



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: December 8, 2021 REPORT NO. HO-21-042

HEARING DATE: December 15, 2021

SUBJECT: Hicks Residence CDP/SDP

PROJECT NUMBER: [560839](#)

OWNER/APPLICANT: Thomas O. Hicks and Cinda Cree Hicks, Owners/Permittees

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing 1,771-square-foot single-family dwelling unit, and construct a new 3,992-square-foot, two-story, single-family dwelling unit, with an attached 486-square-foot garage, located at 8405 Paseo Del Ocaso within the La Jolla Community Plan area?

### Staff Recommendation(s):

1. Adopt [Mitigated Negative Declaration \(MND\) No. 560839](#) and the associated Mitigation, Monitoring and Reporting Program (MMRP); and
2. Approve Coastal Development Permit No. 1982041; and
3. Approve Site Development Permit No. 2571823.

Community Planning Group Recommendation: On October 1, 2020, the La Jolla Community Planning Association (Association) voted 5-2-1 to recommend denial of the proposed project based on the Association's opinion that findings cannot be made, as proposed bulk and scale are incompatible with the neighborhood (Attachment 7).

La Jolla Shores Planned District Advisory Board (Board) Recommendation: On February 17, 2021, the Board voted 4-0-0 to approve the proposed project, with the recommendation to remove the required street trees along Camino Del Oro (Attachment 8).

Environmental Review: Mitigated Negative Declaration No. 560839 has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts to Cultural Resources (Archaeology) and Tribal

Cultural Resources. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce potential impacts to a below a level of significance (Attachment 4).

## BACKGROUND

The 0.14-acre project site is located at 8405 Paseo De Ocaso in the Coastal Overlay (Non-Appealable) Zone, Coastal Height Limit Overlay Zone, La Jolla Shores Archaeological Study Area, Parking Impact Overlay (Beach Impact Area) Zone, Residential Tandem Parking Overlay Zone, and in the Single-Family (SF) zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. It is currently developed with a one-story, 1,771-square-foot single-family dwelling unit with a detached garage constructed in 1950. The existing structure is more than 45 years old, requiring City staff to evaluate the proposal for historic significance in accordance with San Diego Municipal Code (SDMC) Section [143.0212](#). The buildings were evaluated, and staff determined that the existing residence does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project site is approximately 430 feet east of the Pacific Ocean in a developed, urban residential neighborhood. Surrounding development includes one and two-stories single-family dwelling units to the north, east, south and west.

## DISCUSSION

### Project Description:

The project proposes to demolish an existing one-story, 1,771-square-foot single-family dwelling unit with a detached garage, and construct a new 3,992-square-foot, two-story, single-family dwelling unit, with an attached 486-square-foot garage. The 0.14-acre project site is located at 8405 Paseo Del Ocaso, on the east side of Paseo Del Ocaso and is bordered on the north and east by similar residential properties and to the south by Camino Del Oro.

The project is conditioned to include the construction of a new current city standard 12-foot wide driveway, adjacent to the site on Paseo Del Ocaso, which will serve as vehicular access to the attached garage containing two off-street parking spaces, as required by SDMC Section [1510.0303](#); the closure of the existing non-utilized driveway with current city standard curb and sidewalk/parkway, adjacent to the site on Camino Del Oro; the replacement of damaged and uplifted sidewalk panels with the same scoring pattern City standard sidewalk, adjacent to the site on Paseo Del Ocaso and Camino Del Oro; the removal of private walkways and pavers from the public right of way, adjacent to the site on Camino Del Oro; the reconstruction of the existing curb with full-height city standard curb and gutter, adjacent to the site on Paseo Del Ocaso; implementing construction best management practices (BMPs); and entering into an Encroachment Maintenance and Removal Agreement (EMRA) for sidewalk under drain/curb outlet, street trees, irrigation, and landscaping within Right-of-Way.

#### Required Permits:

The project requires a Process Three Site Development Permit (SDP), in accordance with SDMC Section [1510.0201\(a\)](#), for the remodeling, alteration, addition, or demolition of any existing building or structure within the La Jolla Shores Planned District; as well as a Process Two Coastal Development Permit (CDP), in accordance with SDMC section [126.0707\(a\)](#), as the proposed development as the site is located in the non-appealable area of the Coastal Overlay Zone.

Pursuant to SDMC Section [112.0103](#), when an applicant applies for more than one permit, map or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development as set forth in SDMC Section [111.0105](#). In this instance, all the above approvals are consolidated and processed according to Process Three, with the Hearing Officer as the decision maker.

#### Community Plan and Local Coastal Program Analysis:

##### Land Use

The [La Jolla Community Plan and Local Coastal Program \(LJCP\)](#) designates the site as Low Density Residential use (5-9 du/ac). This density range is characterized by single dwelling unit residential homes on 5,000 - 7,000 square foot lots. The proposed single dwelling unit on a 6,031 square foot lot is consistent with the residential density identified in the land use plan. The project proposes to demolish an existing single-family dwelling and replace it with a new single-family dwelling unit. Therefore, the density remains the same at one unit on site.

##### Public View

The LJCP addresses the need to retain and enhance public views of the ocean from identified public vantage points. These vantage points include visual access across private properties at yards and setbacks. Per Figure 9, pages 35-36 of the LJCP, Camino del Oro contains an identified public vantage point in the form of a View Corridor and a "road from which a coastal body of water can be seen." Although there is a public view designated along Camino del Oro, due to the curvature of the street, retaining the one-story garage at the existing setback and construction of the project would not have any effect on the public's view of the ocean. Furthermore, because of the orientation of the view to the coast along with the siting of existing structures on adjacent parcels to the west, the subject site does not impact any existing public view along the identified view corridor.

##### Bulk and Scale

Proposed building elements are sensitively distributed, with the proposed second story sufficiently setback from the story below along the front, street side, side, and rear building facades, providing an appropriate and harmonious transition to existing development in the general vicinity. The architectural form and proposed bulk & scale will not be disruptive to the architectural character of the area, particularly when compared to recent redevelopment.

Based on the current submittal and the information provided, and not including any outstanding review issues, Planning staff finds that the proposed building design conforms with the general

design regulations of the La Jolla Shores Planned District, per Section 1510.0301, and is consistent with the Community Character policies of the La Jolla Community Plan (p. 90).

Per SDMC section [1510.0304\(d\)](#), lot coverage in the SF zone is limited to a maximum of 60 percent of the lot. Per Section [113.0240\(a\)](#), lot coverage includes openly supported terraces that project more than 6 feet from the supporting structure. The 6,031 square foot lot multiplied by 0.60% = 3,618.6 square foot maximum lot coverage. The project's building footprint is 2,741 square feet, with 186 square feet of terraces over 6 feet high, totaling 2,927-square-foot of lot coverage, which is less than 60 percent of the lot. The proposed 17-foot front yard setback is in general conformity with those in the vicinity, which observe a setback between 15 to 20 feet. Therefore, the proposed project complies with the LJSPD-SF Zone requirements.

The proposed development setbacks and building heights along Camino del Oro respect the guidelines outlined in the [La Jolla Shores Design Manual](#). Specifically, the house is oriented to related to adjacent homes, is sited to create the maximum usable open space while preserving public views and enhances community character with visually compatible architectural form and scale. The maximum structure height is 30 feet. The proposed project requires the excavation of 200 cubic yards of soil to a depth of four feet. It would not exceed the moderate sensitivity threshold (2,000 cubic yards and 10 feet in depth), thus would not be impacting paleontological resources. Best Management Practices (BMPs) would be implemented to reduce noise, dust and water impacts associated with the construction of the project. Staff reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

#### Environmental Analysis:

The project site is located in the La Jolla Shores Archaeological Study Area and was reviewed for potential impacts to archaeological and Native American cultural resources in accordance with the City's Historical Resources Regulations and Guidelines. No archeological resources were identified at the subject location; however, based on the amount of grading proposed and the sensitivity of the area, there is a potential for the project to impact buried archaeological resources due to overall sensitivity of the area. The Initial Study conducted by City staff determined that the proposed Project could have a significant environmental effect on Cultural Resources (Archaeology) and Tribal Cultural Resources. As such, archaeological and Native American monitoring would be required. The monitoring mitigation plan would be included in the MMRP, as detailed within Section V of the MND. With implementation of the cultural resources monitoring program, impacts to historical resources would be reduced to less than significant.

The project is located within the Area of Special Biological Significance (ASBS) and the owners/permittees shall comply with all ASBS requirements and Storm Water regulations. The project site does not contain and is not adjacent to any sensitive coastal bluffs, or special flood hazard areas. The project site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA). Therefore, the proposed coastal development will not adversely affect environmental sensitive lands.



## CONCLUSION

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 General Plan and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 5) and conditions of approval (Attachment 6) and recommends the Hearing Officer APPROVE Coastal Development Permit No. 1982041 and Site Development Permit No. 2571823 for the project.

## ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 560839 and the Mitigation, Monitoring and Reporting Program, and APPROVE Coastal Development Permit No. 1982041 and Site Development Permit No. 2571823, with modifications.
2. NOT ADOPT Mitigated Negative Declaration No. 560839 and the Mitigation, Monitoring, and Reporting Program, and DENY Coastal Development Permit No. 1982041, and Site Development Permit No. 2571823, if the findings required to approve the project cannot be affirmed.

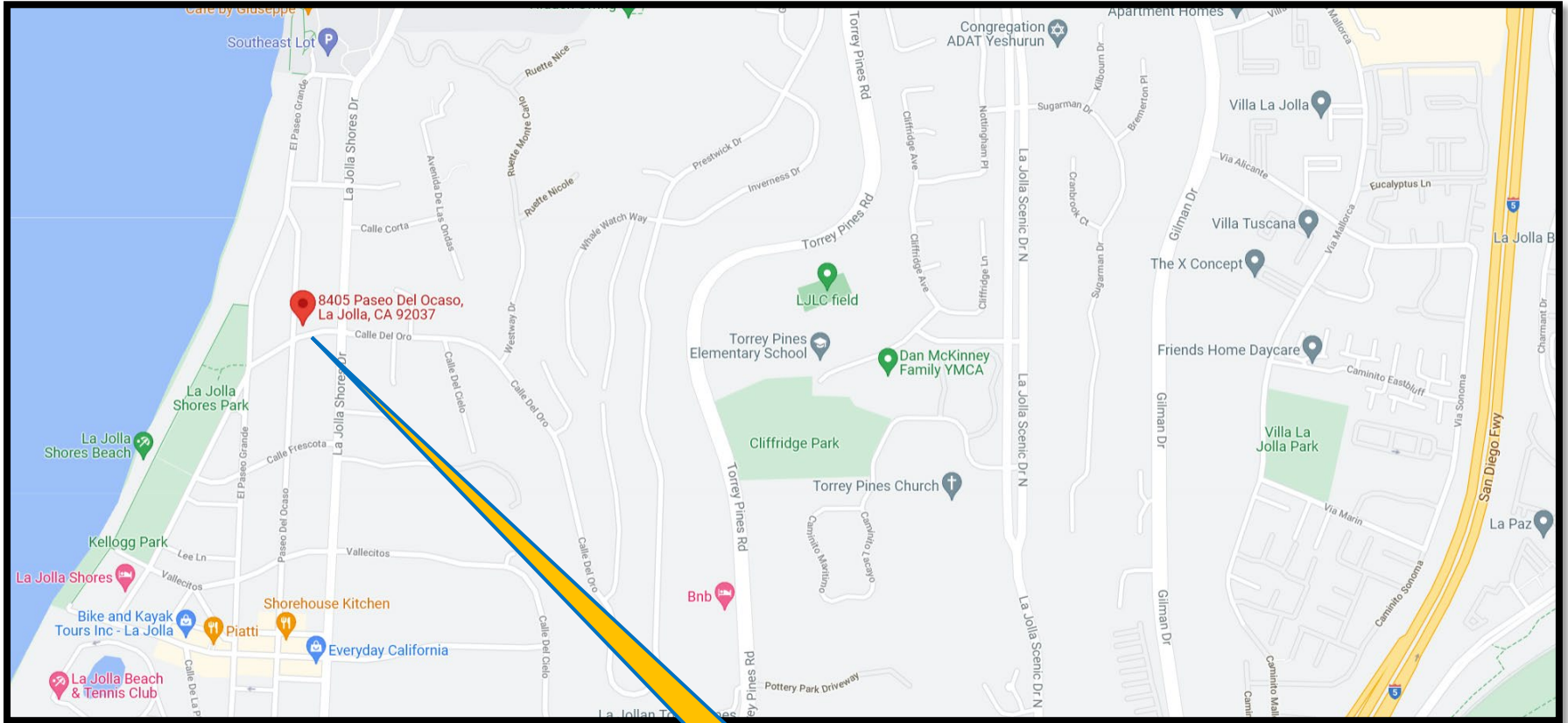
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Travis Cleveland", is written over a horizontal line.

Travis Cleveland, Development Project Manager

## Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution with MMRP (MND)
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Group Recommendation
8. La Jolla Shores Planned District Advisory Board Recommendation
9. Neighborhood Vicinity Data Summary
10. Ownership Disclosure Statement
11. Project Plans
12. Project Renderings (showing bulk and scale)

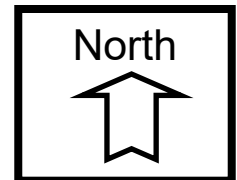


Project Site



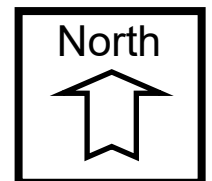
## Project Location Map

Hicks Residence CDP/SDP - 8405 Paseo Del Ocaso  
PROJECT NO. 560839





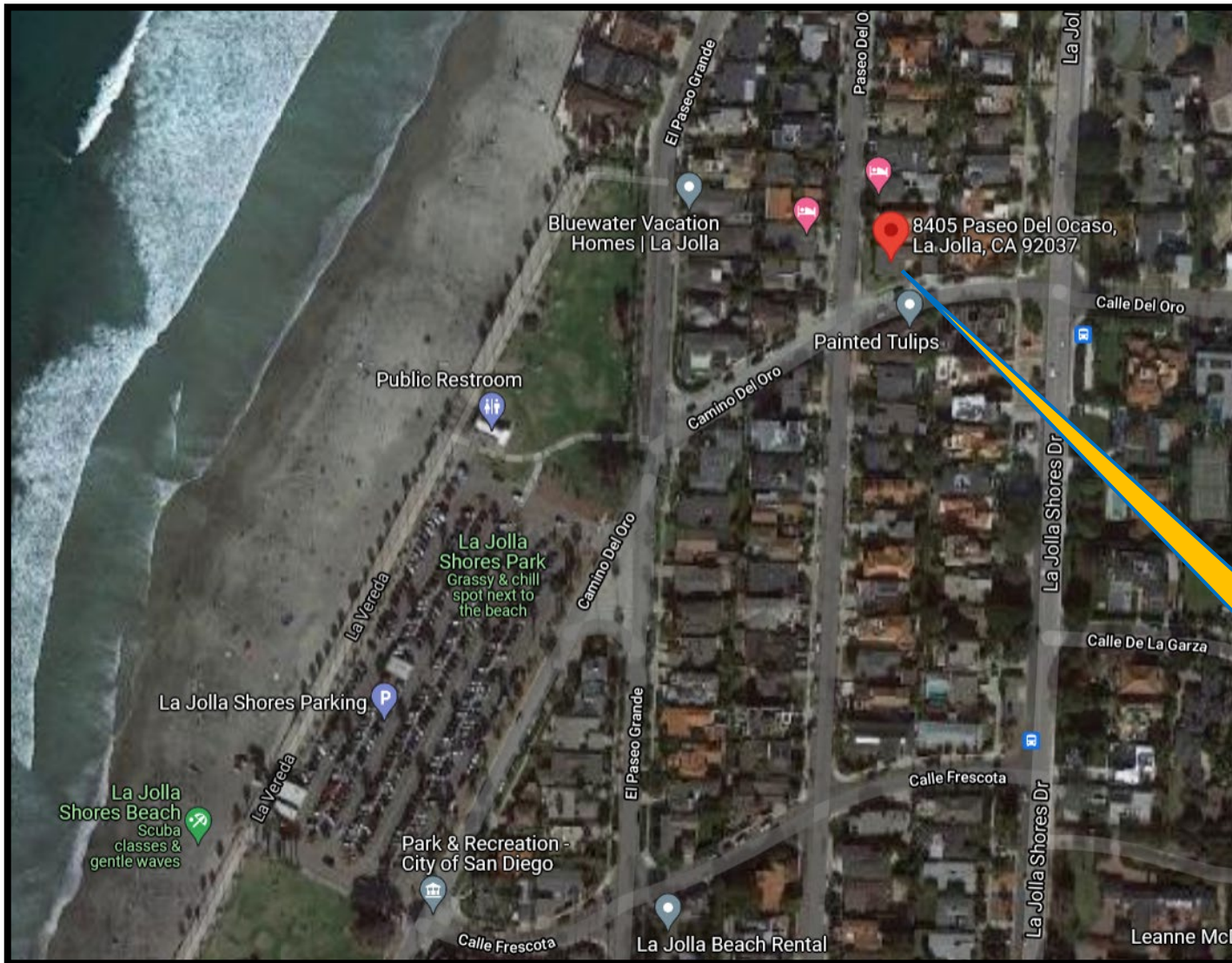
Project Site



# Community Plan Land Use Map

Hicks Residence CDP/SDP - 8405 Paseo Del Ocaso  
PROJECT NO. 560839





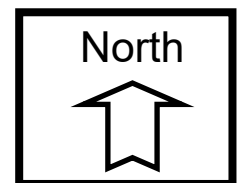
Project Site



## Aerial Photograph

Hicks Residence CDP/SDP - 8405 Paseo Del Ocaso

PROJECT NO. 560839



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

ADOPTED ON DECEMBER 15, 2021

WHEREAS, on July 19, 2017, Thomas O. Hicks and Cinda Cree Hicks submitted an application to the Development Services Department for a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the Hicks Residence Project; and

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

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

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 560839 (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.

## ATTACHMENT 4

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 or City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services 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: \_\_\_\_\_

Travis Cleveland, Development Project Manager

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

**EXHIBIT A**

## MITIGATION MONITORING AND REPORTING PROGRAM

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

PROJECT NO. 560839

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. 560839 shall be made conditions of Site Development Permit and Coastal Development Permit as may be further described below.

## V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

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

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

<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) # 560839 and /or Environmental Document # 560839, 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 Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeological/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

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

**HISTORICAL RESOURCES ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING**

**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 pre-construction 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.

### **I. Prior to Start of Construction**

#### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (0.25-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 0.25-mile radius.

#### **B. PI Shall Attend Pre-Construction Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Pre-Construction 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 Pre-Construction Meeting 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 Pre-Construction Meeting, the Applicant shall schedule a focused Pre-Construction 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 that indicate site conditions such as depth of excavation and/or site graded to bedrock, which may reduce or increase the potential for resources to be present.

## II. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that 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 Sections 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 (CSVSR). The CSVSRs 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, the PI and Native American consultant/monitor shall follow protocol in this section.
  - 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) that 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.

III. **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. The Archaeological Monitor shall notify the RE or BI, as appropriate, the 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 and 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).
- 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.

#### IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract, the following will occur:
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-construction 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 CSV and submit to MMC via fax by 8 a.m. 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 8 a.m. 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 previously shall apply, as appropriate.

### V. 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) that 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(5), Discovery of Human Remains.
- 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.

#### **PALEONTOLOGICAL MONITORING PROGRAM**

##### **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 Paleontological Monitoring have been noted on the appropriate construction documents.
- 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 paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
  2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
  3. Prior to the start of work, the applicant shall obtain 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 has been completed. Verification includes, but is not limited to a copy of a confirmation letter

from San Diego Natural History Museum, other institution 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.

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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological 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

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME 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 conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **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 PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR'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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery 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.

### C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
  - 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. The determination of significance for fossil discoveries shall be at the discretion of the PI.
  - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) 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.
  - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
  - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

## IV. **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 CSV and submit to MMC via fax by 8AM on the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
  - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM on 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 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.

**V. 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 Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum 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 Fossil Remains
  1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
  1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  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.
- D. Final Monitoring Report(s)
  1. The PI shall submit two copies of the Final Monitoring Report 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 until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

## ATTACHMENT 4

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. 1982041  
SITE DEVELOPMENT PERMIT NO. 2571823  
**HICKS RESIDENCE CDP/SDP - PROJECT NO. 560839**

WHEREAS, THOMAS O. HICKS and CINDA CREE HICKS, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish an existing 1,771-square-foot single-family dwelling unit, and construction of a new 3,992-square-foot, two story single-family dwelling unit, with a 486-square-foot garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit (Coastal Development Permit No. 1982041 and Site Development Permit No. 2571823)), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 8405 Paseo De Ocaso in the Coastal Overlay (Non-Appealable) Zone, Coastal Height Limit Overlay Zone, La Jolla Shores Archaeological Study Area, Parking Impact Overlay (Beach Impact Area) Zone, Residential Tandem Parking Overlay Zone, and in the Single-Family (SF) zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan areas;

WHEREAS, the project site is legally described as Lot 18 in Block 29 of La Jolla Shores Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2061, filed in the Office of the County Recorder of San Diego County September 30, 1927;

WHEREAS, on December 15, 2021, the HEARING OFFICER of the City of San Diego considered Coastal Development Permit No. 1982041 and Site Development Permit No. 2571823 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego, that it adopts the following findings with respect Coastal Development Permit No. 1982041 and Site Development Permit No. 2571823:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) section 126.0708]****1. Findings for all Coastal Development Permits:**

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

The 0.14-acre project site is located at 8405 Paseo Del Ocaso, on the east side of Paseo Del Ocaso and is bordered on the north and east by similar residential properties and to the south by Camino Del Oro. The project site is located approximately 430 feet to the west of the Pacific Ocean. The La Jolla Community Plan and Local Coastal Program (LJCP) addresses the need to retain and enhance public views of the ocean from identified public vantage points. These vantage points include visual access across private properties at yards and setbacks. Per Figure 9, pages 35-36 of the LJCP, Camino del Oro contains an identified public vantage point in the form of a View Corridor and a "road from which a coastal body of water can be seen." Although there is a public view designated along Camino del Oro, due to the curvature of the street, retaining the one-story garage at the existing setback and construction of the project would not have any effect on the public's view of the ocean. Furthermore, because of the orientation of the view to the coast along with the siting of existing structures on adjacent parcels to the west, the subject site does not impact any existing public view along the identified view corridor.

The proposed development observes a 10-foot main level setback along the western portions of Camino del Oro frontage, with an additional setback to the upper level at the southwest area of development. Where the development observes the existing structural envelope with an eight-foot setback at the south east corner in general conformity with the development along the street, the building mass is single story with a hip roof to create additional visual relief from the public right-of-way. As mentioned above, due to the orientation of the View Corridor to the southwest of the property, along with the siting and design of the residence, the proposed project will not result in a significant public view impact.

Therefore, the proposed development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the 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.

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

The project proposes to demolish an existing one-story, 1,771-square-foot single-family dwelling unit with a detached garage, and construct a new 3,992-square-foot,



two-story, single-family dwelling unit, with an attached 486-square-foot garage. The 0.14-acre site located at 8405 Paseo Del Ocaso within the Single-Family (SF) zone of the La Jolla Shores Planned District (LJSPD) within the La Jolla Community Plan and Local Coastal Program Land Use Plan areas. Existing structures consist of a one-story single-family dwelling unit with a detached garage and associated improvements. Vegetation at the property includes ornamental landscaping including trees, decorative shrubbery, and lawn grass.

To construct the new dwelling unit, the site would excavate 200 cubic yards of soil to a depth of four feet. Best Management Practices (BMPs) would be implemented to reduce noise, dust and water impacts associated with the construction of the project. Staff reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The project is located within the Area of Special Biological Significance (ASBS) and the owners/permittees shall comply with all ASBS requirements and Storm Water regulations.

Furthermore, the project site does not contain and is not adjacent to any sensitive coastal bluffs, or special flood hazard areas. The project site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA). Therefore, the proposed coastal development will not adversely affect environmental 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 proposes to demolish an existing one-story single-family dwelling unit with a detached garage and construct a new two-story single-family dwelling unit with an attached garage located at 8405 Paseo Del Ocaso. The LJCP designates the site as Low Density Residential use (5-9 du/ac). This density range is characterized by single dwelling unit residential homes on 5,000 - 7,000 square foot lots. The proposed single dwelling unit on a 6,031 square feet lot is consistent with the residential density identified in the land use plan. The project proposes to demolish an existing single-family dwelling and replace it with a new single-family dwelling unit. Therefore, the density remains the same at one unit on site. Surrounding properties are developed with similar one and two-stories single-family residential units.

The project site is located approximately 430 feet to the west of the Pacific Ocean. The La Jolla Community Plan and Local Coastal Program (LJCP) addresses the need to retain and enhance public views of the ocean from identified public vantage points. These vantage points include visual access across private properties at yards and setbacks. Per Figure 9, pages 35-36 of the LJCP, Camino del Oro contains an identified public vantage point in the form of a View Corridor and a "road from which a coastal body of water can be seen." Although there is a public view designated

along Camino del Oro, due to the curvature of the street, retaining the one-story garage at the existing setback and construction of the project would not have any effect on the public's view of the ocean. Furthermore, because of the orientation of the view to the coast along with the siting of existing structures on adjacent parcels to the west, the subject site does not impact any existing public view along the identified view corridor.

The proposed development observes a 10-foot main level setback along the western portions of Camino del Oro frontage, with an additional setback to the upper level at the southwest area of development. Where the development observes the existing structural envelope with an eight-foot setback at the south east corner in general conformity with the development along the street, the building mass is single story with a hip roof to create additional visual relief from the public right-of-way. The maximum building height is 30 feet, which conforms to the 30-foot Coastal Height Limit. As mentioned above, due to the orientation of the View Corridor to the southwest of the property, along with the siting and design of the residence, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project proposes to demolish an existing one-story, 1,771-square-foot single-family dwelling unit with a detached garage, and construct a new 3,992-square-foot, two-story, single-family dwelling unit, with an attached 486-square-foot garage. The 0.14-acre site located at 8405 Paseo Del Ocaso, approximately 430 feet to the west of the Pacific Ocean. The La Jolla Community Plan and Local Coastal Program (LJCP) addresses the need to retain and enhance public views of the ocean from identified public vantage points. These vantage points include visual access across private properties at yards and setbacks. Per Figure 9, pages 35-36 of the LJCP, Camino del Oro contains an identified public vantage point in the form of a View Corridor and a "road from which a coastal body of water can be seen." Although there is a public view designated along Camino del Oro, due to the curvature of the street, retaining the one-story garage at the existing setback and construction of the project would not have any effect on the public's view of the ocean. Furthermore, because of the orientation of the view to the coast along with the siting of existing structures on adjacent parcels to the west, the subject site does not impact any existing public view along the identified view corridor.

The proposed development observes a 10-foot main level setback along the western portions of Camino del Oro frontage, with an additional setback to the upper level at the southwest area of development. Where the development observes the existing structural envelope with an eight-foot setback at the south east corner in general

conformity with the development along the street, the building mass is single story with a hip roof to create additional visual relief from the public right-of-way. The project is not located between the nearest public roadway and the sea. As mentioned above, due to the orientation of the View Corridor to the southwest of the property, along with the siting and design of the residence, the proposed coastal development is in conformity 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 proposes to demolish an existing 1,771-square-foot single-family dwelling unit, and construct a new 3,992-square-foot, two-story, single-family dwelling unit, with an attached 486-square-foot garage. The 0.14-acre site located at 8405 Paseo Del Ocaso within the Single-Family (SF) zone of the La Jolla Shores Planned District (LJSPD) within the La Jolla Community Plan area.

The project site is located on the east side of Paseo Del Ocaso and is bordered on the north and east by similar residential properties and to the south by Camino Del Oro. The La Jolla Community Plan and Local Coastal Program (LJCP) designates the site as Low Density Residential use (5-9 du/ac). This density range is characterized by single dwelling unit residential homes on 5,000 - 7,000 square foot lots. The proposed single dwelling unit on a 6,031 square feet lot is consistent with the residential density identified in the land use plan. The project proposes to demolish an existing single-family dwelling and replace it with a new single-family dwelling unit. Therefore, the density remains the same at one unit on site. Surrounding properties are developed with similar one and two-stories single-family residential units.

The project site is located approximately 430 feet to the west of the Pacific Ocean. The LJCP addresses the need to retain and enhance public views of the ocean from identified public vantage points. These vantage points include visual access across private properties at yards and setbacks. Per Figure 9, P. 35-36 of the LJCP, Camino del Oro contains an identified public vantage point in the form of a View Corridor and a "road from which a coastal body of water can be seen." Although there is a public view designated along Camino del Oro, due to the curvature of the street, retaining the one-story garage at the existing setback and construction of the project would not have any effect on the public's view of the ocean. Furthermore, because of the orientation of the view to the coast along with the siting of existing structures on adjacent parcels to the west, the subject site does not impact any existing public view along the identified view corridor.

The proposed development observes a 10-foot main level setback along the western portions of Camino del Oro frontage, with an additional setback to the upper level at

the southwest area of development. Where the development observes the existing structural envelope with an eight-foot setback at the south east corner in general conformity with the development along the street, the building mass is single story with a hip roof to create additional visual relief from the public right-of-way. As mentioned above, due to the orientation of the View Corridor to the southwest of the property, along with the siting and design of the residence, the proposed project will not result in a significant public view impact.

P. 76 of the LJCP includes goals to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, by preserving elements such as bulk and scale, hardscapes, street fixtures, site fixtures, curb, gutters and street pavements, as well as public physical and visual access. Conceptual exterior façade treatments would consist of Santa Barbara style stucco, a flat clay tile roof, and wood shutters. The project would plant street trees along Camino Del Oro consisting of Orchid and Trumpet trees. The structure will not exceed 29 feet in height and complies with all height and bulk regulations and can accommodate the public utilities to serve the development.

The project proposes no deviations or variances from the applicable regulations and complies with the development standards required by the underlying LJSPD–SF Zone. 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 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. City staff has reviewed and accepted a preliminary geotechnical report prepared for the site project, which concludes the site's soil and geologic conditions have been adequately addressed. A condition of approval requires a geotechnical investigation report or update letter that specifically addresses the proposed construction plans.

Permit conditions include the construction of a new current city standard 12-foot wide driveway adjacent to the site on Paseo Del Ocaso, which will serve as vehicular access to the attached garage containing two off-street parking spaces; the closure of the existing non-utilized driveway with current city standard curb and sidewalk/parkway, adjacent to the site on Camino Del Oro; the replacement of damaged and uplifted sidewalk panels with the same scoring pattern City standard sidewalk, adjacent to the site on Paseo Del Ocaso and Camino Del Oro; the removal of private walkways and pavers from the public right of way, adjacent to the site on Camino Del Oro; the reconstruction of the existing curb with full-height city standard curb and gutter, adjacent to the site on Paseo Del Ocaso; implementing construction best management practices (BMPs); and entering into an Encroachment Maintenance and Removal Agreement (EMRA) for sidewalk under drain/curb outlet,

street trees, irrigation, and landscaping within Right-of-Way. 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 site is within the SF zone by the LJSPD and designated as Low-Density Residential use (5-9 du/ac) by the LJCP. This density range is characterized by single dwelling unit residential homes on 5,000 - 7,000 square foot lots. The proposed single dwelling unit on a 6,031 square foot lot is consistent with the residential density identified in the land use plan. The project proposes to demolish an existing single-family dwelling and replace it with a new single-family dwelling unit. Therefore, the density remains the same at one unit on site. Surrounding properties are developed with similar one and two-stories single-family residential units.

The project has been reviewed and has been designed in conformance with all applicable development regulations of the SDMC, including the LJSPD-SF Zone and the Coastal Overlay Zone. The project conforms to the maximum 30-foot height limit. The project does not require any deviations or variances. Therefore, the proposed development complies with the applicable regulations of the SDMC.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, Coastal Development Permit No. 1982041 and Site Development Permit No. 2571823 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1982041 and 2571823, a copy of which is attached hereto and made a part hereof.

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Travis Cleveland  
Development Project Manager  
Development Services

Adopted on: December 15, 2021

IO#: 24007369

**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: 24007369

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1982041  
SITE DEVELOPMENT PERMIT NO. 2571823  
**HICKS RESIDENCE CDP/SDP - PROJECT NO. 560839**  
HEARING OFFICER

This Coastal Development Permit No. 1982041 and Site Development Permit No. 2571823 ("Permit") is granted by the Hearing Officer of the City of San Diego to Thomas O. Hicks and Cinda Cree Hicks, Owners and Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 and 126.0702. The 0.14-acre site is located at 8405 Paseo Del Ocaso in the Coastal Overlay (Non-Appealable) Zone, Coastal Height Limit Overlay Zone, La Jolla Shores Archaeological Study Area, Parking Impact Overlay (Beach Impact Area) Zone, Residential Tandem Parking Overlay Zone, and in the Single-Family (SF) zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. The project site is legally described as Lot 18 in Block 29 of La Jolla Shores Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2061, filed in the Office of the County Recorder of San Diego County September 30, 1927.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish and construct a new single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibit [Exhibit "A"] dated December 15, 2021, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 1,771-square-foot single-family dwelling unit, and construction of a new 3,992-square-foot, two story single-family dwelling unit, with a 486-square-foot garage;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 30, 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:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.



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

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

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

**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. 560839, 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. 560839, 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:

Archaeological Resources  
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.

**GEOLOGY REQUIREMENTS:**

15. Prior to the issuance of any construction permits (either grading or building), 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 prior to issuance of any construction permits.

**ENGINEERING REQUIREMENTS:**

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new current city standard 12-foot wide driveway, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveway with current city standard curb and sidewalk/parkway, adjacent to the site on Camino Del Oro, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged and uplifted sidewalk panels with the same scoring pattern City standard sidewalk, adjacent to the site on Paseo Del Ocaso and Camino Del Oro, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of private walkways and pavers from the public right of way, adjacent to the site on Camino Del Oro, satisfactory to the City Engineer.

20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb with full-height city standard curb and gutter, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.

21. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the existing and proposed sidewalk

underdrains, landscape, irrigation, and portion of existing retaining wall/footing in the Paseo Del Ocaso and Camino Del Oro Right-of-Way, satisfactory to the City Engineer.

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

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

### **LANDSCAPE REQUIREMENTS:**

24. All landscaping shall be completed within six months of occupancy or within one year of the notice of completion of a residence per Land Development Code 1510.0304(h)(2).

25. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material per Land Development Code 1510.0304(h)(3).

26. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City's Landscape Standards and Storm Water Design Manual to the Development Services Department for approval. All plans shall be in substantial conformance to this permit (including Environmental Conditions) and Exhibit 'A,' filed in the Development Services Department.

27. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for Right-of-Way improvements to the Development Services Department for approval. Improvement plans shall be designed where all hardscape, driveways, utilities, drains, water, and sewer laterals shall not prohibit the required placement of trees. Include a scaled symbol, label, and dimension the required placement of the 40-square-foot tree area/root zone around each tree, unless otherwise approved per Land Development Code 142.0403.

28. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents which are consistent with the City's Landscape Standards to the Development Services Department for approval. All plans shall be in substantial conformance with Exhibit 'A,' filed in the Development Services Department. Construction plans shall be designed where all hardscapes and utilities shall not prohibit the required placement of trees. Include a scaled symbol, label, and dimension the required placement of the 40-square-foot tree area/root zone around each tree.

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including 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 City's Landscape

Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

30. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents which are consistent with the City's Landscape Standards to the Development Services Department for approval. All plans shall be in substantial conformance with Exhibit 'A', filed in the Development Services Department. Construction plans shall be designed where all hardscapes and utilities shall not prohibit the required placement of trees. Include a scaled symbol, label, and dimension the required placement of the 40-square-foot tree area/root zone around each tree.

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

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

33. Open fencing and landscaping may be permitted within the street side yard, adjacent to Camino Del Oro, provided such improvements do not significantly obstruct public views to the ocean. Landscaping shall be planted and maintained to not exceed three (3) feet in height in order to preserve public views.

34. 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.

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

### **INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 15, 2021 and Resolution Number XXXX.

DRAFT

## ATTACHMENT 6

Permit Type/PTS Approval No.: Coastal Development Permit No. 1982041  
Site Development Permit No. 2571823  
Date of Approval: December 15, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Travis Cleveland  
Development Project Manager

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

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**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.

**Thomas O. Hicks**  
Owner/Permittee

By \_\_\_\_\_

**Cinda Cree Hicks**  
Owner/Permittee

By \_\_\_\_\_

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

# La Jolla Community Planning Association

## Trustee Meeting Agenda

### 1 October 2020 6pm

Regular Monthly Meetings: 1st Thursday, La Jolla Recreation Center, 615 Prospect St

PO Box 889, La Jolla CA 92038  
<https://lajollacpa.org>  
[info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Diane Kane  
 1st Vice President: Greg Jackson  
 2nd Vice President: Helen Boyden  
 Secretary: Suzanne Weissman  
 Treasurer: Mike Costello

**Online meeting. Registration required.**

**Instructions (copy-paste into browser if clicking fails):**

<https://lajollacpa.org/ljcpa-online-meeting-instructions/>

Viewing, listening, and speaking at the meeting require registration. To have attendance counted toward membership or voting, registration must be in the member's name. Meetings are recorded.

Mobile or noisy **devices should be off or silent**. Keep **microphones muted** except to speak.

**Refer to projects or issues, not to applicants or opponents.** For **Action Items**, chair calls on public, then Trustees, closes discussion when consensus seems likely, and calls for motions. Trustees vote by roll call or show of hands.

**LJCPA welcomes donations** in cash at physical meetings or by check to "LJCPA". Please email the Treasurer ([emsmike@san.rr.com](mailto:emsmike@san.rr.com)) for instructions and address.

The public is encouraged to participate in Committee/Board meetings before LJCPA discusses issues or projects:

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 Andy Fotsch, 3rd Monday, 4:00 pm  
 T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

**Materials & Comments page for projects, issues, & reports:**

<https://lajollacpa.org/ljcpa-10-1-2020-materials-comments/>

## 1. Call to Order (6:00pm)

1.1. Approve Agenda (**action item**)

1.2. Approve Minutes (**action item**)

## 2. Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less. Requests for LJCPA to take formal action or positions must be submitted to the President at least 72 hours in advance so that the public can be notified via the published Agenda.

*If special facilities or access are required (for example, to display presentations), notify the Chair one week prior to meeting. 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 five (5) workdays prior to the meeting date to ensure availability.*

### 3. Consent Agenda (consolidated action item)

The Consent Agenda enables LJCPA to ratify recommendations of joint Committees or Boards in a single vote, upon which those recommendations become LJCPA's. The public may comment on consent items, but there is no presentation or debate. Anyone may request a consent item be pulled for full discussion by LJCPA at a subsequent meeting.

#### 3.1. 8433 Prestwick Dr (662163, Golba)

(Process 3) Site Development Permit (LJ Shores) for a 1,536 sf addition and 96 sf demolition to an existing 3,553 sf single-family residence at 8433 Prestwick Drive. The 0.46-acre site is in the Single-Family zone of the La Jolla Shores Planned District (LJSPD-SF), Coastal (Non-Appealable Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone within the La Jolla Community Plan in Council District 1. CDP Exempt per SDMC 126.0704(a).

**PRC: Findings CAN be made**, passes 7-0-1

#### 3.2. Request for Road Lumps on 2400-2500 Blocks of Azure Coast Dr

Two lumps for traffic calming requested by adjacent HOAs.

**T&T: Motion to approve**, passes 7-0-0

#### 3.3. Ratify TC appointment of John Shannon to DPR

### 4. Project Reviews (action items)

These may be *de novo* considerations, and in that case actions by committees are listed for information only. Written comments can be submitted via the Materials & Comments page, link above. In general, applicants for each project have 10-15 minutes to present, an individual representing organized opponents (if there are such) has 10 minutes to respond, and members of the public have 15 minutes for 2-minute comments not already covered in presentations. Trustees then discuss the project for 20 minutes, at which point the President may call for motions and votes.

#### 4.1. 8405 Paseo del Ocaso (560839, Duke/Wilson)

(Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling and construct a 4,430 sq-ft two story single to tie into an existing garage located at 8405 Paseo De Ocaso. The 0.12-acre site is in the Coastal Overlay Zone (Non-Appealable) in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area. CD 1.

**PRC: Findings CANNOT be made, bulk and scale incompatible with neighborhood**, passes 5-2-1

### 5. Non-Project Discussions & Reviews (possible action items)

#### 5.1. Update Recommendations for Capital Improvements Program

Review and (if necessary) update projects LJCPA identified earlier

#### 5.2. Code Compliance

Review and approve proposed letter to City requesting more active efforts to ensure projects comply with permit, community, and code requirement

### 6. Officer Reports

#### 6.1. Treasurer (see Materials & Comments page for report)

#### 6.2. Secretary

#### 6.3. President (possible action items)



**7. Elected Officials, City Agencies, & Other Entities**

**7.1. Council District 1: Council member Barbara Bry**

Rep: Steve Hadley, 619-236-6611, srhadley@sandiego.gov

**7.2. 78th Assembly District: Assembly member Todd Gloria**

Rep: Mathew Gordon 619-645-3090, mathew.gordon@asm.ca.gov

**7.3. 39th Senate District: Senator Toni Atkins**

Rep: Miller Saltzman, 619-645-3133, Miller.Saltzman@sen.ca.gov

**7.4. City of San Diego**

Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

**7.5. UCSD**

Planner: Anu Delouri, adelouri@ucsd.edu

**8. Non-Agenda Trustee Comment**

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

**9. Reports from Standing, Ad Hoc, and Other Committees**

**10. Adjourn to next LJCPA meeting (5 November 2020, 6pm)**

**From:** [Pangilinan, Marlon](#)  
**To:** [Ma, Sammi](#); [Tony Sanshey](#)  
**Cc:** [Kempton, Tony](#)  
**Subject:** Re: Hicks Residence PTS 560839 - Advisory Board  
**Date:** Tuesday, March 9, 2021 1:56:48 PM  
**Attachments:** [image001.png](#)

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Hi Sammi,

The project PTS 560839 Hicks Residence was heard at the La Jolla Shores Planned District Advisory Board Meeting of February 17, 2021.

An initial motion to the approve the project as revised was seconded and then subsequently amended after Board member discussion to address the City's landscape reviewer's requirement to add street trees along Camino Del Oro to which the Board members felt would obstruct the public view corridor along the street. The Advisory Board's final recommendation was to approve the project as revised, but without the street trees along Camino del Oro by a vote of 4-0-0.

Please let me know if you need anything else from me.

Sincerely,

Marlon I. Pangilinan  
Senior Planner  
Planning DepartmentCam  
619.235.5293  
[mpangilinan@sanidiego.gov](mailto:mpangilinan@sanidiego.gov)

[illegible]



THE CITY OF SAN DIEGO

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

## Ownership Disclosure Statement

**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**

Hicks Residence

**Project No. For City Use Only**

560839

**Project Address:**

8405 Paseo Del Ocaso, La Jolla, CA 92037

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

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

**Additional pages attached** ☐ Yes ☒ No

**Name of Individual (type or print):**

Thomas O. Hicks

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
**Street Address:**

1918 N. Olive Street #3001

**City/State/Zip:**

Dallas, TX 75201

**Phone No:**

(214) 987-9204

**Fax No:****Signature:****Date:****Name of Individual (type or print):**
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
**Street Address:****City/State/Zip:****Phone No:****Fax No:****Signature:****Date:****Name of Individual (type or print):**

Cinda C. Hicks

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
**Street Address:**

1918 N. Olive Street #3001

**City/State/Zip:**

Dallas, TX 75201

**Phone No:**

(214) 987-9204

**Fax No:****Signature:****Date:****Name of Individual (type or print):**
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
**Street Address:****City/State/Zip:****Phone No:****Fax No:****Signature:****Date:**





	PROPERTY LINE
	EXISTING RIGHT-OF-WAY / ADJACENT LOT LINE
	EXISTING EASEMENT
	BUILDING FOOTPRINT
	ROOF EAVE PROJECTION / ROOF LINE ABOVE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED IMPERMEABLE HARDSCAPE PER ARCH SITE PLAN
	PROPOSED DG WALKWAY PER ARCH SITE PLAN
	PROPOSED STEM WALL
	PROPOSED DEEPEENED FOOTING
	PROPOSED 4" PVC STORM DRAIN PIPE
	PROPOSED 6" AREA DRAIN
	EXISTING SEWER MAIN (SIZE PER PLAN)
	EXISTING WATER MAIN (SIZE PER PLAN)
	EXISTING WATER SERVICE AND METER
	SAWCUT, GRIND, AND OVERLAY EXISTING AC PAVEMENT
	PROPOSED 6" PCC CURB PER SDG-150
	PROPOSED 6" PCC CURB & GUTTER PER

FS = FINISHED SURFACE  
FG = FINISHED GRADE  
FL = FLOWLINE  
GF = FACE OF GARAGE ELEVATION  
HP = HIGH POINT  
IE = INVERT ELEVATION  
TG = TOP OF GRATE  
TW = TOP OF WALL AT FINISHED GRADE  
BW = BOTTOM OF WALL AT FINISHED GRADE  
TF = TOP OF FOOTING  
WF = WATER FEATURE  
LA = LANDSCAPED AREA

TOTAL SITE AREA: 6,031 SF (0.138 AC)  
TOTAL DISTURBED AREA: 6,031 SF (0.138 AC)

PROPOSED IMPERVIOUS AREA: 4,180 SF (0.096 AC)  
PROPOSED LANDSCAPE AREA: 1,851 SF (0.042 AC)

5	EXISTING 6' WIDE PRIVATE EASEMENT AS SHOWN ON MAP 2061; ORIGINAL INTENTION OF EASEMENT AND GRANTEE UNKNOWN
7	AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 28, 1926 AS BOOK 1305, PAGE 79 OF O.R. (PLOTS OFFSITE)
8	AN EXISTING EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1930 AS BOOK 1736, PAGE 425 OF O.R. (NOT PLOTTABLE)

TOTAL PROJECT SITE:	OUTSIDE OF BUILDING FOOTPRINT:
CUT = 200 CY	CUT = 105 CY
FILL = 40 CY	FILL = 35 CY
EXPORT = 160 CY	EXPORT = 70 CY
MAX DEPTH OF CUT = 4.0 FT	MAX DEPTH OF CUT = 4.0 FT
MAX DEPTH OF FILL = 3.5 FT	MAX DEPTH OF FILL = 3.5 FT

ALL EXPORT MATERIAL SHALL BE DISCHARGE TO A LEGAL DISPOSAL SITE, THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

THIS PROJECT IS LOCATED WITHIN THE ASBS AREA. APPLICANT / PERMITEE SHALL COMPLY WITH ALL THE ASBS REQUIREMENTS AND THE MS4, STORM WATER REGULATIONS / REQUIREMENTS

1. EXISTING SURVEY MONUMENTS TO BE PROTECTED IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND A CORNER RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY
2. REMOVE AND REPLACE EXISTING PCC CURB, GUTTER & SIDEWALK DISTURBED BY PROJECT AND PROPOSED SIDEWALK UNDER DRAIN PIPES PER SDG-151 AND SDG-155. MATCH TO EXISTING IMPROVEMENTS. DISTURBED AREA SHALL BE FROM PCC SIDEWALK JOINT TO JOINT PER SDG-156. REMOVE AND REPLACE ANY DAMAGED / UPLIFTED SIDEWALK PANELS ADJACENT TO SITE IN PUBLIC RIGHT-OF-WAY PER SDG-155, MAINTAINING EXISTING SIDEWALK SCORING PATTERN
3. EXISTING SIDEWALK UNDER DRAIN / CURB CORE SHOWN FOR NEIGHBORING PROPERTY TO NORTH ALONG PASEO DEL OCAÑO AND ADJACENT PRIVATE DRAINAGE SYSTEM FOR APN 34-082-02-00. SIDEWALK UNDER DRAIN IS NOT CONNECTED TO PROPOSED DRAINAGE SYSTEM OF SUBJECT PROPERTY.

1. NON-BIODEGRADABLE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP (SERIES ONLY) AROUND THE ROOT BALL.
2. 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(C)(11)
3. 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 SECTION 142.0403(C)(5).
4. 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 REGULATED CITY AND REGIONAL STANDARDS.
5. MINIMUM TREE SEPARATION DISTANCE:  
 TRAFFIC SIGNALS / STOP SIGNS - 20 FEET  
 UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)  
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
 DRIVEWAY (ENTRIES) - 10 FEET (6 FEET FOR RESIDENTIAL STREETS < 25 MPH)  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

PREPARED BY:  
Name: Pasco, Laret, Sulter & Assoc.  
Contact: Tyler Lawson  
535 N. Hwy 101, Suite A  
Salina Beach, CA 92075  
Phone: (858) 259-8212

Street Address: 8405 Paseo Del Ocaso  
La Jolla, CA 92037

Project Name: Hicks Residence

Sheet Title: Drainage and Grades Plan

Revision 14:  
Revision 13:  
Revision 12:  
Revision 11:  
Revision 10:  
Revision 09:  
Revision 08:  
Revision 07:  
Revision 06:  
Revision 05:  
Revision 04:  
Revision 03:  
Revision 02:  
Revision 01:

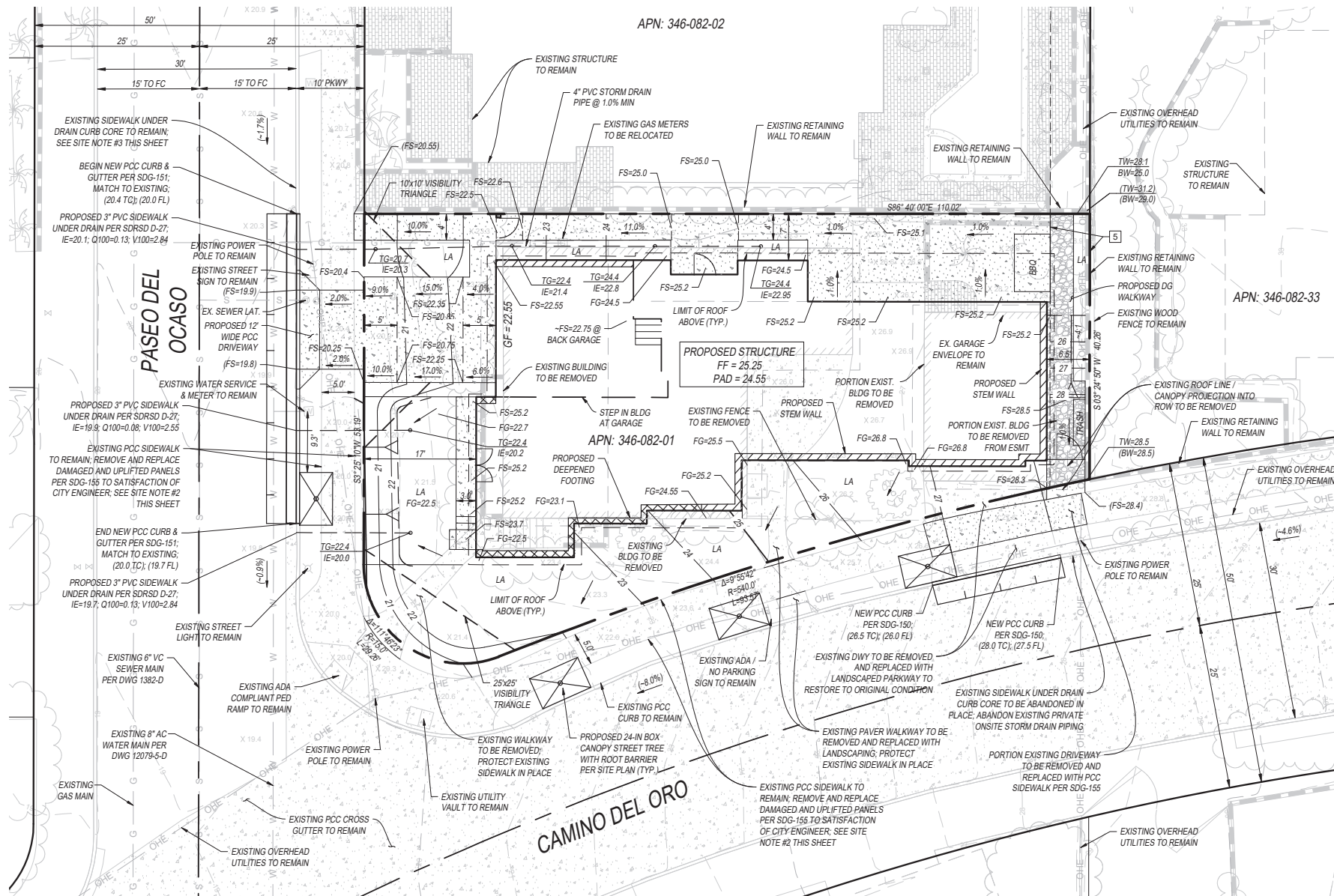
Original Date: 06/29/2017  
Sheet: 2 of 11  
DEP#:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN THE VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

SURVEY COMPLETED BY: PASCO, LARET, SUITER & ASSOCIATES  
535 N. HIGHWAY 101, SUITE A  
SOLANA BEACH, CA 92075  
DATE SURVEYED: JUNE 15, 2016

BRASS PLUG FOUND IN THE SOUTHEASTERLY CURB OF  
CAMINO DEL COLLADO AND EL PASEO GRANDE; ELEVATIONS  
SHOWN HEREON BASED ON CITY OF SAN DIEGO VERTICAL  
CONTROL BOOK  
ELEVATION: 37.886;  
DATUM: CITY MEAN SEA LEVEL DATUM

NOT TO SCALE



SCALE: 1" = 10' HORIZONTAL



GRAPHIC SCALE 1" = 10'









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JOB #:	6870
Drawn BY:	T. SANSHEY
Proj. MGR.:	H. DUKE
DATE:	07/19/2017
ISSUE:	08/09/2018
	09/13/2019
	04/24/2020
	09/18/2020

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#	DESCRIPTION	DATE

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (JFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (U.F.C. 901.4.4).
7. FIRE HYDRANTS, **00 @ 0'-0" & 0'-0" FROM PROPERTY** SEE SITE PLAN.
8. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
9. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
10. NO ADJACENT OR PROPOSED TRANSIT STOPS.
11. THE PROJECT IS WITHIN ASBS AREA. APPLICANT/ PERMITEE SHALL COMPLY WITH ALL THE ASBS REQUIREMENTS AND THE MS4, STORM WATER REGULATIONS/ REQUIREMENTS.
12. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409(B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

PLANT SCHEDULE - (OPTIONS)

TREE	BOTANICAL NAME/ COMMON NAME	SPACING	CONT	MATURE HEIGHT
	BAUHINIA BLAKEANA/ ORCHID TREE	30' o.c.	24"BOX	20'
	TABEBUIA AVELLANEAE/ TRUMPET TREE	30' o.c.	24"BOX	40'

LANDSCAPE NOTES:

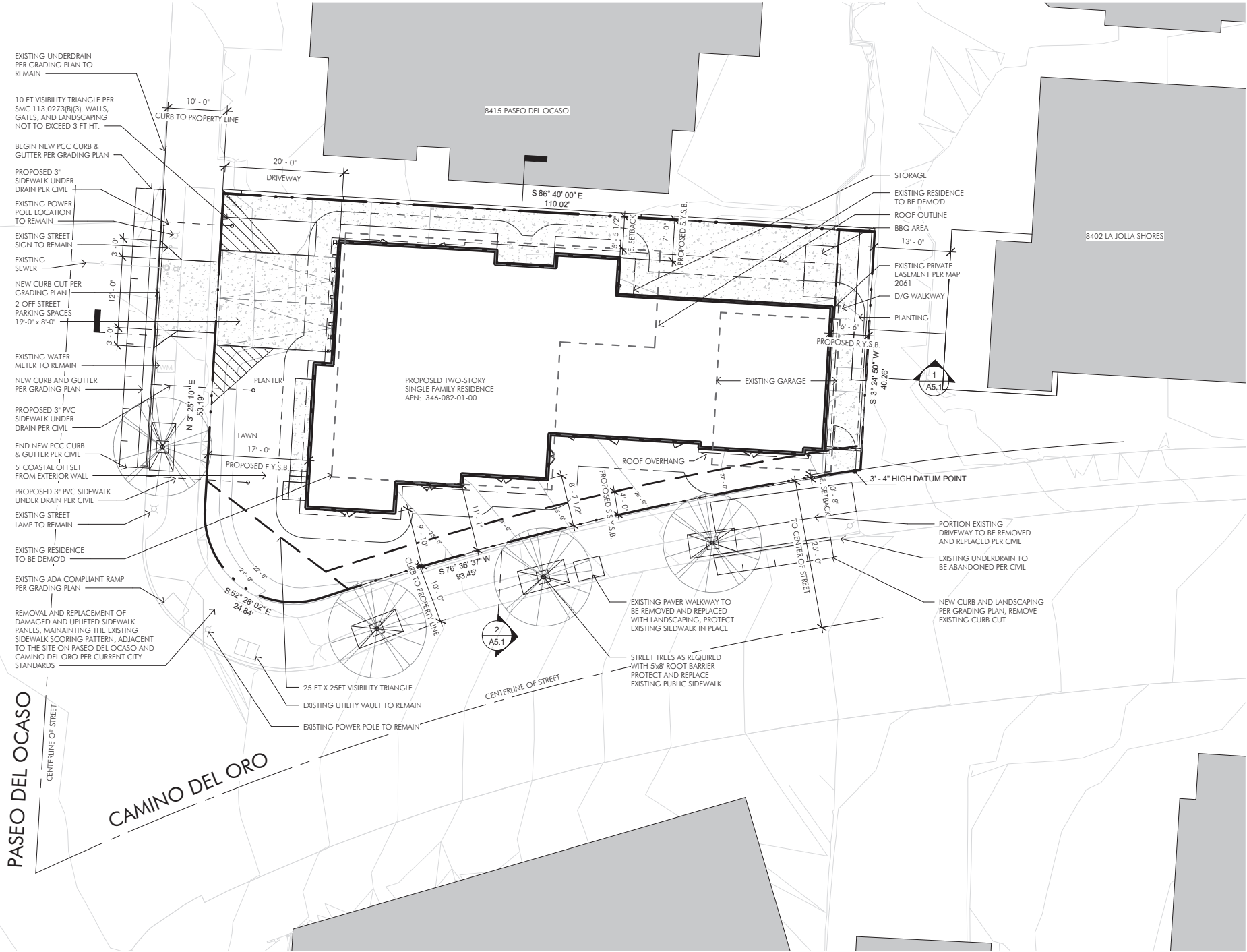
1. NON-BIODEGRADABLE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FT OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP (SERIES ONLY) AROUND THE ROOT BALL.
2. MINIMUM TREE SEPARATION DISTANCE  
A. TRAFFIC SIGNALS/ STOP SIGNS - 20 FT  
B. UNDERGROUND UTILITY LINES - 5 FT (10' FOR SEWER)  
C. ABOVE GROUND UTILITY STRUCTURES - 10 FT  
D. DRIVEWAY (ENTRIES) - 10 FT (5' FOR RESIDENTIAL STREETS < 25 MPH)  
E. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FT
3. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FT ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAY ARE 16 FT ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE 142.0403(b)(1)
4. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5FT. PER 142.04.03(b)(5)
5. 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

SITE LEGEND

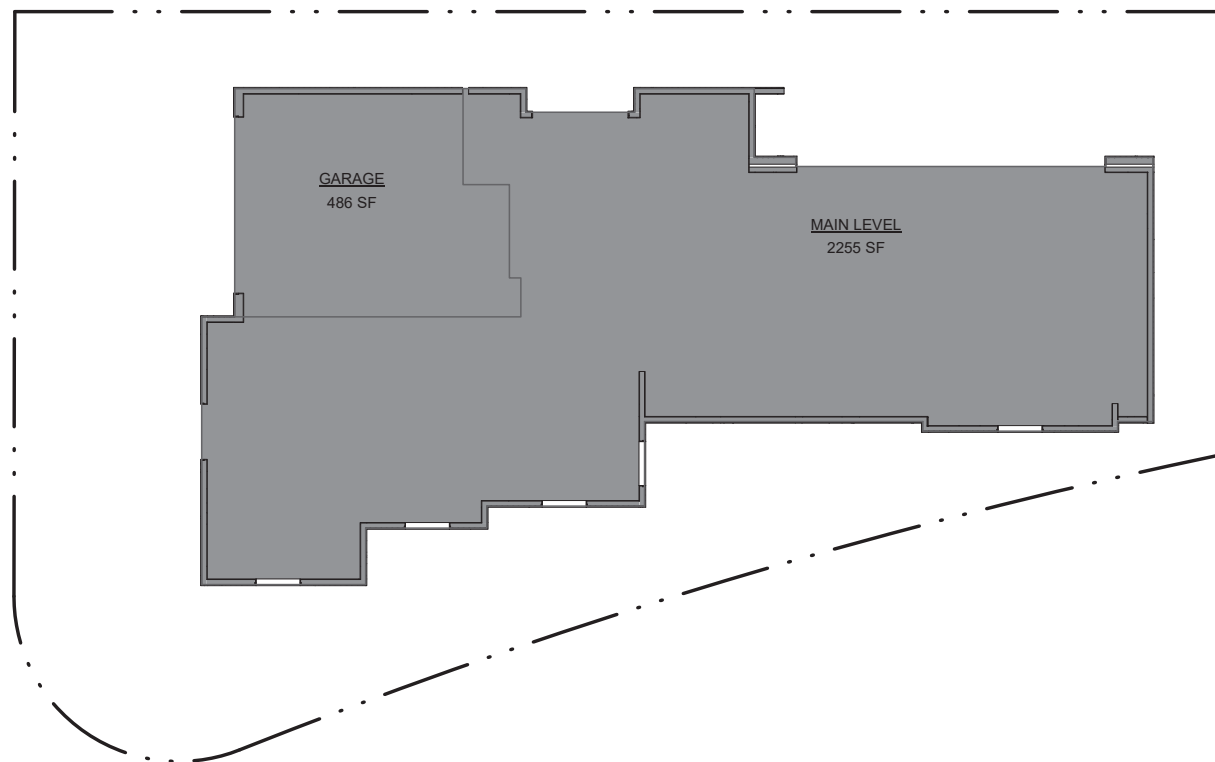
- BUILDING FOOTPRINT
- HARDSCAPE
- LANDSCAPE

SITE PLAN

1" = 10'-0"



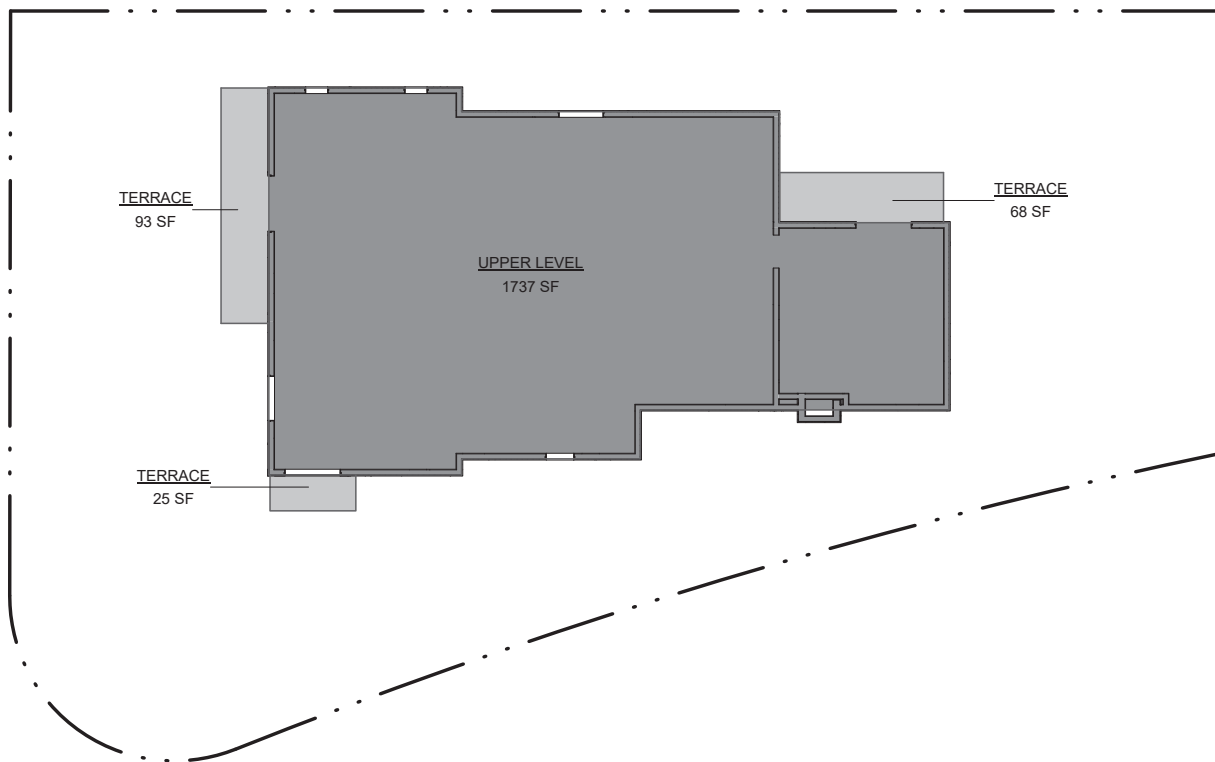





### AREA LEGEND

☐ INCLUDED IN GFA

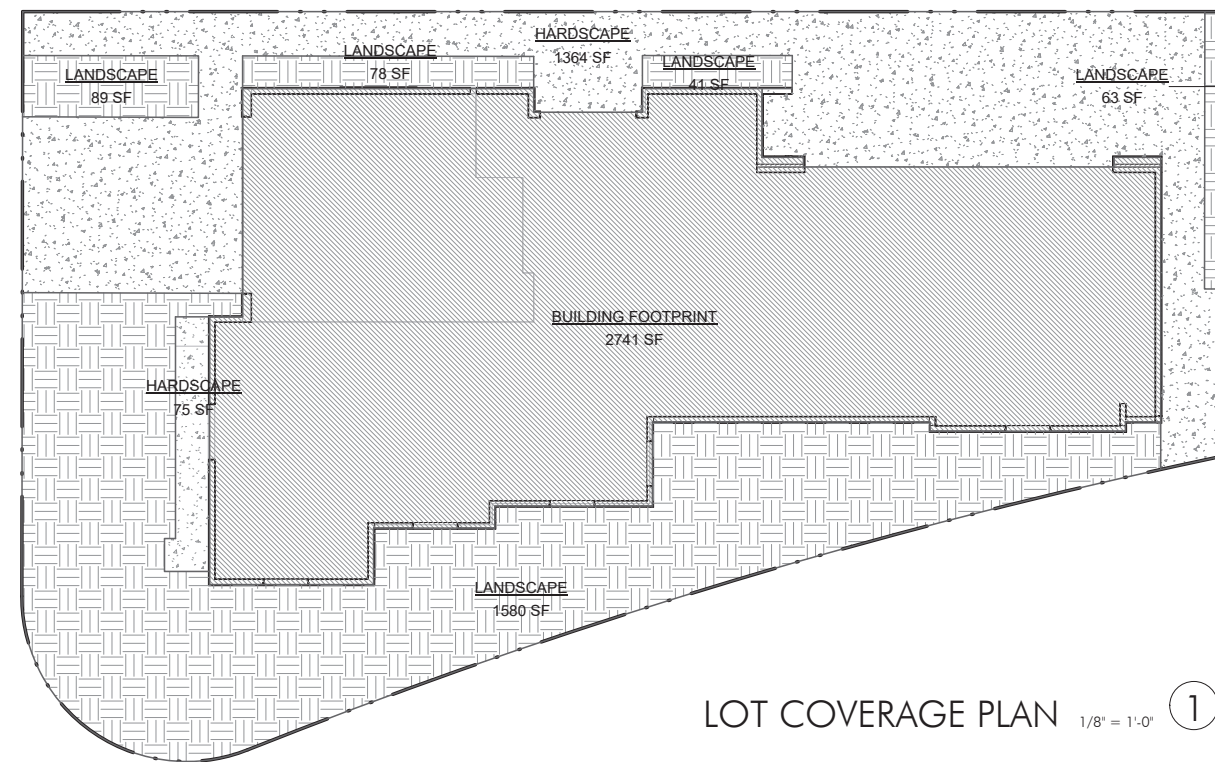
MAIN LEVEL 1/8" = 1'-0"

$$1/8'' = 1'-0''$$


### AREA LEGEND

 EXCLUDED FROM GFA  
 INCLUDED IN GFA




## UPPER LEVEL 1/8" = 1'-0"

$$1/8'' = 1'-0''$$


LOT COVERAGE PLAN  $1/8" = 1'-0"$

$$1/8'' = 1'-0''$$

## SITE COVERAGE LEGEND

-  BUILDING FOOTPRINT
-  HARDSCAPE
-  LANDSCAPE

<b><u>AREA SCHEDULE</u></b>		
BUILDING FOOTPRINT	2,741 SF	45%
LANDSCAPE/ PERVIOUS AREA	1,851 SF	31%
HARDSCAPE	1,439 SF	24%
<b>LOT TOTAL:</b>	<b>6,031 SF</b>	<b>100%</b>

### BUILDING AREA CALCULATION

<u>MAIN LEVEL</u>		2,741 SF
LIVING AREA		2,255 SF
GARAGE AREA		486 SF
<u>UPPER LEVEL</u>		1,923 SF
LIVING AREA		1,737 SF
TERRACE		186 SF
<u>EXCLUDED FROM GFA</u>		<186 SF>
TERRACE (SDMC 113.0234)		<186 SF>

<b>SUBTOTAL</b>	<b><u>4,478 SF</u></b>
TOTAL BUILDING AREA COUNTED TOWARDS FAR SITE AREA	<u>4,478 SF</u> <u>6,031 SF</u>
<b>FAR</b>	<b>.74</b>

## CITY STANDARD TITLE BLOCK

Prepared By: \_\_\_\_\_

Name: Island Architects

Contact: Nick Wilson

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address: 8405 PASEO DEL OCASO

Project Name: HICKS RESIDENCE

Sheet Title: AREA CALCULATIONS

Revision 08: \_\_\_\_\_

Revision 07: \_\_\_\_\_

Revision 06: \_\_\_\_\_

Revision 05: \_\_\_\_\_

Revision 04: \_\_\_\_\_

Revision 03: 04/24/2020

Revision 02: 09/13/2019

Revision 01: 08/09/2018

Original Date: 07/19/2017

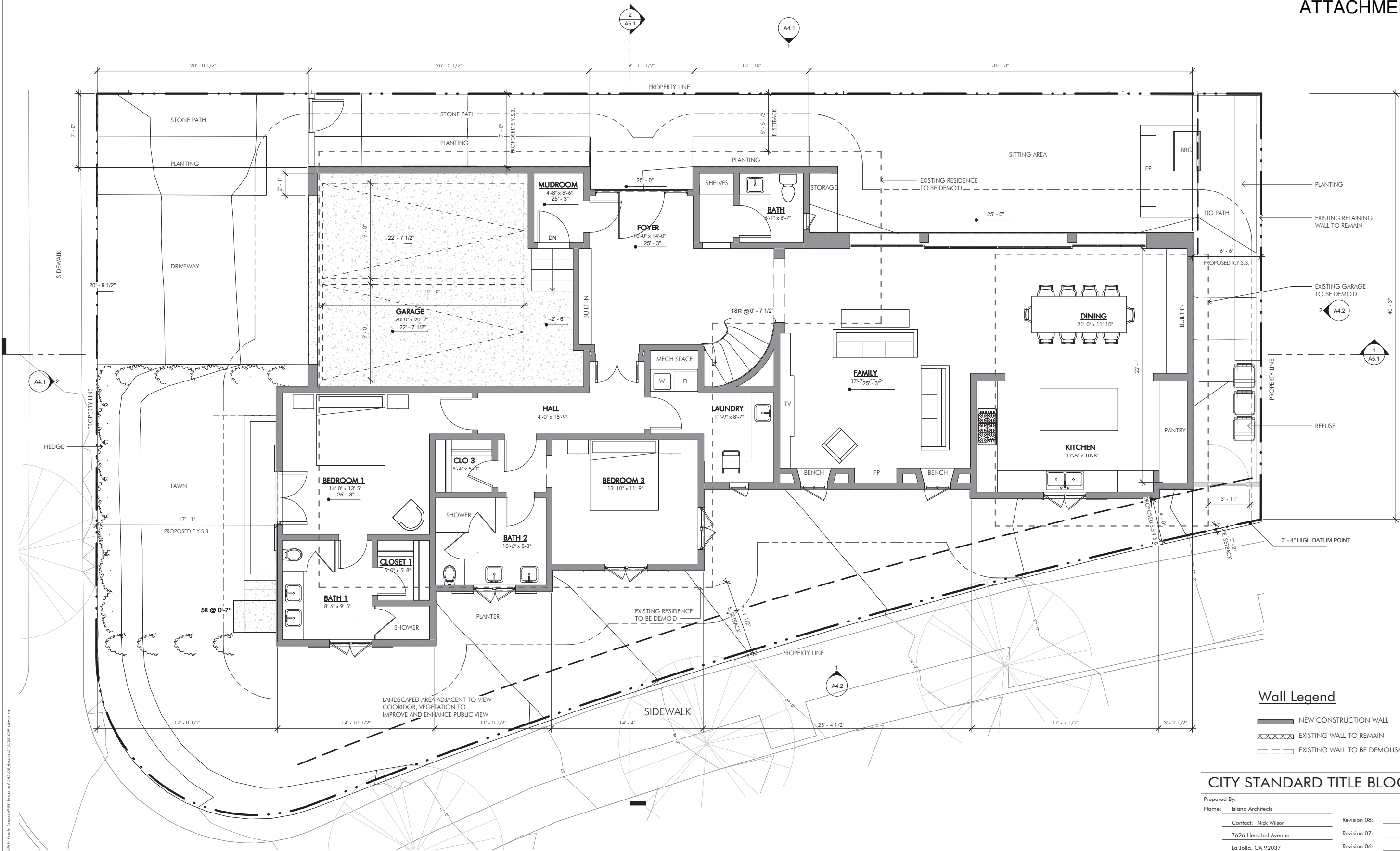
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Wall Legend

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

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Contact:	Nick Wilson
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Phone:	(858) 459-9291
Street Address:	8405 PASEO DEL OCASO
Project Name:	HICKS RESIDENCE
Sheet Title:	MAIN LEVEL PLAN
Revision 08:	
Revision 07:	
Revision 06:	
Revision 05:	
Revision 04:	
Revision 03:	04/24/2020
Revision 02:	09/13/2019
Revision 01:	08/09/2018
Original Date:	07/19/2017
Sheet:	6 of 11
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MAIN LEVEL PLAN 1/4" = 1'-0"





ROOF NOTES:

ATTACHMENT 11

1. ALL RIDGE DIMENSIONS ARE CALLED OUT TO TOP OF SHEATHING
  2. ALL ELEVATIONS LOCATED AT EDGE OF WALLS ARE TO TOP OF PLATE
  3. ALL PLATE HTS. ARE TAKEN ABOVE MAIN LEVEL F.F. = 0'-0" (EL. + \_\_\_\_\_)
  4. DIMENSIONS SHOWN AT CHIMNEY CAPS ARE TO FINISH MATERIAL
  5. ALL SKYLIGHTS TO BE FLAT, TINTED GLAZING & BRONZE FRAME SKYLIGHT.
  6. RADIANT BARRIER SHEATHING TO BE USED OVER INTERIOR & ATTIC SPACES
- = DOWN SPOUT LOCATIONS  
□ = SCUPPER LOCATIONS

SPECIFICATIONS

ROOFING TILE TO BE **A COLOR BLEND OF 2-PIECE (PAN & BARREL) CLAY TILE**. (ARCHITECT TO SELECT COLOR). INSTALL OVER A CLASS "A" ROOFING ASSEMBLY OF 2 LAYERS OF 40# ASPHALT IMPREGNATED FELT WITH HOT MOPPED ASPHALT BETWEEN LAYERS AND ON TOP. BARREL TILES TO BE FASTENED WITH APPROVED WIRE TIES. **ROOFING TILE ICBO # 4300**

APPLICATION OF ROOFING

1. ROOFING TILE TO BE **2-PIECE, MISSION TILE BY REDLANDS TILE ICC# ESR-1489** (ARCHITECT TO SELECT COLOR). INSTALL OVER A CLASS "A" ROOFING ASSEMBLY OF 2 LAYERS OF 40# ASPHALT IMPREGNATED FELT WITH HOT MOPPED ASPHALT BETWEEN LAYERS AND ON TOP. ROOF TILES TO BE FASTENED WITH APPROVED WIRE TIES.
2. FLAT ROOF TO BE MIN. CLASS "A" B.U.R.
3. ARCHITECT TO SPECIFY TILE BLEND. ROOFER TO LAY OUT ONE SQUARE 10' X 10' AREA FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
4. **OHAGIN CLAY 5" VENT TILES (ICBO # 5214)** TO BE USED TO MEET VENTING AREA REQUIREMENTS PER CODE AS CALCULATED BELOW. HALF OF THE REQUIRED VENTS TO BE LOCATED AT LEAST 36" ABOVE THOSE LOCATED NEAR THE EAVES. PRIMARY VENT IS INSTALLED IN ROOF SHEATHING; SECONDARY VENT IS INSTALLED OVER PRIMARY VENT & PAINTED TO MATCH SURROUNDING TILES.

ISLAND ARCHITECTS

TONY CRISAFI, LISA KRIEDEMAN, R.A.  
10000 HERSCHEL AVENUE  
LA JOLLA, CA 92037  
TEL: 858-459-9291



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09/13/2019	
04/24/2020	
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HICKS RESIDENCE

8405 PASEO DEL OCASO

A2.3

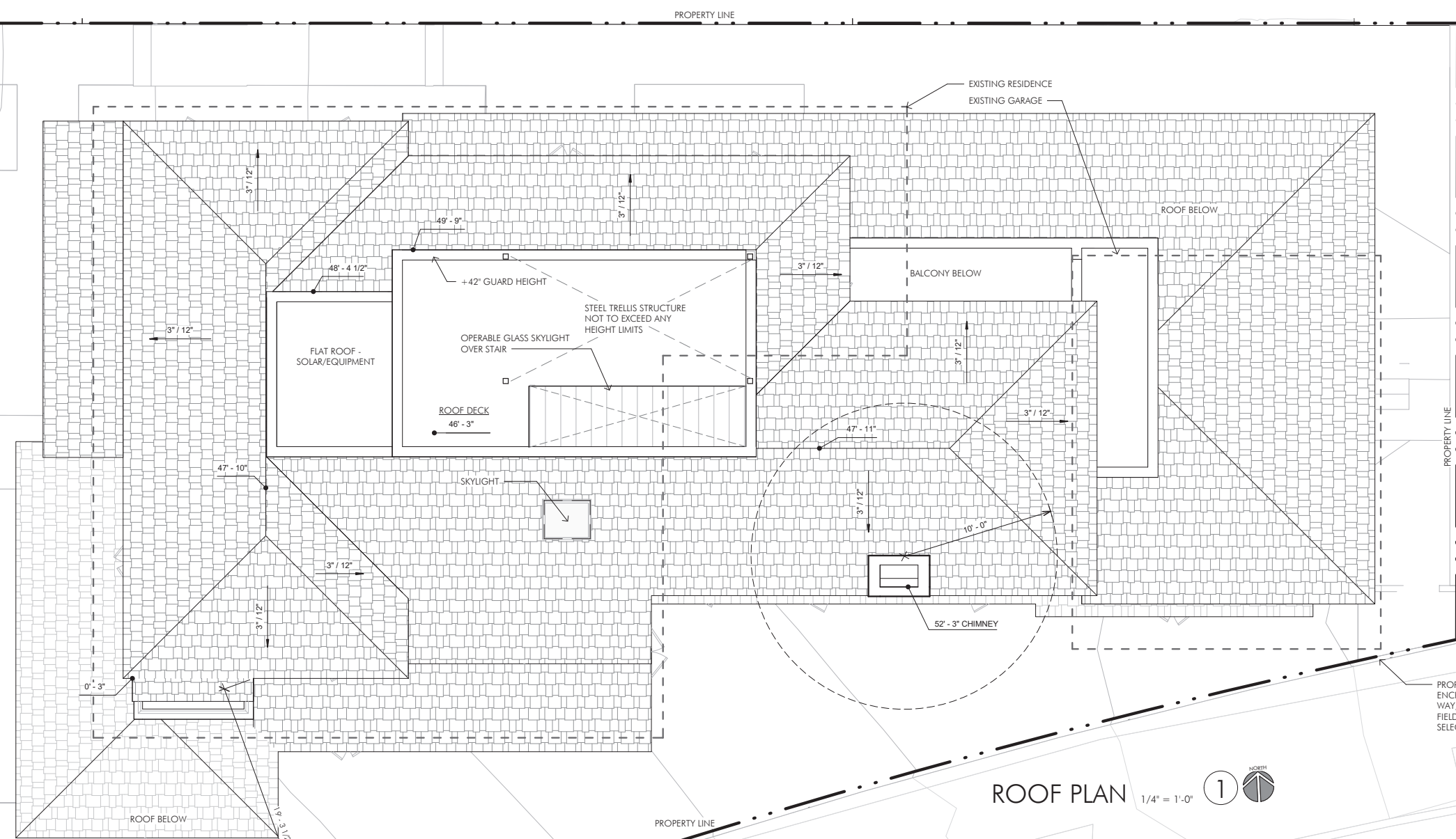
ROOF PLAN

01.27.2021

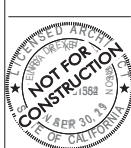
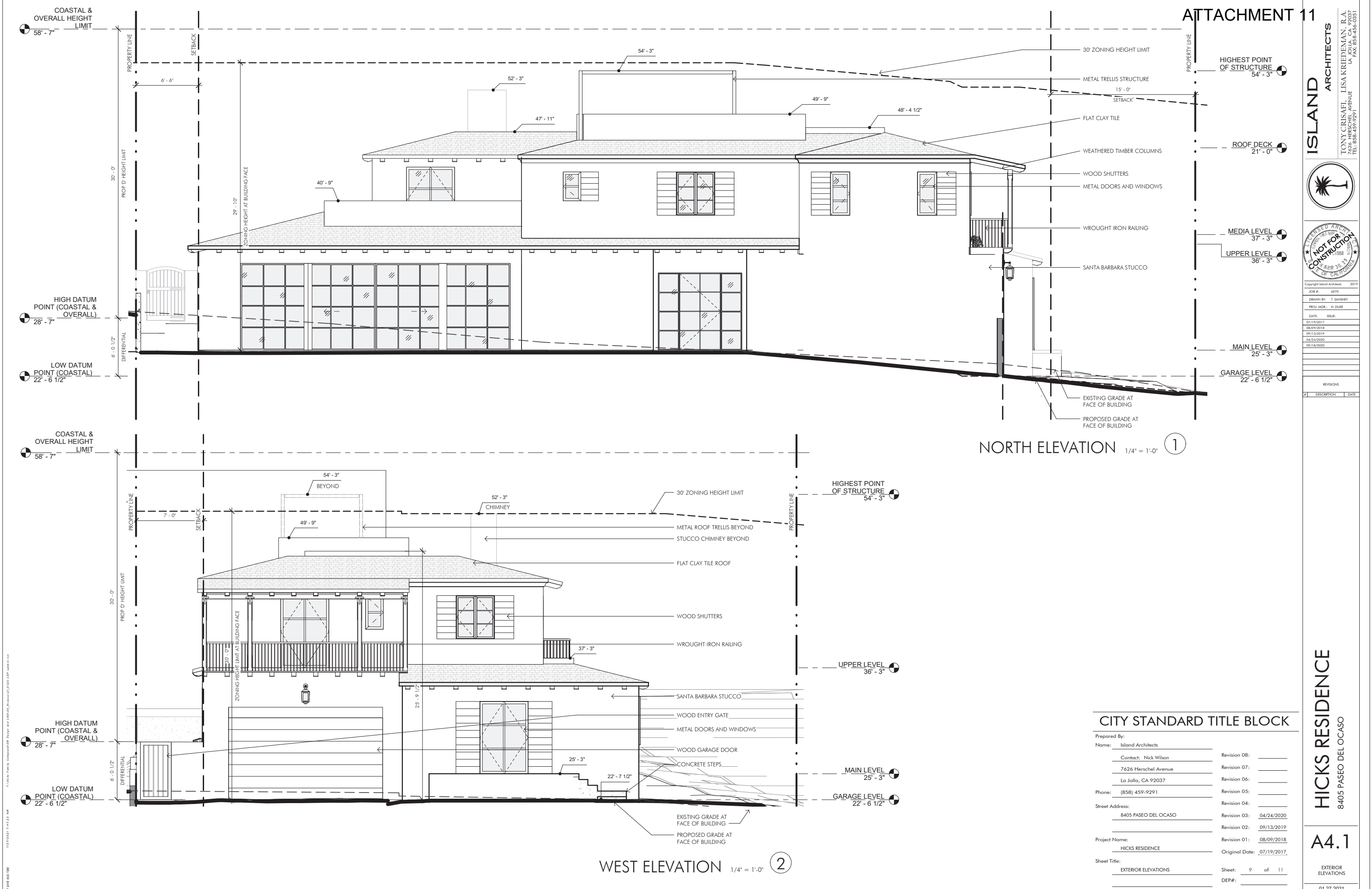
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Name:	Contact: Nick Wilson	Revision 07:	_____
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	La Jolla, CA 92037	Revision 05:	_____
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Street Address:	8405 PASEO DEL OCASO	Revision 03:	04/24/2020
		Revision 02:	09/13/2019
Project Name:	HICKS RESIDENCE	Revision 01:	08/09/2018
		Original Date:	07/19/2017
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		DEP#:	_____

ROOF PLAN 1/4" = 1'-0"







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DRAWN BY:	T. SANSLEY
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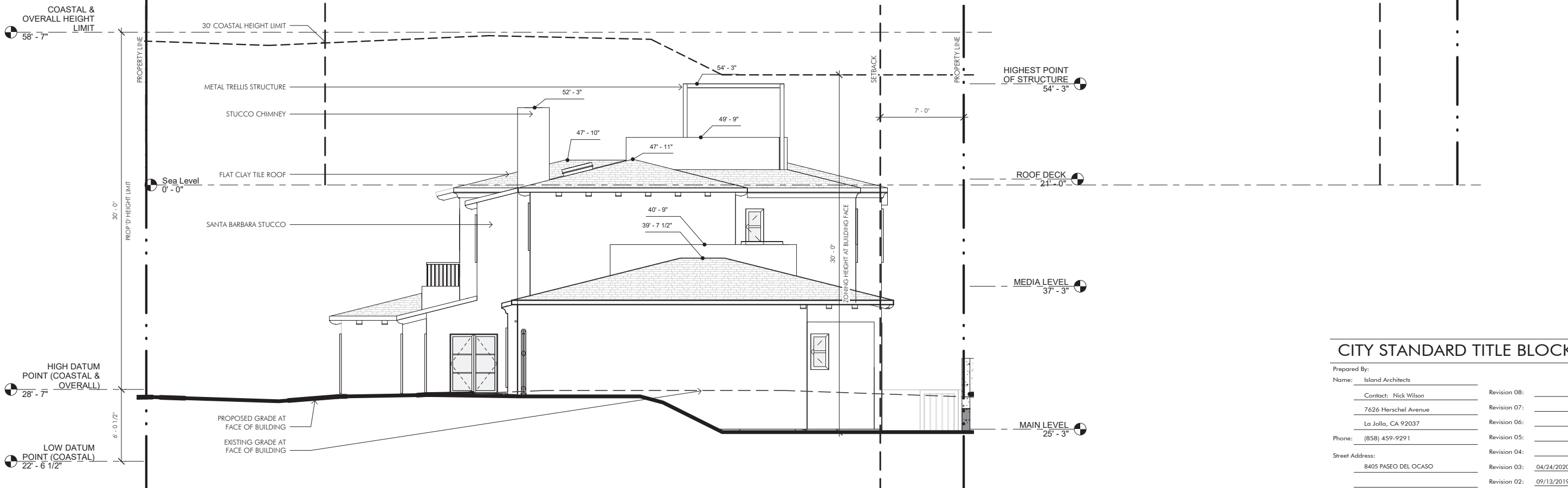
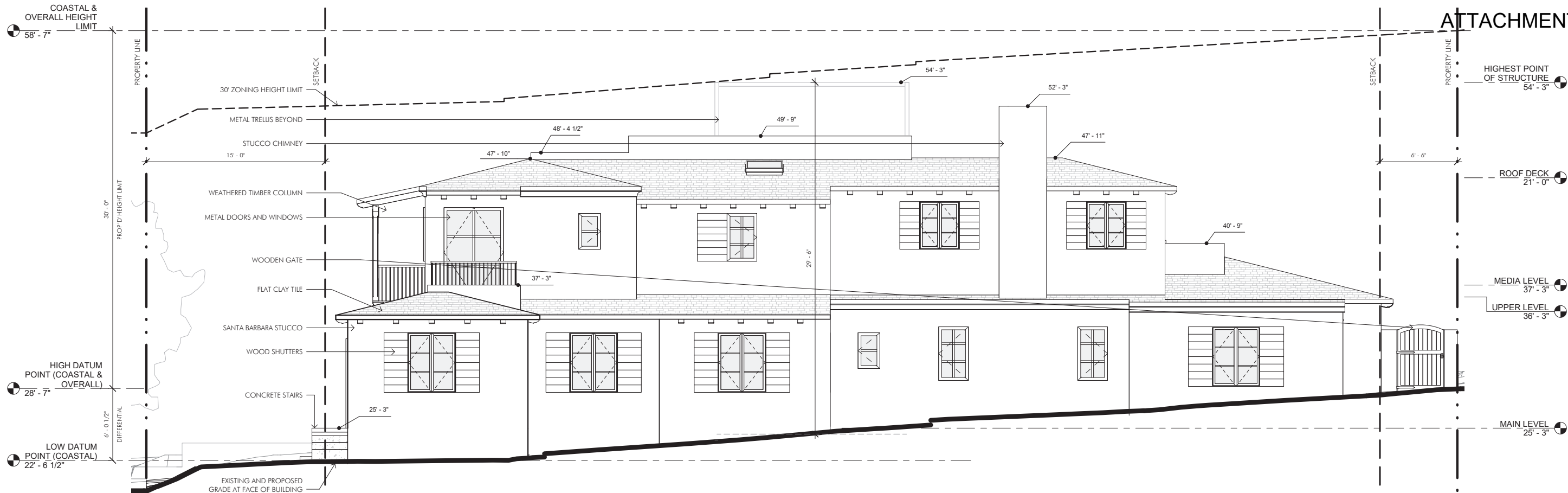
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Prepared By:			
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7626 Herschel Avenue		Revision 06:	
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Street Address:		Revision 03:	04/24/2020
8405 PASEO DEL OCASO		Revision 02:	09/13/2019
Project Name:		Revision 01:	08/09/2018
HICKS RESIDENCE		Original Date:	07/19/2017
Sheet Title:		Sheet:	9 of 11
EXTERIOR ELEVATIONS		DEP#:	



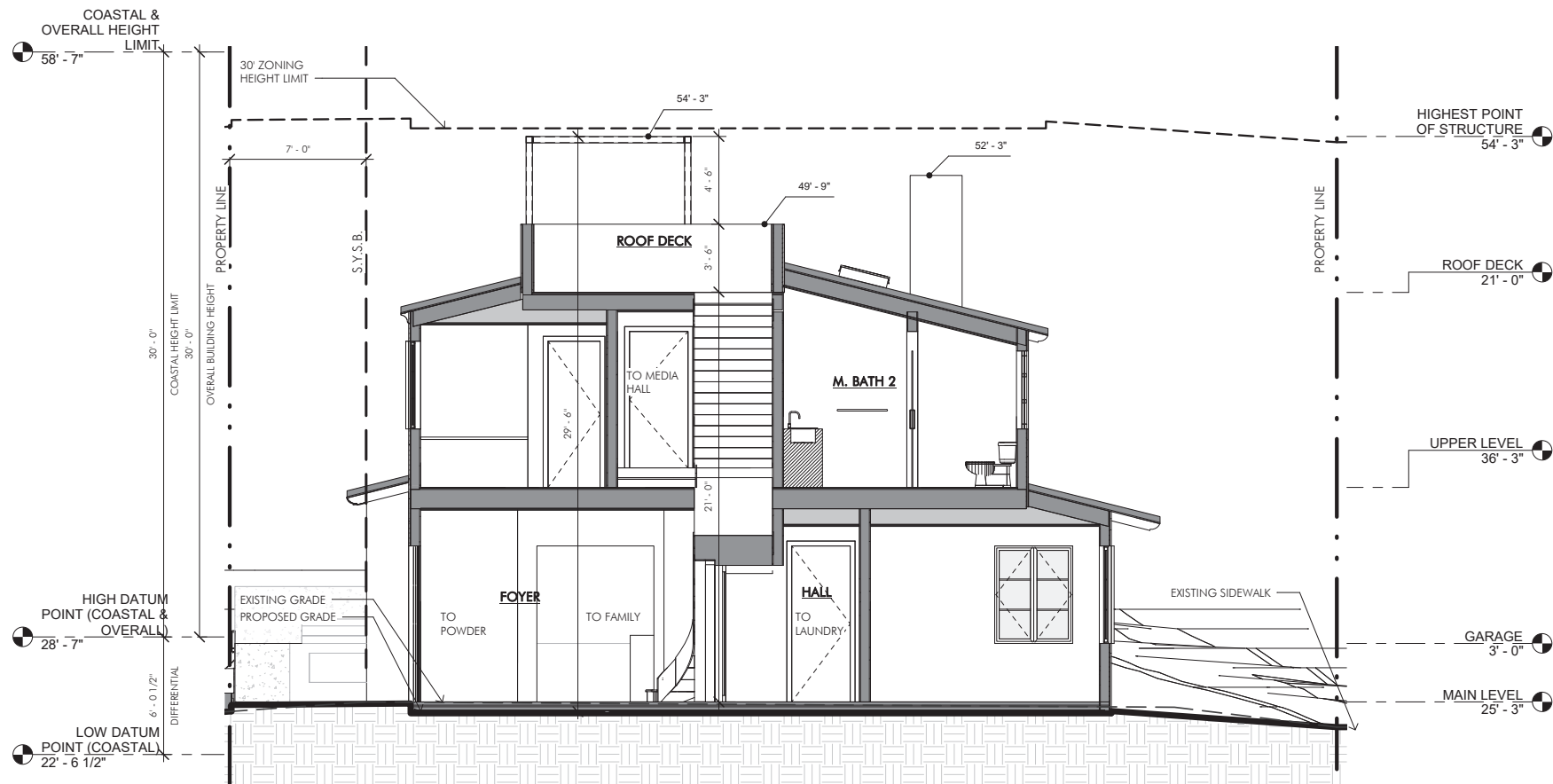
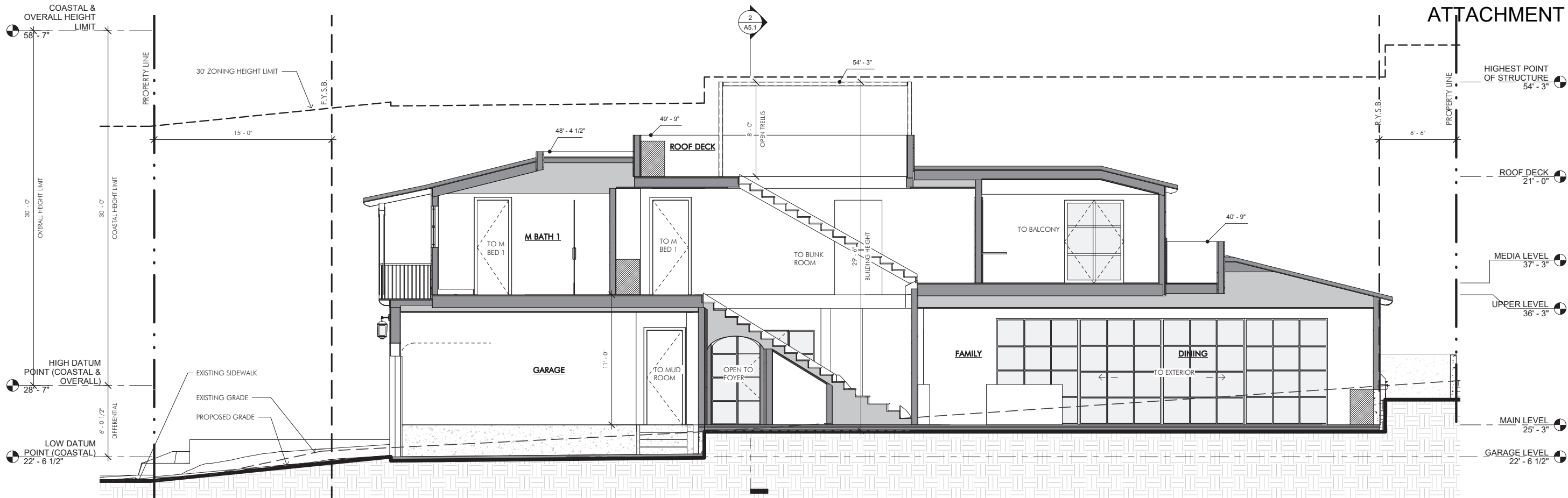
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Phone:	(858) 459-9291	Revision 04:	
Street Address:	8405 PASEO DEL OCASO	Revision 03:	04/24/2020
		Revision 02:	09/13/2019
Project Name:	HICKS RESIDENCE	Revision 01:	08/09/2018
		Original Date:	07/19/2017
Sheet Title:	EXTERIOR ELEVATIONS	Sheet:	10 of 11
		DEP#:	



SITE SECTION E-W SCALE: 1/4" = 1'-0" 2

SITE SECTION N-S SCALE: 1/4" = 1'-0" 1

ATTACHMENT 11

ISLAND ARCHITECTS



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Contact: Nick Wilson  
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Phone: (858) 459-9291  
Street Address: 8405 PASEO DEL OCASO  
Project Name: HICKS RESIDENCE  
Sheet Title: SITE SECTIONS  
Revision 08: \_\_\_\_\_  
Revision 07: \_\_\_\_\_  
Revision 06: \_\_\_\_\_  
Revision 05: \_\_\_\_\_  
Revision 04: \_\_\_\_\_  
Revision 03: 04/24/2020  
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A5.1

SITE SECTIONS

01.27.2021























