



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 8, 2021 REPORT NO. HO-21-040

HEARING DATE: September 15, 2021

SUBJECT: 7248 Encelia/7231 Romero CDP/SDP, Process Three Decision

PROJECT NUMBER: [624464](#)

OWNER/APPLICANT: Jamz Treehouse LLC, Owner / Education Lab Architects, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve demolishing an existing single family residence and constructing a new three-story, single-family residence with associated site improvements at 7248 Encelia Drive, and constructing a three-story, single-family residence with associated site improvements on the adjacent vacant lot located at 7231 Romero within the La Jolla Community Plan area?

### Staff Recommendation:

1. Adopt Mitigated Negative Declaration No. 624464 with the Mitigation, Monitoring, and Reporting Program; and
2. Approve Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403.

Community Planning Group Recommendation: On April 4, 2019, the La Jolla Community Planning Association recommended 14-1-1 to deny the project (Attachment 7).

Environmental Review: A Mitigated Negative Declaration has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines that addresses potential impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented that will reduce potential impacts to below a level of significance.

## BACKGROUND

The 0.67-acre site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla community. The Encelia property (0.38-acres) has an existing two-story, 5,022 square-foot single family residence and the adjacent Romero property (0.29-acres) is vacant and previously graded. The site is in the RS-1-4 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limitation Overlay Zone, Fire Brush Zone 300-foot Buffer Area, Fire Hazard Severity Zone, Parking Impact Area, and contains Environmentally Sensitive Lands (Steep Hillside) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas (Attachments 1-3).

In March 2006, Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403 were approved for the Romero property that authorized construction of a three-story, single family residence. In 2009, grading commenced for the project that resulted in a landslide, which adversely impacted the adjacent Encelia property. The cause of the landslide was not implementing the recommendations for shear pins and slope reinforcement on the project site (Geotechnical Report for 7248 Encelia Drive and 7231 Romero Drive by SCST, LLC in June 21, 2019). In 2012, Geokinetics was retained by the owner of the Encelia property to prepare plans to repair the slope caused by the grading on the Romero property. In 2013, Emergency Coastal Development Permit No. 308849 and Grading Permit No. 313792 were issued for emergency slope stabilization on the Romero property. In 2014, reinforced concrete shear pins and tie-back anchors were installed to stabilize the Encelia property, and grading and fill placement took place on the Romero property to provide additional stabilization.

The existing structures on the Encelia property are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the existing structures do not meet the local designation criteria as individually significant resources under any adopted Historical Resources Board Criteria.

Pursuant to San Diego Municipal Code (SDMC) Section [126.0702](#), a Coastal Development Permit is required for all coastal development of a premises within the Coastal Overlay Zone. Pursuant to SDMC Section [143.0110](#), a project that contains Environmentally Sensitive Lands within the Coastal Overlay Zone requires a Process Three, Site Development Permit. The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

## DISCUSSION

The project includes demolishing the existing two-story, 5,022 square-foot single family residence on the Encelia property that was damaged due to the landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641 square-foot single family residence with open carport and site improvements, and the Romero property proposes a three-story, 4,945 square-foot single family residence with 3,267 square-foot basement/garage and site improvements. A lot line adjustment will be implemented to



create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residence on each property.

The project was designed to comply with all of the development standards required by the underlying RS-1-4 Zone, including height (29 feet 6 inches for both residences) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (proposed .45 for Encelia property and .48 for Romero property). No deviations or variances are required.

The project site is designated as Low to Medium Density Single Family Residential (9 to 15 dwelling units per acre), and the project conforms with the prescribed density. The project is compatible with the surrounding residential land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas and maintaining the existing 30-foot height limit of single dwelling unit zones. The project also steps back additional floors to maintain the integrity of the streetscape and provides adequate amounts of light and air. The project site, which is located approximately 1.4 miles east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. In addition, the project would not result in the physical loss, isolation or degradation of a community identification symbol or landmark.

Staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The project site does not contain native or sensitive plant species, wildlife species, or wetlands. The project is in a high fire severity zone, however the site is surrounded by residential development with no wildlands near the site. An archaeological resources survey was performed for the site and found no cultural resources, but recommended monitoring due to the limited visibility of the survey. A Mitigation Monitoring and Reporting Program will be implemented for archaeological resources that will reduce any potential impacts to less than significant.

The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include obtaining an Encroachment Maintenance Removal Agreement for private improvements in the public right-of-way; maintenance of all landscape improvements; preserving visibility triangle areas on both sides of the driveway; assure by permit and bond the construction of a City standard driveway, curb and gutter along the project frontage; assure by permit and bond the widening and improvement of Encelia Drive by an additional three feet to provide 28 feet along the project's frontage; design and construct new water and sewer services outside of any driveway or drive aisle, including the abandonment of any existing unused water and sewer services; installing appropriate private back flow prevention devices on each water service; implement storm water construction best management practices; and requiring a geotechnical report to address the construction plans.

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

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 624464 with the Mitigation, Monitoring, and Reporting Program, and approve Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403, with modifications.
2. Deny Mitigated Negative Declaration No. 624464 with the Mitigation, Monitoring, and Reporting Program, and deny Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403, if the findings required to approve the project cannot be affirmed.

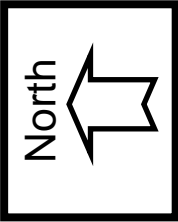
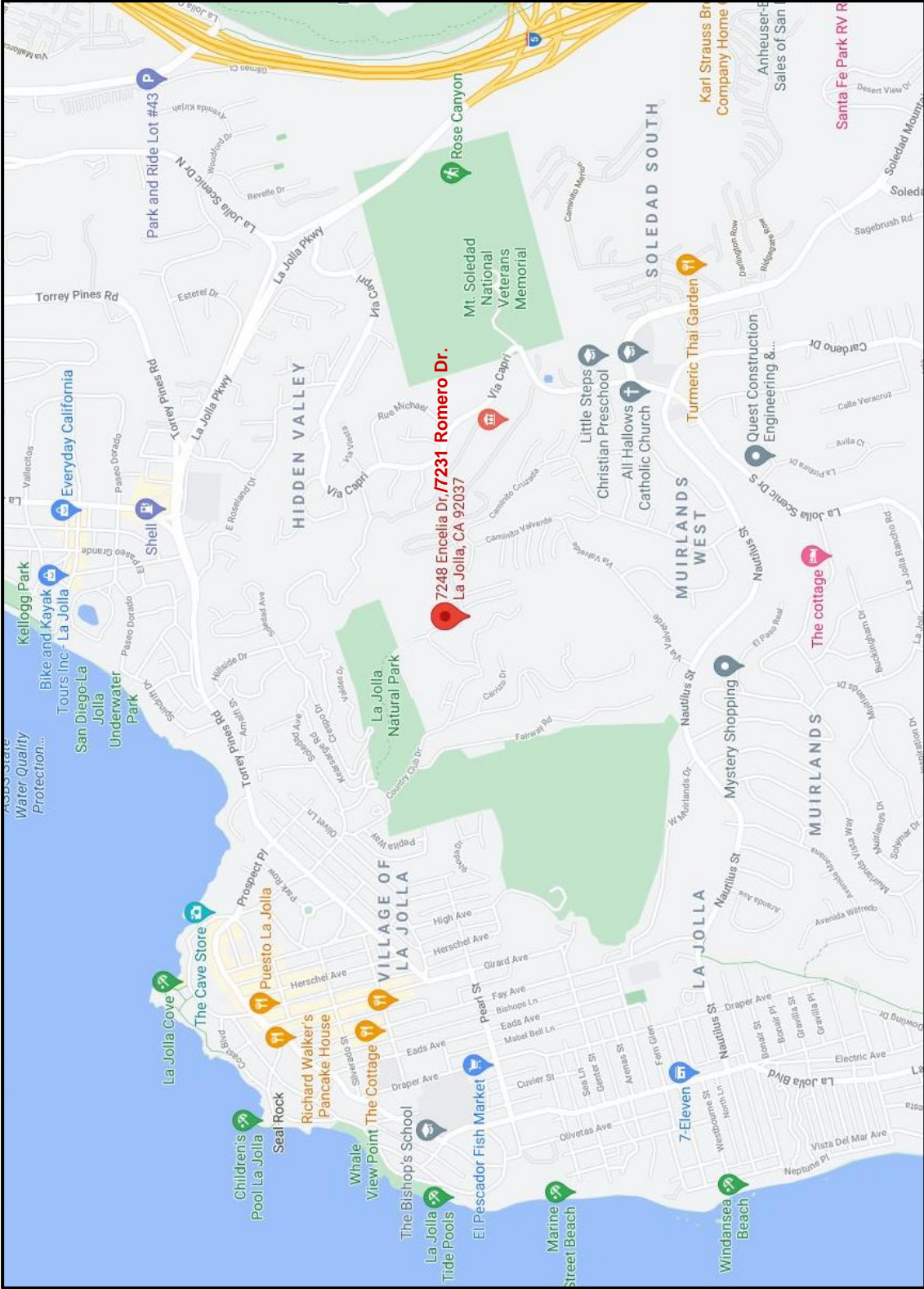
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Xavier Del Valle".

Xavier Del Valle, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Association Recommendation
8. Ownership Disclosure Statement
9. Project Plans

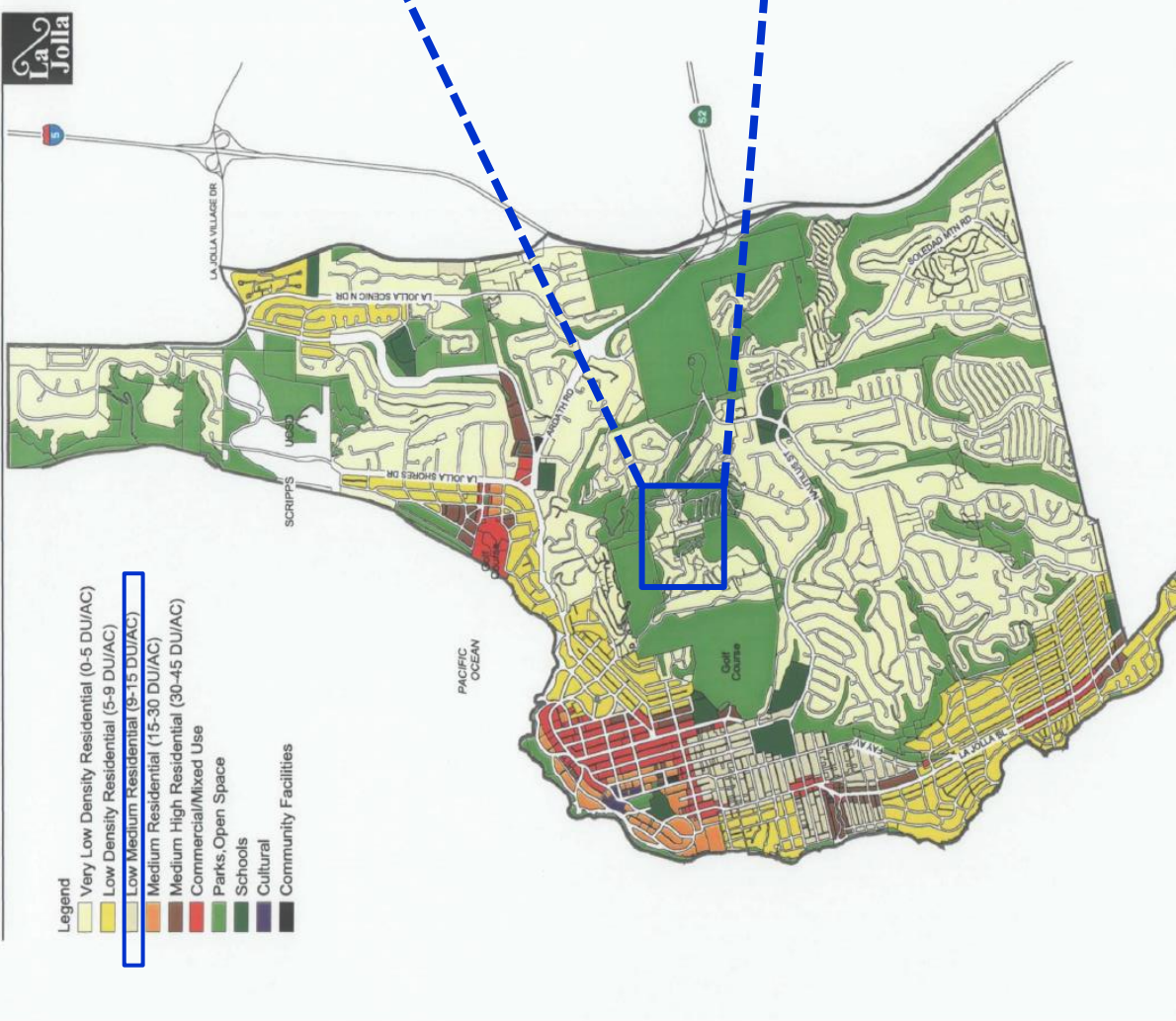
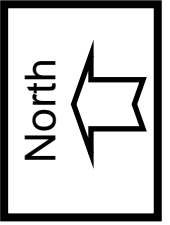


# Project Location Map

7248 Encelia/7231 Romero CDP/SDP  
Project No. 624464 - 7248 Encelia Drive and 7231 Romero Drive



**Project Site**



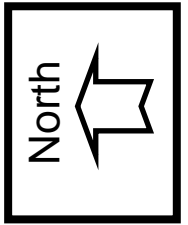
# Land Use Map

7248 Encelia/7231 Romero CDP/SDP

Project No. 624464 - 7248 Encelia Drive and 7231 Romero Drive







# Aerial Photograph

7248 Encelia/7231 Romero CDP/SDP  
Project No. 624464 - 7248 Encelia Drive and 7231 Romero Drive



RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on January 18, 2019, Jamz Treehouse LLC submitted an application to the Development Services Department for Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403 for the 7248 Encelia/7231 Romero CDP/SDP (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on September 15, 2021; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 624464 (Declaration) prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that Project revisions now mitigate potentially significant effects on the environment previously

identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

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

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

By: \_\_\_\_\_  
Xavier Del Valle  
Development Project Manager

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



**EXHIBIT A**

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2236549

SITE DEVELOPMENT PERMIT NO. 2236548

AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 11042 AND

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 11403

PROJECT NO. 624464

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 624464 shall be made conditions of Site Development Permit, Coastal Development Permit, Neighborhood Development Permit as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term

performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS - PART II**

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

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

***Qualified Archaeologist, Native American Monitor***

**Note:**

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

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division - 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #624464 and /or Environmental Document #624464, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note:**

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

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

***None Required***

**4. MONITORING EXHIBITS**

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

**NOTE:**

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Tribal Cultural and Archaeological Resources	Monitoring Report(s)	Monitoring Report Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**TRIBAL CULTURAL RESOURCES AND CULTURAL RESOURCES (ARCHAEOLOGY) MITIGATION**

**I. Prior to Permit Issuance**

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

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

**II. Prior to Start of Construction**

A. Verification of Records Search

- 1.The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
- 2.The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- 3.The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B.PI Shall Attend Precon Meetings

- 1.Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

#### A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present fulltime during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

#### C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### IV. Discovery of Human Remains

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

##### A. Notification

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

##### B. Isolate discovery site

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

##### C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
  5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
    - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
    - c. In order to protect these sites, the Landowner shall do one or more of the following:
      - (1) Record the site with the NAHC;
      - (2) Record an open space or conservation easement on the site;
      - (3) Record a document with the County.
    - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

**V. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human



Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1.The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2.The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

**VI. Post Construction**

A. Preparation and Submittal of Draft Monitoring Report

1.The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2.MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3.The PI shall submit revised Draft Monitoring Report to MMC for approval.

4.MMC shall provide written verification to the PI of the approved report.

5.MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1.The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

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

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

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2236549  
SITE DEVELOPMENT PERMIT NO. 2236548  
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 11042 AND  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 11403  
**7248 ENCELIA / 7231 ROMERO CDP/SDP - PROJECT NO. 624464**

WHEREAS, JAMZ TREEHOUSE LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new three-story, single family residence with site improvements on two separate parcels (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403), on portions of a 0.67-acre site;

WHEREAS, the project site is located at 7248 Encelia Drive (Parcel A) and 7231 Romero Drive (Parcel B) and is in the RS-1-4 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limitation Overlay Zone, Fire Brush Zone 300-foot Buffer Area, Fire Hazard Severity Zone, Parking Impact Area, and contains Environmentally Sensitive Lands (Steep Hillsides) within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Parcel A, Map No. 13064, in the City of San Diego, County of San Diego, State of California, according to map filed in the office of the County Recorder of San Diego County, December 23, 1983 as File No. 83-469721; Parcel B, Lot 11 of Block E of La Jolla Country Club Heights in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1975, filed in the office of the County Recorder of San Diego County December 21, 1926;

WHEREAS, on September 15, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an

amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403 pursuant to the San Diego Municipal Code and Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]**

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

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

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project site, which is located approximately 1.4 miles east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project does not adversely affect Environmentally Sensitive Lands. The Encelia property is developed and the adjacent vacant Romero property was previously graded. The site is in a high fire severity zone, however the site is surrounded by residential development and does not contain native or sensitive plant species, wildlife species, or wetlands. An archaeological resources survey was performed for the site and found no cultural resources, but recommended monitoring due to limited visibility of the survey. A Mitigation Monitoring and Reporting Program will be implemented for archaeological resources that will reduce any potential impacts to less than significant. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The existing structures on the Encelia property are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be

implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project was designed to comply with all of the development standards required by the underlying RS-1-4 Zone, including height (29 feet 6 inches for both residences) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (proposed .45 for Encelia property and .48 for Romero). No deviations or variances are required.

The project site is designated as Low to Medium Density Single Family Residential (9 to 15 dwelling units per acre), and the project conforms with the prescribed density. The project is compatible with the surrounding residential land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas and maintaining the existing 30-foot height limit of single dwelling unit zones. The project also steps back additional floors to maintain the integrity of the streetscape and provides adequate amounts of light and air.

The project site, which is located approximately 1.4 miles east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. In addition, the project would not result in the physical loss, isolation or degradation of a community identification symbol or landmark. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project site, which is located approximately 1.4 miles east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access

from the project site, as identified in the Community Plan. The project site not located within a coastal bluff or shoreline and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

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

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

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The existing structures on the Encelia property are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project site is designated as Low to Medium Density Single Family Residential (9 to 15 dwelling units per acre), and the project conforms with the prescribed density. The project is compatible with the surrounding residential land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas and maintaining the existing 30-foot height limit of single dwelling unit zones. The project also steps back additional floors to maintain the integrity of the streetscape and provides adequate amounts of light and air.

The project site, which is located approximately 1.4 miles east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. In addition, the project would not result in the physical loss, isolation or degradation of a community identification symbol or landmark. Therefore, the proposed development will not adversely affect the applicable land use plan.



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

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project will not be detrimental to the public health, safety, and welfare. In 2013, Emergency Coastal Development Permit No. 308849 and Grading Permit No. 313792 were issued for emergency slope stabilization on the Romero property. In 2014, reinforced concrete shear pins and tie-back anchors were installed to stabilize the Encelia property, and grading and fill placement took place on the Romero property to provide additional stabilization. Staff has also reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The project is in a high fire severity zone, however the site is surrounded by residential development with no wildlands near the site. In addition, the project site is not located within a 100-year flood hazard area, as mapped on the federal Flood Hazard Boundary Map.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements includes obtaining an Encroachment Maintenance Removal Agreement for private improvements in the public right-of-way; maintenance of all landscape improvements; preserving visibility triangle areas on both sides of the driveway; assure by permit and bond the construction of a City standard driveway, curb and gutter along the project frontage; assure by permit and bond the widening and improvement of Encelia Drive by an additional three feet to provide 28 feet along the project's frontage; design and construct new water and sewer services outside of any driveway or drive aisle, including the abandonment of any existing unused water and sewer services; installing appropriate private back flow prevention devices on each water service; implement storm water construction best management practices; and requiring a geotechnical report to address the construction plans. Therefore, the project 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 site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project was designed to comply with all of the development standards required by the underlying RS-1-4 Zone, including height (29 feet 6 inches for both residences) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (proposed .45 for Encelia property and .48 for Romero property). No deviations or variances are required. Therefore, the project will comply with the regulations of the Land Development Code.

**2. Supplemental Findings – Environmentally Sensitive Lands Findings:**

**a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project does not adversely affect Environmentally Sensitive Lands. The Encelia property is developed and the adjacent vacant Romero property was previously graded. The site is in a high fire severity zone, however the site is surrounded by residential development and does not contain native or sensitive plant species,

wildlife species, or wetlands. An archaeological resources survey was performed for the site and found no cultural resources, but recommended monitoring due to the limited visibility of the survey. A Mitigation Monitoring and Reporting Program will be implemented for archaeological resources that will reduce any potential impacts to less than significant.

The project was designed to comply with all of the development standards required by the underlying RS-1-4 Zone, including height (29 feet 6 inches for both residences) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (proposed .45 for Encelia property and .48 for Romero property). No deviations or variances are required. Staff has also reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic, and drainage for the project complies with the City's drainage regulations and standards. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**b. The proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. In 2013, Emergency Coastal Development Permit No. 308849 and Grading Permit No. 313792 were issued for emergency slope stabilization on the Romero property. In 2014, reinforced concrete shear pins and tie-back anchors were installed to stabilize the Encelia property, and grading and fill placement took place on the Romero property to provide additional stabilization. Staff has also reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project does not adversely affect Environmentally Sensitive Lands. The Encelia property is developed and the adjacent vacant Romero property was previously

graded. The site is in a high fire severity zone, however the site is surrounded by residential development and does not contain native or sensitive plant species, wildlife species, or wetlands and is not within a 100-year flood hazard area. Therefore, the proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.**

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project does not adversely affect Environmentally Sensitive Lands. The Encelia property is developed and the adjacent vacant Romero property was previously graded. The site is in a high fire severity zone, however the site is surrounded by residential development and does not contain native or sensitive plant species, wildlife species, or wetlands. An archaeological resources survey was also performed for the site and found no cultural resources, but recommended monitoring due to the limited visibility of the survey. A Mitigation Monitoring and Reporting Program will be implemented for archaeological resources that will reduce any potential impacts to less than significant.

The project was designed to comply with all of the development standards required by the underlying RS-1-4 Zone, including height (29 feet 6 inches for both residences) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (proposed .45 for Encelia property and .48 for Romero property). No deviations or variances are required. Staff has also reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. Therefore, the proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project site was previously developed and does not contain native or sensitive plant species, wildlife species, or wetlands. The project is not within the Multiple Habitat Planning Area and is not subject to the Vernal Pool Habitat Conservation Plan, and no vernal pools are located on or adjacent to the project site. Therefore, the proposed development will be consistent with the City's Multiple Species Conservation Program Subarea Plan and Vernal Pool Habitat Conservation Plan.

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

The project site, which is located approximately 1.4 miles east of the Pacific Ocean and is not located adjacent to a beach or shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**f. The nature and extent of mitigation required as a condition of the permit is reasonable related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project site is located at 7248 Encelia Drive (Encelia property) and 7231 Romero Drive (Romero property) within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing an existing two-story, 5,022-square-foot single family residence on the Encelia property that was damaged due to a landslide that took place on the Romero property and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641-square-foot single family residence with open carport and site improvements, and the Romero property a three-story, 4,945-square-foot single family residence with 3,267-square-foot basement/garage and site improvements. A lot line adjustment will be implemented to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct the residences.

An archaeological resources survey was performed for the site that found no cultural resources, but recommended monitoring due to the limited visibility of the survey. A Mitigation Monitoring and Reporting Program will be implemented for archaeological resources that will reduce any potential impacts to less than significant. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonable related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings herein before adopted by the Hearing Officer, Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on September 15, 2021

IO#: 24008125



**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: 24008125

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2236549  
SITE DEVELOPMENT PERMIT NO. 2236548  
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 11042 AND  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 11403  
**7248 ENCELIA / 7231 ROMERO CDP/SDP - PROJECT NO. 624464**  
HEARING OFFICER

This Coastal Development Permit No. 2236549 and Site Development Permit No. 2236548, an amendment to Coastal Development Permit No. 11042 and Neighborhood Development Permit No. 11403, is granted by the Hearing Officer of the City of San Diego to JAMZ TREEHOUSE LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0505. The 0.67-acre site is located at 7248 Encelia Drive (Parcel A) and 7231 Romero Drive (Parcel B) and is in the RS-1-4 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limitation, Fire Brush Zone 300-foot Buffer Area, Fire Hazard Severity Zone, Parking Impact Area, and contains Environmentally Sensitive Lands (Steep Hillsides) within the La Jolla Community Plan Area. The project site is legally described as: Parcel A, Map No. 13064, in the City of San Diego, County of San Diego, State of California, according to map filed in the office of the County Recorder of San Diego County, December 23, 1983 as File No. 83-469721; Parcel B, Lot 11 of Block E of La Jolla Country Club Heights in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1975, filed in the office of the County Recorder of San Diego County December 21, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new three-story, single family residence with site improvements on two separate parcels described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 15, 2021, on file in the Development Services Department.

The project shall include:

- a. 7248 Encelia Drive: Demolish an existing two-story, 5,022 square-foot single family residence and constructing new three-story, 8,641 square-foot single family residence with open carport and site improvements;

- b. 7231 Romero Drive: Constructing a new three-story, 4,945 square-foot single family residence with 3,267 square-foot basement/garage and site improvements; and
- c. 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 September 29, 2024.
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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and 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.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

12. The mitigation measures specified in the MMRP and outlined in **MITIGATED NEGATIVE DECLARATION NO. 624464**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in **MITIGATED NEGATIVE DECLARATION NO. 624464** to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Cultural Resources (Archaeology) and Tribal Cultural Resources.

**CLIMATE ACTION PLAN REQUIREMENTS:**

14. 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:**

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the street trees, pavers, sidewalk underdrains/curb outlets, non-standard driveways, retaining walls, landscape and irrigation located in the City's right-of-way, satisfactory to the City Engineer.

16. The proposed drainage system as shown on the site plan, is subject to approval by the City Engineer.

17. Prior to the issuance of any construction permits, the applicant shall obtain a bonded grading permit for the proposed grading. All grading shall conform to the requirements of the City of San Diego Municipal Code, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC.

**LANDSCAPE REQUIREMENTS:**

20. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Development Services Department.

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

22. Prior to issuance of any construction permit, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape and irrigation construction documents, which are consistent with the Landscape Standards. 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 Section 142.0403(b)6.

23. 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 another entity approved by the Development Services Department. 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.

24. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and in an 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:**

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

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

**GEOLOGY REQUIREMENTS:**

27. Prior to the issuance of any construction permits, the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" 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.

28. 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.

**TRANSPORTATION REQUIREMENTS**

29. A minimum of four automobile spaces are required by the Land Development Code as shown on the project Exhibit "A". 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 by the appropriate City decision maker in accordance with the SDMC.

30. The owner/permittee shall provide and maintain a 10-foot x 10-foot visibility triangle area on both sides of the driveway measured along the property line on Encelia Drive. No obstacles higher than 36 inches shall be located within this visibility area (e.g. shrubs, landscape, walls, columns, signs etc.).

31. The owner/permittee shall provide and maintain a 10-foot x 10-foot visibility triangle area on both sides of the driveway measured along the property line on Romero Drive. No obstacles higher than 36 inches shall be located within this visibility area (e.g. shrubs, landscape, walls, columns, signs etc.)

32. Prior to the issuance of any construction permits, Owner/Permittee shall assure by permit and bond the construction of a 25-foot wide City standard driveway on Encelia Drive, satisfactory to the City Engineer.

33. Prior to the issuance of any building permits, Owner/Permittee shall assure by permit and bond the construction of a 25-foot wide City standard driveway on Romero Drive, satisfactory to the City Engineer.

34. Prior to the issuance of any construction permits, Owner/Permittee shall assure by permit and bond the replacement of the existing cobblestone curb and gutter with a City standard curb and gutter along the project frontage on Encelia Drive, satisfactory to the City Engineer. All improvements shall be completed and operational prior to occupancy.

35. Prior to the issuance of any construction permit, Owner/Permittee shall assure by permit and bond the replacement of the existing cobblestone curb and gutter with a City standard curb and gutter, along the project frontage on Romero Dive, satisfactory to the City Engineer. All improvements shall be completed and operational prior to occupancy.

36. Prior to the issuance of any construction permits, Owner/Permittee shall assure by permit and bond the widening and improvement of Encelia Drive by an additional three feet to provide 28 feet along the project's frontage, satisfactory to the City Engineer. All improvements shall be completed and operational prior to occupancy.

**WATER AND SEWER DEVELOPMENT REQUIREMENTS:**

37. Prior to the issuance of any construction permits, Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer services outside of any driveway or drive aisle, and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, satisfactory to the Public Utilities Director and the City Engineer.
38. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs) on each water service (domestic, fire and irrigation), satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
40. All proposed private water and sewer facilities shall be designed to comply with the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

**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 September 15, 2021 and [Approved Resolution Number].

**ATTACHMENT 6**

Coastal Development Permit No. 2236549  
Site Development Permit No. 2236548  
Amendment to Coastal Development Permit No. 11042 and  
Neighborhood Development Permit No. 11403  
September 15, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
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.

**JAMZ TREEHOUSE LLC  
Owner/Permittee**

By \_\_\_\_\_  
Ihor Lys

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



# La Jolla Community Planning Association

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

**Contact Us:**

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

Email: [info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Tony Crisafi

Vice President: Matt Mangano

2<sup>nd</sup> Vice President: David Gordon

Secretary: Suzanne Weissman

Treasurer: Michael Costello

**FINAL MINUTES–**

**Regular Meeting | Thursday, 4 April, 2019**

**Trustees Present:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Trustees Absent:** Kane, Rasmussen, Courtney

**1.0 Welcome and Call to Order: Brian Will at 6.05 PM**

*Please turn off or silence mobile devices Meeting is being recorded*

**2.0 Adopt the Agenda:**

**Motion:** Adopt agenda (Gordon/Costello)

**In Favor:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Manno, Neil, Shannon, Weissman

**Opposed:** none

**Abstain:** Chair -Will

**Motion carries:** 13-0-1

Will noted no objections to elections so results are final. Welcome new trustees

**3.0 Meeting Minutes Review and Approval:** 7 March Regular and Annual meeting minutes

**Motion:** Approve March Annual and Regular meeting minutes (Gordon/Shannon)

**In Favor:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Manno, Neil, Shannon, Weissman

**Opposed:** none

**Abstain:** Will

**Motion Carries:** 13-0-1

**Motion:** Approve March 28, Special meeting minutes with correction to add election results (Gordon/Manno)

**In Favor:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

**Opposed:** none

**Abstain:** Chair -Will

**Motion Carries:** 14-0-1

**4.0 Officer Reports:**

**4.1 Treasurer- Beginning Balance as of 3/1/19** \$ 765.93

**Income**

- Collections \$ 189.00
- CD Sales \$ 0

**Total Income** \$ 189.00

**Expenses**

- Agenda printing—Special Meeting \$ 3.02
- Agenda printing \$ 65.60
- AT&T telephone \$ 86.35

**Total Expenses** \$ 154.97

**Net Income/(Loss)** \$ 34.03

**Ending Balance of 3/31/19** \$ 799.96

*If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.*

**4.2 Secretary- Will,** We are a membership committee; we depend on community activity. Sign in in back of room. To be a member you must fill out the membership form, even though you signed in as a guest, for it to count and be eligible to vote. This meeting will count towards the one meeting required to remain as a member for this year. Attendance at three meetings is required to run for trustee.

### 5.0 Elected Officials – Information Only

#### 5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov)

Council member Bry is here to swear in our newly elected trustees: Mike Costello, Tony Crisafi, Jim Fitzgerald, John Fremdling, David Ish, Greg Jackson, Nancy Manno, Kathleen Neil were sworn in. Bry commended them for their hard work as volunteers, the importance of their work and nice to see new faces.

She chairs Budget Committee, the fiscal year budget for year beginning 7/1 will be released next week. There will be review and analysis and hearings in May downtown, with 2 evening meetings and one within the district on May 4, 10:30 to noon at La Jolla Village Community Center. The public is encouraged to attend.

Of interest to La Jolla: Short term vacation rentals. The City Council passed a good ordinance that was rescinded because Air B & B collected signatures with deceptive tactics. If we wait a year from when it was rescinded, we can bring something very similar back to Council in mid-October. We are working with key stakeholders on what new legislation will look like. A group from Mission Beach will make a recommendation. I am committed to a solution that is primary residences only and does not allow investors to come in and buy properties to turn into mini hotels.

Also scooters: when they began appearing she asked Mayor to do something; he didn't. She pointed out that Mayors in San Francisco and Santa Monica imposed a temporary moratorium, the Mayors issued an RFP, decided which companies would be allowed to participate, what fees would be collected, require data sharing. We have no idea how many scooters there are, where they go or who uses them.

Legislation is wending its way through to full council next month. She prioritizes public safety, require helmets, to share data, charge fees that could be used for safety education and enforcement and to add necessary infrastructure.

**Miller:** People are living in cars and renting them out as STVR's.

**Bry:** The City Council had to repeal our vehicle habitation ordinance because it was declared unconstitutional. We should have been ready to pass a new one quickly. The Mayor's office is now drafting a new ordinance limiting habitation to specified commercial and industrial areas with places for restrooms and showers. Tourists coming in and setting up residence on our streets and renting them out should not be legal.

**Weiss:** Scooters are frequently left on sidewalks and private property. Where can they be left?

**Bry:** Any ordinance should allow for a parking ticket i.e. if you park on someone's lawn or a fire hydrant, you should get a ticket. We are working on where scooters can be left, places to carve out a little space, in front of shops. Spaces where they can be left legally or be fined.

**Fitzgerald:** Should not block handicapped access.

**Bry:** Very important issue. This is an example where new technology took over before we had a chance to respond. We should have been more proactive.

**Public:** Why not a small bicycle rack type thing on street.

**Gordon:** Frequently see children; can there be a way to trace adults who paid for child.

**Bry:** Major problem – enforcement.

**Shannon:** So many areas where laws are not enforced. Are we saying "everything goes?"

**Bry:** Enforcement is very important. This is area where City has not done what it needs to do to protect neighborhoods. i.e. Mayor won't enforce STVR laws.

**5.2** 78<sup>th</sup> Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-645-3090 [javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov)

**Mathew Gordon** taking over for Javier Gomez representing Assembly member Todd Gloria  
He was a staffer for City Council Member, Myrtle Cole, working with planning groups, business improvement districts and maintenance assessment district groups.

As of yesterday assembly appropriations AB 893 codifies the existing ban on firearms and ammunition at Del Mar Fairgrounds. Gloria believes state should not profit off of sales of firearms and ammo. Community update: Please join the Assembly member on April 17<sup>th</sup> for the 17<sup>th</sup> annual Easter basket drive located at 1642 University Ave. Please bring pre-filled, sealed Easter baskets to be donated to youth in 78<sup>th</sup> district.

Courtney arrives late.

**5.3** 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov) -not present.

**7.2 UCSD - Planner: Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> (item taken early, out of order at the request of Ms. Delouri)

She leads community planning unit for UCSD campus planning. The 2018 Long Range Development Plan was approved by Regents in November 2018. The Community Advisory Group worked closely with community groups in LJ and University City to seek input and disseminate information regarding the LRDP. When the CAG meets on April 15, they would like to see the group continue and will formulate a new group. She will meet with current members to formulate a new group going forward.

The campus is undergoing a transformation, North Torrey Pines Living and Learning project, well underway now, will provide 2,000 housing beds, 1,200 parking spaces, academic buildings, retail and mixed use spaces.

This year received record high applications for undergraduate students, 99,000. April 13, is admit day for 20,000 students, a fraction of which will accept. This will bring maybe 80,000 to 100,000 additional people to tour campus.

To meet the need for growth, we are looking at a similar living and learning complex adjacent to the Playhouse and parking lots there. This is just in concept stage now. An RFP is out, we are soliciting a team to work on this. We will continue to work with community groups.

**Boydén:** what will happen if you eliminate all that parking?

**Delouri:** 700 – 800 parking spaces lost; will have new plan in place. This project will not start before the current project is complete. University is continuing to build and plan for added student housing. In 18 months – 2 years, 4,000 beds will be added; we are looking to be the largest residential campus in US providing 65% housing for students on campus. Another 10,000 beds in 10 years.

**6.0 President's Report** – Information only unless otherwise noted

**6.1 2018-2019 LJCPA Officers Election. ACTION ITEM To elect: President, Vice President, Second Vice President, Secretary, Treasurer to serve through March 2019. Nominations for each office will be made by trustees. At the close of nominations for each office, the vote will be taken. Seconds are not necessary.**

**President:** Tom Brady nominates Tony Crisafi. Accepts

Mike Costello nominates Diane Kane: she has accepted

Nominations closed

**Votes for Crisafi:** 8: Brady, Crisafi, Fitzgerald, Gordon, Little, Mangano, Manno, Shannon,

**Votes for Kane:** 7: Costello, Courtney, Fremdling, Ish, Jackson, Neil, Weissman

Chair can vote to make or break a tie per bylaws. Does majority consist of majority of those present or those voting? **Weiss:** majority is of those voting. (see bylaws Article VI, Section 2.A (9)(10)

Will recuses; therefore 8 votes constitutes majority of 15 voting.

**Tony Crisafi is President**

**1<sup>st</sup> Vice President:** Manno nominates Matt Mangano; accepts. Little nominates Kane. Can't accept nomination because she is not in attendance. Nominations closed

**Votes for Mangano:** 14: Brady, Costello, Courtney, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Little, Mangano, Manno, Neil, Shannon, Weissman

**Mangano is 1<sup>st</sup> Vice President**

**2<sup>nd</sup> Vice President:** Costello nominates Gordon, accepts. Nominations closed

**Votes for Gordon:** 15: Brady, Costello, Courtney, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

**Dave Gordon is 2<sup>nd</sup> Vice President.**

**Secretary:** Costello nominates Suzanne Weissman; accepts. Nominations closed

**Votes for Weissman:** 15: Brady, Costello, Courtney, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

**Suzanne Weissman is Secretary**

**Treasurer:** Costello nominates Kathleen Neil; she declines.

Mike Costello nominated; accepts.

Votes for Costello: 15: Brady, Costello, Courtney, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

**Mike Costello is Treasurer**

**Executive Board of La Jolla Community Planning Association:**

President: Tony Crisafi

1<sup>st</sup> Vice President: Matt Mangano

2<sup>nd</sup> Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

Boyden: Bob Steck and I have been President and Vice president for 1.5 + years with a good working relationship. We, along with Brian, did all the administrative arrangements with exception of Secretary and Treasurer. We are all stepping down; all new people taking over. Starting tomorrow someone has to take care of email and other things immediately. We have less people doing things since Tony Crisafi was president previously. New officers please see me after this meeting to set time to meet and to plan how we are going to do things.

**Crisafi takes over as Chair**

**6.2 At the May meeting the President will be making nominations to the various subcommittees and other positions. Persons wishing to continue should contact the President immediately. The President will follow up. Appointees will be ratified at the May meeting. Up or down, no substitutions.**

**LJSA, BRCC, LJTC. LJVMA should submit nominees also.**

- Little:** Those leaving committees should notify trustees in time to fill vacancies.
- Crisafi:** Michele Meade in Tony's office knows procedures and will help along with Lore Mueller. Send materials for meetings, paperwork etc. to her.

**6.3 The LJ PDO has been asked to determine if the McLaren/Coach mural on La Jolla Blvd. is artwork or a sign, and if it is a sign, does it adhere to PDO regulations for signs? Report by Deborah Marengo**

Deborah Marengo, chair of the LJ PDO committee presentation: Why McLaren/Coach mural is a Mural and not a sign

- She passed out photos of several murals around La Jolla
- Several years ago Scott Peters and the Murals of La Jolla got approval from all the La Jolla community groups to initiate the Mural Project to put artwork around LJ.
- The project was approved without asking for PDO review or any defining rules giving blanket approval because definition of art is subjective. Some consider a car a work of art, so a car painted on the side of a building would be art.
- Sign code reads: if it has wording on it is considered a sign; if painted by an artist and has to be affixed to a wall, it is considered a mural.

- Is a car painted on the side of the building that housed the business that sold cars a sign? What about the Conrad mural? Many murals have wording on them, but are painted by an artist. i.e. the Mark Bradford graffiti mural on Fay Ave.?
- Neighborhood Code Compliance, Max Hong will go there tomorrow to complete process to verify light fixtures and close case. The city has determined it to be a mural.
- Marengo has no authority to ask anyone to take anything down. We are just volunteers.
- No requirements for any city board to approve murals.

Discussion followed as to what this board can do to address problem of “art” used as advertising. If item shown in mural on top of a building where that item is sold is it advertising? Is illumination a problem? There are restrictions on lighting in code. Deborah will ask Code Compliance to reduce lighting. We should develop further regulations; perhaps put on future agendas. Ask Athenaeum for guidance. If benefitting a commercial business it is advertising, as opposed to non-profits, but what about an art gallery that puts up art? Different issues to think about. Mangano will look at code compliance and follow up with code compliance officer and PDO to find where PDO and City stands before we make determination. Who has authority and what areas covered?

**6.4 Proposed 6 month extension of the Hillside Drive Ad Hoc Committee to October 2019. ACTION ITEM.**

**Motion:** Approve extension of Hillside Drive Ad Hoc Committee to October 2019 (Jackson/Costello)

**All in favor:** 15: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

**Opposed:** none

**Abstain:** Chair - Crisafi

**Motion Carries:** 15-0-1

**7.0 Public Comment**

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

**7.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)** -not present.

**7.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>** (See above, after 5.3)

**7.3 General Public**

**Merryweather for Rasmussen:** Put on agenda for next month for City to bring response to drawing for fence overlooking Black’s Beach with vertical bars that is better looking than the existing 6ft. chain link fence.

**Miller:** An article in January in La Jolla Light about a company that will remove scooters. [scooterremoval@gmail.com](mailto:scooterremoval@gmail.com) They will pick up scooters parked illegally on private property or handicapped ramps. Please call them to help remove clutter from streets.

**8.0 Non-Agenda Trustee Comment**

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

**Little:** Recent emails gave publicity to a particular architect. Please avoid commercialization of the LJCPA activities.

**Shannon:** Not enforcing laws affects the quality of life in beach communities and all of San Diego. See [Seattle is Dying](#), a movie on You Tube for some ideas to solve these problems.

**Courtney:** New board members please be respectful of each other’s positions and ideas.

**Ish:** Planning Department will be holding meetings for recommendations for code changes to the 13<sup>th</sup> code revision. Please follow and provide input when possible.

**9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.**

**9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>-  
John Shannon, Rep.**

At the last meeting were presentations on mixed use zoning explaining City planning for higher density mixed use ideas. Also a presentation on Housing Next 1 Million (HN1M) to plan for housing for an

estimated 70% increase in population by 2050.

## Attachment 7

On April 23, open house workshops on the Parks Master Plan will be held in 3 different locations to gather public input.

9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> did not meet.

9.3 **UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion** <http://lrdp.ucsd.edu> did not meet

9.4 **Hillside Drive Ad Hoc Committee – Diane Kane, Chair**

**Manno:** no recent meeting. Plan to meet next month. Issues are more complicated than anticipated. No response from City.

9.5 **Airport Noise Advisory Committee – Matthew Price**

**Matthew Price: ANAC rep.** Resident of LJ for 14 years; became involved in airport noise issues as Co-chair of LJ Town Council airport noise task force. ANAC is made up of representatives of various San Diego Communities, the military, various agencies and airport authority. Due to the growth of complaints about jet noise, ANAC changed their bylaws to extend seats to include LJ and began process to look at airplane flights and procedures as part of a 5 year process. They formed 2 committees: a tech and a citizens committee both with LJ representatives. At meetings we are presented with data about flights: flights that circle around and often go over La Jolla, late departures and arrivals. At Feb. meeting La Jolla was #1 of households complaining about aircraft noise. The other issue was the environmental impact report regarding the expansion plan for the Airport Terminal 1. There was concern over increasing flights by 25% that the EIR did not address. Next meeting, April 17, a consultant looking at noise mitigation.

This committee does not address military or helicopters.

**Boyden:** Curfew for landing. Reply: No curfew. Most flights land around 11:30 unless delayed or Fed Ex, etc.

Most complaints come from LJ Shores, Mt Soledad, Muirlands and Bird Rock.

**Courtney:** How steep are fines? Fines are imposed only if it is the fault of airline, and increases with frequency of offences. Many complaints from many people. Airport is looking at ways to mitigate noise.

9.6 **Playa Del Norte Stanchion Committee** - no report

### 10.0 Consent Agenda- Action Items

**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 Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 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.**

**10.1 Panorama Homes – 1188 Muirlands Dr Project No.: 620974 (Process 2) Coastal Development Permit for the construction of 2 new SFUDs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square**

feet, and the East House at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area, and Council District 1. Code Case CE-0502994  
DPR Motion: That findings CAN be made for a CDP as presented. (Kane/Leira) Passes 4-1-1

**10.2 Ahern CDP: 7025 Vista Del Mar Ave. -NDP/CDP No.: 622662 (Process 3) Coastal Development Permit for the 194-sq-ft addition/remodel to an existing 3,222 sqft single dwelling, Historic Resource Board Designation #1142; an 88-sq-ft addition to the existing 619-sqft garage, and a new 729-sq-ft detached companion unit. Total construction is 5,278 sq ft located at 7025 Vista Del Mar Ave. The 0.28-acre site is located in the RS-1-7 Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan.**  
DPR Motion: That findings CAN be made for a CDP as presented. (Collins/Leira) Passes 5-0-1

**10.3 Forward Companion Unit -714 Forward Street. No.: 624842 (Process 2) Coastal Development Permit to construct a 500-square-foot companion unit over an existing detached 500-square-foot garage located at 714 Forward Street. The 0.13-acre site is located within the RS-1-7 zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.**  
DPR Motion: That findings CAN be made for a CDP as presented. (Kane/Leira) Passes 5-0-1

**10.4 Stylii – 9046 La Jolla Shores Lne - No.: 543042- (Process 3) Coastal Development Permit (Amendment to CDP No. 92-0571) and Site Development Permit for a 1,943 square foot addition to an existing 9,799 square ft single dwelling unit for a total of 11,742 square feet. The 0.87-acre site is located at 9046 La Jolla Shores Lane is in the Coastal Overlay Zone (Appealable area), in the RS1-7 & RS1-4 base zone of the La Jolla community plan area. Council District 1.**  
DPR Motion: That findings CAN be made for a CDP and a SDP as presented. (Collins/Kane) Passes 5-0-1

**10.5 BENEVENTE RESIDENCE – SDP/ CDP 8516 La Shores Drive No.: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet located 8516 La Jolla Shores Drive. The 0.13-acre site is located in the La Jolla Shores Planned District-Single Family zone, and Coastal Overlay zone (non-appealable) within the La Jolla Community Plan area and Council District 1.**  
PRC Motion: : Finding CAN be made for Project #: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet. (Fotsch/ Edwards) Passed: 5-2-1

**10.6 Request for 2 Hour Parking on Kilbourn Drive- From 8am-6pm Monday through Friday to deter UCSD Campus all-day parking (Stephen Breskin)**  
T&T Motion: To Approve Resident Request for 2 Hour Parking 8am-6pm Monday through Friday on Kilbourn Drive: Gantzel, Second: Brady 7-0-0

**Trustee request:** pull item 10.1, Panorama Homes

**Gordon:** comment, La Jolla Shores Lane is not part of La Jolla Shores.

**Motion:** Approve Consent Agenda with exception of 10.1 and 10.2 which will be voted on separately (Courtney/Will)

**In Favor:** 15: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

**Opposed:** none

**Abstain:** 1: chair Crisafi

**Motion carries:** 15-0-1

**Item 10.2, Ahern CDP:** Crisafi, architect on project; Mangano, structural engineer; recused -left room.

**Motion:** approve item 10.2, Ahern CDP on consent:

**In Favor:** 13: Brady, Costello, Courtney, Fitzgerald, Fremdling, Ish, Jackson, Little, Manno, Neil, Shannon, Weissman, Will

**Opposed:** none

**Abstain:** 1: chair, Gordon

**Motion Carries:** 13-0-1

**The following agenda items, are ACTION ITEMS unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.**

**11.0 Request to Remove and Relocate Crosswalk** at End of Playa Del Norte-by Neptune Place (Melinda Merryweather) *Pulled from the March consent agenda.*

**T & T Motion: To establish** two crosswalks with required ADA approved handicapped ramps, one on Playa del Norte and the other on Neptune Street and installing 'no pedestrian crossing' barriers on both sides of the stop line at the end of Playa del Norte: Gouling, Second: Ryan 8-0-0

**Motion:** Approve T & T vote (Little/Brady)

**In Favor:** 15: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

**Opposed:** none

**Abstain:** 1, chair - Crisafi

**Motion Carries:** 15-0-1

**12.0 Gillispie School CUP/CDP/SDP** *Pulled from the March consent agenda.* No.: 610620. (PROCESS 3) SDP/CDP/CUP for La Jolla Planned District 1 for change in use & amendment to CDP & CUP 40-0474, to merge existing commercial lots with existing school lots, demo and remodel existing school building to add new school programs, new signage and parking lot re-striping, located at 7380 Girard Ave. The 0.39-acre site is located in the RM-3-9 zone & LJPD-Zone 1, in the Coastal Non-Appealable overlay zone within La Jolla Community Plan Area. Council District 1.

**DPR Motion:** That findings CAN be made for CUP, SDP, CDP as presented (Costello/Ragsdale)  
Passes 4-0-1

**Comment, Little:** I pulled because this is an important project for community to hear involving possible loss of right of way, loss of commercial property.

Presentation by Joe La Cava representing Gillispie School.

- Gillispie school is a private school at the south end of Girard Ave. across from La Jolla Elementary school with frontage on Girard and Fay avenues, between Genter St on the right and Pearl on the left.
- Applicant is seeking an SDP to convert newly acquired small retail building and parking lot to educational use and to modify the existing CUP to expand the boundaries of the existing CUP to incorporate newly acquired property.
- No changes to enrollment cap, conditions or restrictions of existing CUP
- The SDP is tool for converting the retail building to educational purposes. The new building will not be expanded, no 2<sup>nd</sup> story added.
- 28 parking spaces on property today, 10 more will be added for 38 off street parking spaces. The CUP only requires 25.
- Small increase in number of students will remain under existing cap of 320 students.
- Applicant is bringing parking lot up to city code requirements and adding attractive landscaping.
- Acquired property will be used for music room, library, general purpose room, baker's lab, outdoor eating area, bathroom and kitchen.
- Acquired property and sandbox will be fully integrated into existing property in architectural features, colors and design echoing the large 2 story existing building. Also addition of 2 street trees, planter boxes in recessed corners, frosted glass windows provide privacy for student but also integration with pedestrians. Over all aesthetic improvements.

**Public comment: Sally Miller:** What is width of sidewalk? Reply: Sidewalk will remain same except for 2 trees added; planter boxes are in recessed corners.

How many full-time teachers? Reply: 47, we have 38 spaces while only 25 are required.



Does project address anything for dropoff/pickup safety. Reply: There is going to be congestion; that is not going to change. Small increase in number of students will be for preschool – no change.

Any change in height or square footage? No.

**Alice Mitchell:** Any change to existing parking in front? None

**Gail Forbes:** Laudible plan

**Ihor Lys:** Has children at school; it needs more room. This is good and necessary improvement

**Trustee comment: Little:** Will you be taking any public right of way? Reply: No. Drury Lane, the alley behind the acquired building allowed a cut-through for pedestrians. This will be fenced off.

**Shannon:** Any traffic calming measures? Reply: Bump-out was added to Girard 10 years ago which narrows the street and achieves calming.

**Courtney:** Expansion can impact neighbors, decrease parking, increase congestion. Not enough parking, how will deliveries be handled? What outreach to neighbors? Reply: The existing CUP for 320 students requires 25 spaces, we will have 38. Not changing any street patterns or uses on Girard or Drury Lane. Few neighbors affected; there were no comments.

**Will:** DPR reviewed project thoroughly; it is in keeping with community plan, increases in parking are greater than increase in students.

**Motion:** Support action of DPR. (Will/Costello)

**In Favor:** 14: Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

**Opposed:** 1: Courtney

**Abstain:** 1 chair

**Motion Carries:** 14-1-1

**13.0 Encelia/Romero – 7248 Encelia, 7231 Romero No.: 624464** DPR unable to make a recommendation- (Process 3) A CDP and SDP to demolish an existing house on one lot located at 7248 Encelia Dr. (0.23-acres) damaged due to a landslide that occurred on a second lot located at 7231 Romero Dr. (0.43-acres), and constructing a 3-story SDU on each lot. The lots contain ESL, and a lot line adjustment is proposed. The project site is located in the RS-1-4 zone and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area, and Council District 1.

**Failed DPR Motion: That findings CAN be made for a CDP and a SDP as presented. (Costello/Welsh) Motion Fails 3-3-0**

**Presentation by Susan Smith:**

- Site located on upper most part of Mount Soledad; 2 adjacent lots between Romero Dr. and Encelia Dr.
- Very low density residential, large single family homes on 10 – 40,000 sq. foot parcels.
- 85 foot vertical change in elevation over 300 feet from Encelia to Romero Dr. typical to Mt. Soledad location; 28% slope considered steep slope by San Diego municipal code.
- History: non-compliant construction at Romero site destabilized the slope and damaged the existing Encelia Dr. home.
- This was followed by construction of detention system under emergency CDP to build stabilizing retaining walls with huge caissons. Further technical description of stabilization project followed.
- Plan is to construct Romero Dr. home for owner to occupy while Encelia Dr. home is constructed.
- Drawings presented showing parcels A & B with footprints and renderings of homes. Romero Dr. home tucked into hillside; corner disappears. It is set back 24 feet from the street; rectangular footprint with pool and balcony. Encelia Dr. home has 38 x 80 feet of lawn in front. Architecture of structure features curved lines mirroring the topography of site. It is pulled back from property lines to enhance privacy.
- Romero Dr. basement, garage & entry are below grade. The 1<sup>st</sup> level is primarily below grade. 2<sup>nd</sup> level partially below grade, family spaces lead to patio & pool. 3<sup>rd</sup> level houses master suite with elevator. Home is surrounded by landscaping integrating it into hillside – 60% landscaping & gardens consisting of plants commonly found in the area, water wise, fire resistant with erosion control properties.
- Encelia Dr. Main level facing Encelia Dr. set back 38 ft. and is 5 feet below the street. Its curved lines mirror the topography of the site.
- Lower level facing ocean is a walk out basement 19 ft. below street level with bedrooms going out onto a patio & court.
- The 2<sup>nd</sup> level is set back 36 feet from the street. 53 % of lot is landscaping with planting similar to Romero Dr. property.
- Project complies with municipal codes and the spirit of the La Jolla Community plan.

**Public Comment: Miller:** Will the light and glare from all the glass on the Romero Dr. home from the bottom of the hill? Reply: We have not discussed this. Balconies on each level are recessed to act as shading device that will mitigate; probably won't see much light from below.

**Morgan DuGross:** friend who visits often supports project.

**Other issues from public:**

- Sprinklers on large area could further destabilize hillside.
- Height of trees? Reply: mostly fruit trees; all trees equal to or lower than house
- Stability problems
- How drainage handled? Reply: Extensive measures taken to keep water on property including vegetation, cisterns
- Concerns about size of Encelia Dr. home – 15,000 sq. ft. total
- Amount of excavation required for basement 19 ft. below ground level?
- Design and size out of character with surrounding neighborhood.

**Dr. Ron Schacher:** lives across street. He hired an independent Geotechnical Engineer to make a report: Geisler Engineering, who concluded that a thorough reanalysis of the property is required to demonstrate that the development can be built with a 1.5 factor-of-safety; otherwise Encelia Dr. and the surrounding neighbors are at significant risk. Dr. Schacher provided full report to trustees.

**Trustee Comment:**

**Gordon:** Concerned about FAR: allowed on 19,000 sq. ft lot is .46. this is .45 and will appear as 3 story looking up. Also cycle issues are not closed because geotechnical review not complete.

**Courtney:** 15,000 sq.ft structure on a 19,000 sq.ft. lot is .78 FAR if you count 'basement'. While this is not the code it is an indication of bulk and scale. Romero Dr. structure is .77 if 'basement' is included. Concerned about huge project on a lot with 50% steep slope and stability issues in the past.

**Costello:** Since geotechnical review is still ongoing will architect be guided by results? (they replied 'yes') Are you better off having stabilizing done first?

**Crisafi** cut off any further comments on issues of off-site conditions on geology not part of permit. This is opportunity for trustees to add value to review with comments on what they see, visual aspects of the massing, how it fits into the community, how it relates to other structures, how the community plan applies, to make recommendations to the City.

**Mangano:** Interested to hear form DPR. Good points about actual stabilization.

**Manno:** sympathetic to neighbors not being included, style of architecture and large size don't fit into the neighborhood. Concerned about geology.

**Will:** perceived size of the building meets code but is big. The 900 foot light well in the center of the structure should be included in square footage and FAR calculation; it just makes the house bigger without reducing visual scale. 2<sup>nd</sup> floor should step back, this steps out adding to perception of bulk. Proposed lot line adjustment makes Encelia lot bigger, but house isn't expanding into the new space. House appears too big for lot.

**Shannon:** Would like more clarification on technical issues; needs more information for decision.

**Neil:** Concerned that neighbors weren't included in discussions, their concerns not considered and that they feel so strongly opposed. Also concerned about lack of step back of upper stories.

**Gordon:** Not comfortable with bulk & scale. Would like to hear from city on geotechnical report.

**Little:** Houses too large. Don't fit into surrounding community. Concentration of cracks in road indicate instability.

**Ish:** Residential dwelling units need to promote neighborhood quality, character and livability while minimizing negative qualities. New development needs to fit in.

**Motion:** Findings cannot be made due to excessive bulk, scale, height and form due to absence of setbacks of façade which makes structure out of character with surrounding community. (Courtney/Brady)

**In Favor:** 14: Brady, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

**Opposed:** 1: Costello (would like stabilization done first)

**Abstain:** 1: chair

**Motion Carries:** 14-1-1

**14.0 Whether to send a letter to the City about the vehicle habitation ordinance (City Council vote may be 16 April). (Mike Costello)** letter drafted by Costello handed out to trustees and included in folder at back of room.

**Trustee comment: Mangano:** What is argument for ordinance? **Costello:** City repealed the current ordinance; the Mayor is asking City Council to come up with a new ordinance. Nearly all community groups are weighing in.

**Medina:** This item will be coming before the Public Services and Neighborhood Services Committee then to City Council.

**Motion:** Send letter based on proposed letter drafted by Costello with Chair's word-smithing as necessary (Gordon/Weissman)

**Manno:** good idea for everyone to send personal letter to Council members as well.

**Mangano:** Last paragraph may open us up to opposition. We should think about effectiveness of argument we make.

**Crisafi:** Final paragraph should read: "While some may believe that vehicular habitation may only be transitional or temporary, the real solution to homelessness will be to provide housing and appropriate services."


**In favor:** 14: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Mangano, Manno, Neil, Shannon, Weissman, Will

**Opposed:** 1: Little

**Abstain:** Chair

**Motion Carries:** 14-1-1

**15.0 Adjourn at 9:45 to next LJCPA Meeting: Thursday, May 2, 2019 at 6:00 pm.**

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b>
			<b>DS-318</b>
			<b>October 2017</b>

**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:** 7248 Encelia Drive **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 7248 Encelia Drive, La Jolla, CA 92037

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: Ihor Lys  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 7248 Encelia Drive  
 City: La Jolla State: CA Zip: 92037  
 Phone No.: 617.470.2740 Fax No.: \_\_\_\_\_ Email: ihor.lys@gmail.com  
 Signature:  Date: December 6, 2018  
 Additional pages Attached:  Yes  No

**Applicant**

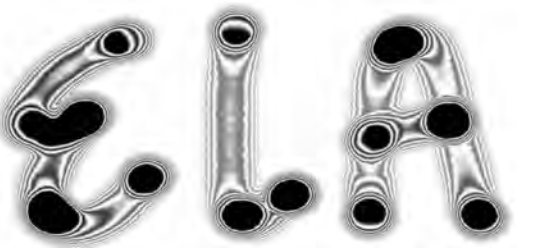
Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

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





Architect: Education Lab Architects, LLC 60 Fairview Avenue, Stamford, CT 06902 (203) 979-2629 EducationLabArchitects.com

Civil Engineer & Land Surveyor: Snipes-Dye Associates 8348 Center Drive, Suite G, La Mesa, CA (619) 697-9234 www.snipesdye.com

Geotechnical Engineering: SCST, Inc. 6280 Riverdale Street, San Diego, CA 92120 (877) 215-4321 www.srst.com

Preliminary Not For Construction

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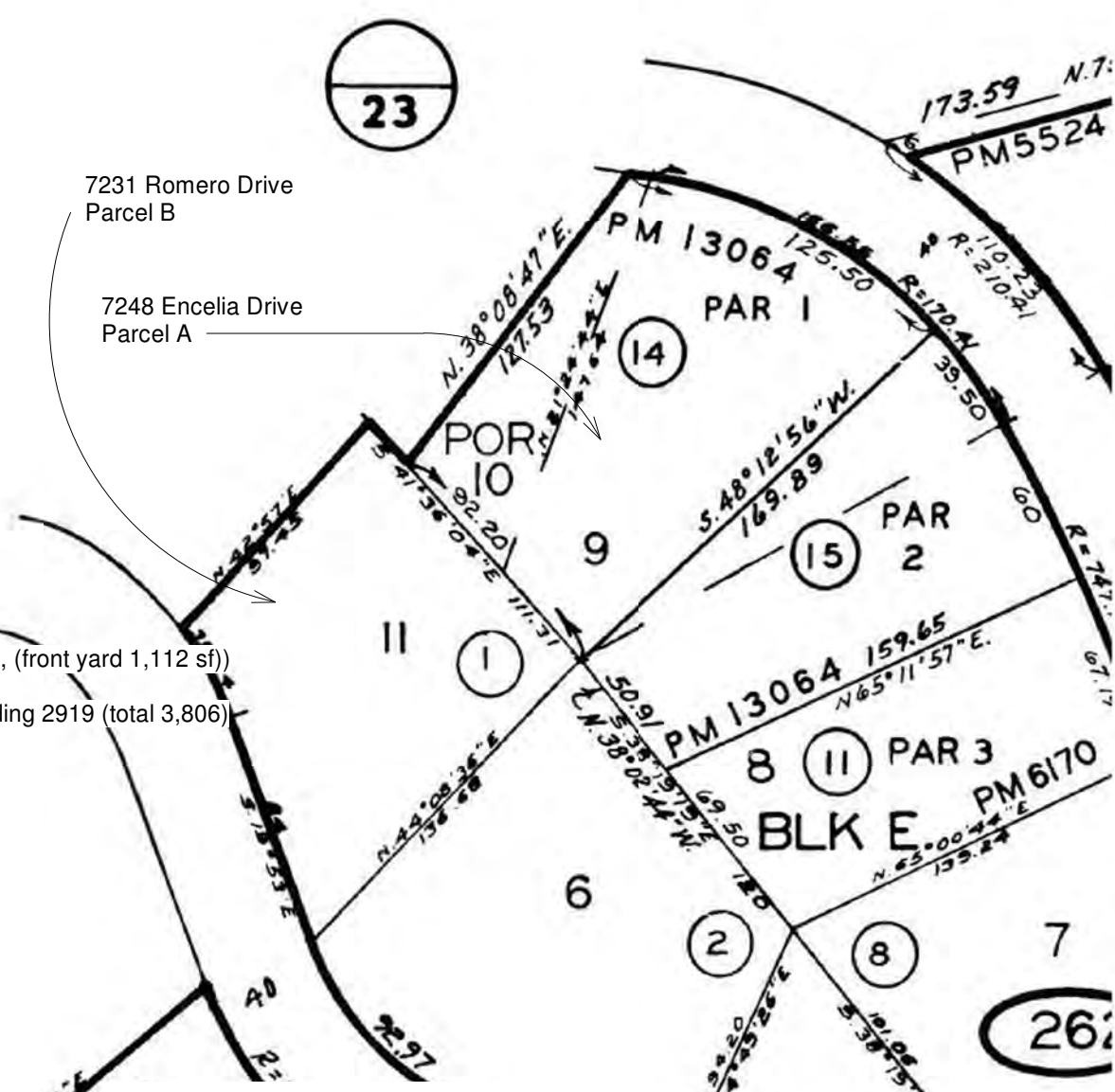
Stamp and Signature table with fields for Date (2018 12 06), Drawn By (Checker), Checked By (Author), and Project Architect/Engineer (Designer).

Site location map showing 7248 Encelia Drive, La Jolla, CA and 7231 Romero Drive, La Jolla, CA with Assessor's Parcel Numbers.

Owner's name and address: JAMZ Treehouse 7231 Romero Drive, La Jolla, CA. Project name and address: JAMZ Treehouse 7231 Romero Drive, La Jolla, CA.

Sheet Title: Title, Index, Project Data. Scale: T-001.

Prepared By and Revision table with details for Education Lab Architects, LLC, project address, phone number, and a list of revisions from 2 to 14.



Location Map

7231 Romero Drive Jamz Treehouse - Parcel B

Description of Work

Build new single-family dwelling on vacant lot at 7231 Romero Drive. Lot was permitted in 2008 for a single-family dwelling (Coastal Development Permit No. 11042, Neighborhood Development Permit No. 11043, Romero Residence Project No. 5967.)

Proposed project complies with all city and coastal regulations.

Required Permit/Approvals: Coastal Development Permit & Site Development Permit

Project Data

Project Address: 7231 Romero Drive La Jolla, CA 92037

A.P.N.: 352-262-01-00

Legal Description: Lot 11 of Block E of La Jolla Country Club Heights in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1975, filed in the office of the County Recorder of San Diego County December 21, 1926

Use and Occupancy: Residential - R-3

Construction Type: V, Non-Rated

Building Code: 2016 California Residential Code, 2016 California Green Building Standards Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Fire Code, 2016 California Building Energy Efficiency Standards, 2018 San Diego Municipal Code

Zoning Information

Base Zone: RS 1-4

Sensitive Overlay Zone: Coastal - Coastal Height Limitation, Fire Brush Zone 300' Buffer, Fire Hazard Severity Zone, Parking Impact

Environmentally Sensitive Lands: Steep Hillside

Geologic Hazard Category: 53

MC Section 131.0431: Table 131-04D - Development Regulations for RS Zone 1-4

Density: Maximum permitted density: 1 Dwelling unit, Proposed development: 1 Dwelling unit

Lot Area: Minimum required: 10,000 sf, Existing: 12,639 sf, Proposed: 10,030 sf (2,609 sf transferred from 7248 Encelia Drive)

Minimum Lot Width: 65', Average Lot Width: 110'

Minimum Lot Depth: 100', Average Lot Depth: 100'

Minimum Street Frontage: 70', Actual Street Frontage: 119'

Setbacks: Front required: 6' (> 50% of 1/2 of front 50' of lot depth has > 25% slope gradient), Front provided: 6'

Side required: .08 x actual width, min. 4' one side (Lot width 110' x .08 = 8.8'/17.6' total), Side provided: 4'/13.6' = 17.6' total

Rear required: 20', Rear provided: 20'

Building Height: Measured from existing grade, defined by MC 113.0228 as the ground elevation that existed on March 4, 1972.

Height limit: 30'-0" (Per MC 132.0505 - Coastal Height Limit. 40'-0" with grade differential per MC 113-02LL), Height proposed: 29'-6" (39'-6" with grade differential), # of stories: 3

FAR: .54 glowed, .48 Proposed

Allowable Floor Area: 5,416 sf, Proposed Floor Area: 4,945 sf

Building Areas

Proposed Residence Gross Floor Area

Basement/Garage: 3,267 sf, 1st Floor: 2,724 sf, 2nd Floor: 2,370 sf, 3rd Floor: 2,195 sf

FAR Calculations

Basement/Garage Exempt: 3,267 sf, Basement/Gar. Toward FAR: 0

1st Floor Exempt: 2,344 sf, 1st Floor Toward FAR: 380 sf

2nd Floor Exempt: 0 sf, 2nd Floor Toward FAR: 2,370 sf

3rd Floor Exempt: 0 sf, 3rd Floor Toward FAR: 2,195 sf

Total Area Towards FAR: 4,945 sf, FAR Calculation: 4,945/10,030 = .48

Lot Coverage

Permitted lot coverage: 50%, Proposed lot coverage: 29% (2,919 sf)

Maximum paving/hardscape: 60%, Proposed paving/hardscape: 28% (driveway 283, stair 30 sf (313 sf total), (front yard 1,112 sf))

Total impervious coverage: 37% (pool 574, stair 30, driveway 283, building 2919 (total 3,806))

Minimum landscape area: 30%, Landscape area provided: 62% (6,190 sf)

Parking Requirement - Per LDC Section 142.0520, Table 142-05B

Spaces Required: 2, Spaces Provided: 2

7248 Encelia Drive Lys Residence - Parcel A

Description of Work

Remove and replace single-family dwelling at 7248 Encelia Drive. Existing structure was damaged when construction activities at 7231 Romero caused an active landslide, necessitating an Emergency Coastal Development Permit to stabilize hillside. (Emergency Coastal Development No. 308849, Caissons Permit No. 313800.)

Proposed project complies with all city and coastal regulations.

Required Permit/Approvals: Coastal Development Permit & Site Development Permit

Project Data

Project Address: 7248 Encelia Drive La Jolla, CA 92037

A.P.N.: 352-262-14

Legal Description: Parcel 1 of Parcel Map No. 13064, in the City of San Diego, County of San Diego, State of California, according to map filed in the office of the County Recorder of San Diego County, December 23, 1983 as File No. 83-469721.

Use and Occupancy: Residential - R-3

Construction Type: V, Non-Rated

Building Code: 2016 California Residential Code, 2016 California Green Building Standards Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Fire Code, 2016 California Building Energy Efficiency Standards, 2018 San Diego Municipal Code

Zoning Information

Base Zone: RS 1-4

Sensitive Overlay Zone: Coastal - Coastal Height Limitation, Fire Brush Zone 300' Buffer, Fire Hazard Severity Zone, Parking Impact

Environmentally Sensitive Lands: Steep Hillside

Geologic Hazard Category: 53

MC Section 131.0431: Table 131-04D - Development Regulations for RS Zone 1-4

Density: Maximum permitted density: 1 Dwelling unit, Proposed development: 1 Dwelling unit

Lot Area: Minimum required: 10,000 sf, Existing: 16,361 sf, Proposed: 19,000 sf (2,609 sf transferred from 7231 Romero Drive)

Minimum Lot Width: 65', Average Lot Width: 101'

Minimum Lot Depth: 100', Average Lot Depth: 174'

Minimum Street Frontage: 70', Actual Street Frontage: 125'

Setbacks

Front required: 20', Front provided: 20'

Side required: .08 x actual width, min. 4' one side (Lot width 101' x .08 = 8.08'/16.16' total), Side provided: 6'/10.16' = 16.16' total

Rear required: 20', Rear provided: 20'

Building Height: Measured from existing grade, defined by MC 113.0228 as the ground elevation that existed on March 4, 1972.

Height limit: 30'-0" (Per MC 132.0505 - Coastal Height Limit. 40'-0" with grade differential per MC 113-02LL), Height proposed: 29'-6" (39'-6" with grade differential), # of stories: 3

FAR: .46

Allowable Floor Area: 8,740 sf, Proposed Floor Area: 8,641 sf

Building Areas

Proposed Residence Gross Floor Area

1st Floor: 7,559 sf, 2nd Floor: 5,442 sf, 3rd Floor: 2,309 sf

FAR Calculations (per MC 113.0234)

1st Floor Exempt: 6,669 sf, 1st Floor Toward FAR: 890 sf

2nd Floor Exempt: 0 sf, 2nd Floor Toward FAR: 5,442 sf

3rd Floor Exempt: 0 sf, 3rd Floor Toward FAR: 2,309 sf

Total Area Towards FAR: 8,641 sf, FAR Calculation: 8,641/19,000 = .45

Lot Coverage

Permitted lot coverage: 50%, Proposed lot coverage: 40% (7648 sf)

Maximum paving/hardscape: 60%, Proposed paving/hardscape: 22% total area 2489 sf, driveway 558 sf

Total impervious coverage: 47% (7648 building, 558 driveway, 773 pool)

Minimum landscape area: 30%, Landscape area provided: 49% (9,348)

Parking Requirement - Per LDC Section 142.0520, Table 142-05B

Spaces Required: 2, Spaces Provided: 2

Lys Residence

7248 Encelia Drive, La Jolla, CA, 92037

Parcel A



Coastal Development Permit & Site Development Permit

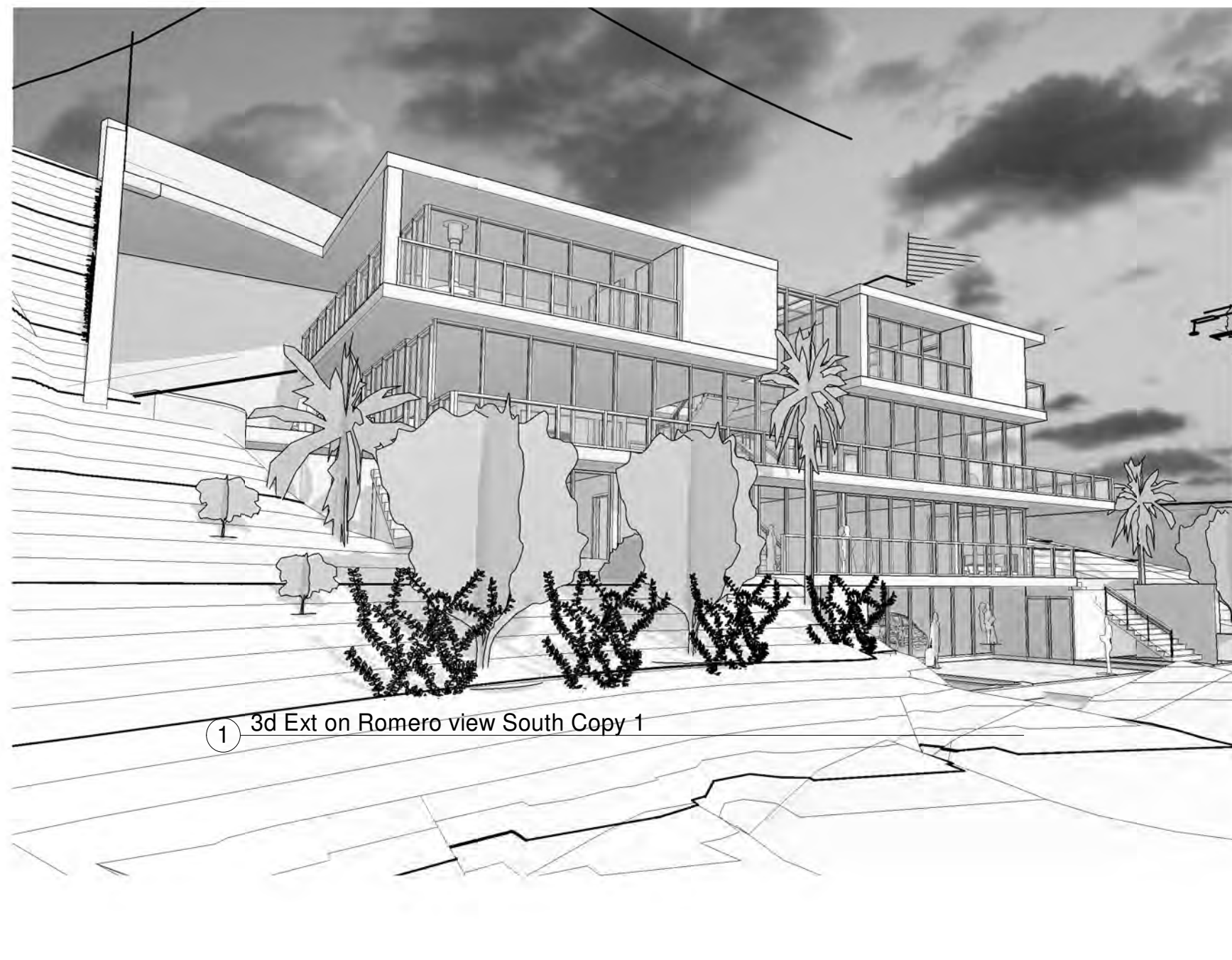
Scope of Work:

- Lot line adjustment between two adjacent parcels: 7248 Encelia Drive (Lys Residence - Parcel A) and 7231 Romero Drive (JAMZ Treehouse - Parcel B). Creating two conforming lots. Construction of two new single-family residences, one on each property.

JAMZ Treehouse Residence

7231 Romero Drive, La Jolla, CA, 92037

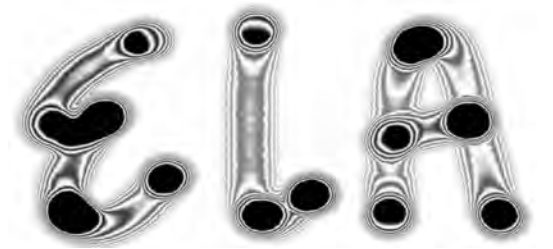
Parcel B



General Notes:

- The project applicant acknowledges and agrees to archaeological monitoring agreement.





**Architect:**  
Education Lab Architects, LLC  
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**Civil Engineer & Land Surveyor:**  
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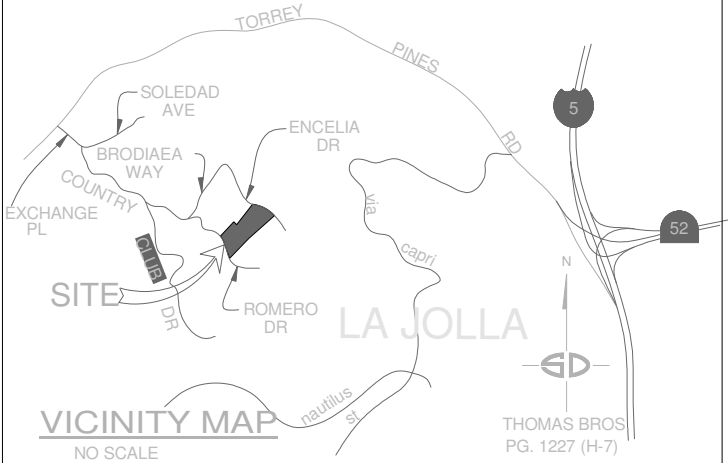
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	Checked By: Author
	Project Architect / Engineer: Designer



1 3D Ext Encelia Drive coming home

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessors's Parcel Number: 352-262-14-00



7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessors's Parcel Number: 352-262-01-00

Owner's name and address:  
**Ihor Lys** 7248 Encelia Drive  
Project name and address:  
**LYS Residence** 7248 Encelia Drive  
Project number: 2015-008

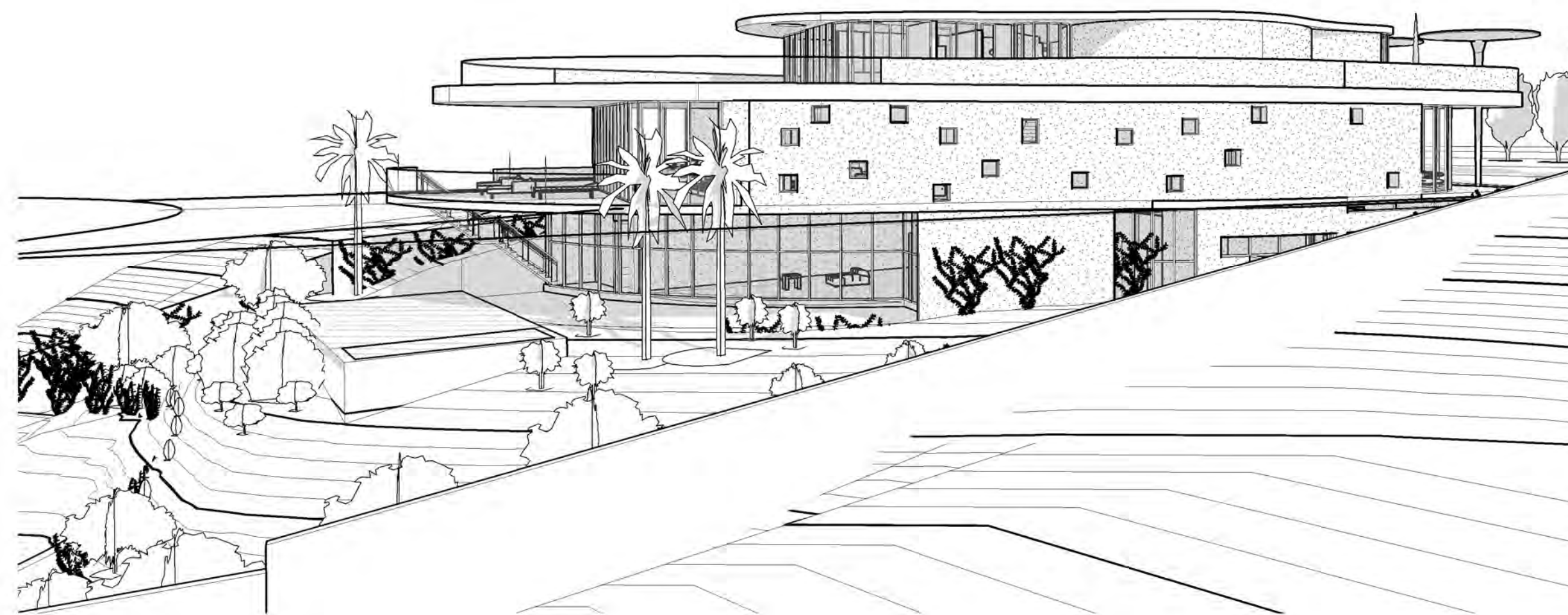
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Scale:  
Sheet No: **PERa-101**

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Name: EDUCATION LAB ARCHITECTS, LLC	Revision 13:	_____
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	Revision 1:	July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date:	2018 12 06
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 2 of 38	
<b>Sheet Title:</b> Perspectives - Encelia Views	DEP#	
	P.T.S	

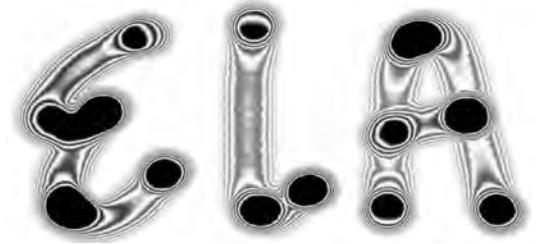


2 3D Ext Encelia Leaving



4 3D Ext View From East Neighbor





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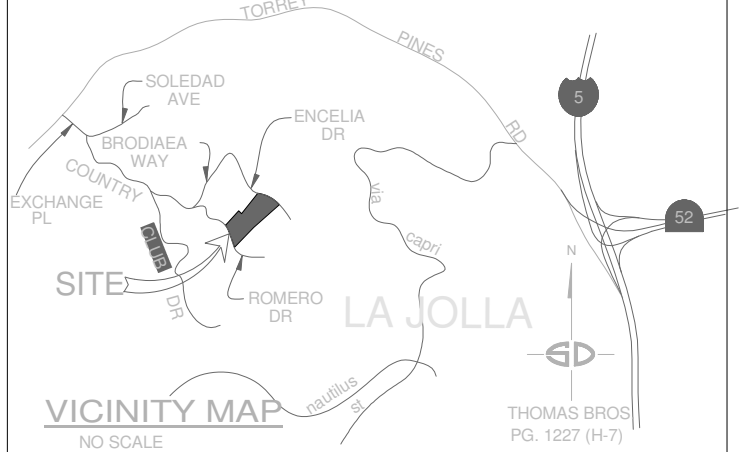
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	Checked By:	Author
	Project Architect / Engineer:	Designer

7248 Encelia Drive, La Jolla, CA  
 Parcel 1 of Parcel Map No. 13064  
 Assessor's Parcel Number: 352-262-14-00



7231 Romero Drive, La Jolla, CA Block E Lot 11  
 Assessor's Parcel Number: 352-262-01-00

**Owner's name and address:**  
 Ihor Lys 7248 Encelia Drive

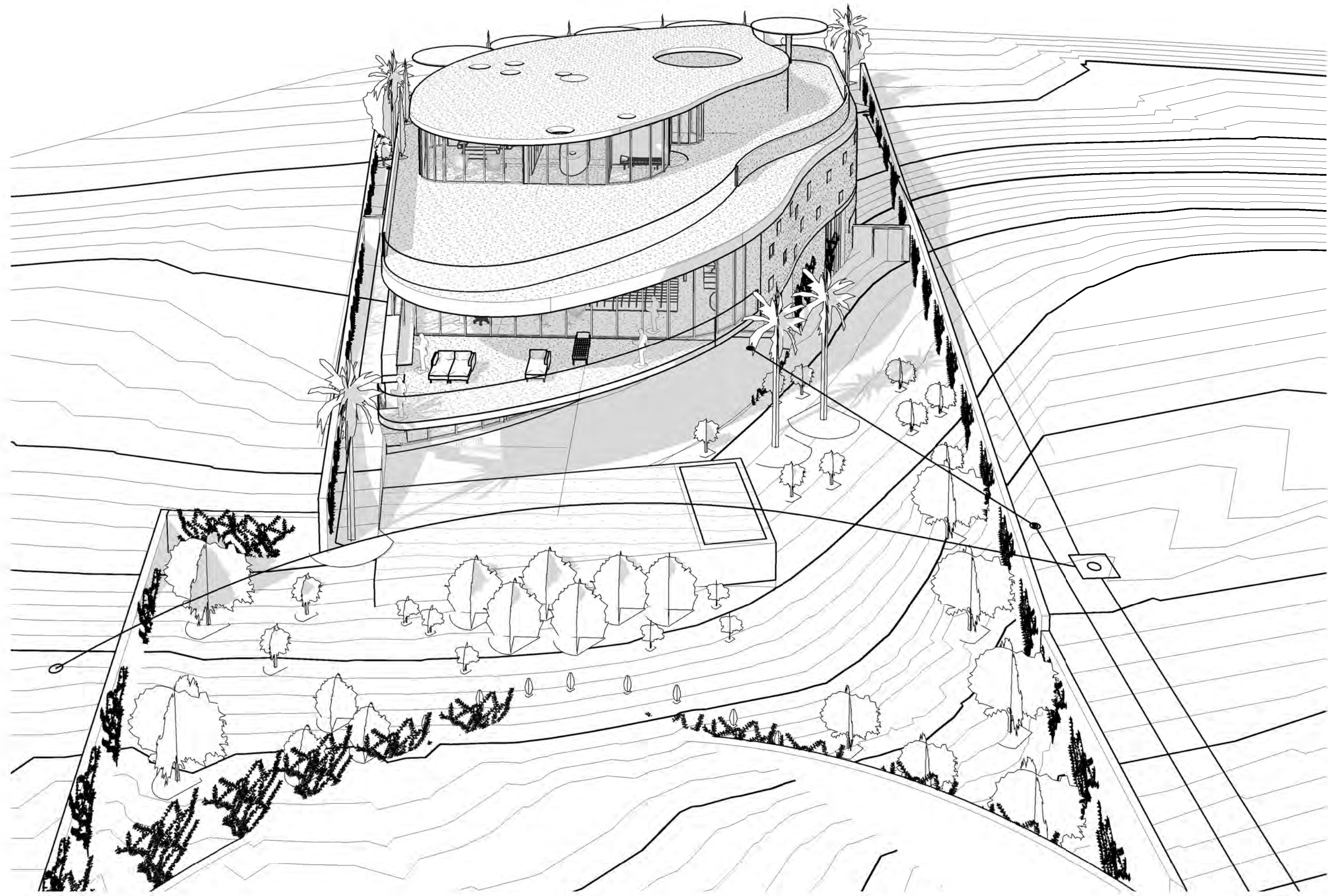
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 LYS Residence 7248 Encelia Drive

**Project number:**  
 2015-008

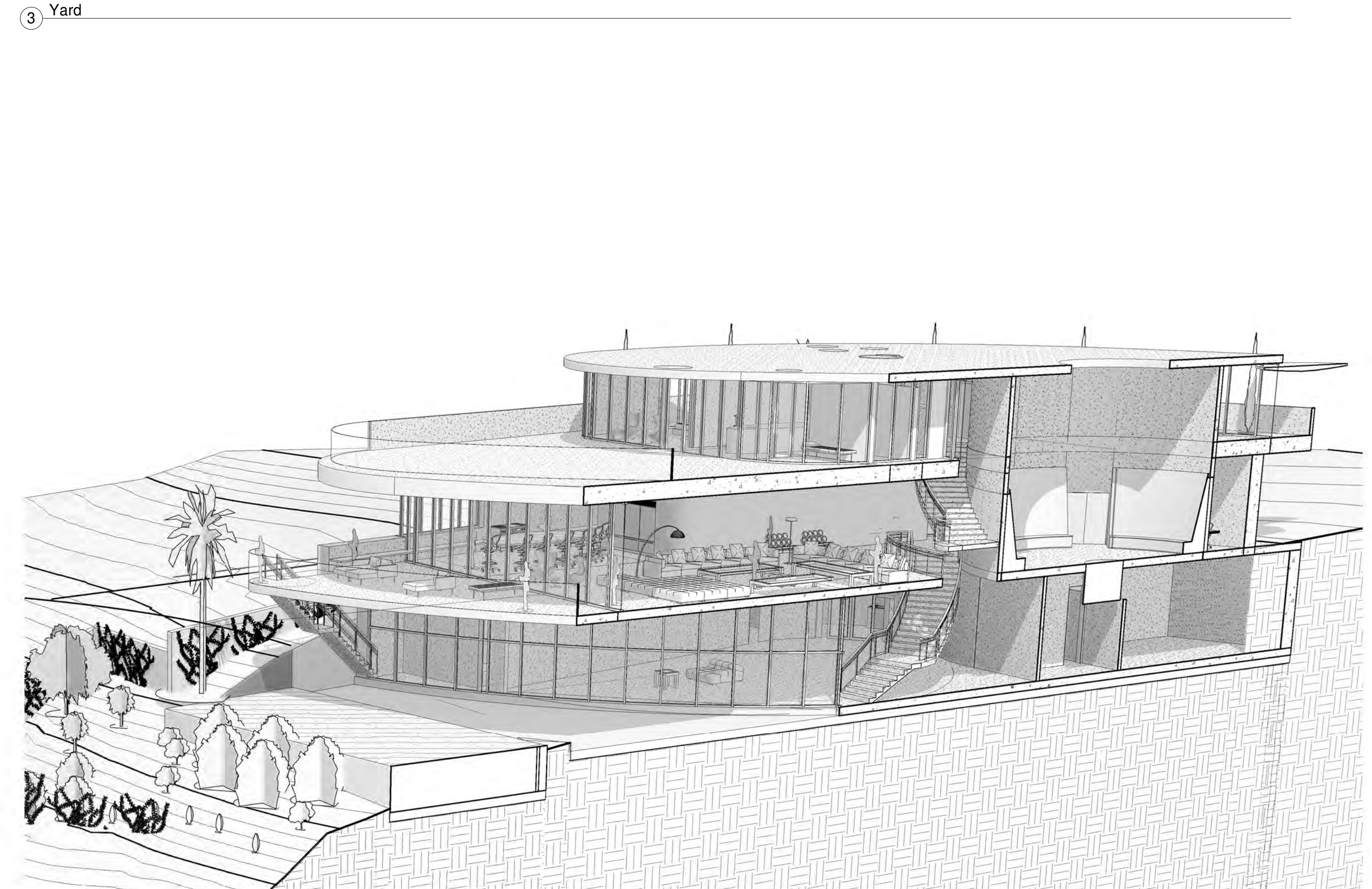
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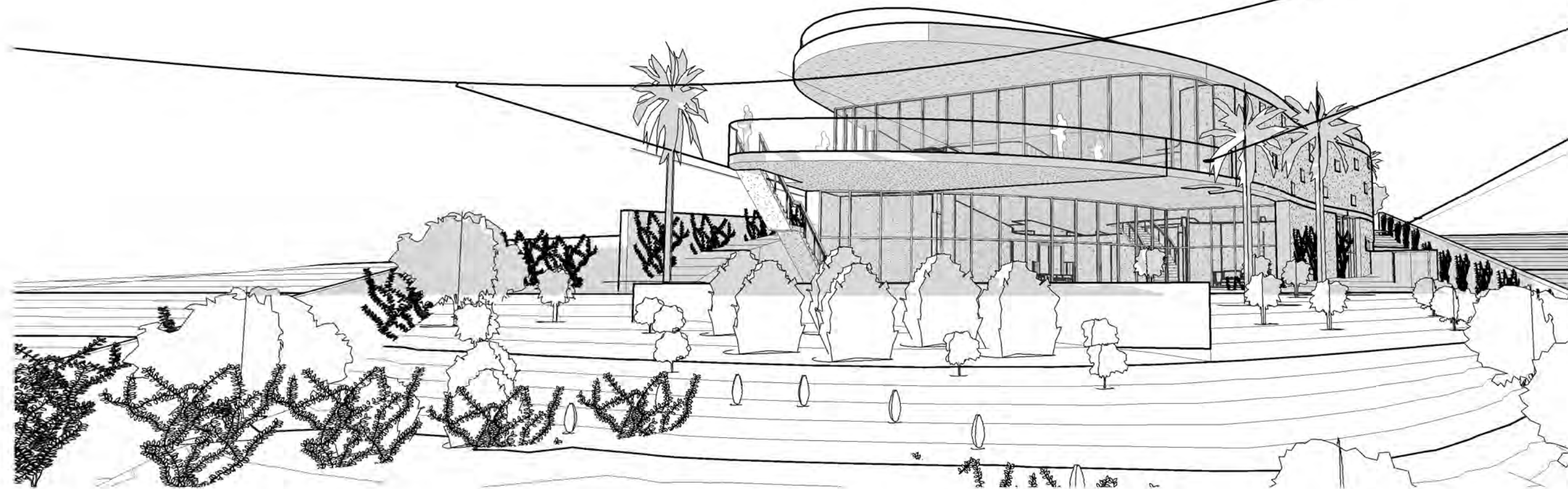
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7248 ENCELIA DRIVE & 7231 ROMERO DRIVE	Revision 9:	_____
LA JOLLA, CA 92073	Revision 8:	_____
<b>Project Name:</b>	Revision 7:	_____
COASTAL DEVELOPMENT PERMIT	Revision 6:	_____
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Perspectives - Romero Views	Revision 4:	_____
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	Revision 1:	July 22, 2019
	Original Date:	2018 12 06
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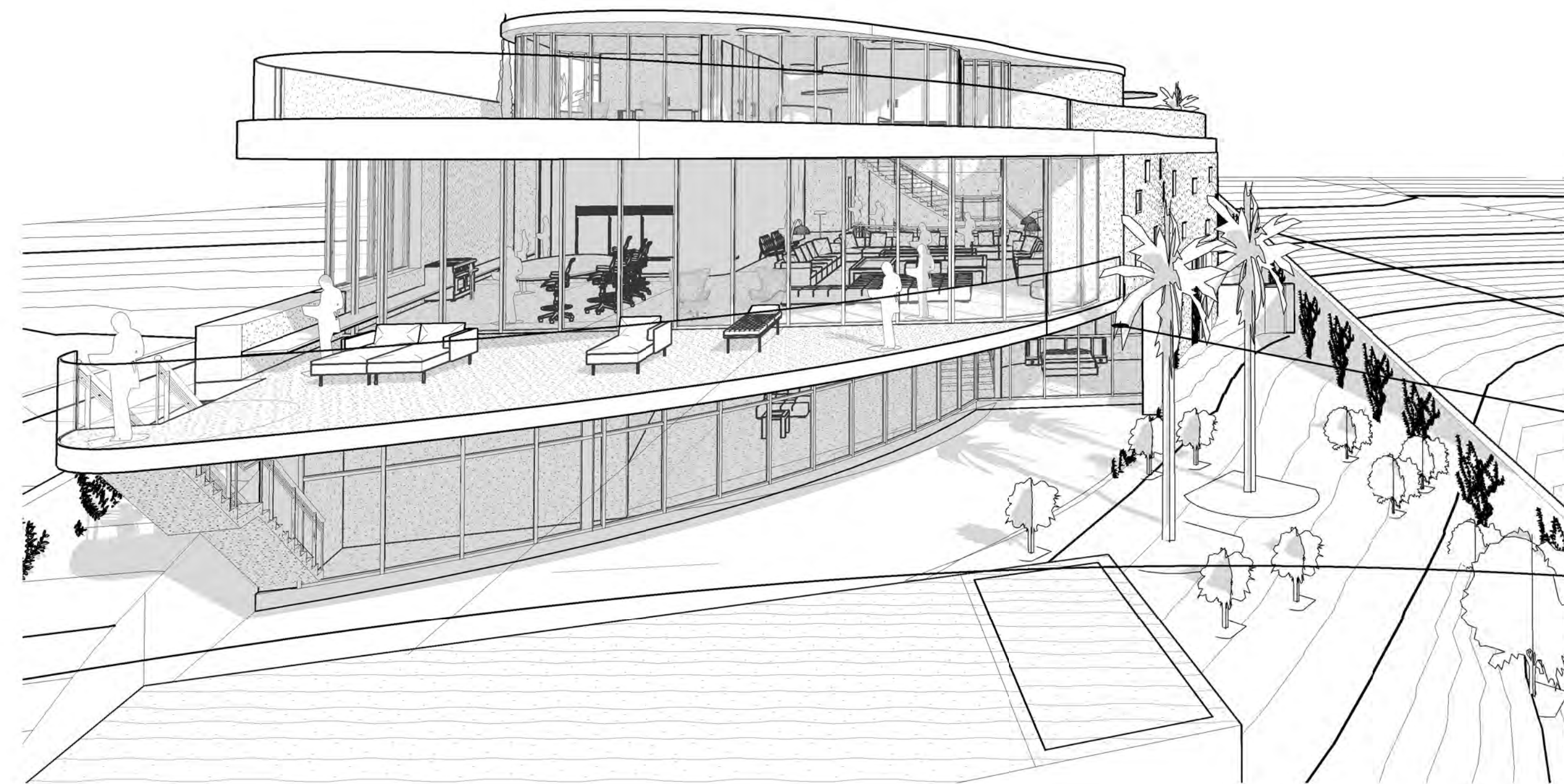
3D Ext Aerial Romero View of South Side Yard



3D Section Ext SW view NE

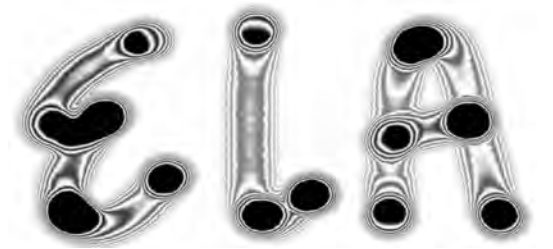


3D Ext E / R Property Line view East



3D Ext South Elevaton





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	Project Architect / Engineer:	Designer

7248 Encelia Drive, La Jolla, CA  
 Parcel 1 of Parcel Map No. 13064  
 Assessor's Parcel Number: 352-262-14-00

VICINITY MAP  
 NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
 Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
**Ihor Lys** 7248 Encelia Drive

Project name and address:  
**LYS Residence** 7248 Encelia Drive

Project number: 2015-008

Sheet Title:  
**Perspectives Interior**

Scale:  
**PERa-103**

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<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 4 of 38	
<b>Sheet Title:</b> Perspectives Interior	DEP#	_____
	P.T.S	_____



5 3D Int Kitchen View Great Room



2 3D Int 2nd Fl Kitchen to Stair



3 3D Int 2nd Floor Stair View Great Room

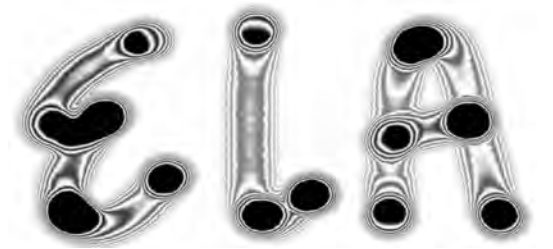


1 3D Int 2nd Fl Entry view Great Room



4 3D Int Great Room W view Stair





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 Assessor's Parcel Number: 352-262-14-00

VICINITY MAP  
 NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
 Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

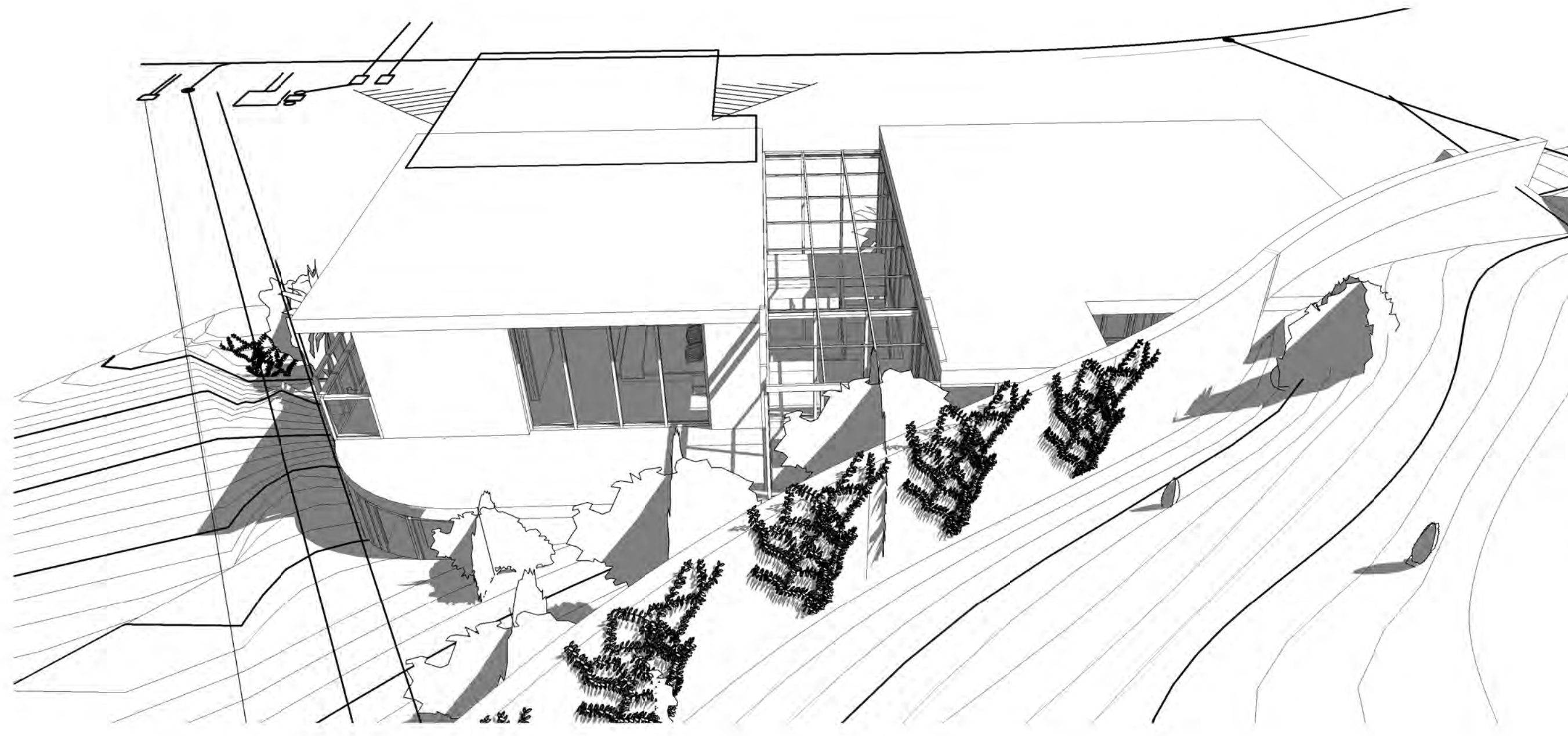
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Project number:  
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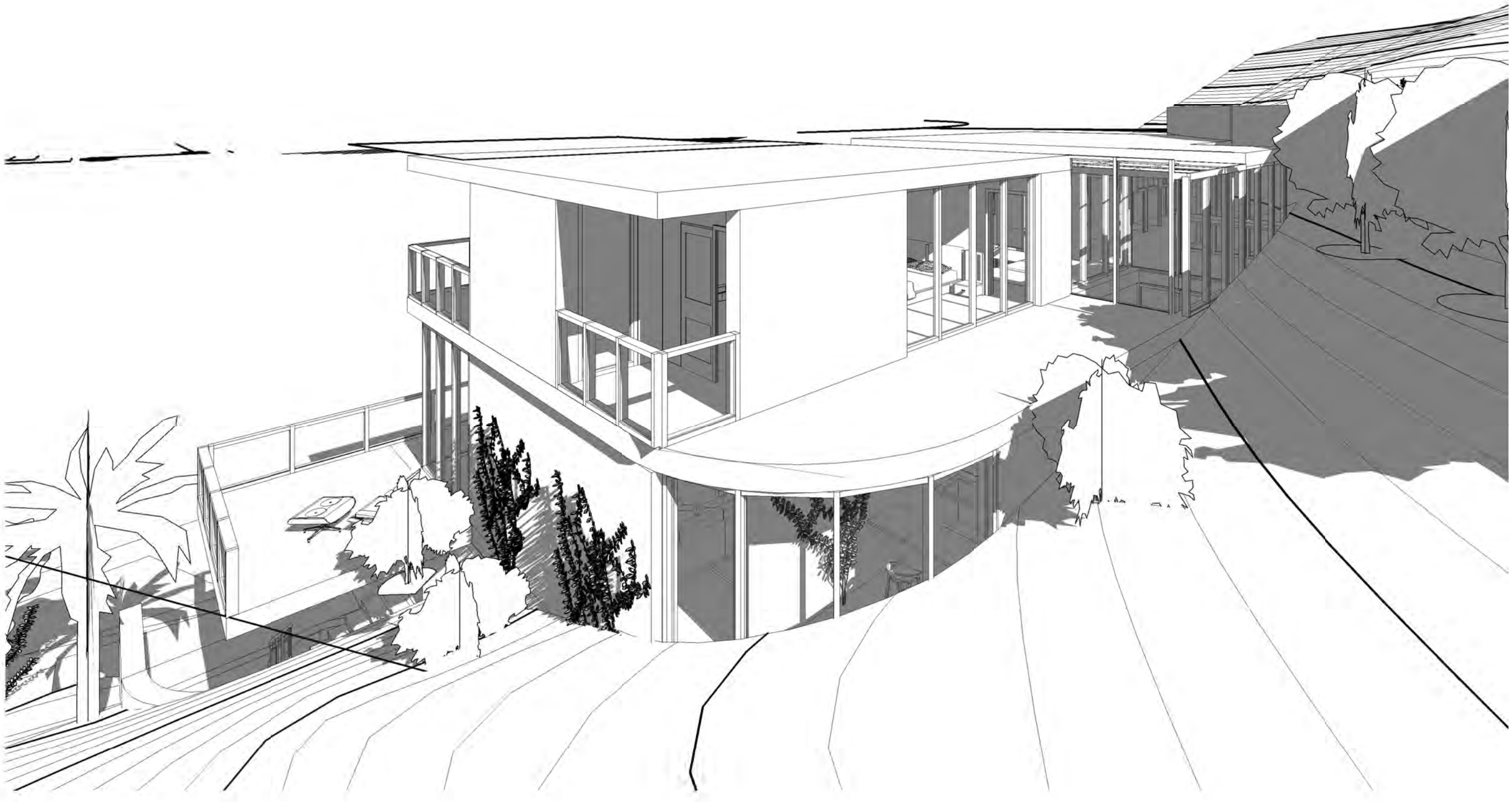
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**Renderings**

Scale:  
 Sheet No: **PERb-101**

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<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 5 of 38
<b>Sheet Title:</b> Renderings	DEP# _____ P.T.S _____



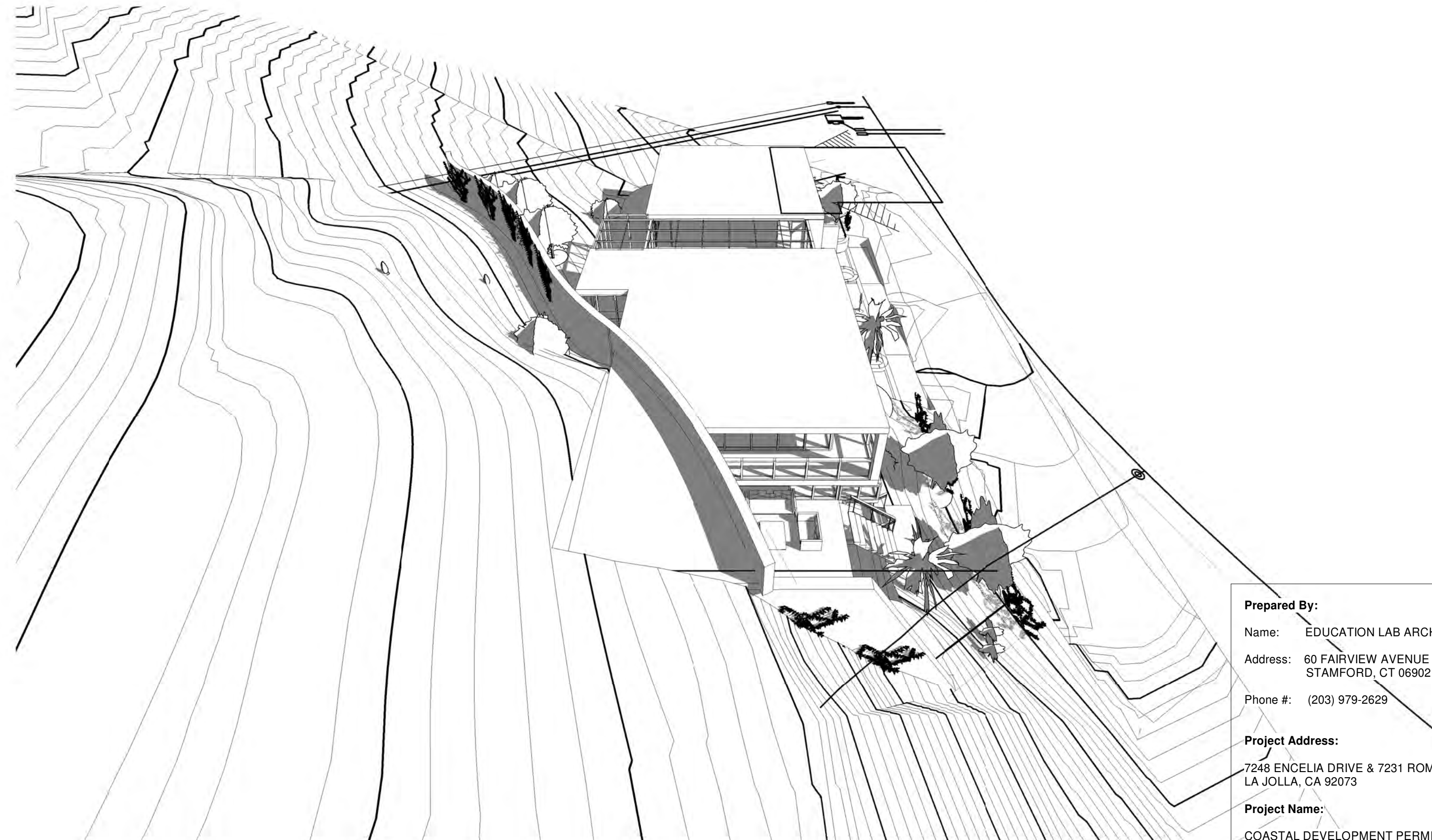
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2 3d Ext Aerial SE to NW

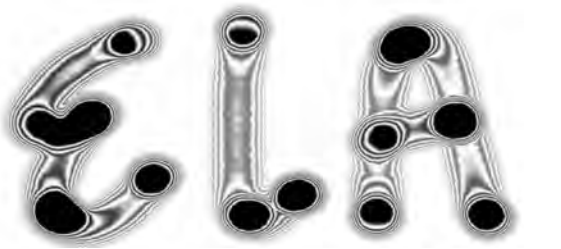


4 3d Ext Aerial view SW to NE



3 3d Ext Aerial View North to South





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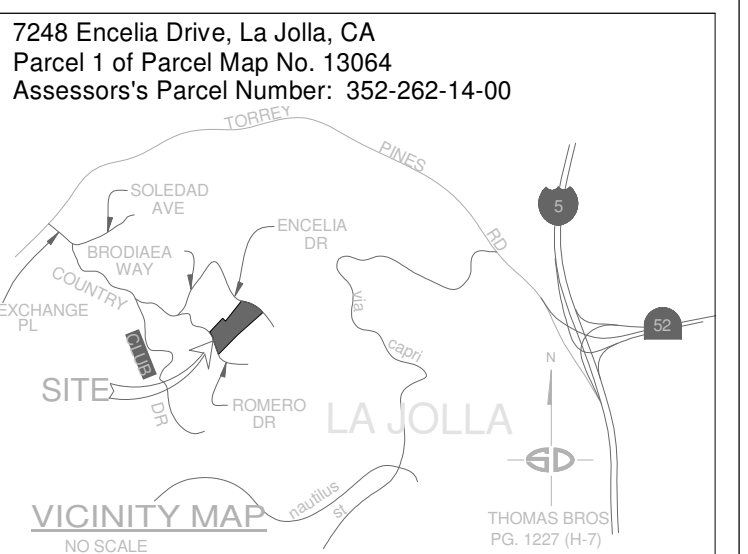
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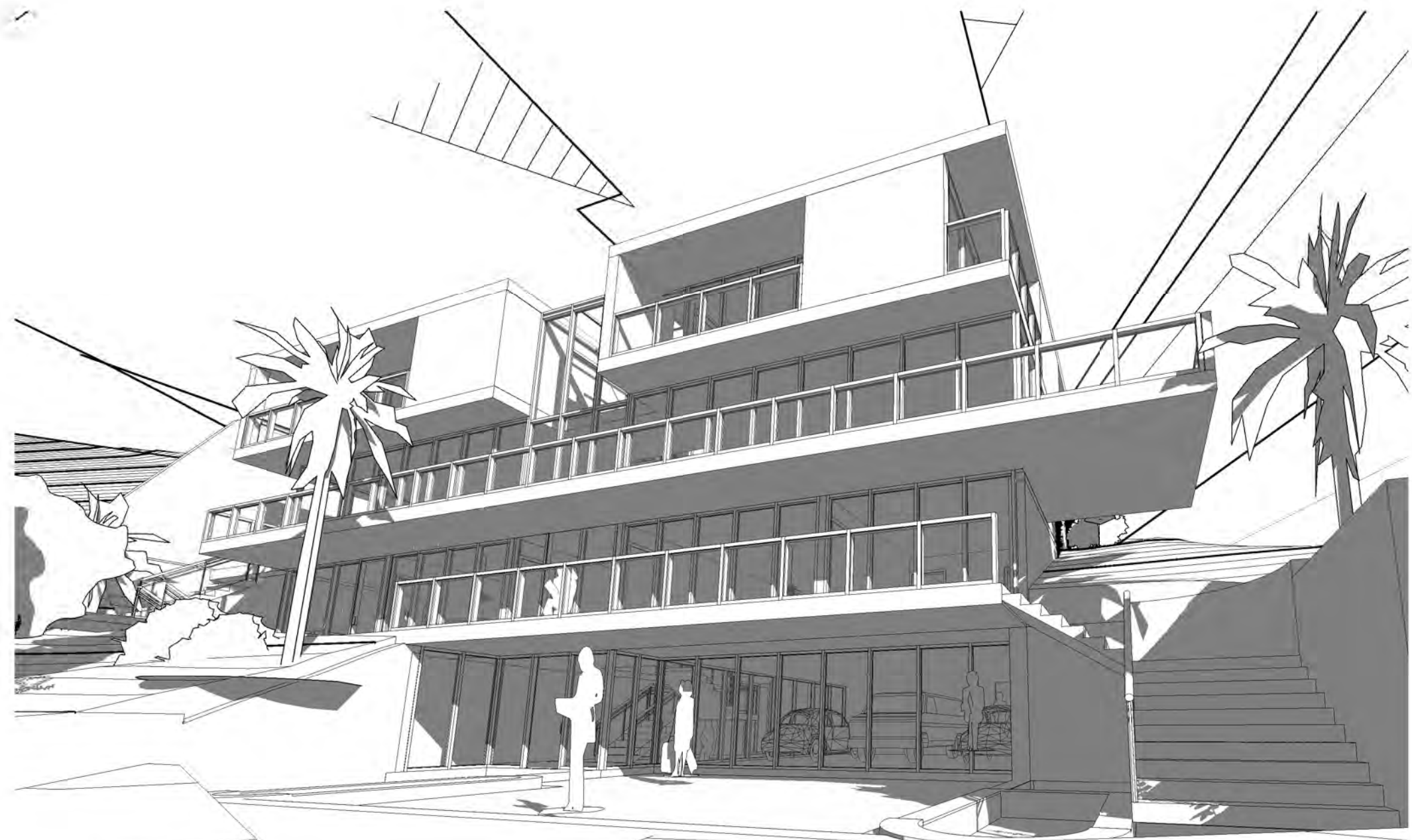
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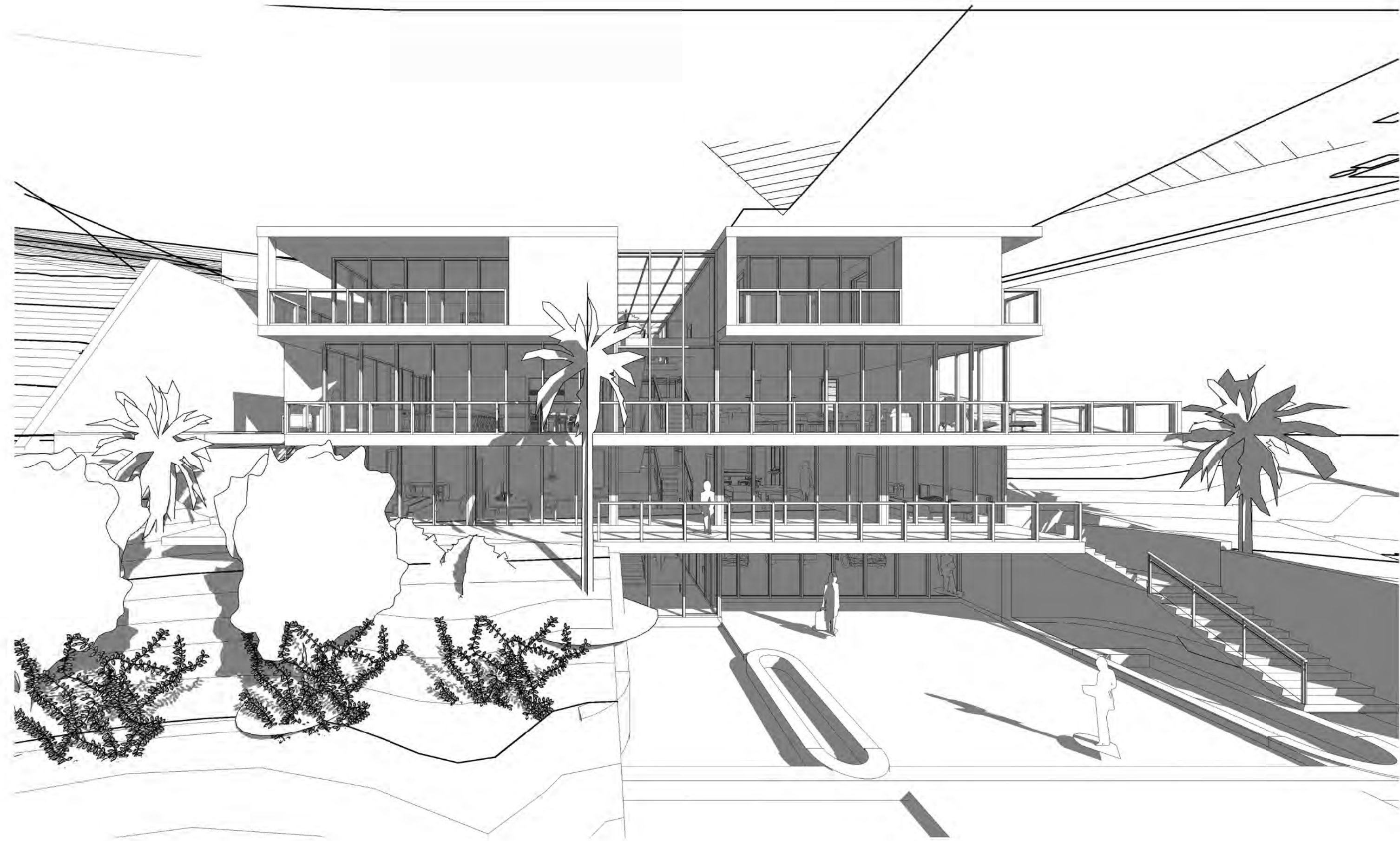
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**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA  
Project name and address:  
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Project number:  
2015-009

Sheet Title:  
**Renderings**  
Scale:  
Sheet No: **PERb-102**

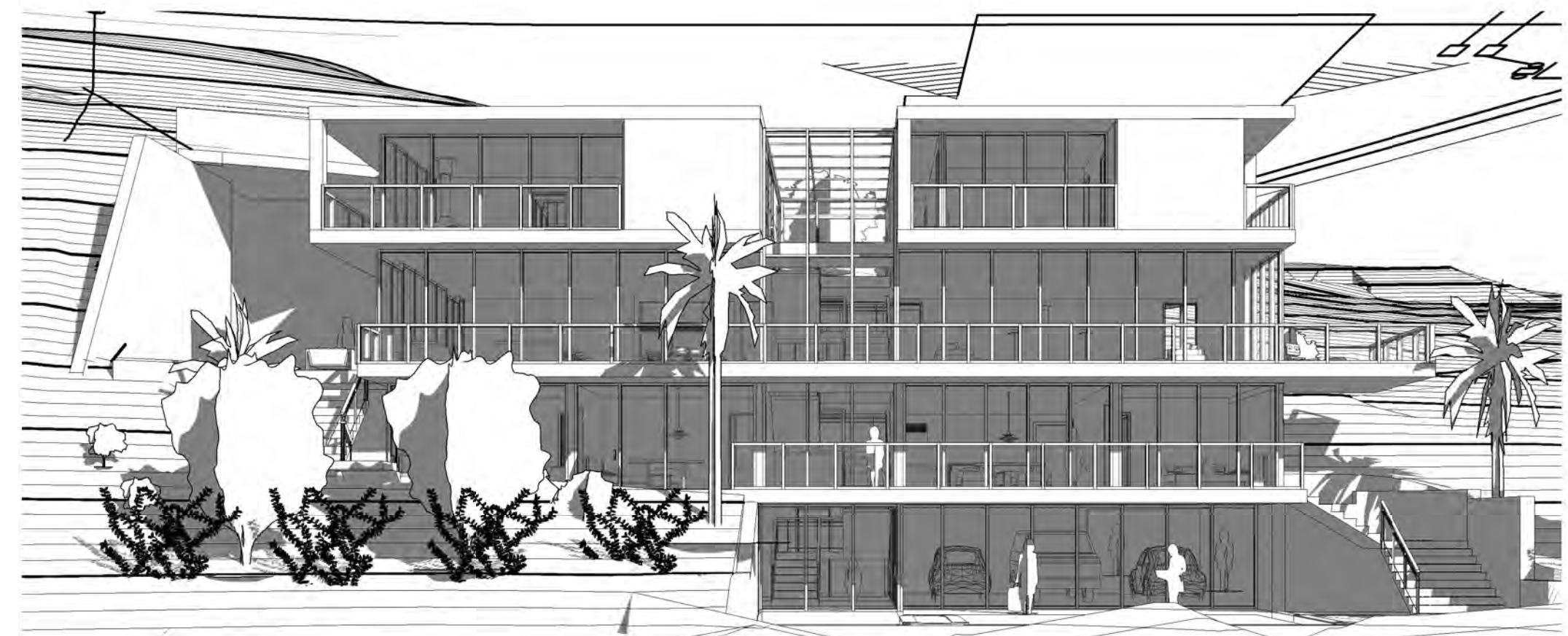
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<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet:	6 of 38
<b>Sheet Title:</b> Renderings	DEP#	_____
	P.T.S	_____



5 3d Ext Romero Driveway View



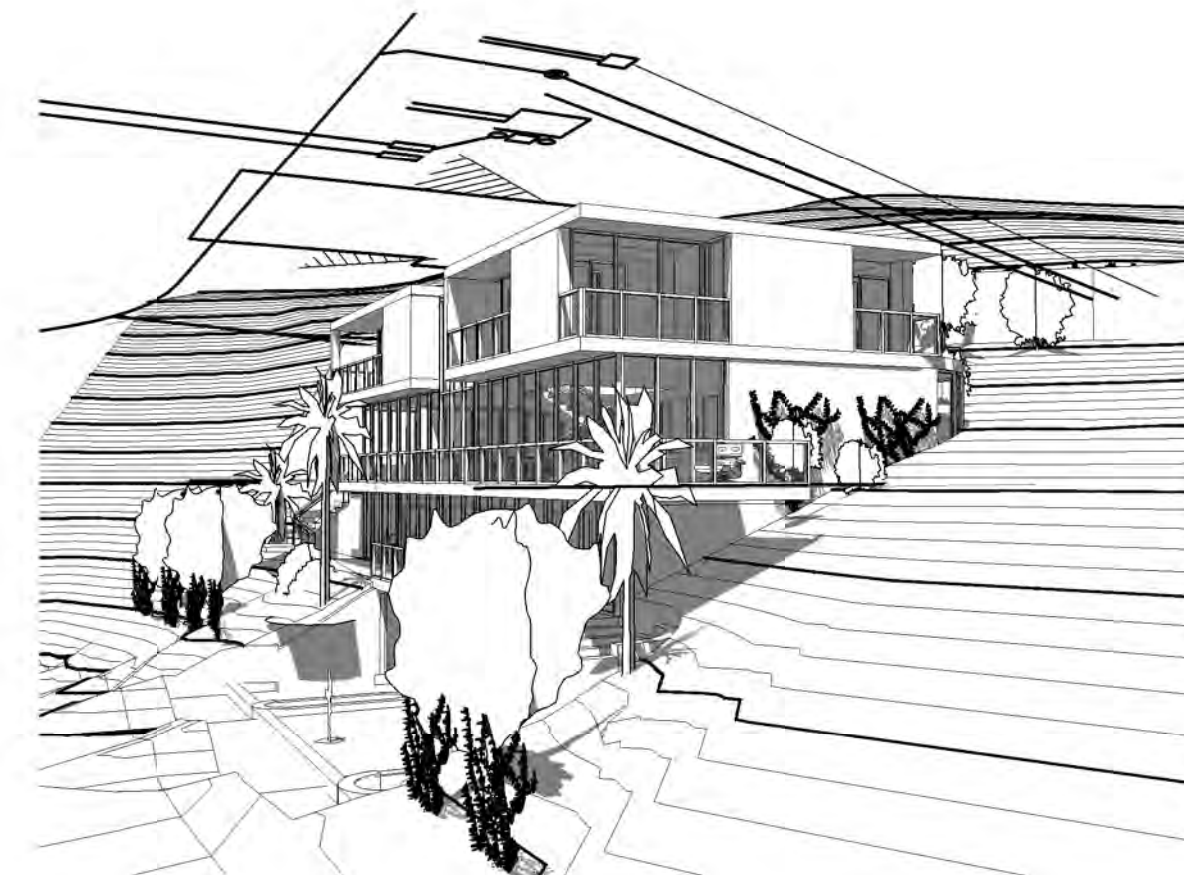
7 3d Ext Romero view East Elev 626



6 3d Ext Romero view East Elev 613

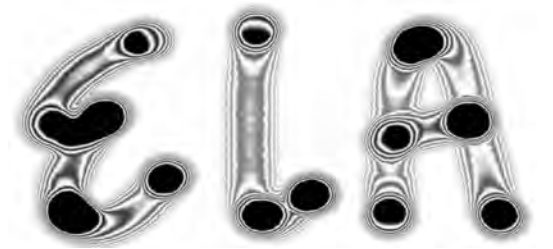


1 3d Ext Det Level view North



3 3d Ext on Romero view North





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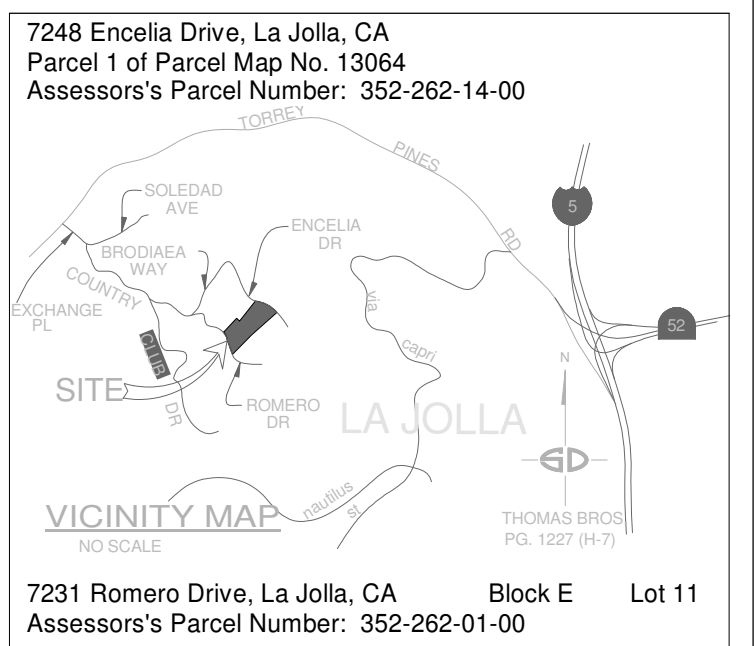
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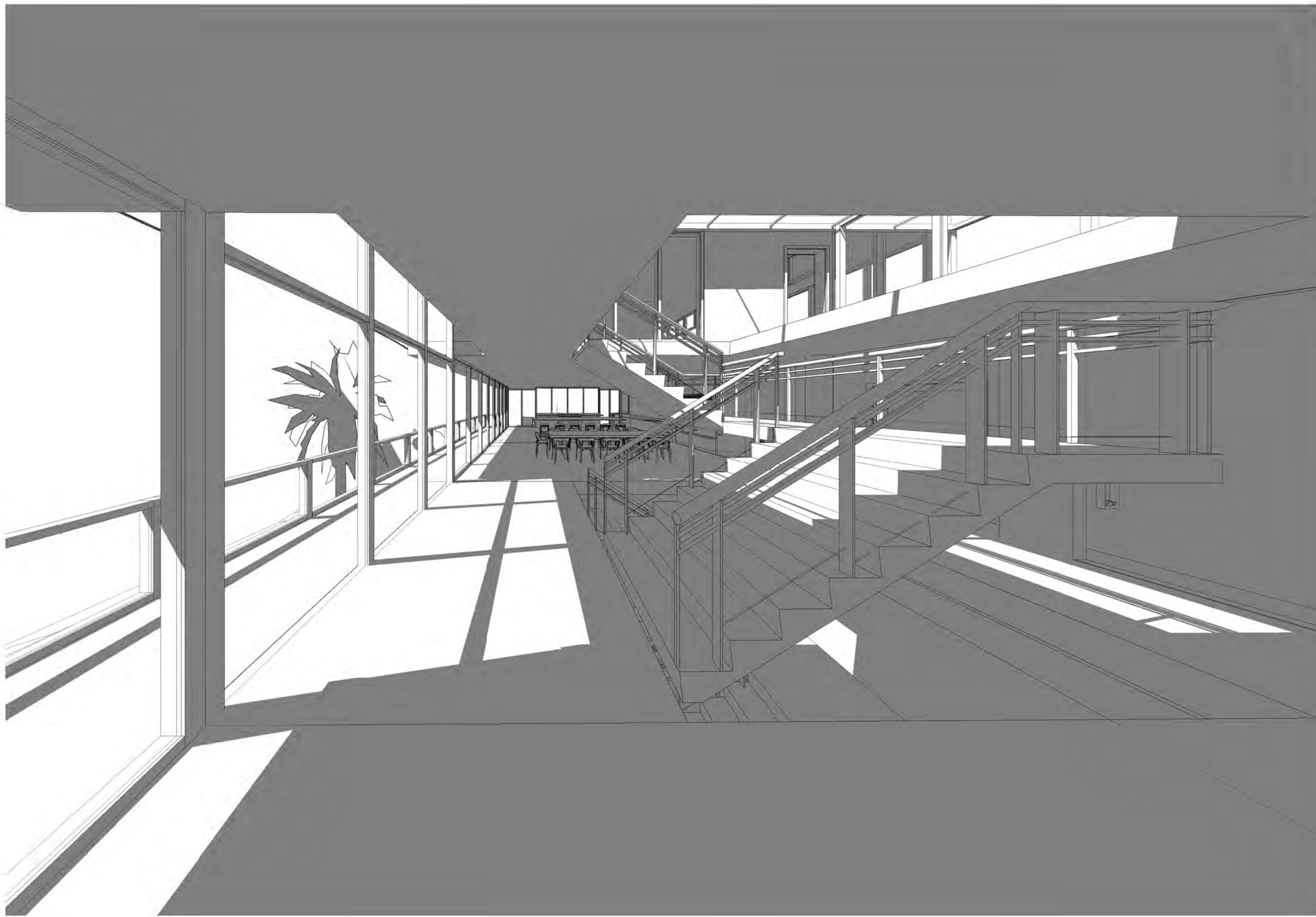
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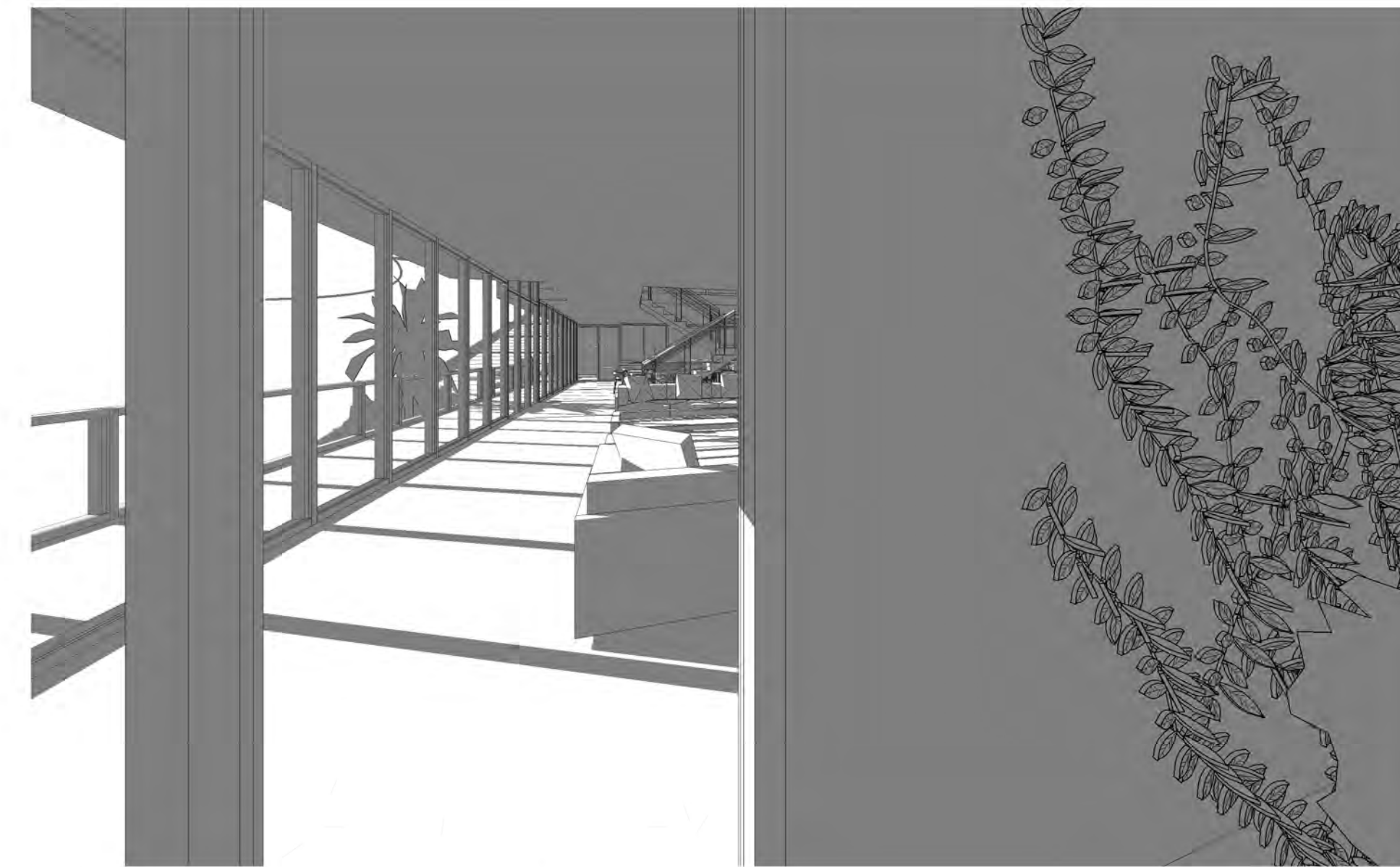
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Project name and address:  
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Project number:  
2015-009

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Scale:  
Sheet No: **PERb-103**

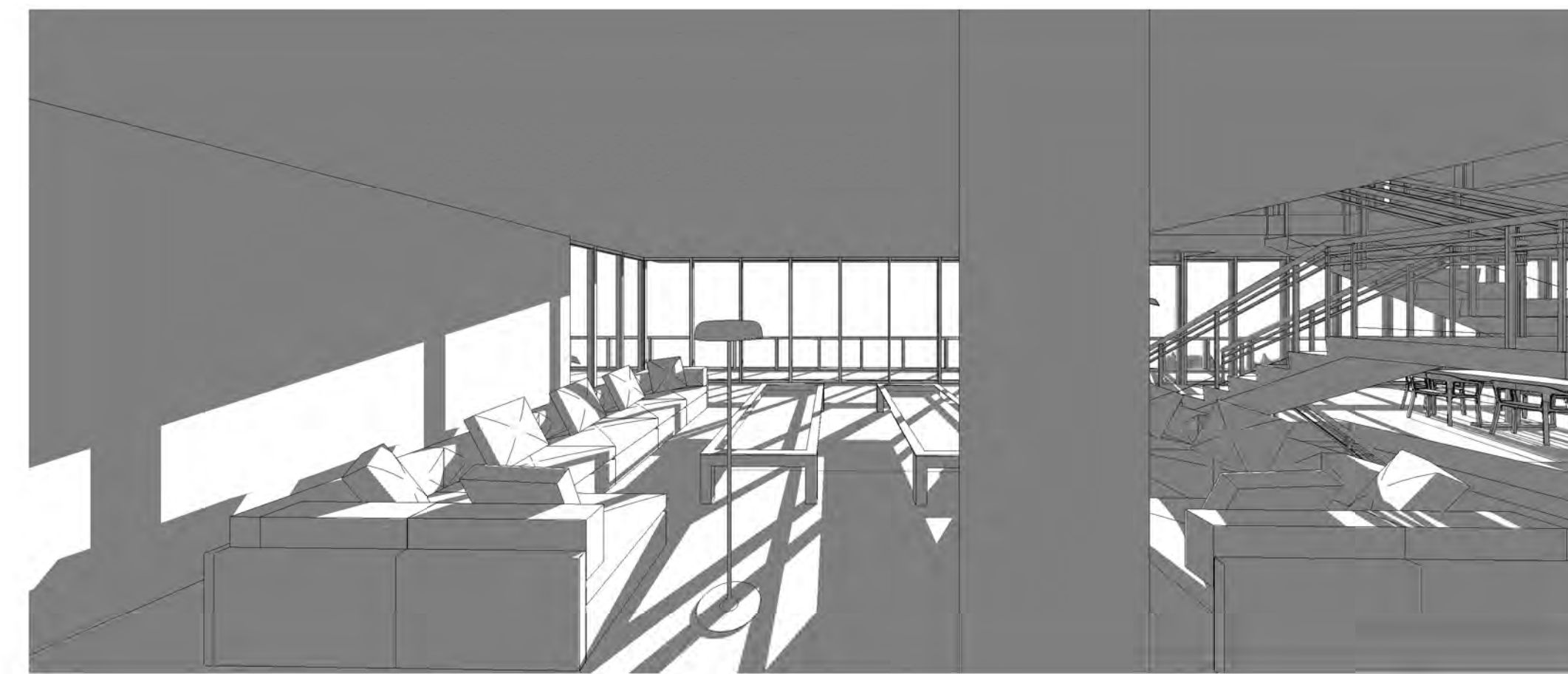
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Phone #: (203) 979-2629	Revision 11:	_____
<b>Project Address:</b>	Revision 10:	_____
7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Revision 9:	_____
<b>Project Name:</b>	Revision 8:	_____
COASTAL DEVELOPMENT PERMIT	Revision 7:	_____
<b>Sheet Title:</b>	Revision 6:	_____
<b>Renderings</b>	Revision 5:	_____
	Revision 4:	_____
	Revision 3:	_____
	Revision 2:	_____
	Revision 1:	July 22, 2019
	Original Date:	2018 12 06
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	P.T.S	_____



① 3d Int 2nd Floor view stair to Dining



② 3d Int Living Rm view North

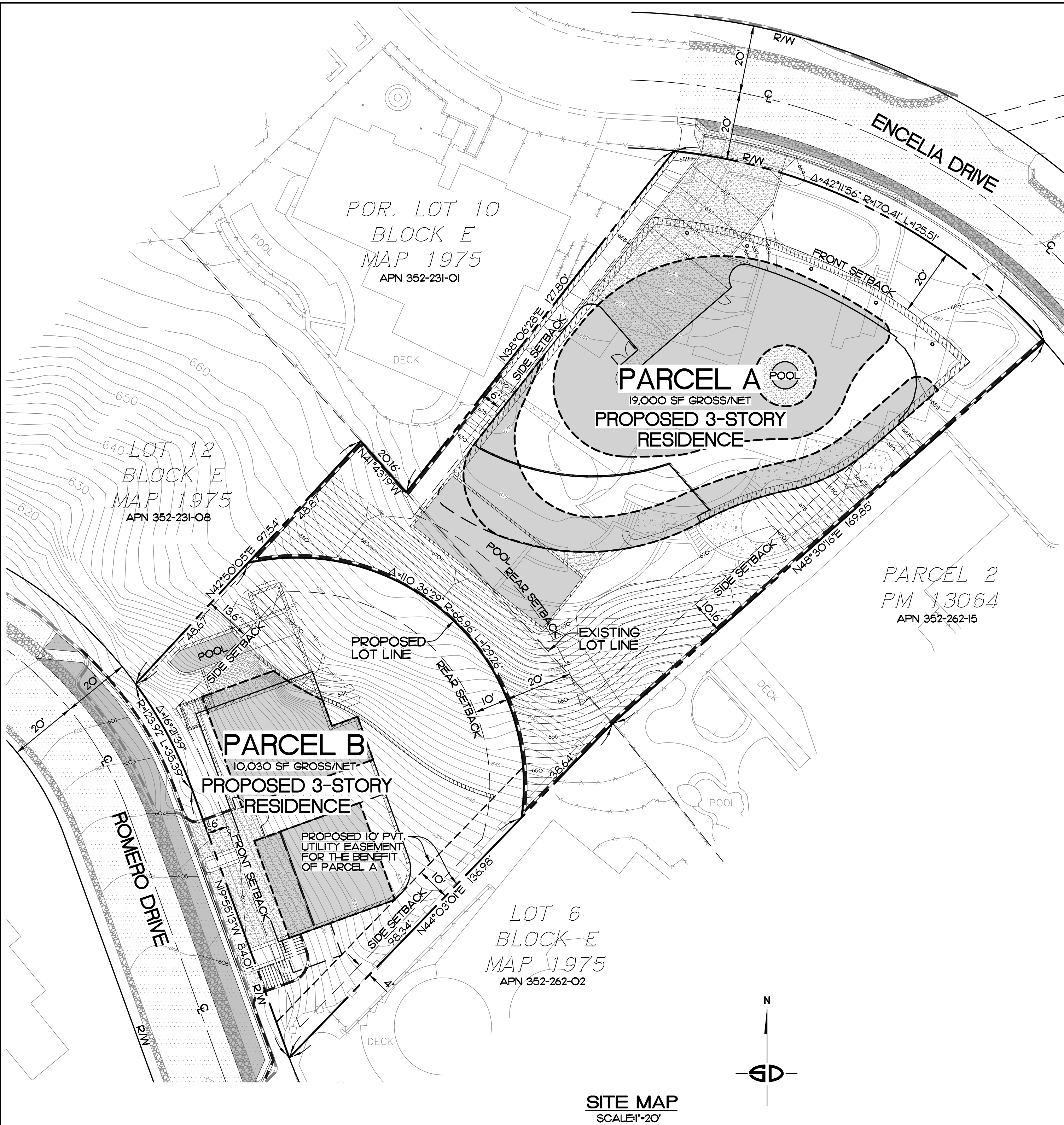


③ 3d Int Living Rm view West (Pacific)

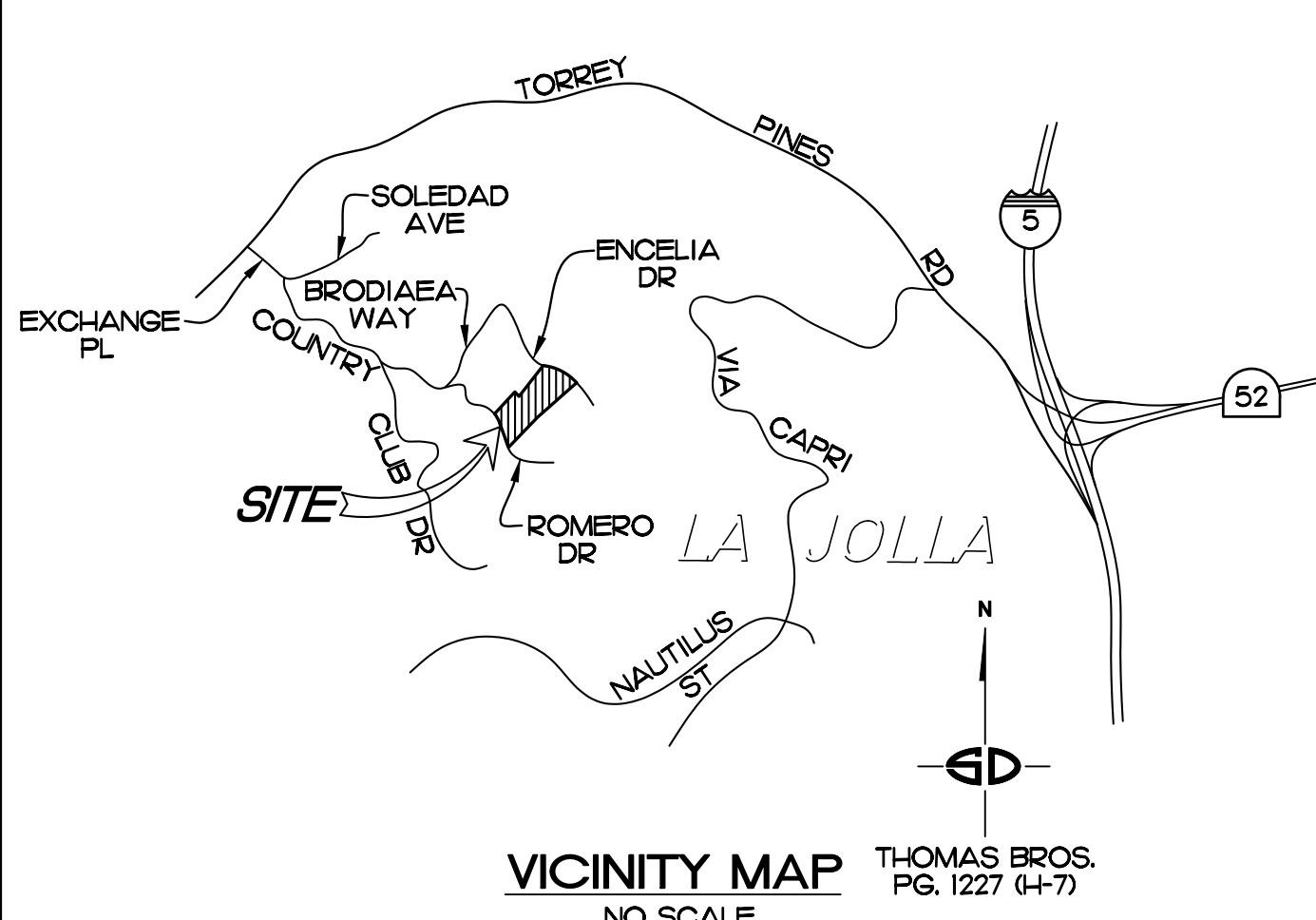


⑤ 3d Sect thru circulation looking north





SITE MAP  
SCALE 1"=20'



ABBREVIATIONS:

- A.C. - DENOTES ASPHALT CONCRETE PAVEMENT.
- APN - DENOTES ASSESSORS PARCEL NUMBER.
- B.M.P.'S - DENOTES BEST MANAGEMENT PRACTICES
- C - DENOTES CENTERLINE.
- CONC. - DENOTES CONCRETE PAVEMENT.
- DOC. - DENOTES DOCUMENT.
- DWG. - DENOTES DRAWING.
- EMRA - DENOTES ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
- EXIST. - DENOTES EXISTING.
- FF - DENOTES FINISH FLOOR.
- FL - DENOTES FLOW LINE.
- HP - DENOTES HIGH POINT.
- I - DENOTES IRRIGATION LINE.
- IE - DENOTES INVERT ELEVATION.
- LP - DENOTES LOW POINT.
- MAX. - DENOTES MAXIMUM.
- O.R. - DENOTES OFFICIAL RECORD.
- R - DENOTES PROPERTY LINE.
- P.O.C. - DENOTES POINT OF CONNECTION.
- REC. - DENOTES RECORDED.
- RIM - DENOTES MAN-HOLE RIM ELEVATION.
- R/W - DENOTES RIGHT-OF-WAY.
- S - DENOTES SEWER LINE.
- SD - DENOTES STORM DRAIN.
- SF - DENOTES SQUARE FEET.
- SVC - DENOTES SERVICE.
- TC - DENOTES TOP OF CURB.
- TG - DENOTES TOP OF GRATE.
- TW - DENOTES TOP OF WALL.
- (TYP.) - DENOTES TYPICAL.
- VAC. - DENOTES VACUUM.
- VC - DENOTES VERTICAL CURVE.
- W - DENOTES WATER LINE.
- W/ - DENOTES WITHIN.
- WPCP - DENOTES WATER POLLUTION CONTROL PLAN.
- ε - DENOTES AND.
- ( ) - DENOTES EXISTING.

PROJECT ADDRESS:

PARCEL A: 7248 ENCELIA DRIVE  
LA JOLLA, CA 92037

PARCEL B: 7231 ROMERO DRIVE  
LA JOLLA, CA 92121

A.P.N.:

PARCEL A: 352-262-14  
PARCEL B: 352-262-01

COORDINATE INDEX:

NAD 27 - N 246, E 1689  
NAD 83 - N 1886, E 6249

TOPOGRAPHIC SOURCE:

DON READ CORPORATION  
501 MERCURY LANE  
BREA, CA 92821  
PH: (714) 929-9599  
DATED: 08-09-2012  
JOB # 12037

SUPPLEMENTAL TOPOGRAPHIC SURVEY  
BY: SNIPES-DYE ASSOCIATES  
8348 CENTER DRIVE, SUITE G  
LA MESA, CA 91942  
DATED: 11-09-17  
JOB # LJ5001

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG, NORTH 600' SOUTH OF BRODIAEA EDGE OF PAVEMENT, 24' NORTH OF SEWER MAN-HOLE, ELEVATION = 689.967, NGVD29.

LEGAL DESCRIPTION:

PARCEL A: APN 252-262-14

PARCEL 1 OF PARCEL MAP NO. 13064, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1983 AS FILE NO. 83-469721.

PARCEL B: APN 352-262-01

LOT II, BLOCK 'E' OF LA JOLLA COUNTRY CLUB HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1975, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1926.

NOTE:

NO BUS STOP LOCATED ALONG OR NEAR THE PROJECT FRONTS.

GENERAL NOTES:

- THIS PROJECT WILL BE CONDITIONED FOR A GRADING PERMIT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (B.M.P.'S) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- NO APPROVED IMPROVEMENTS OR LANDSCAPING, INCLUDING PRIVATE WATER, SEWER AND STORM DRAIN FACILITIES, GRADING, DRIVEWAYS AND RETAINING WALLS, SHALL BE INSTALLED IN PUBLIC RIGHT-OF-WAY PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA).
- THIS PROJECT WILL ADHERE TO THE CITY OF SAN DIEGO STORM WATER STANDARDS IN EFFECT AT THE TIME OF APPROVAL OF MINISTERIAL PERMIT. AS DESIGNED, PROJECT ADHERES TO CURRENT STORM WATER DEVELOPMENT REGULATIONS EFFECTIVE FEBRUARY 16, 2016.
- THIS PROJECT IS HAS BEEN DESIGNED IN COMPLIANCE WITH THE REVISED STORM WATER STANDARDS MANUAL 2018.
- NO ROOF, DECK OR BALCONY DRAINS ARE PROPOSED FOR THIS PROJECT. DRAINS FROM ROOF, DECK, AND BALCONY AREAS TO BE DISPERSED ONTO LANDSCAPE AREAS PRIOR TO ENTERING PRIVATE STORM DRAIN SYSTEM.
- ALL SWIMMING POOLS AND DECORATIVE PONDS WILL PROVIDE ADEQUATE FREEBOARD OR AND OVERFLOW STRUCTURE THAT DOES NOT RELEASE OVERFLOW TO THE MS4.

GRADING TABULATIONS:

PARCEL A: LYS RESIDENCE

PARCEL A BOUNDARY SITE AREA:	19,000 SF.
ON-SITE AREA TO BE GRADED:	19,000 SF.
OFF-SITE AREA TO BE GRADED:	1,371 SF.
PERCENT OF TOTAL ON-SITE TO BE GRADED:	100%
EXISTING IMPERVIOUS SURFACE:	6,794 SF.
PROPOSED NEW & REPLACED IMPERVIOUS SURFACE:	3,919 SF.
TOTAL SOIL DISTURBED AREA:	20,371 SF.
TOTAL AREA TO BE GRADED:	20,371 SF.
RETAINING WALL TOTAL LENGTH:	445'
MAX. HEIGHT:	6'
AMOUNT OF CUT:	3,800 C.Y.
AMOUNT OF FILL:	700 C.Y.
AMOUNT OF IMPORT MATERIAL:	0 C.Y.
AMOUNT OF EXPORT MATERIAL:	3,100 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES:	25' (21' MAX.)
MAXIMUM HEIGHT OF CUT SLOPES:	13' (21' MAX.)
MAX. CUT DEPTH:	12.5'

PARCEL B: JAMZ TREEHOUSE RESIDENCE

BOUNDARY SITE AREA:	10,030 SF.
ON-SITE AREA TO BE GRADED:	6,940 SF.
OFF-SITE AREA TO BE GRADED:	1,924 SF.
PERCENT OF TOTAL ON-SITE TO BE GRADED:	69%
EXISTING IMPERVIOUS SURFACE:	0 SF.
PROPOSED NEW & REPLACED IMPERVIOUS SURFACE:	1,609 SF.
TOTAL SOIL DISTURBED AREA:	8,864 SF.
TOTAL AREA TO BE GRADED:	8,864 SF.
RETAINING WALL TOTAL LENGTH:	52'
MAX. HEIGHT:	7.9'
AMOUNT OF CUT:	2,140 C.Y.
AMOUNT OF FILL:	10 C.Y.
AMOUNT OF IMPORT MATERIAL:	0 C.Y.
AMOUNT OF EXPORT MATERIAL:	2,130 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES:	10' (21' MAX.)
MAXIMUM HEIGHT OF CUT SLOPES:	0' (21' MAX.)
MAX. CUT DEPTH:	18.5'
TOTAL NEW & REPLACED IMPERVIOUS:	
PARCEL A:	3,919 SF.
PARCEL B:	1,609 SF.
TOTAL:	5,528 SF.

ZONING INFORMATION:

BASE ZONE: RS 1-4  
SENSITIVE OVERLAY ZONE: COASTAL-COASTAL HEIGHT LIMITATION  
FIRE BRUSH ZONE 300' BUFFER  
FIRE HAZARD SEVERITY ZONE  
PARKING IMPACT

ENVIRONMENTALLY SENSITIVE LANDS:  
STEEP HILLSIDES (N/A - GRADED PER 37406-D)

GEOLOGICAL HAZARD CATEGORY: 53

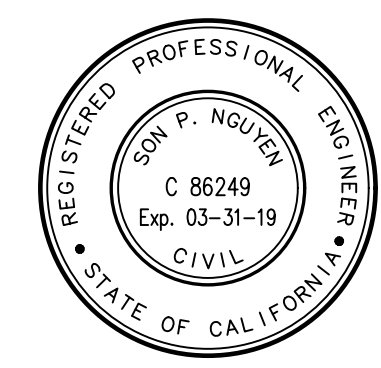
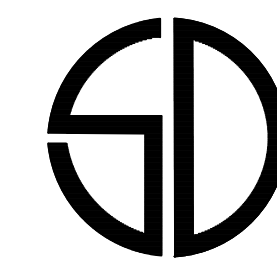
SHEET INDEX

C-1	TITLE/SITE MAP
C-2A	LYS RESIDENCE ENCELIA DR CONCEPTUAL GRADING PLAN
C-2B	LYS RESIDENCE ENCELIA DR CONCEPTUAL GRADING PLAN TYPICAL SECTIONS
C-3A	JAMZ TREEHOUSE RESIDENCE ROMERO DR CONCEPTUAL GRADING PLAN
C-3B	JAMZ TREEHOUSE RESIDENCE ROMERO DR CONCEPTUAL GRADING PLAN TYPICAL SECTIONS

ENGINEER OF WORK

**Snipes-Dye associates**  
civil engineers and land surveyors  
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942  
TELEPHONE (619) 697-9234 FAX (619) 460-2033

*San P. Nguyen* 12/22/20  
SON P. NGUYEN  
R.C.E. 86249  
EXPIRES 03-31-19



LEGEND:

EXISTING SPOT ELEVATION	631.92 - 609.62 TW
EXISTING CONTOUR	605.06 BW
EXISTING CONC. PAVEMENT	635
EXISTING PAVER SURFACE	
EXISTING ASPHALT SURFACE	
EXISTING 4" SEWER LATERAL	TO BE CAPPED & ABANDONED
EXISTING 3/4" WATER SERVICE	TO BE KILLED
EXISTING GAS SERVICE	TO REMAIN
EXISTING SEWER MAIN	S(18)
EXISTING WATER MAIN	W(18)
EXISTING U.G. ELECTRIC LINE	E(18)
EXISTING U.G. TELCO LINE	T(18)
EXISTING GAS LINE	G(18)
EXISTING JOINT USE (ELEC. & TELCO)	E/T
EXISTING CHAINLINK FENCE	X-X
EXISTING IRON FENCE	□
EXIST. PALM TREE W/ TRUNK DIA.	
EXISTING FIRE HYDRANT	
EXISTING RETAINING WALL	
RIGHT-OF-WAY	R/W
PROPERTY LINE	P
PROPOSED SPOT ELEVATION	296.55
PROPOSED CONTOUR	635
PROPOSED A.C. PAVEMENT	
PROPOSED CONC. PAVEMENT	
PROPOSED 6" CONC. CURB	
PROPOSED 6" CONC. CURB/GUTTER	
PROPOSED CONC. SWALE	
PROPOSED SEWER/STORM DRAIN CLEANOUT	
PROPOSED AREA DRAIN	
PROPOSED DECK DRAIN	
PROPOSED CATCH BASIN	
PROPOSED TYPE F CATCH BASIN	
PROPOSED TRENCH DRAIN	
PROPOSED STORM DRAIN LINE	SD
PROPOSED 1" WATER LATERAL	W
PROPOSED 4" SEWER LATERAL	S
PROPOSED 4" SEWER P.O.C.	S
PROPOSED 3/4" WATER P.O.C.	W
PROPOSED 3/4" IRRIGATION P.O.C.	I
PROPOSED 1" WATER SVC. W/ 3/4" METER	W
PROPOSED 4" SEWER LAT. W/ CLEANOUT	S
PROPOSED 1" IRRIGATION SVC. W/ 3/4" METER & BACKFLOW	I
PROPOSED DRAINAGE DITCH	
PROPOSED RETAINING WALL	
PROPOSED BUILDING WALL	
DIRECTION OF DRAINAGE	
VISIBILITY TRIANGLE	

Prepared By:  
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Project Address:  
7248 ENCELIA DRIVE  
LA JOLLA, CA 92037  
7231 ROMERO DRIVE  
LA JOLLA, CA 92121  
Project Name:

LYS & JAMZ TREEHOUSE RESIDENCES WITH LOT LINE ADJUSTMENT COASTAL DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT & TITLE/SITE MAP

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
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Revision 5: \_\_\_\_\_  
Revision 4: DECEMBER 22, 2020  
Revision 3: JANUARY 03, 2020  
Revision 2: SEPTEMBER 13, 2019  
Revision 1: JULY 22, 2019

Original Date: DECEMBER 6, 2018

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DEP# \_\_\_\_\_

P.T.S. 624464

**TITLE/SITE MAP**

COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT  
7248 ENCELIA DRIVE, LA JOLLA, CA 92037  
7231 ROMERO DRIVE, LA JOLLA, CA 92121

DESIGNER: SPN  
DRAWN: JCF  
CHECKED: SPN  
DATE: 12-08-18

NO. DATE REVISION DESCRIPTION

1	7-22-19	REVISED PER 1ST REVIEW COMMENTS.
2	9-13-19	REVISED PER 2ND REVIEW COMMENTS.
3	1-03-20	REVISED PER 3RD REVIEW COMMENTS.
4	12-22-20	REVISED PER 4TH REVIEW COMMENTS.

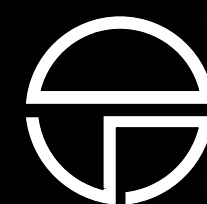
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4	12-22-20	REVISED PER 4TH REVIEW COMMENTS.

JOB NO. LJ5001 (D-9)

**C-1**





LYS RESIDENCE CONCEPTUAL GRADING PLAN  
 FOR NAME: COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT  
 7248 ENCELIA DRIVE, LA JOLLA, CA 92037

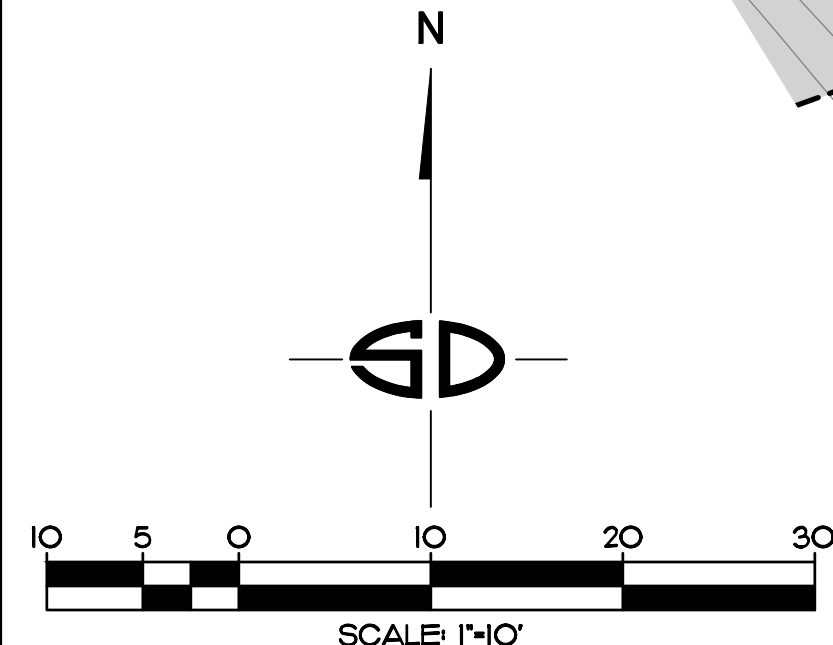
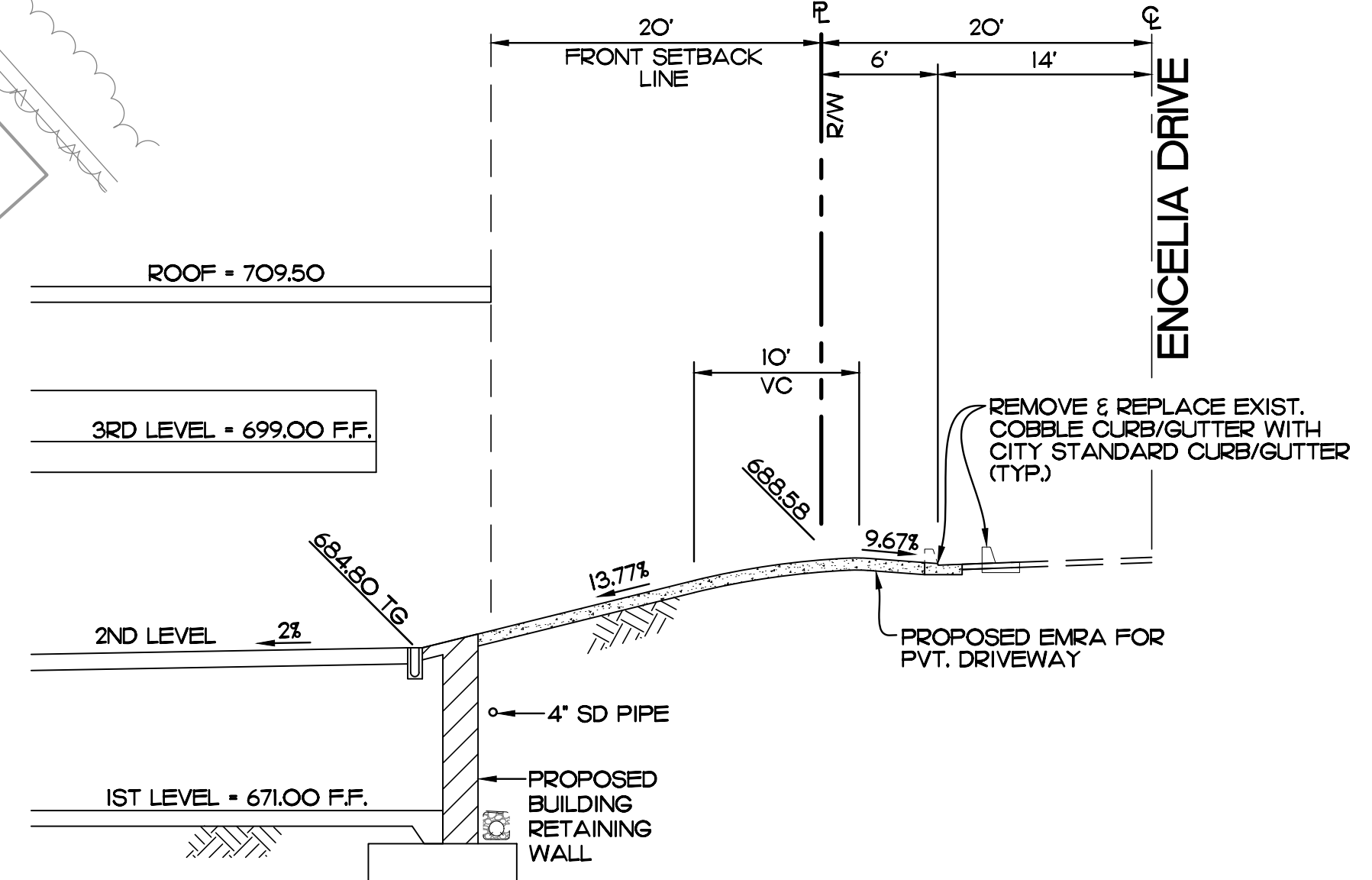
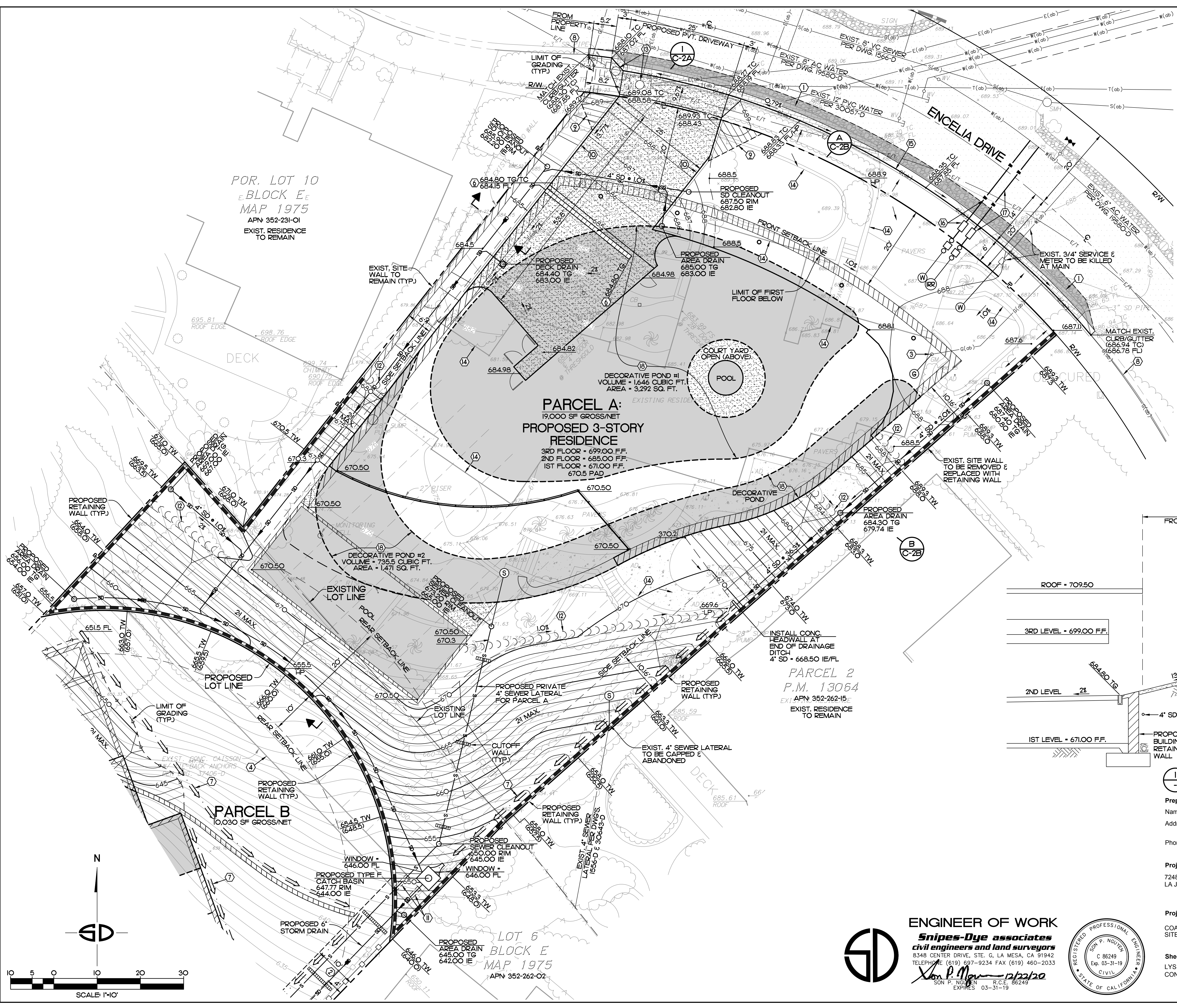
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 DRAWN: JCF  
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4	12-22-20	REVISED PER 4TH REVIEW COMMENTS.

PROJECT NAME: COASTAL DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT  
 SHEET NO. LJS00K-ID-9  
**C-2A**

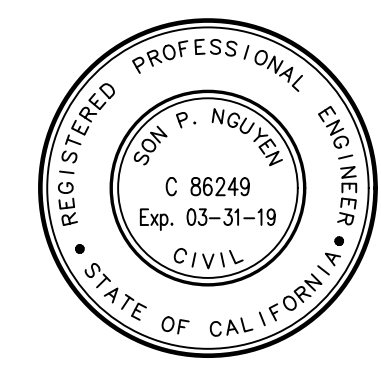
**KEY NOTES**

- 1 EXIST. BRICK SIDEWALK & COBBLE STONE CURB/GUTTER TO BE REMOVED (TYP.)
- 2 PROPOSED PVT. UTILITY EASEMENT FOR THE BENEFIT OF PARCEL A.
- 3 EXIST. GAS SERVICE TO REMAIN (TYP.)
- 4 EXIST. SUBSURFACE CONCRETE CAISSON WALL WITH TIE-BACK ANCHORS PER DWG. 37406-D TO REMAIN (TYP.)
- 5 MATCH EXIST. TOP OF WALL.
- 6 PRIVATE TRENCH DRAIN W/ TRAFFIC GRATE.
- 7 PROPOSED DRAINAGE DITCH.
- 8 PORTION OF EXIST. CURB/GUTTER TO REMAIN (TYP.).
- 9 10'X10' VISIBILITY TRIANGLE. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALL IN THE VISIBILITY AREA SHALL EXCEED 3-FEET IN HEIGHT.
- 10 PROPOSED PRIVATE 6" CONCRETE CURB.
- 11 CORE 8" HOLES IN CONC. WALL FOR SEWER & STORM DRAIN INSTALLATION.
- 12 PROPOSED EARTHEN BERM (TYP.).
- 13 EXIST. UTILITY VAULT TO REMAIN. ADJUST RIM TO FINISH SURFACE.
- 14 EXIST. RESIDENCE AND STRUCTURE TO BE DEMOLISHED (TYP.).
- 15 PROPOSED CITY STANDARD 6" CONC. CURB/GUTTER (TYP.).
- 16 PROPOSED 1" WATER SERVICE W/ 3/4" METER & BACKFLOW.
- 17 PROPOSED 1" IRRIGATION SERVICE W/ 3/4" METER & BACKFLOW.
- 18 DECORATIVE POND AT ROOF LEVELS (POND TO BE DESIGNED WITH ADEQUATE FREEBOARD/OVERFLOW STRUCTURE THAT DOES NOT RELEASE OVERFLOW TO TO MS4 SYSTEM).



**ENGINEER OF WORK**

**Snipes-Dye associates**  
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 Son P. Nguyen 12/22/20  
 R.C.E. 86249  
 EXPIRES 03-31-19



Prepared By: SNIPES-DYE ASSOCIATES  
 Name: SNIPES-DYE ASSOCIATES  
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 Phone #: (619) 697-9234

Project Address: 7248 ENCELIA DRIVE, LA JOLLA, CA 92037

Project Name: COASTAL DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT

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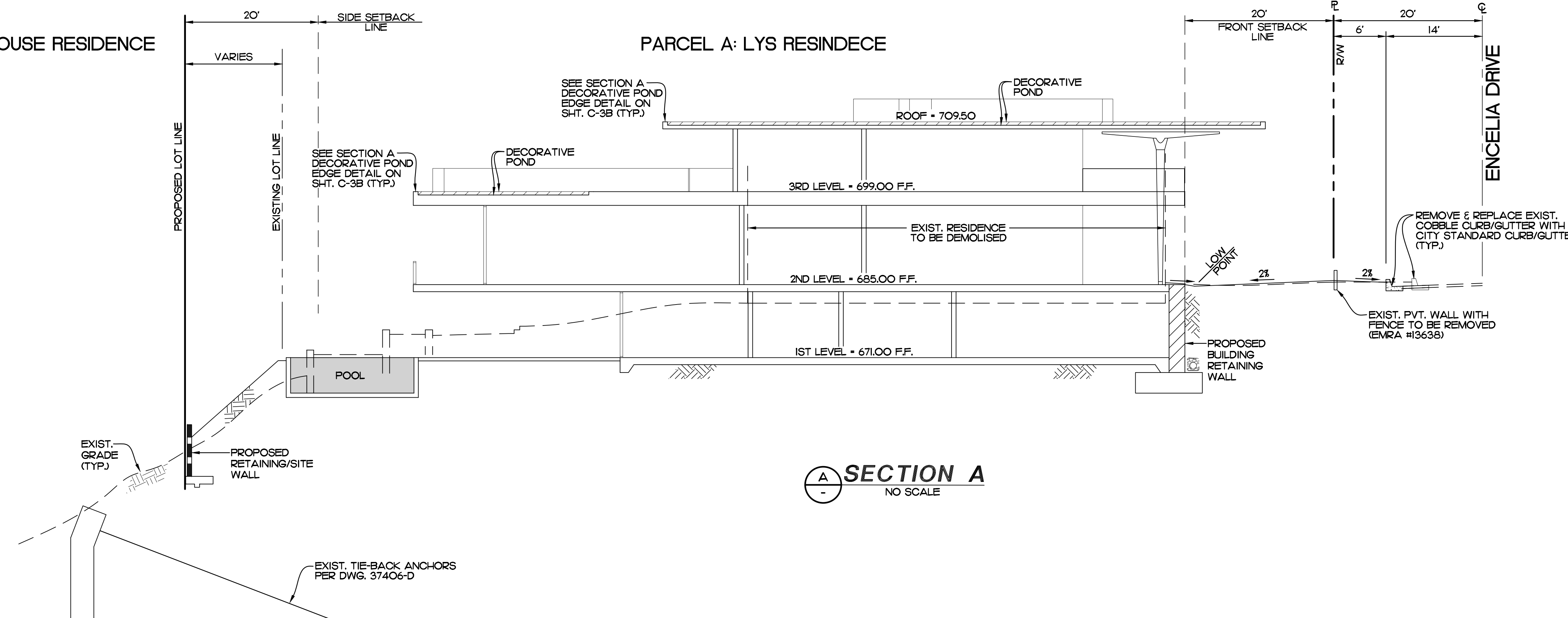
Original Date: **DECEMBER 6, 2018**

Sheet Title: LYS RESIDENCE CONCEPTUAL GRADING PLAN  
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 DEP# \_\_\_\_\_  
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PARCEL B: JAMZ TREEHOUSE RESIDENCE

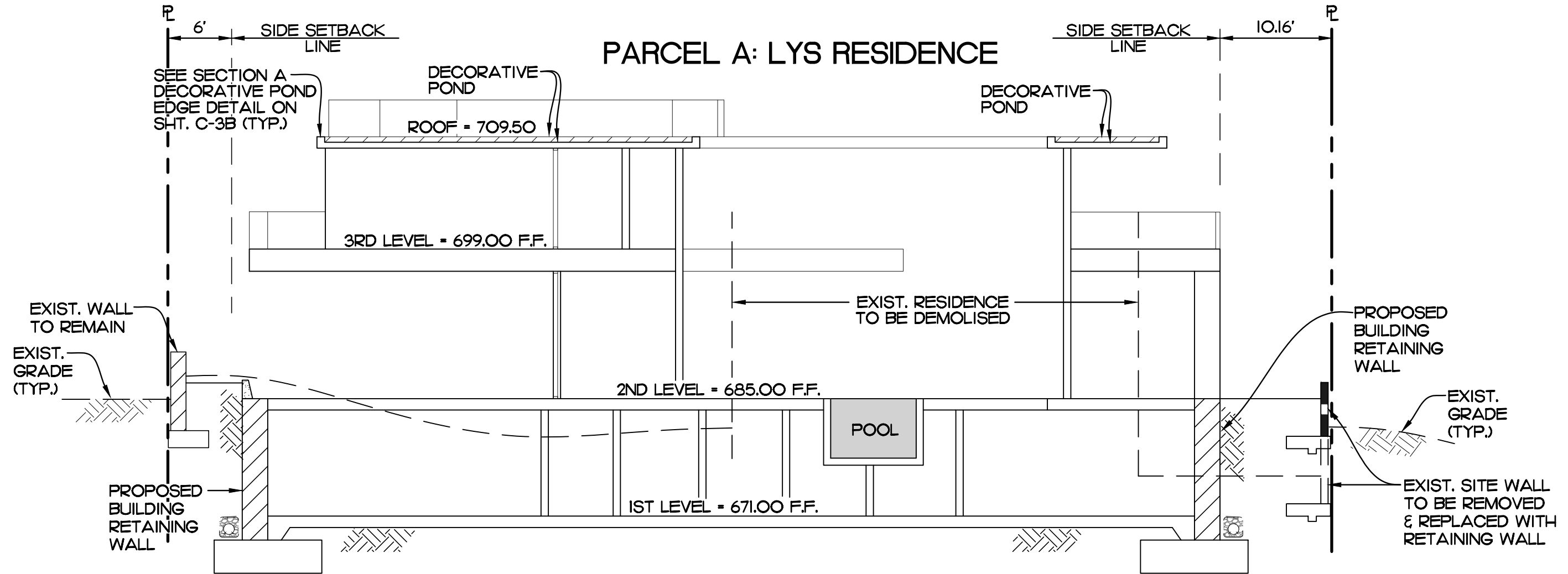
PARCEL A: LYS RESINDECE



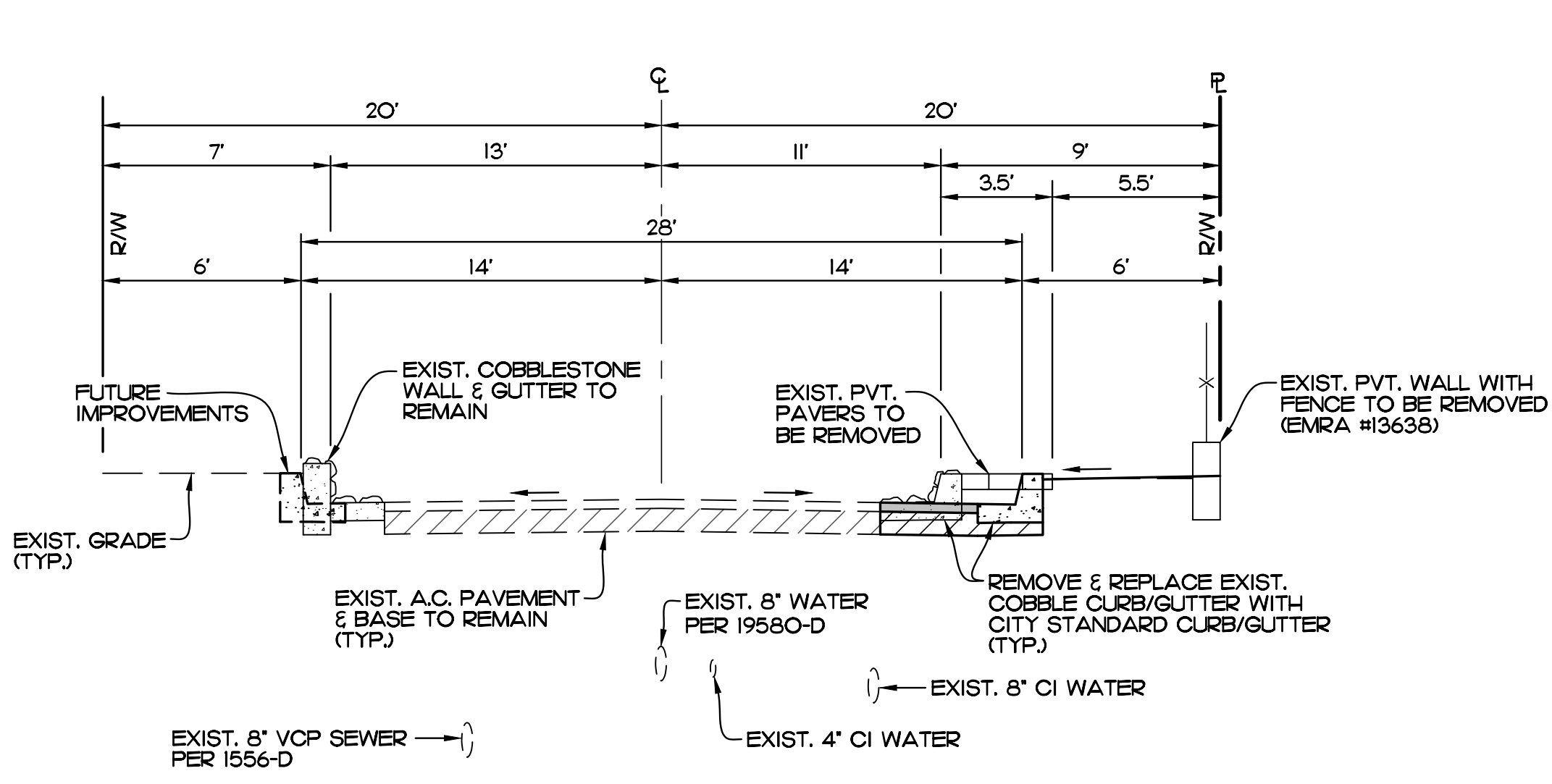
**SECTION A**  
NO SCALE

**Appendix B: Storm Water Pollutant Control Hydrologic Calculations and Sizing Methods**  
Worksheet B.2-1: DCV Design Capture Volume (DCV)      Worksheet B.2-1

	Units	Parcel A							Parcel B							Site Totals	
		Decorative Pond 1	Decorative Pond 2	Pool 1	Pool 2	Landscape	Impervious	Total A	Decorative Pond 1	Decorative Pond 2	Pool 1	Landscape	Impervious	Total B	Area SF	Units	
Area Per Site Area	Area SF	3,292.0000	1,471.0000	50.0000	708.0000	9,560.0000	3,919.0000	19,000.0000									
1 85th percentile 24-hr storm depth from Figure B.1-1	d=.51 inches	0.5100	0.5100	0.5100	0.5100	0.5100	0.5100	0.5100	0.5100	0.5100	0.0868	0.5100	0.5100		d=	inches	
2 Area tributary to BMP (s)	A= acres	0.0756	0.0338	0.0011	0.0163	0.2195	0.0900		0.0213	0.0180	0.0072	0.1468	0.0369	A=	acres		
3 Area weighted runoff factor (estimate using Appendix B.1.1 and B.2.1)	C= unitless	1.0000	1.0000	1.0000	1.0000	0.1000	0.9000		1.0000	1.0000	1.0000	0.1000	0.9000	C=	unitless		
4 Trees Credit Volume	TCV= cubic - feet	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	TCV=	cubic - feet		
5 Rain barrels Credit Volume	RCV= cubic - feet	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	RCV=	cubic - feet		
6 Calculate DCV = (3630 x C x d x A) - TCV - RCV	DCV= cubic - feet	139.9100	62.5175	2.1250	30.0900	40.6300	149.9018	425.1743	39.4400	33.3200	2.2779	27.1745	61.5443	DCV=	cubic - feet		
Pond Volume (area x 6" depth)	0.5000 cubic-foot	1,646.0000	735.5					2,381.5000	464	392					cubic-foot		
Top of Pond to Top of Freeboard (area x 1.5" depth)	0.1250 cubic-foot	411.5	183.875					595.3750	116	98					cubic-foot		



**SECTION B**  
NO SCALE



**TYPICAL SECTION - ENCELIA DRIVE**  
NO SCALE

**Prepared By:**  
Name: SNIPES-DYE ASSOCIATES  
Address: 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942  
Phone #: (619) 697-9234

**Project Address:**  
7248 ENCELIA DRIVE  
LA JOLLA, CA 92037

**Project Name:**  
COASTAL DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT

**Sheet Title:**  
LYS RESIDENCE  
CONCEPTUAL GRADING PLAN  
TYPICAL SECTIONS

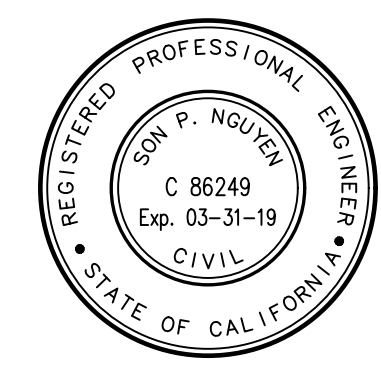
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Sheet 10 Of 38  
DEP# \_\_\_\_\_  
P.T.S. 624464

**ENGINEER OF WORK**  
**Snipes-Dye associates**  
civil engineers and land surveyors  
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*San P. Nguyen* 12/22/20  
SON P. NGUYEN R.C.E. 86249  
EXPIRES 03-31-19



**SNIPES-DYE ASSOCIATES** 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

JOB NO. LJS00X (ID-9)

SHEET TITLE: LYS RESIDENCE CONCEPTUAL GRADING PLAN  
JOB NAME: COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT  
JOB NO.: 7248 ENCELIA DRIVE, LA JOLLA, CA 92037  
DATE: 12-06-18

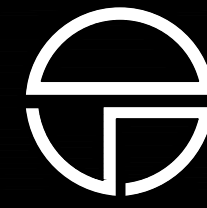
DESIGNER: SPN  
DRAWN: JGF  
CHECKED: SPN  
DATE: 12-06-18

BY: \_\_\_\_\_  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_

REVISION DESCRIPTION

**C-2B**





JAMZ TREEHOUSE RESIDENCE CONCEPTUAL GRADING PLAN  
FOR WAVE COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT  
7231 ROMERO DRIVE, LA JOLLA, CA 92037

DESIGNER: SPN  
DRAWN: JCF  
CHECKED: SPN  
DATE: 12-06-18

BY: [Signature]  
DATE: [Blank]

REVISION DESCRIPTION  
NO. DATE

NO. DATE REVISION DESCRIPTION  
1 7-22-19 REVISED PER 1ST REVIEW COMMENTS.  
2 9-13-19 REVISED PER 2ND REVIEW COMMENTS.  
3 1-03-20 REVISED PER 3RD REVIEW COMMENTS.  
4 12-22-20 REVISED PER 4TH REVIEW COMMENTS.

NO. DATE REVISION DESCRIPTION  
1 7-22-19 REVISED PER 1ST REVIEW COMMENTS.  
2 9-13-19 REVISED PER 2ND REVIEW COMMENTS.  
3 1-03-20 REVISED PER 3RD REVIEW COMMENTS.  
4 12-22-20 REVISED PER 4TH REVIEW COMMENTS.

JOB NO. LJS00X (ID-9)

KEY NOTES

- 1 EXIST. COBBLE STONE CURB/GUTTER TO REMAIN (TYP.)
- 2 EXIST. COBBLE STONE DRAINAGE SWALE TO REMAIN (TYP.)
- 3 PORTION OF EXIST. RETAINING WALL TO REMAIN (TYP.)
- 4 EXIST. SUBSURFACE CONCRETE CAISSON WALL WITH TIE-BACK ANCHORS PER DWG. 37406-D TO REMAIN (TYP.)
- 5 MATCH EXIST. TOP OF WALL.
- 6 EXIST. PVT. 4" SEWER LATERAL WITH 12" CASING TO BE RELOCATED.
- 7 PROPOSED DRAINAGE DITCH.
- 8 PORTION OF EXIST. CURB TO REMAIN (TYP.)
- 9 10'X10' VISIBILITY SITE TRIANGLE, NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALL IN THE VISIBILITY AREA SHALL EXCEED 3-FEET IN HEIGHT.
- 10 PROPOSED 6" CONCRETE CURB.
- 11 CORE 8" HOLES IN CONC. WALL FOR SEWER & STORM DRAIN INSTALLATION.
- 12 PROPOSED EARTHEN BERM (TYP.)
- 13 PROPOSED STEM WALL (TYP.)
- 14 EXIST. COBBLE STONE CURB/GUTTER TO BE REMOVED (TYP.)
- 15 EXIST. COBBLE STONE DRAINAGE SWALE TO BE REMOVED (TYP.)
- 16 PROPOSED CITY STANDARD 6" CONC. CURB/GUTTER (TYP.)
- 17 PORTION OF EXIST. RETAINING WALL & CURB TO BE REMOVED (TYP.)
- 18 EXIST. CONC. CURB TO BE REMOVED & REPLACED WITH CONC. CURB/GUTTER (TYP.)
- 19 EXIST. SEWER LATERAL TO REMAIN, ADJUST CLEANOUT TO FINISH SURFACE
- 20 PROPOSED PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL A.
- 21 PROPOSED 1" WATER SERVICE W/ 3/4" METER.
- 22 PROPOSED 1" IRRIGATION SERVICE W/ 3/4" METER & BACKFLOW.
- 23 DECORATIVE POND AT ROOF LEVEL (POND TO BE DESIGNED WITH ADEQUATE FREEBOARD/OVERFLOW STRUCTURE THAT DOES NOT RELEASE OVERFLOW TO MS4 SYSTEM).

Prepared By:  
Name: SNIPES-DYE ASSOCIATES  
Address: 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942  
Phone #: (619) 697-9234

Project Address:  
7231 ROMERO DRIVE  
LA JOLLA, CA 92037

Project Name:  
COASTAL DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT

Sheet Title:  
JAMZ TREEHOUSE RESIDENCE CONCEPTUAL GRADING PLAN

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: DECEMBER 22, 2020  
Revision 4: JANUARY 03, 2020  
Revision 3: SEPTEMBER 13, 2019  
Revision 2: \_\_\_\_\_  
Revision 1: JULY 22, 2019

Original Date: DECEMBER 6, 2018

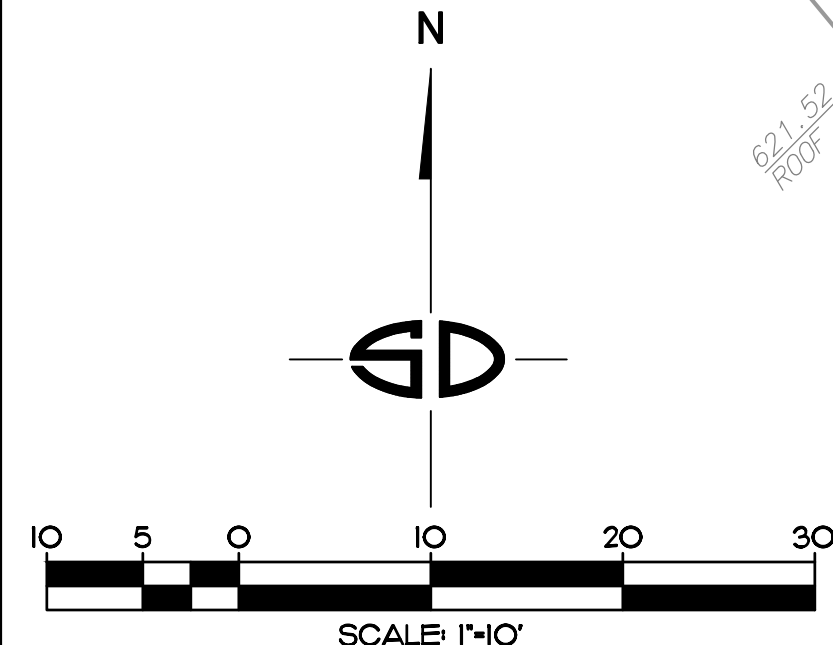
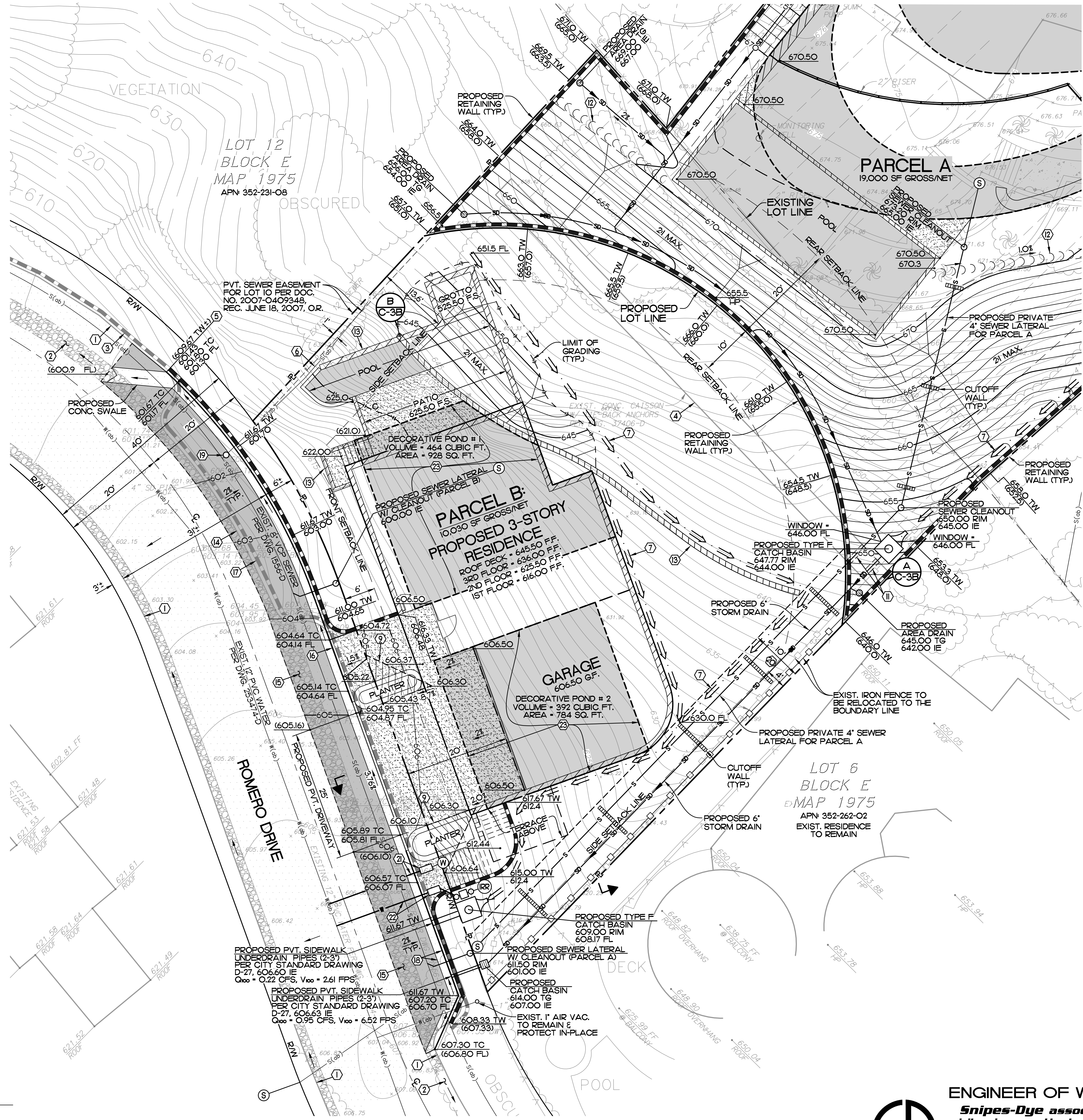
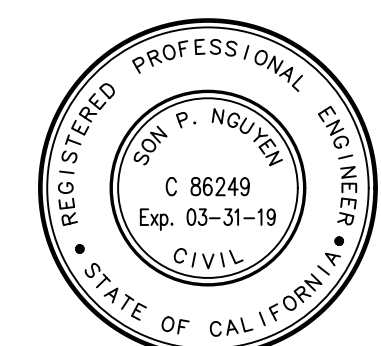
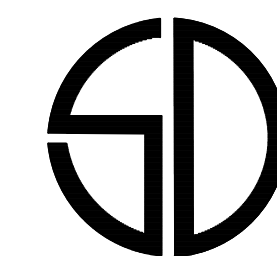
Sheet 11 Of 38

DEP# \_\_\_\_\_

P.T.S. 624464

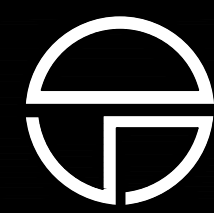
ENGINEER OF WORK

Snipes-Dye associates  
civil engineers and land surveyors  
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Son P. Nguyen 12/22/20  
SON P. NGUYEN R.C.E. 86249  
EXPIRES 03-31-19



C-3A





JAMZ TREEHOUSE RESIDENCE  
CONCEPTUAL GRADING PLAN  
JOB NAME  
COASTAL DEVELOPMENT PERMIT AND  
SITE DEVELOPMENT PERMIT  
7231 ROMERO DRIVE, LA JOLLA, CA 92037

DESIGNER SPN  
DRAWN JGF  
CHECKED SPN  
DATE 12-06-18

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

REVISION DESCRIPTION

NO. DATE

1 7-22-19  
2 9-13-19  
3 1-03-20  
4 12-22-20

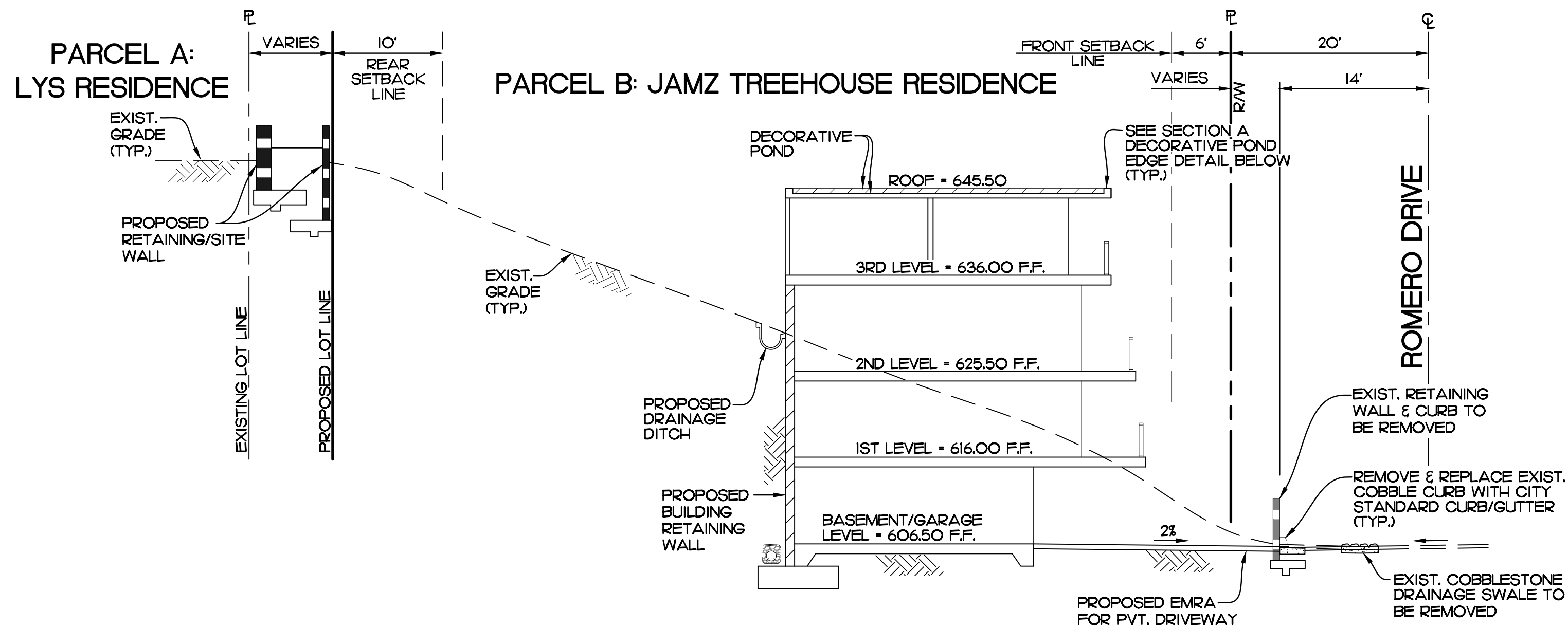
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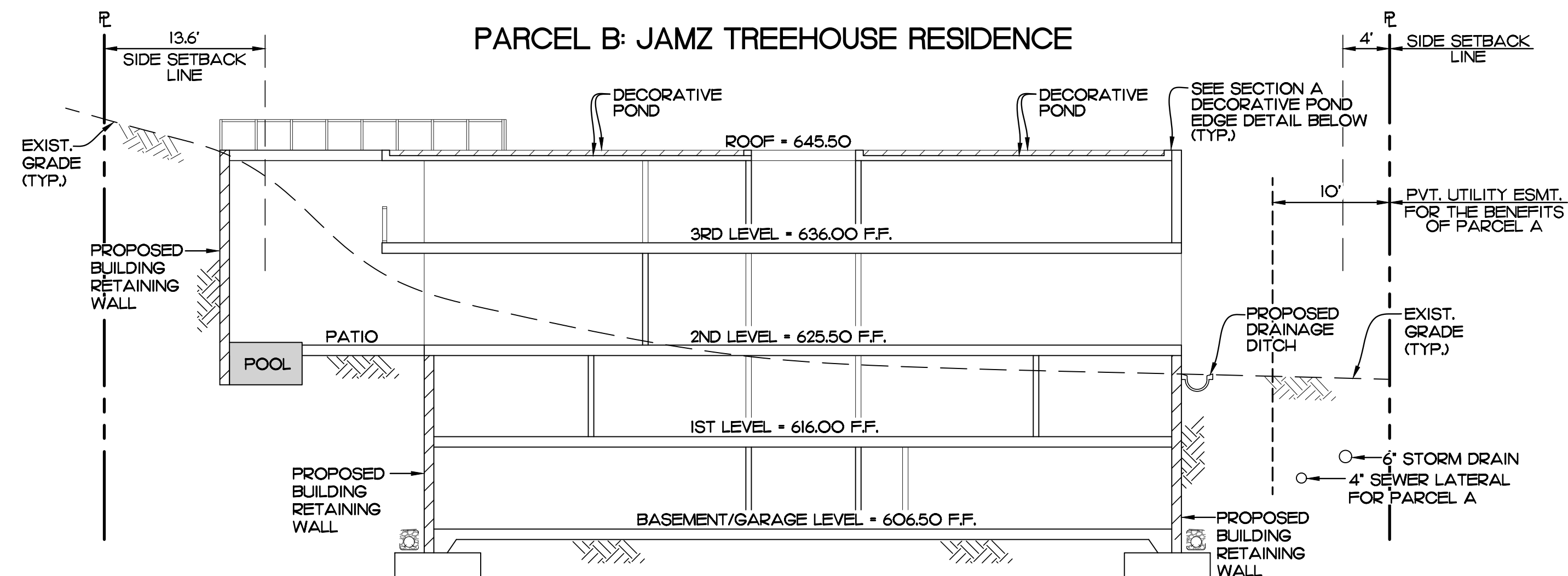
1 7-22-19  
2 9-13-19  
3 1-03-20  
4 12-22-20

NO. DATE

NO. DATE



**A** SECTION A  
NO SCALE



**B** SECTION B  
NO SCALE

**Source Control BMP Checklist for Standard Projects Form I-4A**

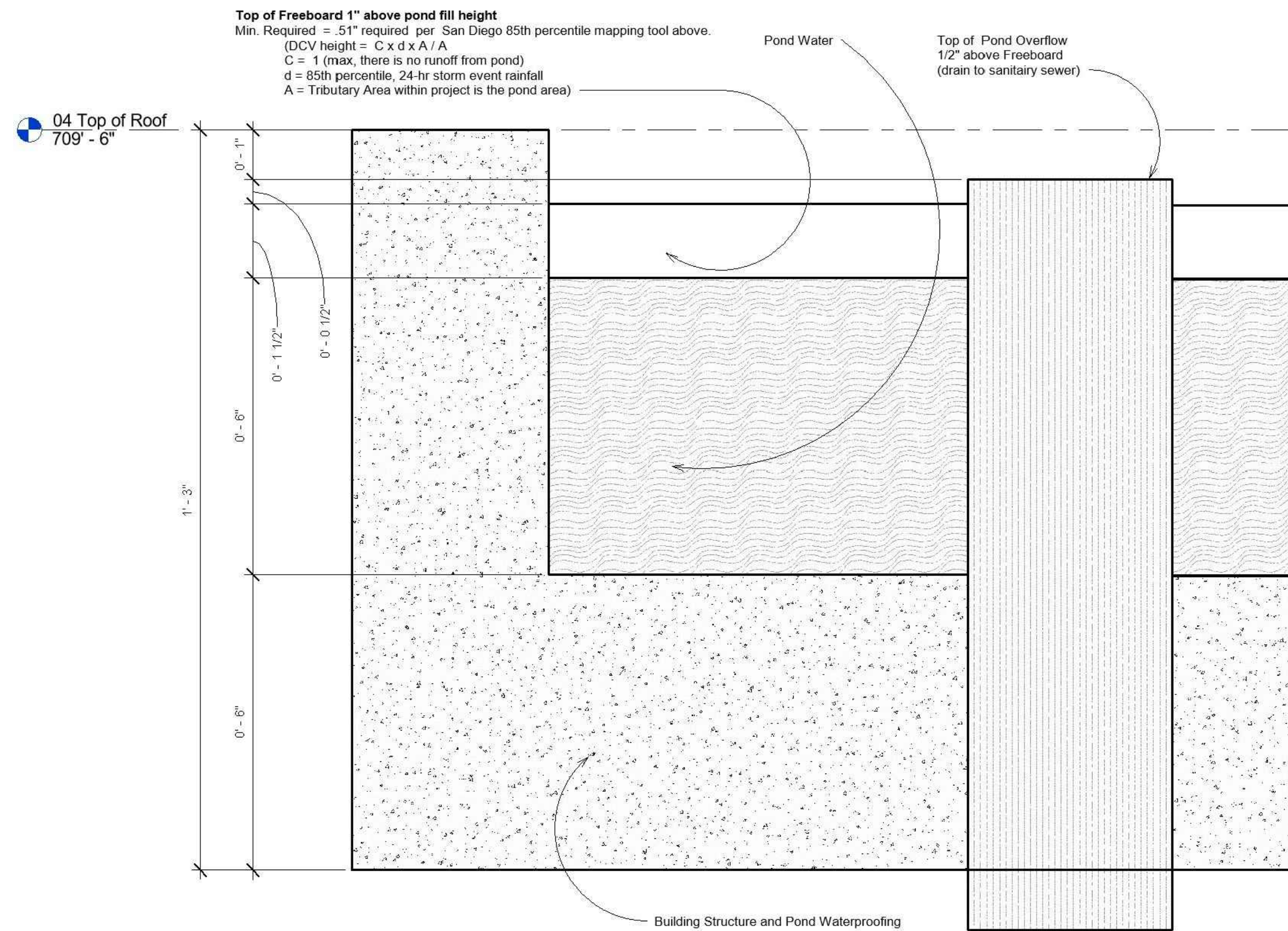
All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.

Source Control Requirement	Applied <sup>1)</sup>
4.2.1 Prevention of Illicit Discharges into the MS4	Yes No N/A
4.2.2 Storm Drain Stenciling or Signage	Yes No N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	Yes No N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	Yes No N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	Yes No N/A
4.2.6 BMPs based on Potential Sources of Runoff Pollutants	Yes No N/A
On-site storm drain inlets	Yes No N/A
Interior floor drains and elevator shaft sump pumps	Yes No N/A
Interior parking garages	Yes No N/A
Need for future indoor & structural pest control	Yes No N/A
Landscape/Outdoor Pesticide Use	Yes No N/A
Pools, spas, ponds, decorative fountains, and other water features	Yes No N/A
Food service	Yes No N/A
Refuse areas	Yes No N/A
Industrial processes	Yes No N/A
Outdoor storage of equipment or materials	Yes No N/A
Vehicle/Equipment Repair and Maintenance	Yes No N/A
Fuel Dispensing Areas	Yes No N/A
Loading Docks	Yes No N/A
Fire Sprinkler Test Water	Yes No N/A
Miscellaneous Drain or Wash Water	Yes No N/A
Plazas, sidewalks, and parking lots	Yes No N/A
SC-6A: Large Trash Generating Facilities	Yes No N/A
SC-6B: Animal Facilities	Yes No N/A
SC-6C: Plant Nurseries and Garden Centers	Yes No N/A
SC-6D: Automotive Facilities	Yes No N/A

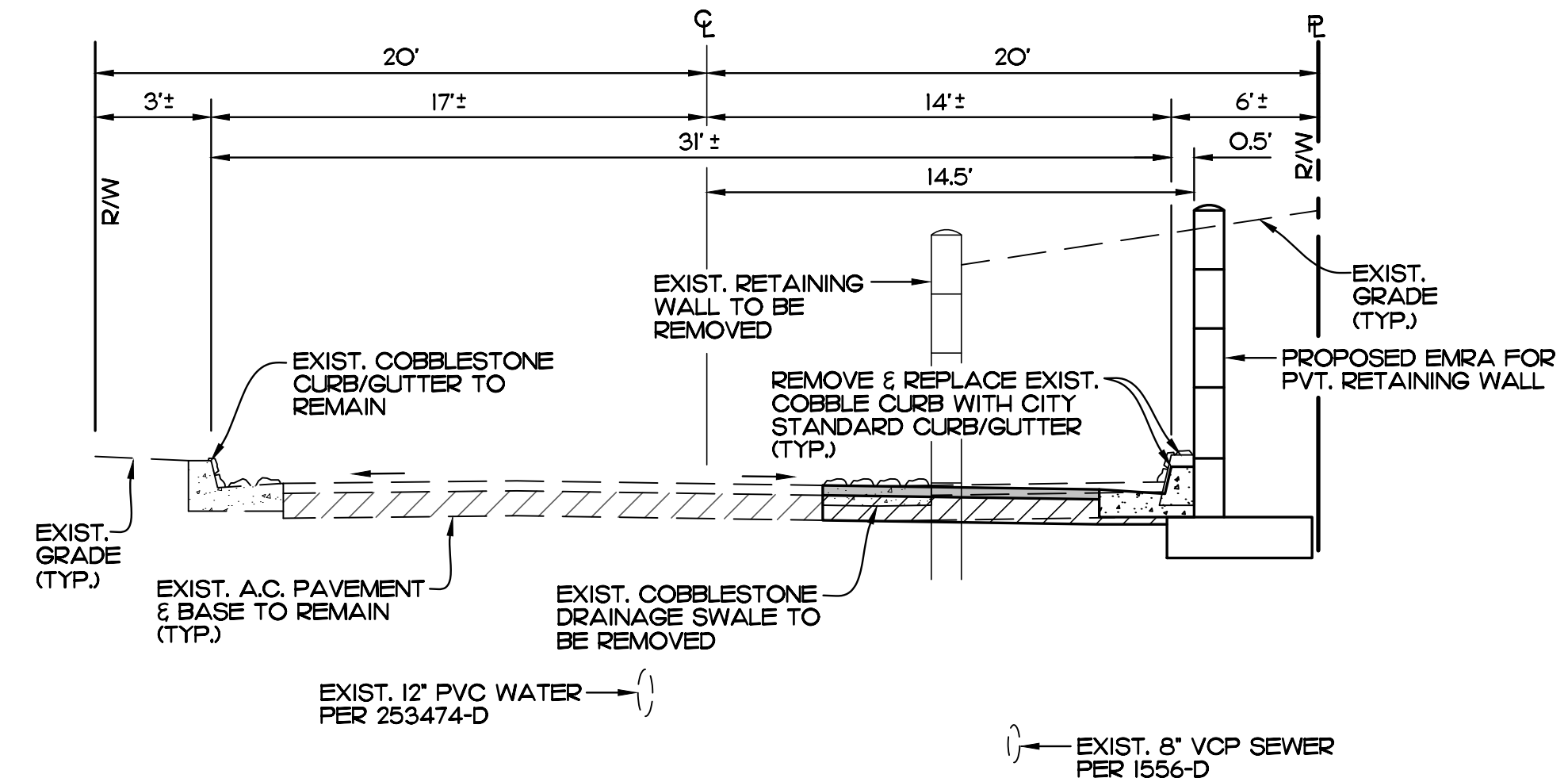
**Site Design BMP Checklist for Standard Projects Form I-5A**

All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.

Site Design Requirement	Applied <sup>1)</sup>
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	Yes No N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	Yes No N/A
4.3.3 Minimize Impervious Area	Yes No N/A
4.3.4 Minimize Soil Compaction	Yes No N/A
4.3.5 Impervious Area Dispersion	Yes No N/A
4.3.6 Runoff Collection	Yes No N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	Yes No N/A
4.3.8 Harvest and Use Precipitation	Yes No N/A



**SECTION A - DECORATIVE POND EDGE DETAIL**  
NO SCALE



**TYPICAL SECTION - ROMERO DRIVE**  
NO SCALE

Prepared By:  
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Phone #: (619) 697-9234

Project Address:  
7231 ROMERO DRIVE  
LA JOLLA, CA 92037

Project Name:  
COASTAL DEVELOPMENT PERMIT &  
SITE DEVELOPMENT PERMIT

Sheet Title:  
JAMZ TREEHOUSE RESIDENCE  
CONCEPTUAL GRADING PLAN  
TYPICAL SECTIONS

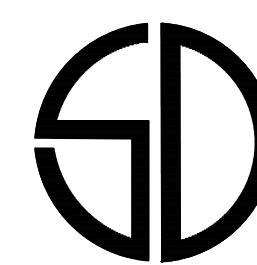
NO.	DATE	REVISION DESCRIPTION
1	7-22-19	REVISED PER 1ST REVIEW COMMENTS.
2	9-13-19	REVISED PER 2ND REVIEW COMMENTS.
3	1-03-20	REVISED PER 3RD REVIEW COMMENTS.
4	12-22-20	REVISED PER 4TH REVIEW COMMENTS.

Original Date: **DECEMBER 6, 2018**

Sheet 12 Of 38

DEP#

P.T.S. 624464



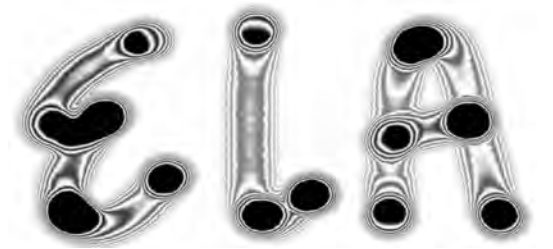
**ENGINEER OF WORK**  
**Snipes-Dye associates**  
civil engineers and land surveyors  
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Exp. 03-31-21



**C-3B**

JL500X (ID-9)





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	Drawn By:	SLS
	Checked By:	WPS
	Project Architect / Engineer:	WPS

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessors's Parcel Number: 352-262-14-00

VICINITY MAP  
NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessors's Parcel Number: 352-262-01-00

Owner's name and address:  
**Ihor Lys** 7248 Encelia Drive

Project name and address:  
**LYS Residence** 7248 Encelia Drive

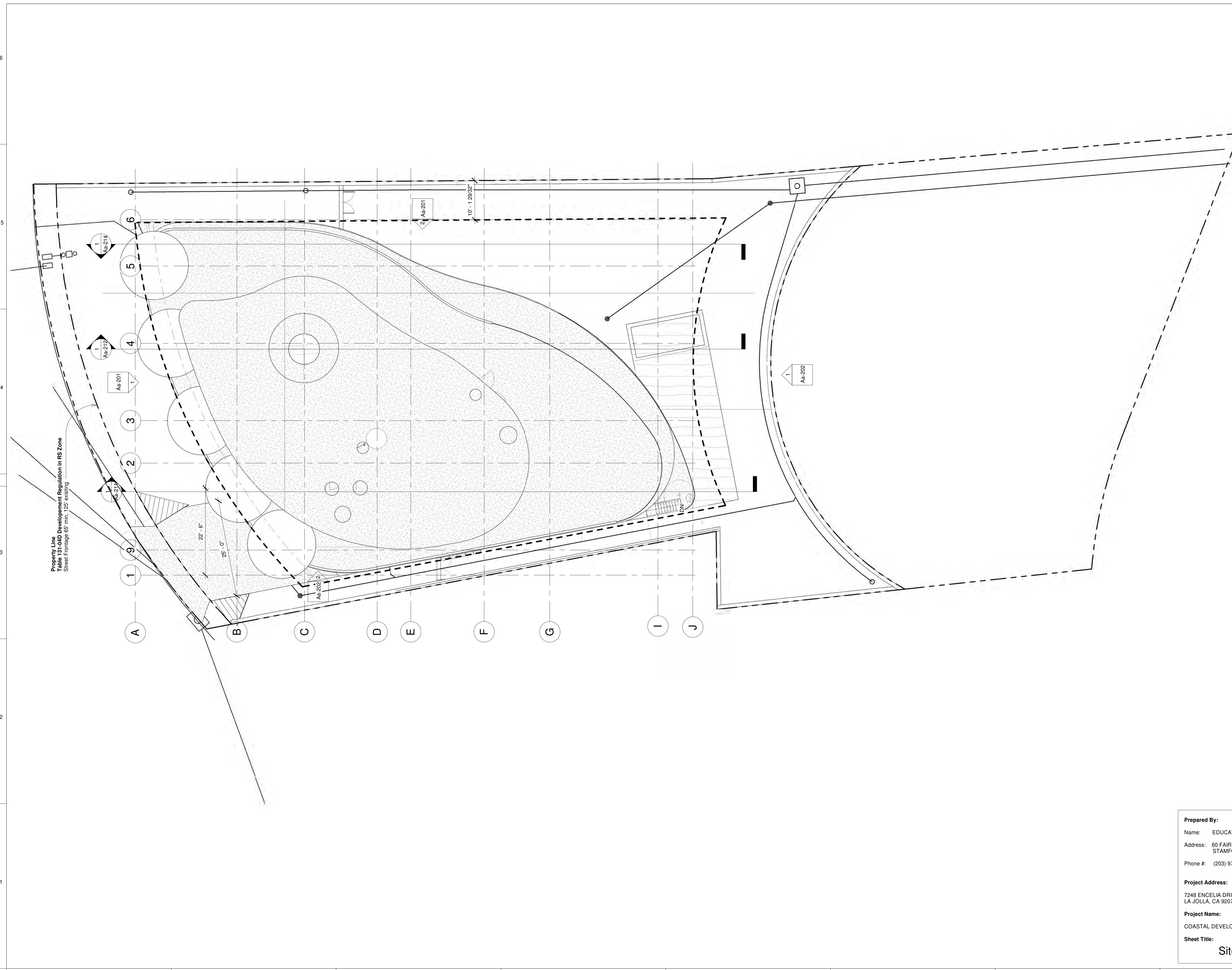
Project number:  
2015-008

Sheet Title:  
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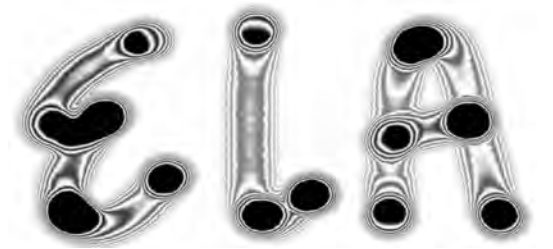
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Sheet No:  
**Aa-001**

<b>Prepared By:</b>	Revision 14:	_____
Name: EDUCATION LAB ARCHITECTS, LLC	Revision 13:	_____
Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902	Revision 12:	_____
Phone #: (203) 979-2629	Revision 11:	_____
	Revision 10:	_____
	Revision 9:	_____
	Revision 8:	_____
	Revision 7:	_____
	Revision 6:	_____
	Revision 5:	_____
	Revision 4:	_____
	Revision 3:	_____
	Revision 2:	_____
	Revision 1:	July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date:	2018 12 06
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet:	13 of 38
<b>Sheet Title:</b> <b>Site Plan</b>	DEP#	_____
	P.T.S	_____







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Geotechnical Engineering:  
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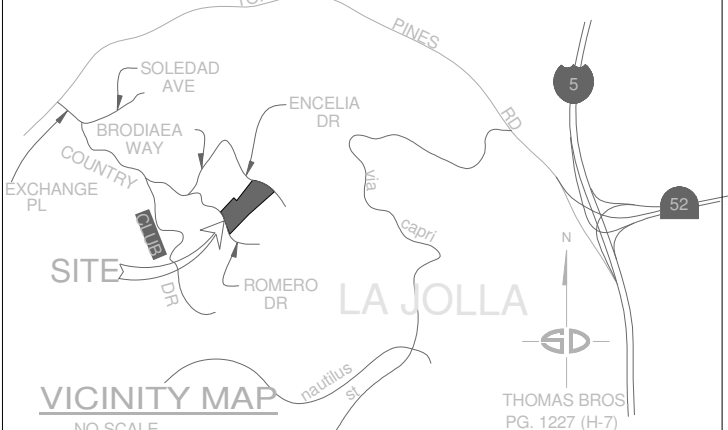
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	Drawn By:	WPS
	Checked By:	Author
	Project Architect / Engineer:	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessor's Parcel Number: 352-262-14-00

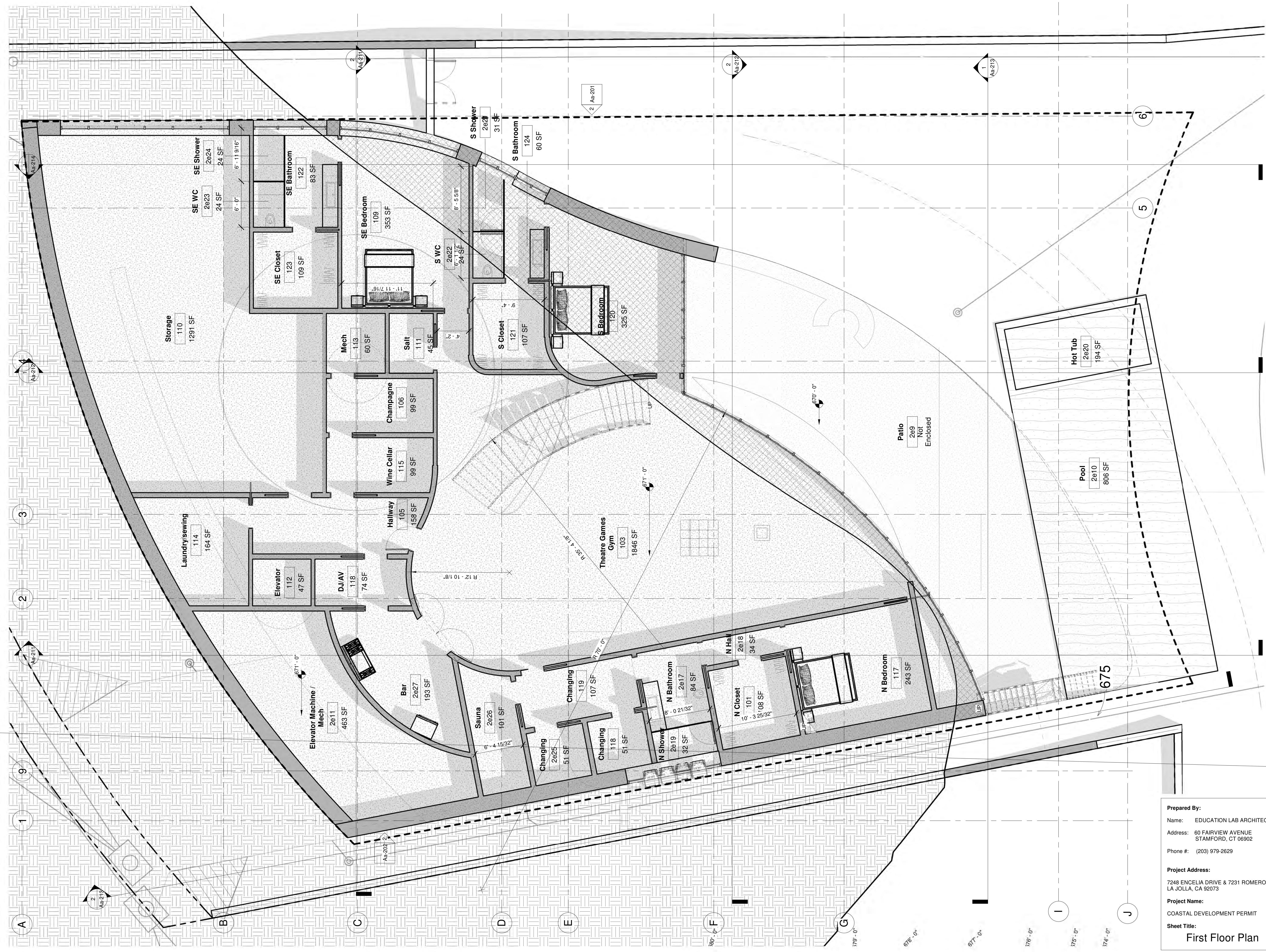


7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
Ihor Lys 7248 Encelia Drive  
Project name and address:  
LYS Residence 7248 Encelia Drive  
Project number: 2015-008

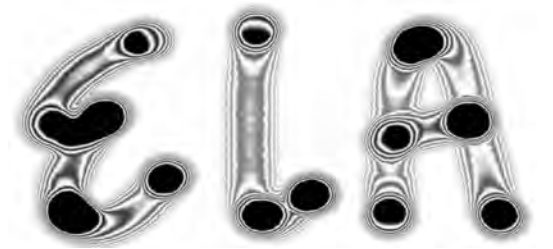
Sheet Title:  
First Floor Plan  
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Sheet No: Aa-101

Prepared By: Name: EDUCATION LAB ARCHITECTS, LLC Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902 Phone #: (203) 979-2629	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: July 22, 2019
Project Address: 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: 2018 12 06
Project Name: COASTAL DEVELOPMENT PERMIT	Sheet: 14 of 38
Sheet Title: First Floor Plan	DEP# _____ P.T.S _____



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Architect:  
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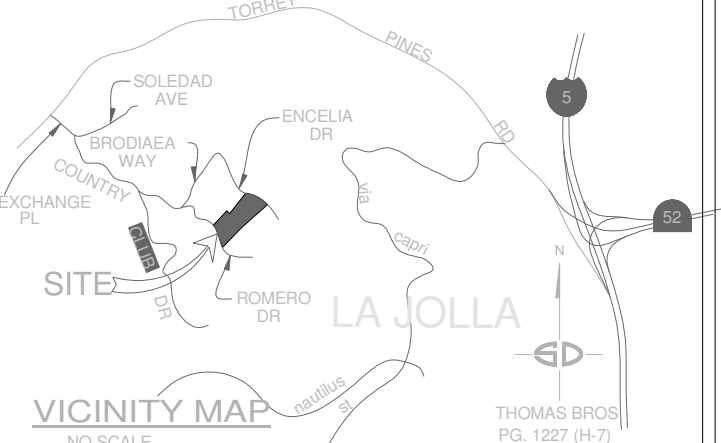
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	Checked By:	Author
	Project Architect / Engineer:	Designer

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Parcel 1 of Parcel Map No. 13064  
Assessor's Parcel Number: 352-262-14-00

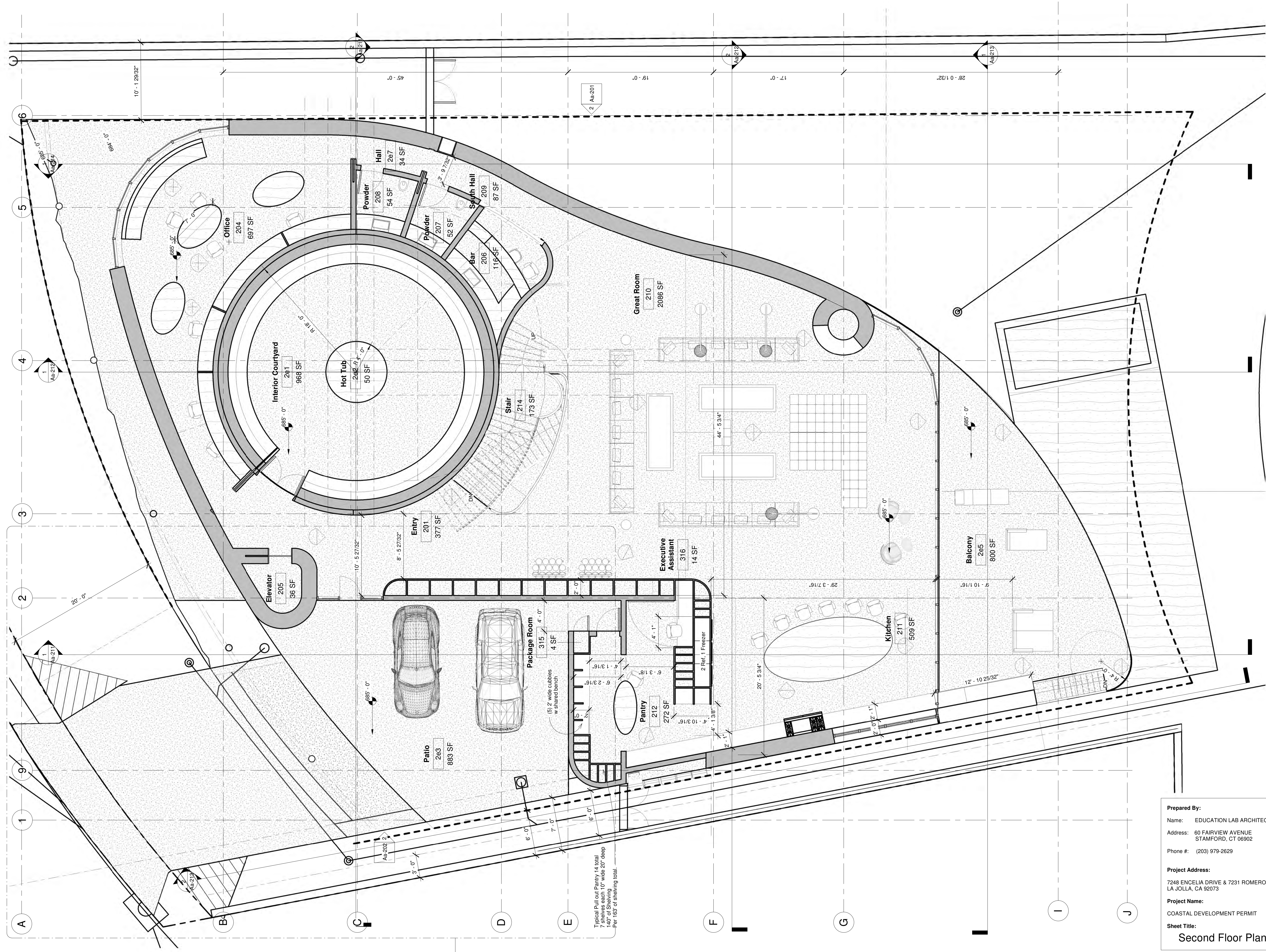


7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
Ihor Lys 7248 Encelia Drive  
Project name and address:  
LYS Residence 7248 Encelia Drive  
Project number: 2015-008

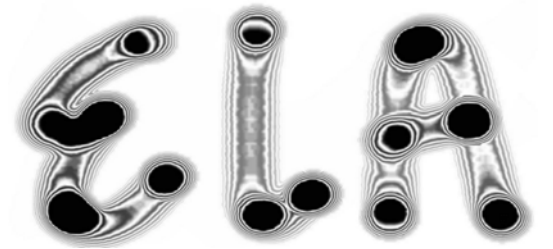
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Second Floor Plan  
Scale: 3/16" = 1'-0"  
Sheet No: Aa-102

Prepared By:	Revision 14:	
Name: EDUCATION LAB ARCHITECTS, LLC	Revision 13:	
Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902	Revision 12:	
Phone #: (203) 979-2629	Revision 11:	
	Revision 10:	
	Revision 9:	
	Revision 8:	
	Revision 7:	
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	Revision 5:	
	Revision 4:	
	Revision 3:	
	Revision 2:	
	Revision 1:	July 22, 2019
Project Address: 7248 ENCENIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date:	2018 12 06
Project Name: COASTAL DEVELOPMENT PERMIT	Sheet:	15 of 38
Sheet Title: Second Floor Plan	DEP#	
	P.T.S	



Typical Pull out Pantry, 14 total  
7 shelves each 10" wide 20" deep  
140" of Shelving  
Per 163" of Shelving total.





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**Civil Engineer & Land Surveyor:**  
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**Geotechnical Engineering:**  
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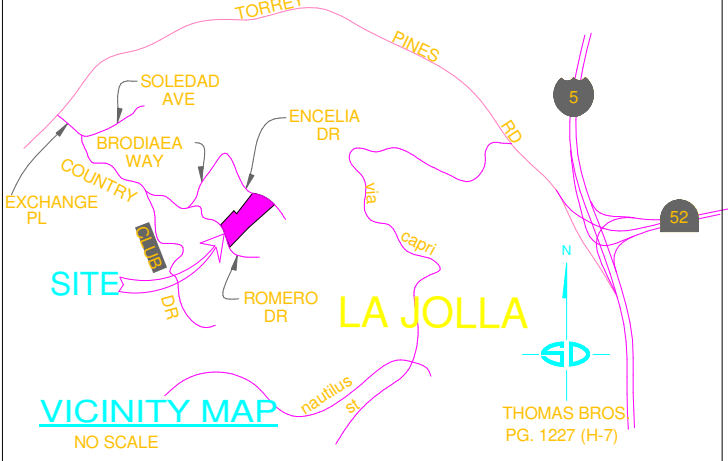
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	Drawn By:
	Checker
	Checked By:
	Author
	Project Architect / Engineer:
	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessor's Parcel Number: 352-262-14-00

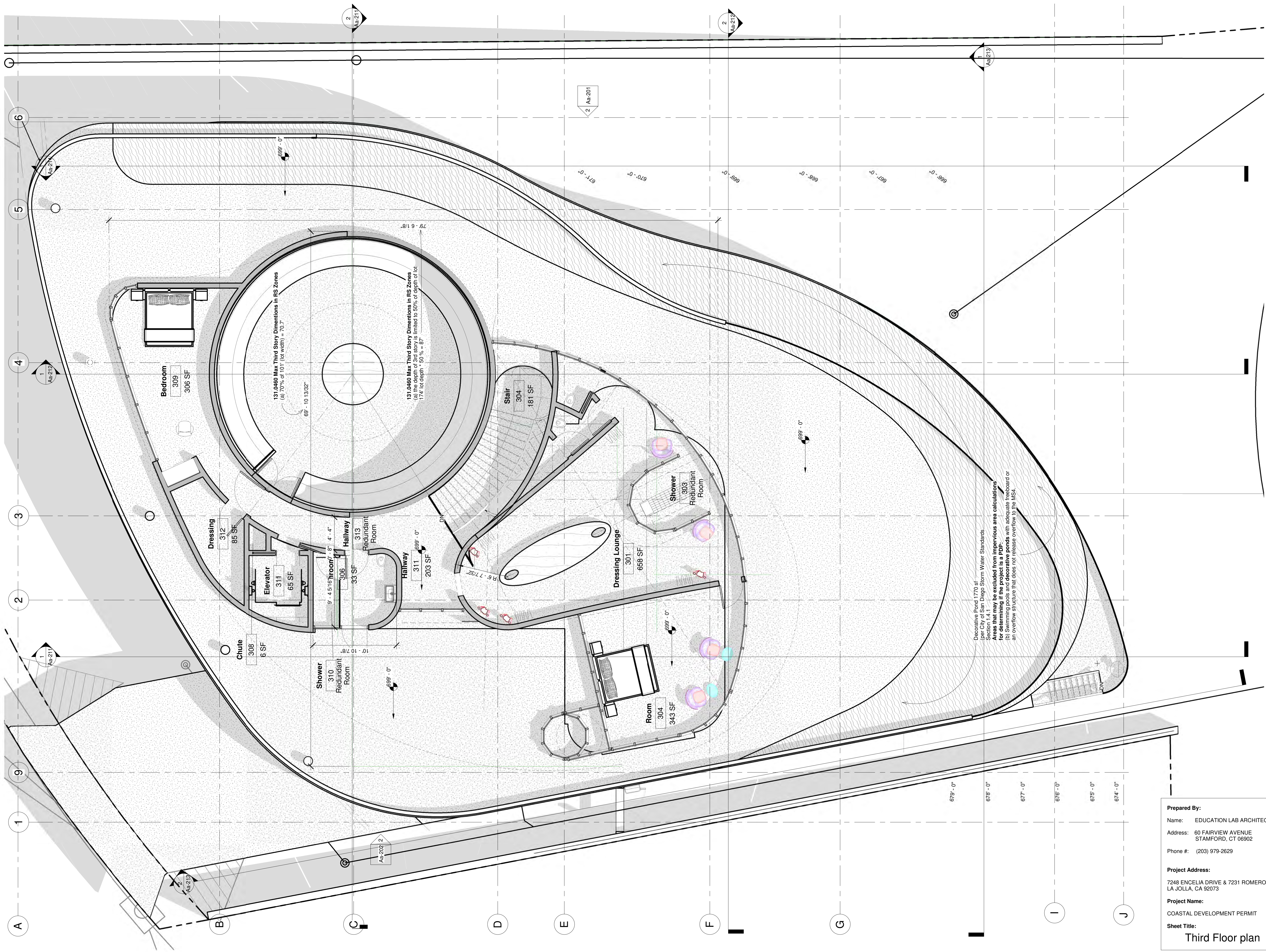


7231 Romero Drive, La Jolla, CA Block E Lot 11  
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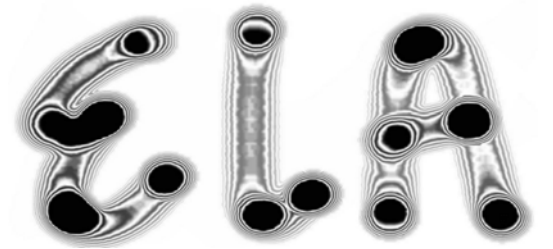
Owner's name and address:  
**Ihor Lys** 7248 Encelia Drive  
Project name and address:  
**LYS Residence** 7248 Encelia Drive  
Project number: 2015-008

Sheet Title:  
**Third Floor plan**  
Scale: 3/16" = 1'-0"  
Sheet No: **Aa-103**

<b>Prepared By:</b> Name: EDUCATION LAB ARCHITECTS, LLC Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902 Phone #: (203) 979-2629	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: _____
<b>Project Address:</b> 7248 ENCENIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: <b>2018 12 06</b>
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 16 of 38
<b>Sheet Title:</b> <b>Third Floor plan</b>	DEP# _____ P.T.S _____







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**Geotechnical Engineering:**  
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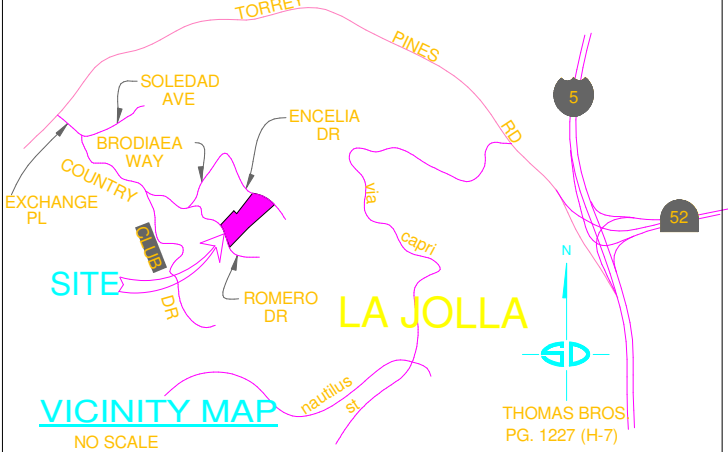
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	2018 12 06
	Drawn By:
	Checker
	Checked By:
	Author
	Project Architect / Engineer:
	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessors' Parcel Number: 352-262-14-00

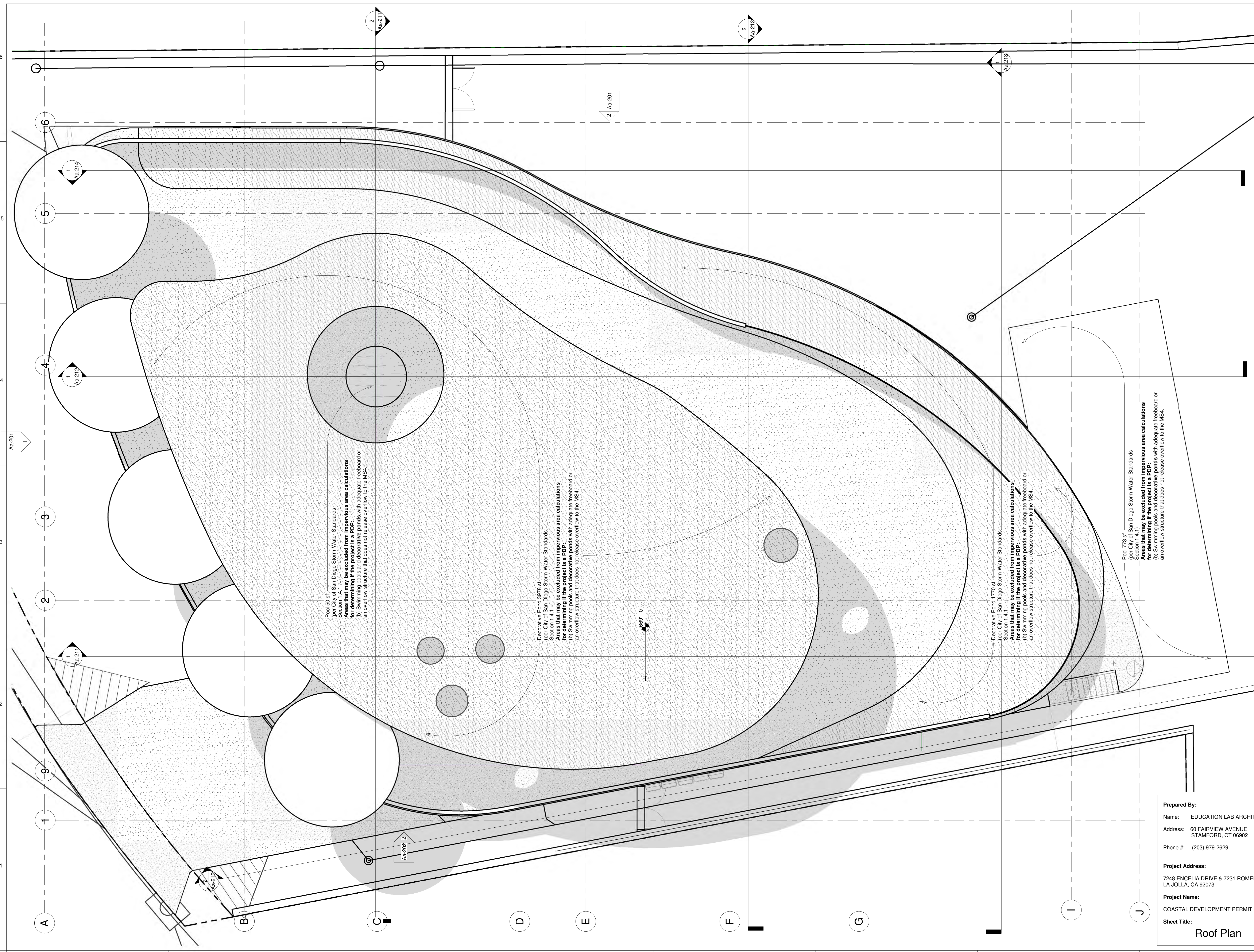


7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessors' Parcel Number: 352-262-01-00

Owner's name and address:  
**Ihor Lys** 7248 Encelia Drive  
Project name and address:  
**LYS Residence** 7248 Encelia Drive  
Project number: 2015-008

Sheet Title:  
**Roof Plan**  
Scale: 3/16" = 1'-0"  
Sheet No: **Aa-104**

<b>Prepared By:</b>	Revision 14:	_____
Name: EDUCATION LAB ARCHITECTS, LLC	Revision 13:	_____
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Phone #: (203) 979-2629	Revision 11:	_____
	Revision 10:	_____
	Revision 9:	_____
	Revision 8:	_____
	Revision 7:	_____
	Revision 6:	_____
	Revision 5:	_____
	Revision 4:	_____
	Revision 3:	January 03 2020
	Revision 2:	September 13, 2019
	Revision 1:	July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date:	2018 12 06
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 17 of 38	
<b>Sheet Title:</b> <b>Roof Plan</b>	DEP#	_____
	P.T.S	_____



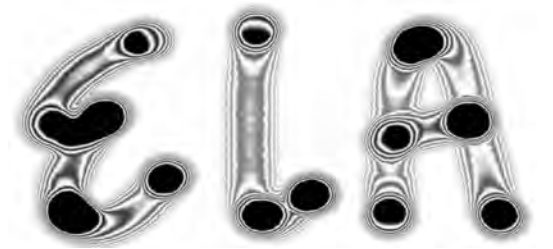
Pool 50 sf  
(per City of San Diego Storm Water Standards Section 1.4.1) Areas that may be excluded from impervious area calculations for determining if the project is a PDP:  
(a) Swimming pools and decorative ponds with adequate freeboard or an overflow structure that does not release overflow to the MSA.

Decorative Pond 378 sf  
(per City of San Diego Storm Water Standards Section 1.4.1) Areas that may be excluded from impervious area calculations for determining if the project is a PDP:  
(a) Swimming pools and decorative ponds with adequate freeboard or an overflow structure that does not release overflow to the MSA.

Decorative Pond 1770 sf  
(per City of San Diego Storm Water Standards Section 1.4.1) Areas that may be excluded from impervious area calculations for determining if the project is a PDP:  
(a) Swimming pools and decorative ponds with adequate freeboard or an overflow structure that does not release overflow to the MSA.

Pool 773 sf  
(per City of San Diego Storm Water Standards Section 1.4.1) Areas that may be excluded from impervious area calculations for determining if the project is a PDP:  
(a) Swimming pools and decorative ponds with adequate freeboard or an overflow structure that does not release overflow to the MSA.





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 www.snipesdye.com

**Geotechnical Engineering:**  
 SCST, Inc.  
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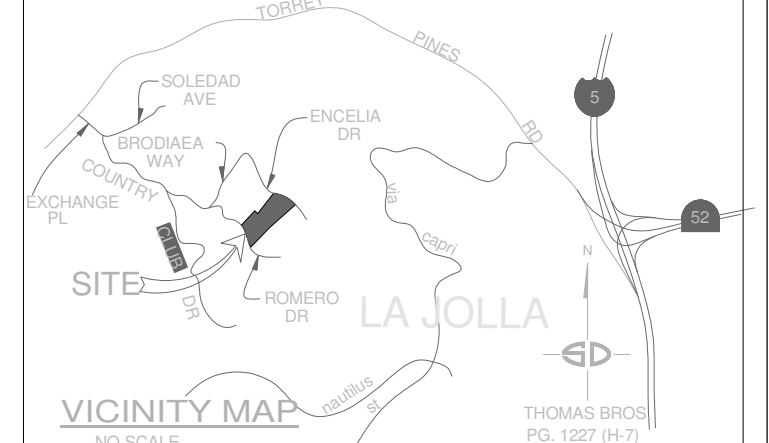
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	Project Architect / Engineer: Designer

7248 Encelia Drive, La Jolla, CA  
 Parcel 1 of Parcel Map No. 13064  
 Assessor's Parcel Number: 352-262-14-00

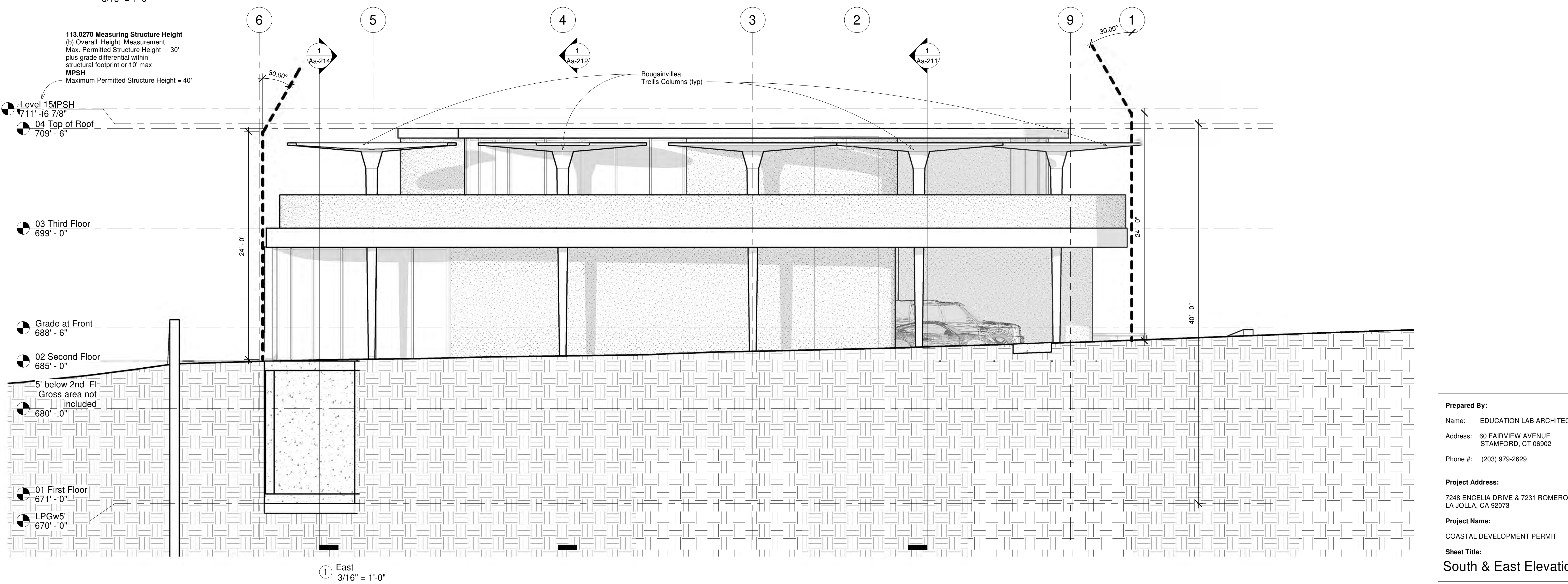
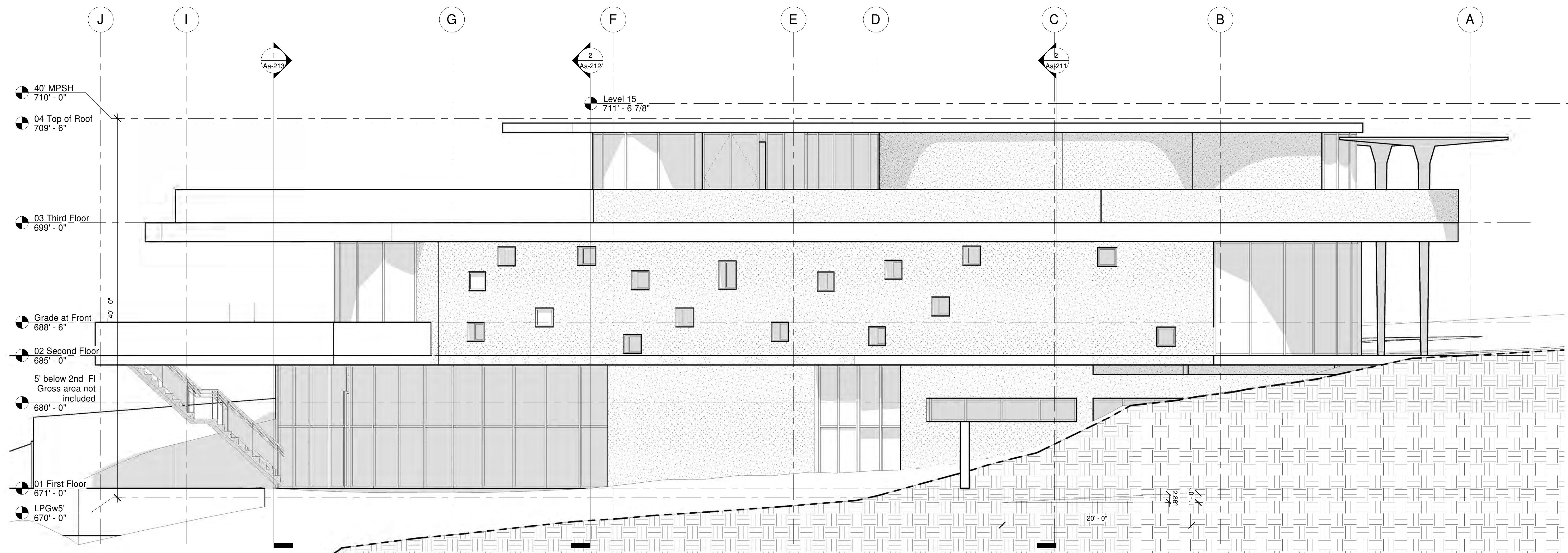


7231 Romero Drive, La Jolla, CA Block E Lot 11  
 Assessor's Parcel Number: 352-262-01-00

**Owner's name and address:**  
 Ihor Lys 7248 Encelia Drive  
**Project name and address:**  
 LYS Residence 7248 Encelia Drive  
**Project number:**  
 2015-008

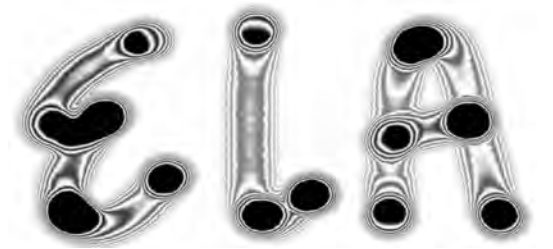
**Sheet Title:**  
 South & East Elevations  
**Scale:**  
 3/16" = 1'-0"  
**Sheet No.:**  
 Aa-201

<b>Prepared By:</b> Name: EDUCATION LAB ARCHITECTS, LLC Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902 Phone #: (203) 979-2629	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: 2018 12 06
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 18 of 38
<b>Sheet Title:</b> South & East Elevations	DEP# _____ P.T.S _____



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	Project Architect / Engineer:	Designer

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Parcel 1 of Parcel Map No. 13064  
Assessors's Parcel Number: 352-262-14-00

VICINITY MAP  
NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessors's Parcel Number: 352-262-01-00

Owner's name and address:  
**Ihor Lys** 7248 Encelia Drive

Project name and address:  
**LYS Residence** 7248 Encelia Drive

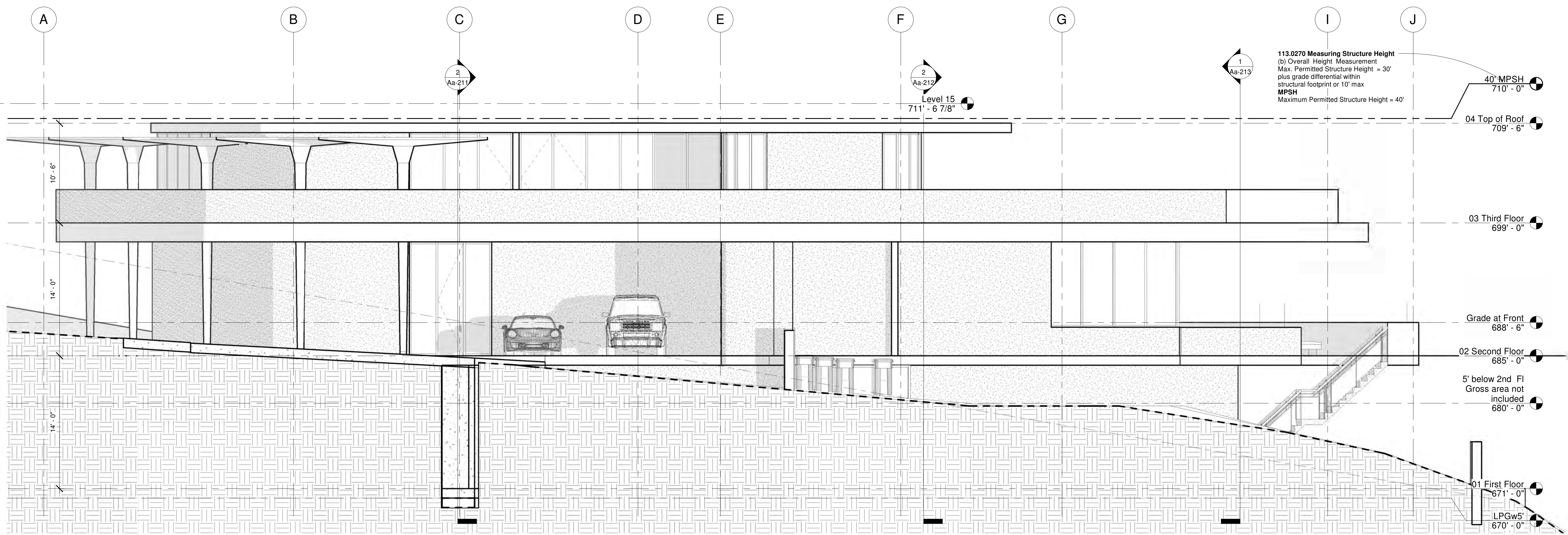
Project number: 2015-008

Sheet Title:  
**North & West Elevations**

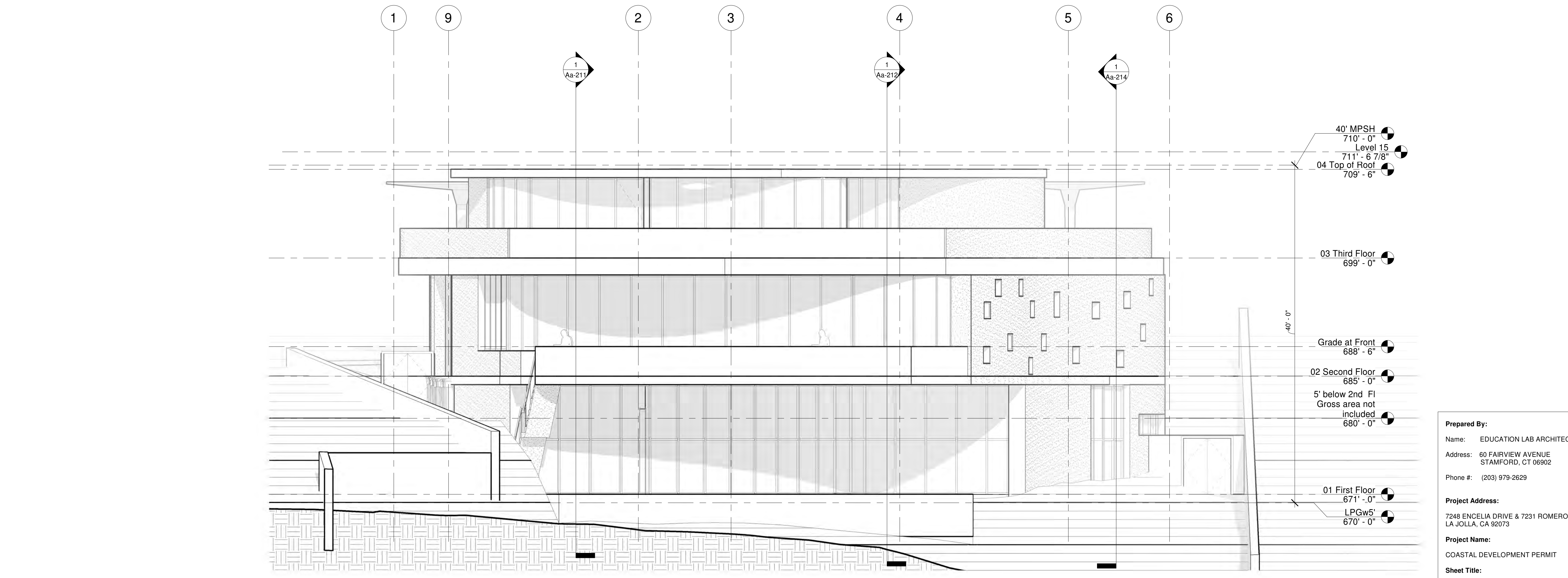
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Sheet No:  
**Aa-202**

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	Address:	60 FAIRVIEW AVENUE STAMFORD, CT 06902	Revision 13:	
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			Revision 6:	
			Revision 5:	
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			Revision 2:	
			Revision 1:	July 22, 2019
<b>Project Address:</b>	7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073		Original Date:	2018 12 06
<b>Project Name:</b>	COASTAL DEVELOPMENT PERMIT		Sheet:	19 of 38
<b>Sheet Title:</b>	North & West Elevations		DEP#	
			P.T.S	



2 North  
3/16" = 1'-0"



1 West  
1 : 72





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	Checker
	Checked By:
	Author
	Project Architect / Engineer:
	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessors's Parcel Number: 352-262-14-00

VICINITY MAP  
NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessors's Parcel Number: 352-262-01-00

Owner's name and address:  
Ihor Lys 7248 Encelia Drive

Project name and address:  
LYS Residence 7248 Encelia Drive

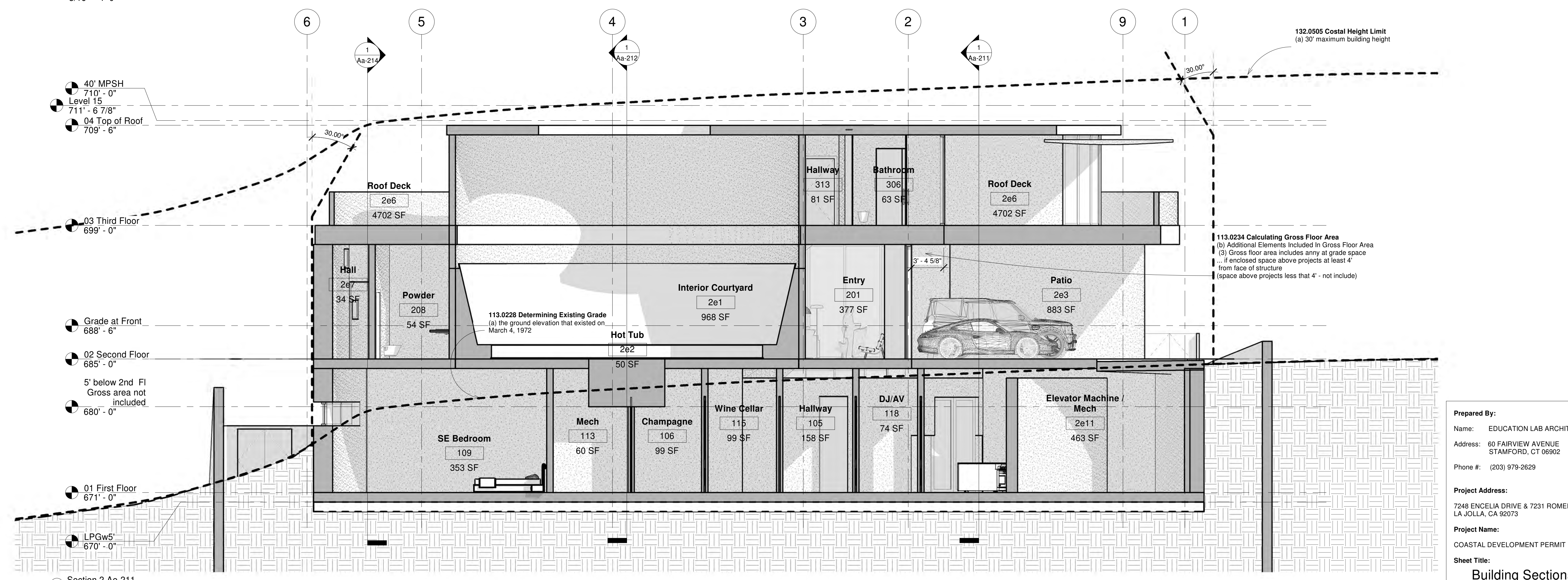
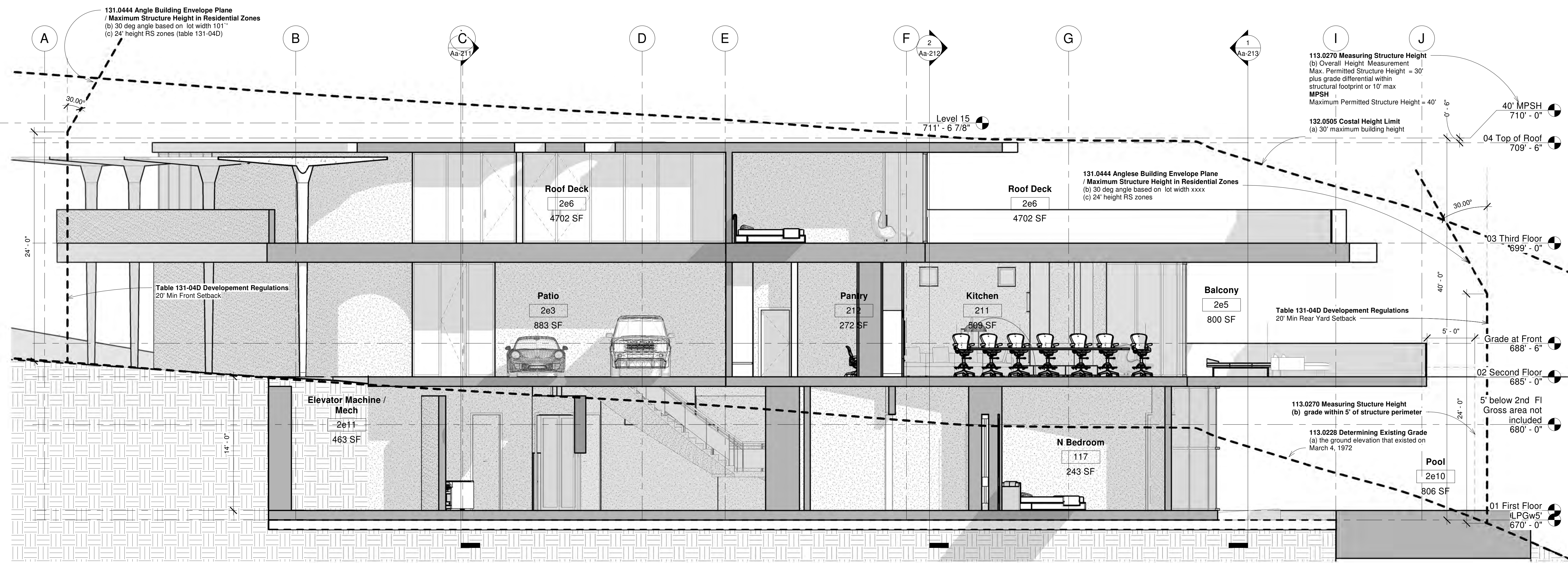
Project number:  
2015-008

Sheet Title:  
**Building Sections**

Scale:  
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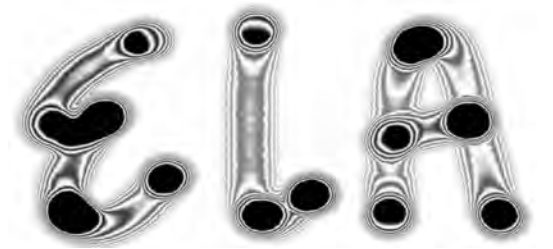
Sheet No:  
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	Revision 10:
	Revision 9:
	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Project Address: 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: 2018 12 06
Project Name: COASTAL DEVELOPMENT PERMIT	Sheet: 20 of 38
Sheet Title: <b>Building Sections</b>	DEP#
	P.T.S



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	Checked By:	Author
	Project Architect / Engineer:	Designer

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Parcel 1 of Parcel Map No. 13064  
Assessor's Parcel Number: 352-262-14-00

VICINITY MAP  
NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
**Ihor Lys** 7248 Encelia Drive

Project name and address:  
**LYS Residence** 7248 Encelia Drive

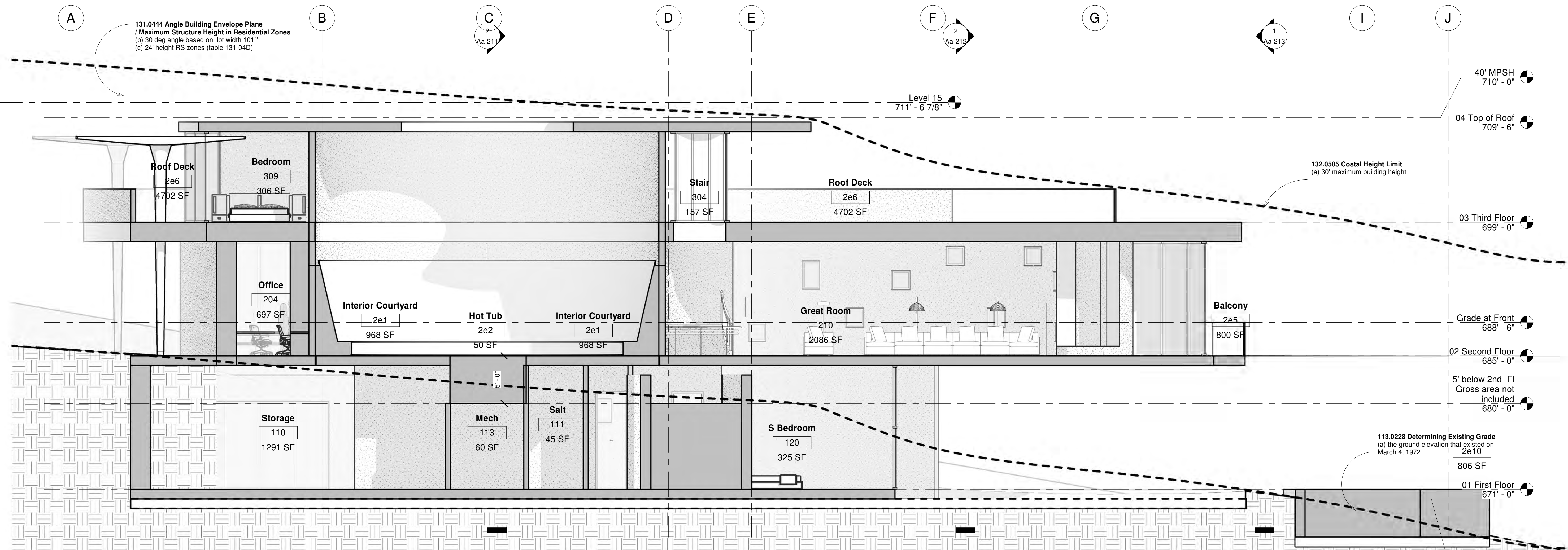
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Sheet Title:  
**Building Sections**

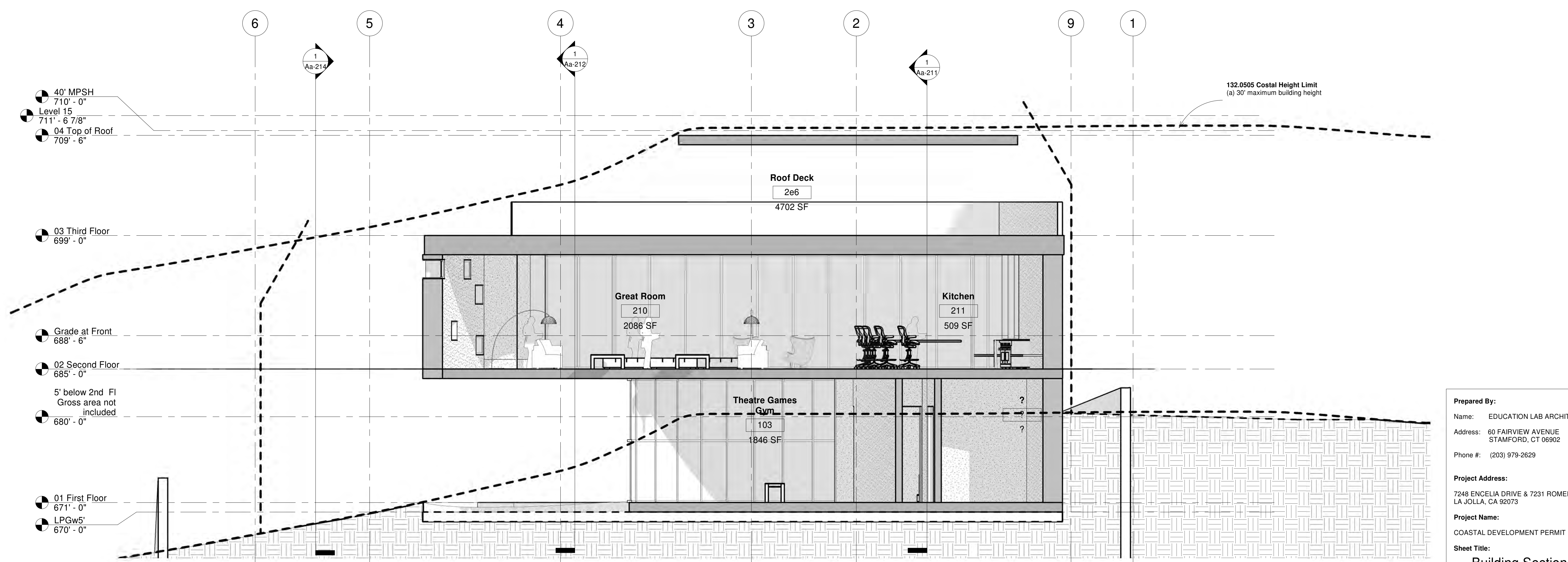
Scale: 3/16" = 1'-0"

Sheet No: **Aa-212**

<b>Prepared By:</b>	Name:	EDUCATION LAB ARCHITECTS, LLC	Revision 14:	
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			Revision 9:	
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			Revision 6:	
			Revision 5:	
			Revision 4:	
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			Revision 2:	
			Revision 1:	July 22, 2019
<b>Project Address:</b>		7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date:	2018 12 06
<b>Project Name:</b>		COASTAL DEVELOPMENT PERMIT	Sheet:	21 of 38
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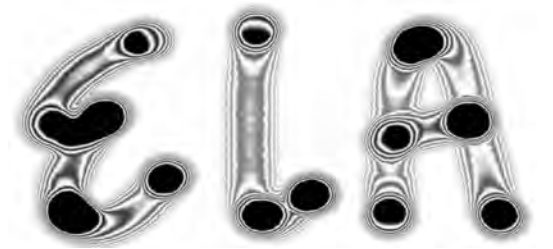


1 Section 1 Ae-212  
3/16" = 1'-0"



2 Section 2 Ae-212  
3/16" = 1'-0"





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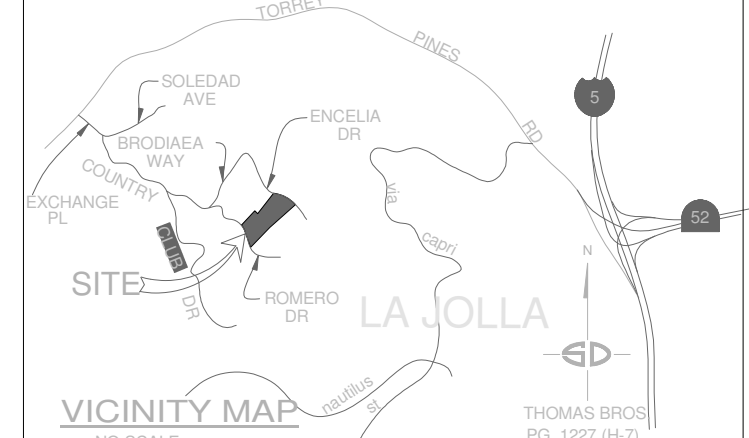
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Project Architect / Engineer:	Designer

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Parcel 1 of Parcel Map No. 13064  
Assessors's Parcel Number: 352-262-14-00

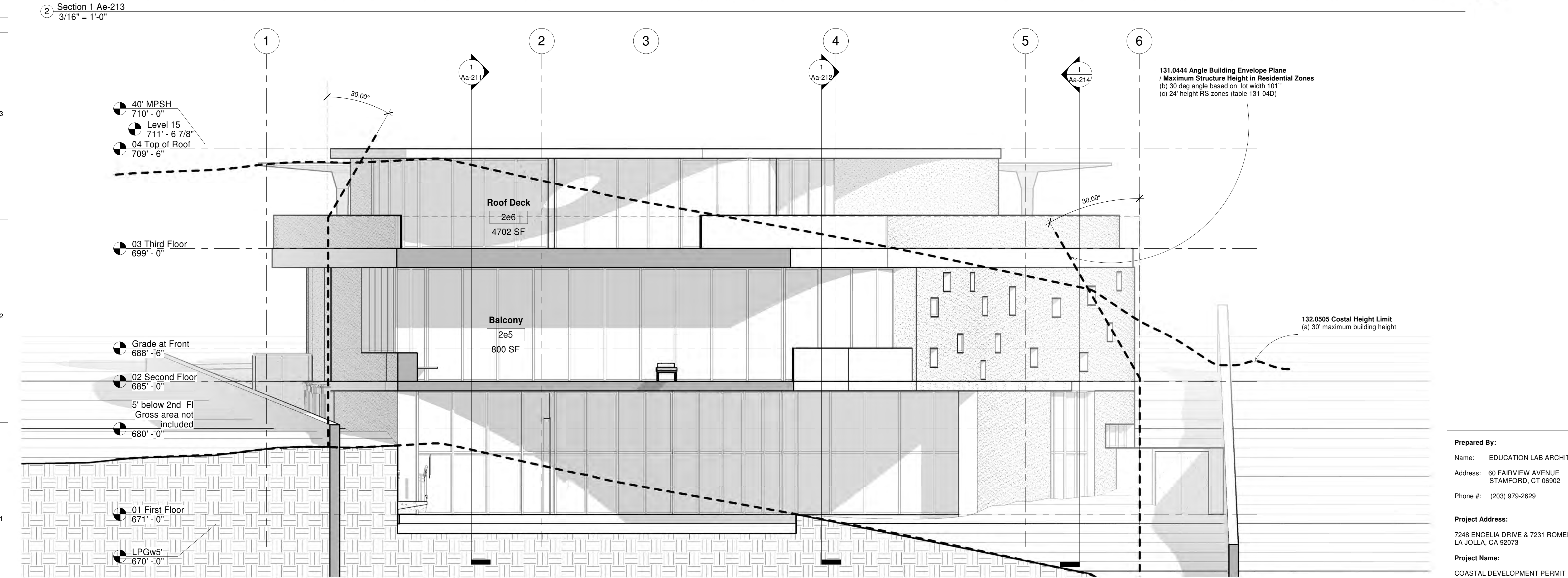
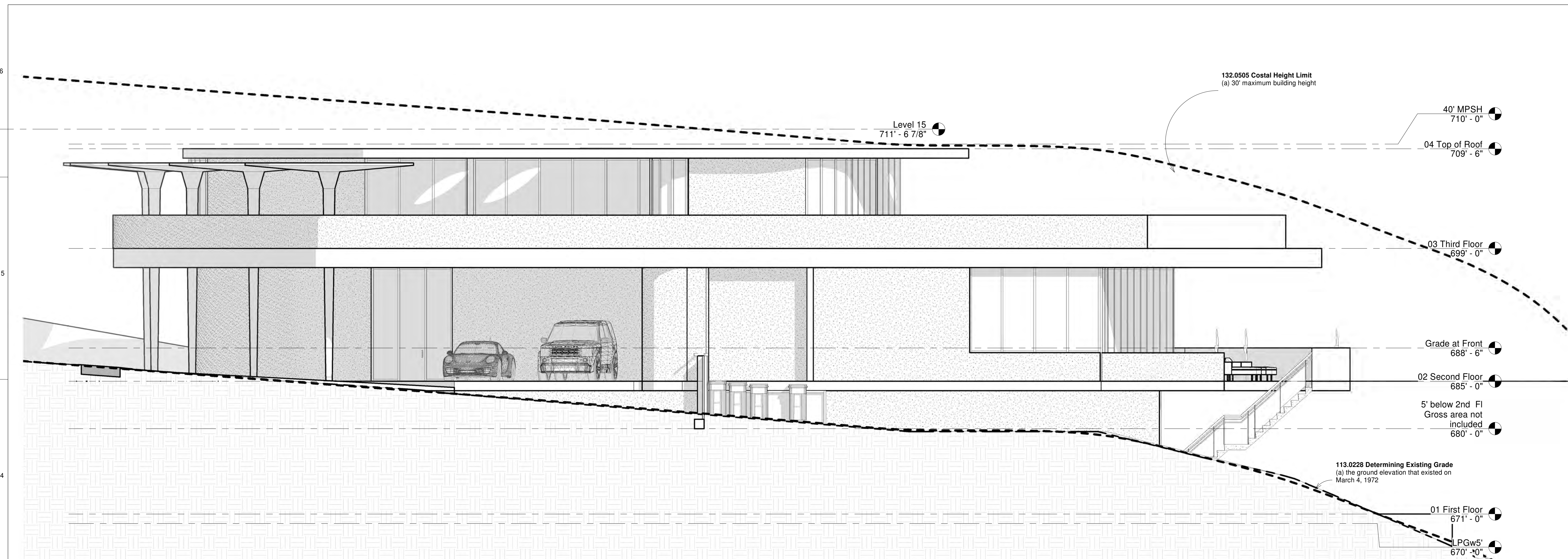


7231 Romero Drive, La Jolla, CA Block E Lot 11  
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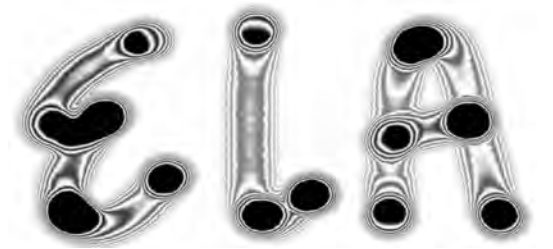
Owner's name and address:  
Ihor Lys 7248 Encelia Drive  
Project name and address:  
LYS Residence 7248 Encelia Drive  
Project number: 2015-008

Sheet Title:  
Building Sections  
Scale: 3/16" = 1'-0"  
Sheet No: Aa-213

Prepared By:	Revision 14:
Name: EDUCATION LAB ARCHITECTS, LLC	Revision 13:
Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902	Revision 12:
Phone #: (203) 979-2629	Revision 11:
Project Address: 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Revision 10:
Project Name: COASTAL DEVELOPMENT PERMIT	Revision 9:
Sheet Title: Building Sections	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Original Date:	2018 12 06
Sheet: 22 of 38	
DEP#	
P.T.S	







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	Drawn By: Checker
	Checked By: Author
	Project Architect / Engineer: Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessors's Parcel Number: 352-262-14-00

VICINITY MAP  
NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
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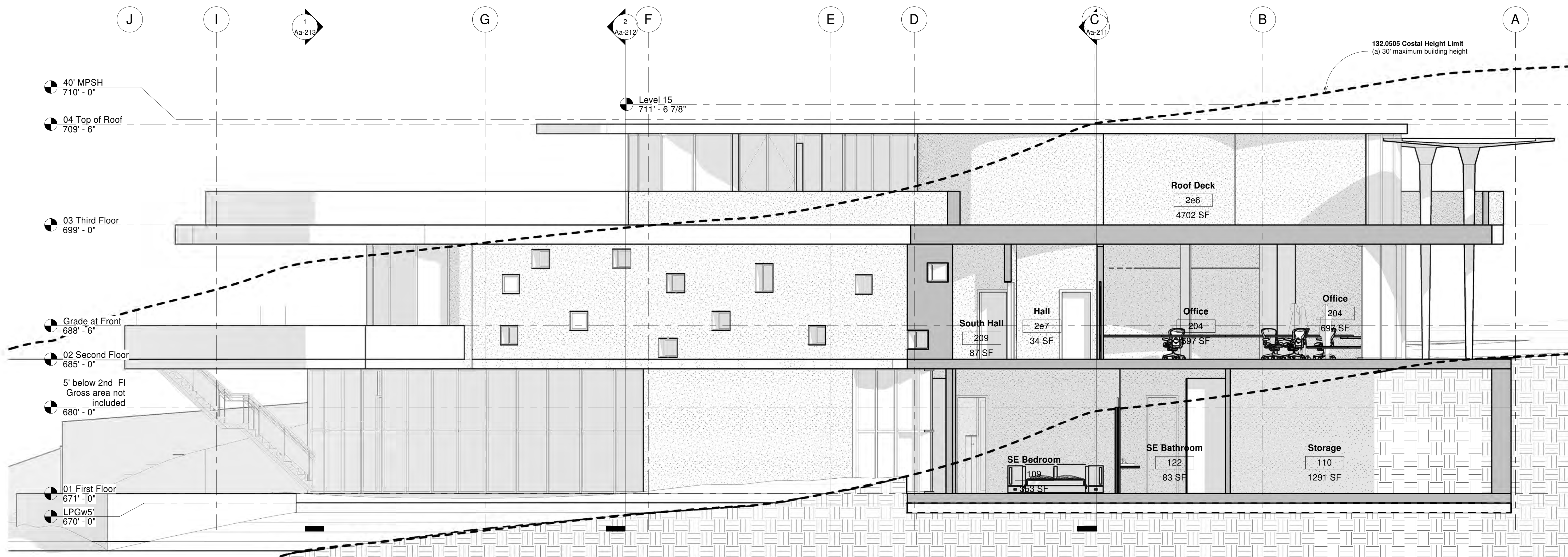
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Sheet Title:  
**Building Sections**

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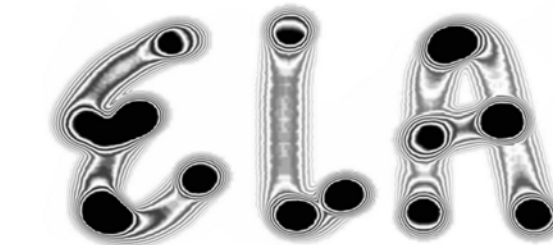
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<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: <b>2018 12 06</b>
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 23 of 38
<b>Sheet Title:</b> <b>Building Sections</b>	DEP# _____ P.T.S _____



1 Section 1 Ae-214  
3/16" = 1'-0"





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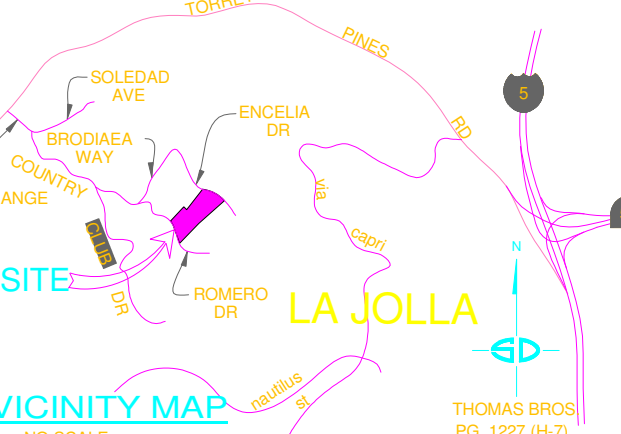
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	Checker
	Checked By:
	Author
	Project Architect / Engineer:
	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessor's Parcel Number: 352-262-14-00



7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
**Ihor Lys** 7248 Encelia Drive

Project name and address:  
**LVS Residence** 7248 Encelia Drive

Project number: 7248-2015-008

Sheet Title:  
**Landscape Plan**

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

Sheet No: **La-001**

**Prepared By:**  
Name: EDUCATION LAB ARCHITECTS, LLC  
Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902  
Phone #: (203) 979-2629

**Project Address:**  
7248 ENCELIA DRIVE & 7231 ROMERO DRIVE  
LA JOLLA, CA 92073

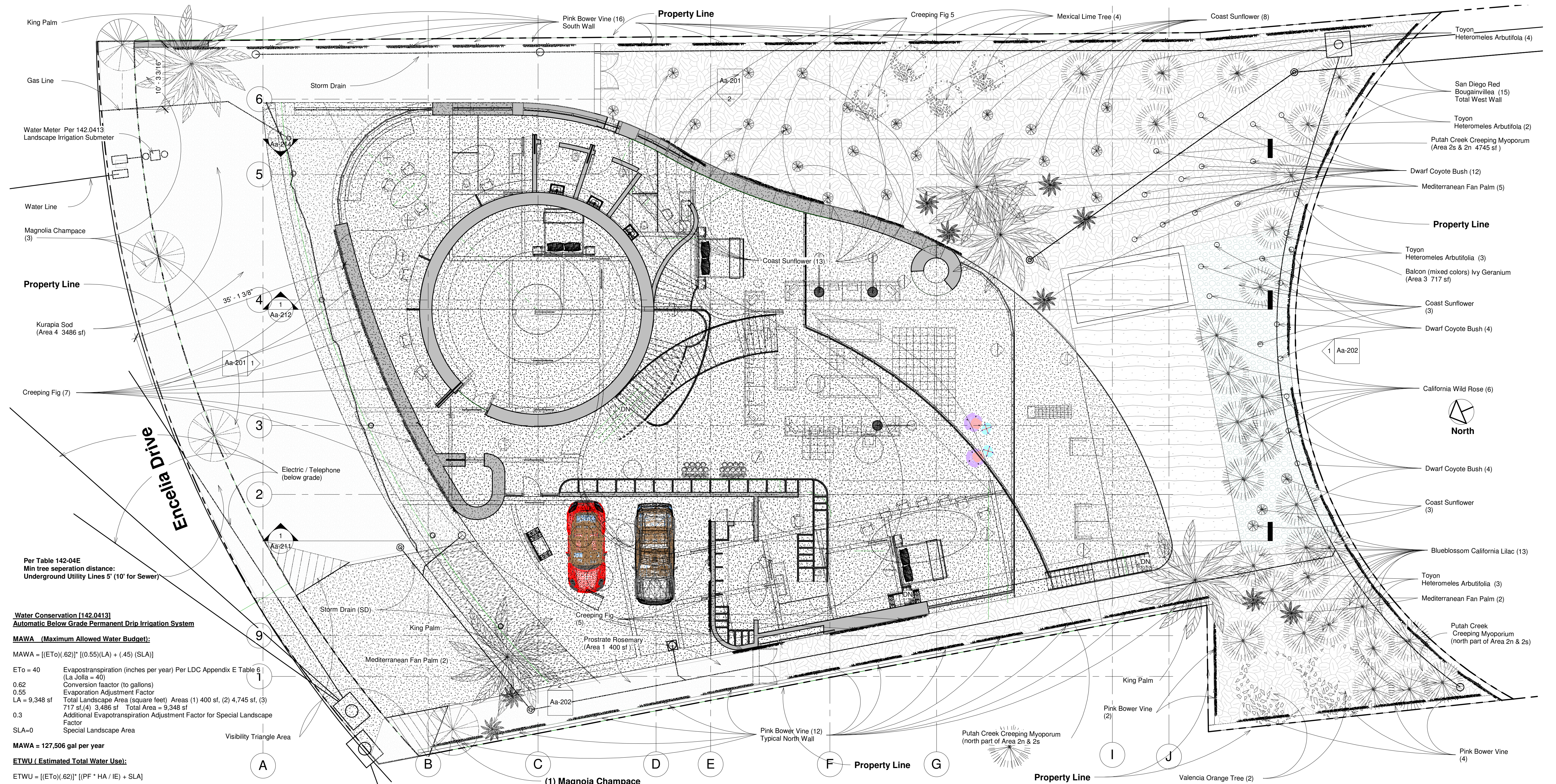
**Project Name:**  
COASTAL DEVELOPMENT PERMIT

**Sheet Title:**  
LANDSCAPE PLAN

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: December 22, 2020  
Revision 3: January 03, 2020  
Revision 2: September 13, 2019  
Revision 1: July 22, 2019

Original Date: 2018 12 06

Sheet: 24 of 38  
DEP# \_\_\_\_\_  
P.T.S \_\_\_\_\_



Per Table 142-04E  
Min tree separation distance:  
Underground Utility Lines 5' (10' for Sewer)

**Water Conservation [142.0413]**  
**Automatic Below Grade Permanent Drip Irrigation System**

**MAWA (Maximum Allowed Water Budget):**

MAWA = [(ETo) (.62)] \* [(0.55)(LA) + (.45) (SLA)]

ETo = 40	Evapotranspiration (inches per year) Per LDC Appendix E Table 6 (La Jolla = 40)
0.62	Conversion factor (to gallons)
0.55	Evaporation Adjustment Factor
LA = 9,348 sf	Total Landscape Area (square feet) Areas (1) 400 sf, (2) 4,745 sf, (3) 717 sf, (4) 3,486 sf Total Area = 9,348 sf
0.3	Additional Evapotranspiration Adjustment Factor for Special Landscape Area
SLA=0	Special Landscape Area

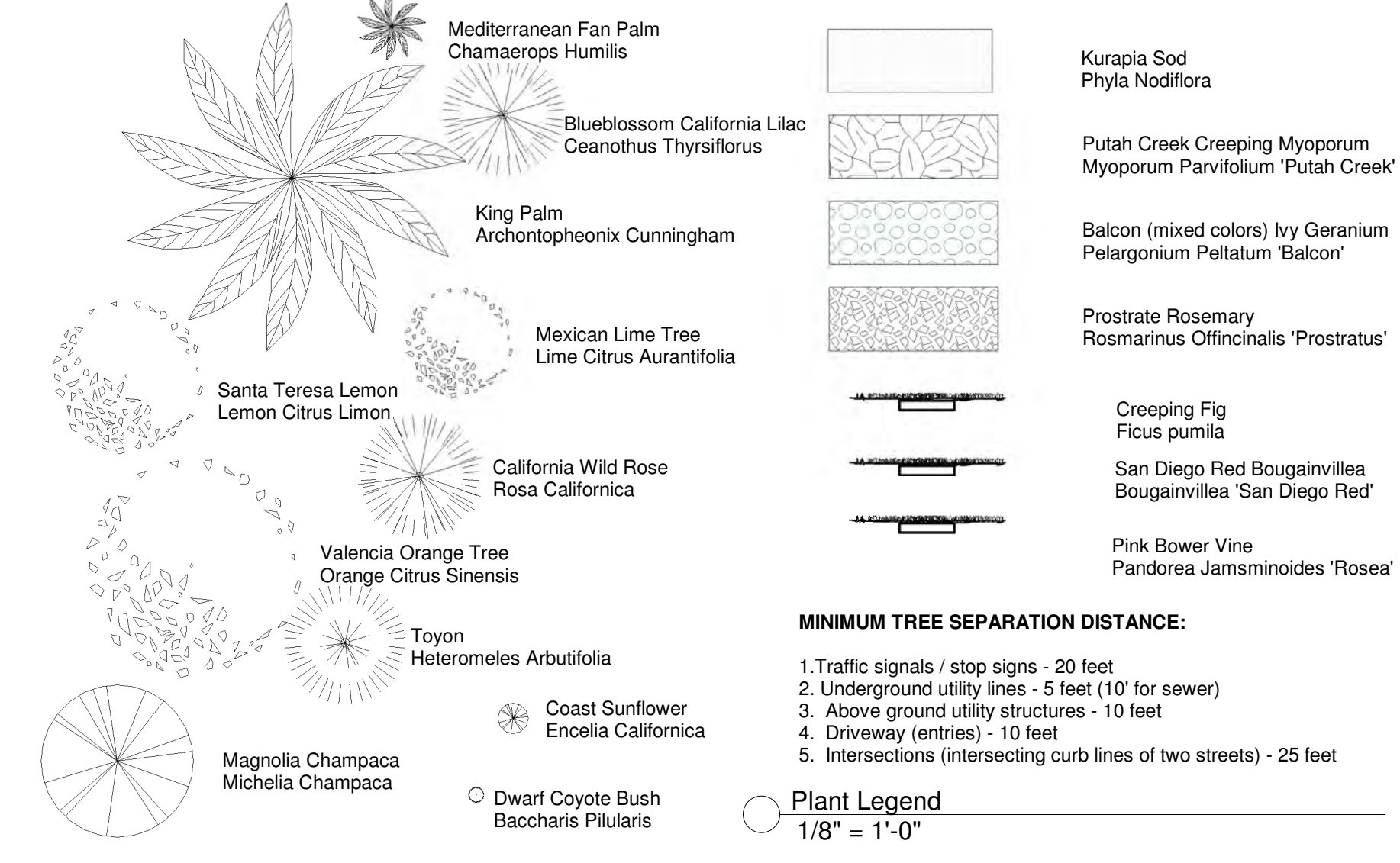
MAWA = 127,506 gal per year

**ETWU (Estimated Total Water Use):**

ETWU = [(ETo) (.62)] \* [(PF \* HA / IE) + SLA]

ETo = 40	Evapotranspiration (inches per year) Per LDC Appendix E Table 6 (La Jolla = 40)
0.62	Conversion factor (to gallons)
PF = .2	Plant Factor (Low Water Use)
HA = 9,348 sf	Hydrozone Area (square feet) Areas (1) 400 sf, (2) 4,745 sf, (3) 717 sf, (4) 3,486 sf Total Area = 9,348 sf
IE=0.80	Drip Irrigation
SLA=0	Special Landscape Area

ETWU = 57,957 gal per year < MAWA = 127,506 gal per year



**MINIMUM TREE SEPARATION DISTANCE:**

- Traffic signals / stop signs - 20 feet
- Underground utility lines - 5 feet (10' for sewer)
- Above ground utility structures - 10 feet
- Driveway (entries) - 10 feet
- Intersections (intersecting curb lines of two streets) - 25 feet

Plant Legend  
1/8" = 1'-0"

**General Landscape Development Notes:**

- 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 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.
- 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 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
- 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, Section 142.0403(b)(10).
- Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.
- If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

Scientific Name	Common Name	Gro Rate	Exp.	Water Needs	WUCOLS Region 3	PF	Height	Landscape Use	Deciduous/ Evergreen	Flowering Season	Flower Color	Size	Comments	Quantity	
														Encelia	Romero
<b>Ground Covers:</b>															
Myoporum parvifolium 'Putah Creek'	Putah Creek Creeping Myoporum	Mod.	FS	Low (WW)	L	0.1	< 1'	SS, FR, SC	Evergreen	Su	White	Flats (40-45)	Plant 12" o.c.	4,745	1,178
Pelargonium peltatum 'Balcon'	Balcon (mixed colors) Ivy Geranium	Fast	FS/PS	Low (WW)	M	0.4	6-8"		Evergreen	Year round	Various	Flats (36)	Plant 12" o.c.	717	80
Ficus pumila	Kurapia Sod	Fast	FS	Low (WW)	L	0.1	2"	SS	Evergreen	Sp, Fa	White	Flats (72)	Plant 12" o.c.	3,486	1,457
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	Mod.	FS	Low (WW)	VL	0	6"-12"	SS, FR, SC	Evergreen	Sp	Pale Blue	Flats (30-40)	Plant 12" o.c.	400	3,748
<b>Vines and Espaliers:</b>															
Bougainvillea 'San Diego Red'	San Diego Red Bougainvillea	Fast	FS	Low (WW)	L	0.1			Evergreen	Sp, Fa	Magenta	15-gal.	Staked - train on wall	15	5
Creeping Fig	Creeping Fig	Fast	FS/PS	Medium	M	0.4			Evergreen	n/a	n/a	5-gal.	Staked - train on wall	17	12
Pandorea jansminoides 'Rosea'	Pink Bower Vine	Fast	FS	Low (WW)	M	0.4			Evergreen	Sp, Su, Fa	Pink	15-gal.	Staked - train on wall	34	4
<b>Shrubs:</b>															
Baccharis pilularis	Dwarf Coyote Bush	Fast	FS	Low (WW)	L	0.1	8"-24"	SS, NA, SC	Evergreen	n/a	n/a	5-gal.		20	9
Ceanothus thyrsiflorus	Blueblossom California Lilac	Mod.	FS	Low (WW)	L	0.1	5'	NA	Evergreen	Sp	Deep Blue	5-gal.		13	60
Encelia californica	Coast Sunflower	Fast	FS	Low (WW)	VL	0	3'-4'	FR, NA	Deciduous	Sp, Su, Fa	Pale Yellow	5-gal.		24	2
Rosa californica	California Wild Rose	Mod.	FS	Med.	L	0.1	5'	NA	Evergreen	Sp, Su	Pink	5-gal.		6	24
<b>Trees:</b>															
Archontophoenix cunningham	King Palm	Mod.	FS	Med.	M	0.4	Tall	FR	Evergreen	n/a	n/a	36" Box		4	3
Chamaerops humilis	Mediterranean Fan Palm	Slow	FS/PS	Low (WW)	L	0.1	Med.	SC	Evergreen	n/a	n/a	24" Box		7	3
Heteromeles Arbutifolia	Toyon	Mod.	FS/PS	Low (WW)	VL	0.1	Med.	NA, FR	Evergreen	Summer	Cream	24" Box		12	6
Lemon citrus limon	Santa Teresa Lemon	Mod.	FS	Med.	M	0.4	Med.		Evergreen	Year round	n/a	24" Box		-	2
Lime citrus aurantifolia	Mexican Lime Tree	Mod.	FS	Med.	M	0.4	Med.		Evergreen	Year round	White	24" Box		4	2
Orange citrus sinensis	Valencia Orange Tree	Mod.	FS	Med.	M	0.4	Med.		Evergreen	Year round	White	24" Box		2	3
Michelia Champaca	Magnolia Champaca	Fast	FS	Med.	M	0.4	Med.	Canopy	Evergreen	Sp, Su	Pale Yellow	24" Box		4	3

**Abbreviation List**

FR: Fire Resistant	FR: Fire Resistant
NA: Native	NA: Native
SS: Steep Slope (Erosion Control)	SS: Steep Slope (Erosion Control)
SC: Sea Coast	SC: Sea Coast
<b>Flowering Season</b>	
Fa: Fall	Fa: Fall
Sp: Spring	Sp: Spring
Su: Summer	Su: Summer
<b>Exposure</b>	
FS: Full Sun	FS: Full Sun
PS: Partial Shade	PS: Partial Shade
<b>Water Needs</b>	
WW: Water-wise	WW: Water-wise





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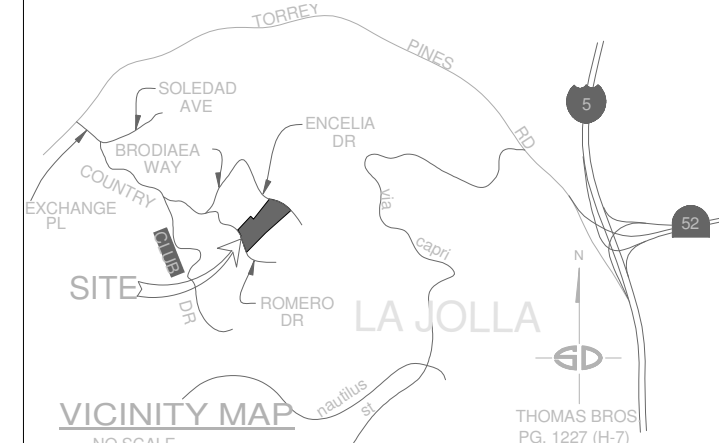
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	Drawn By:	WPS
	Checked By:	Author
	Project Architect / Engineer:	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessors's Parcel Number: 352-262-14-00

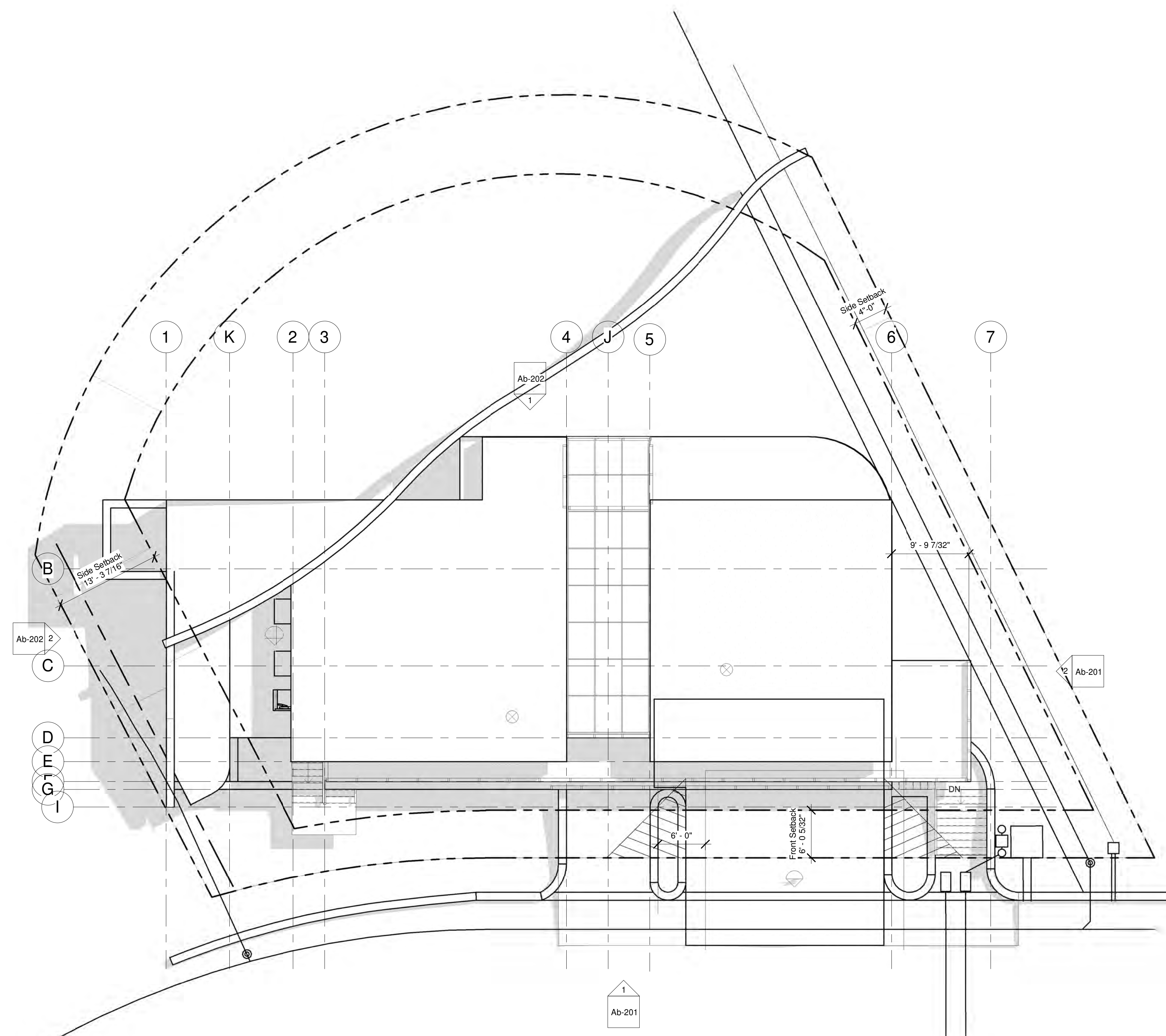


7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessors's Parcel Number: 352-262-01-00

Owner's name and address:  
JAMZ Treehouse 7231 Romero Drive, La Jolla, CA  
Project name and address:  
JAMZ Treehouse 7231 Romero Drive, La Jolla, CA  
Project number: 2015-009

Sheet Title:  
**Site Plan**  
Scale: 1/8" = 1'-0"  
Sheet No: Ab-001

<b>Prepared By:</b>	Revision 14:	_____
Name: EDUCATION LAB ARCHITECTS, LLC	Revision 13:	_____
Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902	Revision 12:	_____
Phone #: (203) 979-2629	Revision 11:	_____
	Revision 10:	_____
	Revision 9:	_____
	Revision 8:	_____
	Revision 7:	_____
	Revision 6:	_____
	Revision 5:	_____
	Revision 4:	_____
	Revision 3:	_____
	Revision 2:	_____
	Revision 1:	July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date:	2018 12 06
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet:	27 of 38
<b>Sheet Title:</b> Site Plan	DEP#	_____
	P.T.S	_____



1 Site  
1/8" = 1'-0"

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**Geotechnical Engineering:**  
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	Drawn By:	Checker
	Checked By:	Author
	Project Architect / Engineer:	Designer

7248 Encelia Drive, La Jolla, CA  
 Parcel 1 of Parcel Map No. 13064  
 Assessor's Parcel Number: 352-262-14-00

7231 Romero Drive, La Jolla, CA Block E Lot 11  
 Assessor's Parcel Number: 352-262-01-00

**Owner's name and address:**  
 JAMZ Treehouse 7231 Romero Drive, La Jolla, CA

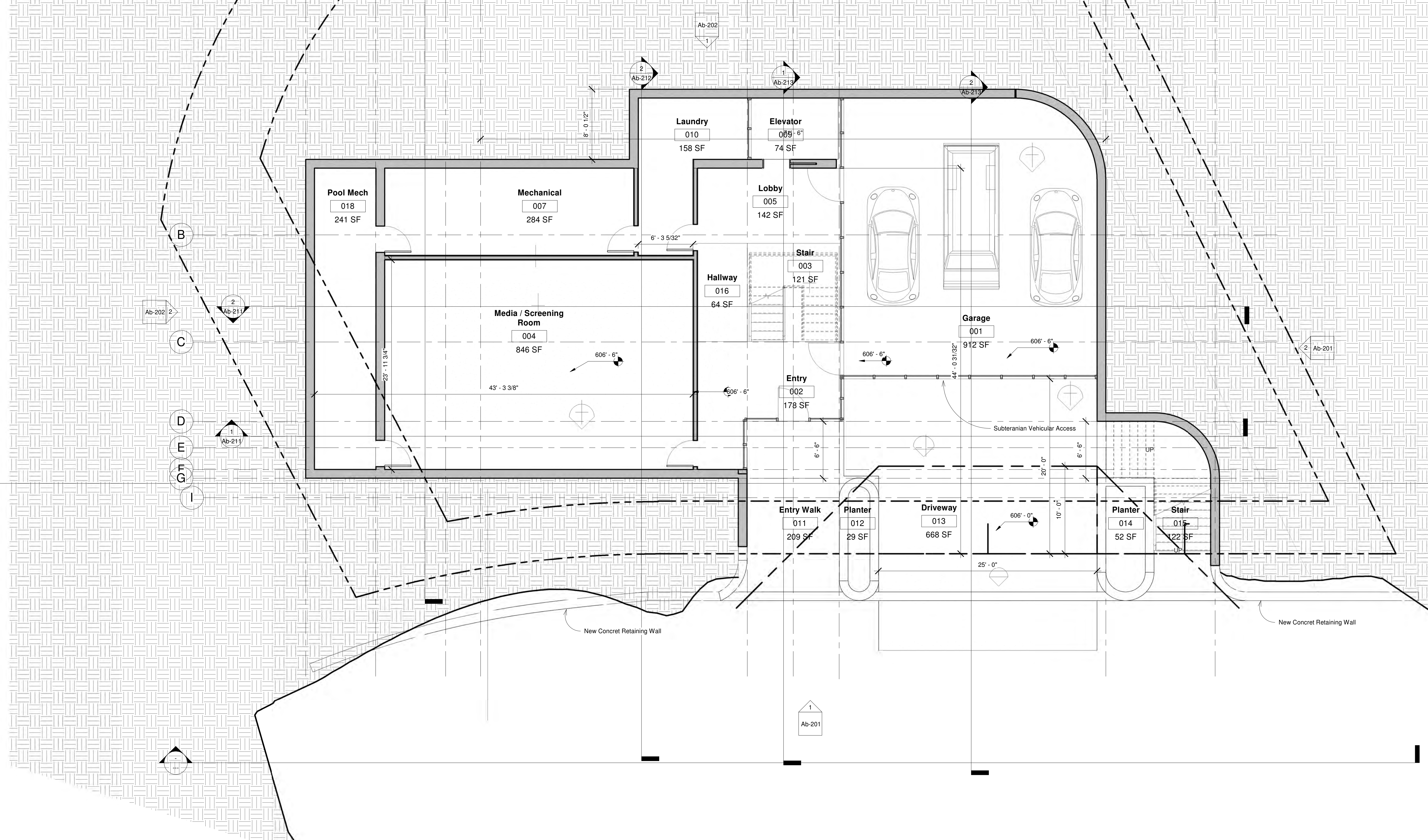
**Project name and address:**  
 JAMZ Treehouse 7231 Romero Drive, La Jolla, CA  
 Project number: 2015-009

**Sheet Title:**  
 Basement / Garage

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

Sheet No: Ab-100

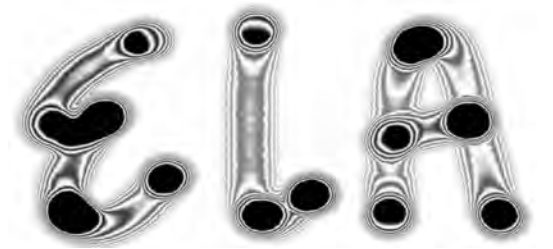
<b>Prepared By:</b> Name: EDUCATION LAB ARCHITECTS, LLC Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902 Phone #: (203) 979-2629	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: 2018 12 06
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 28 of 38
<b>Sheet Title:</b> Basement / Garage	DEP# _____ P.T.S _____



① 00 Basement  
 3/16" = 1'-0"

Schematic Room Schedule Basement			
Level	Number	Name	Area
00 Basement			
00 Basement	001	Garage	912 SF
00 Basement	002	Entry	178 SF
00 Basement	003	Stair	121 SF
00 Basement	004	Media / Screening Room	846 SF
00 Basement	005	Lobby	142 SF
00 Basement	007	Mechanical	284 SF
00 Basement	008	Lobby	0 SF
00 Basement	009	Elevator	74 SF
00 Basement	010	Laundry	158 SF
00 Basement	011	Entry Walk	209 SF
00 Basement	012	Planter	29 SF
00 Basement	013	Driveway	668 SF
00 Basement	014	Planter	52 SF
00 Basement	015	Stair	122 SF
00 Basement	016	Hallway	64 SF
00 Basement	018	Pool Mech	241 SF
00 Basement: 16			4103 SF
Grand total: 16			4103 SF





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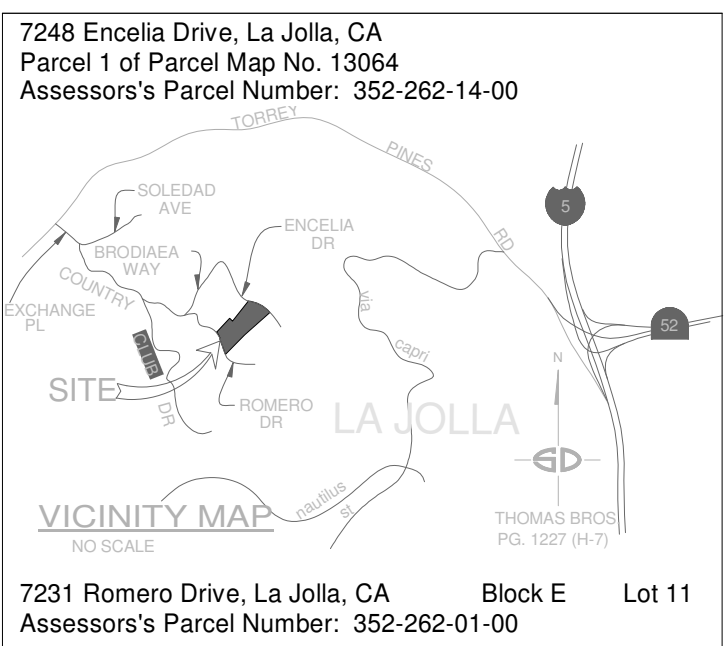
**Geotechnical Engineering:**  
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 Drawn By: Checker  
 Checked By: Author  
 Project Architect / Engineer: Designer



7248 Encelia Drive, La Jolla, CA Block E Lot 11  
 Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

Project name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA  
 Project number: 2015-009

Sheet Title:  
**First Floor Plan**

Scale: 3/16" = 1'-0"  
 Sheet No: **Ab-101**

**Prepared By:**  
 Name: EDUCATION LAB ARCHITECTS, LLC  
 Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902  
 Phone #: (203) 979-2629

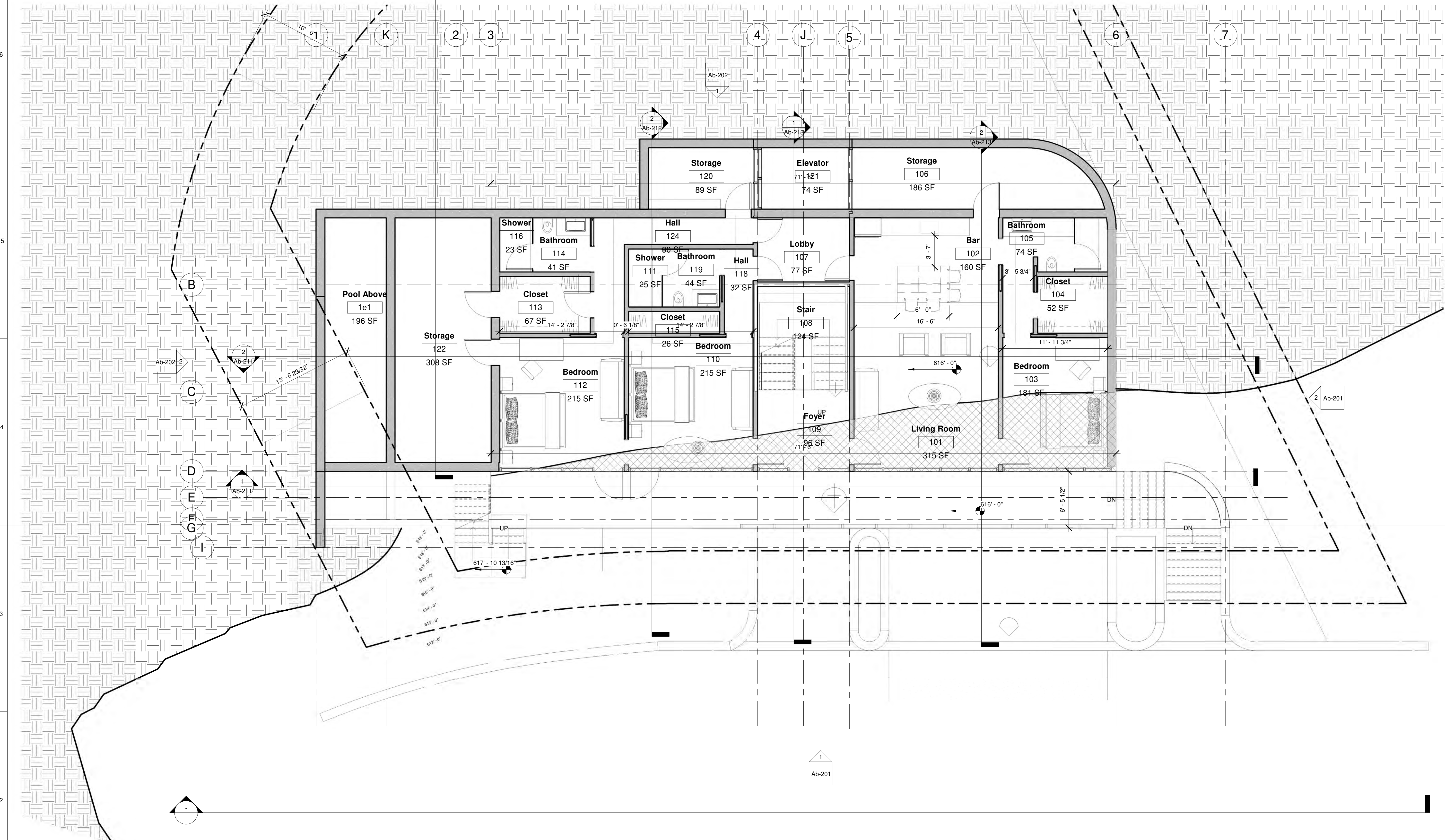
**Project Address:**  
 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE  
 LA JOLLA, CA 92073

**Project Name:**  
 COASTAL DEVELOPMENT PERMIT

**Sheet Title:**  
**First Floor Plan**

Revision 14: \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
 Revision 12: \_\_\_\_\_  
 Revision 11: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
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 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: July 22, 2019

Original Date: 2018 12 06  
 Sheet: 29 of 38  
 DEP# \_\_\_\_\_  
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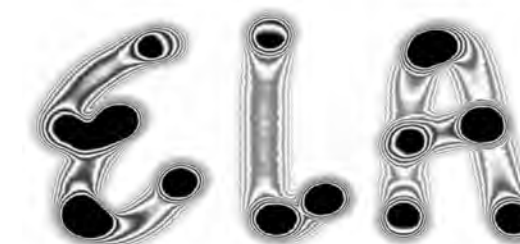


1 01 First Floor  
 3/16" = 1'-0"

Schematic Room Schedule 1st Floor			
Level	Number	Name	Area
01 First Floor	1e1	Pool Above	196 SF
01 First Floor	101	Living Room	315 SF
01 First Floor	102	Bar	160 SF
01 First Floor	103	Bedroom	181 SF
01 First Floor	104	Closet	52 SF
01 First Floor	105	Bathroom	74 SF
01 First Floor	106	Storage	186 SF
01 First Floor	107	Lobby	77 SF
01 First Floor	108	Stair	124 SF
01 First Floor	109	Foyer	96 SF
01 First Floor	110	Bedroom	215 SF
01 First Floor	111	Shower	25 SF
01 First Floor	112	Bedroom	215 SF

Schematic Room Schedule 1st Floor			
Level	Number	Name	Area
01 First Floor	113	Closet	67 SF
01 First Floor	114	Bathroom	41 SF
01 First Floor	115	Closet	26 SF
01 First Floor	116	Shower	23 SF
01 First Floor	118	Hall	32 SF
01 First Floor	119	Bathroom	44 SF
01 First Floor	120	Storage	89 SF
01 First Floor	121	Elevator	74 SF
01 First Floor	122	Storage	308 SF
01 First Floor	124	Hall	90 SF
01 First Floor: 23			2709 SF
Grand total: 23			2709 SF





**Architect:**  
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	Drawn By:	Checker
	Checked By:	Author
	Project Architect / Engineer:	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessor's Parcel Number: 352-262-14-00

VICINITY MAP  
NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

Project name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

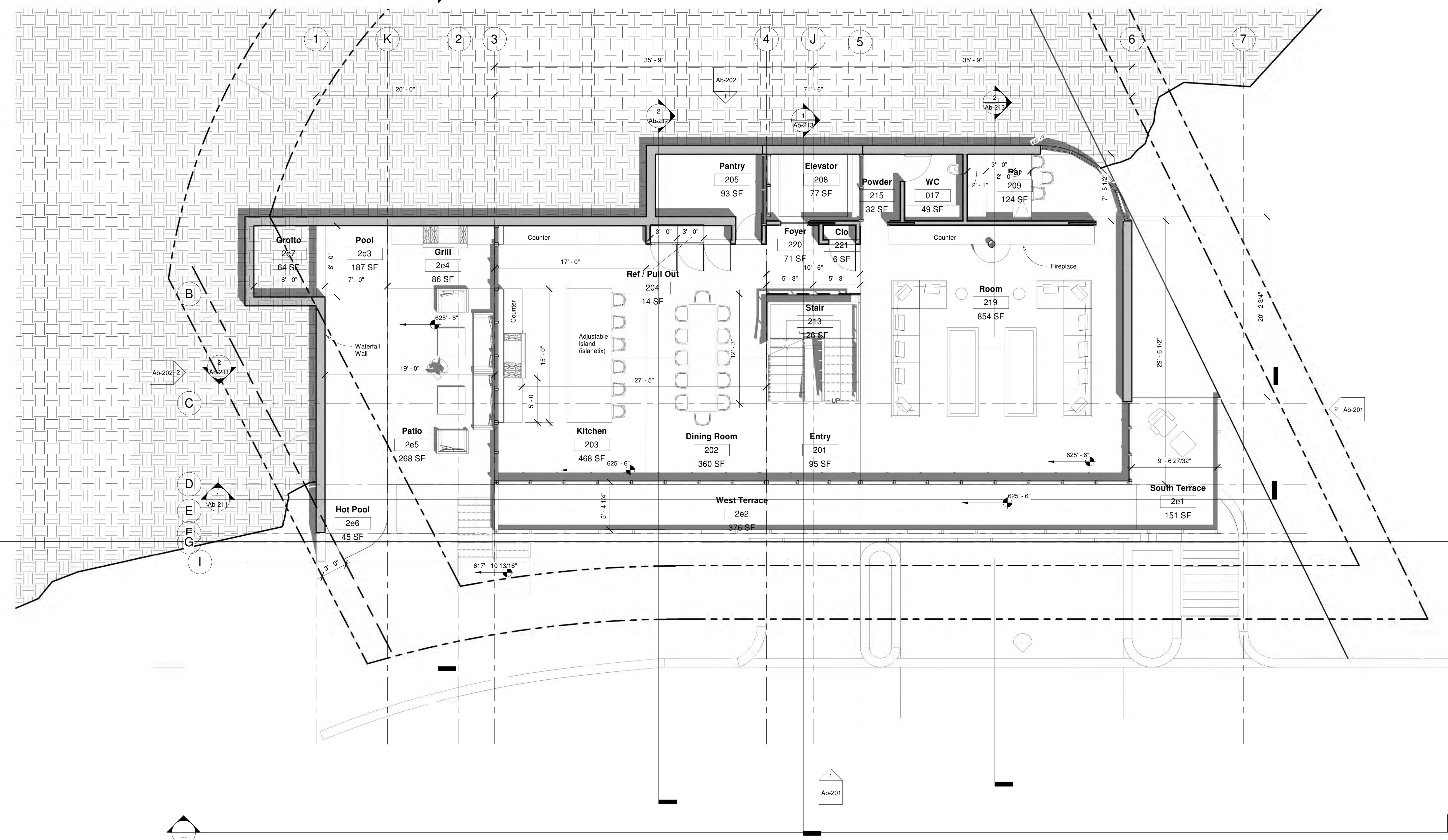
Project number:  
2015-009

Sheet Title:  
**Second Floor Plan**

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

Sheet No:  
**Ab-102**

<b>Prepared By:</b> Name: EDUCATION LAB ARCHITECTS, LLC Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902 Phone #: (203) 979-2629	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: <b>2018 12 06</b>
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 30 of 38
<b>Sheet Title:</b> <b>Second Floor Plan</b>	DEP# _____ P.T.S _____

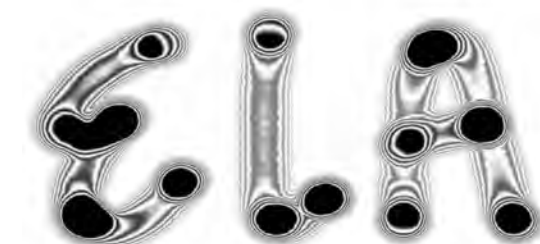


1 02 Second Floor  
3/16" = 1'-0"

Schematic Room Schedule 2nd Floor			
Level	Number	Name	Area
02 Second Floor	2e1	South Terrace	151 SF
02 Second Floor	2e2	West Terrace	376 SF
02 Second Floor	2e3	Pool	187 SF
02 Second Floor	2e4	Grill	86 SF
02 Second Floor	2e5	Patio	268 SF
02 Second Floor	2e6	Hot Pool	45 SF
02 Second Floor	2e7	Grotto	64 SF
02 Second Floor	017	WC	49 SF
02 Second Floor	201	Entry	95 SF
02 Second Floor	202	Dining Room	360 SF
02 Second Floor	203	Kitchen	468 SF

Schematic Room Schedule 2nd Floor			
Level	Number	Name	Area
02 Second Floor	204	Ref / Pull Out	14 SF
02 Second Floor	205	Pantry	93 SF
02 Second Floor	208	Elevator	77 SF
02 Second Floor	209	Bar	124 SF
02 Second Floor	213	Stair	126 SF
02 Second Floor	215	Powder	32 SF
02 Second Floor	219	Room	854 SF
02 Second Floor	220	Foyer	71 SF
02 Second Floor	221	Clo	6 SF
02 Second Floor: 20			3547 SF
Grand total: 20			3547 SF





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	Drawn By:	Checker
	Checked By:	Author
	Project Architect / Engineer:	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessor's Parcel Number: 352-262-14-00

7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

Project name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

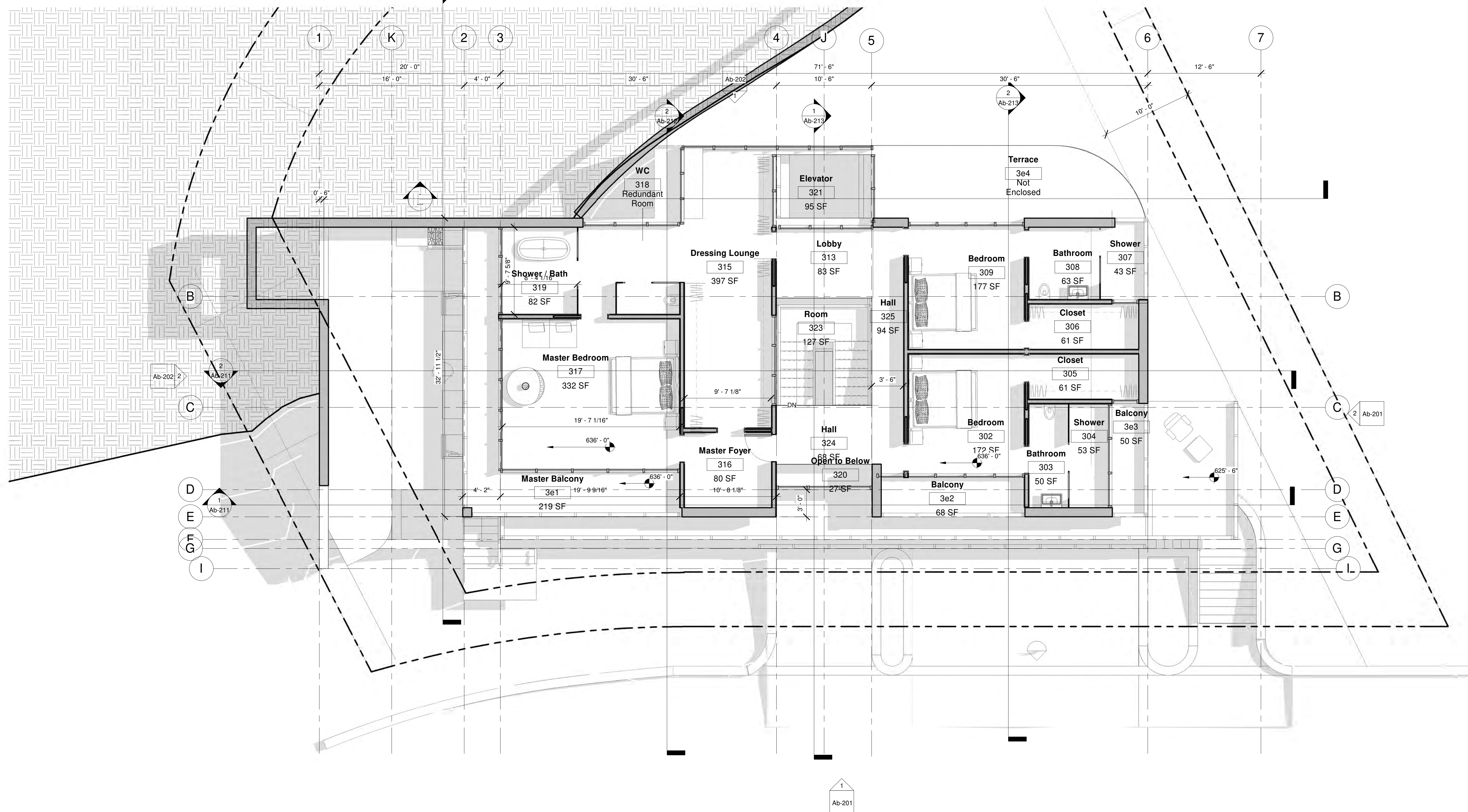
Project number:  
2015-009

Sheet Title:  
**Third Floor Plan**

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

Sheet No:  
**Ab-103**

<b>Prepared By:</b>	Revision 14:	_____
Name: EDUCATION LAB ARCHITECTS, LLC	Revision 13:	_____
Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902	Revision 12:	_____
Phone #: (203) 979-2629	Revision 11:	_____
	Revision 10:	_____
	Revision 9:	_____
	Revision 8:	_____
	Revision 7:	_____
	Revision 6:	_____
	Revision 5:	_____
	Revision 4:	_____
	Revision 3:	_____
	Revision 2:	_____
	Revision 1:	July 22, 2019
<b>Project Address:</b>	Original Date:	2018 12 06
7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Sheet:	31 of 38
<b>Project Name:</b>	<b>DEP#</b>	_____
COASTAL DEVELOPMENT PERMIT	<b>P.T.S</b>	_____
<b>Sheet Title:</b>		
<b>Third Floor Plan</b>		



Schematic Room Schedule 3rd Floor

Level	Number	Name	Area
03 Third Floor	3e1	Master Balcony	219 SF
03 Third Floor	3e2	Balcony	68 SF
03 Third Floor	3e3	Balcony	50 SF
03 Third Floor	3e4	Terrace	0 SF
03 Third Floor	302	Bedroom	172 SF
03 Third Floor	303	Bathroom	50 SF
03 Third Floor	304	Shower	53 SF
03 Third Floor	305	Closet	61 SF
03 Third Floor	306	Closet	61 SF
03 Third Floor	307	Shower	43 SF
03 Third Floor	308	Bathroom	63 SF

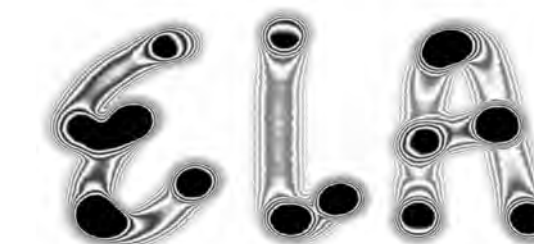
① 03 Third Floor  
3/16" = 1'-0"

Level	Number	Name	Area
03 Third Floor	309	Bedroom	177 SF
03 Third Floor	313	Lobby	83 SF
03 Third Floor	315	Dressing Lounge	397 SF
03 Third Floor	316	Master Foyer	80 SF
03 Third Floor	317	Master Bedroom	332 SF
03 Third Floor	318	WC	0 SF
03 Third Floor	319	Shower / Bath	82 SF
03 Third Floor	320	Open to Below	27 SF

Level	Number	Name	Area
03 Third Floor	321	Elevator	95 SF
03 Third Floor	323	Room	127 SF
03 Third Floor	324	Hall	68 SF
03 Third Floor	325	Hall	94 SF
03 Third Floor: 23			2404 SF
Grand total: 23			2404 SF

X:\Education\Arch\Projects\Active\7231 Romero Drive\201509\Drawings\7231 Romero Drive 20150922.rvt





Architect:  
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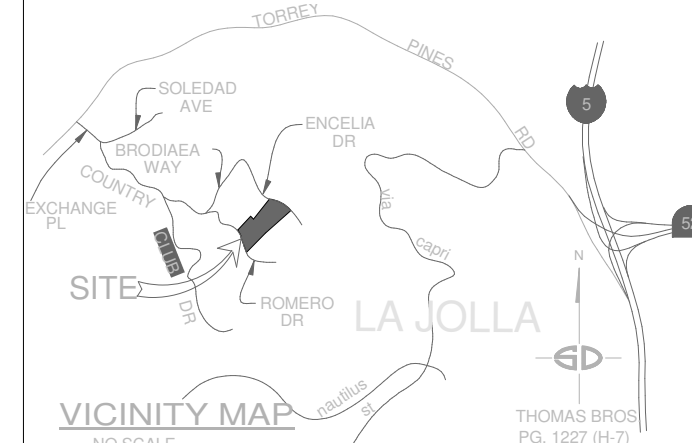
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	Drawn By:	Checker
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	Project Architect / Engineer:	Designer

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Assessors's Parcel Number: 352-262-14-00

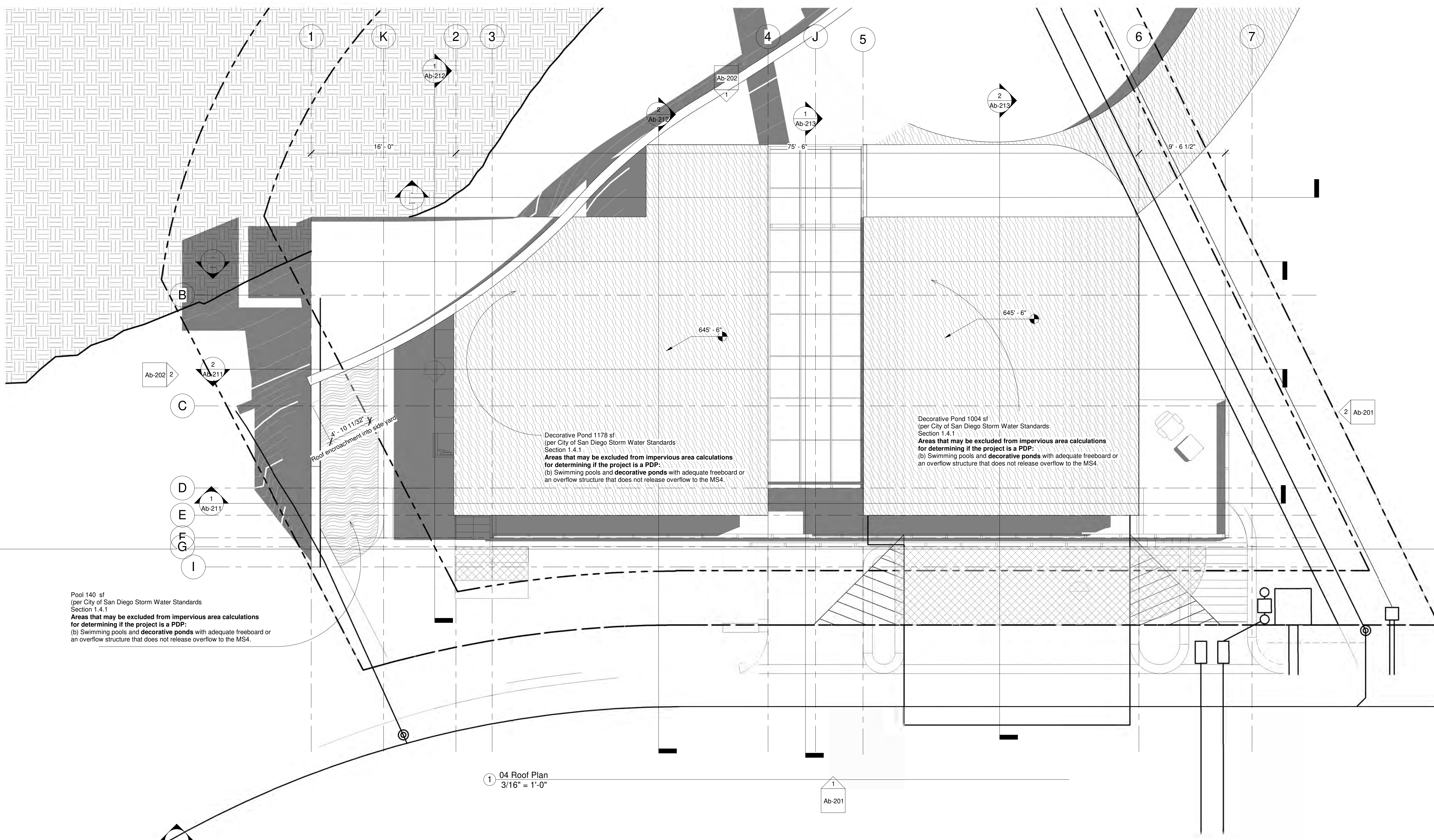


7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessors's Parcel Number: 352-262-01-00

Owner's name and address:  
JAMZ Treehouse 7231 Romero Drive, La Jolla, CA  
Project name and address:  
JAMZ Treehouse 7231 Romero Drive, La Jolla, CA  
Project number:  
2015-009

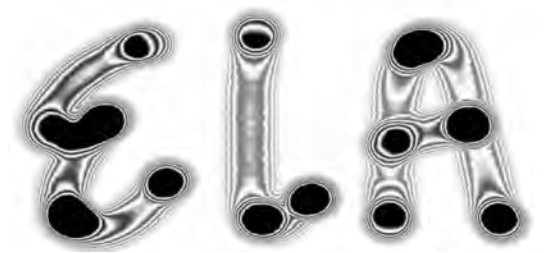
Sheet Title:  
**Roof Plan**  
Scale:  
3/16" = 1'-0"  
Sheet No:  
Ab-104

<b>Prepared By:</b> Name: EDUCATION LAB ARCHITECTS, LLC Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902 Phone #: (203) 979-2629	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: January 03, 2020 Revision 2: September 13, 2019 Revision 1: July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: 2018 12 06
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 32 of 38
<b>Sheet Title:</b> Roof Plan	DEP# _____ P.T.S _____



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**Geotechnical Engineering:**  
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	Drawn By:	Checker
	Checked By:	Author
	Project Architect / Engineer:	Designer

7248 Encelia Drive, La Jolla, CA  
Parcel 1 of Parcel Map No. 13064  
Assessors's Parcel Number: 352-262-14-00

VICINITY MAP  
NO SCALE

7231 Romero Drive, La Jolla, CA Block E Lot 11  
Assessors's Parcel Number: 352-262-01-00

Owner's name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

Project name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

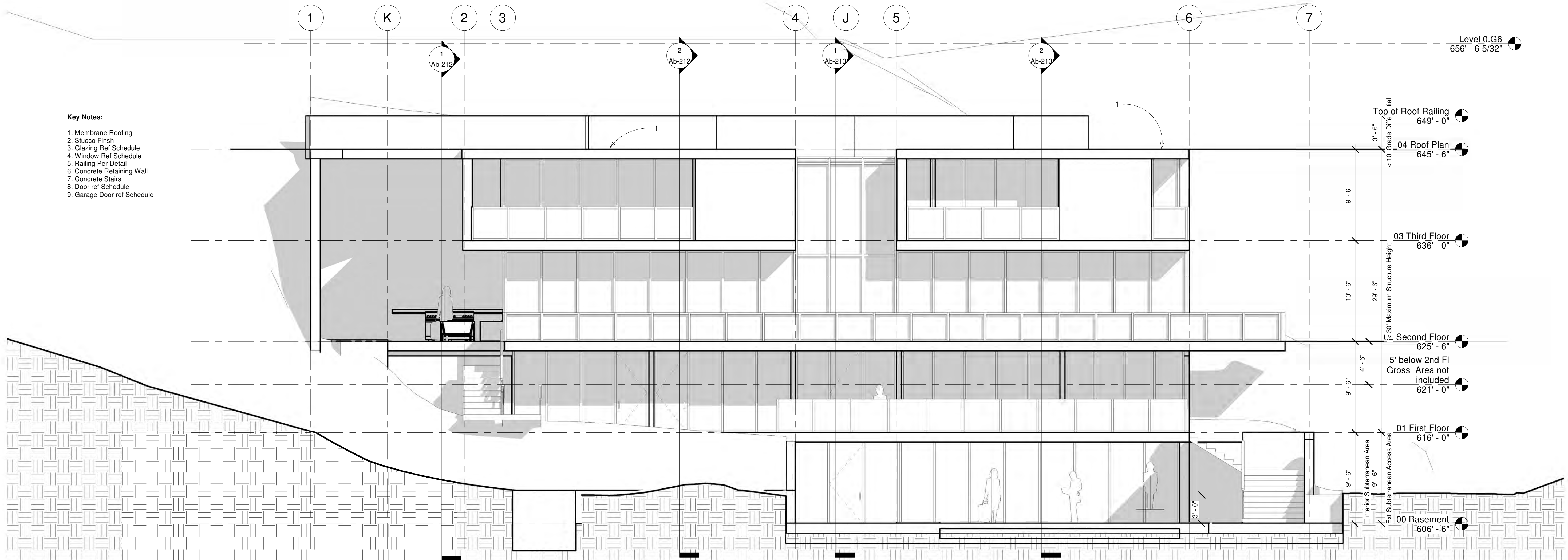
Project number:  
2015-009

Sheet Title:  
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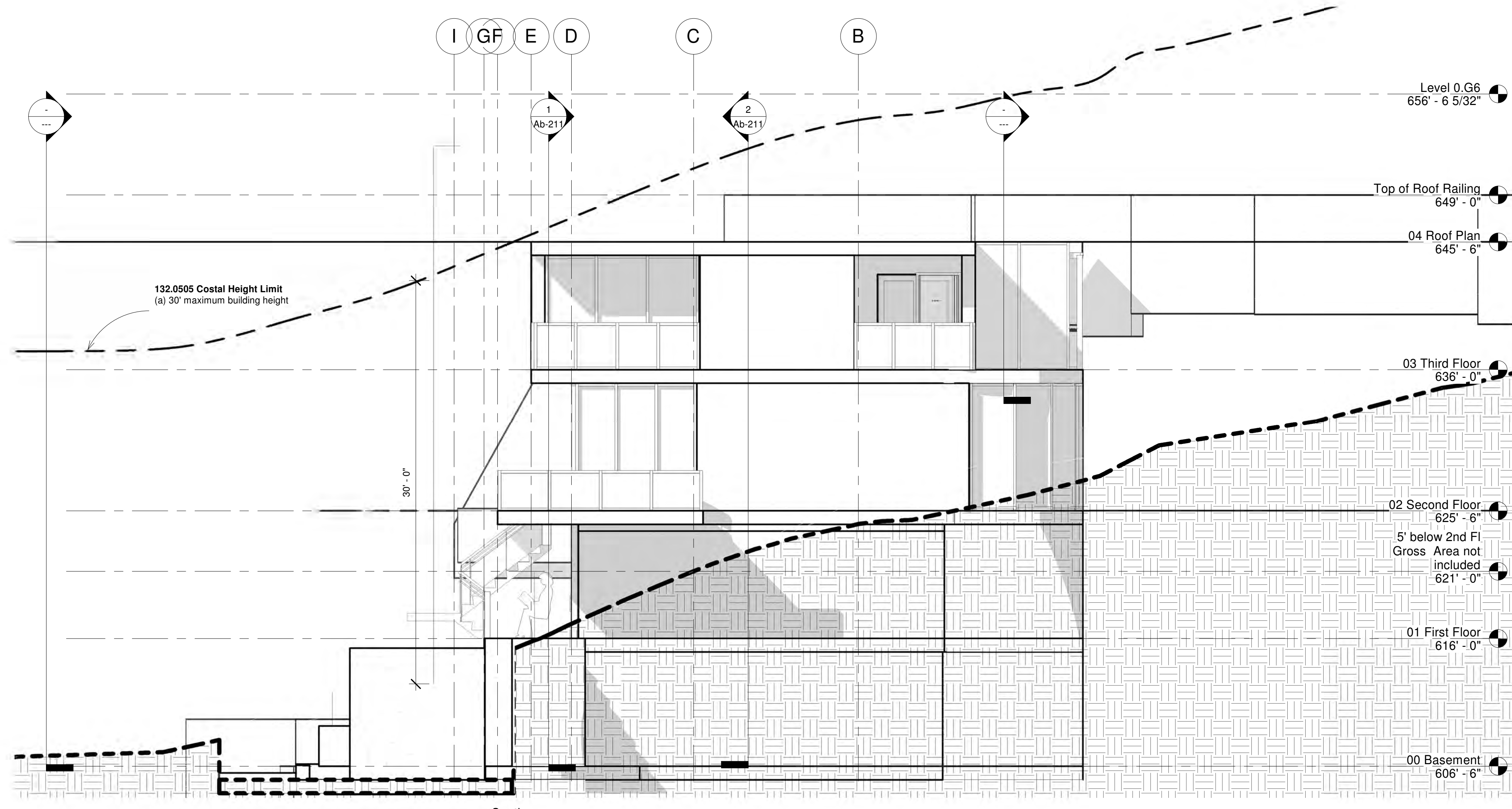
Scale:  
3/16" = 1'-0"

Sheet No:  
**Ab-201**

<b>Prepared By:</b>	Name:	EDUCATION LAB ARCHITECTS, LLC	Revision 14:	
	Address:	60 FAIRVIEW AVENUE STAMFORD, CT 06902	Revision 13:	
	Phone #:	(203) 979-2629	Revision 12:	
			Revision 11:	
			Revision 10:	
			Revision 9:	
			Revision 8:	
			Revision 7:	
			Revision 6:	
			Revision 5:	
			Revision 4:	
			Revision 3:	
			Revision 2:	
			Revision 1:	July 22, 2019
<b>Project Address:</b>	7248 ENCENIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073		Original Date:	2018 12 06
<b>Project Name:</b>	COASTAL DEVELOPMENT PERMIT		Sheet:	33 of 38
<b>Sheet Title:</b>	West & South Elevation		DEP#	
			P.T.S	



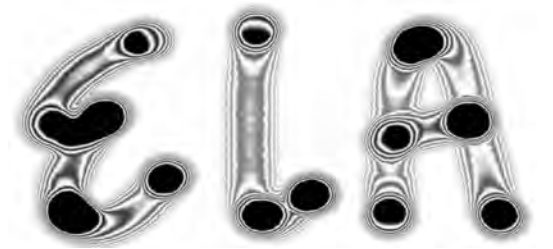
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3/16" = 1'-0"



2 South  
3/16" = 1'-0"

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**Civil Engineer & Land Surveyor:**  
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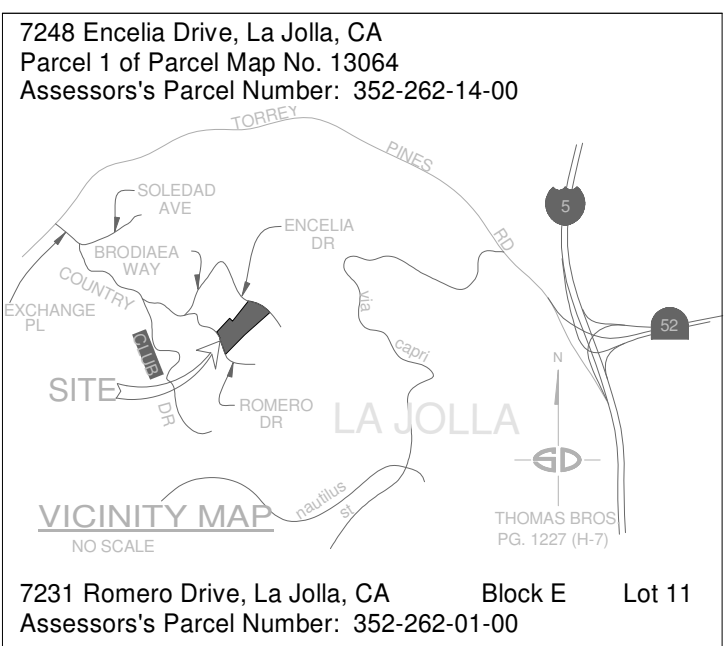
**Geotechnical Engineering:**  
 SCST, Inc.  
 6280 Riverdale Street, San Diego, CA 92120  
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	Drawn By: Checker
	Checked By: Author
	Project Architect / Engineer: Designer



Owner's name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

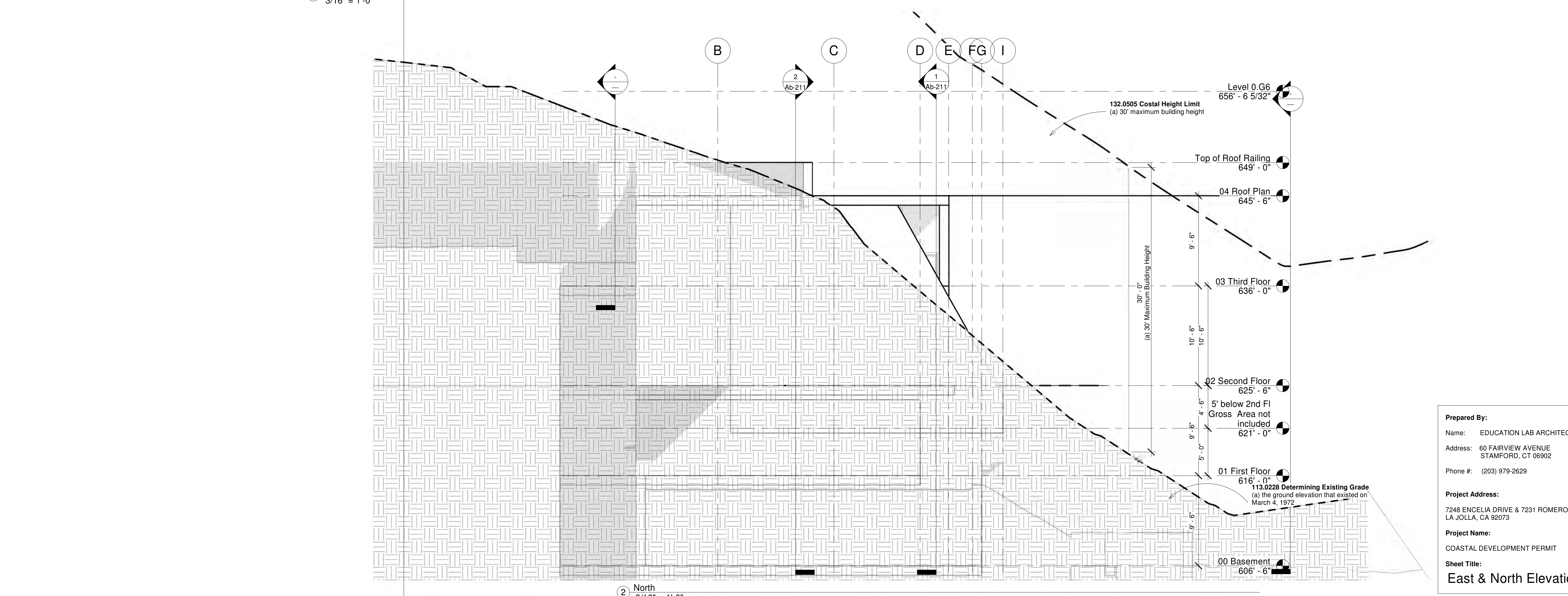
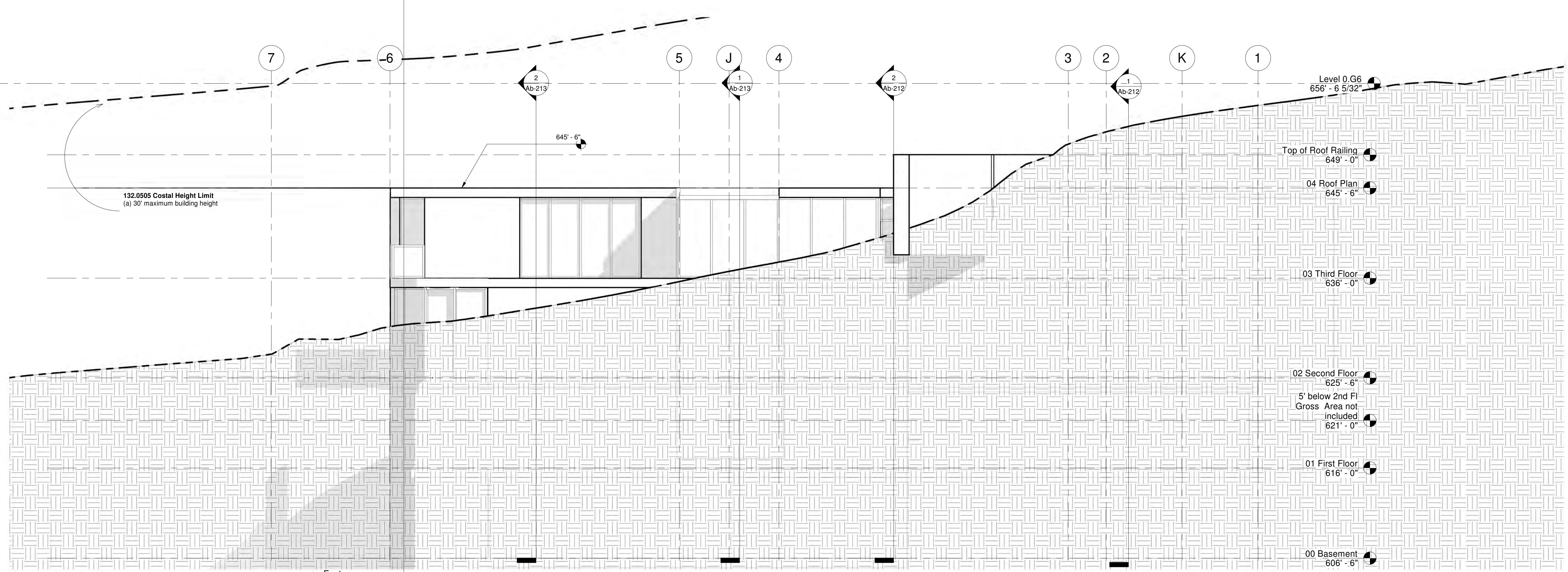
Project name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA  
 Project number: 2015-009

Sheet Title:  
**East & North Elevation**

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

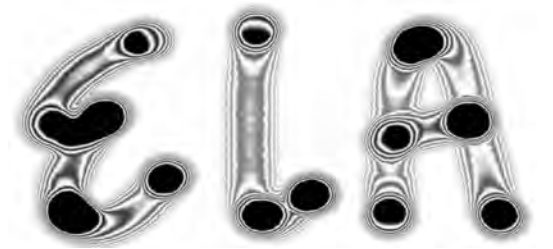
Sheet No:  
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<b>Prepared By:</b> Name: EDUCATION LAB ARCHITECTS, LLC Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902 Phone #: (203) 979-2629	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: July 22, 2019
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: <b>2018 12 06</b>
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 34 of 38
<b>Sheet Title:</b> East & North Elevation	DEP# _____ P.T.S _____



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**Civil Engineer & Land Surveyor:**  
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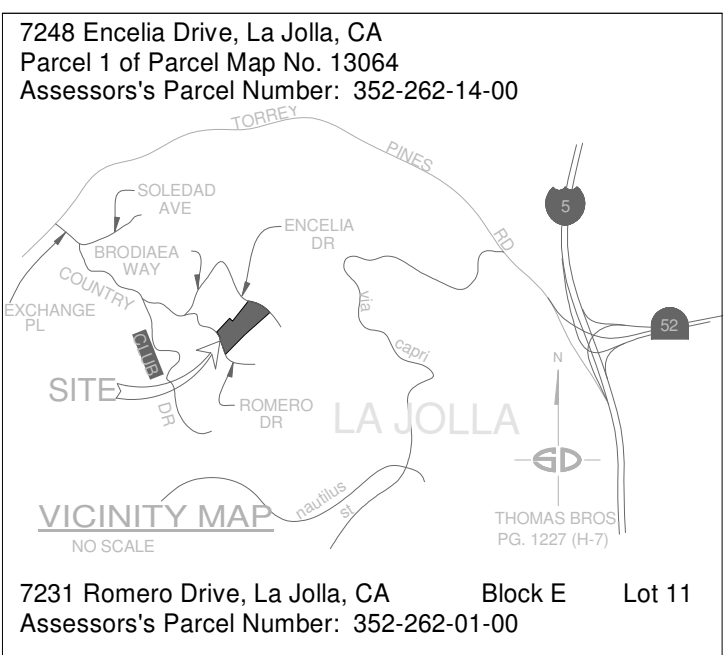
**Geotechnical Engineering:**  
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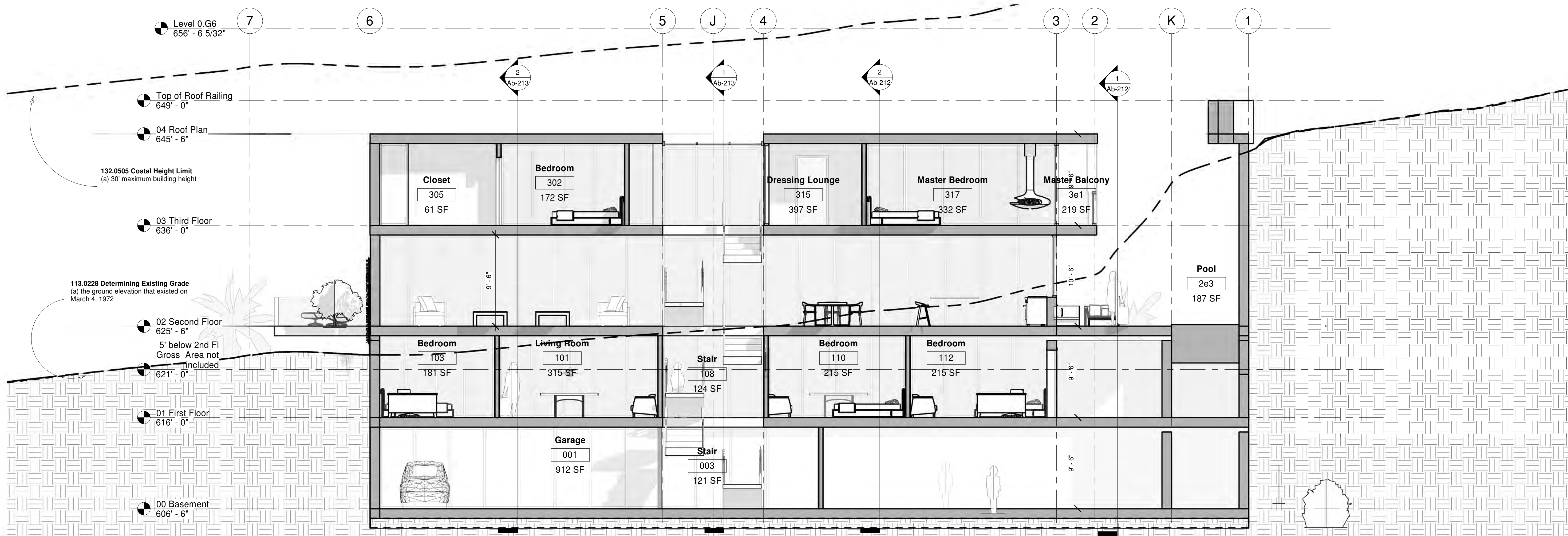
Stamp & Signature:	Date:
	2018 12 06
Drawn By:	Checker
Checked By:	Author
Project Architect / Engineer:	Designer



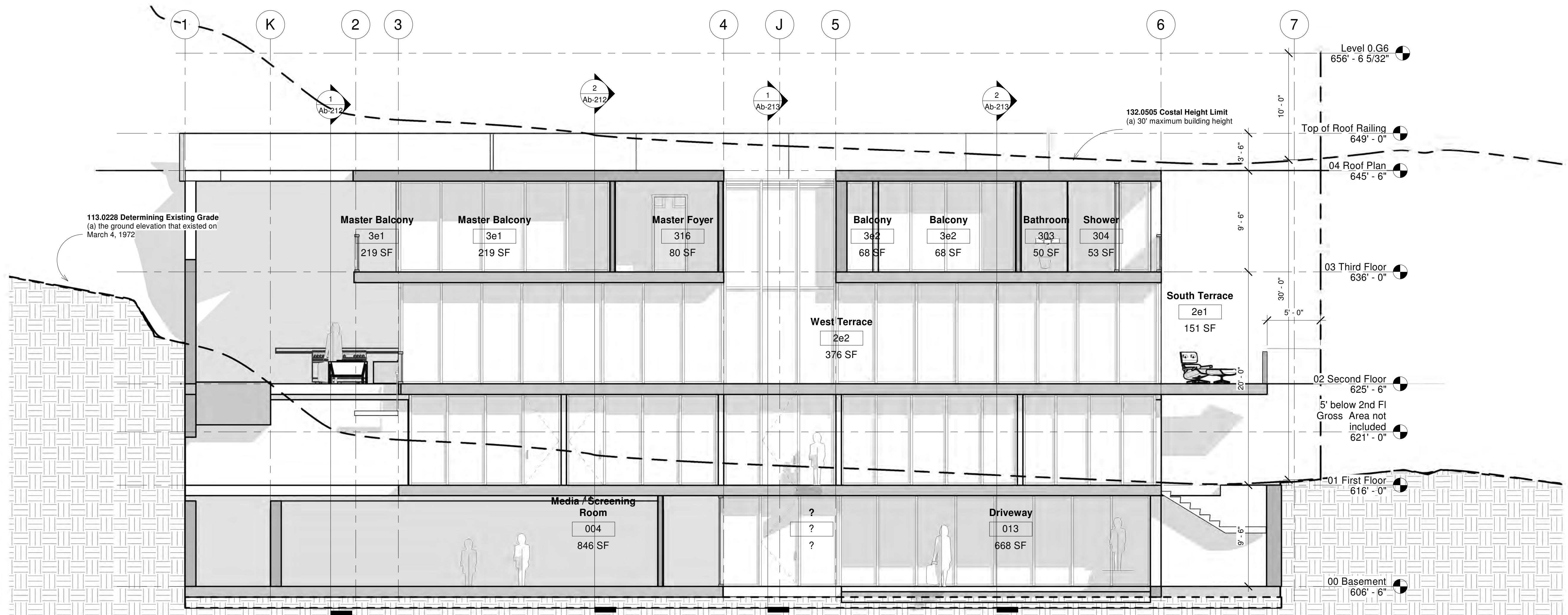
Owner's name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA  
 Project name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA  
 Project number:  
 2015-009

Sheet Title:  
**Typical Sections**  
 Scale:  
 3/16" = 1'-0"  
 Sheet No:  
**Ab-211**

<b>Prepared By:</b> Name: EDUCATION LAB ARCHITECTS, LLC Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902 Phone #: (203) 979-2629	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: _____
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Original Date: <b>2018 12 06</b>
<b>Project Name:</b> COASTAL DEVELOPMENT PERMIT	Sheet: 35 of 38
<b>Sheet Title:</b> <b>Typical Sections</b>	DEP# _____ P.T.S _____



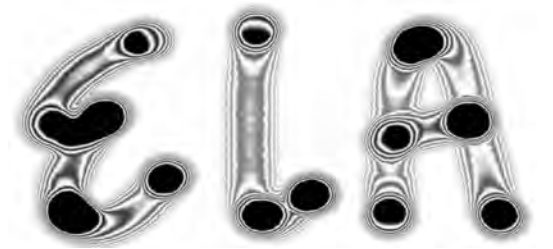
Section 1 Ab 211  
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Section 2 Ab 211  
 3/16" = 1'-0"

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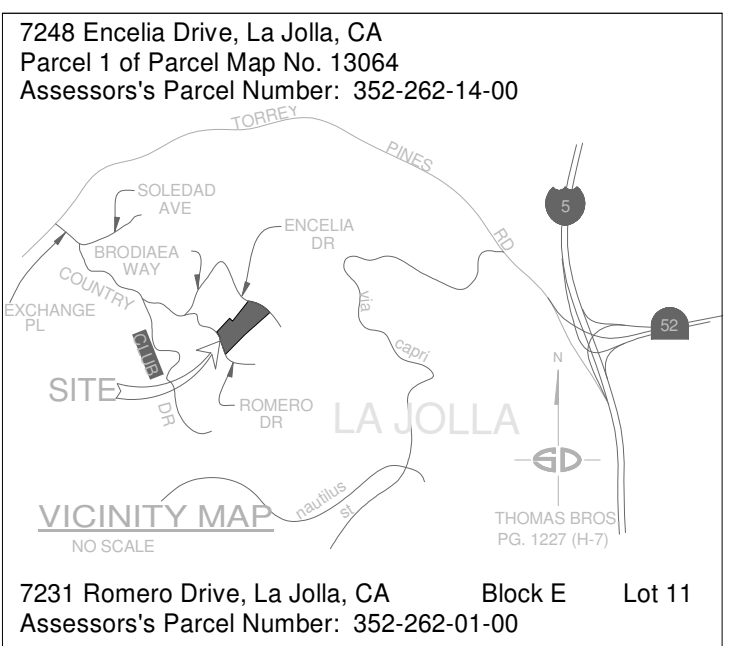
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Drawn By:	Checker
Checked By:	Author
Project Architect / Engineer:	Designer



7248 Encelia Drive, La Jolla, CA  
 Parcel 1 of Parcel Map No. 13064  
 Assessor's Parcel Number: 352-262-14-00

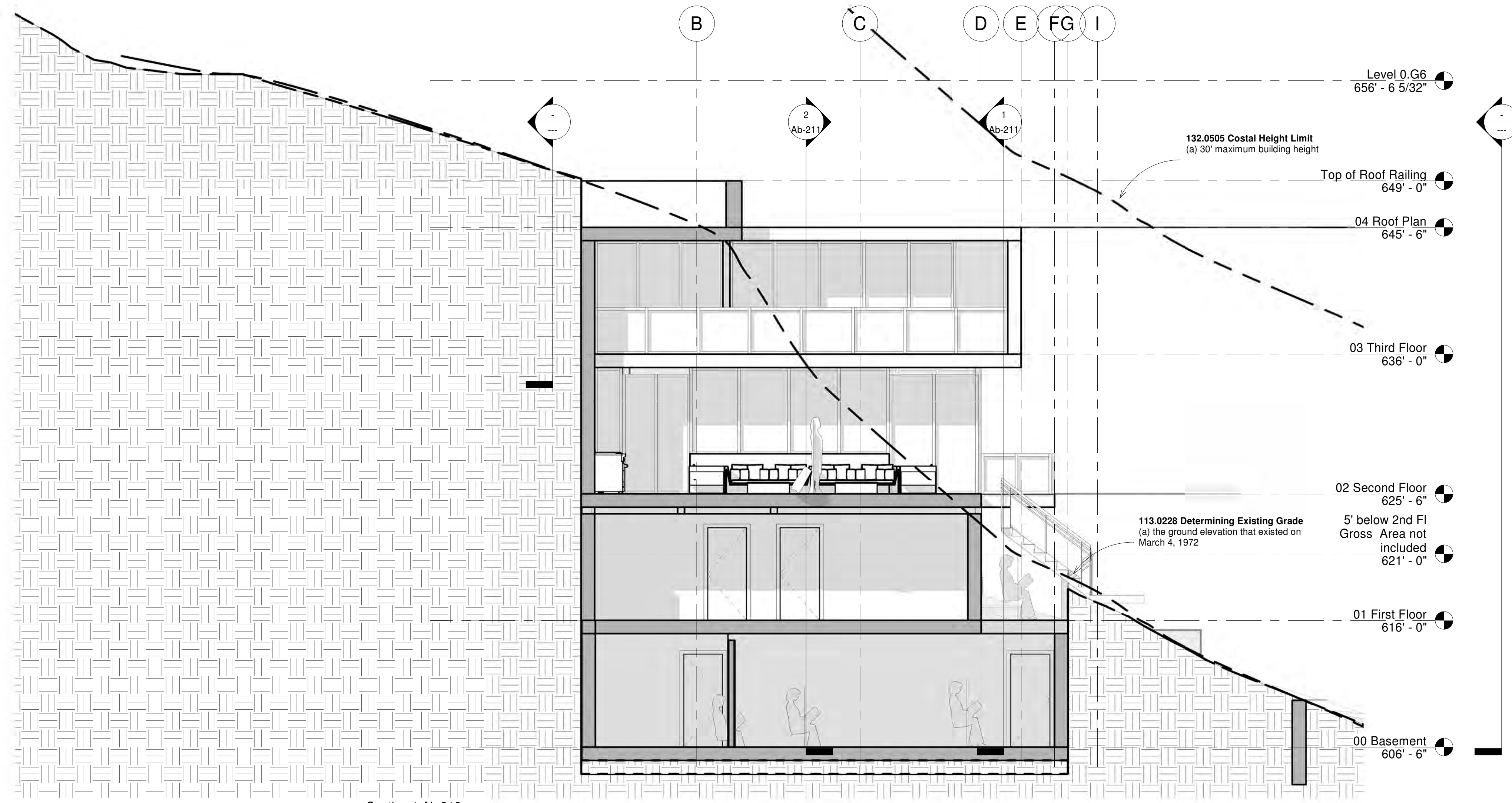
7231 Romero Drive, La Jolla, CA Block E Lot 11  
 Assessor's Parcel Number: 352-262-01-00

Owner's name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

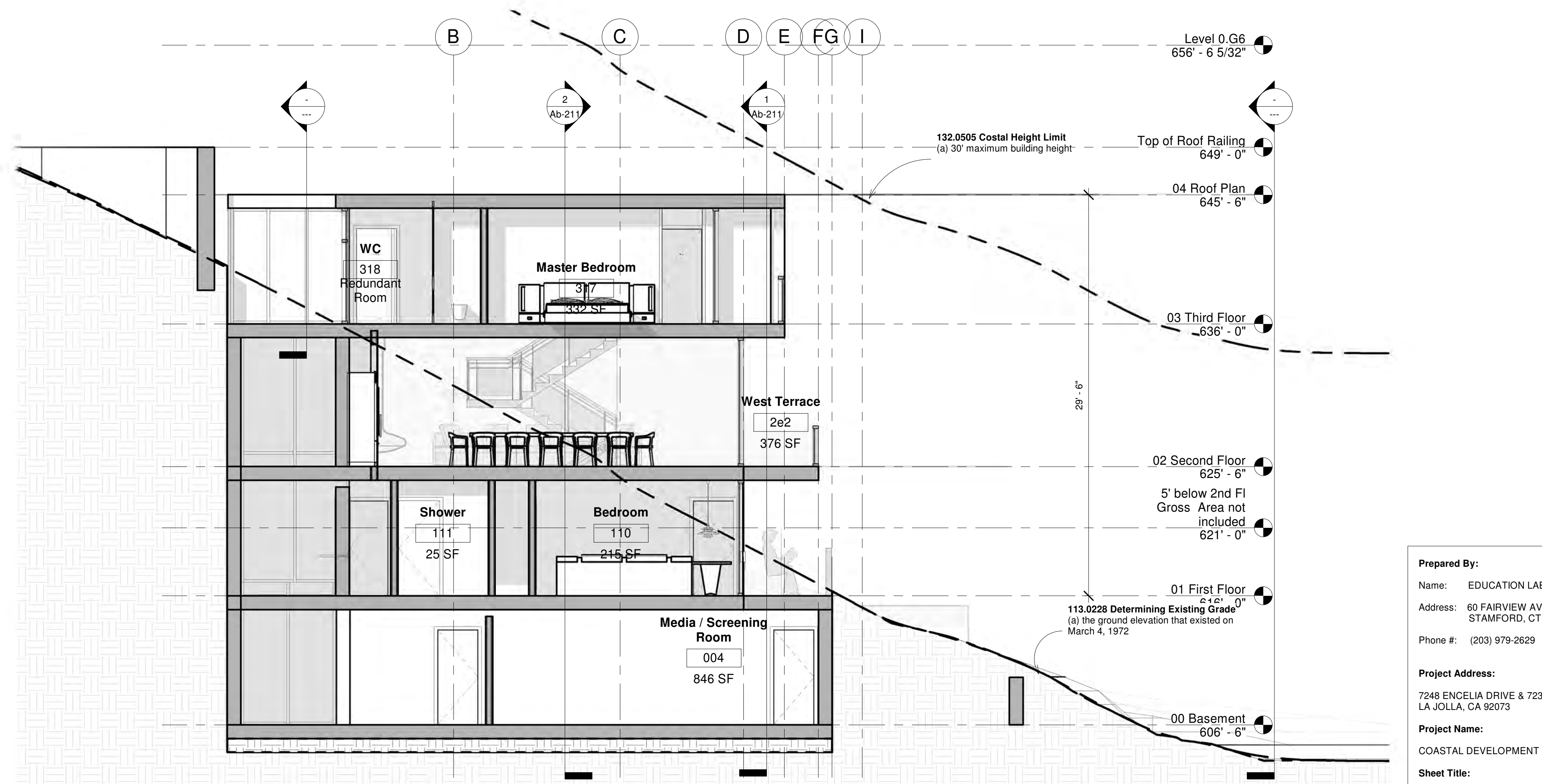
Project name and address:  
**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

Project number:  
 2015-009

Prepared By:	Revision 14:
Name: EDUCATION LAB ARCHITECTS, LLC	Revision 13:
Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902	Revision 12:
Phone #: (203) 979-2629	Revision 11:
Project Address: 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	Revision 10:
Project Name: COASTAL DEVELOPMENT PERMIT	Revision 9:
Sheet Title: Typical Sections	Revision 8:
	Revision 7:
	Revision 6:
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Original Date:	2018 12 06
Sheet: 36 of 38	
DEP#	
P.T.S	



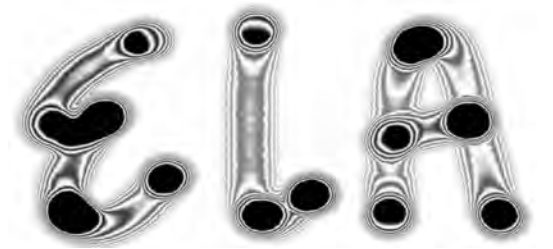
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2 Section 2 Ab 212  
 3/16" = 1'-0"

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	Drawn By: Checker
	Checked By: Author
	Project Architect / Engineer: Designer

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 Parcel 1 of Parcel Map No. 13064  
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**JAMZ Treehouse** 7231 Romero Drive, La Jolla, CA

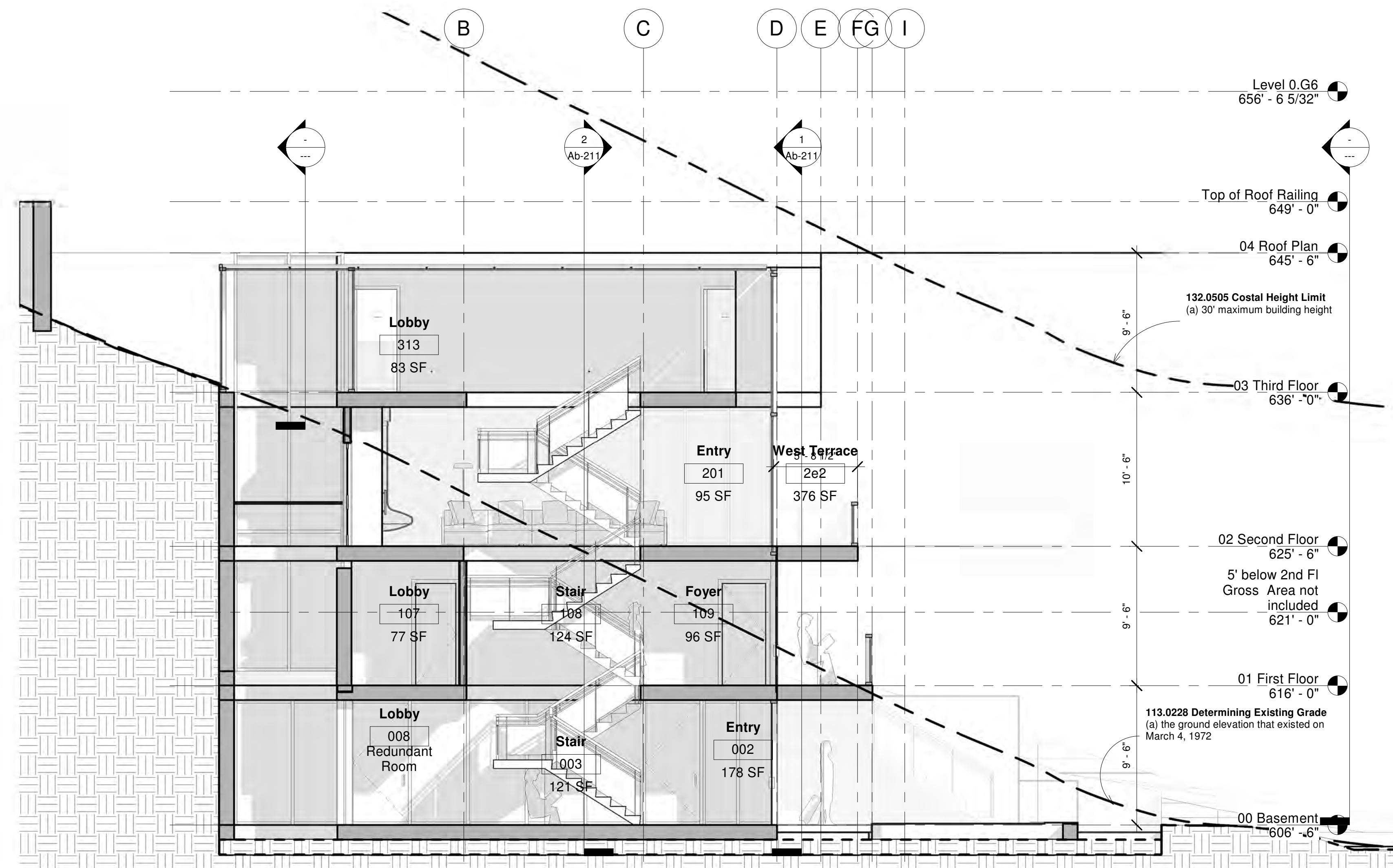
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Sheet Title:  
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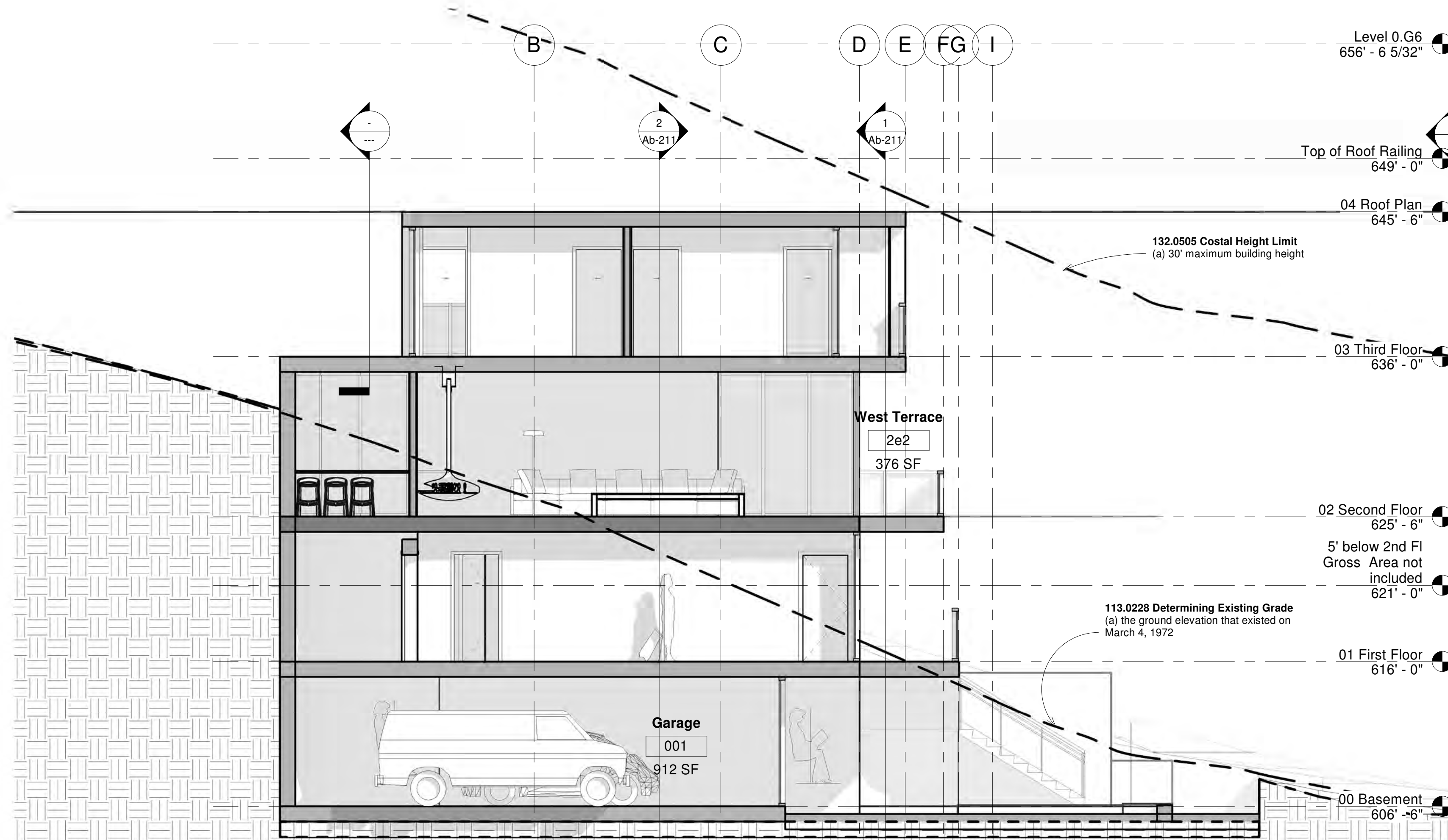
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 3/16" = 1'-0"

Sheet No:  
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<b>Prepared By:</b> Name: EDUCATION LAB ARCHITECTS, LLC	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: _____
Address: 60 FAIRVIEW AVENUE STAMFORD, CT 06902	Original Date: 2018 12 06
Phone #: (203) 979-2629	Sheet: 37 of 38
<b>Project Address:</b> 7248 ENCELIA DRIVE & 7231 ROMERO DRIVE LA JOLLA, CA 92073	DEP# _____
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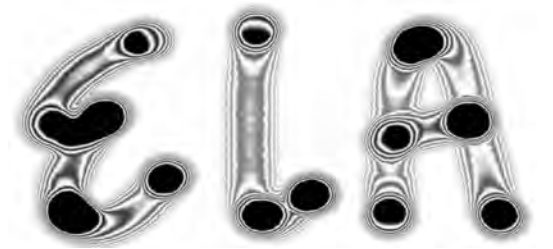


1 Section 1 Ab 213  
 3/16" = 1'-0"



2 Section 2 Ab 213  
 3/16" = 1'-0"





**Architect:**  
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60 Fairview Avenue, Stamford, CT 06902  
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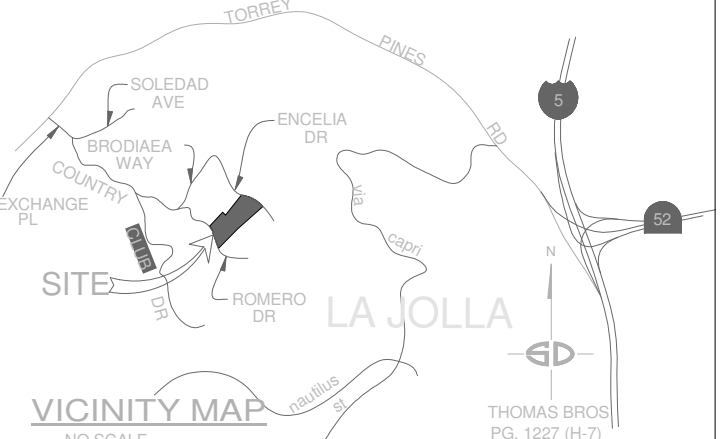
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	2018 12 06
Drawn By:	Checker
Checked By:	Author
Project Architect / Engineer:	Designer

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JAMZ Treehouse 7231 Romero Drive, La Jolla, CA  
**Project name and address:**  
JAMZ Treehouse 7231 Romero Drive, La Jolla, CA  
Project number: 2015-009

**Sheet Title:**  
Landscape Plan  
Scale: 1/8" = 1'-0"  
Sheet No: Lb-001

**Abbreviation List**

Landscaping Use	FR: Fire Resistant	NA: Native	SS: Sleep Slope (Erosion Control)	SC: Sea Coast
Flowering Season	Fa: Fall	Sp: Spring	Su: Summer	
Exposure	FS: Full Sun	PS: Partial Shade		
Water Needs	WWW: Water-wise			

**Prepared By:**  
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**Project Address:**  
7248 ENCENIA DRIVE & 7231 ROMERO DRIVE  
LA JOLLA, CA 92073

**Project Name:**  
COASTAL DEVELOPMENT PERMIT

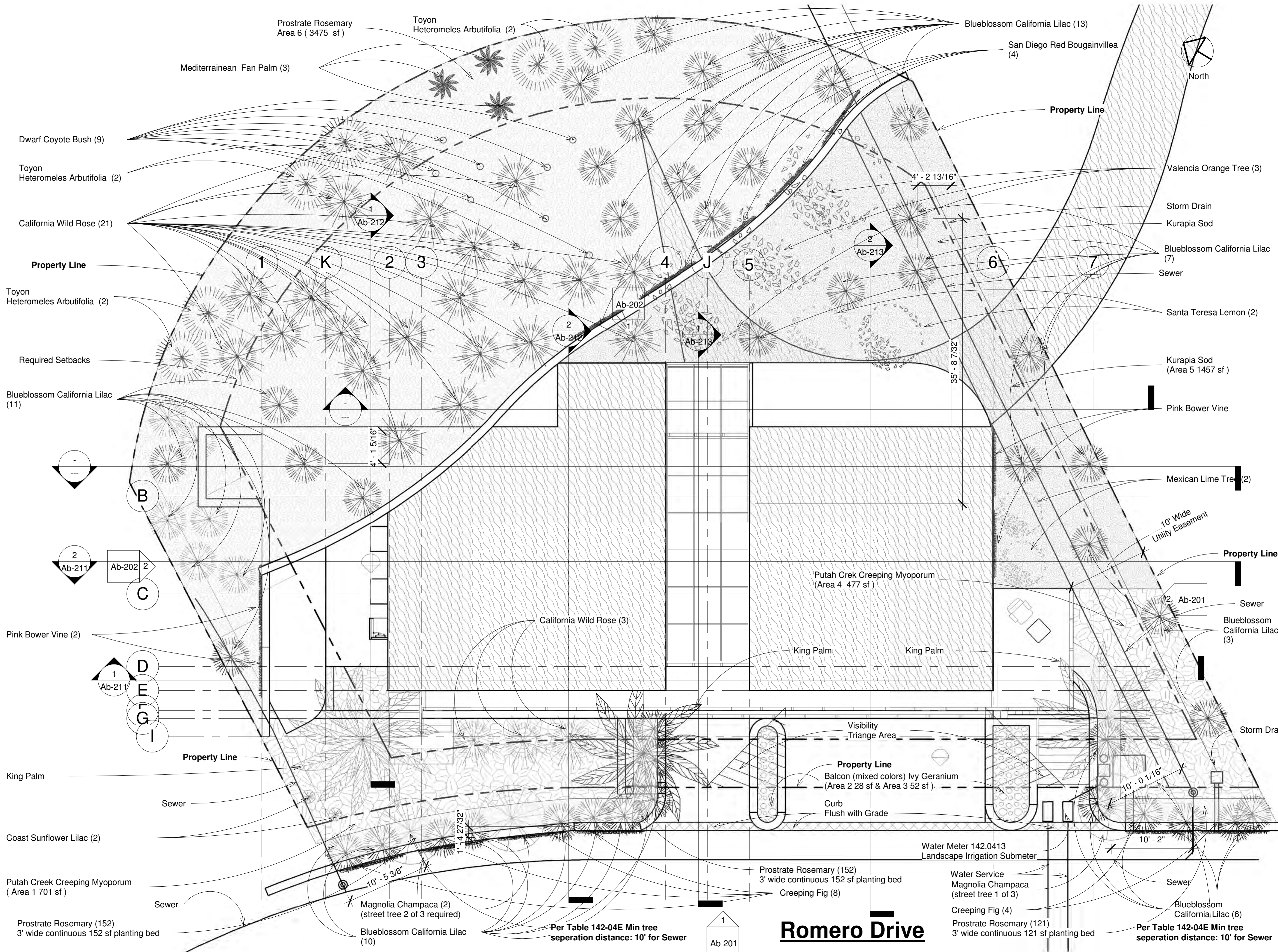
**Sheet Title:**  
Landscape Plan

**Revision Log:**

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	December 22, 2020
Revision 3:	January 03, 2020
Revision 2:	September 13, 2019
Revision 1:	July 22, 2019

Original Date: 2018 12 06

Sheet: 38 of 38  
DEP#  
P.T.S



1 Landscape Development Plan  
1/8" = 1'-0"

**General Landscape Development Notes:**

- 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 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.
- 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 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
- 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, Section 142.0403(b)(10).
- Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.
- If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

Scientific Name	Common Name	Gro Rate	Exp.	Water Needs	WUCOLS Region 3	PF	Height	Landscape Use	Deciduous/Evergreen	Flowering Season	Flower Color	Size	Comments	Quantity	
														Encelia	Romero
<b>Ground Covers:</b>	Myoporum parvifolium 'Putah Creek'	Mod.	FS	Low (WWW)	L	0.1	< 1'	SS, FR, SC	Evergreen	Su	White	Flats (40-45)	Plant 12" o.c.	4,745	1,178
	Balcon (mixed colors) Ivy Geranium	Fast	FS/PS	Low (WWW)	M	0.4	6-8"	SS, FR, SC	Evergreen	Year round	Various	Flats (36)	Plant 12" o.c.	717	80
	Phyla nodiflora	Fast	FS	Low (WWW)	L	0.1	2"	SS	Evergreen	Sp, Fa	White	Flats (72)	Plant 12" o.c.	3,486	1,457
	Rosmarinus officinalis 'Prostratus'	Mod.	FS	Low (WWW)	VL	0.6	6"-12"	SS, FR, SC	Evergreen	Sp	Pale Blue	Flats (30-40)	Plant 12" o.c.	400	3,748
<b>Vines and Espaliers:</b>	Bougainvillea 'San Diego Red'	Fast	FS	Low (WWW)	L	0.1			Evergreen	Sp, Fa	Magenta	15-gal.	Staked - train on wall	15	5
	Ficus pumila	Fast	FS/PS	Medium	M	0.4			Evergreen	n/a	n/a	5-gal.	Staked - train on wall	17	12
	Pandorea jasminoides 'Rosea'	Fast	FS	Low (WWW)	M	0.4			Evergreen	Sp, Su, Fa	Pink	15-gal.	Staked - train on wall	34	4
<b>Shrubs:</b>	Baccharis pilularis	Fast	FS	Low (WWW)	L	0.1	8"-24"	SS, NA, SC	Evergreen	n/a	n/a	5-gal.		20	9
	Ceanothus thrysiflorus	Mod.	FS	Low (WWW)	L	0.1	5'	NA	Evergreen	Sp	Deep Blue	5-gal.		13	60
	Encelia californica	Fast	FS	Low (WWW)	VL	0.4	3'-4'	FR, NA	Deciduous	Sp, Su, Fa	Pale Yellow	5-gal.		24	2
	Rosa californica	Mod.	FS	Med.	L	0.1	5'	NA	Evergreen	Evergreen	Pink	5-gal.		6	24
<b>Trees:</b>	Archontophoenix cunninghamii	Mod.	FS	Med.	M	0.4	Tall	FR	Evergreen	n/a	n/a	36" Box		4	3
	Chamaerops humilis	Slow	FS/PS	Low (WWW)	L	0.1	Med.	SC	Evergreen	n/a	n/a	24" Box		7	3
	Heteromeles Arbutifolia	Mod.	FS/PS	Low (WWW)	VL	0.1	Med.	NA, FR	Evergreen	Summer	Cream	24" Box		12	6
	Limon citrus limon	Mod.	FS	Med.	M	0.4	Med.		Evergreen	Year round	n/a	24" Box		4	2
	Lime citrus aurantifolia	Mod.	FS	Med.	M	0.4	Med.		Evergreen	Year round	White	24" Box		2	2
	Orange citrus sinensis	Mod.	FS	Med.	M	0.4	Med.		Evergreen	Year round	White	24" Box		2	3
	Michelia Champaca	Fast	FS	Med.	M	0.4	Med.	Canopy	Evergreen	Sp, Su	Pale Yellow	24" Box		4	3

**Water Conservation [142.0413]**  
**Automatic Below Grade Permanent Drip Irrigation System**

**MAWA (Maximum Allowed Water Budget):**  
MAWA = [(ETo)(.62)] [(0.55)(LA) + (.3)(SLA)]

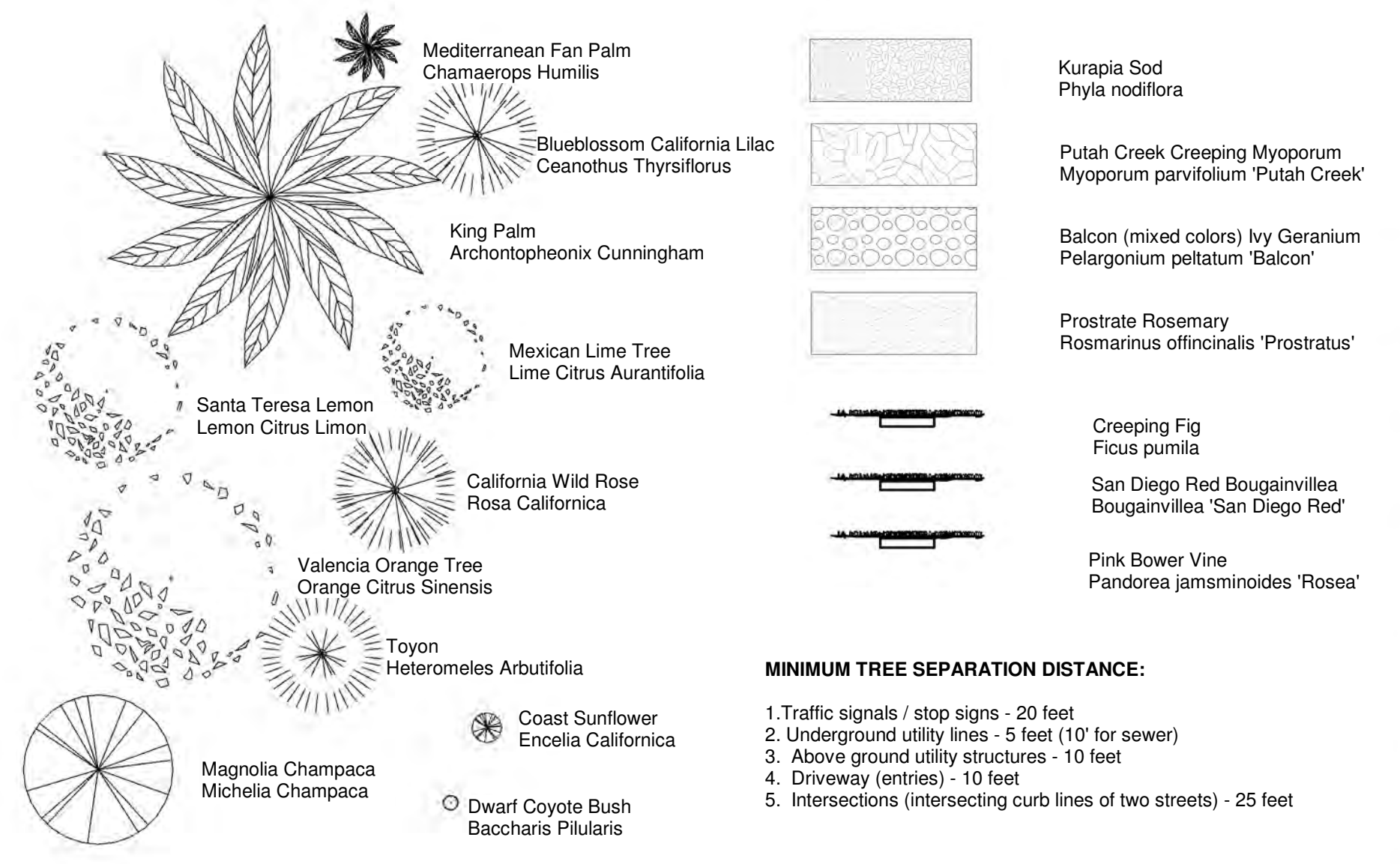
ETo = 40 Evapotranspiration (inches per year) Per LDC Appendix E Table 6 (La Jolla = 40)  
0.62 Conversion factor (to gallons)  
0.55 Evaporation Adjustment Factor  
LA = 6,190 sf Hydrozone Area (square feet) Areas (1 & 4) 1,178 sf, (2 & 3) 80 sf, (5) 1,457 sf, (6) 3,475 sf Total Area = 6,190 sf  
0.3 Additional Evapotranspiration Adjustment Factor for Special Landscape Area (non provided)  
SLA=0 Special Landscape Area (non provided)

**MAWA = 84,431 gal per year**

**ETWU (Estimated Total Water Use):**  
ETWU = [(ETo)(.62)] [(PF \* HA / IE) + SLA]

ETo = 40 Evapotranspiration (inches per year) Per LDC Appendix E Table 6 (La Jolla = 40)  
0.62 Conversion factor (to gallons)  
PF = .2 Plant Factor (Low Water Use)  
HA = 6,190 sf Hydrozone Area (square feet) Areas (1 & 4) 1,178 sf, (2 & 3) 80 sf, (5) 1,457 sf, (6) 3,475 sf Total Area = 6,190 sf  
IE=0.80 Drip Irrigation  
SLA=0 Special Landscape Area (non provided)

**ETWU = 38,372 gal per year < MAWA = 84,431 gal per year**



Plant Legend  
1/8" = 1'-0"