



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 12, 2018 REPORT NO. HO-18-094

HEARING DATE: December 19, 2018

SUBJECT: Scenic Residence. Process Three Decision.

PROJECT NUMBER: [446152](#)

OWNER/APPLICANT: Chatham LLC, Owner / Joshua Wood, Architect, Applicant

SUMMARY

Issues: Should the Hearing Officer approve the construction of a single dwelling unit, a variance to exceed the maximum front yard paving allowed, and the vacation of a drainage easement on a project site located at 6083 La Jolla Scenic Drive South within the La Jolla Community Planning area?

Staff Recommendations:

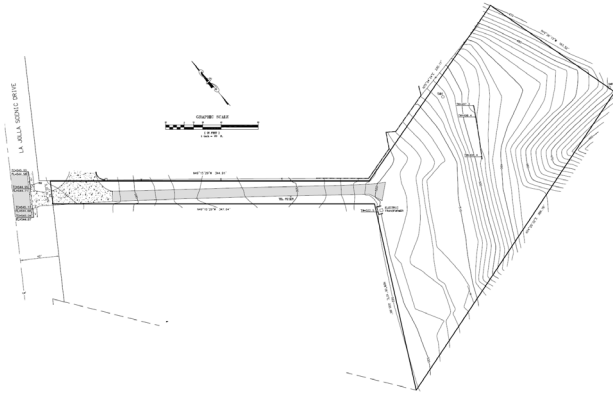
1. **Approve** Site Development Permit No. 1569580;
2. **Approve** Variance No. 2164676; and
3. **Approve** Easement Vacation No. 1945037.

Community Planning Group Recommendation: On March 3, 2016, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 20, 2018, and the opportunity to appeal that determination ended August 3, 2018.

BACKGROUND

The 1.37-acre vacant, flag-shaped site is located at 6083 La Jolla Scenic Drive South, southwest of Mount Soledad, and is designated for Very Low Density Residential development within the La Jolla Community Plan (Plan) (Attachments 1-3). The site contains Environmentally Sensitive Lands (ESL) identified as Steep Hillside and Biological Resources pursuant to San Diego Municipal Code (SDMC) section 113.0103. Surrounding the project site to the north, west and south are single dwelling units within an established residential area zoned RS-1-1. Land uses surrounding the property are designated Very Low Density with Park/Open Space to the east coinciding with the ESL mapped on site.

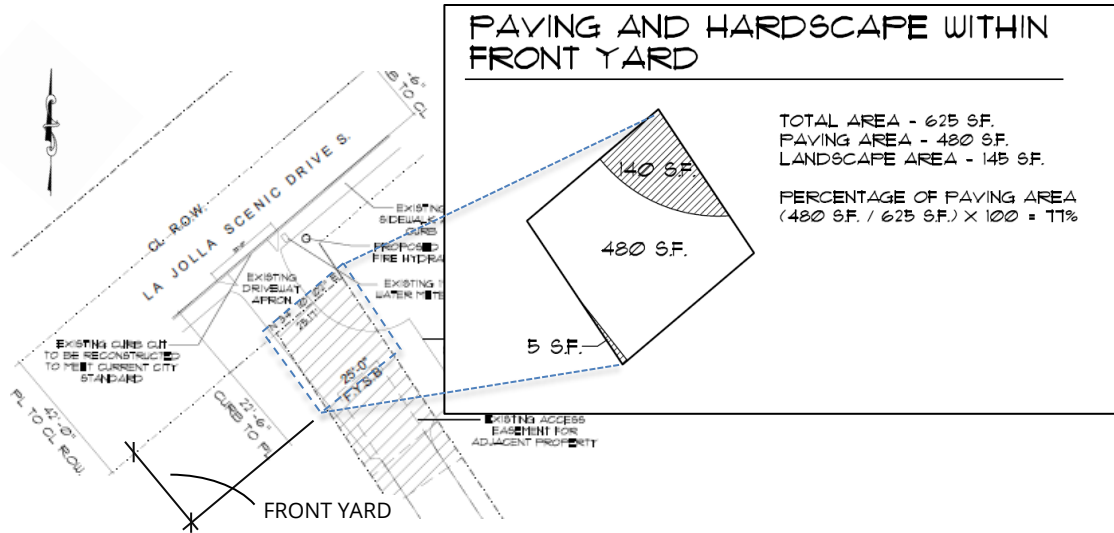


DISCUSSION

Project Description/Approvals: The project proposes a two-story, 9415-square-foot single dwelling unit with pool and spa, and a 965-square-foot attached garage. Because of the presence of ESL, the project requires a Process Three Site Development Permit per SDMC 143.0110, Table 143-01A. A Process Three Variance is also requested to allow paving within the front yard setback to exceed the maximum 60 percent allowed by 17 percent. Finally, a Process Two Easement Vacation is required to vacate a sewer easement mapped incorrectly. Pursuant to consolidation of processing regulations SDMC 112.0103(a)(1), the project approvals are consolidated, and the decision will be made by the highest level of authority- Hearing Officer, Process Three.

Community Plan Analysis: The La Jolla Community Plan (Plan) designates the site for Very Low Density Residential development at the range of 0-5 dwelling units per acre (du/ac). The site is zoned RS-1-1, allowing one dwelling unit on the lot. The project proposes one dwelling unit with a resulting density of 0.72 du/ac, consistent with the use and density of the Plan.

The Plan also contains specific goals within its Natural Resources and Open Space System element that guide steep hillside development intended to protect and preserve ESL. The project adheres to the recommendations within the Steep Hillside regulations, which include minimal grading, protective landscaping and erosion control, and a topographically sensitive design. The project meets the Steep Hillside regulations by siting construction away from the Steep Hillside on the eastern portion of the property. Additionally, Brush Management Zones have been established to reduce erosion and to protect native flora from invasive species. To protect ESL in perpetuity, a covenant of easement will be recorded on the eastern portion of the property. Finally, the massing of the structure follows the topography, terracing down through split-levels as it follows the natural terrain. With these protections in place and a topographically-sensitive design, the project is consistent with the recommendations and objectives of the Plan.



Variance: The flag-shaped lot was created in 1973, prior to regulations limiting the creation of such flag-shaped lots and prior to the regulations limiting paving or hardscape within front yards. Additionally, the narrow driveway portion of the lot fronting La Jolla Scenic Drive South contains an access easement to provide access to the adjacent property to the northeast. Paving located within this driveway easement is also within the front yard setback of the proposed project site. This area must serve as the entrance to the proposed project's fire access road. Fire Department requirements for the entrance must allow a fire truck to enter and travel down the fire access road. Additionally, the applicant is obligated to provide access to the adjacent property. These requirements necessitate keeping the existing paving.

However, the existing paving does not meet the current regulations of the RS-1-1 Zone limiting the amount of paving allowed in the front yard. Per SDMC 131.0447, Maximum Paving and Hardscape in RS Zones, no more than 60 percent of a front yard setback may be paving or hardscape. The project cannot meet Fire Department requirements and remain at or below the maximum 60 percent. Due to the narrowness of this driveway and fire access requirements, a variance is required to allow 77 percent paving (17 percent more than allowed, or 105 square feet). Staff supports this variance at this location, as it would allow the project to meet its fire access requirements and continue to maintain the access for the adjacent property.

Easement Vacation: The project site also contains an incorrectly mapped sewer easement. The facilities for the easement are located several feet eastward. The project will vacate the easement at its current location, and a new dedication will reserve an area encompassing the actual location of the existing sewer facilities. As the current sewer easement is no longer needed for the purpose it was originally created, staff supports the requested easement vacation.

CONCLUSION

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff supports a determination that the project, including the proposed variance, is appropriate at this location; therefore, staff recommends approval of the project as proposed.

ALTERNATIVES

1. **Approve** Site Development Permit No. 1569580, Variance No. 2164676, and Easement Vacation No. 1945037, with modifications.
2. **Deny** Site Development Permit No. 1569580, Variance No. 2164676, and Easement Vacation No. 1945037 if the findings required to approve the project cannot be affirmed.

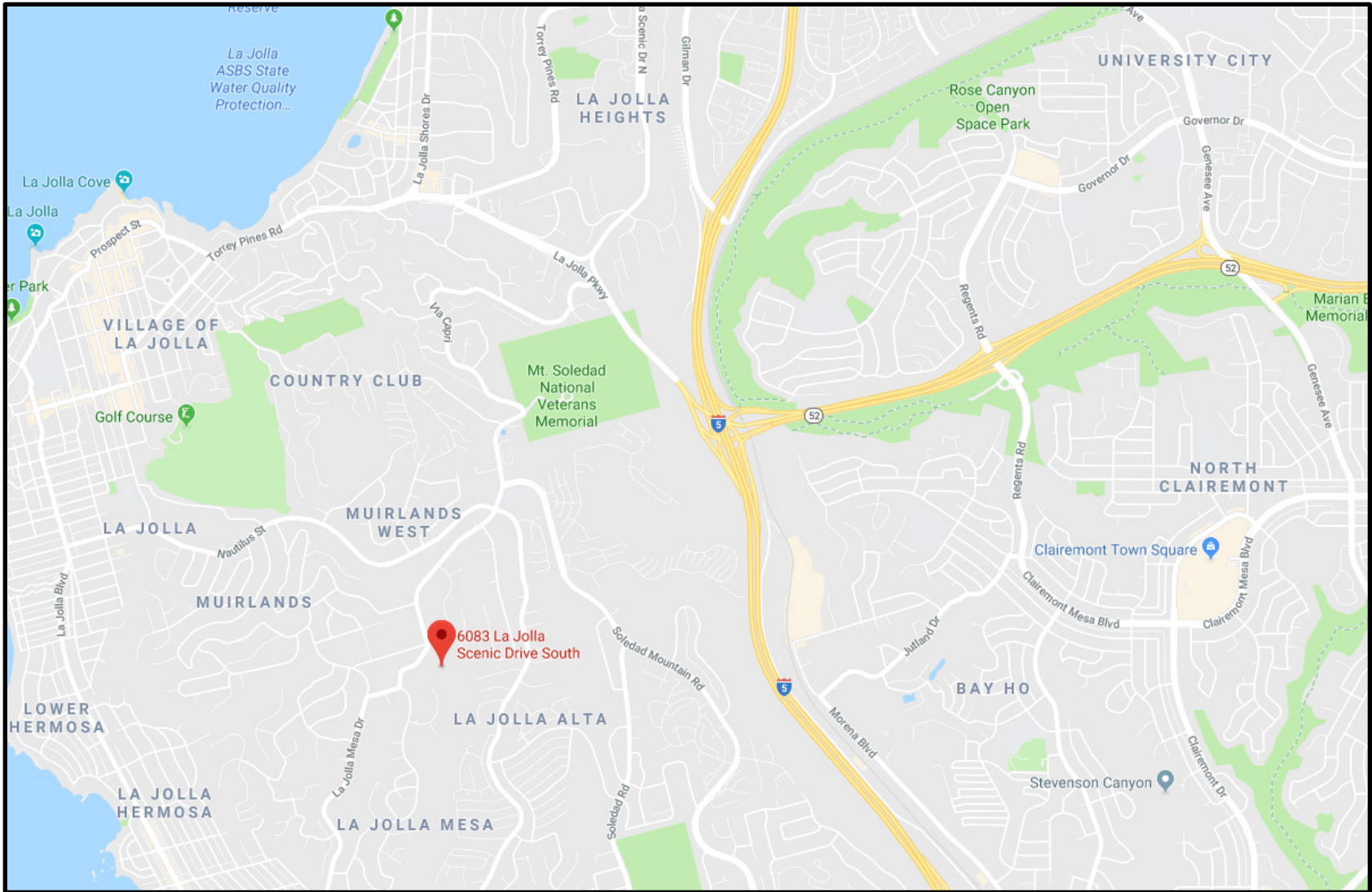
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'FM', is written over a horizontal line.

Francisco Mendoza, Development Project Manager

Attachments:

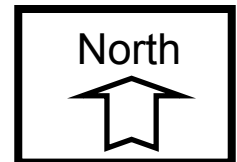
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Easement Vacation Resolution w/ Attachments
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location

Scenic Residence

Project No. 446152 – 6083 La Jolla Scenic Drive South

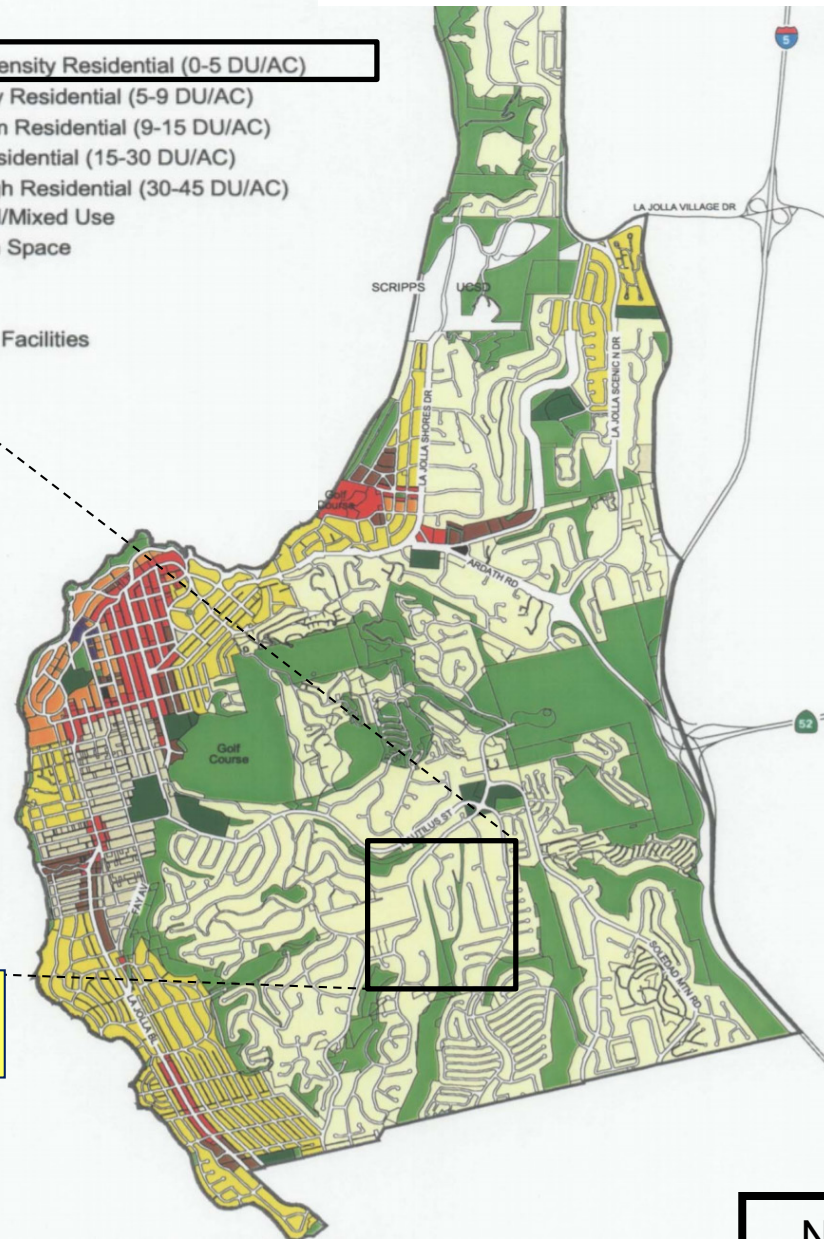


Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities



Project Site



Land Use Map

Scenic Residence

Project No. 446152 - 6083 La Jolla Scenic Drive South

North

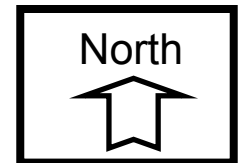




Aerial Photograph

Scenic Residence

Project No. 446152 – 6083 La Jolla Scenic Drive South



HEARING OFFICER RESOLUTION NO. HO-_____
SITE DEVELOPMENT PERMIT NO. 1569580
VARIANCE NO. 2164676
SCENIC RESIDENCE - PROJECT NO. 446152

WHEREAS, CHATHAM LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a single dwelling unit with a variance to allow 77% hardscape within the front yard setback (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1569580 and 2164676), on portions of a 1.37-acre site; and

WHEREAS, the project site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone and the Coastal Height Limitation Overlay zone within the La Jolla Community Plan; and

WHEREAS, the project site is legally described as: Lot 2 of Waltz Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 7589, filed in the Office of the County Recorder of San Diego County, April 2, 1973; and

WHEREAS, on July 20, 2018, 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 or Conversion of Small Structures), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on December 19, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1569580/Variance No. 2164676, 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 Site Development Permit No. 1569580/Variance No. 2164676:

A. 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 Scenic Residence project (Project) proposes the construction a single dwelling unit on property containing Environmentally Sensitive Lands (ESL) in the form of Steep Hillside and Biological Resources. The vacant, 1.37-acre project site is located at 6083 La Jolla Scenic Drive South, southwest of Mount Soledad, and is designated for Very Low Density Residential development within the La Jolla Community Plan (Plan). The site is zoned RS-1-1, allowing one dwelling unit on the lot. The project proposes one dwelling unit with a resulting density of 0.72 du/ac, consistent with the use and density of the Plan.

The Plan also contains specific goals within its Natural Resources and Open Space System element that guide steep hillside development intending to protect and preserve ESL. The project adheres to the recommendations within the Steep Hillside regulations, which include minimal grading, protective landscaping and erosion control, and a topographically sensitive design. The project meets the Steep Hillside regulations by siting construction away from the Steep Hillside on the eastern portion of the property. Additionally, Brush Management Zones have been established to reduce erosion and to protect native flora from invasive species. To protect ESL in perpetuity, a covenant of easement will be recorded on the eastern portion of the property. Finally, the massing of the structure follows the topography, terracing down through split-levels as it follows the natural terrain. With these protections in place and a topographically-sensitive design, the project is consistent with the recommendations and objectives of the 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 vacant site is within a developed, residential area of the City. Surrounding the project site to the north, west, and south are single dwelling units within an established residential area zoned RS-1-1. Land uses surrounding the property are designated Very Low Density with Park/Open Space to the east coinciding with the ESL mapped on site.

The project includes site improvements which shall comply with all applicable building, mechanical, electrical, fire code, and development regulations necessary to avoid adverse impacts upon the health, safety and general welfare of the public. The project shall comply with the permit conditions in effect for the subject property and

other regulations and guidelines pertaining to the subject property pursuant to the SDMC, State and Federal laws.

In addition to on-site construction, the project includes the construction of a new City-standard driveway and the implementation of a Brush Management Plan. These improvements will benefit public safety and welfare by providing improvements to pedestrian pathways fronting the property and assisting the City in managing brush to prevent or limit fire risks. 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.

The Project complies with all regulations of the Land Development Code and does not require any deviations; however, it does require the approval of one variance. The project requests a variance to SDMC section 131.0447, Maximum Paving and Hardscape in RS Zones. Maximum paving/hardscape allowed within the front setback is limited to 60%. The Project proposes 77% paving due to unique circumstances.

The flag-shaped lot was created in 1973, prior to regulations limiting the creation of such flag-shaped lots and prior to the regulations limiting paving or hardscape within front yards. Additionally, the narrow driveway portion of the lot fronting La Jolla Scenic Drive South contains an access easement to provide access to the adjacent property to the northeast. Paving located within this driveway easement is also within the front yard setback of the proposed project site. The existing paving within this area must serve as the entrance to the proposed project's fire access road. Fire Department requirements make it impossible to reduce the amount of paving within the setback, as the entrance must allow a fire truck to enter and travel down the fire access road. The existing paving meets the Fire Department requirements.

However, the existing paving does not meet the current regulations of the RS-1-1 Zone limiting the amount of paving allowed in the front yard. The project cannot meet Fire Department requirements and remain at or below the maximum 60 percent paving within the front yard setback. Due to the narrowness of this driveway and fire access requirements, a variance is required to allow 77 percent paving (17 percent more than allowed, or 105 square feet). Staff supports this variance at this location, as it would allow the project to meet fire access requirements. Therefore, the proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

B. VARIANCE [SDMC Section 126.0805]**1. Findings for all Variances:**

- a. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

The flag-shaped lot was created in 1973, prior to regulations limiting the creation of such flag-shaped lots and prior to the regulations limiting paving or hardscape within front yards. Additionally, the existing narrow driveway portion of the lot fronting La Jolla Scenic Drive South contains an access easement to provide access to the adjacent property to the northeast. All other residential lots in the nearby vicinity are standard, with standard frontage along established rights-of-way. The special circumstances or conditions at the project site were created in February 2007 to give access to the adjacent lot, which is located near an intersection. The regulations restricting paving were not in effect until August 2007. Therefore, there are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

- b. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.**

The existing narrow driveway portion of the lot fronting La Jolla Scenic Drive South contains an access easement to provide access to the adjacent property to the northeast. Paving located within this driveway easement is also within the front yard setback of the proposed project site. Fire Department requirements at the entrance must allow a fire truck to enter the project site from the public right-of-way. The proposed project, however, cannot meet Fire Department requirements and remain at or below the maximum 60 percent paving within the front yard setback.

Due to the narrow access portion of the lot and fire access requirements, a variance is required to allow 77 percent paving (17 percent more than allowed, or 105 square feet). The granting of the variance will permit reasonable use of the land to meet minimum safety standards while maintaining access to the adjacent lot. Were the variance not granted, the proposed project would not meet Fire Department Access requirements and the applicant would not be able to construct the house. Therefore, the circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

- c. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.**

The granting of the variance will permit the Project to meet minimum safety standards, and will not be detrimental to the public health, safety, and welfare. Granting of the variance allows the project ingress and egress, including Fire Department access, and the request for 17% more hardscape meets the general purpose and intent by providing only the minimum amount of paving required to meet safety standards. Therefore, the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

- d. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.**

The Plan contains specific goals within its Natural Resources and Open Space System element that guide steep hillside development intending to protect and preserve ESL. The Project adheres to the recommendations within the Steep Hillside regulations, by proposing minimal grading, protecting native landscaping and providing erosion control, and via a topographically-sensitive design. The project is designed to meet the regulations by siting construction away from the steep hillsides on the eastern portion of the property. The variance would allow Fire Department access for the proposed project and not affect conformity with the recommendations of the Plan. Therefore, the granting of the variance will not adversely affect the applicable land use plan.

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

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1569580/Variance No. 2164676 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1569580/2164676, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: December 19, 2018

IO#: 24006210

fm 7-17-17

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: SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1569580
VARIANCE NO. 2164676
SCENIC RESIDENCE - PROJECT NO. 446152
HEARING OFFICER

This Site Development Permit No. 1569580/Variance No. 2164676 (Permit) is granted by the Hearing Officer of the City of San Diego to CHATHAM LLC, a South Carolina limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505 and 126.0805. The 1.37-acre site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone and the Coastal Height Limitation Overlay Zone within the La Jolla Community Plan. The project site is legally described as: Lot 2 of Waltz Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 7589, filed in the Office of the County Recorder of San Diego County, April 2, 1973.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a single dwelling unit with a variance to allow 77% hardscape within the front yard setback, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 19, 2018, on file in the Development Services Department.

The project shall include:

- a. A two-story, 9,415-square-foot single dwelling unit with 965-square-foot attached garage;
- b. A variance allowing 77% hardscape/paving in the front yard setback where the pavement currently exists;
- c. Pool, spa, and site walls;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and

- f. 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 January 7, 2022.
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.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

11. The Brush Management Program shall be based on a standard 35-foot-wide Zone One and a 65-foot-wide Zone Two, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC §142.0412. Zone One shall range from 35- to 45-feet in width with a corresponding Zone Two range of 65- to 50-feet in width, exercising Zone Two reduction options under SDMC §142.0412(f).

12. Prior to the issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

13. Prior to the issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

14. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted. Accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

15. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

CLIMATE ACTION PLAN REQUIREMENTS:

16. 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:

17. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrain/curb outlet in the La Jolla Scenic Drive Right-of-Way.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard driveway, adjacent to the site on La Jolla Scenic Drive, satisfactory to the City Engineer.

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

23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
24. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

25. Prior to the issuance of any building permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
26. Prior to the issuance of any Certificate of Occupancy, the Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
28. Prior to issuance of any engineering permits for right-of-way 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.
29. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)(5).

30. 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.

31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace 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.

PLANNING/DESIGN REQUIREMENTS:

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

33. 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 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.

34. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for: Sensitive Biological Resources and Steep Hillsides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

35. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. Prior to the issuance of any Certificate of Occupancy, the Owner/Permittee shall assure that all public water and/or sewer facilities necessary to serve the development (including services and laterals) are complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer, and all associated easements have been dedicated or vacated in accordance with Exhibit "A."

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on December 19, 2018 and HO-_____.

ATTACHMENT 5

Site Development Permit No. 1569580

Variance No. 2164676

Date of Approval: December 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

Chatham LLC,
a South Carolina limited liability company
Owner/Permittee

By _____
William M. Malloy III
Managing Member

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

EXHIBIT "C"
HEARING OFFICER RESOLUTION NUMBER HO-_____
DATE OF FINAL PASSAGE DECEMBER 19, 2018
EASEMENT VACATION NO. 1945037

A RESOLUTION SUMMARILY VACATING A SEWER EASEMENT
IN LOT 2 OF MAP NO. 7589
SCENIC RESIDENCE – PROJECT NO. 446152

WHEREAS, California Streets and Highways Code section 8330 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the summary vacation of public easements; and

WHEREAS, it is proposed that a sewer easement granted to the City of San Diego in Lot 2 of Map No. 7589 (Easement Vacation No. 1945037) be vacated; and

WHEREAS, the easement has not been used for the purpose for which it was dedicated or acquired for 5 consecutive years immediately preceding the proposed abandonment; and the easement has been superseded by relocation and there are no other public facilities located within the easement; and

WHEREAS, the easement does not contain public utility facilities; and

WHEREAS, the matter was set for public hearing on December 19, 2018, testimony having been heard, evidence having been submitted, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that with respect to Easement Vacation No. 1945037, the Hearing Officer finds that:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

The area of the proposed easement vacation was originally created for sewer purposes. The existing sewer line was not constructed within the easement that is proposed to be vacated. A new dedication will reserve an area encompassing the actual location of the existing sewer facilities, which are located several feet eastward of the incorrectly mapped sewer easement. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

The public will benefit from the action through improved utilization of the land made available by the easement vacation because it will allow the development of the proposed single dwelling unit, which will increase the area of privately owned land subject to property tax and contribute an incremental increase to the tax base. With an increase of tax revenue, the general public will benefit from the easement vacation due to the increase of available public funds.

. Additionally, a new dedication will reserve an area encompassing the actual location of the existing sewer facilities, which are located several feet eastward of the incorrectly mapped sewer easement. The public will benefit from the correction of the records regarding the placement of sewer facilities, allowing the coordination of land use and wastewater infrastructure planning. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

(c) The vacation is consistent with any applicable land use plan.

The La Jolla Community Plan does not contain guidance for easement vacations. The Public Facilities, Services, and Safety Element of the General Plan provides a policy (PF-F.6) to coordinate land use planning and wastewater infrastructure planning to provide for future development and maintain adequate service level. The vacation and subsequent reservation would provide the correct information to allow the coordination of land use and wastewater infrastructure planning; therefore, the vacation is consistent with the applicable land use plans.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The area of the proposed easement vacation was originally created for sewer purposes. The existing sewer line was not constructed within the easement that is proposed to be vacated. A new dedication will reserve an area encompassing the actual location of the existing sewer facilities, which are located several feet eastward of the incorrectly mapped sewer easement. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation and the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that Easement Vacation No. 1945037, in connection with Site Development Permit No. 1569580 and Variance No. 2164676, as more particularly described in the

ATTACHMENT 6

legal description marked as Exhibit "A," and shown on Drawing No. 40628-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a quitclaim deed with an attached copy of this resolution and any exhibits, in the Office of the County Recorder releasing to the property owner, all rights title and interest in said easement.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: December 19, 2018

IO No: 24006210

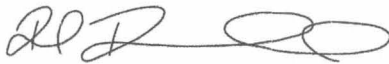
EXHIBIT "A"
LEGAL DESCRIPTION
SEWER EASEMENT VACATION

All that Sewer Easement lying within Lot 2 of Waltz Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7589, filed in the Office of the County Recorder of San Diego County, April 2, 1973 as File No. 73-085112, and said Sewer Easement being granted to the City of San Diego per said Map No. 7589.

Attached hereto is Drawing No. 40628-B, labeled Exhibit "B" and by this reference made a part hereof.

Containing 4,758 Sq. Ft. (0.109 Ac.) more or less.

Legal Description prepared by Accurate Land Surveys.



Rob Russell, PLS 8211

May 11, 2018

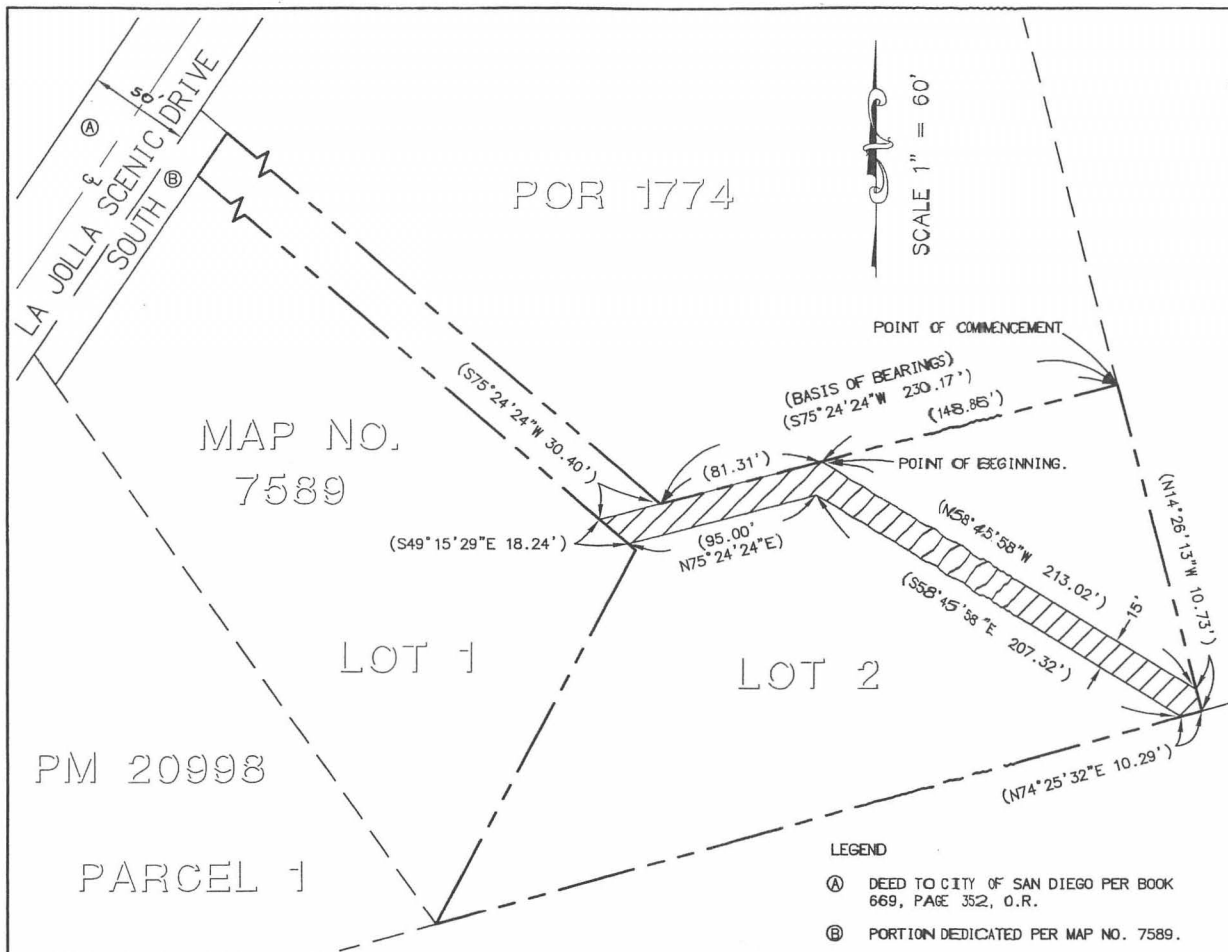


P.T.S. NO.: 446152

I. O. NO.: 2400 6210

DWG. NO.: 40628-B

EXHIBIT "B"



LEGEND

EXISTING PROPERTY LINE

()

INDICATES RECORD OR CALCULATED DATA PER MAP NO. 7589

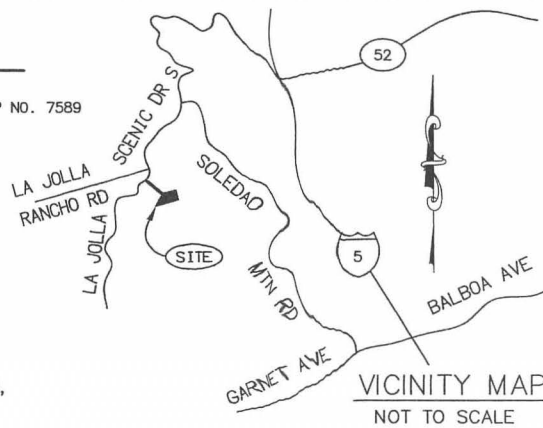
SEWER EASEMENT VACATION
AREA = 4,758 SQ. FT. (0.109 AC.)

REFERENCES

MAP NO. 7589

A.P.N. 358-071-07

BASIS OF BEARINGS

FOR THIS PROJECT IS A PORTION OF THE NORTHERLY LINE
OF LOT 2 OF MAP NO. 7589, AS SHOWN ON SAID MAP NO. 7589,
I.E. N75°24'24"E

05/11/18
ROBERT J. RUSSELL, PLS 8211 DATE

RESOLUTION NO. _____

RECORDED _____

DOCUMENT NO. _____

RECORDED _____

SEWER EASEMENT VACATION IN LOT 2 OF MAP NO. 7589.

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS
ORIGINAL	XXX				SHEET 1 OF 1 SHEET	446152
						I.O. 2400 6210
					<i>Frank R. A. / J</i>	1880-6251
					FOR CITY LAND SURVEYOR	CCS 83 COORDINATES
					DATE 6/4/18	240-1691
						NAD 27 COORDINATES
						40628-B



THE CITY OF SAN DIEGO

Date of Notice: July 20, 2018

**NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24006210

PROJECT NAME / NUMBER: Scenic Residence / 446152

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 6083 La Jolla Scenic Drive, San Diego, California 92037

PROJECT DESCRIPTION: The project proposes a SITE DEVELOPMENT PERMIT to construct a 9,415-square foot two story single dwelling unit with associated improvements including a pool, driveway and motor court, hardscape, landscape, and retaining walls. The approximately 1.37-acre (59,853-square-foot) project site is located at 6083 La Jolla Scenic Drive South. The parcel is designated Very Low Density Residential (0 – 5 dwelling units per acre) and zoned RS-1-1 within the La Jolla Community Plan Area. Additionally, the project site is within the Coastal Height Limitation Overlay Zone, and Very High Fire Hazard Severity Zone. LEGAL DESCRIPTION: Lot 2 of Waltz Subdivision, in the City of San Diego, According to Map Thereof No. 7589)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15303 (New Construction or Conversion of Small Structures), which allows for the construction and location of limited numbers of new, small facilities or structures including one single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Francisco Mendoza

MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL: (619) 446-5433 / fmendoza@sandiego.gov

On July 20, 2018 the City of San Diego made the above-referenced environmental determination pursuant

to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (August 3, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

POSTED IN THE OFFICE OF DSD	
Posted	JUL 19 2018 <i>mc</i>
Removed	AUG 05 2018
Posted by	<i>myralee</i>



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

Ending Balance of 2/29/16

\$ 466.30

DRAFT MINUTES

Regular Meeting | Thursday 3 March 2016

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Cindy Greatrex, Joe LaCava, David Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustee absent: Jim Fitzgerald

- 1.0 Welcome and Call To Order at 6:15 pm by Cindy Greatrex, President** who announced that the polls would close at 7:00 pm.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted (Costello, Collins: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstaining: Greatrex (Chair)

3.0 Meeting Minutes Review and Approval: 4 February 2016

Approved Motion: To adopt the minutes of February 4, 2016 as distributed (Steck, Outwater: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

4.0 Abstaining: Greatrex (Chair) **Elected Officials** – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov reported that the City has adopted an ordinance allowing the creation of an Urban Agriculture Incentive Zone. If later passed by the County this will allow contracted owners of undeveloped parcels to establish a site and receive property tax credit. The City Council agreed with the Lifeguard Union to extend presumptive illness coverage to lifeguards. The office is still looking to fill vacancies on the Parking Advisory Board, the La Jolla Shores Planned District Advisory Board, the Board of Library Commissioners and the Park and Recreation Board. Attention was called to the City resource website: www.sandiego.gov/el-nino. In response to a query by **Trustee Weiss**, **Mr. Garver** stated that the analysis of the January storm drain washout on Avenida de la Playa was ongoing under contract and being monitored by the City. Repair will likely require more excavation.

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov stated that February 19 had been the legislative deadline to introduce new bills this session. Senator Block's bills under consideration include SB 821, clarifying the definition of criminal threats, and is supported by DA Bonnie Dumanis and SB 823

would expunge the criminal records of victims of human trafficking. She offered his office's help to persons having trouble dealing with state agencies.

- 4.4** 78th Assembly District – Speaker of the Assembly Toni Atkins
Rep: TBD

- 5.0** ACTION ITEM: La Jolla Town Council Coastal Committee Sea Lion Proposal
Steve Haskins, LJTC, President, spoke of the need to find a simple, government approved solution to the problems at La Jolla Cove caused by the sea lions (smell, dangerous interactions with humans, lost business, fecal contamination and the insufficiency of the current expensive chemical treatment) that would protect both people and animals. He reviewed several methods, including board crowding, that had been tried and found insufficient in other localities. The LJTC proposal aims to make 354' of coast east of the Cove seal free (about 6,000 to 7,000 sf). They would focus on 12' at the east end and 60' at the west end that the seals use to climb on the rocks. They are suggesting installing stacked roller barriers, to be installed on removable poles in existing and new holes in the rocks (method approved by NOAA). Questions discussed included whether the deterrents would only be needed in the summer (possibly), dogs are not compatible with seals, where would the seals go, possibility of deliberate vandalism by those opposing any effort to disperse the seals, seals can't get up rocks higher than 6', flushing with salt water is not approved by the government any more than fresh for flushing. Those commenting included: **Rob Whittemore, Sally Miller, Laura Conboy, Julia Blake, CA Marengo, Glen Rasmussen, Phil Merten** and **Trustees Will, Zimmerman, Steck, Brady, Weiss, Little, Costello, Ragsdale, Outwater, LaCava** and **Ahern**.

Approved Motion: To approve the concept of controlling the sea lions near the La Jolla Cove by installing roller barriers (Little, Donovan: 14-0-1).

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstaining: Greatrex (Chair)

6.0 Non-Agenda Comment

- 6.1** Opportunity for Public to speak on matters not on the agenda, 2 minutes or less. None additional.
- 6.2** **City of San Diego – Community Planner: Marlon Pangilinan** mpangilinan@sandiego.gov introduced himself.
- 6.3** **UCSD - Planner: Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> reported the Altman Clinical and Translational Research Institute on the East Campus will open soon. Planning to repurpose Southwest Fisheries Building D is underway. The emergency access road to Black's Beach by the UCSD Chancellor's residence, which suffered severe damage in the recent storms, has been repaired and is expected to reopen by March 4. **Trustee Donovan** asked for more community involvement in the design for the repurposed Building 5, citing past "surprises." Trustees **Zimmerman, Little** and **LaCava** also commented.

7.0 Trustee Comment

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less

Trustee Ragsdale reported that the Residential Zoning Committee had re-formed as an independent entity and would hold its first meeting at the La Jolla Riford Library on Wednesday, March 9 from 5:30 to 7:30 pm. The goal is to involve the community possibly through a charrette process. Six near-term meetings are anticipated. **Trustee Outwater** noted the dangerous crosswalks near Windansea--Westbourne and La Jolla Boulevard and other locations. A recent accident left a pedestrian severely injured. Crosswalks with blinking lights are not offering sufficient protection.

Trustee LaCava is stepping down after 8 years as a LJCPA trustee and officer. He stated that several tasks he has done will need to be assumed by other trustees: Managing the website; sending e-blasts. He has also maintained the membership files which is now being done by **President Cindy Greatrex**. He has valued his service and does not plan to disappear.

Trustee Boyden stated that she is termed out as Secretary and another trustee will need to take up that role.

8.0 Reports from Ad Hoc and non-LJCPA Committees Two minutes. Information only.

8.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>
took no action this month

8.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Tom Brady reported no action.

8.3 Election Committee: Upon the close of the polls at 7:00 PM the ballots will be collected and counted by the Elections Committee. Upon final verification the Election Committee shall report the results to the LJCPA President who shall certify and immediately announce results.

At 6:55, **President Greatrex** announced that there was 5 minutes left till the polls closed.

9.0 Consent Agenda- Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wed, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

**Planned District Ordinance did not meet in February 2016
Traffic and Transportation had No Action Items in February 2016**

9.1 AC WATER GROUP 1008 PPA- Muirlands PW

Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. Project Scope includes several service easement vacations to be completed once the facilities are relocated. The streets affected are: Avenida Manana, Avenida Wilfredo, Manana Place, Muirlands Vista Way, Muirlands Drive, Solymar Drive, Newkirk Drive, Inspiration Drive, Terryhill Drive, and Havenhurst Drive, and other streets, alleys and easements in the area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. 7-0-2

9.2 BUCKINGHAM DEMOLITION 1525 Buckingham Way CD

(Process 2) Coastal Development Permit to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed(s). The 0.92-acre site is located in the Coastal Overlay Zone (Non-Appealable) at 1525 Buckingham in the RS-1-1 zone(s) of the La Jolla Community Plan area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way. 5-2-1

9.3 LA JOLLA SCENIC RESIDENCE 6083 La Jolla Scenic Drive South CDP, SDP

(Process 3) Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Non-appealable), Geologic Hazard Area 53, within the La Jolla Community Plan area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive South. 6-0-2

9.4 247 KOLMAR TENTATIVE MAP WAIVER 247-249 Kolmar Street MW and CDP

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing 3,698 sf residential duplex into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. The project site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. 7-0-2

9.5 5656 LA JOLLA BOULEVARD MIXED-USE 5656 La Jolla Boulevard CDP, SDP **Pulled by Trustee Little**

(Process 2) Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Blvd. The 0.194-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Boulevard. 6-0-1

9.6 8438 PASEO DEL OCASO 8430 Paseo Del Ocaso CDP, SDP *Re-Review*

(Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 3,816 square foot two story single dwelling unit with attached garage and partial basement. The 5,556 sf site is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

PREVIOUS PRC RECOMMENDATION: Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement on a 5,556 sf Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 4-0-0

FEBRUARY 2016 PRC RECOMMENDATION RE-REVIEW: Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement. The 5,556 sf Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 5-0-0

9.7 ROBBINS RESIDENCE 2340 Calle del Oro CDP, SDP

LA JOLLA (Process 3) To obtain a Coastal Development Permit and Site Development Permit to demolish existing 1-story single-family residence currently 1552 SF and attached garage and construct a new 2-story single-family residence with attached garage. Scope includes a new 1-story pool cabana as well as site and landscape improvements. Lot size: 19,597 sf. Proposed Square Footages: 4,797 SF living, 1,017 SF garage, 295 SF pool cabana.

PRC RECOMMENDATION: Findings **CAN** be made for an SDP and CDP to demolish an existing one-story single-family residence and attached garage and construct a new 4,797 SF two-story single-family residence with

attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot size within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 5-0-0

9.8 SWINDLE RESIDENCE 2488 Hidden Valley Rd -Reconsideration

Architect Tim Martin seeks the Committee's views on whether applicant should construct a sidewalk along the edge of the property, which is on the east side of Hidden Valley Road.

PRC RECOMMENDATION 1 of 2: If there is going to be a sidewalk in that section of Hidden Valley Road, it should be constructed on the west side of the road. 5-0-0

PRC RECOMMENDATION 2 of 2: The proposed requirement of a sidewalk on the east side of Hidden Valley Road in front of the subject property is out of character with the neighborhood and not supportable by the Committee. 5-0-0

NOTE: Item 9.5 -- 5656 LA JOLLA BOULEVARD MIXED-USE 5656 La Jolla Boulevard CDP, SDP was pulled by Trustee Little and will be heard at a de novo hearing at the April LJCPA meeting.

Approved motion: To accept the recommendations of the DPR committee that for 9.1 AC WATER GROUP 1008 PPA- Muirlands PW the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area; that for 9.2 BUCKINGHAM DEMOLITION 1525 Buckingham Way CD that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way; that for **9.3 LA JOLLA SCENIC RESIDENCE 6083 La Jolla Scenic Drive South CDP, SDP** that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive; that for 9.4 247 KOLMAR TENTATIVE MAP WAIVER 247-249 Kolmar Street MW and CDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street; and to accept the recommendations of the LJSPRC that for 9.6 8438 PASEO DEL OCASO 8430 Paseo Del Ocaso CDP, SDP that the findings CAN be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement on a 5,556 Lot; for 9.7 ROBBINS RESIDENCE 2340 Calle del Oro CDP, SDP that the findings CAN be made for an SDP and CDP to demolish an existing one-story single-family residence and attached garage and construct a new 4,797 SF two-story single-family residence with attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot and that for 9.8 SWINDLE RESIDENCE 2488 Hidden Valley Rd the LJSPRC recommends 1. If there is going to be a sidewalk in that section of Hidden Valley Road, it should be constructed on the west side of the road and 2. The proposed requirement of a sidewalk on the east side of Hidden Valley Road in front of the subject property is out of character with the neighborhood and not supportable by the Committee and forward the recommendations to the city. **(LaCava, Donovan: 14-0-1)**

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman
Abstaining: Greatrex (Chair)

10.0 ACTION ITEM: INCREASE SPEED LIMIT ON SOLEDAD MOUNTAIN ROAD City Staff Proposal to increase speed limit between Pacifica Drive and Soledad Road from 35 mph to 40 mph.

This is regarding the posted speed limit on Soledad Mountain Road between Pacifica Drive and Soledad Road in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets, the so-called Speed Trap Law. City has recently surveyed the above segment of Soledad Mountain Road and the results of the study indicate that the existing posted speed limit of 35 miles per hour for both the southbound and northbound directions of traffic must be raised to 40 miles per hour in order to

remain radar enforceable. Therefore, City will be changing the speed limit in both directions from 35 miles per hour to 40 miles per hour.

T&T Recommendation: Findings **CAN** be made to raise the speed limit from 35 MPH to 40 MPH. 5-1-0.

Mr. O'Neill, formerly a traffic safety officer with the SDPD, had pulled the item. He states that this is a dangerous road and would like traffic calming devices, e.g. "slow down speed reminders." He lives on the street and stated that there had been no radar enforcement since January 2015. Currently the blinking speed limit reminders in the 6800 and 6100 blocks are non-functional and he thinks they may have been turned off prior to the speed surveys that triggered the proposed increase in speed limit.

David Haney, Don Schmidt, Dave Gordon, Odile Costello, and Trustees Zimmerman, Weiss, Little, Donovan, Costello, spoke to the conditions on the street. **Trustee LaCava** stated that we did not know the legal reasons for removing the warning lights; that the speed trap law does not apply to residential streets, but that this is likely a "collector street." **Trustee Brady (T&T member)** stated that the Board did not have this information when it reviewed the proposed speed limit increase.

Approved Motion: To return the item: Increase speed limit on Soledad Mountain Road to T&T for consideration of additional information (Brady, Weiss: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman,

Abstaining: Greatrex (Chair)

11.0 President's Report: Information Only unless Noticed as Action Item

11.1 Committee Ratification of Matthew Edwards to LJSPRC. ACTION ITEM

Approved Motion: To ratify appointment of Matthew Edwards to the LJSPRC (Donovan, Boyden: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstaining: Greatrex (Chair)

11.2 LJCPA Bylaws Approved By City Council: The Bylaws revision approved by the membership in December 2014 in response to changes to City Policy 600-24 were approved by the City Council on February 29, 2016. The approved bylaws have been posted on the LJCPA website.

http://www.lajollacpa.org/bylaws/LJCPA%20Bylaws%20-%20Approved%2016_0229.pdf

A recess was called until election results were ready.

At 8:30 pm President Greatrex announced and certified the election and will forward the results to the City. Election results are subject to appeal for one week.

The following results were reported, 93 members voted:

The tallies for the candidates were reported in alphabetical order.

Patrick Ahern, 54; Helen Boyden, 65; Dan Courtney, 57; Gail Forbes 1 (write-in); David Haney, 46; Steve Haskins, 66; Phil Merten, 75; CA Marengo, 2 (write-ins), Michael Morton 2, (write-ins); Glen Rasmussen, 68; Bob Steck, 52, Ray Weiss 70, Frances Zimmerman, 51.

Therefore: Receiving 3-year terms were: Helen Boyden, Dan Courtney, Glen Rasmussen, Steve Haskins, Phil Merten, and Ray Weiss. The term with 2-years remaining goes to Patrick Ahern and the term with 1-year remaining to Bob Steck.

The newly elected trustees will take their seats at the beginning of the April 7 meeting of the LJCPA.

12.0 Adjourn at 8:45pm to next LJCPA Meeting: Thursday, 7 April 2016

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: Scenic Residence **Project No. For City Use Only:** _____

Project Address: 6083 La Jolla Scenic Drive, La Jolla, CA 92037

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? SC Corporate Identification No. 56-2149592
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Chatham LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: PO BOX 605

City: Cheraw State: SC Zip: 29520

Phone No.: 619.895.5129 Fax No.: - Email: bmalloy@malloyandco.com

Signature: William M. Malloy III Date: 10/29/18

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: same as above

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: same as above

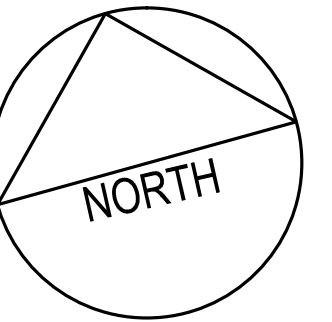
City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☒ No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



SCENIC RESIDENCE 6083 LA JOLLA SCENIC DRIVE SOUTH

STORMWATER BEST MANAGEMENT PRACTICES (BMP's) REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

GRADING AND DRAINAGE NOTES

1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
2. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
3. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
4. ANY INCREASE IN RUN-OFF FROM THE DEVELOPMENT OF THE SITE SHALL BE DIRECTED AWAY FROM ANY STEEP HILLSIDE AREAS AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE DRAINAGE RUN-OFF.

PALEONTOLOGICAL MONITORING

PALEONTOLOGICAL MONITORING SHALL BE REQUIREMENT OF SITE DEVELOPMENT PERMIT AND PROVIDED DURING GRADING AND FOUNDATION EXCAVATION.

DEVELOPMENT SUMMARY

EXISTING IMPROVEMENTS:

- EXISTING DRIVEWAY CURB CUT, APRON AND APPROACH
- EXISTING GRADED PAD FROM PREVIOUS RESIDENCE (PREVIOUS RESIDENCE DEMOLISHED IN 2001)
- NO OTHER EXISTING IMPROVEMENTS ON SITE

PROPOSED IMPROVEMENTS:

- NEW 2-STORY, 9,415 SF. SINGLE FAMILY RESIDENCE
- NEW POOL
- NEW DRIVEWAY AND MOTOCOURT
- NEW HARDSCAPE TERRACES
- NEW LANDSCAPE
- NEW RETAINING WALLS
- BRUSH MANAGEMENT AS REQUIRED BY CITY OF SAN DIEGO BRUSH MANAGEMENT REGULATIONS
- MINOR GRADING - NO CUT OR FILL OVER 5'-0" / BELOW 1 ACRE

PROPOSED DEVELOPMENT REGULATION DEVIATIONS:

- THERE ARE NO PROPOSED DEVELOPMENT REGULATION DEVIATIONS
- REQUIRED DISCRETIONARY APPROVALS

- SITE DEVELOPMENT PERMIT

COVENANT OF EASEMENT

1. ENVIRONMENTALLY SENSITIVE LANDS - STEEP SLOPES AND SENSITIVE BIOLOGICAL RESOURCES - OUTSIDE OF THE DEVELOPMENT AREA SHALL BE LEFT IN NATURAL STATE AND INCORPORATED INTO COVENANT OF EASEMENT THAT SHALL BE RECORDED AGAINST PROPERTY TITLE

2. COVENANT OF EASEMENT AREAS

LOT AREA - 59,853 SF. (131 ACRES)
DEVELOPMENT AREA - 47,502 SF. (1.09 ACRES)
COVENANT OF EASEMENT AREA - 12,351 SF. (28 ACRES)

PERCENTAGE OF DEVELOPMENT AREA:
(47,502 SF. / 59,853 SF.) X 100 = 79%

PERCENTAGE OF COVENANT OF EASEMENT:
(12,351 SF. / 59,853 SF.) X 100 = 21%

PUBLIC UTILITIES NOTE

NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

PROJECT INFORMATION

OWNER:

WILLIAM MALLOY, III
5889 BOX CANYON ROAD
LA JOLLA, CA 92031
858-652-3242
SHENELMALLOY@gmail.com

PROJECT ADDRESS:

6083 LA JOLLA SCENIC DRIVE, SOUTH
LA JOLLA, CA 92031

ASSESSOR'S PARCEL NUMBER:

358-071-01

LEGAL DESCRIPTION:

LOT 2 OF WALTZ SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1589, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 2, 1913, BEING DESCRIBED IN DOCUMENT NO. 2005-0641402, RECORDED JULY 23, 2005

CONSTRUCTION TYPE:

V-A - SPRINKLERED

OCCUPANCY:

R-3, U

APPLICABLE CODES:

2013 CBC, 2013 CRC, 2013 CEC, 2013 CPC, 2013 CMG
2013 CALIFORNIA FIRE CODE, 2013 CRC - CALIFORNIA
RESIDENTIAL CODE, 2013 CALIFORNIA GREEN CODE

BASE ZONE:

RS 1-1

OVERLAY ZONE:

COASTAL HEIGHT LIMIT (30')

GROSS SITE AREA:

131 ACRES (59,853 SF.)

EXISTING USE:

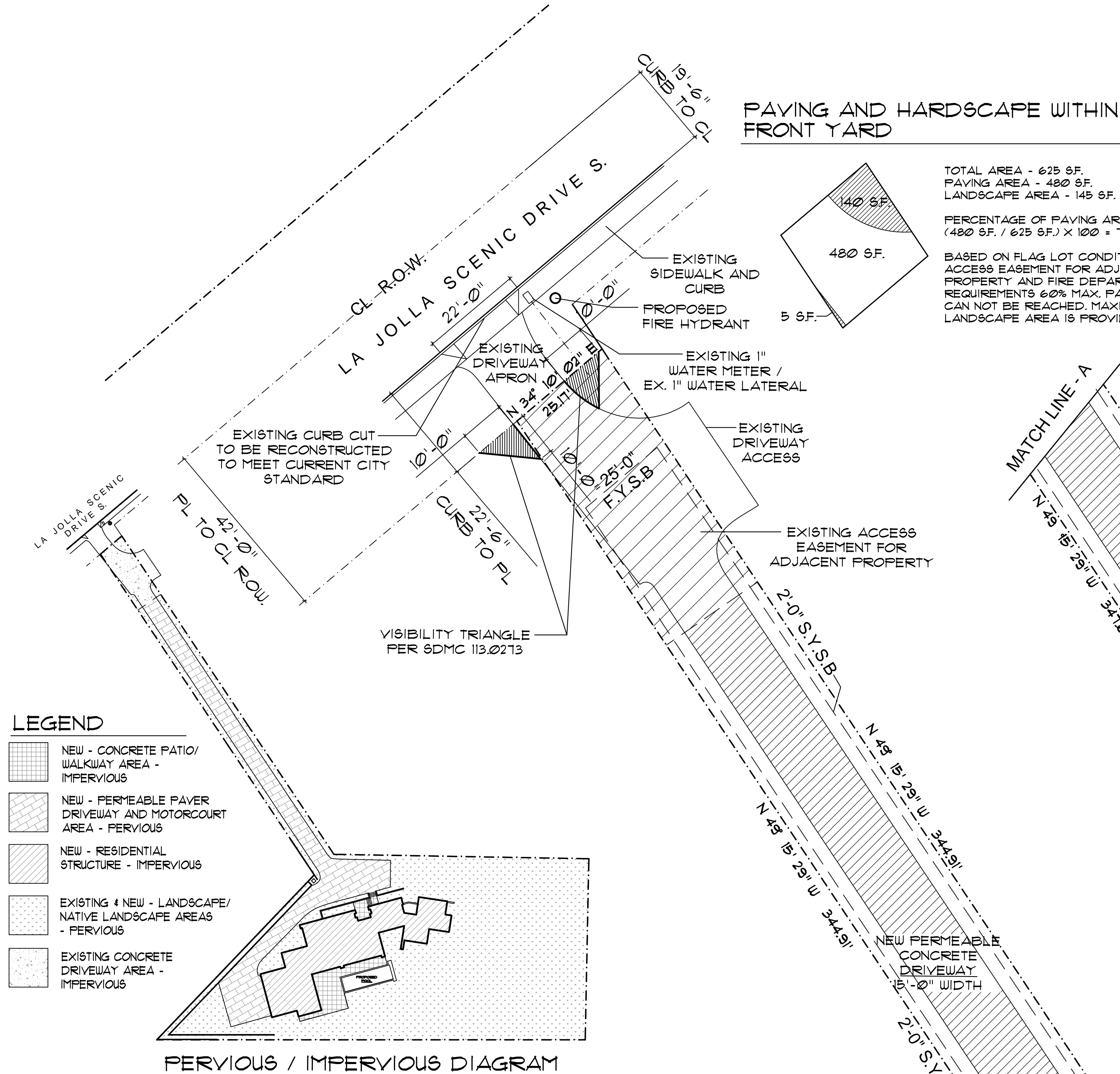
VACANT SINGLE FAMILY RESIDENTIAL LOT

PROPOSED USE:

SINGLE FAMILY RESIDENCE

GEOLOGIC HAZARD CATEGORY:

53



LEGEND

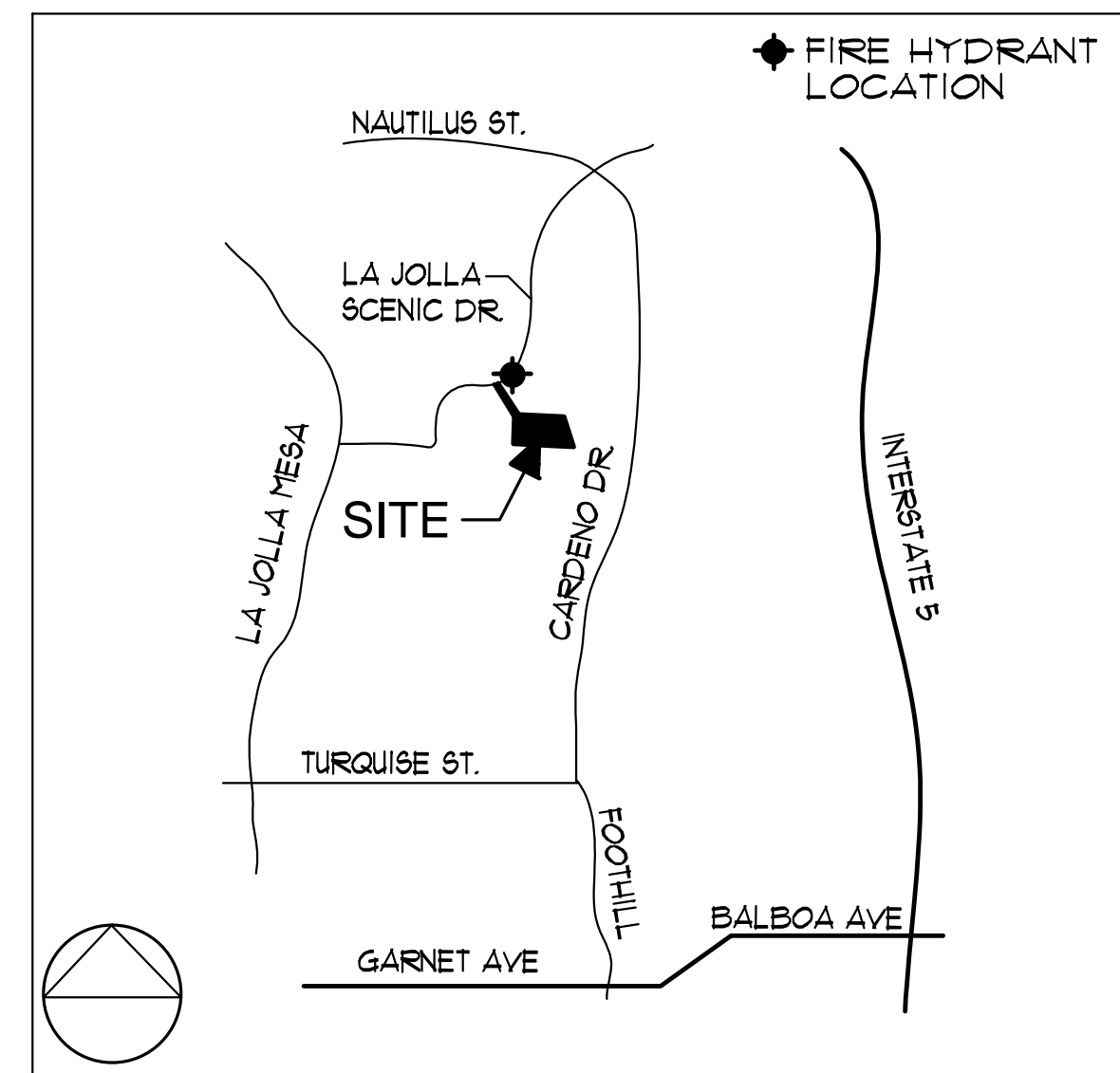
- NEW - CONCRETE PATIO/
WALKWAY AREA -
IMPERVIOUS
- NEW - PERMEABLE PAVEMENT
DRIVEWAY AND MOTOCOURT
AREA - PERVIOUS
- NEW - RESIDENTIAL
STRUCTURE - IMPERVIOUS
- EXISTING & NEW - LANDSCAPE/
NATIVE LANDSCAPE AREAS -
PERVIOUS
- EXISTING CONCRETE
DRIVEWAY AREA -
IMPERVIOUS

PERVIOUS / IMPERVIOUS DIAGRAM

PROJECT TEAM

ARCHITECT:	WOOD + ARCHITECTURE JOSHUA WOOD, ARCHITECT LIC# 33433 695 LIQUID AMBER WAY SAN MARCOS, CA 92078 760-271-1320 JLW695@gmail.com	SURVEYOR:	ACCURATE LAND SURVEYS ROBERT RUSSELL, LIC# 8211 2514 ALPINE BLVD, SUITE 4 ALPINE, CA 91901 619-445-0110 ROB@ACCURATELANDSURVEY.COM
CONTRACTOR:	MC GUINNESS CONSTRUCTION DAVID MC GUINNESS - LIC# 490743 1541 HIGHLANDER DRIVE RAYMONA, CA 92065 760-189-1816 DAVE@MC GUINNESSCONSTRUCTION.COM	BIOLOGIST:	KLUTZ BIOLOGICAL CONSULTING / BRIAN SMITH & ASSOCIATES KOREY KLUTZ 14010 POWAY ROAD, SUITE A POWAY, CA 92064 619-452-3342 KYLE GUERRERO - KGUERRERO@BSA-CACOM
STRUCTURAL ENGINEER:	PATTERSON ENGINEERING, INC. CURTIS PATTERSON LIC# SE 5623 328 FORT STOCKTON DRIVE, SUITE 201 SAN DIEGO, CA 92103 858-605-0931 CURTIS@PATTERSONENG.COM	ARCHAEOLOGY:	BRIAN F. SMITH AND ASSOCIATES BRIAN SMITH 14010 POWAY ROAD, SUITE A POWAY, CA 92064 760-484-0915 BSMITH@BSA-CACOM
SOILS ENGINEER:	CHRISTIAN WHEELER ENGINEERING DAN ADLER 3880 HOME AVENUE SAN DIEGO, CA 92105 619-550-1100 DADLER@CHRISTIANWHEELER.COM	CIVIL ENGINEER:	CIVIL LANDWORKS DAVID CARON, M.S., P.E. 110 COPPERWOOD WAY, SUITE P OCEANSIDE, CA 92058 760-908-8145 DAVE@CIVILLANDWORKS.COM

VICINITY MAP NO SCALE



SHEET INDEX

- 1 OVERALL SITE PLAN/PROJECT INFORMATION
- 2 TOPOGRAPHIC SURVEY
- 3 OVERALL PROPOSED FLOOR PLANS
- 4 PARTIAL MAIN LEVEL FLOOR PLAN - WEST
- 5 PARTIAL MAIN LEVEL FLOOR PLAN - EAST
- 6 LOWER LEVEL FLOOR PLAN
- 7 UPPER LEVEL FLOOR PLAN
- 8 EXTERIOR ELEVATIONS
- 9 EXTERIOR ELEVATIONS
- 10 EXTERIOR ELEVATIONS
- 11 EXTERIOR ELEVATIONS / SECTIONS
- 12 EXTERIOR ELEVATIONS / SECTIONS
- 13 EXTERIOR ELEVATIONS / SECTIONS
- 14 ROOF PLAN
- 15 BUILDING HEIGHT PLAN
- 16 SITE SECTIONS
- 17 CONCEPT LANDSCAPE PLAN
- 18 SLOPE ANALYSIS PLAN
- 19 FIRE ACCESS PLAN
- 20 CONCEPT GRADING AND DRAINAGE PLAN

PROPOSITION 'D' HEIGHT LIMIT

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR ANY OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE, LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER RHPS POLICY P-00-6 (UFC 90144)
2. THERE ARE NO KNOWN BUS STOPS IN FRONT OF OR ADJACENT TO PROPERTY.
3. THERE IS AN EXISTING SEWER EASEMENT FOR MAINTENANCE AND ACCESS AS ILLUSTRATED ON SITE PLAN.
4. THERE IS AN EXISTING EASEMENT FOR ACROSS PORTION OF PROPERTY FOR ACCESS TO ADJACENT PARCEL.
5. AN NPDES PERMIT MAY BE REQUIRED BY THE REGIONAL WATER QUALITY CONTROL BOARD FOR GROUND WATER DISCHARGED THROUGH BASEMENT WALL DRAINS AND PUMPED TO A STORM WATER CONVEYANCE SYSTEM.

AREA TABULATION

HABITABLE:

MAIN LEVEL	5,665 SF
UPPER LEVEL	1,750 SF
LOWER LEVEL	2,000 SF

NON-HABITABLE:

GARAGE	965 SF
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TOTAL NON-HABITABLE

TOTAL NON-HABITABLE	965 SF
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TOTAL GROSS

TOTAL GROSS	10,380 SF
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TOTAL GROSS AREA TOWARDS F.A.R.

TOTAL GROSS AREA TOWARDS F.A.R.	9,505 SF
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ALLOWABLE F.A.R. (45 X LOT AREA)

ALLOWABLE F.A.R. (45 X LOT AREA)	45 X 59,853 SF = 26,934 SF
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PROPOSED F.A.R.

PROPOSED F.A.R.	9,505 SF / 59,853 SF = .16
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GEOLOGY REQUIREMENTS

1. THE OWNER / PERMITTEE SHALL SUBMIT A GEOTECHNICAL INVESTIGATION REPORT OR UPDATE LETTER THAT SPECIFICALLY ADDRESSES THE PROPOSED CONSTRUCTION PLANS. THE GEOTECHNICAL INVESTIGATION REPORT OR UPDATE LETTER SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS.
2. THE OWNER / PERMITTEE SHALL SUBMIT AN AS-GRADED GEOTECHNICAL REPORT PREPARED IN ACCORDANCE WITH THE CITY'S GUIDELINES FOR GEOTECHNICAL REPORTS FOLLOWING COMPLETION OF THE GRADING. THE AS-GRADED GEOTECHNICAL REPORT SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO EXONERATION OF THE BOND AND GRADING PERMIT CLOSE-OUT.

PROPOSED SITE PLAN

SC: 1/16" = 1'-0"

SHEET TITLE: SITE PLAN / PROJECT INFORMATION

ORIGINAL DATE: 9-01-2015

REVISION DATE:

REVISION 1: 3-30-2017

REVISION 2: 06-15-2017

REVISION 3: 02-01-2018

REVISION 4: 05-15-2018

REVISION 5:

REVISION 6:

REVISION 7:

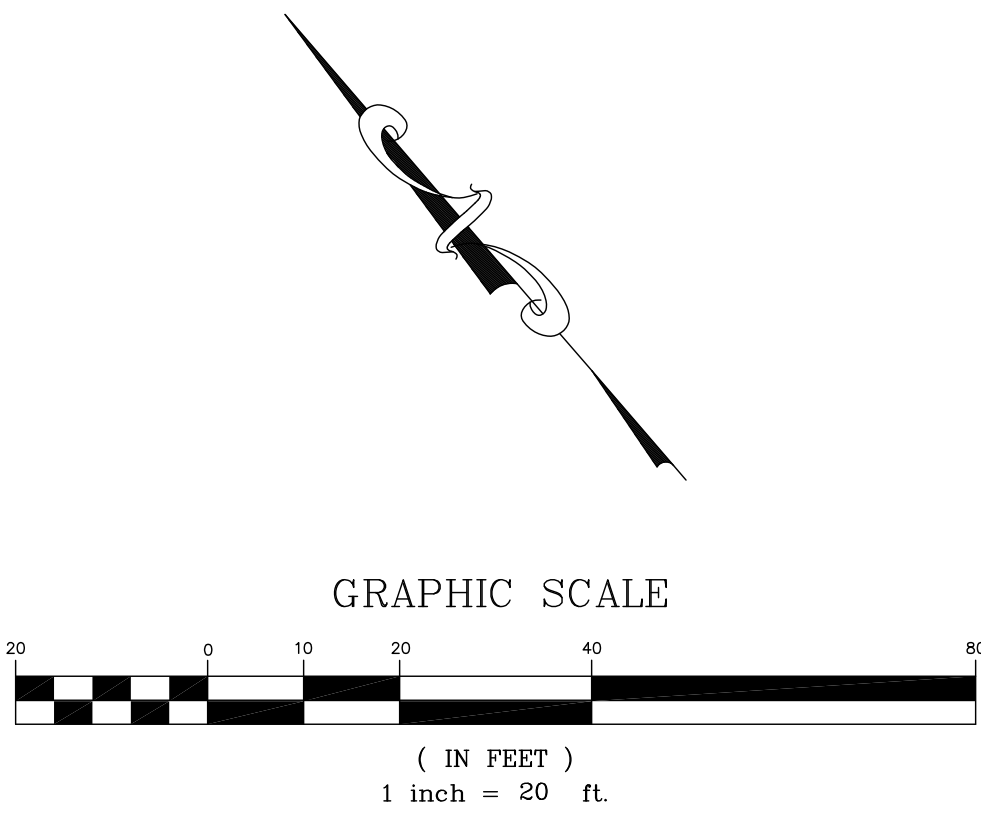
SHT. 1 OF 20

JOSHUA WOOD CA - C33433

DATE: 09-01-15

PROJECT #: 15-05

TOPOGRAPHIC MAP
6083 LA JOLLA SCENIC DRIVE SOUTH
LA JOLLA, CA 92037



LA JOLLA SCENIC DRIVE

TC=545.00
FL=544.58
TC=544.95
FL=544.71
TC=545.17
FL=544.68
TC=545.04
FL=544.67

N34°10'02"E 25.17'
N49°15'29"W 344.91'
N49°15'29"W 347.64'

TEL RISER

TW=522.5
ELECTRIC TRANSFORMER

N28°06'10"E 205.88'

N75°24'24"E 230.17'

TW=497.3
TW=498.4

TW=498.4

N74°25'32"E 386.76'

LEGEND

- FL --- FLOW LINE
- SMH --- SEWER MANHOLE
- TEL --- TELEPHONE
- TC --- TOP OF CURB
- TW --- TOP OF WALL
- WM --- WATER METER
- EXISTING FENCE
- EXISTING WALL

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG, IN TOP OF CURB, LOCATED AT THE NORTHWEST CORNER OF LA JOLLA SCENIC DRIVE SOUTH AND LA JOLLA RANCHO ROAD.
ELEVATION = 546.278 (NGVD '29)

NOTES

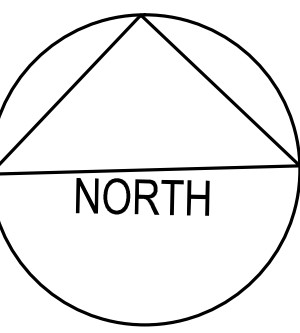
- ASSESSOR'S PARCEL NO. 358-071-07.
- LEGAL DESCRIPTION: LOT 2 OF WALTZ SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7589, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 2, 1973, BEING DESCRIBED IN DOCUMENT NO. 2005-0647402, RECORDED JULY 29, 2005.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURES, CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
- GROSS AREA 1.37 ACRES (59,853 SQUARE FEET).

ACCURATE
LAND SURVEYS
2514 ALPINE BLVD. SUITE #4, ALPINE, CA 91901
PH. 619-445-0110

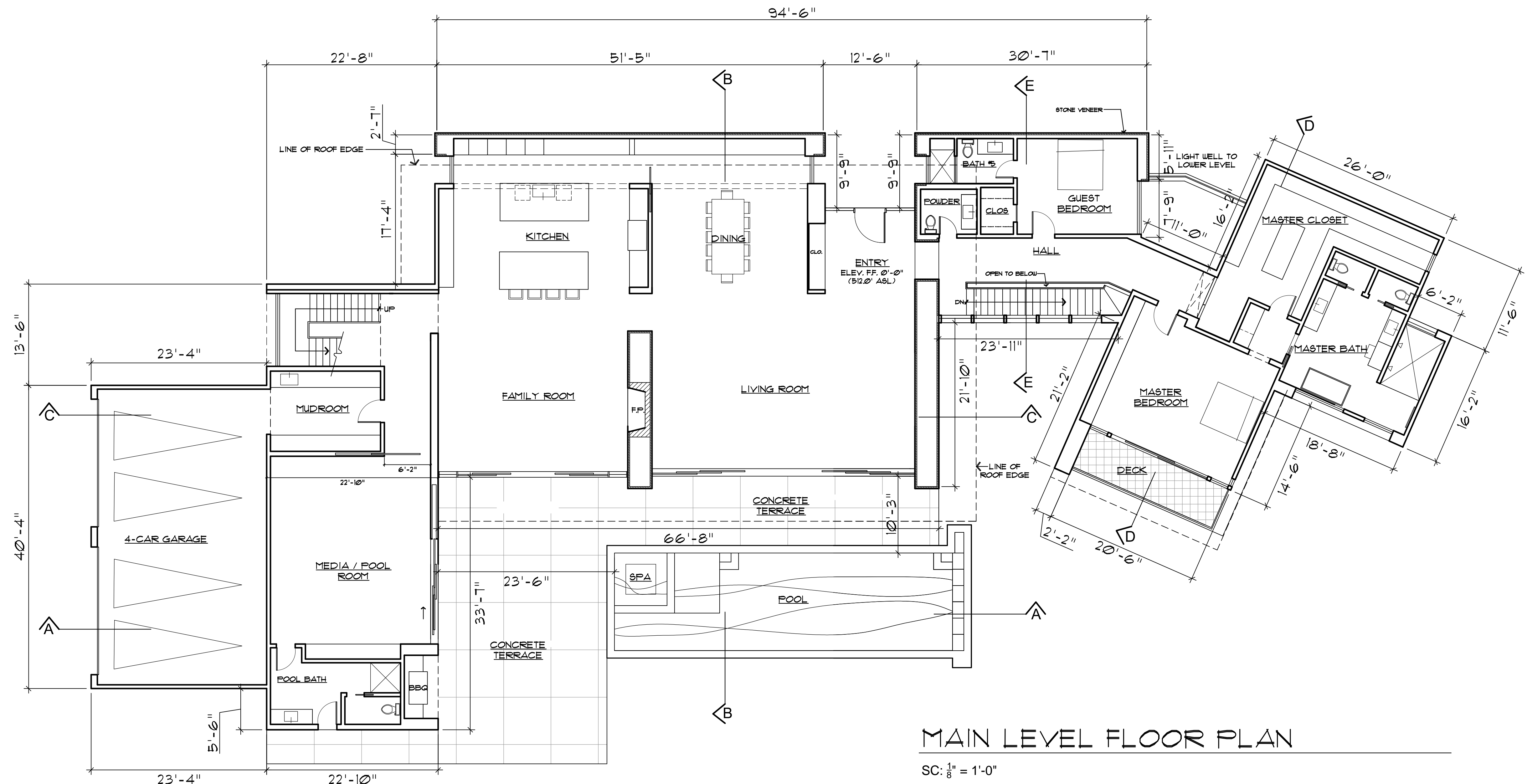
ROBERT J. RUSSELL, PLS

04/06/15
DATE



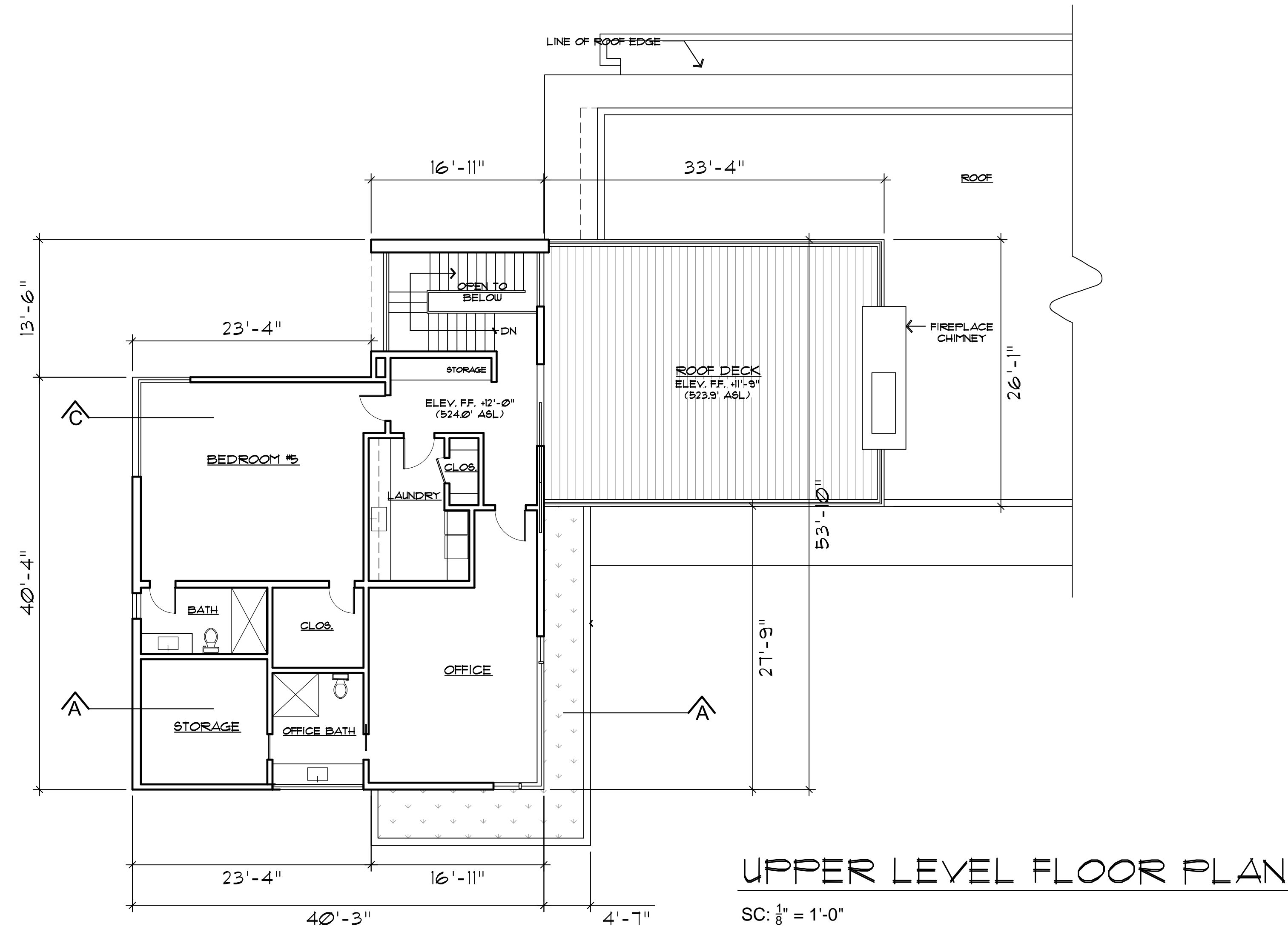


SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH



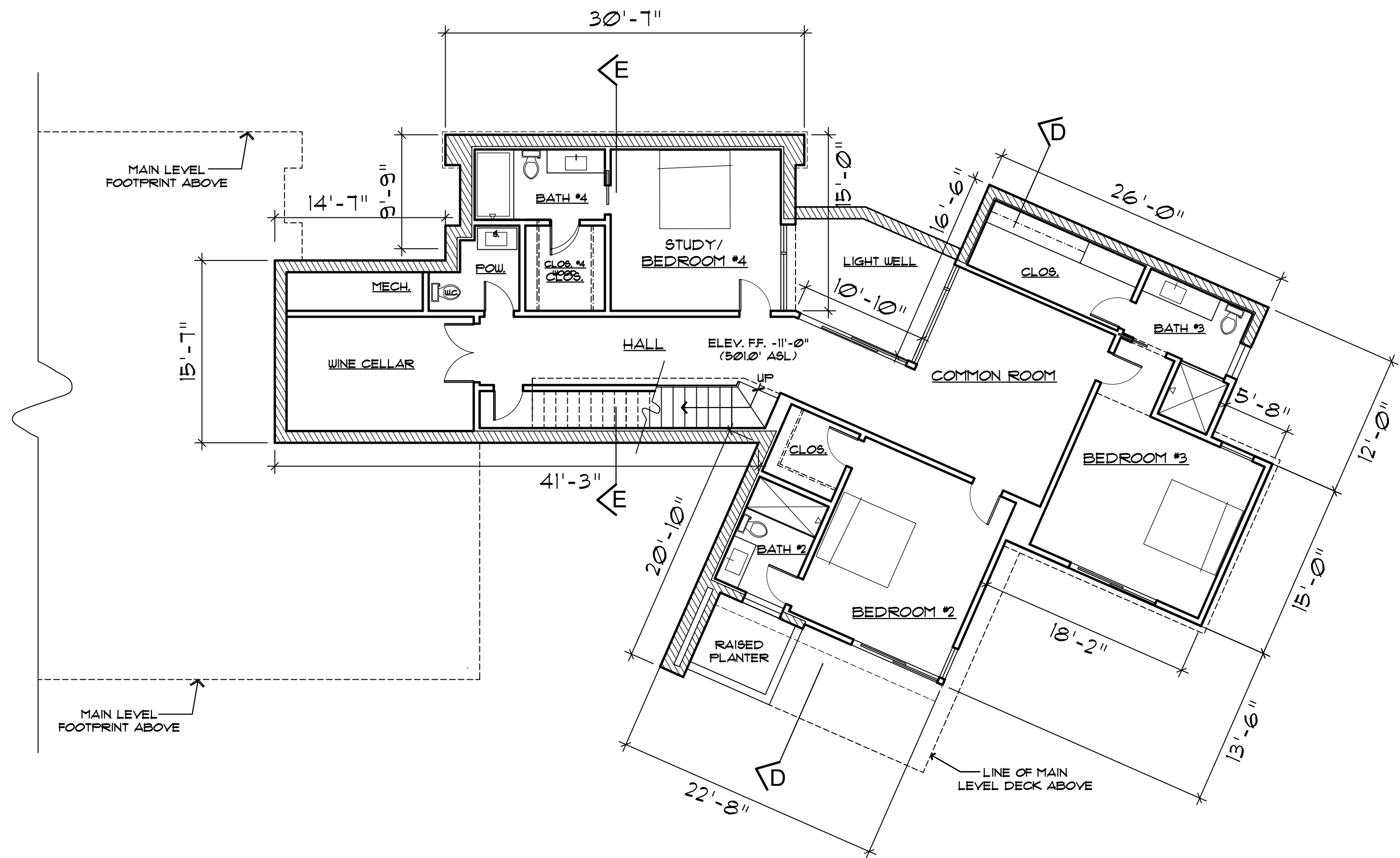
MAIN LEVEL FLOOR PLAN

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



UPPER LEVEL FLOOR PLAN

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



LOWER LEVEL FLOOR PLAN

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

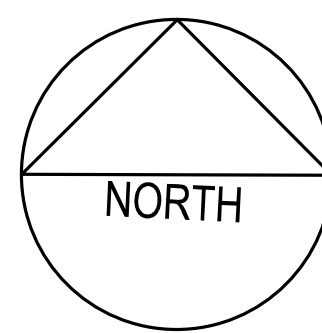
SHEET TITLE: OVERALL FLOOR PLANS		SHT. 3 OF 19
ORIGINAL DATE: 9-01-2015		
REVISION DATE:		
REVISION 1: 3-30-2017		
REVISION 2: 6-15-2017		
REVISION 3: 02-01-2018		
REVISION 4: 05-15-2018		
REVISION 5:		
REVISION 6:		
REVISION 7:		

NO.	REMARKS	DATE
		2-12-18

PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

OVERALL
FLOOR
PLANS

JOSHUA WOOD CA - C33433
DATE: 09-01-15
PROJECT #: 15-05



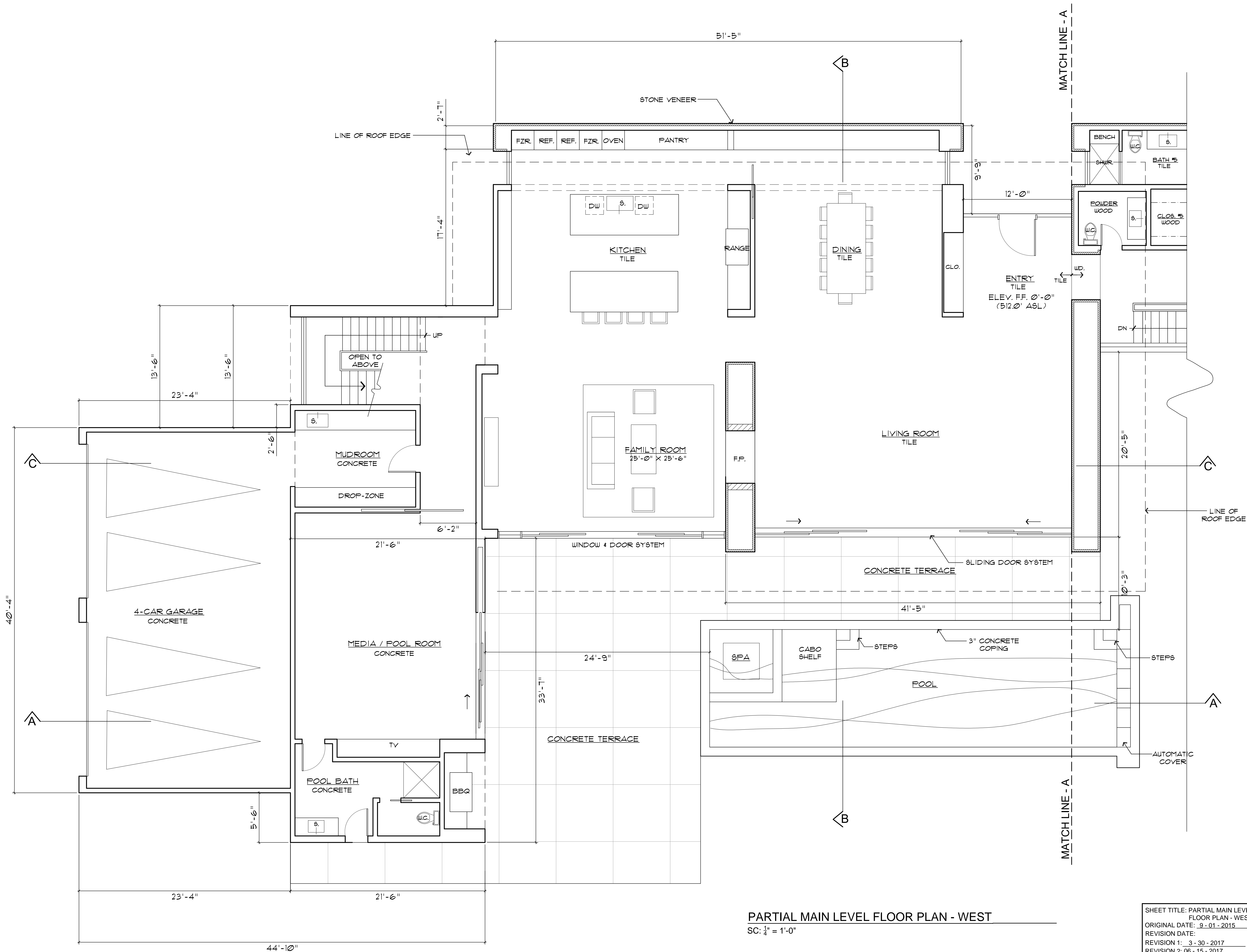
SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH

NO.	REMARKS	DATE
		2-12-18

PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

PARTIAL MAIN
LEVEL FLOOR
PLAN - WEST

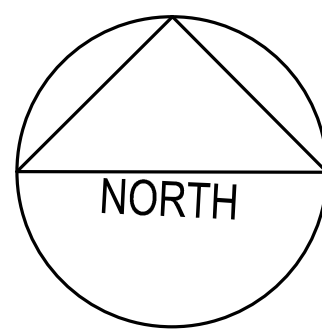
JOSHUA WOOD CA - C33433
DATE: 09-01-15
PROJECT #: 15-05



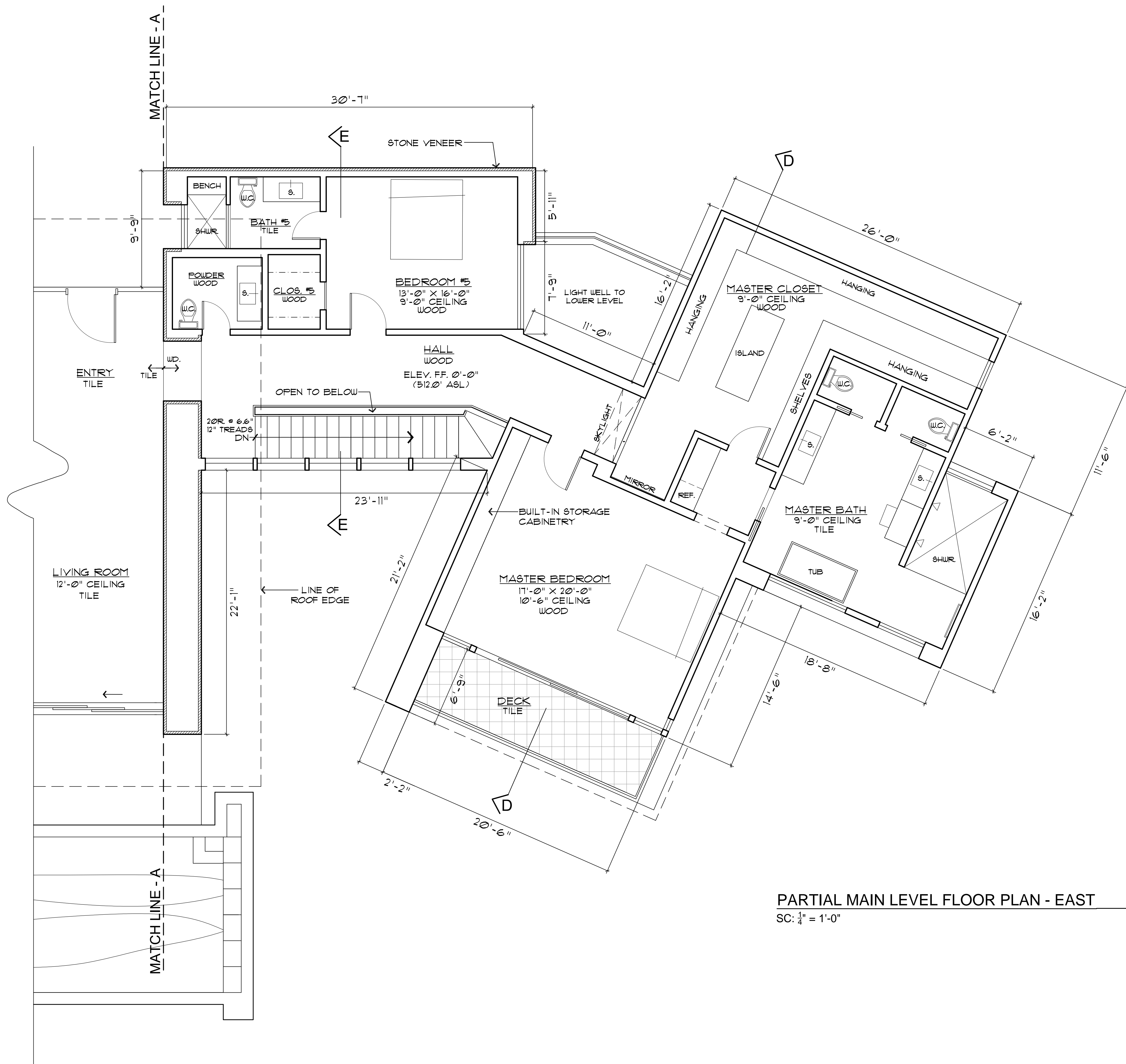
PARTIAL MAIN LEVEL FLOOR PLAN - WEST
SC: 1/4" = 1'-0"

SHEET TITLE: PARTIAL MAIN LEVEL FLOOR PLAN - WEST
ORIGINAL DATE: 9-01-2015
REVISION DATE:
REVISION 1: 3-30-2017
REVISION 2: 06-15-2017
REVISION 3: 02-01-2018
REVISION 4: 05-15-2018
REVISION 5:
REVISION 6:
REVISION 7:

SHT. 4 OF 20



SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH



PARTIAL MAIN LEVEL FLOOR PLAN - EAST
SC: $\frac{1}{4}$ " = 1'-0"

NO.	REMARKS	DATE
		2-12-18

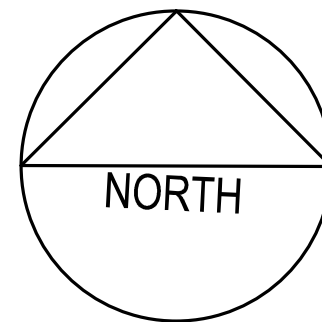
PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

PARTIAL MAIN
LEVEL FLOOR
PLAN - EAST

SHEET TITLE: PARTIAL MAIN LEVEL
FLOOR PLAN - EAST
ORIGINAL DATE: 9-01-2015
REVISION DATE:
REVISION 1: 3-30-2017
REVISION 2: 06-15-2017
REVISION 3: 02-01-2018
REVISION 4: 05-15-2018
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REVISION 7:

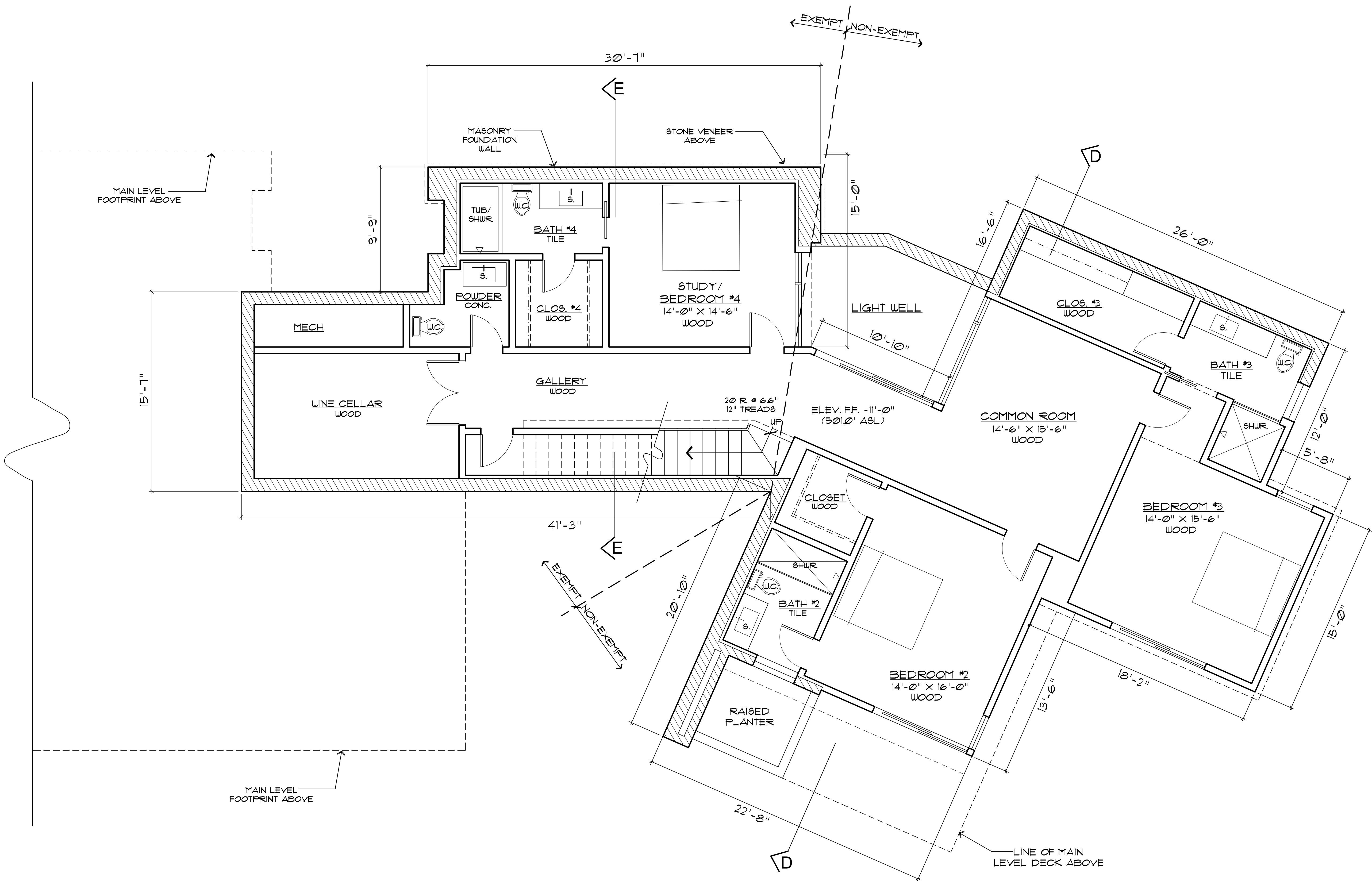
SHT. 5 OF 20

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SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH

SQUARE FOOTAGE - LOWER LEVEL
HABITABLE AREA- 2,000 S.F.
EXEMPT AREA - 875 S.F.
AREA TOWARD F.A.R. - 1,125 S.F.



LOWER LEVEL FLOOR PLAN

SC: 1/4" = 1'-0" 12 - 15 - 2017

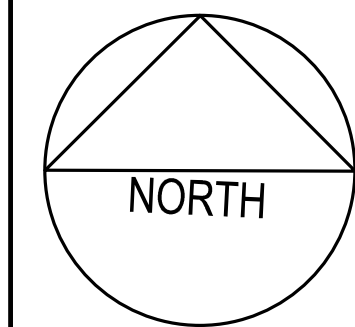
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ORIGINAL DATE: 9 - 01 - 2015	
REVISION DATE:	
REVISION 1: 3 - 30 - 2017	
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REVISION 3: 02 - 01 - 2018	
REVISION 4: 05 - 15 - 2018	
REVISION 5:	
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REVISION 7:	

NO.	REMARKS	DATE
1		2-12-18
2		
3		
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5		
6		

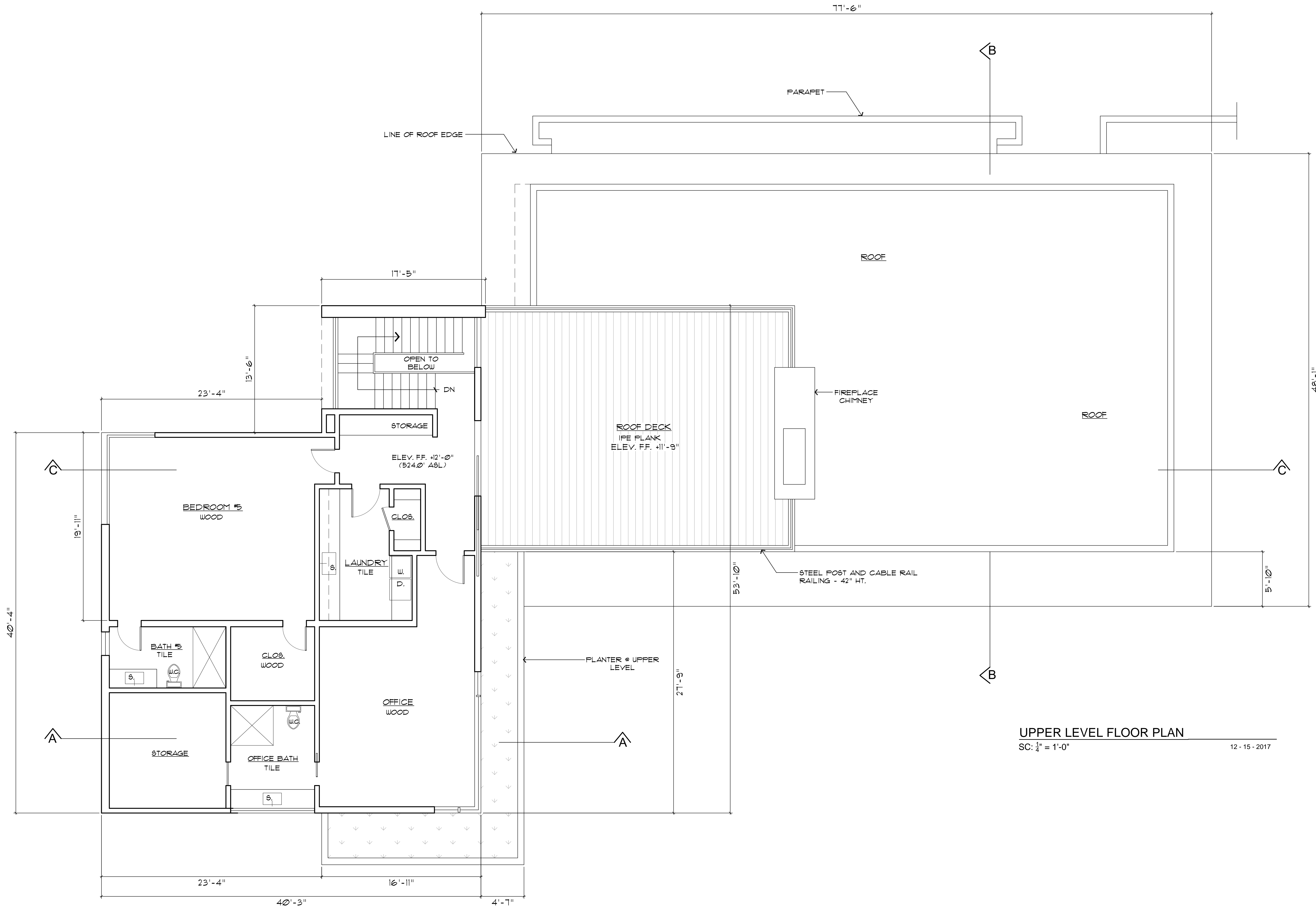
PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

LOWER LEVEL
FLOOR PLAN

JOSHUA WOOD CA - C33433
DATE: 09-01-15
PROJECT #: 15-05



SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH



UPPER LEVEL FLOOR PLAN
SC: $\frac{3}{4}$ " = 1'-0" 12 - 15 - 2017

NO.	REMARKS	DATE
		2-12-18

PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

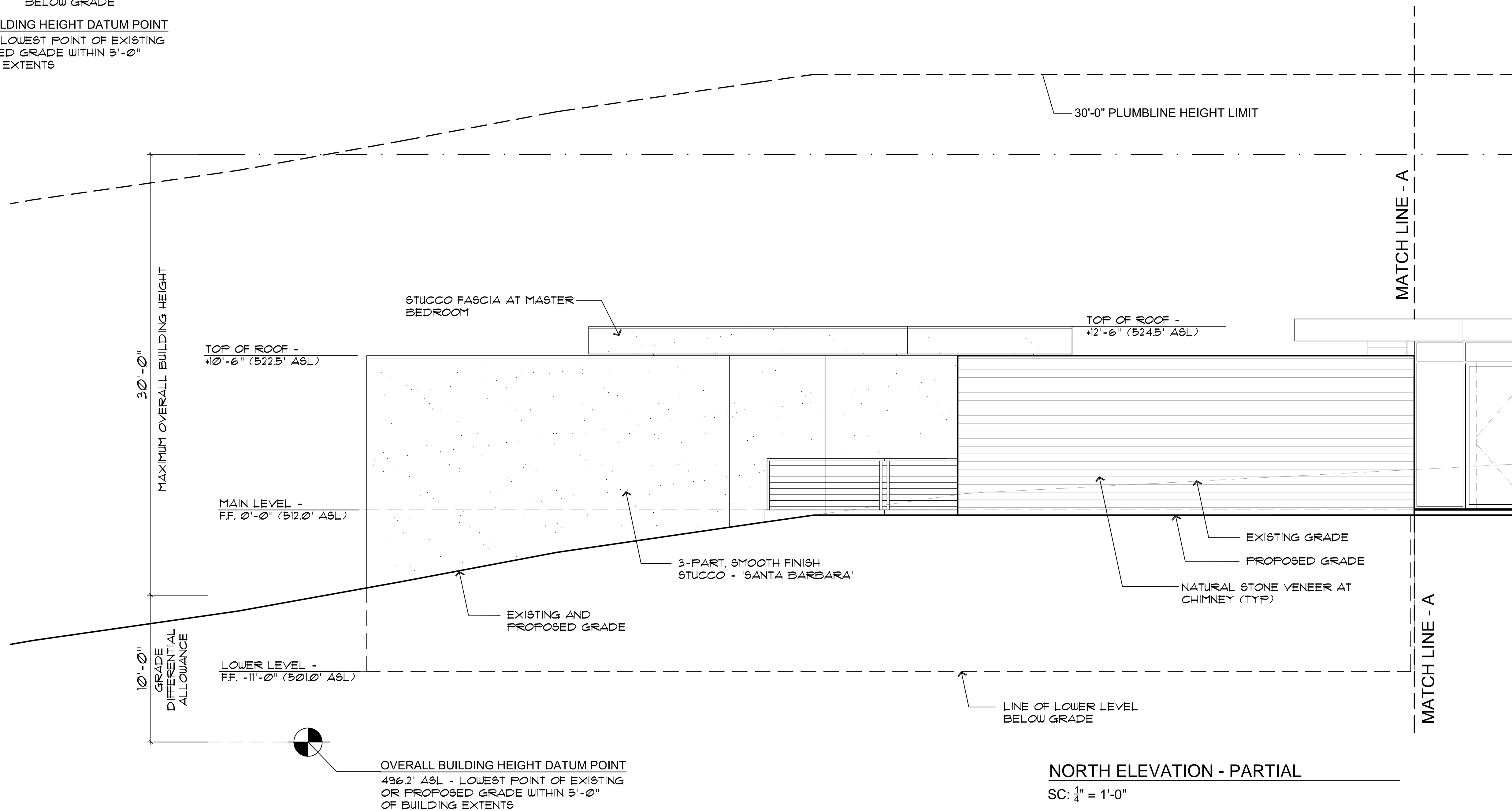
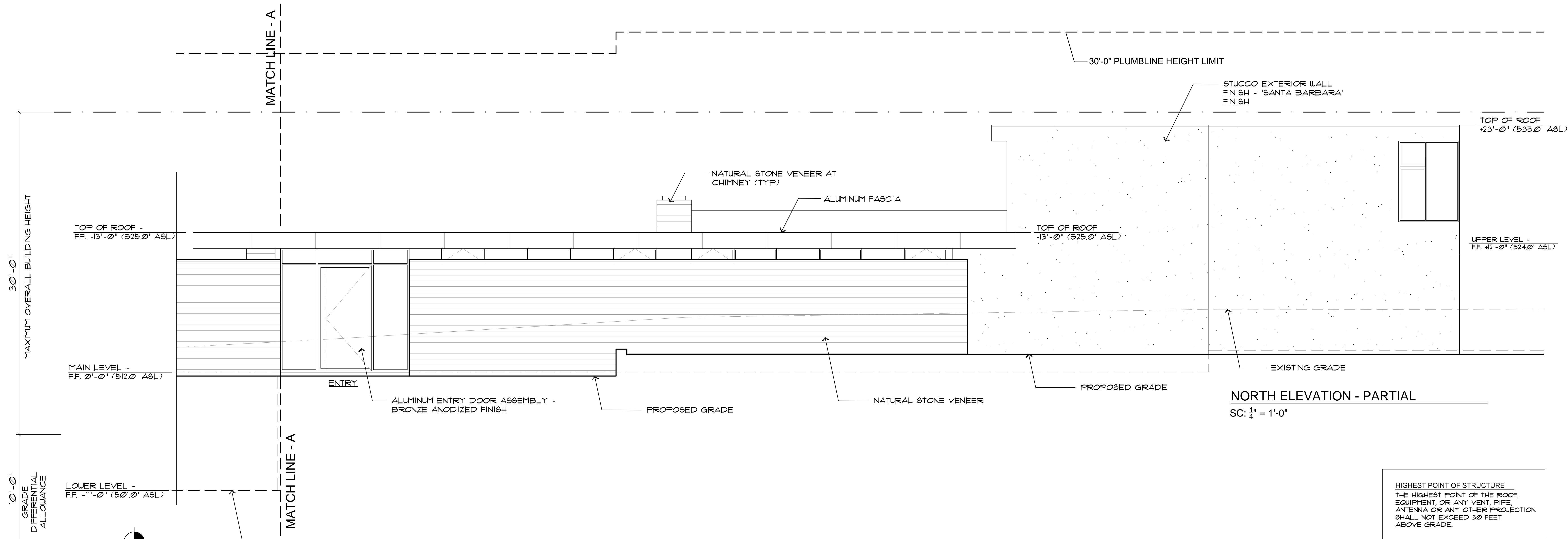
UPPER LEVEL
FLOOR PLAN

SHEET TITLE: UPPER LEVEL FLOOR PLAN SHT. 7 OF 20

ORIGINAL DATE: 9 - 01 - 2015
REVISION DATE:
REVISION 1: 3 - 30 - 2017
REVISION 2: 06 - 15 - 2017
REVISION 3: 02 - 01 - 2018
REVISION 4: 05 - 15 - 2018
REVISION 5:
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REVISION 7:

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SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH



NO.	REMARKS	DATE
		2-12-18

PROJECT:
6083 LA JOLLA SCENIC
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EXTERIOR
ELEVATIONS

SHEET TITLE: EXTERIOR ELEVATIONS	SHT. 8 OF 20
ORIGINAL DATE: 9 - 01 - 2015	
REVISION DATE:	
REVISION 1: 3 - 30 - 2017	
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REVISION 3: 02 - 01 - 2018	
REVISION 4: 05 - 15 - 2018	
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REVISION 7:	

JOSHUA WOOD CA - C33433
DATE: 09-01-15
PROJECT #: 15-05

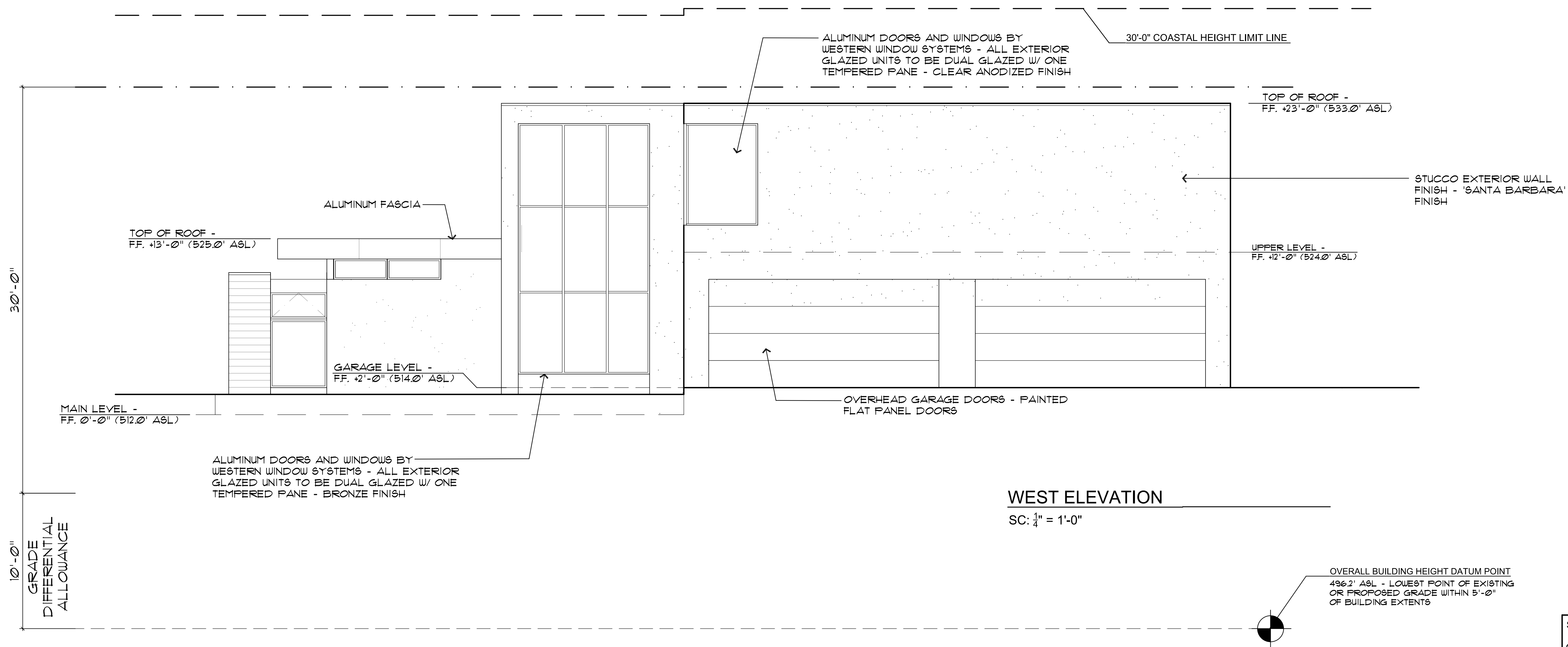
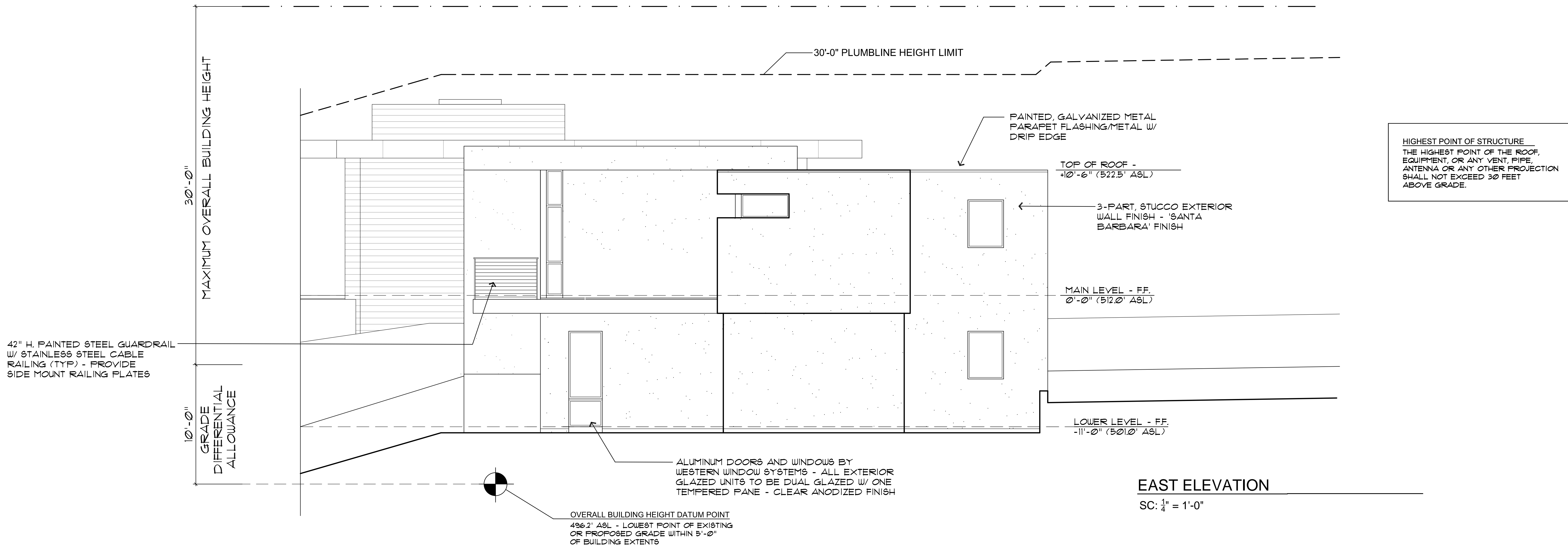
SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH

NO.	REMARKS	DATE
		2-12-18

PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

EXTERIOR
ELEVATIONS

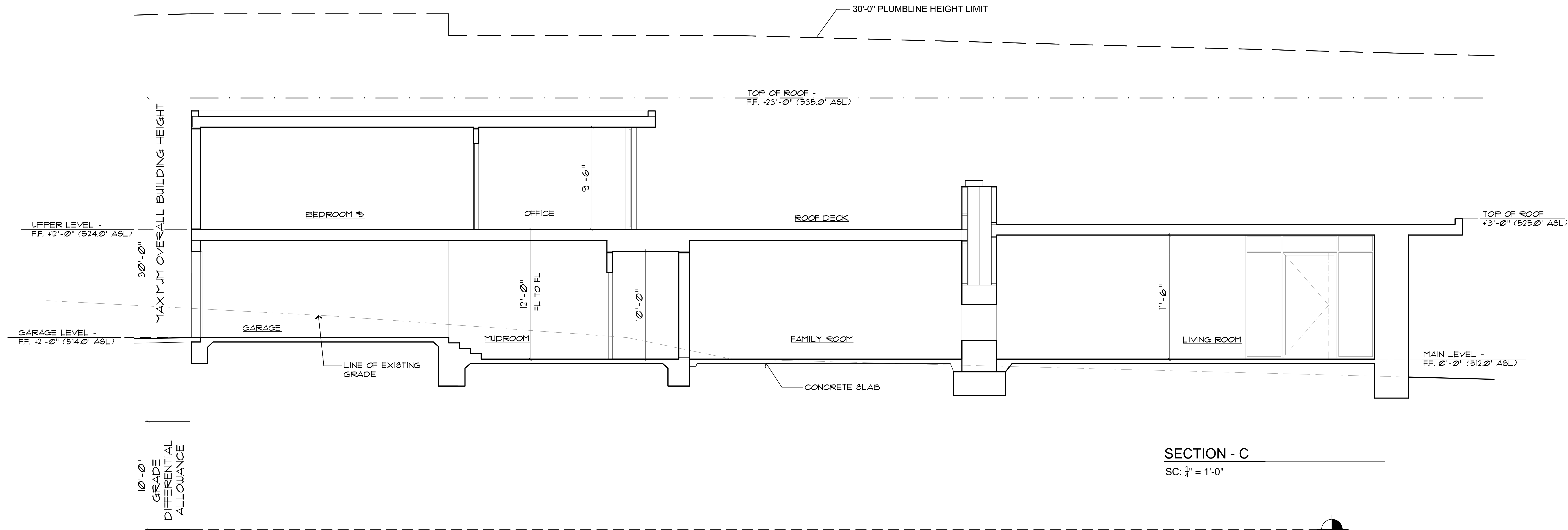
JOSHUA WOOD CA - C33433
DATE: 09-01-15
PROJECT #: 15-05



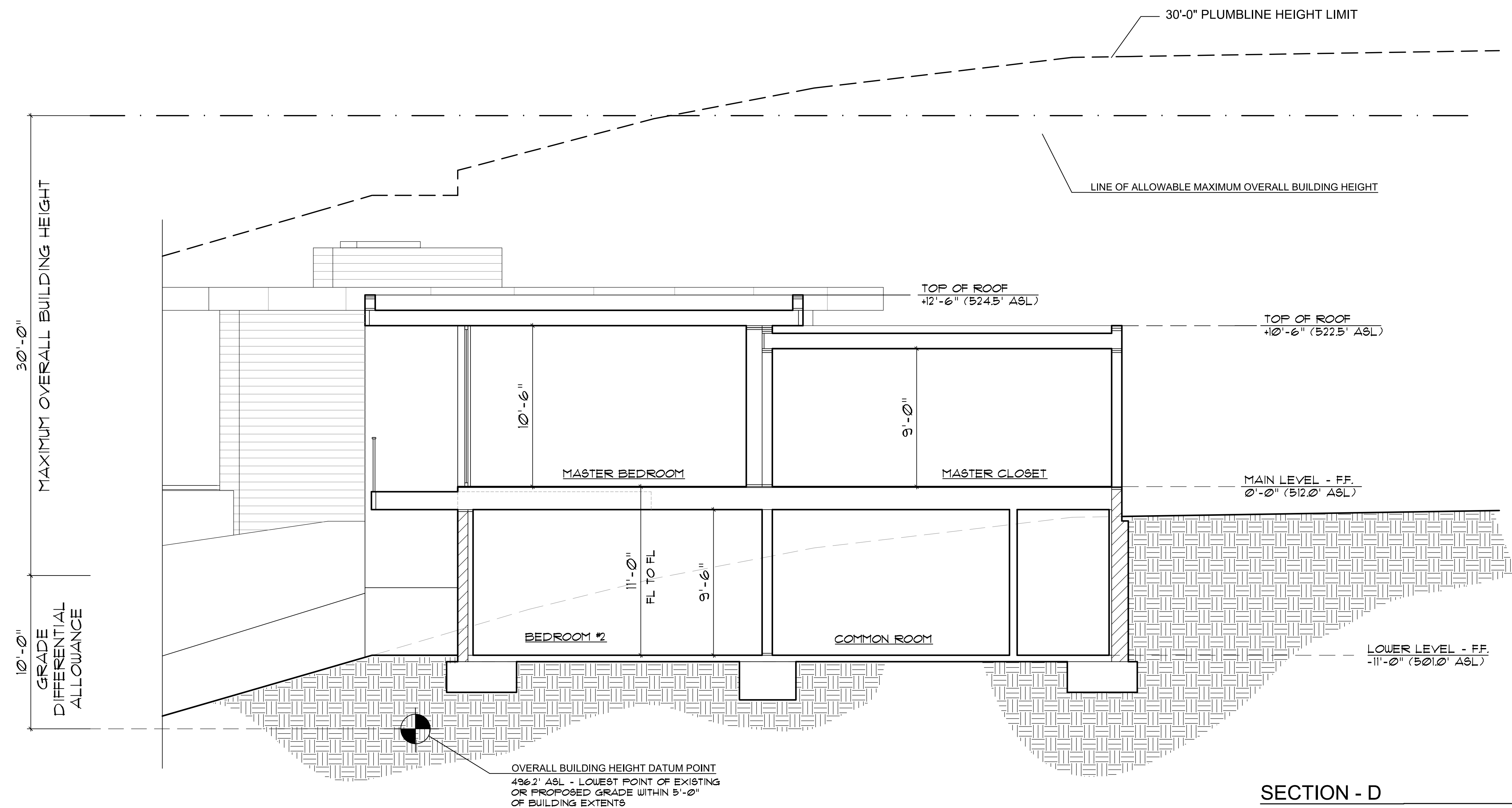
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ORIGINAL DATE: 9-01-2015
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SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH



OVERALL BUILDING HEIGHT DATUM POINT
436.2' ASL - LOWEST POINT OF EXISTING
OR PROPOSED GRADE WITHIN 5'-0"
OF BUILDING EXTENTS



HIGHEST POINT OF STRUCTURE
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT, OR ANY VENT, PIPE,
ANTENNA OR ANY OTHER PROJECTION
SHALL NOT EXCEED 30 FEET
ABOVE GRADE.

SHEET TITLE: BUILDING SECTIONS

SHT. 12 OF 20

ORIGINAL DATE: 9 - 01 - 2015
REVISION DATE:
REVISION 1: 03 - 30 - 2017
REVISION 2: 06 - 15 - 2017
REVISION 3: 02 - 01 - 2018
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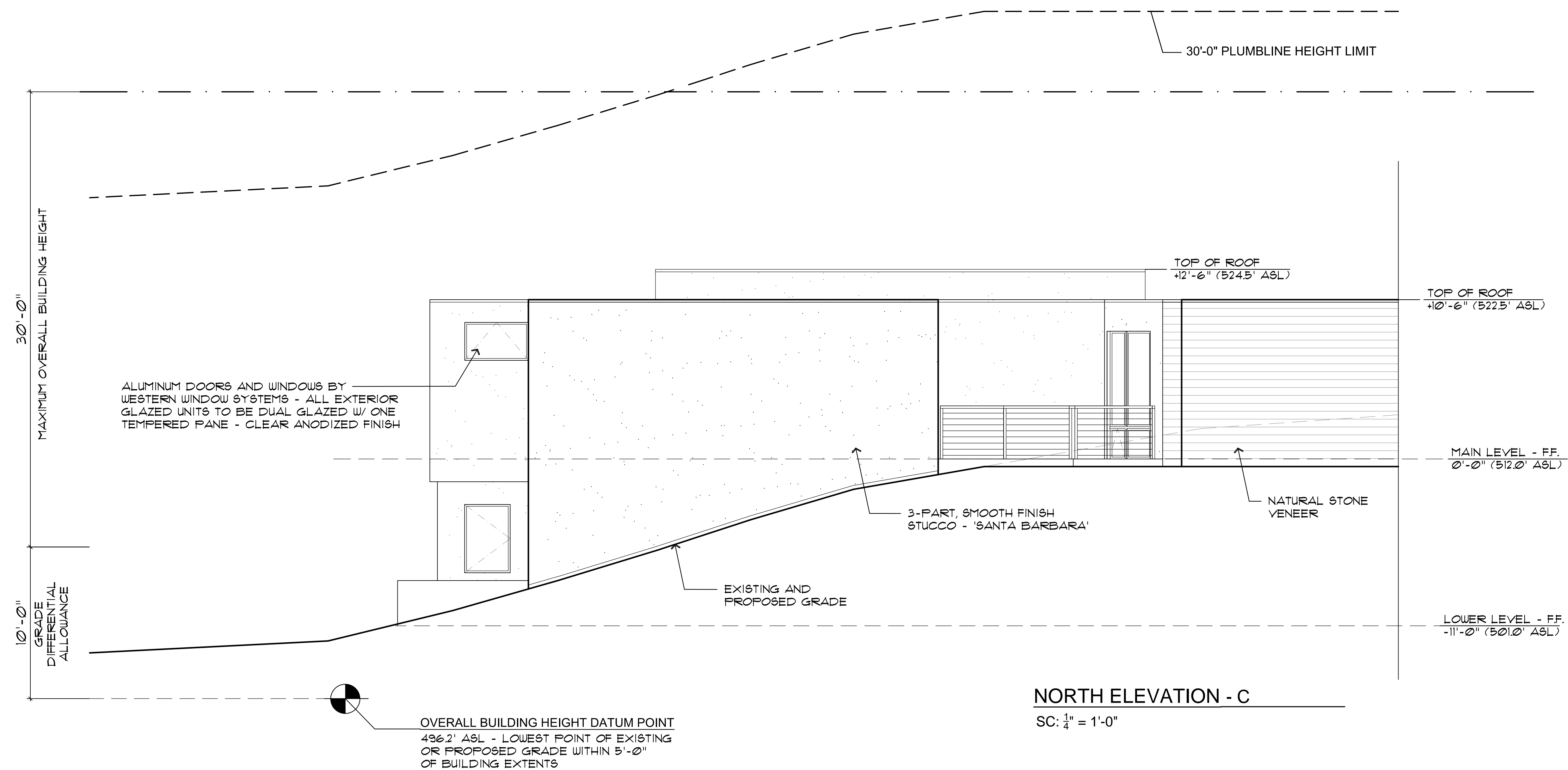
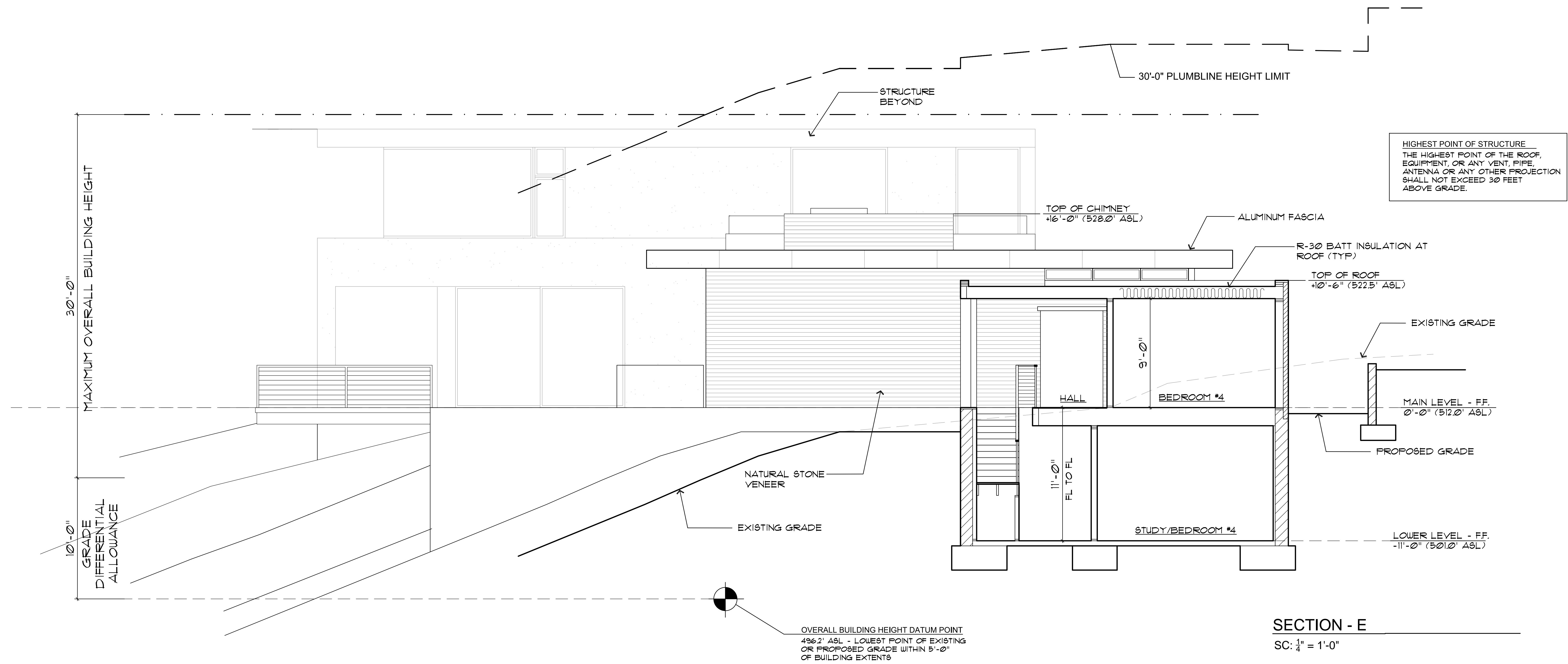
NO.	REMARKS	DATE
		2-12-18

PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

EXTERIOR
ELEVATION /
SECTIONS

JOSHUA WOOD CA - C33433
DATE: 09-01-15
PROJECT #: 15-05

SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH



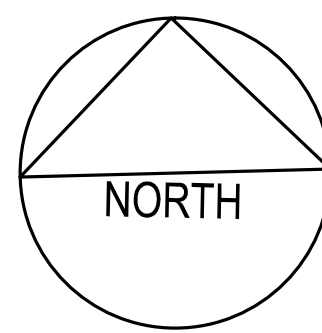
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PROJECT:
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LA JOLLA, CA 92037

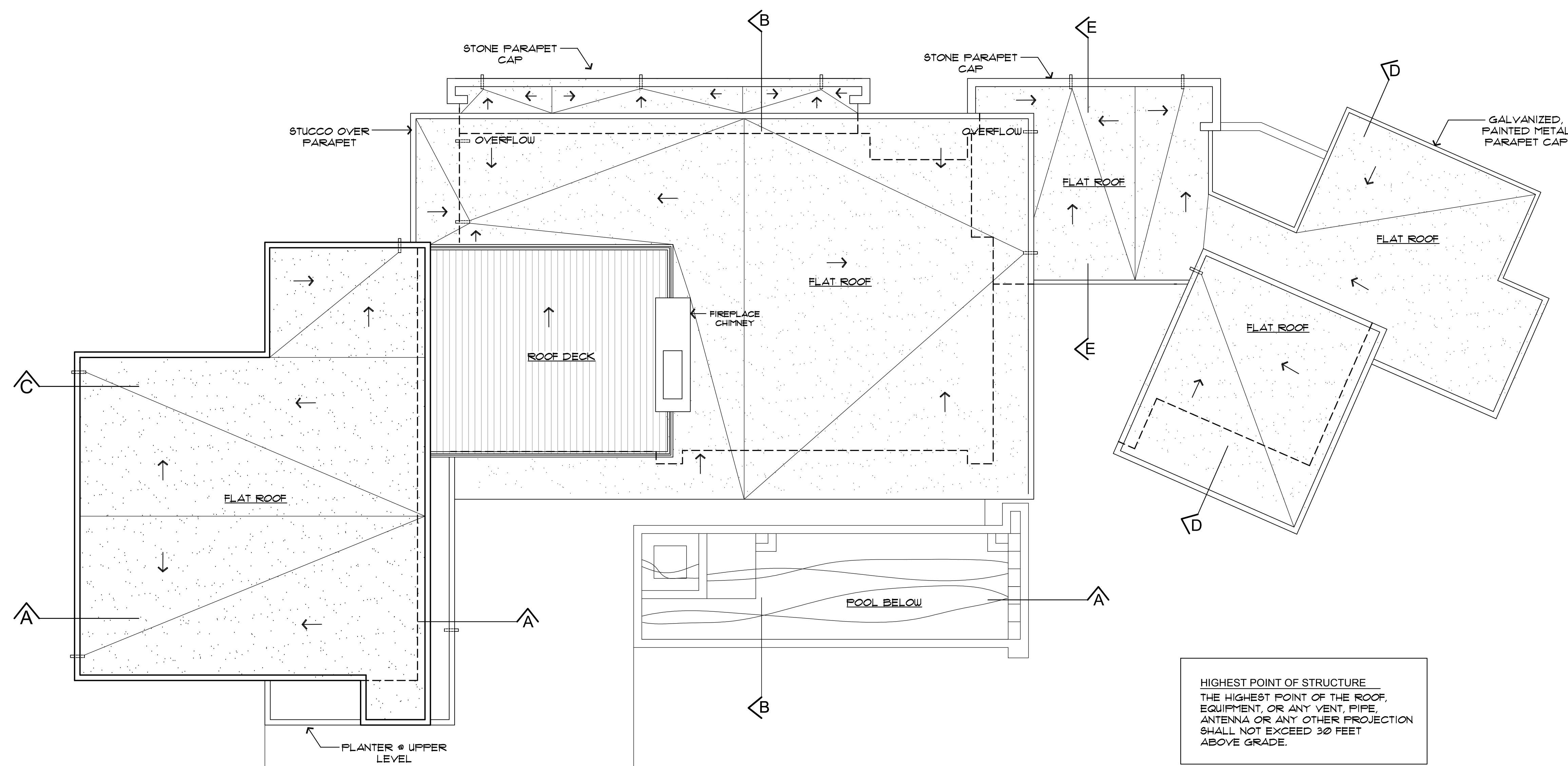
EXTERIOR
ELEVATION /
SECTIONS

SHEET TITLE: EXTERIOR ELEVATIONS		SHT. 13 OF 20
ORIGINAL DATE: 9-01-2015		
REVISION DATE:		
REVISION 1: 3-30-2017		
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REVISION 7:		

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SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH



HIGHEST POINT OF STRUCTURE
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT, OR ANY VENT, PIPE,
ANTENNA OR ANY OTHER PROJECTION
SHALL NOT EXCEED 30 FEET
ABOVE GRADE.

LEGEND

SYMBOL	DESCRIPTION
	ROOF DRAIN OUTLET - ROOF DRAINS TO RUN IN WALL AND OUTLET 6"-8" ABOVE GRADE
	PARAPET WALL - SEE PLAN FOR STUCCO PARAPET CAP OR GALVANIZED AND PAINTED METAL CAP
	FLAT ROOF AREA - BUILT-UP ROOFING WITH ROCK BALLAST IN COORDINATING COLOR TO STUCCO/STONE VENEER

ROOF PLAN

SC: $\frac{1}{8}" = 1'-0"$

NO.	REMARKS	DATE
		2-12-18

PROJECT:
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LA JOLLA, CA 92037

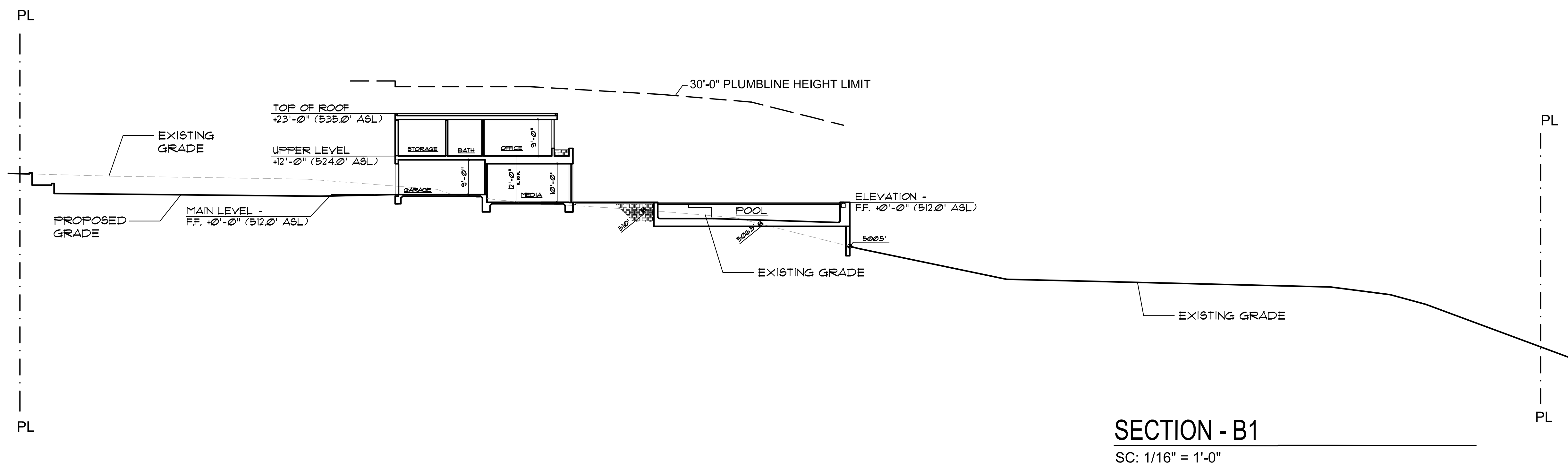
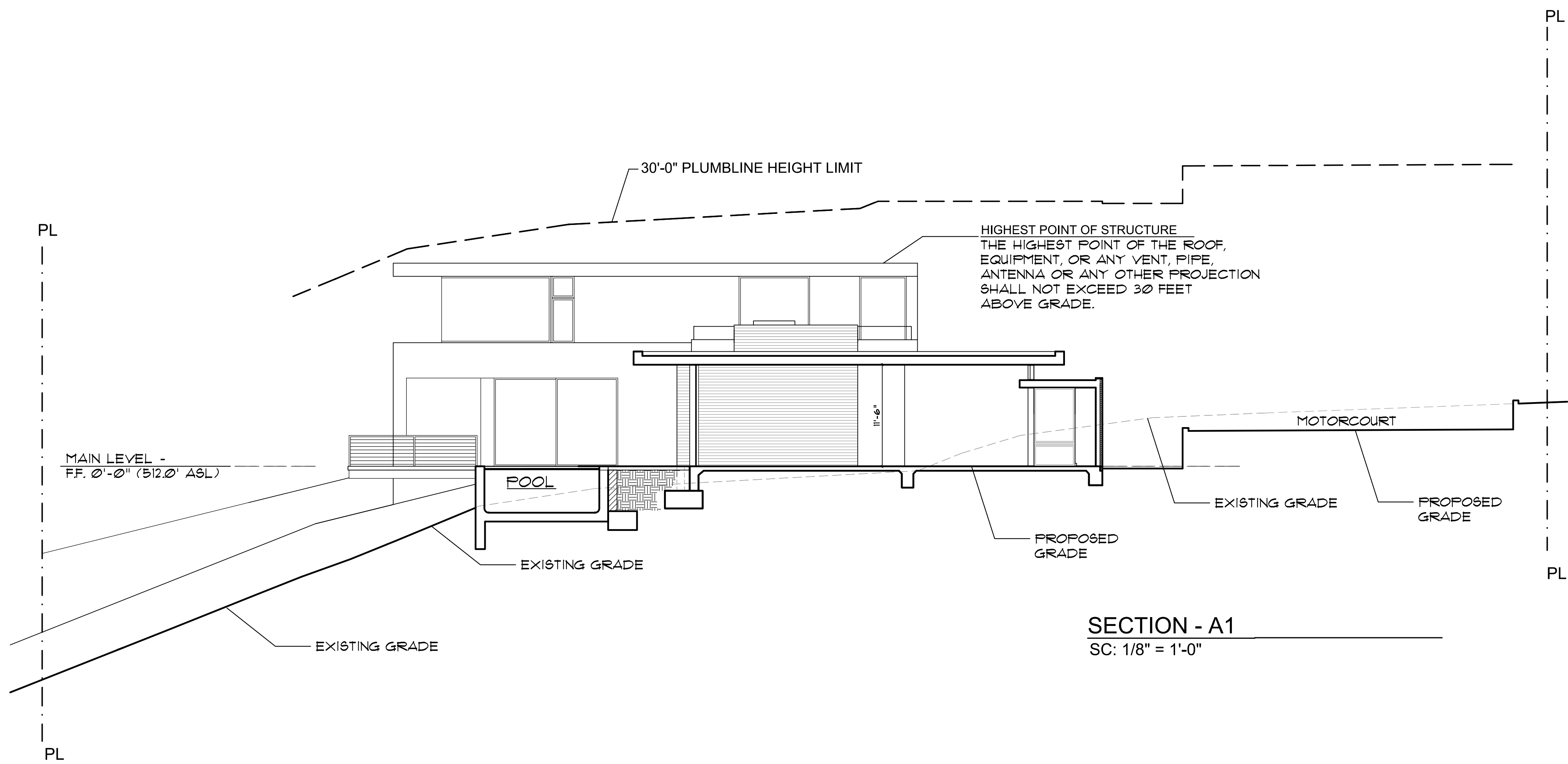
ROOF
PLAN

SHEET TITLE: ROOF PLAN
ORIGINAL DATE: 9 - 01 - 2015
REVISION DATE:
REVISION 1: 3 - 30 - 2017
REVISION 2: 6 - 15 - 2017
REVISION 3: 02 - 01 - 2018
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REVISION 7:

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SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH



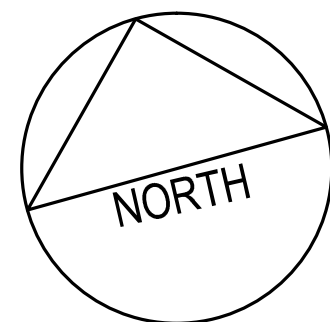
NO.	REMARKS	DATE
		2-12-18

PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

SITE
SECTIONS

SHEET TITLE: SITE SECTIONS	SHT. 16 OF 20
ORIGINAL DATE: 9 - 01 - 2015	
REVISION DATE:	
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REVISION 3: 02 - 01 - 2018	
REVISION 4: 05 - 15 - 2018	
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REVISION 7:	

JOSHUA WOOD CA - C33433
DATE: 09-01-15
PROJECT #: 15-05



LANDSCAPE STANDARDS-BRUSH MANAGEMENT

LANDSCAPE STANDARDS - BRUSH MANAGEMENT (SECTION III)

3-1 BRUSH MANAGEMENT - DESCRIPTION

FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3-2 BRUSH MANAGEMENT - REQUIREMENTS

32-1 BASIC REQUIREMENTS - ALL ZONES

- 32-1-01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES. TREES AND LARGE TREE FORM SHRUBS (E.G. OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.
- 32-1-04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCOLENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1).
- 32-1-05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E. PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

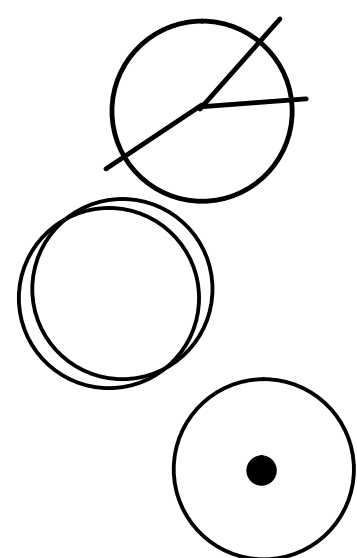
32-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

- 32-2-01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").
- 32-2-02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 32-2-03 MAINTAIN ALL PLANTINGS IN A SUCULENT CONDITION.
- 32-2-04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

32-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES

- 32-3-01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

PLANT LEGEND



QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
24	36" BOX	QUERCUS DUMOSA	COASTAL LIVE OAK
4	24" BOX	CUPANOPSIS ANACARDIOIDES	CARROTWOOD
2	24" BOX	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE

SHRUBS

QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
30	5 GALL	ANIGONANTHOS FLAVIDUS	KANGAROO PAW
40	5 GAL	CHONDROPETALUM TECTORUM	CAPE RUSH
40	5 GAL	FLAX	NEW ZEALAND FLAX
100	1 GAL		BLUE GRASS

TABLE 142-04H
BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	ZONE WIDTH	AMENDMENT
ZONE ONE WIDTH	35 FT.	45 FT (+10 FT)
ZONE TWO WIDTH	65 FT.	50 FT (-15 FT)

PUBLIC UTILITIES NOTE

NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

BRUSH MANAGEMENT NOTES -
ZONE 1 AND 2 REQUIREMENTS

ZONE ONE AND ZONE TWO REQUIREMENT NOTES

ZONE ONE REQUIREMENTS (35'-0" FROM STRUCTURE)

- ZONE ONE SHALL CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING.
- ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDE A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES AND NON-HABITABLE GAZEBOS LOCATED IN ZONE ONE, SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.
- PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW FUEL AND FIRE RESISTIVE.
- TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A
- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

ZONE 2 REQUIREMENTS:

- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- NO STRUCTURES SHALL BE LOCATED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT, SHALL BE CUT DOWN TO A HEIGHT OF 6 INCHES.
- WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF A DEVELOPMENT PROJECT AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHFA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
 - ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.041(a), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
 - ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS. EXCEPT AS PROVIDED IN SECTION 142.042(f), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PRESENTS WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

MINIMUM TREE SEPARATION DISTANCE
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAYS (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

BRUSH MANAGEMENT - GENERAL NOTES

- GENERAL MAINTENANCE: REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE.
- BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCOLENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
- BRUSH MANAGEMENT ZONE 1: THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUEL, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
- BRUSH MANAGEMENT ZONE 2: SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GRASSCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.
- LONG-TERM MAINTENANCE RESPONSIBILITY - ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN BRUSH MANAGEMENT ZONES AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF OWNERS. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

LANDSCAPE NOTES - GENERAL

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC SEC. 142.0403(c) FOR PROPER IRRIGATION DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION TO BE A MIXTURE OF OVERHEAD SPRAY AND DRIP IRRIGATION.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. 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.
- A MINIMUM ROOT ZONE OF 408" IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC SEC. 142.0403(b)(15).
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE SEC. 142.0403(b)(10).
- PHOTOVOLTAIC PANELS - ANY FUTURE, GROUND-MOUNTED PHOTOVOLTAIC PANELS SHALL NOT BE PLACED IN BRUSH MANAGEMENT ZONE 2 AND SHALL STAY WITHIN THE DEVELOPMENT AREA OF ZONE 1.

PROPOSED LANDSCAPE PLAN

SC: 1/16" = 1'-0"

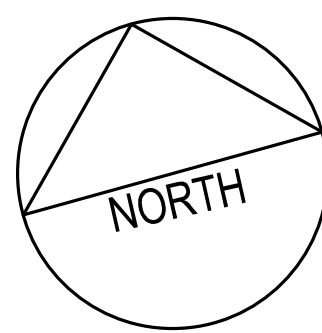
SHEET TITLE: CONCEPT LANDSCAPE PLAN	SHT. 17 OF 20
ORIGINAL DATE: 9-01-2015	
REVISION DATE:	
REVISION 1: 03-30-2017	
REVISION 2: 06-15-2017	
REVISION 3: 02-01-2018	
REVISION 4: 05-15-2018	
REVISION 5:	
REVISION 6:	
REVISION 7:	

NO.	REMARKS	DATE
		2-12-18

PROJECT:
6083 LA JOLLA SCENIC
LA JOLLA, CA 92037

LANDSCAPE
PLAN

JOSHUA WOOD CA - C33433
DATE: 09-01-15
PROJECT #: 15-05



SCENIC RESIDENCE
6083 LA JOLLA SCENIC DRIVE SOUTH

SLOPE ANALYSIS NOTES

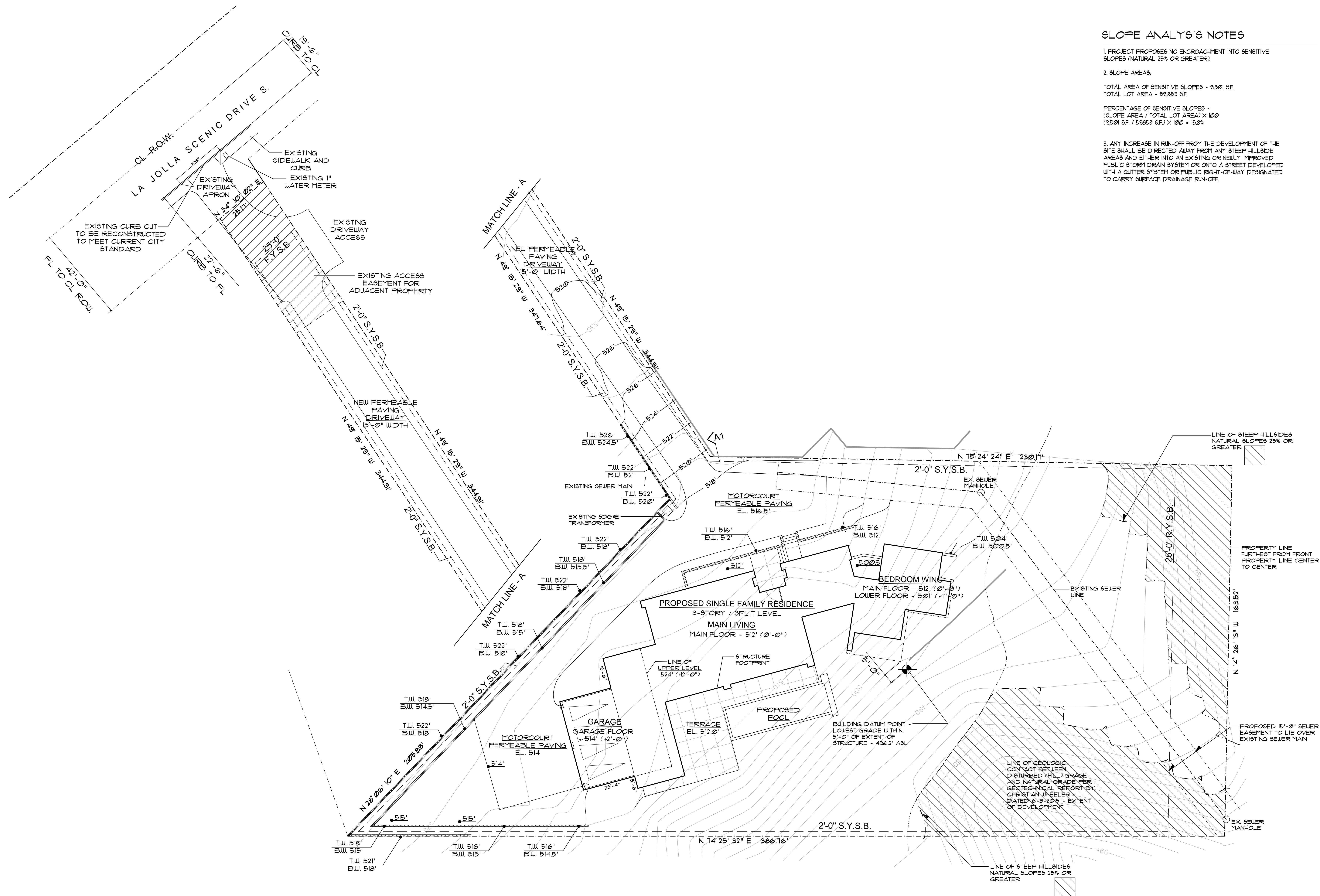
1. PROJECT PROPOSES NO ENCROACHMENT INTO SENSITIVE SLOPES (NATURAL 25% OR GREATER).

2. SLOPE AREAS:

TOTAL AREA OF SENSITIVE SLOPES - 9,501 SF.
TOTAL LOT AREA - 59,853 SF.

PERCENTAGE OF SENSITIVE SLOPES -
(SLOPE AREA / TOTAL LOT AREA) X 100
(9,501 SF. / 59,853 SF.) X 100 = 15.8%

3. ANY INCREASE IN RUN-OFF FROM THE DEVELOPMENT OF THE SITE SHALL BE DIRECTED AWAY FROM ANY STEEP HILLSIDE AREAS AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE DRAINAGE RUN-OFF.



SLOPE ANALYSIS PLAN

SC: 1/16" = 1'-0"

SHEET TITLE: SLOPE ANALYSIS PLAN		SHT. <u>18</u> OF <u>20</u>	
ORIGINAL DATE: <u>9 - 01 - 2015</u>		JOSHUA WOOD CA - C33433	
REVISION DATE:		DATE: <u>09-01-15</u>	
REVISION 1: <u>03 - 30 - 2017</u>		PROJECT #: <u>15-05</u>	
REVISION 2: <u>06 - 15 - 2017</u>			
REVISION 3: <u>02 - 01 - 2018</u>			
REVISION 4: <u>05 - 15 - 2018</u>			
REVISION 5: _____			
REVISION 6: _____			
REVISION 7: _____			

PRELIMINARY GRADING PLAN FOR SCENIC RESIDENCE
NOT FOR CONSTRUCTION

OWNER

PELICAN DEVELOPMENT
MATT SUMEK
2223 AVENIDA DEL LA PLAYA, SUITE 101
LA JOLLA, CA 92037

ASSESSOR'S PARCEL NOS.

358-071-07

EARTHWORK DATA

CUT = 2,104 C.Y. FILL = 288 C.Y.
NET = 1,816 C.Y. REMEDIAL = 990 C.Y.
TOTAL LOT AREA = 59,853 S.F.
TOTAL DISTURBED AREA = 30,932 S.F.

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

TOPOGRAPHY

TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY AND REPRESENTS THE TOPOGRAPHIC FEATURE OF THIS SITE. CONTRACTOR TO VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
BENCHMARK: CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG, IN TOP OF CURB, LOCATED AT THE NORTHWEST CORNER OF LA JOLLA SCENIC DRIVE SOUTH AND LA JOLLA RANCHO ROAD ELEVATION = 546.278' (NGVD '29)

ENGINEER

DAVID V. CARON

CIVIL LANDWORKS CORP.
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
760-908-8745



CONSTRUCTION NOTES:

1. CONSTRUCT PERVIOUS PAVERS. SEE DETAIL
2. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT
3. ROOF DRAIN OUTLET
4. CONSTRUCT DRIVEWAY PER CITY OF SAN DIEGO STD DWG SDG-159
5. CONSTRUCT CONCRETE
6. CONSTRUCT 10" HDPE STORM DRAIN
7. CONSTRUCT 6" PERFORATED PIPE
8. CONSTRUCT PVT STORM BOX
9. PUMP/LIFT STATION. SEE DETAIL
10. 2" PVC FORCED MAIN
11. CONSTRUCT CURB OUTLET PER SDORS D-25
12. VISIBILITY TRIANGLES
13. EX. MAIL BOX TO BE RELOCATED

EASEMENT NOTES:

- A. 15' SEWER EASEMENT PER MAP #7589
- B. DRIVEWAY EASEMENT PER EXHIBIT C2

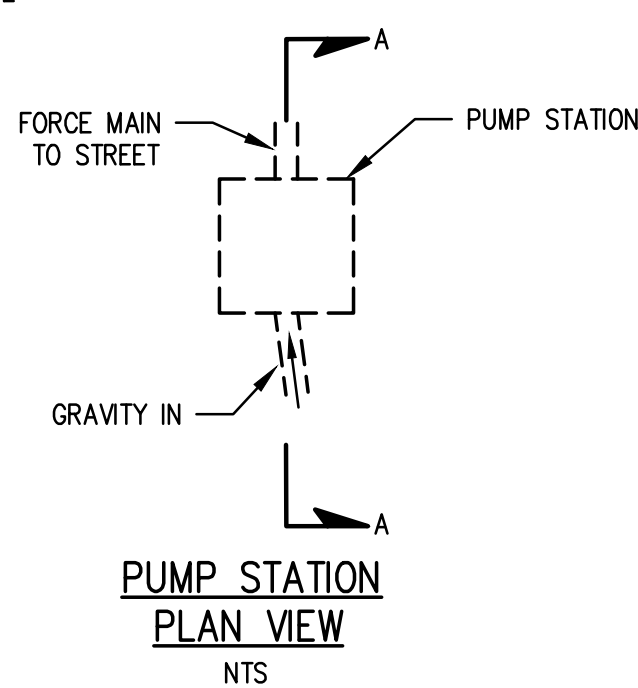
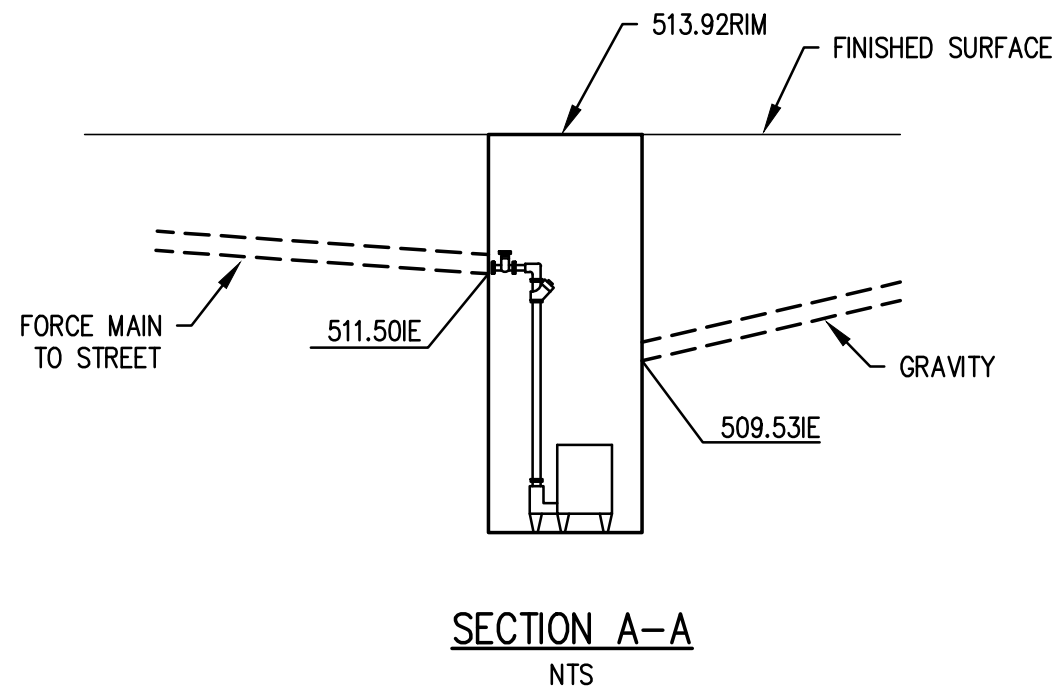
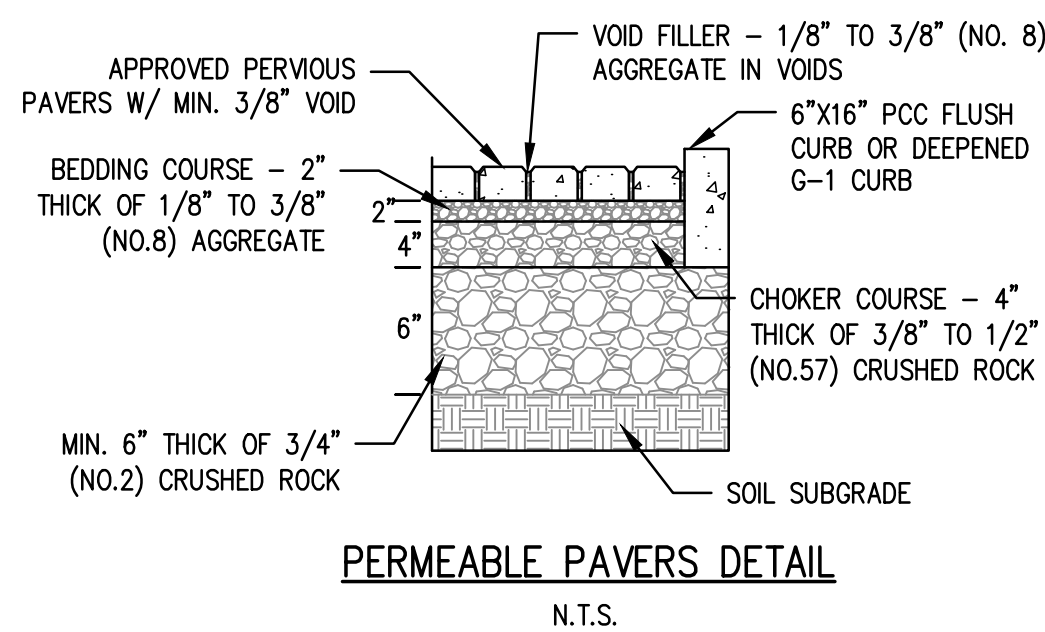
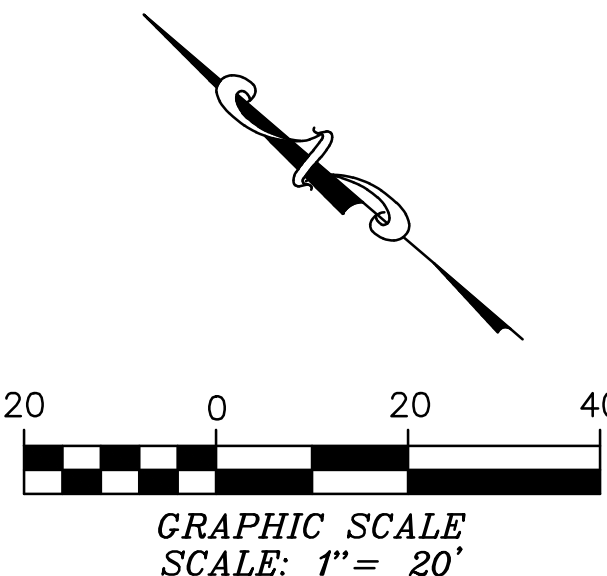
UTILITY NOTES:

21. CONSTRUCT 1" WATER SERVICE PER SDW-150
22. CONSTRUCT PRIVATE 4" SEWER LATERAL PER SDS-105

AREA TABULATIONS

EXISTING	PROPOSED
DRIVEWAY IMPERVIOUS= 4,435 SF	DRIVEWAY IMPERVIOUS= 737 SF
PERVIOUS= 55,418 SF	DRIVEWAY PERVIOUS PAVERS= 3,230 SF
TOTAL= 59,853 SF	PARKING PERVIOUS PAVERS= 5,171 SF
	BUILDING= 9,214 SF
	LANDSCAPE= 12,580 SF

TOTAL= 30,932 SF
PERVIOUS NOT DISTURBED= 32,741 SF
PERVIOUS DISTURBED= 22,677 SF
TOTAL PROPOSED IMPERVIOUS AREA = 9,951 SF
TOTAL PROPOSED PERVIOUS AREA = 20,981 SF



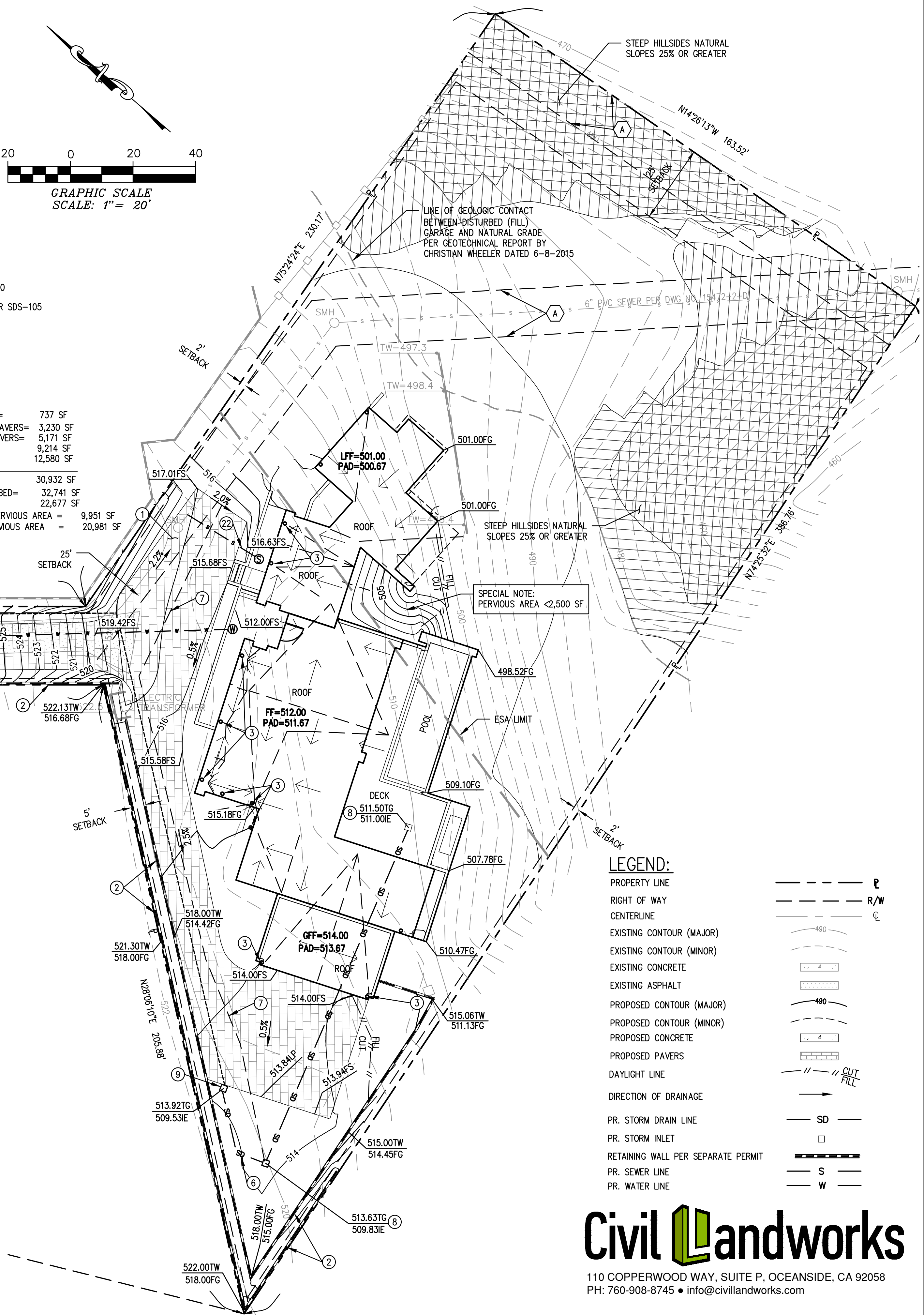
NOTES

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS

AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATERS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY TRIANGLE AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB



LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONCRETE
- PROPOSED PAVERS
- DAYLIGHT LINE
- DIRECTION OF DRAINAGE
- PR. STORM DRAIN LINE
- PR. STORM INLET
- RETAINING WALL PER SEPARATE PERMIT
- PR. SEWER LINE
- PR. WATER LINE

Civil Landworks
110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com