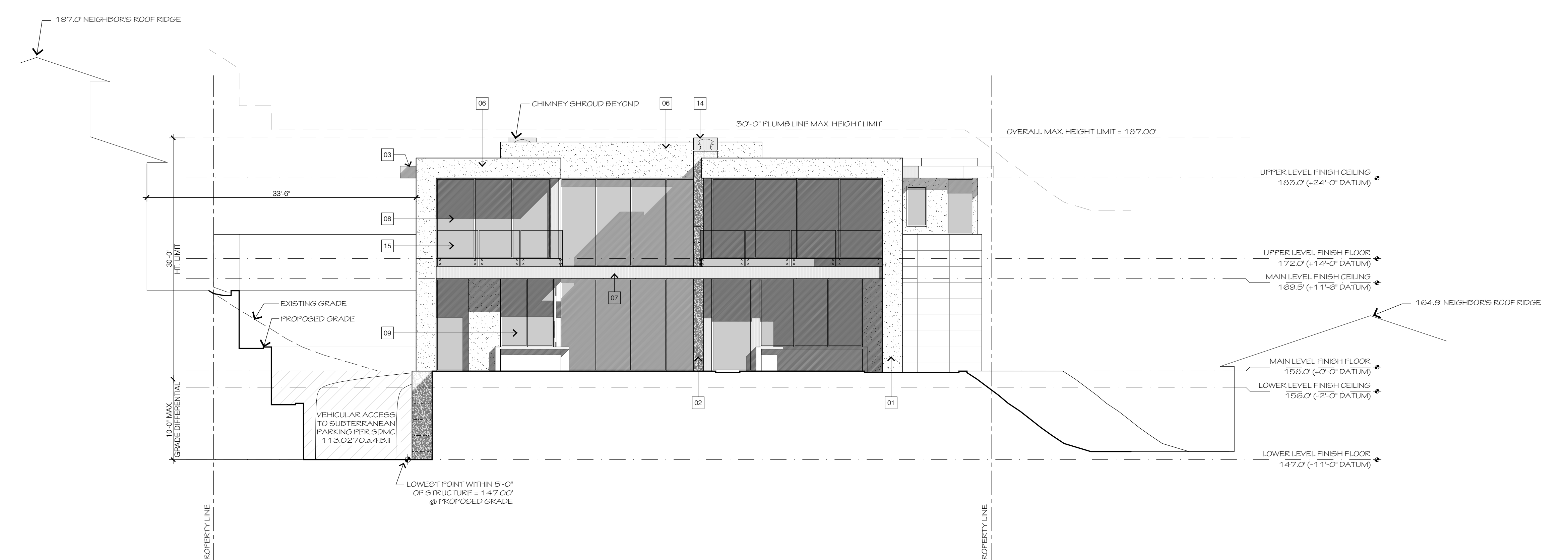
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

<p><b>PREPARED BY</b> HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p>	<p><b>KEY PLAN</b> </p>	<p><b>VICINITY MAP</b> </p>
<p><b>PROJECT CONSULTANTS</b> Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silvertown Ave., Suite J San Diego, CA 92126 (858) 271-9901 Geotechnical Engineer: TERRAPACIFIC CONSULTANTS, INC 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 (858) 521 1190 Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700 Landscape Architect: NERI LANDSCAPE ARCHITECTURE 928 Hornblow Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p>	<p><b>PROJECT DATA</b> Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2019 Edition-C.R.C. Zoning: L1SPD-SF No. of Stories: 2 Stories with basement Site Area: 28,434 sf. Gross Floor Area: 12,605 sf. F.A.R.: 44.33% Geo Hazard Area: #26 Landscape Area: <b>EXISTING BUILDING</b> Status: Vacant Lot Occupancy: N/A Constructed: N/A Soil Condition: Prev. Developed</p>	<p><b>PROJECT ADDRESS</b> 8025 Calle Del Cielo La Jolla, CA 92037 <b>PROJECT OWNER</b> Antonio &amp; Karla Espinosa <b>ASSESSOR'S PARCEL NO.:</b> <b>346-422-05-00</b> <b>LEGAL DESCRIPTION:</b> LOT 33 OF LA JOLLA DEL NORTE MAP NO. 4018 <b>BENCHMARK:</b> Brass plug in the top of curb at Northwest corner of Calle Del Cielo &amp; Paseo Dorado Record from: City of San Diego Vertical Control Elevation: 143.516' <b>PROJECT NO.:</b> - <b>PROJECT NAME:</b> <b>ESPINOSA RESIDENCE</b> SHEET TITLE:</p>
<p><b>OVERLAY ZONES</b> • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Geological Hazard Categories #26</p>	<p><b>APPROVALS:</b></p>	<p><b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit</p>
<p><b>ORIGINAL DATE:</b> 03-31-2021</p>	<p><b>REVISIONS:</b> 01-25-2022 03-16-2022 02-13-2023 07-24-2023</p>	<p><b>SHEET NUMBER:</b> <b>10</b> OF 14</p>



**SIDE / SOUTH ELEVATION** (B)

0 2 8 16 FT. SCALE: 1/8" = 1'-0"



**FRONT / WEST ELEVATION** (A)

0 2 8 16 FT. SCALE: 1/8" = 1'-0"

**KEY**

- LINE OF PRE-EXISTING GRADE
- PRE-EXISTING SPOT ELEVATION (30.00)
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION (35.00)
- ELEV. = 48'-0"
- PROPOSED ELEVATION OF STRUCTURAL ELEMENT

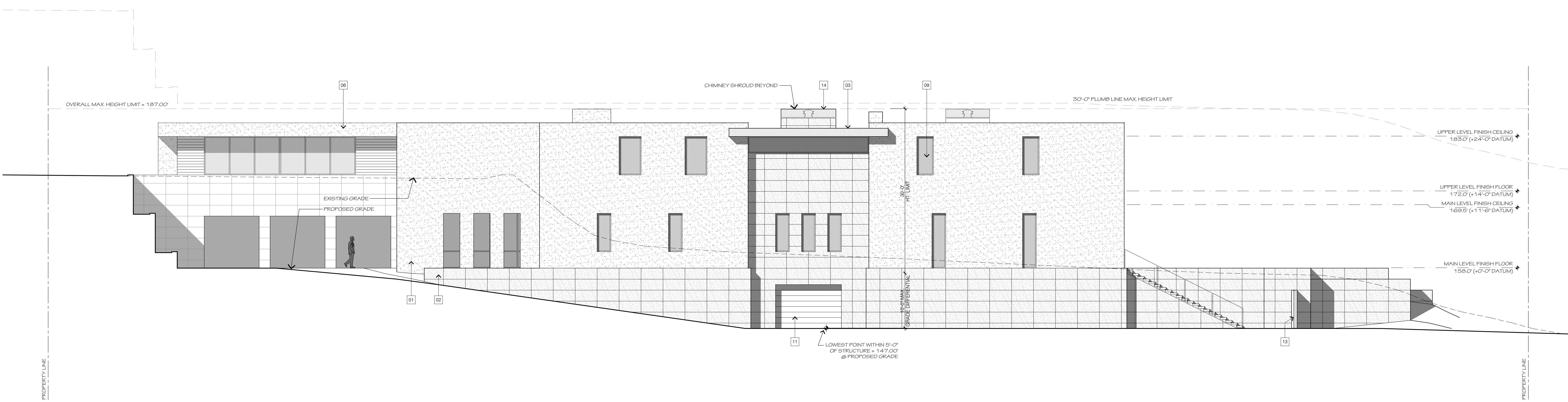
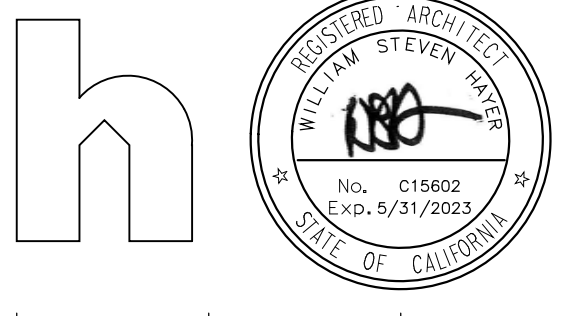
- (01) DOOR NUMBER
- (01) WINDOW NUMBER
- (A7J) BUILDING SECTION REFERENCE
- (A7I) WALL SECTION REFERENCE
- (A8I) DETAIL REFERENCE

**ELEVATION NOTES**

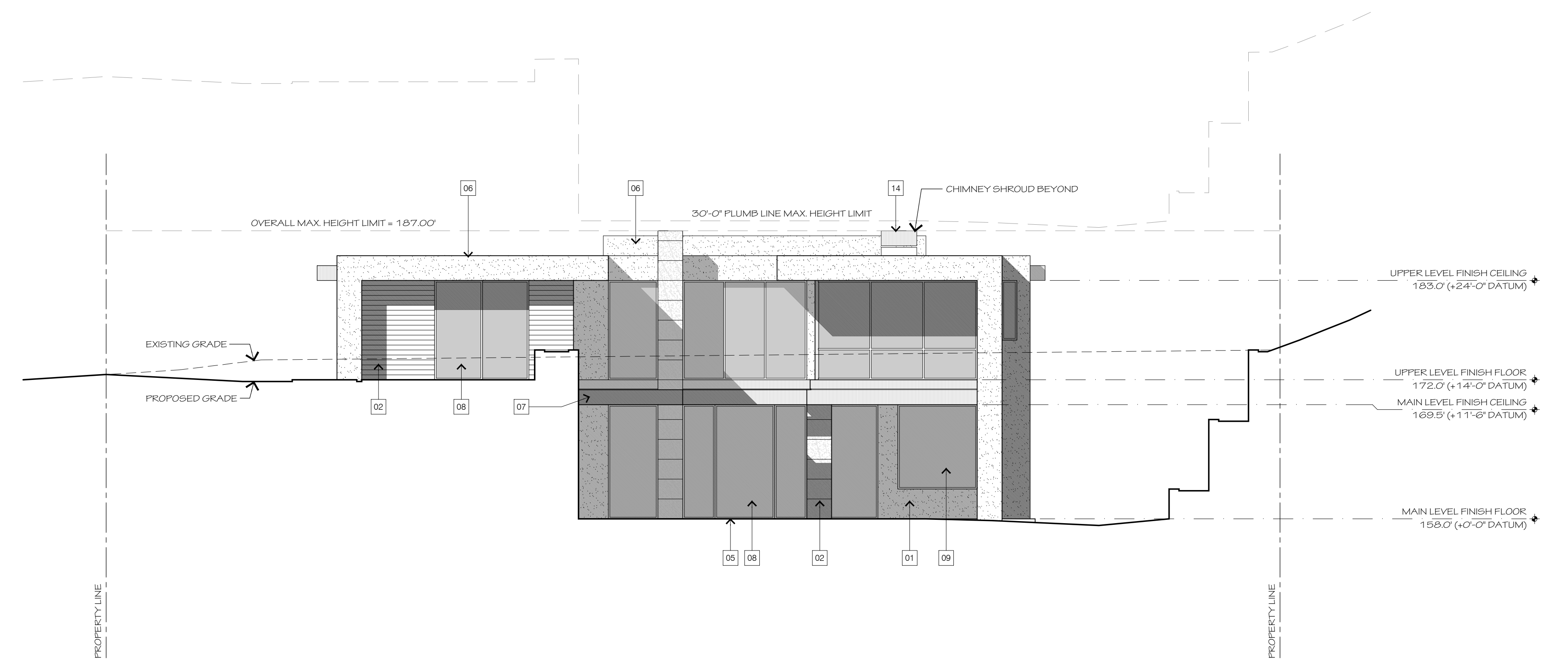
- WALL INSULATION (R-21) AND CEILING INSULATION (R-38) THROUGHOUT PER TITLE-24 ENERGY CALCS.
- FINISH FLOOR ELEVATION IS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS:  
0'-0" OR 0'-00"  
EQUIVALENT TO SURVEYOR'S ELEVATION OF 158'-0" OR 158'-0"
- CONTRACTOR SHALL VERIFY ALL SLAB AND FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND/OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.
- IF DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR OR SUB-CONTRACTOR, EACH SHOULD NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR RESOLUTION.

- NUMBERED NOTES**
- EXTERIOR PLASTER WALLS:  
3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT
  - EXTERIOR STONE CLAD WALLS:  
HONED LIMESTONE PANELS, 24X48" & COLOR PER ARCHITECT
  - METAL FASCIA, CUSTOM SHAPED SHEET METAL FASCIA / CAP, 1/8" ALUMINUM, KYNAR FINISH, NO FASTENERS TO BE VISIBLE
  - FLAT ROOF, CLASS A ASSEMBLY THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE, ULTRAPLY TPO #3 OR #6 BY FIRESTONE OR APPROVED EQUAL, ICC ESR-3831 INSTALL PER MANUFACTURER INSTRUCTIONS.
  - EXTERIOR STONE PAVERS:  
MUD-SET LIMESTONE, COLOR PER ARCHITECT
  - PLASTER FASCIA:  
3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT
  - METAL CLAD TELLIS: 1/8" ALUMINUM WITH "KYNAR" FINISH, COLOR PER ARCHITECT
  - DOORS:  
CUSTOM UNITS PER SPECIFICATIONS - MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS, TEMPER ALL GLASS DOORS, OPERATION PER DOOR SCHEDULE.
  - WINDOWS:  
CUSTOM UNITS PER SPECIFICATIONS - MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS, TEMPERED GLASS AND OPERATION PER WINDOW SCHEDULE.
  - VENTS & FLUES:  
ALL VENTS & FLUES FROM FAU, WATER HEATERS, WASTE VENTS, ETC. ARE TO BE CONCEALED BEHIND PARAPETS OR SHROUDS
  - GARAGE DOORS:  
CUSTOM UNITS PER SPECIFICATIONS - MEDIUM BRONZE COLOR WITH PRIVACY GLASS, TEMPER ALL GLASS DOORS, OPERATION PER DOOR SCHEDULE.
  - GLASS GUARDRAIL:  
42" MIN. HEIGHT ABOVE F.F.
  - SITE WALL:  
CMU WALL W/ PLASTER OR STONE SURFACE PER PER PLANS, VERIFY COLOR SELECTION WITH ARCHITECT
  - GATES:  
CUSTOM UNITS, ALL SHOP DRAWINGS, DETAILS, COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION
  - CHIMNEY CAP:  
CHIMNEY KING - METAL KYNAR PAINTED STYLE: #10 IMPERIAL - OPEN TOP UL: DGOU-MH25027

<p><b>PREPARED BY</b></p> <p>HAYER ARCHITECTURE Contact: Scott Huntsman 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 shuntsman@hayerarchitecture.com</p> <p><b>PROJECT CONSULTANTS</b></p> <p>Civil Engineer: CHRISTENSEN ENGINEERING &amp; SURVEY 7888 Silverton Ave., Suite J San Diego, CA 92126 (858) 271-9901</p> <p>Geotechnical Engineer: TERRAPACIFIC CONSULTANTS, INC. 4010 Marensa Boulevard, Suite 108 San Diego, CA 92117 (658) 521-1190</p> <p>Surveyor: WOODS LAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700</p> <p>Landscape Architect: NIERI LANDSCAPE ARCHITECTURE 628 Hornbush Street, Suite # 3 San Diego, CA 92109 (858) 274-3222</p>	<p><b>KEY PLAN</b></p> <p><b>PROJECT ADDRESS</b></p> <p>8025 Calle Del Cielo La Jolla, CA 92037</p> <p><b>PROJECT OWNER</b></p> <p>Antonio &amp; Karla Espinosa</p> <p><b>ASSESSOR'S PARCEL NO.:</b></p> <p>346-422-05-00</p> <p><b>LEGAL DESCRIPTION:</b></p> <p>LOT 33 OF LA JOLLA DEL NORTE MAP NO. 4018</p> <p><b>BENCHMARK:</b></p> <p>Brass plug in the top of curb at Northwest corner of Calle Del Cielo &amp; Paseo Dorado Record from: City of San Diego Vertical Control 143.516'</p> <p><b>PROJECT NO.:</b></p> <p>-</p> <p><b>PROJECT NAME:</b></p> <p>ESPINOSA RESIDENCE</p> <p><b>SHEET TITLE:</b></p> <p></p>	<p><b>VICINITY MAP</b></p> <p><b>PROJECT DATA</b></p> <p>Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2019 Edition-C.R.C. Zoning: L1SPD-SF No. of Stories: 2 Stories with basement Site Area: 28,434 sq. ft. Gross Floor Area: 12,605 sq. ft. F.A.R.: 44.33% Geo Hazard Area: #26 Landscape Area: Status: Vacant Lot Occupancy: N/A Constructed: N/A Soil Condition: Prev. Developed</p> <p><b>EXISTING BUILDING</b></p> <p>Overlay Zones: • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Geological Hazard Categories #26</p> <p><b>APPROVALS:</b></p> <p>PERMITS REQUIRED: Coastal Development Permit Site Development Permit</p> <p><b>ORIGINAL DATE:</b> 03-31-2021</p> <p><b>REVISIONS:</b></p> <table border="1"> <tr> <td>01-25-2022</td> <td>03-16-2022</td> </tr> <tr> <td>02-13-2023</td> <td>07-24-2023</td> </tr> </table> <p><b>SHEET NUMBER:</b></p> <p>11 OF 14</p>	01-25-2022	03-16-2022	02-13-2023	07-24-2023
01-25-2022	03-16-2022					
02-13-2023	07-24-2023					



**SIDE / NORTH ELEVATION** (D)



**FRONT / EAST ELEVATION** (C)

**KEY**

- LINE OF PRE-EXISTING GRADE
- PRE-EXISTING SPOT ELEVATION (30.00)
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION (35.00)
- ELEV. = 48.0'
- PROPOSED ELEVATION OF STRUCTURAL ELEMENT

- (01) DOOR NUMBER
- (01) WINDOW NUMBER
- (A7J) BUILDING SECTION REFERENCE
- (A7J) WALL SECTION REFERENCE
- (A8J) DETAIL REFERENCE

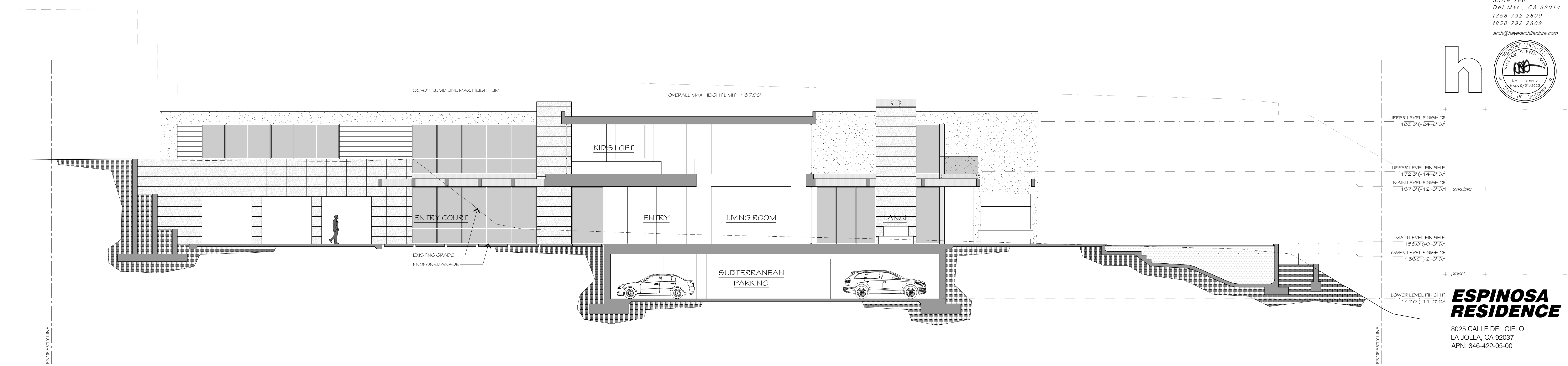
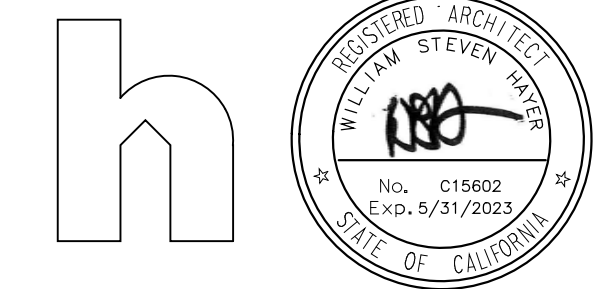
**ELEVATION NOTES**

- WALL INSULATION (R-21) AND CEILING INSULATION (R-38) THROUGHOUT PER TITLE-24 ENERGY CALCS. SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS: 0'-0" OR 0'-0"
- FINISH FLOOR ELEVATION IS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS: 0'-0" OR 0'-0"
- EQUIVALENT TO SURVEYOR'S ELEVATION OF 158'-0" OR 158'-0"
- CONTRACTOR SHALL VERIFY ALL SLAB AND FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND/OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.
- IF DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR OR SUB-CONTRACTOR, EACH SHOULD NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR RESOLUTION.

- NUMBERED NOTES**
- EXTERIOR PLASTER WALLS: 3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT
  - EXTERIOR STONE CLAD WALLS: HONED LIMESTONE PANELS, 24x48 & COLOR PER ARCHITECT
  - METAL FASCIA: CUSTOM SHAPED SHEET METAL FASCIA / CAP: 1/8" ALUMINUM, KYNAR FINISH, NO FASTENERS TO BE VISIBLE
  - FLAT ROOF: CLASS A ASSEMBLY THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE: ULTRAPLY TPO #3 OR #6 BY FIRESTONE OR APPROVED EQUAL, ICC ESR-3831 INSTALL PER MANUFACTURER INSTRUCTIONS.
  - EXTERIOR STONE PAVERS: MUD-SET LIMESTONE, COLOR PER ARCHITECT
  - PLASTER FASCIA: 3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT
  - METAL CLAD TELLIS: 1/8" ALUMINUM WITH "KYNAR" FINISH, COLOR PER ARCHITECT
  - DOORS: CUSTOM UNITS PER SPECIFICATIONS - MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS. TEMPER ALL GLASS DOORS. OPERATION PER DOOR SCHEDULE.
  - WINDOWS: CUSTOM UNITS PER SPECIFICATIONS - MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS. TEMPERED GLASS AND OPERATION PER WINDOW SCHEDULE.
  - VENTS & FLUES: ALL VENTS & FLUES FROM FAU, WATER HEATERS, WASTE VENTS, ETC. ARE TO BE CONCEALED BEHIND PARAPETS OR SHROUDS
  - GARAGE DOORS: CUSTOM UNITS PER SPECIFICATIONS - MEDIUM BRONZE COLOR WITH PRIVACY GLASS. TEMPER ALL GLASS DOORS. OPERATION PER DOOR SCHEDULE.
  - GLASS GUARDRAIL: 42" MIN. HEIGHT ABOVE F.F.

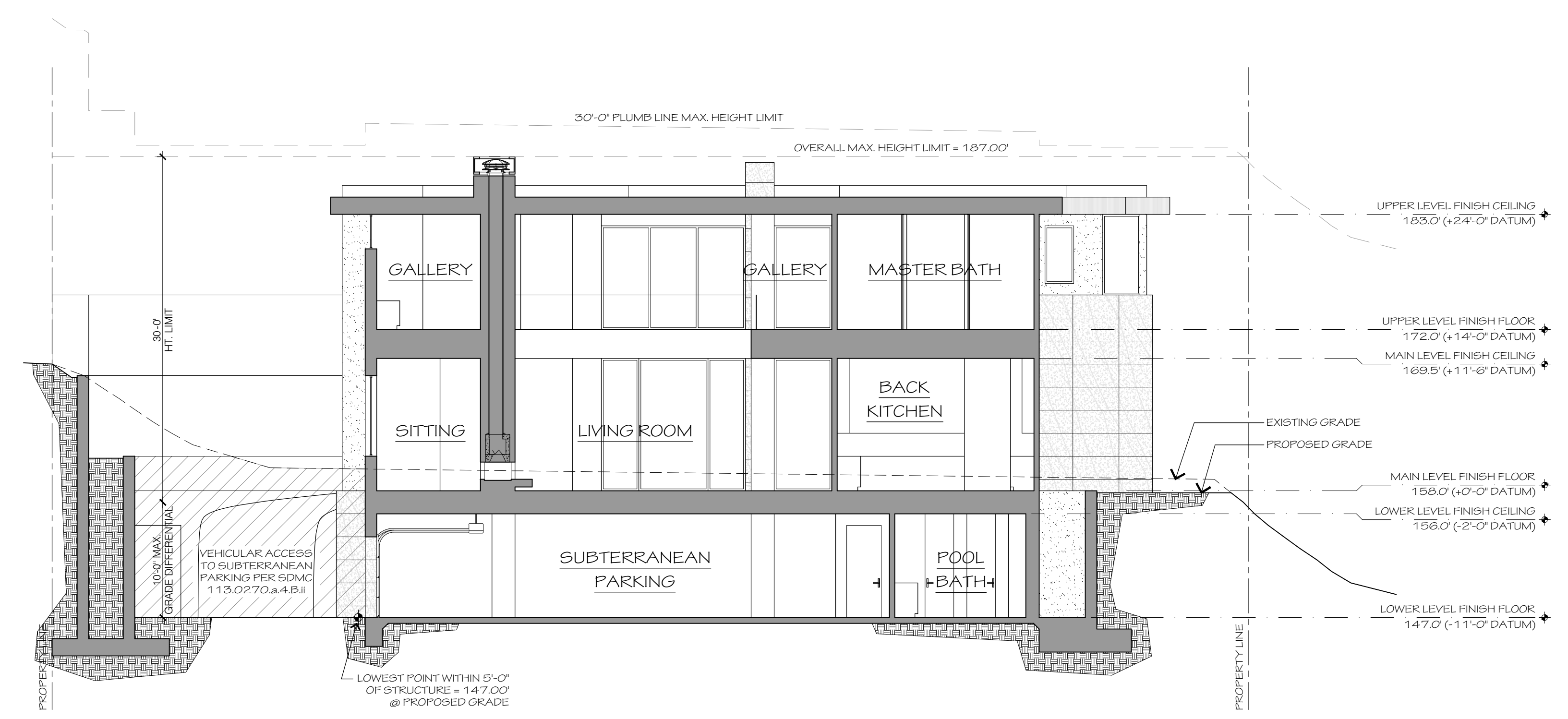
- SITE WALL: CMU WALL W/ PLASTER OR STONE SURFACE PER PER PLANS. VERIFY COLOR SELECTION WITH ARCHITECT
- GATES: CUSTOM UNITS. ALL SHOP DRAWINGS, DETAILS, COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION
- CHIMNEY CAP: CHIMNEY KING - METAL KYNAR PAINTED STYLE: #10 IMPERIAL - OPEN TOP UL: DGOU-MH25027

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<p><b>ORIGINAL DATE:</b> 03-31-2021</p> <p><b>REVISIONS:</b></p> <ul style="list-style-type: none"> <li>01-25-2022</li> <li>03-16-2022</li> <li>02-13-2023</li> <li>07-24-2023</li> </ul>	<p><b>SHEET NUMBER:</b></p> <p><b>12</b> OF 14</p>	



**ESPINOSA RESIDENCE**  
8025 CALLE DEL CIELO  
LA JOLLA, CA 92037  
APN: 346-422-05-00

**SECTION B**  
SCALE: 1/8" = 1'-0"



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

**KEY**

LINE OF PRE-EXISTING GRADE	(01) DOOR NUMBER
PRE-EXISTING SPOT ELEVATION (30.00')	(01) WINDOW NUMBER
PROPOSED GRADE	(A7J) BUILDING SECTION REFERENCE
PROPOSED SPOT ELEVATION (35.00')	(A7J) WALL SECTION REFERENCE
ELEV. = 48.0'	(A8J) DETAIL REFERENCE
PROPOSED ELEVATION OF STRUCTURAL ELEMENT	

**ELEVATION NOTES**

- WALL INSULATION (R-38) AND CEILING INSULATION (R-38) THROUGHOUT PER TITLE-24 ENERGY CALCS.
- FINISH FLOOR ELEVATION IS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS:  
0'-0" OR 0'-0"  
EQUIVALENT TO SURVEYORS ELEVATION OF 158'-0" OR 158'-0"
- CONTRACTOR SHALL VERIFY ALL SLAB AND FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND/OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.
- IF DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR OR SUB-CONTRACTOR, EACH SHOULD NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR RESOLUTION.

**NUMBERED NOTES**

1 EXTERIOR PLASTER WALLS: 3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT	5 EXTERIOR STONE PAVERS: MUD-SET LIMESTONE, COLOR PER ARCHITECT	9 WINDOWS: CUSTOM UNITS PER SPECIFICATIONS - MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS, TEMPERED GLASS AND OPERATION PER WINDOW SCHEDULE.	12 SITE WALL: CMU WALL W/ PLASTER OR STONE SURFACE PER PER PLANS, VERIFY COLOR SELECTION WITH ARCHITECT
2 EXTERIOR STONE CLAD WALLS: HONED LIMESTONE PANELS, 24x48 & COLOR PER ARCHITECT	6 PLASTER FASCIA: 3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT	10 VENTS & FLUES: ALL VENTS & FLUES FROM FAU, WATER HEATERS, WASTE VENTS, ETC. ARE TO BE CONCEALED BEHIND PARAPETS OR SHROUDS	13 GATES: CUSTOM UNITS. ALL SHOP DRAWINGS, DETAILS, COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION
3 METAL FASCIA, CUSTOM SHAPED SHEET METAL FASCIA / CAP, 1/8" ALUMINUM, KYNAR FINISH, NO FASTENERS TO BE VISIBLE	7 METAL CLAD TELLIS: 1/8" ALUMINUM WITH "KYNAR" FINISH, COLOR PER ARCHITECT	11 GARAGE DOORS: CUSTOM UNITS PER SPECIFICATIONS - MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS, TEMPER ALL GLASS DOORS, OPERATION PER DOOR SCHEDULE.	14 CHIMNEY CAP: CHIMNEY KING - METAL KYNAR PAINTED STYLE: #10 IMPERIAL - OPEN TOP UL: DGOU-MH25027
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