



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 16, 2019 REPORT NO. HO-18-121

HEARING DATE: January 23, 2019

SUBJECT: SPINDRIFT RESIDENCE, Process Three Decision

PROJECT NUMBER: [584820](#)

OWNER/APPLICANT: Casa El Mirador, LLC, Owner/Island Architect, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing dwelling unit and the construction of a new 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana and a new swimming pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use area?

Staff Recommendations:

1. Adopt MND No. 584820 and Adopt MMRP; and
2. Approve an application for Coastal Development Permit No. 2056344;
3. Approve an application for Site Development Permit No. 2056342.

Community Planning Group Recommendation:

On March 1, 2018 the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions/recommendations.

On August 28, 2018, the La Jolla Shores Advisory Board voted 4-1-0 to recommend approval of the project.

Environmental Review: A Mitigated Negative Declaration (MND) No. 584820 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The project proposes to demolish the existing house on the site and construct a new, two-story dwelling with a guest quarters and a swimming pool. The project site is located on the coastal bluff in La Jolla and is surrounded by residential development, and the Pacific Ocean to the west (Attachment 1-3). The site is designated for residential development in the La Jolla Community Plan and Local Coastal Program (Community Plan) and the area is identified as Single Family (SF) within the La Jolla Shores Precise Plan. The immediate residential area is comprised of one- and two-story single-family homes of varying architectural styles. The existing home is over 45 years old and is not historically or architecturally significant. Environmentally Sensitive Lands exist at the site in the form of Coastal Bluff, the Spindrift Archeological site, and potential paleontological resources. The project site is also located between the First Public Roadway and the Pacific Ocean. Additionally, the site is within the Coastal Appealable Overlay Zone, and the Sensitive Coastal, Coastal Height, Geologic Hazard (Category 43), Parking Impact (Beach and Coastal), and Tandem Parking Overlay Zones.

DISCUSSION

Project Description

The project will demolish the existing home on the site and construct a 6,393-square-foot, two-story single-family dwelling over a basement, a 502-square-foot guest quarters to be constructed over an open cabana, and a new swimming pool. The basement level will include a lower level garage with two vehicle lifts, a staff quarters with full bathroom, a gym, a wine room, a recreation room, and three mechanical rooms. The first floor will include a living room, dining, family room, powder room, kitchen, pantry, breakfast room, and main floor garage. The second floor will include an office, four-bedrooms, four bathrooms, and a linens room. The site contains a previously conforming gazebo structure (approximately 35 feet above Mean Sea Level [MSL]) and associated staircases (terminating at approximately 25 feet above MSL) down slope.

Community Plan Analysis

The site is designated for residential development in the La Jolla Community Plan and the area is identified as SF within the La Jolla Shores Precise Plan. As a SF residential development is proposed, the project is consistent with that land use designation. The project site is in an area identified in the La Jolla Community Plan for Low Density Residential at 5-9 dwelling units per acre. The project proposes one dwelling unit on a 0.57-acre site resulting in a density of 1.75 dwellings per acre. As the project is consistent with the La Jolla Shores Precise Plan recommendation for single family development and does not exceed the recommended density range, the proposal is consistent with the applicable community plan recommendations.

Discussion

The subject property is not identified in the Community Plan as an existing or proposed public accessway and there is currently no public access through the site. No work is proposed to the gazebo or stairs, and no coastal access is provided from the termination of the stairs. As such, the project will not encroach upon any existing physical access way legally utilized by the public, or any proposed public access way identified in the Community Plan.

Although not identified as a View Corridor, Spindrift Drive is identified as the First Public Roadway adjacent to the shoreline. Therefore, views to the ocean from Spindrift Drive must be preserved, and where possible enhanced. As designed, the project will not obstruct coastal or scenic views from any public vantage point and will instead enhance these vantage points through view corridor easements along the project's side yard setbacks. Open fencing and landscaping proposed within these view easements will not significantly obstruct public views of the ocean. Open fencing within these visual corridors must maintain at least 75 percent of the vertical surface open to light and air, and landscaping may not exceed three feet in height, except when a mature canopy is shown to be a minimum of eight feet above the sidewalk grade to preserve these public views. The draft permit for the project is conditioned to dedicate view corridor easements through the side yard setbacks. In addition, the project will observe the 30-foot Coastal Height Limit and a Covenant of Easement will be recorded against the property title for all portions of the property containing the Coastal Bluff.

Due to the presence of Environmentally Sensitive Lands in the form of Coastal Bluffs, and the Spindrift Archeological area and the paleontological resources, the permit for the project requires that the development observe a 40-foot setback from the Coastal Bluff edge. An MND has been prepared including a MMRP that will reduce all potential impacts to archeological and paleontological resources to below a level of significance. Additionally, native and drought-tolerant plant species will be used in landscaped areas to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the Coastal Bluffs within the 40-foot setback.

Conclusion

The proposed project will observe the required 40-foot Coastal Bluff setback and the 30-foot Coastal Height Limit. View corridors along the project's side yard setbacks will be preserved and the project will not encroach into any identified public access to the ocean. Potential Archeological and Paleontological impacts will be reduced to a level below significance and drought-tolerant plants will be used within the Coastal Bluff setback. The project is consistent with both the La Jolla Shores Specific Plan and the La Jolla Community Plan regarding land use designation and density. Staff has provided draft permit approval findings for consideration by the Hearing Officer and given the consistencies outlined above, recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 2056342 and Coastal Development Permit No. 2056344, with modifications.
2. Deny Site Development Permit No. 2056342 and Coastal Development Permit No. 2056344, if the findings required to approve the project cannot be affirmed.

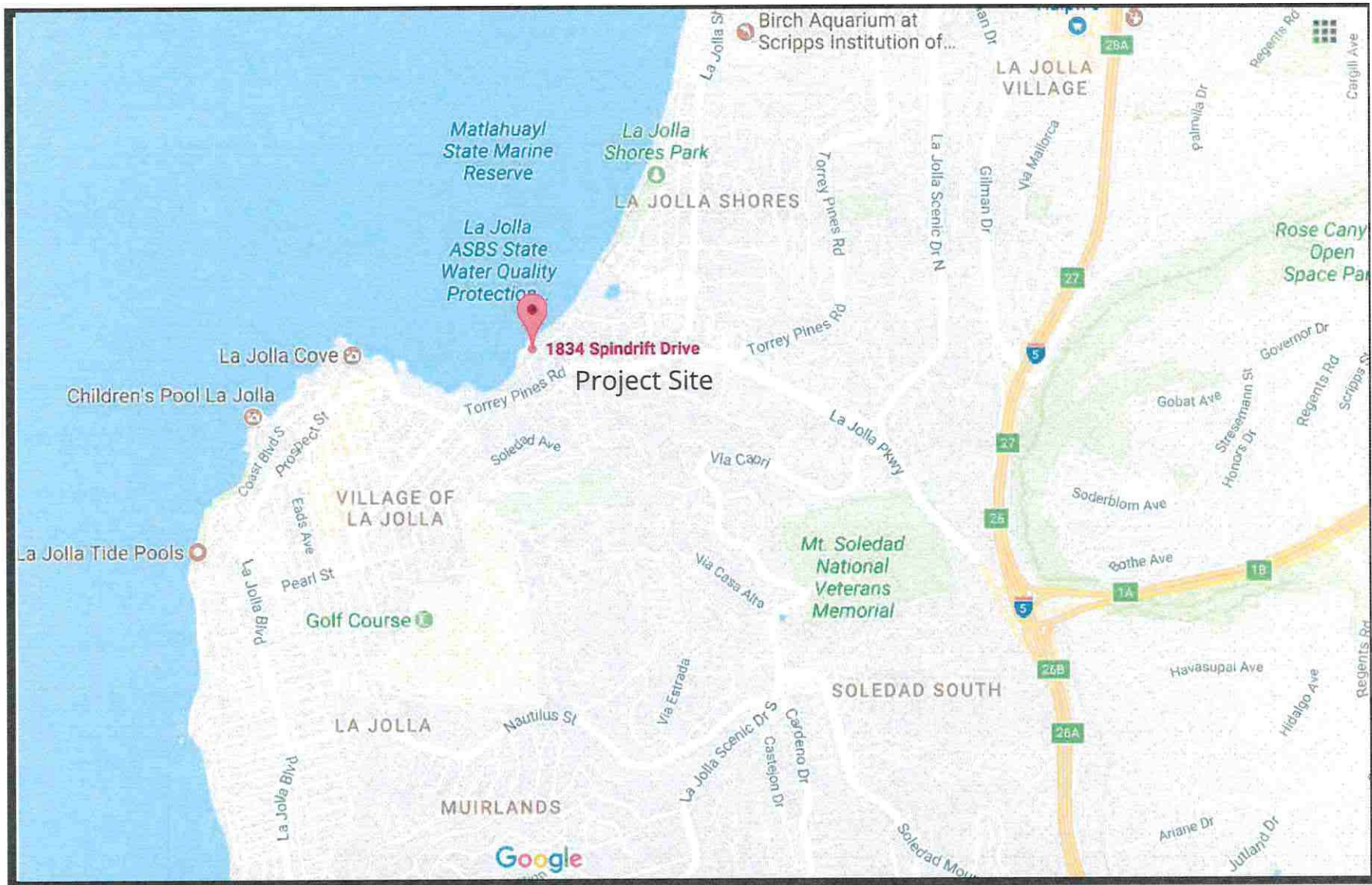
Respectfully submitted,



Morris E. Dye, Development Project Manager

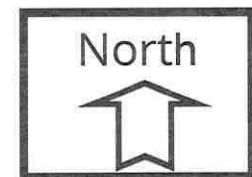
Attachments:

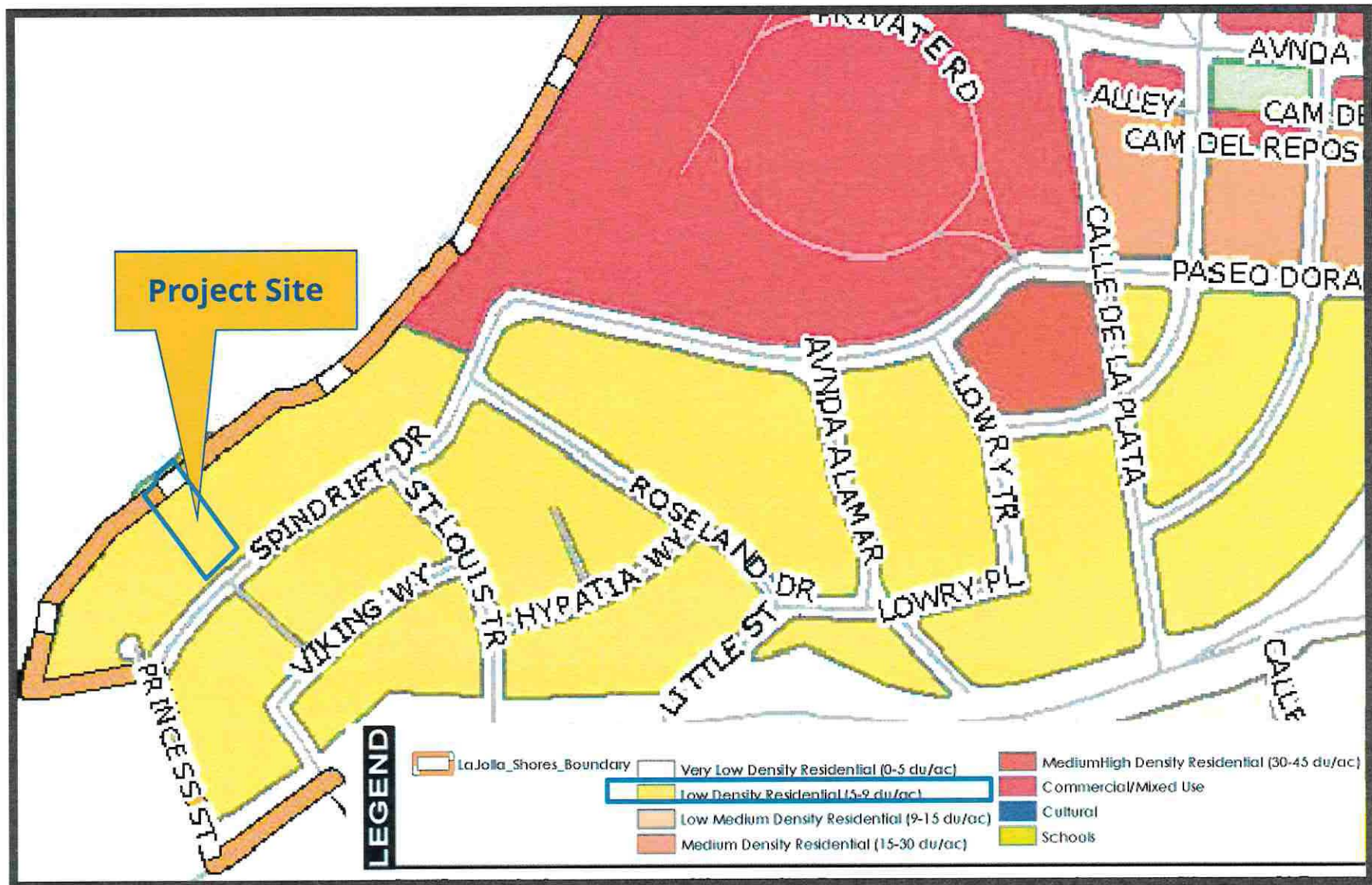
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

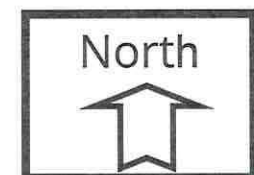
Spindrift Residence; Project No. 584820
1834 Spindrift Drive





Community Plan Land Use Map

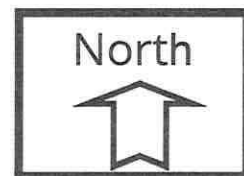
Spindrifft Residence; Project No. 584820
1834 Spindrifft Drive





Aerial Photo

Spindrift Residence; Project No. 584820
1834 Spindrift Drive



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2056344/SITE DEVELOPMENT PERMIT NO. 2056342
SPINDRIFT RESIDENCE - PROJECT NO. 584820, MMRP

WHEREAS, CASA EL MIRADOR, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above open cabana, and a new pool (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2056344 and 2056342), on portions of a 0.57-acre site;

WHEREAS, the project site is located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan), and La Jolla Shores Planned District Single-Family (LJSPD-SF) Residential Zone. Additionally, the site is within the Coastal Appealable, First Public Roadway, Sensitive Coastal, Coastal Height, Geologic Hazard (Category 12), Parking Impact (Beach and Coastal), and Tandem Parking Overlay Zones;

WHEREAS, the project site is legally described as: All that portion of Lot 1285 of the Pueblo Land of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the recorder of said San Diego County, November 12, 1921, and is known as miscellaneous Map No. 36;

WHEREAS, on January 23, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2056344/Site Development Permit No. 2056342 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 the following findings dated January 23, 2019 are adopted with respect to Coastal Development Permit No. 2056344/Site Development Permit No. 2056342:

A. COASTAL DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE SECTION (SDMC) 126.0708

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The subject property is not identified in the Community Plan as an existing or proposed public accessway and there is currently no public access through the site. The site contains a previously conforming gazebo structure (approximately 35 feet above Mean Sea Level [MSL]) and accessory staircases (terminating at approximately 25 feet above MSL) down slope. No work is proposed to these structures and no coastal access is provided from the termination of the stairs. As such, the project will not encroach upon existing physical access way legally utilized by the public, or any proposed public access way identified in the Community Plan.

Although not identified as a view corridor, Spindrift Drive is the first public roadway adjacent to the shoreline; therefore, views to the ocean from Spindrift Drive must be preserved, and where possible enhanced. As designed, the project will not obstruct coastal or scenic views from any public vantage point and will instead enhance those views. The project permit is conditioned to dedicate view corridor easements, towards the ocean, equal to the side yard setbacks widths. The view corridor easements will restrict development to open fencing and landscaping, provided such improvements do not significantly obstruct public views of the ocean. Open fencing within these visual corridors must maintain at least 75 percent of the vertical surface open to light and air, and landscaping may not exceed three feet in height, except when a mature canopy is shown to be a minimum of eight feet above the sidewalk grade.

As the project will not encroach into any public accessway or any public view corridor, and public views will be further protected through view corridor easements provided in the project site's side yards, the proposed coastal development will not encroach upon any existing physical access way 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.

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The project requires a Site Development Permit due to the presence of Environmentally Sensitive Lands in the form of coastal bluff. A geologic report was prepared for the project and determined the development, as designed would not adversely affect or otherwise contribute to instability of the coastal bluff. Additionally, Best Management Practices (BMPs) will be incorporated to ensure site drainage and run-off will be directed away from the bluff. The project site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program.

The proposed development is located on a previously developed urbanized lot. Native and drought-tolerant plant species will be used in landscaped areas to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the Coastal bluff within the 40-foot setback. All drainage from the improvements on the premises will be directed away from any coastal bluff and either into an existing or improved public storm drain system. The project is conditioned to execute a covenant of easement over the undeveloped portions of the lot located within the coastal bluff.

A Mitigated Negative Declaration was prepared for this project in accordance with California Environmental Quality Act ("CEQA") Guidelines. The Mitigated Negative Declaration concluded that the proposed project will not have a significant effect on the environment and that all potential impacts will be mitigated to a level below significant. Therefore, the proposed development will not adversely affect environmentally sensitive lands.

3. 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; and

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The proposed development is located between the shoreline and the first public roadway, and, therefore, public views to the ocean must be preserved and/or enhanced. A visual corridor of not less than 4 feet, 6 inches of the 5-foot northerly side yard setback and not less than 5 feet, 6 inches of the southerly 6-foot side yard setback will be created for the public. The project permit is conditioned to preserve these visual corridors through the side yards, per SDMC Section 132.0403. The La Jolla Shores Planned District does not have an established minimum required front, side, or rear yard setback.

Regarding front yard setbacks, a survey and photos of the neighborhood revealed two homes currently provide a one-foot setback. The average front yard setback of the 10 nearest dwellings was 10 feet, 10 inches. The proposed dwelling will have a front yard setback that ranges from 12 feet to 24 feet in general conformity with those in the vicinity.

The proposed development would be consistent with the recommended residential density prescribed by the La Jolla Shores Planned District Ordinance SF Zone and the Community Plan. The proposed development has been reviewed by City staff and determined to be consistent with the purpose and intent of the SF Zone and will comply with all applicable development regulations of the La Jolla Shores Planned District, the La Jolla Shores Design Manual, the Community Plan and the SDMC.

The City of San Diego thresholds state that paleontological monitoring is required for a depth of 10 feet and over 1,000 cubic yards of excavation. The project at 1834 Spindrifft will exceed the City threshold due to the excavation needed for basement, footing, new home and swimming pool construction.

A Mitigated Negative Declaration (MND) was prepared for this Project in accordance with California Environmental Quality Act ("CEQA") Guidelines. The MND concluded that the proposed project will not have a significant effect on the environment and that all potential impacts, including historical resources (archaeology and paleontological impacts) will be mitigated to a level below significant. Paleontological monitoring is required due to the high potential for encountering fossil resources on site. The Mitigation Monitoring and Recording Program for the project includes monitoring for archeological and paleontological resources to preclude any significant impacts to these sensitive resources.

There is a structure on the site that is proposed to be demolished that is over 45 years in age. City Staff and the Historic Resources Board at its meeting on October 25, 2018 concurred that the existing home was not historically or architecturally significant. Therefore, there would be no impacts associated with the demolition.

Therefore, the proposed development would be in conformity to the Certified Local Coastal Program Land Use Plan and comply with all regulations of the Certified Implementation Program (also see Coastal Development Permit (CDP) findings, Nos. 1, 2, 4 Site Development Permit (SDP) findings and Supplemental findings).

- 4. 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 dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrifft Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The subject property is located between the nearest public road and the sea and within the Coastal Overlay and Coastal Height Limit Zones. There is a public beach to the west and north of the property. There is an improved public access way approximately 400 feet to the north on Spindrift Drive. There is also another vertical public access identified at the cul-de-sac of Princess Street. Both public access points also allow views to and along the beach and ocean. The project site is a bluff top lot above the Pacific Ocean and surrounded on the remaining three sides by single-family residential development. All proposed development will be contained within the previously developed and graded footprint of the site. There is no existing physical access used by the public or any public access identified in the Local Coastal Program on, or through, the site. As such, the project will not encroach upon any existing or proposed physical access way legally utilized by the public.

Therefore, the Coastal Development Permit for this project would be in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act (also see CDP findings Nos. 1, 2 and 3, SDP findings and Supplemental findings).

B. SITE DEVELOPMENT PERMIT – SDMC SECTION 126.0504(a)

1. The proposed development will not adversely affect the applicable land use plan;

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The proposed development is located between the shoreline and the first public roadway, and, therefore, public views to the ocean must be preserved and/or enhanced. A visual corridor of not less than 4 feet, 6 inches of the 5-foot northerly side yard setback and not less than 5 feet, 6 inches of the southerly 6-foot side yard setback will be created for the public. The project permit is conditioned to preserve these visual corridors through the side yards, per Section SDMC 132.0403. The La Jolla Shores Planned District does not have an established minimum required front, side, or rear yard setback.

Regarding front yard setbacks, a survey and photos of the neighborhood revealed two homes currently provide a one-foot setback and some properties have structures that extend beyond the property line into the public right-of-way. The average front yard setback of the 10 nearest dwellings was 10 feet, 10 inches. The proposed dwelling will have a front yard setback that ranges from 12 feet to 24 feet in general conformity with those in the vicinity.

The proposed development would be consistent with the recommended residential density prescribed by the La Jolla Shores Planned District Ordinance SF Zone and the Community Plan. The proposed development would also be consistent with the purpose and intent of the SF Zone and will comply with all applicable development regulations of the La Jolla Shores Planned District, the La Jolla Shores Design Manual, the Community Plan and Land Development/Municipal Code through this discretionary entitlement process.

The City of San Diego thresholds state that paleontological monitoring is required for a depth of 10 feet and over 1,000 cubic yards of excavation. The project at 1834 Spindrifft will exceed the City threshold due to the excavation needed for basement, footing, new home and swimming pool construction.

A Mitigated Negative Declaration (MND) was prepared for this Project in accordance with California Environmental Quality Act ("CEQA") Guidelines. The MND concluded that the proposed project will not have a significant effect on the environment and that all potential impacts, including historical resources (archaeology and paleontological impacts) will be mitigated to a level below significant. Paleontological monitoring is required due to the high potential for encountering fossil resources on site. The Mitigation Monitoring and Recording Program for the project includes monitoring for archeological and paleontological resources to preclude any significant impacts to these sensitive resources.

There is a structure on the site that is proposed to be demolished that is over 45 years in age. City Staff and the Historic Resources Board at its meeting on October 25, 2018 concurred that the existing home was not historically or architecturally significant. Therefore, there would be no impacts associated with the demolition.

Therefore, the proposed development would be in conformity to the Certified Local Coastal Program Land Use Plan, comply with all regulations of the Certified Implementation Program, and will not adversely affect the applicable land use plan (also see Coastal Development Permit (CDP) findings, Nos. 1, 2, 4 Site Development Permit (SDP) findings and Supplemental findings).

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrifft Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The project requires a Site Development Permit due to the presence of Environmentally Sensitive Lands and archeological and paleontological resources. In addition, the City of San Diego conducted a complete environmental review of this site and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) has been prepared for this project in accordance with CEQA Guidelines. The MMRP would be implemented to reduce potential historical resources (archaeology and paleontological) to a level below significant. A geological report was prepared for the project and determined the project, as designed, would not adversely affect or contribute to the instability of the coastal bluff. Additionally, BMPs are proposed to ensure site drainage and run-off are directed away from the coastal bluff. The project site is not located within or adjacent to the MHPA of the City's Multiple Species Conservation Program.

The permits for the project include various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. Such

conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in the permits, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permits for the proposed development, construction plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit.

The City of San Diego thresholds state that paleontological monitoring is required for a depth of 10 feet and over 1,000 cubic yards of excavation. The project at 1834 Spindrift will exceed the City threshold due to the excavation needed for basement, footing, new home and swimming pool construction.

A Mitigated Negative Declaration (MND) was prepared for this Project in accordance with California Environmental Quality Act ("CEQA") Guidelines. The MND concluded that the proposed project will not have a significant effect on the environment and that all potential impacts, including historical resources (archaeology and paleontological impacts) will be mitigated to a level below significant. Paleontological monitoring is required due to the high potential for encountering fossil resources on site. The Mitigation Monitoring and Recording Program for the project includes monitoring for archeological and paleontological resources to preclude any significant impacts to these sensitive resources.

There is a structure on the site that is proposed to be demolished that is over 45 years in age. City Staff and the Historic Resources Board at its meeting on October 25, 2018 concurred that the existing home was not historically or architecturally significant. Therefore, there would be no impacts associated with the demolition.

Therefore, the proposed development would not be detrimental to public health, safety, and welfare (also see CDP findings, SDP findings Nos. 1 and 3, and Supplemental findings).

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The proposed project conforms to the La Jolla Shores Planned District and Design Manual, the La Jolla Community Plan and Certified Local Coastal Land Use Plan. The proposed development is located between the shoreline and the first public roadway, therefore public views to the ocean must be addressed. A visual corridor of not less than the northerly 4-foot, 6-inch side yard setback and the southerly 5-foot, 6-inch side yard setback will be created for the public. The project permit is conditioned to preserve these visual corridors through the side yards, per SDMC 132.0403. The La Jolla Shores Planned District does not have an

established minimum required front, side, or rear yard setback. Instead, the Planned District Municipal Code Section 1510.0304 b (4) in the "Siting of Buildings" section states "Building & Structure setbacks shall be in general conformity with those in the vicinity." The minimum side yard setback within the neighborhood ranges from zero feet to 5.8 feet, within a minimum "average" of 3.15 feet for side yards. Rather than having two minimum side yard setbacks with 3.15-foot views on each side, the project proposes instead to create a five-foot north side yard setback and a six-foot south side yard setback on the south side consistent with SDMC Section 1510.0304 b(4). The project complies with this section. Further the side yard setbacks will create view corridors, which also satisfies the requirements of SDMC Section 132.0403(b) to "create restore and enhance public views toward the ocean" thereby reducing potential environmental impacts. The project permit is conditioned to preserve visual corridors through the side yards as a deed restriction. The project meets the guidelines for the Coastal Overlay and Coastal Height Limit Overlay Zones. The proposed development is consistent with the recommended residential density prescribed by the La Jolla Shores Planned District. The proposed development is also consistent with the purpose and intent of the SF Zone and comply with the applicable development regulations of the Land Development Code as a part of the discretionary entitlement process. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents and is consistent with the recommended land use designation and development standards in effect for this site, including conformance with the La Jolla Shores Planned District.

Therefore, the proposed development would comply with all applicable regulations of the Land Development Code (also see CDP findings, SDP findings 1 and 2, and Supplemental findings).

C. SDP - SUPPLEMENTAL FINDINGS – ENVIRONMENTALLY SENSITIVE LANDS - SDMC SECTION 126.0505(b)

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The proposed dwelling will be located on an existing fully developed residential site. The project site has been previously graded and padded. The project site is not located within or adjacent to the MHPA of the City's Multiple Species Conservation Program (MSCP). The project site is located immediately adjacent to Environmentally Sensitive Lands in the form of a coastal bluff. The project has been designed so that the proposed dwelling, including the foundation, pool and detached guest quarters would respect a 40-foot setback from the coastal bluff edge by placing the proposed dwelling 16 feet, 6 inches landward of the existing dwelling. This setback is consistent with the recommendations of the Geologic Reports

prepared by Geotechnical Exploration Inc. dated November 18, 2017 and February 1, 2018 for the project.

In addition, the Geologic Reports for the project conclude that the proposed project would not adversely impact or contribute to the instability of the site or the coastal bluff, nor would the proposed project result in exacerbated coastal bluff retreat. The site has been determined to be stable landward of 40-foot bluff setback and the project has been determined not to contribute to or be subjected to geologic instability during the 75-year anticipated life of the structure.

Only native or other drought-tolerant plant species will be used in landscaped areas to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluff within the 40-foot setback. All drainage from the improvements on the premises will be directed away from any coastal bluff and either into an existing or improved public storm drain system. All drainage will be directed into a private storm drain system and directed back to the public right-of-way and public storm drain systems. As such, there will be no adverse impacts to environmentally sensitive areas or sensitive coastal resources. There will not be any impacts to the coastal bluff, to the shoreline below, or to the sand supply. A geologic study of the coastal bluff and the site, and coastal bluff stability calculations and analysis were performed (see the Geologic Reports). The Geologic Reports for the project conclude that the proposed project would not adversely impact or contribute to the instability of the site or the coastal bluff, nor would the proposed project result in any exacerbated coastal bluff retreat. The site has been determined to be stable landward of the 40-foot setback and the project has been determined not to contribute to or be subjected to geologic instability during the 75-year anticipated life of the structure.

The proposed development is located on a previously developed, urbanized lot. This development does not propose to encroach into any undisturbed areas. The Owner/Permittee will execute a covenant of easement to be recorded against title to the affected premises and executed in favor of the City to protect the undeveloped portion of the lot located within the sensitive coastal bluff, as identified in the geotechnical report.

The project complies with all supplemental development restrictions of SDMC Section 143.0143 et. seq. for sensitive coastal bluffs. The geological, bluff stability, erosion rate studies, and factor of safety calculations conclude that the site is stable to support the development with a 40-foot coastal bluff edge setback for all new improvements.

Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to Environmentally Sensitive Lands (also see CDP findings and SDP findings).

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above

an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The project will not alter any natural landforms. New construction will occur within the existing disturbed site. A geological study of the coastal bluff, and the site, and coastal bluff stability calculations and factor of safety analysis were performed (see the Geologic Reports). The property is located within Geologic Hazardous Category 43. The project applicant conducted comprehensive geotechnical studies and a bluff edge determination. The reports were prepared by Geotechnical Exploration Inc. and were dated November 18, 2017 and February 1, 2018. These reports and studies conclude that the existing geology and soils within the project site would not expose people or structures to potential adverse effects including the risk of loss, injury or death the items as referenced above. Further, it is the opinion of Geotechnical Exploration Inc. that the site is underlined with relative stable formational soils and will be suitable for the proposed structure and associated improvements. There are no significant geological hazards known to exist on the site that would expose people or structures to potential substantial adverse effects including loss, injury and death. The Geologic Reports conclude that the proposed project would not result in any exacerbated coastal bluff retreat or erosion. The project site is not located within the FW (Floodway) or FPF (Floodplain Fringe) Zones and there is no apparent undue risk from fire hazards. The drainage system has been designed to be consistent with relevant requirements of the City Engineer and will minimize risks associated with runoff and erosion by collecting and directing all onsite drainage back to the street and into the City storm drain system.

Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards (also see CDP and SDP findings).

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The project requires a Site Development Permit based on the presence of Environmentally Sensitive Lands in the form of coastal bluff. The proposed development is located on a previously developed urbanized lot. Native and drought-tolerant plant species will be used in landscaped areas to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluff within the 40-foot setback. All drainage from the improvements on the premises will be directed away from any coastal bluff and either into an existing or improved public storm drain system. The project is conditioned to execute a covenant of easement over the undeveloped portions of the lot located within the Sensitive coastal bluff.

A Mitigated Negative Declaration was prepared for this project in accordance with California Environmental Quality Act ("CEQA") Guidelines. The Mitigated Negative Declaration concluded that the proposed project will not have a significant effect on the environment and that all potential impacts will be mitigated to a level below significant.

A geological report was prepared for the project and determined the project, as designed would not adversely affect or otherwise contribute to instability of the coastal bluff. Additionally, Best Management Practices (BMPs) will be incorporated to ensure site drainage and run-off will be directed away from the bluff. The project site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program. The project site is located within an existing fully developed urbanized Single-Family Neighborhood.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands (also see CDP findings and SDP findings).

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The project is not located within, or adjacent to, the City's Multiple Habitat Planning Area. Additionally, there are no known Vernal Pools located on the project site. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and the Vernal Pool Habitat Conservation Plan.

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The project is conditioned to construct the foundation and all footings landward of the 40-foot coastal bluff edge setback. The foundation will be properly embedded into the competent native materials. The foundation would not be subject to failure due to the anticipated coastal erosion forces. No work or grading is proposed on the bluff face, or on the public beach below. The project will provide a covenant of easement for the preservation of the sensitive coastal bluff.

There is no new seawall or other shoreline erosion control measure proposed as part of this project. The proposed development will not contribute to erosion or have any other adverse impact to shoreline sand supplies. All onsite drainage will be collected and redirected away from the bluff and into the public storm drain system.

In addition, the Geologic Reports for the project conclude that the proposed project would not adversely impact or contribute to the instability of the site or the coastal bluff, nor would the proposed project result in exacerbated coastal bluff retreat. The site has been determined to be is stable landward of 40-foot bluff setback and the project has been determined not to contribute to or be subjected to geologic instability during the 75-year anticipated life of the structure.

Only native or other drought-tolerant plant species will be used in landscaped areas to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the Coastal bluff within the 40-foot setback. In addition, BMPs consisting of Site Design, Source Control, Priority project Category and Structural Treatment Control, in accordance with the Land Development Code, will minimize water runoff and soil erosion during excavation/construction activities. A Water Pollution Control Plan (WPCP) will be submitted prior to any work being done on the site. As a result, the resultant discharge from the site will be free of pollutants and sediments to the maximum extent practicable. Permit conditions include restrictions to avoid significant impact to Water Quality/Hydrology. All project construction will occur landward of the sensitive coastal bluff and Coastal bluff edge setback.

Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project proposes to demolish an existing dwelling unit and construct a new, 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool located at 1834 Spindrift Drive in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The site is located adjacent to sensitive coastal bluff with a development pad approximately 67 feet above the Mean Sea Level (MSL). An environmental analysis was performed, and a Mitigated Negative Declaration (MND) was prepared for this project in accordance with California Environmental Quality Act ("CEQA") Guidelines, including a Mitigation Monitoring and Reporting Program (MMRP). Potentially significant archaeological and paleontological resource impacts will be mitigated to below a level of significance.

Mitigation, in the form of on-site monitoring for archaeology and paleontology, is required as the project site is suspected to have subsurface resources. As this proposed mitigation is designed to address the potential impacts to archeological and paleontological resources on the project site, to ensure procedures are in place in the event of any discoveries of resources on the project site, and are designed to provide reporting mechanisms regarding

any discoveries, the mitigation is directly related to the any potential impacts to the resources that may be on the project site.

The City of San Diego thresholds state that paleontological monitoring is required for a depth of 10 feet and over 1,000 cubic yards of excavation. The project at 1834 Spindrift will exceed the City threshold due to the excavation needed for basement, footing, new home and swimming pool construction.

There is a structure on the site that is proposed to be demolished that is over 45 years in age. City Staff and the Historic Resources Board at its meeting on October 25, 2018 concurred that the existing home was not historically or architecturally significant. Therefore, there would be no impacts associated with the demolition.

The MND concluded that the proposed project will not have a significant effect on the environment and that all potential impacts, including historical resources (archaeology and paleontological impacts) will be mitigated to a level below significant. Paleontological monitoring is required due to the high potential for encountering fossil resources on site. The Mitigation Monitoring and Recording Program for the project includes monitoring for archeological and paleontological resources to preclude any significant impacts to these sensitive resources.

As such, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2056344/Site Development Permit No. 2056342 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. 2056344 and 2056342, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: January 23, 2019

IO#: 24007545

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: 24007545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2056344/
SITE DEVELOPMENT PERMIT NO. 2056342
SPINDRIFT RESIDENCE - PROJECT NO. 584820 MMRP
HEARING OFFICER

This Coastal Development Permit No. 2056344/Site Development Permit No. 2056342 is granted by the Hearing Officer of the City of San Diego to Casa El Mirador, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) sections 126.0704, 126.0505 and 143.0143. The 0.57-acre site is located at 1834 Spindrift Drive in the La Jolla Shores Planned District-Single Family (LJSPD-SF) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Sensitive Coastal, FEMA Floodway and Floodplains, Alquist-Priolo Earthquake Fault, Parking (Beach and Coastal), Residential Tandem, Transit Area, and Transit Priority Area Overlay Zones as well as within the La Jolla Community Plan area. The project site is legally described as: all that portion of Lot 1285 of the Pueblo Land of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the recorder of said San Diego County, November 12, 1921, and is known as miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing dwelling unit and construct a new 6,393-square-foot, two-story dwelling unit over basement, a 502-square-foot guest quarters above an open cabana, and a new pool, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 23, 2019, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing dwelling unit and the construction of a new 6,393-square-foot, two-story dwelling unit over basement. The basement level includes a lower level garage with two vehicle lifts, a staff quarters with full bathroom, a gym, a wine room, a recreation room, and three mechanical rooms. The first floor includes the living room, dinning, family room, powder room, kitchen, pantry, breakfast room, and main floor garage. The second floor includes an office, four-bedrooms, four bathrooms, and a linens room;

- b. Landscaping and hardscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. New pool, pool bathroom, subterranean pool mechanical room, and open cabana with second story, 502-square-foot guest quarters; and
- e. 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 February 6, 2022.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.

10. 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.

11. 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:

12. 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.

13. The mitigation measures specified in the MMRP and outlined Mitigated Negative Declaration NO. 584820, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, NO. 584820, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Cultural Resources (Archaeology), Cultural Resources (Paleontology), and Tribal Cultural Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrain(s) and private landscaping/trees and irrigation within Spindrift Drive.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot driveway per current City, adjacent to the site on Spindrift Drive, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the replacement of the existing curb with current City standard curb and gutter along Spindrift frontage to satisfaction of the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing sidewalk and replacement with current City Standard Sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Spindrift Drive, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond the closure of existing driveway on Spindrift Drive to satisfaction of City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
22. The Water Pollution Control Plan shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

GEOLOGY:

23. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.
25. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot-area around each tree which is unencumbered by utilities. Driveways, utilities, drains, and water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

28. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

29. 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.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land and be binding upon all successors and assigns.

31. 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.

32. Prior to the issuance of Construction Permits and in accordance with San Diego Municipal Code Sections 143.0140(a) and 143.0152, the Owners/Permittees shall execute a Covenant of Easement recorded against the title to the affected premises and executed in favor of the City in order to preserve the Environmentally Sensitive Lands (Coastal Bluff). The Covenant of Easement shall cover all portions of the property containing coastal bluffs, as shown and described on the approved Exhibit "A." Furthermore, accessory structures and landscape features customary and incidental to residential uses shall not be closer than 5 feet to the coastal bluff edge provided, however, that these shall be located at grade. Accessory structures and features may be landscaping, walkways, unenclosed patios, open shade structures, decks that are less than 3 feet above grade, lighting standards, fences and walls, seating benches, signs, or similar structures and features, excluding garages, carports, buildings, pools, spas, and upper floor decks with load-bearing support structures.

33. Prior to the issuance of construction permits, the Owners/Permittees shall record easements against the property to preserve a visual corridor of not less than the five feet, six inches setback running the entire depth of the premises parallel to the southern property line, and not less than

four feet, six inches wide running the entire depth of the premises parallel to the northern property line, as shown on the approved Exhibit "A" drawings.

34. Open fencing and landscaping may be permitted within these visual corridors, provided such improvements do not significantly obstruct public views of the ocean. Open fencing within these visual corridors shall not exceed three feet in height and must maintain at least 75 percent of the vertical surface open to light and air in order to preserve public views. Landscape within these visual corridors may not exceed three feet in height except when the mature canopy is shown to be a minimum of eight feet above the sidewalk grade, satisfactory to LDR-Landscape.

35. All drainage from the improvements on the premises shall be directed away from any coastal bluff and either into an existing or improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. All drainage from unimproved areas shall be appropriately collected and discharge in order to reduce, control, or mitigate erosion of the coastal bluff.

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 January 23, 2019 and Resolution No. _____.

ATTACHMENT 5

CDP No. 2056344/SDP No. 2056342
January 23, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. Dye
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Casa El Mirador, LLC
Owner/Permittee

By _____
Steven L. Black
Manager

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

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on November 16, 2017, Scott Frantz, Island Architects submitted an application to the Development Services Department for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for the 1834 Spindrift Residence (Project)

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego and was heard on January 23, 2019; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 584820 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the

ATTACHMENT 6

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: _____

Morris Dye, Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit and Coastal Development Permit

PROJECT NO. 584820

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. 584820 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, and Qualified Paleontologist

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) #516011 and /or Environmental Document # 516011, 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:

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

ARCHAEOLOGICAL and TRIBAL CULTURAL RESOURCES MITIGATION

HISTORICAL RESOURCES ARCHAEOLOGICAL DATA RECOVERY PROGRAM

This project requires implementation of an Archaeological Data Recovery Program (ADRP) to mitigate impacts to archaeological site SDI-39 prior to the issuance of ANY construction permits or the start of ANY construction if no permits are required. The ADRP with Native American participation consists of a Statistical Sample and shall be implemented as described below after consultation with DSD ED in accordance with the Cultural Resources Report *A Cultural Resources Study for 1834 Spindrift Drive* (Brian Smith and Associates, June 2018). The ADRP will take place in two (2) phases. The initial 15.00 percent

sample phase will take place following the demolition and removal of all hardscape. The subsequent recovery and screening of 100 percent of the remaining cultural soil will take place as the construction excavations proceed.

Preservation Plan for the project site includes capping of all areas not impacted by grading and the ADRP. A protective easement shall be required over the lot to prevent future development-related intrusion into the archaeological site.

This project requires implementation of an ADRP to mitigate impacts to archaeological Site SDI-39. Data recovery will be performed following demolition of the existing structure and will be part of the demolition permit process. Data recovery work should be completed prior to the issuance of ANY construction permits, or the start of ANY construction if no permits are required, unless the consulting archaeologist and the Mitigation Monitoring Coordination (MMC) section of the City of San Diego Development Services Department (DSD) determine that construction permits may be issued because data recovery excavations are dependent upon grading work. The ADRP with Native American participation consists of the initial 15.00 percent sample phase that will take place following the demolition and removal of all hardscape. The subsequent recovery and screening phase of 100 percent of the remaining cultural soil will take place as the construction excavations proceed.

The 100.00 percent archaeological excavation of all intact cultural deposits and 100.00 percent controlled and monitored mechanical excavation of disturbed cultural deposits is required. All soils from both the archaeological excavations and the controlled mechanical excavations will be hydroscreened through fine-mesh screen to recover all cultural materials and any human remains. The ADRP shall be completed as outlined in this document. The elements of

the MMRP are provided below:

- a. The area of development that must include archaeological monitoring and potentially data recovery (if intact deposits are encountered) is approximately 3,322 square feet.
- b. For the demolition permit and the process of removing the existing residence and hardscape, the archaeologist and Native American representative shall attend a preconstruction meeting with the applicant's representatives, the City's MMC, and the contractors. The protocols to be followed during demolition shall include archaeological and Native American monitoring whenever soil is disturbed.
- c. For the mitigation program, the governing protocol will be that all intact cultural deposits to be affected by grading, drilling, or excavation will be hand-excavated by archaeologists and then hydro-screened to provide the greatest opportunity to identify and recover human remains. All grading excavations within the disturbed midden deposits shall be closely monitored by an archaeologist and a Native American monitor to watch for cultural materials and possible human remains. All cultural soil, whether disturbed or intact, will be hydro-screened for maximum recovery of cultural materials and human remains.
- d. All field operations will include the participation of Kumeyaay Native American representatives as monitors. Because human remains have already been identified, this monitor may also be the Most Likely Descendent (MLD), or the MLD may be on-site independent of the Native American monitor.

- e. A laboratory program will be completed for all recovered cultural materials. All items in the collection will be subjected to standard laboratory procedures of cleaning, cataloging, data entry, and artifact analysis of: lithics; ceramics; faunal materials (marine and terrestrial species, including fish and sea mammals); seasonality; shell; lithic reduction; residue; radiocarbon dating; obsidian hydration and sourcing; shell beads; fishing equipment; and trade materials. Based upon the substantial quantity of all varieties of artifacts and ecofacts from excavations in and around 1834 Spindrift Drive, the projection can be made that the laboratory analysis will likely be exhaustive.
- f. Curation of all materials recovered during the ADRP, with the exception of human remains and any associated burial goods, shall be prepared in compliance with local, state, and federal standards and shall be permanently curated at an approved facility that meets the City's standards.
- g. ADRP provisions for the discovery of human remains shall be invoked in accordance with the California PRC and the Health and Safety Code. In the event that human remains are encountered during the ADRP, soil shall only be exported from the project site after it has been cleared by the MLD and the project archaeologist. Any potential human remains recovered during the ADRP will be directly repatriated to the MLD or MLD Representative at the location of the discovery.
- h. Disturbance of SDI-39 within the property cannot exceed the 25.00 percent encroachment level. No grading or excavations outside of the designated limits of construction will be permitted.
- i. Archaeological and Native American monitoring shall be conducted for all excavations and earthwork after completion of the ADRP and acceptance of a draft progress report for the program.
- j. Upon completion of the ADRP and prior to issuance of grading permits, the qualified archaeologist and Native American monitor shall attend a second preconstruction meeting to make comments and/or suggestions concerning the proposed grading process.

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 (CSV). The CSVs 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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the 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.

ATTACHMENT 6

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.

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.



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
 Meeting Minutes for August 28, 2018
 615 Prospect Street
 La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Herbert Lazerow	Present
Dan Goese, Chair	Present	Jane Potter	Absent
Andrea Moser	Present	Susanne Weissman	Present

1. **Call to Order:** 11:00 a.m.
2. **Approval of the Agenda**
Lazerow moved to approve and move Item D to the head of the agenda. Agenda approved. 5-0-0.
3. **Approval of the Minutes**
Lazerow moved to approve from July 16, 2018. Minutes approved, 5-0-0
4. **Non-Agenda Public Comment:**
None.
5. **Project Review**

ACTION ITEM D - PTS 613454 - Montal Residence

APN: 346-102-0800

Location: 2330 Calle CortaDescription: Proposed addition of 499sf to the rear of an existing single-family residence, consisting of kitchen extension, master suite, and bathroom.Applicant/Project Contact: Kevin Leon, kevin@mdla.net, (858) 459-1171**Presentation:**

- Kevin Leon described the addition and said he is seeking to be reviewed as a Process 1 without PDO approval and as a minor project not visible from the street. There is no planned increase in height or extension of roof line. A reduction in one side yard setback is proposed, from five and one-half feet to four feet.

Board Comment: None

Motion: Weissman motioned to approve as a Process 1. Lazerow seconded. Motion passed 5-0-0.

ACTION ITEM A – PTS 589178 – Lookout Lot 2 SDP CDP (Continued from the July 16, 2018 meeting)

Location: 7729 Lookout Drive (relative address)

APN: 352-012-1700

Presented by: Tony Crisafi, tcrisafi@island arch.com, (858) 869-2865

Description: Site Development Permit and Coastal Development for the development for a two-story single-family 4,070 sf residence on a 5,155 sf lot. *See ATTACHMENT 1 and ATTACHMENT 3 for additional details.*

Presentation

- Matt Peterson, representing the applicant, said he had documentation proving the legality of the lots and that none of the lots were ever merged. Tony Crisafi mentioned he previously gave a full presentation and asked if there were any questions or if a brief run through was preferred. Donovan requested a brief run through. Crisafi mentioned the chimney height is 27 feet 4 inches. The front yard setback is from 9 foot-6 inches to 20 feet due to varied terrain. The upper level is set further back. Side setbacks vary from 4 feet to 26 feet. Rear setback is 4 feet to 7 feet 10 inches. The setbacks are consistent with neighboring residences within a 300-foot radius. Lot coverage is 54.1%. Crisafi briefly described the elevations and landscaping and floorplans.

Public Comment:

Jeff Willis, representing the La Jolla Hills Committee, said the project is subject to the LDC and PDO and further stated that the project violates the LDC as the lots and proposed projects, taken together, would create denser lots than the surrounding development. The average lot size for the neighborhood being 11K sf, while the average of the three proposed projects is 6K sf. Willis said the proposed development would create lots that are twice as dense. Also, he said the bulk and scale is not compatible with surrounding development, also in violation of the PDO and that the lots proposed for development are smaller than required by the PDO. Willis requested the LJSAC to reject the proposal as inconsistent with both neighboring bulk and scale, as well as the PDO. Susan McCain asked if any portion of the house is planned to be on a utility easement that runs across the property. Crisafi said the easement is being relocated. Desiree Kellogg said the project, with .79 FAR, has the largest FAR in the neighborhood and opposed it. Mike Ferbie said his concern was transient parking in the neighborhood and asked for clarification of what was in front of the driveway. Crisafi replied it was concrete and that there would be two parking spaces in the driveway plus two in the garage. Terri Lundberg said the lot was too small and in violation of the PDO and asked if the main entry was still facing the driveway. Crisafi said the front door faces the street. Diane Kane objected to the projects being segmented, saying this was in violation of CEQA. She said they should be considered as one and that the cumulative impact would negatively affect the neighborhood. She said that the planning group rejected these projects for not complying with the PDO and that the lot line adjustment that created the small lots was illegal. Ms. Lundberg said the small lots were created to avoid drainage requirements and are therefore illegal. Crisafi said that the lots only touch at one point and that the lots were determined to be separate. Jane Melken said the project had condo-like features, such as a patio overlapping onto a roof.

Board Comment:

Donovan asked how many other houses in the neighborhood have similar FAR's. Crisafi replied there were three with similar FAR on similar sized lots. Donovan requested the presenter to increase the setback on the side yard facing the Pruitt residence. Crisafi asked if a one-foot reduction in the width of the house was agreeable. Lazerow said that lot size and FAR was not consistent in this neighborhood and that there were really two neighborhoods but that setbacks for this property were too small. Donovan reiterated the request for a larger side yard setback, which she felt she could then approve the proposal. Crisafi summarized the requested modifications as increasing the courtyard and side yard setback and have a stucco finish with flat tile roofs due to proximity to the historic residence. Goese suggested to continue the project and evaluate with new plans.

Motion: Donovan motioned to condition approval on applicant reducing the setback and bringing FAR to .74. Motion failed for lack of a second. Donovan motioned to continue project with modifications incorporated. Lazerow seconded but no vote, discussion continued. Donovan motioned that the project be continued and applicant return with modifications as agreed between the owner and their lawyer. Lazerow seconded. Motion passed 4-1-0.

Action Item C – PTS 584820 – Spindrift Residence

Location: 1834 Spindrift Drive

APN: 346-440-1000

Presented by: Tony Crisafi, tcrisafi@island arch.com, (858) 869-2865

Description: Site Development Permit and Coastal Development Permit for a 7,899 sf addition to an existing 3,589 sf residence on a 23,700 sf lot.

Presentation

- Crisafi said the proposal would be consistent with current bluff setback requirements. Crisafi met with 10 to 20 neighbors who responded to invitations and who were supportive of the project. Proposed height is under 30 feet, except for a chimney at street level. Side yard view corridors are to be established at five and one-half and four and one-half feet. Lot coverage is 20% where 60% is allowed. Landscaping is at 60% where 30% is required. Garage lifts will accommodate four cars plus three in the driveway.

Public Comments:

One resident said her view would be impacted by the proposal. Crisafi said there are no public view corridors in this location and the roofline would be lowered and the trees removed. Another resident was supportive.

Board Comment:

Donovan expressed concern about project setbacks extending up to the lot line, as it could lead to future applicants requesting setbacks approaching a zero lot line. She then asked if there was any articulation along that elevation. Crisafi responded that the plans show articulation at two ends on the first floor with the second floor broken up into three volumes consisting of three bedrooms with balconies in between. Lazerow said

there were really two communities in this area, those on the ocean side of Spindrift Dr. with large lots and mostly one-story houses, and those on the inland side with smaller lots and two-story houses. He said if the committee approved this project that those residents with blocked views on the other side of the street will want to add another story, increasing neighborhood bulk and scale. Lazerow asked if the proposal would increase the building height that currently exists. Crisafi replied that it would increase it. Lazerow said that a view from Viking Way would be impacted. Crisafi said it was not a mapped public view corridor but that ocean view easements would be in effect on the side yard setbacks of the subject site where none currently exist.

Motion: Lazerow moved to deny the project due to increase to two stories and obstruction of the view corridor from Viking Way, being inconsistent with the PDO. Discussion ensued with no second. Weissman motioned to approve as presented. Donovan seconded. Motion passes 4-1-0.

ACTION ITEM B – PTS 482904 – Lookout Lots 4 & 5 SD CDP

Location: 7729 Lookout Drive (relative address)
& 352-012-2000

APN: 352-012-1900

Presented by: Tony Crisafi, tcrisafi@island arch.com, (858) 869-2865

Description: Site Development Permit and Coastal Development Permit for the development for two-story-single-family 3,414 sf residence pm a 7,816 sf lot and a two-story single-family 3,718 sf residence on a 5,045 sf lot. See ATTACHMENT 2 and ATTACHMENT 3 for additional details.

Presentation

- Crisafi described neighborhood character as consisting largely of two and three-story homes with stepped-back upper stories. Directly across from the proposed project are mostly one and one and one-half story single family homes. The lot 4 proposal would articulate around the edge on all four sides and feature parking for four cars with a two-car garage. Crisafi described the layout as a modest, one-story three-bedroom residence with an open, living room, dining room, kitchen and a courtyard adjacent to a small structure that could serve as a guesthouse. Crisafi described the lot 5 proposal as a one and one-half story residence with the second-story stepped back. There are three parking spaces between the garage and curb with two parking spaces in the garage. Three bedrooms on the first level and one master bedroom and open living/dining room on the upper level. Both proposals would tuck into the ground with the main floor above the ground floor on lot 5.

Board Comment

- Goese suggested the applicant return to finish the presentation and continue the item. Goese recommended continuing this item to the next LJSAC meeting due to lack of time for comment and questions.

Motion: Goese moved to continue. Lazerow seconded. Motion passed 5-0-0.

6. **Next meeting date:** September 17, 2018

7. **Adjournment:** 1:00 p.m.

Minutes taken by Tony Kempton, Associate Planner, City of San Diego



La Jolla Community Planning Association

Date: March 22, 2018

To: Karen Bucey

CC: Scott Frantz, Lisa Kriedman

Subject: La Jolla Community Planning Association Vote

RE: Spindrift Residence

On March 1, 2018 at the Regular meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the Spindrift Residence as an action item on the consent agenda.

10.2 Spindrift Residence. Site Development Permit and Coastal Development Permit for the demolition of an existing dwelling unit and construction of a new 6,374SF, two-story dwelling unit over basement, 453 SF guest quarters above open cabana, and new pool at 1834 Spindrift Drive. The 0.57 acre site is located within the Coastal Overlay Zone (appealable), First Public Roadway in the LJSDP-SF zone of the La Jolla Shores Planned District Area within Council District 1. Approved 14-0-1.

DPR Motion: Findings CAN be made for a Site Development Permit and Coastal Development for this project. Approved 6-0-0.

The LJCPA voted on consent to accept the recommendation of the PRC subcommittee.

Sincerely,

Bob Steck
President

858-456-7900

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

Project Title: 1834 SPINDRIFT RESIDENCE **Project No. For City Use Only:** _____

Project Address: 1834 SPINDRIFT DR, LA JOLLA, CA, 92037

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

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

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

Property Owner

Name of Individual: CASA EL MIRADOR, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3580 CARMEL MOUNTAIN RD, STE 460

City: SAN DIEGO State: CA Zip: 92130

Phone No.: 619.915.1248 Fax No.: N/A Email: N/A

Signature: [Signature] Date: 10.31.17

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: SCOTT FRANTZ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7626 HERSCHEL AVENUE

City: LA JOLLA State: CA Zip: 92037

Phone No.: 858.869.2865 Fax No.: N/A Email: SFRANTZ@ISLANDARCH.COM

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: STEVEN L. BLACK ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3580 CARMEL MOUNTAIN RD, STE 460

City: SAN DIEGO State: CA Zip: 92130

Phone No.: 619.915.1248 Fax No.: N/A Email: N/A

Signature: [Signature] Date: 10.31.17

Additional pages Attached: ☐ Yes ☒ No

ISLAND
ARCHITECTS

DREX PATTERSON, TONY CRISAFI, R.A.
7624 HERSCHEL AVENUE
LA JOILA, CA 92037
TEL: 958-459-8790
FAX: 858-454-0351

Site Design BMP Checklist for Standard Projects		Form I-5A
<p>All development projects must implement site design BMPs shown in Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.</p>		
Site Design Requirement	Applied?	
Requirements	Yes	No
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Regimes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3.4 Minimize Soil Compaction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3.5 Implement Erosion Dispersion	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3.6 Buffer/Catch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3.7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3.8 Harvests and Use Prescriptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Discussed in "Justified" for all "No" answers shown above:</p>		
<p>For worksheet B-2 D/CV and worksheet B-3 "Harvest and feasibility screening": Site design requirement 4.3.8 is not applicable to the project.</p>		

Appendix B: Storm Water Pollutant Control Hydrologic calculations and Sizing Methods

Worksheet B.3-1: Harvest and Use the Feasibility Screening		Worksheet B.3-2
<p>1. Is there a demand for harvested water (check all that apply) at the project site that is reliably present during the wet season?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Toilet and animal flushing <input type="checkbox"/> Irrigation <input type="checkbox"/> Other: _____ 		
<p>2. If there is demand, estimate the anticipated average wet season demand over a period of 36 months. Guidance for planning level demand calculations for toilet/animal flushing and irrigation is provided in Section 3.1.1. (Provide a summary of calculations below.)</p> <p>TOILET AND URINAL DEMAND: = 3.5 gal/person per minute (TABLE B.3-1 City of DC Storm water and Appendix)</p> <p>LANDSCAPE IRRIGATION DEMAND: = 100 gal per acre per minute (TABLE B.3-3 City of DC Storm water and Appendix)</p> <p>TOTAL DEMAND: = 37 gal / 441 gal = 476 gal per acre</p>		
<p>3. Calculate the DCV using Worksheet B. 2. (Provide a results here)</p> <p align="center">DCV = 327' (rounded) see attached exhibit B.3-1: DCV</p>		
<p>a. Is the 36- month demand greater than or equal to the DCV?</p> <p align="center">Yes / No</p>	<p>b. Is the 36- month demand greater than or >20% less than the full DCV?</p> <p align="center">Yes / No</p>	<p>c. Is the 36- month demand less than capacity?</p> <p align="center">Yes / No</p>
<p>Harvest and use appears to be feasible. Conduct more detailed evaluation and sizing calculations to determine that DCV can be used as an adequate rate to meet downstream criteria.</p>	<p>Harvest and use may be feasible. Conduct more detailed evaluation and sizing calculations to determine feasibility. Harvest and use may only be able to be used for a portion of the wet season. The storage may need to be updated to meet long term capture needs while draining to less than 36 months.</p>	<p>Harvest and use is considered to be infeasible.</p>

Note: To complete demand calculations, use the Feasibility analysis only; once the Feasibility analysis is complete the applicant may be allowed to use a different downstream time provided they meet the

SCOPE OF WORK	
DEMOLITION OF AN EXISTING TWO STORY, SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 6,393-SQUARE-FOOT, TWO-STORY DWELLING UNIT OVER A BASEMENT, A 502-SQUARE-FOOT GUEST QUARTERS ABOVE AN OPEN CABANA, AND SITE RETAINING WALLS ON A 0.57 ACRE SITE	
Preliminary Historic Review Project Number 475866 completed and deemed non-historic on 5-19-2017	
Coastal Development Permit Number 582840	
PROJECT INFORMATION	
<u>OWNER</u>	<u>GROSS SITE AREA</u>
STEVEN BLACK	23,700 SQ. FT.
<u>SITE ADDRESS</u>	<u>PARKING REQUIREMENTS</u>
1834 SPINDRIFT DR, LA JOLLA, CA 92037	2
<u>A.P.N.</u>	<u>YEAR BUILT</u>
346-440-10-00	1923
<u>ZONE</u>	<u>BUILDING HEIGHT</u>
LUSD-SF	29' - 11 3/4"
<u>LEGAL DESCRIPTION</u>	<u>NUMBER OF STORIES</u>
LOT 40, LA JOLLA VISTA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1762, FIELD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 1, 1923.	2
FAR CALCULATIONS	

FAR CALCULATIONS		
<u>INCLUDE IN GFA</u>		
MAIN LEVEL	INCLUDE IN GFA	3183 SF
UPPER LEVEL	INCLUDE IN GFA	3217 SF
GARAGE	INCLUDE IN GFA	702 SF
CABANA	INCLUDE IN GFA	513 SF
GUEST QUARTERS	INCLUDE IN GFA	502 SF
UPPER MASTER TERRACE	INCLUDE IN GFA	282 SF
ARCADE	INCLUDE IN GFA	95 SF
TOTAL:		8494 SF
TOTAL F.A.R.:	35.8% OF OVERALL LOT SIZE	
<u>EXCLUDE FROM GFA</u>		
SUB - LIVING SPACE	EXCLUDE FROM GFA	2576 SF
SUB - GARAGE/MECH/STORAGE	EXCLUDE FROM GFA	517 SF
SUB-EGRESS STAIR	EXCLUDE FROM GFA	131 SF
UPPER MASTER BALCONY	EXCLUDE FROM GFA	

UPPER TERRACE	84 SF
UPPER TERRACE	63 SF
UPPER TERRACE	42 SF
SUB-MECH	32 SF
SUB-MECH	29 SF
SUB-MECH	22 SF
TOTAL:	3698 SF
TOTAL ENCLOSED	10,780 SF
TOTAL TERRACE SPACE:	1,279 SF
PROPOSED COVERAGE	4,758 SQ FT / 20.1%

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

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

SIGNATURE: <u>[Signature]</u>	DATE: <u>11/13/2017</u>
-------------------------------	-------------------------

CITY STANDARD TITLE BLOCK	
Prepared By:	
Name: <u>Island Architects</u>	Revision 08: _____
<u>Contact: Scott Frantz</u>	Revision 07: _____
<u>7626 Herschel Avenue</u>	Revision 06: _____
<u>La Jolla, CA 92037</u>	Revision 05: _____
Phone: <u>(858) 459-9291</u>	Revision 04: _____
Street Address: <u>1834 Spindrift Dr., La Jolla CA 92037</u>	Revision 03: <u>07/25/2018</u>
<u>_____</u>	Revision 02: <u>05/02/2018</u>
Project Name: <u>1834 SPINDRIFT RESIDENCE</u>	Revision 01: <u>02/28/2018</u>
Sheet Title: _____	Original Date: <u>11/13/2017</u>
TITLE SHEET	Sheet: <u>1</u> of <u>17</u>
_____	DEP #: _____

VICINITY MAP

The map shows the project location (indicated by a black triangle) situated near the Pacific Ocean. Key roads shown include Spinnaker Dr, La Jolla Village Dr, Torrey Pines Rd, La Jolla Secondary Dr, and Interstate 5. A north arrow is located in the bottom right corner.

FAX (858) 455-0831
 PROJECT MANAGER: JASON KRIEDMAN
CIVIL ENGINEER / SURVEYOR
 PASCO, IARET, SUITER &
 ASSOCIATES ENGINEERING
 535 N. HIGHWAY 101, SUITE A
 SOLANA BEACH, CA 92075
 PH: (858) 259-8212
 CONTACT: BRIAN ADROLINO;
 JASON SANTOS

SOILS ENGINEER
 GEOSOLCS, INC. (GSI)
 5741 PALMER WAY
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 PH: (760) 931-0915
 CONTACT: DAVID SKELLY; WILLY
 PARISH

HISTORICAL
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 SAN DIEGO, CA 92129

CONTACTS: CLAUDIA KATH; SANDRA LEE
CONTRACTOR
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 LA MESA, CA 91941
 PH: (619) 466-1000
 CONTACT: TOM TAYLOR
 SUE SIPER; TONY GREEN

STRUCTURAL ENGINEER
 MIKE SUPRENAVANT & ASSOCIATES
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 PH: (619) 521-0757
 CONTACT: MIKE SUPRENAVANT & TAYLOR CASE

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 PH: (213) 500-1587

LAND USE ATTORNEY
 PETERSON & PRICE
 665 WEST BROADWAY, SUITE 1600
 SAN DIEGO, CA 92101
 PH: (619) 234-0318 EXT 217
 CONTACT: MATT PETERSON

MECHANICAL
 TONY FASHANDI

The diagram contains four distinct sections:

- DOOR TYPE INDICATOR:** Shows a circle containing the number "101". A leader line points from the text "DOOR TYPE NUMBER" to the circle.
- MATCH LINE/DATUM POINT:** Features a symbol consisting of two overlapping quarter-circles (one black, one white) next to a horizontal line with a break in the middle. A leader line points from the text "DATUM POINT" to the symbol.
- REVISION INDICATOR:** Displays two shapes: a triangle and a cloud-like shape. A leader line points from the text "REVISION NUMBER" to the triangle, and another leader line points from the text "REVISION" to the cloud shape.

GENERAL NOTES

All temporary excavation walls should be observed by a licensed geologist or geotechnical engineer prior to worker entry Shored excavations will be necessary where existing improvements and property do not allow for the recommended temporary slope gradients.

PROPOSED DEVELOPMENT RATIOS		
LOT COVERAGE	4,822 SQ. FT.	20.3 %
LANDSCAPE RATIO	13,564 SQ. FT.	57.3 %
HARDSCAPE RATIO	5,314 SQ. FT.	22.4 %
LOT TOTAL:	23,700 SQ. FT.	100 %

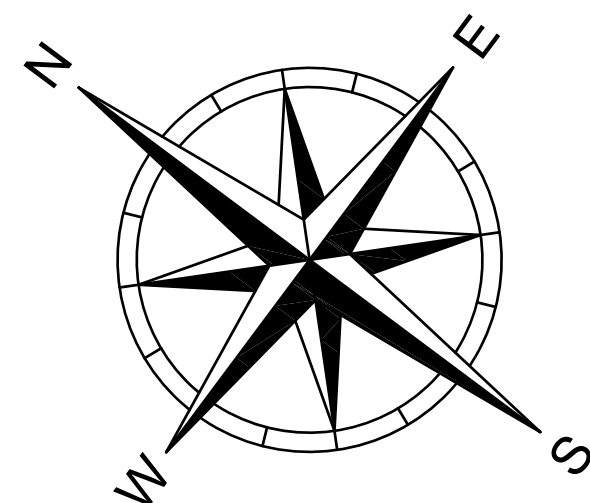
DRAWING INDEX	
TITLE SHEETS	
T1	TITLE SHEET
CIVIL	
C.1	TOPOGRAPHY SURVEY
C.2	PRELIMINARY GRADING PLAN
ARCHITECTURAL	
A1.1	SITE PLAN
A1.1a	SITE SECTION
A1.3	AREA CALCULATIONS
A2.0	BASEMENT PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
LANDSCAPE	
LC-1	LANDSCAPE SITE PLAN
HZ-1	HYDROZONE PLAN

SIGNATURE: <u>Edgar S. Garcia</u>	DATE: <u>11/13/2017</u>
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CITY STANDARD TITLE BLOCK

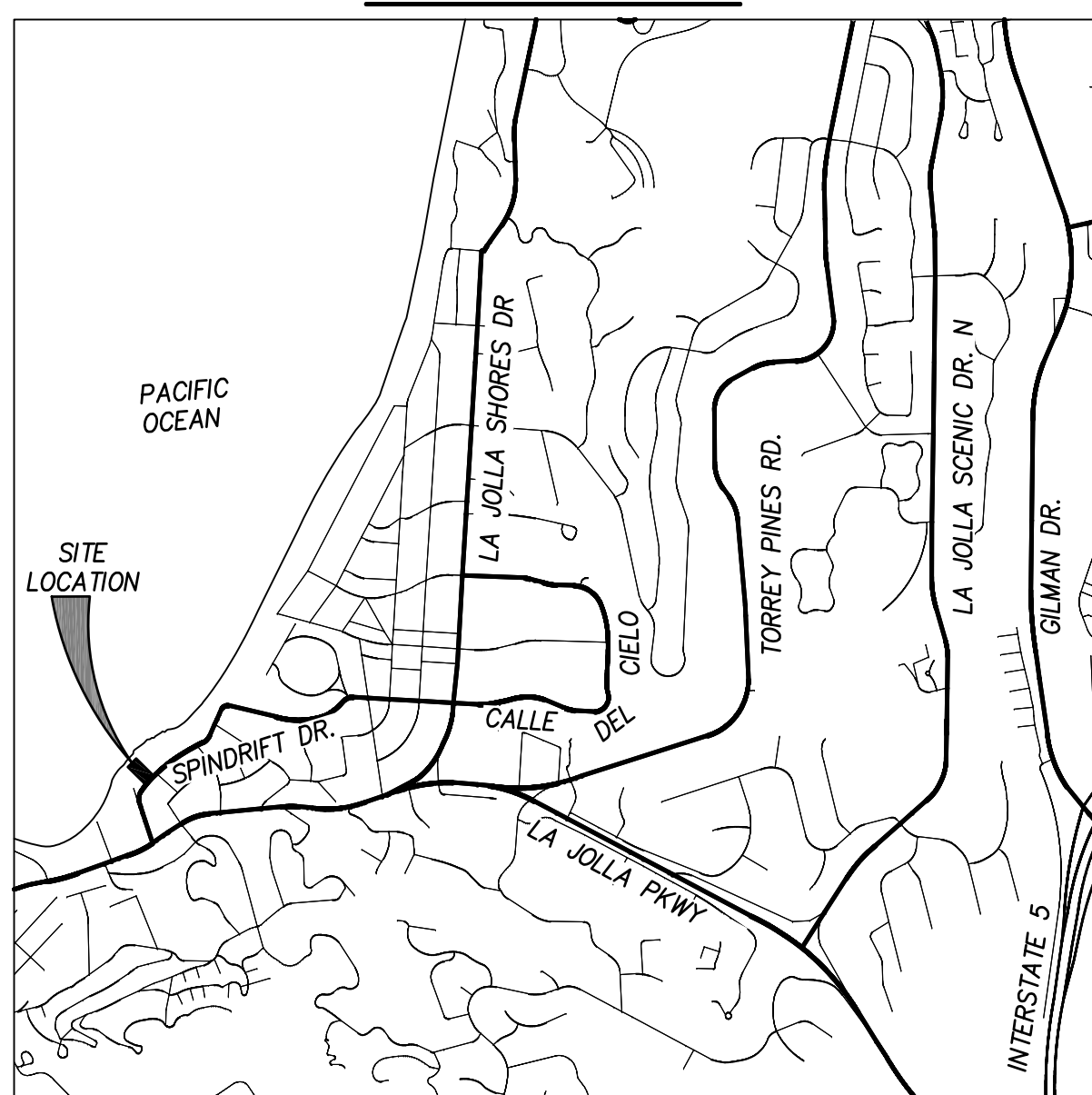
Prepared By:		
Name:	Island Architects	Revision 08: _____
	Contact: Scott Frantz	Revision 07: _____
	7626 Herschel Avenue	Revision 06: _____
	La Jolla, CA 92037	Revision 05: _____
Phone:	(858) 459-9291	Revision 04: _____
Street Address:		Revision 03: <u>07/25/2018</u>
	1834 Spindrift Dr, La Jolla CA 92037	Revision 02: <u>05/02/2018</u>
		Revision 01: <u>02/28/2018</u>
Project Name:		Original Date: <u>11/13/2017</u>
	1834 SPINDRIFT RESIDENCE	
Sheet Title:		
	TITLE SHEET	Sheet: <u>1</u> of <u>17</u>
		DEP #: _____

PRELIMINARY GRADING PLAN & TOPOGRAPHIC MAP
FOR:
CASA EL MIRADOR
1834 SPINDRIFT DR.
LA JOLLA, CA 92037



SCALE: 1" = 10'

VICINITY MAP



NOTES:

PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE AND BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

IF SIDEWALK WILL BE CONSTRUCTED ALONG THE PROJECT SITE ON PRESTWICK DRIVE, THE EXISTING DRIVEWAY AND ITS SLOPE WILL BE RECONSTRUCTED TO MEET THE CITY'S STANDARD AND MUNICIPAL CODES.

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

* SPECIAL NOTES:

1. WALL HEIGHTS SHOWN ON THIS PLAN REPRESENT RETAINING PORTIONS OF WALLS ONLY. PLEASE SEE LANDSCAPE PLAN FOR NON-RETAINING WALL HEIGHTS AND FENCES.
2. THIS PLAN FOR PRELIMINARY GRADING AND DRAINAGE PURPOSES ONLY. NOT FOR CONSTRUCTION. FINAL GRADING PLAN TO BE SUBMITTED TO CITY OF SAN DIEGO PRIOR TO CONSTRUCTION.
3. ROOF DRAINS SHALL BE CONNECTED TO PRIVATE DRAIN SYSTEM AND ROUTED THROUGH STORM FILTER UNIT BEFORE LEAVING THE SITE.

OWNER'S CERTIFICATE

POST-CONSTRUCTION BMP'S

I/WE, THE UNDERSIGNED, AS OWNER(S) OF THE PROPERTY DESCRIBED AS LOT 40 OF LA JOLLA VISTA, IN THE CITY OF LA JOLLA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1782 FILED IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, UNDERSTAND THAT IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO "IDENTIFY POLLUTANTS FROM THE PROJECT AREA AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT POTENTIAL AND ANTICIPATED POLLUTANTS ASSOCIATED WITH THE PROPOSED LAND USE ARE AS FOLLOWS:

SEDIMENTS, NUTRIENTS, TRASH & DEBRIS, OXYGEN DEMANDING SUBSTANCES, OIL & GREASE, BACTERIA & VIRUSES, AND PESTICIDES.

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS;
MINIMIZE IMPERVIOUS FOOTPRINT BY CONSTRUCTING WALKWAYS, PATIO AND DRIVEWAYS WITH PERMEABLE SURFACES; CONSERVE NATURAL GAS; USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS; DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM; PRESERVE EXISTING NATIVE TREES AND SHRUBS; PROTECT ALL SLOPES FROM EROSION.

ADDITIONALLY I/WE WILL:

MINIMIZE THE USE OF PESTICIDES AND USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN - INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS.

I/WE WILL MAINTAIN THE ABOVE STANDARD BMP'S IN PERPETUITY.

OWNER(S) DATE



TOPOGRAPHY SURVEY

SCALE: 1" = 10'

PROJECT INFORMATION

ADDRESS: 1834 SPINDRIFT DR., LA JOLLA, CA
APN: 346-440-10-00

ABBREVIATED LEGAL DESCRIPTION

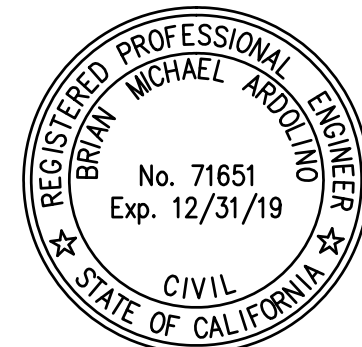
LOT 40, LA JOLLA VISTA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1782, FIELD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 1, 1923.

SURVEY NOTES

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
2. BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, COS3, ZONE 6, EPOCH 2011, ESTABLISHED FROM GPS STATION CR7N S105 AND GPS STATION CR7N STATION P472. IE N 68°53'57"E.
3. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK BRASS PLUG IN CURB ON NORTHERLY CORNER OF VIKING WAY AND TORREY PINES ROAD. ELEV. = 101.766, NGVD-29 DATUM.
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DN-5137312 WITH AN EFFECTIVE DATE OF MARCH 18, 2016.
6. AERIAL MAPPING FLOWN JUNE 22, 2017, PROVIDED BY PLSA ENGINEERING.

LEGEND

PROPERTY LINE	=====
RIGHT-OF-WAY LINE	=====
CENTER LINE	=====
SETBACK LINE	=====
MASONRY RETAINING WALL	=====
INDEX CONTOUR LINE	=====
INTERMEDIATE CONTOUR LINE	=====
CONCRETE SURFACE	=====
ROOF DOWNSPOUT	○
TOP OF 6" CURB	FS
FINISH FLOOR	FF
SEWER MANHOLE	SMH
FIRE HYDRANT	FH
WATER VALVE	WV



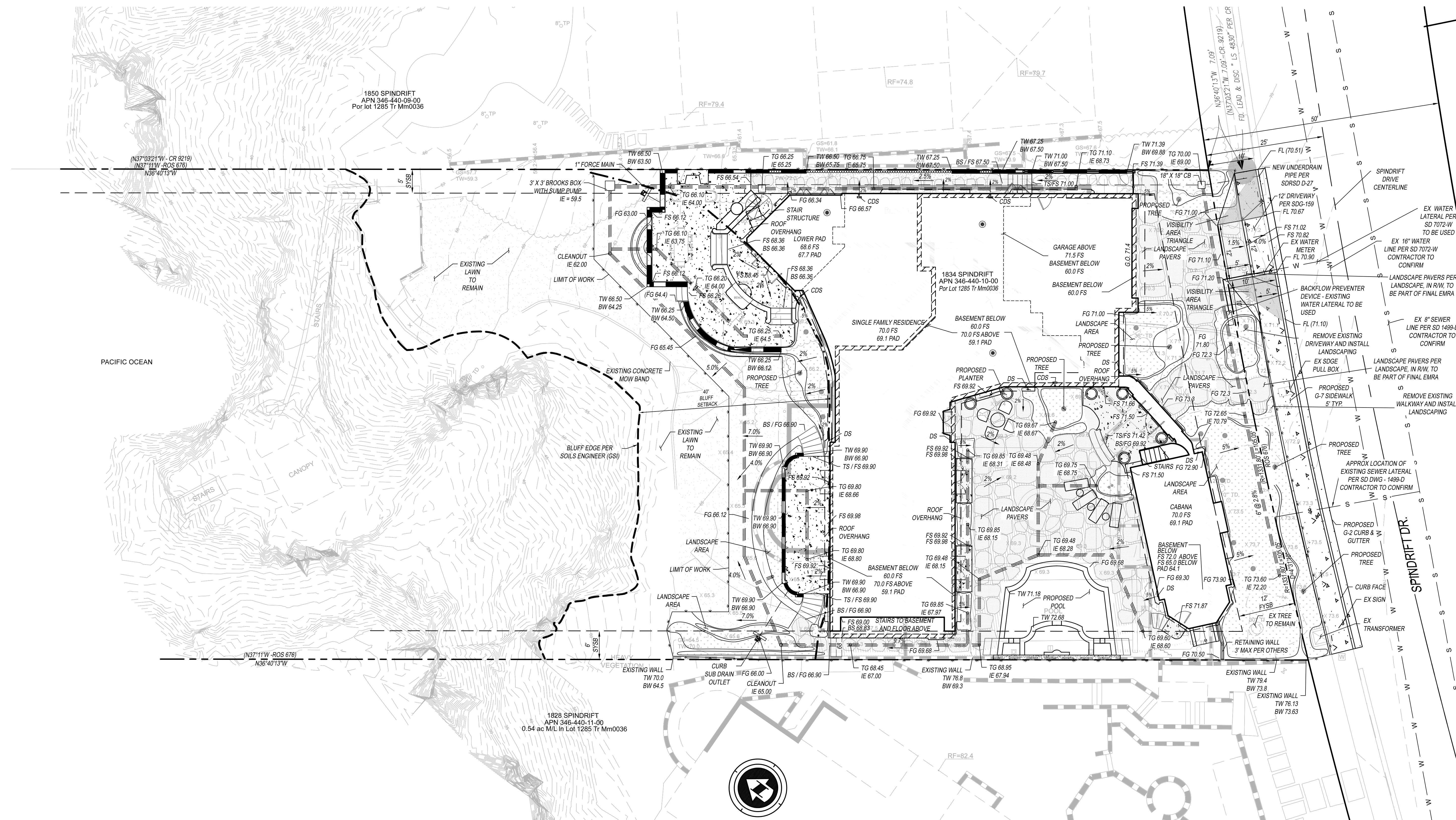
PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

PLANS PREPARED UNDER THE SUPERVISION OF
Dr. M. Arduino
DATE: 1-18-18
R.C.E. NO. 71651
EXP. 12-31-19

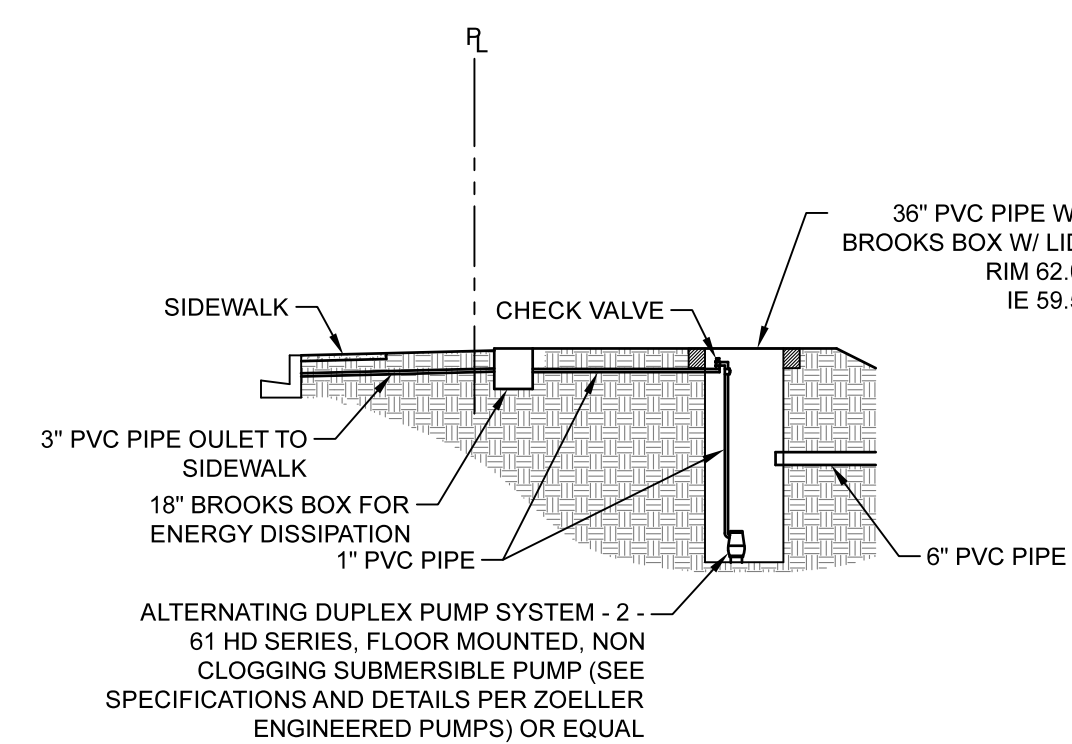
PREPARED BY:	Revision 14:
Name: PASCO LARET SUITER & ASSOC.	Revision 13:
525 N. HWY 101, SUITE A	Revision 12:
SOLANA BEACH, CA 92075	Revision 11:
Phone: (858) 259-8212	Revision 10:
	Revision 9:
	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Project Address:	Original Date: APRIL 2018
1834 SPINDRIFT DR.	
LA JOLLA, CA 92037	
Project Name:	Sheet: 1 of 2
CASA EL MIRADOR	DEP#:
Sheet Title:	
PRELIMINARY GRADING PLAN	

C.1

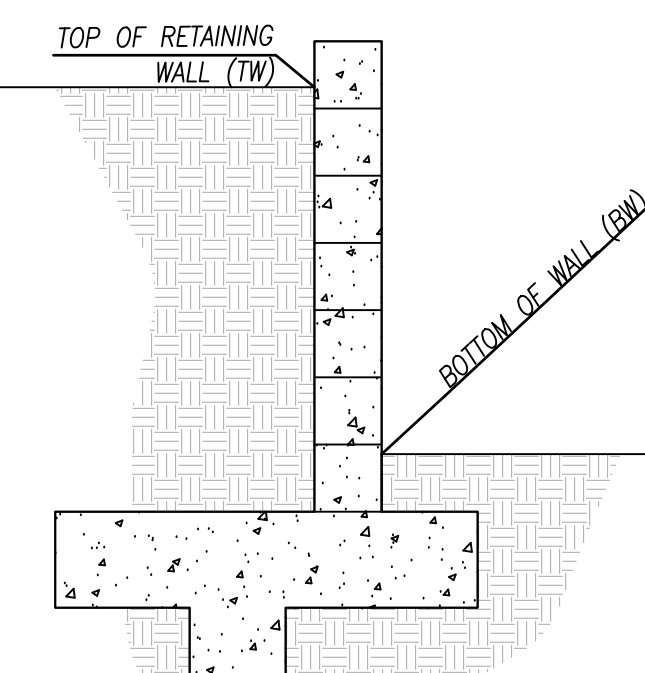
PRELIMINARY GRADING PLAN
1834 SPINDRIFT DR.
LA JOLLA, CA 92037



PRELIMINARY GRADING PLAN
SCALE: 1" = 10'



SUMP PUMP DETAIL
NOT TO SCALE



TYPICAL WALL ELEVATION
LOCATIONS SHOWN ON
NOT PLAN

SITE INFORMATION

OWNER: CASA EL MIRADOR LLC
ADDRESS: 3580 CARMEL MTN. RD #460
APN: 346-440-10
AREA: 23,700 SF (0.54 AC)

GRADING TABULATIONS (OUTSIDE BLDG. FOOTPRINT)

TOTAL AREA TO BE GRADED: 13,000 SF
AMOUNT OF CUT: 8 CUBIC YARDS
MAXIMUM DEPTH OF CUT OUTSIDE OF THE BUILDING: 2 FEET
AMOUNT OF FILL: 88 CUBIC YARDS
MAXIMUM DEPTH OF FILL OUTSIDE OF THE BUILDING: 3 FEET
AMOUNT OF IMPORT SOIL: 80 CUBIC YARDS

GRADING TABULATIONS (WITHIN BLDG. FOOTPRINT)

REMEDIAL GRADING: 1,456 CUBIC YARDS
MAXIMUM DEPTH OF REMEDIAL GRADING: 5.5-9 FEET PER SOILS ENGINEER
AMOUNT OF CUT: 1,460 CUBIC YARDS
MAXIMUM DEPTH OF CUT WITHIN BUILDING FOOTPRINT: 11.1 FEET (INCLUDES BASEMENT)
AMOUNT OF FILL: 172 CUBIC YARDS
MAXIMUM DEPTH OF FILL WITHIN BUILDING FOOTPRINT: 3 FEET

LEGAL DESCRIPTION

LOT 40, LA JOLLA VISTA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1762, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 1, 1923.

TOPOGRAPHY

PASCO LARET SUITER & ASSOCIATES
535 N. COAST HWY 101, SUITE A
SOLANA BEACH, CA 92075
858-259-8212
DATE: JUNE 21, 2017

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN DIEGO VERTICAL CONTROL BOOK, BRASS PLUG IN CURB ON NORTHERLY CORNER OF WILKING WAY AND TORREY PINES ROAD. ELEV. 101.766, NGVD 29 DATUM.

LEGEND

PROPOSED SITE RETAINING WALL	
PROPOSED SITE SCREEN WALL	
BUILDING RETAINING WALL	
EXISTING RETAINING WALL	
RECESSED LANDSCAPE PLANTER FOR STORMWATER TREATMENT	
AREA DRAIN INLET AND GRATE	
CLEANOUT	
PVC DRAIN PIPE (SIZE AND SLOPE PER PLAN)	
LIMIT OF WORK	
ROOF DOWNSPOUT (CONCRETE SPLASH PAD TO BE INSTALLED UNDER ALL DOWNSPOUTS; RUNOFF TO FLOW TO PROPOSED AREA DRAINS)	
DS (DOWNSPOUT)	
CDS (CONCEALED DOWNSPOUT)	

ABBREVIATIONS

BW BOTTOM OF WALL ELEVATION
BS BOTTOM OF STAIR ELEVATION
CB CATCH BASIN
EX EXISTING
FF FINISH FLOOR ELEVATION
FG FINISH GRADE ELEVATION
FS FINISH SURFACE ELEVATION
IE INVERT ELEVATION
TG TOP OF GRATE ELEVATION
TS TOP OF STAIR ELEVATION
TW TOP OF WALL ELEVATION
TRW TOP OF RETAINING WALL ELEVATION
WL WATER LEVEL ELEVATION

NOTES

- STORM DRAIN INLET LOCATED AT THE INTERSECTION OF SPINDRIFT DR AND ROSELAND DR, PER SAN DIEGO DRAWING 1381-D AND 9943-D
- EMRA - ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, REQUIRED FOR SIDEWALK UNDERDRAIN, PRIVATE LANDSCAPE/TREES AND IRRIGATION WITHIN R/W ON SPINDRIFT DRIVE.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

PREPARED BY:

Name: PASCO LARET SUITER & ASSOC.
525 N. HWY 101, SUITE A
SOLANA BEACH, CA 92075
Phone: (858) 259-8212

Project Address:

1834 SPINDRIFT DR.
LA JOLLA, CA 92037

Project Name:

CASA EL MIRADOR

Sheet Title:

PRELIMINARY GRADING PLAN

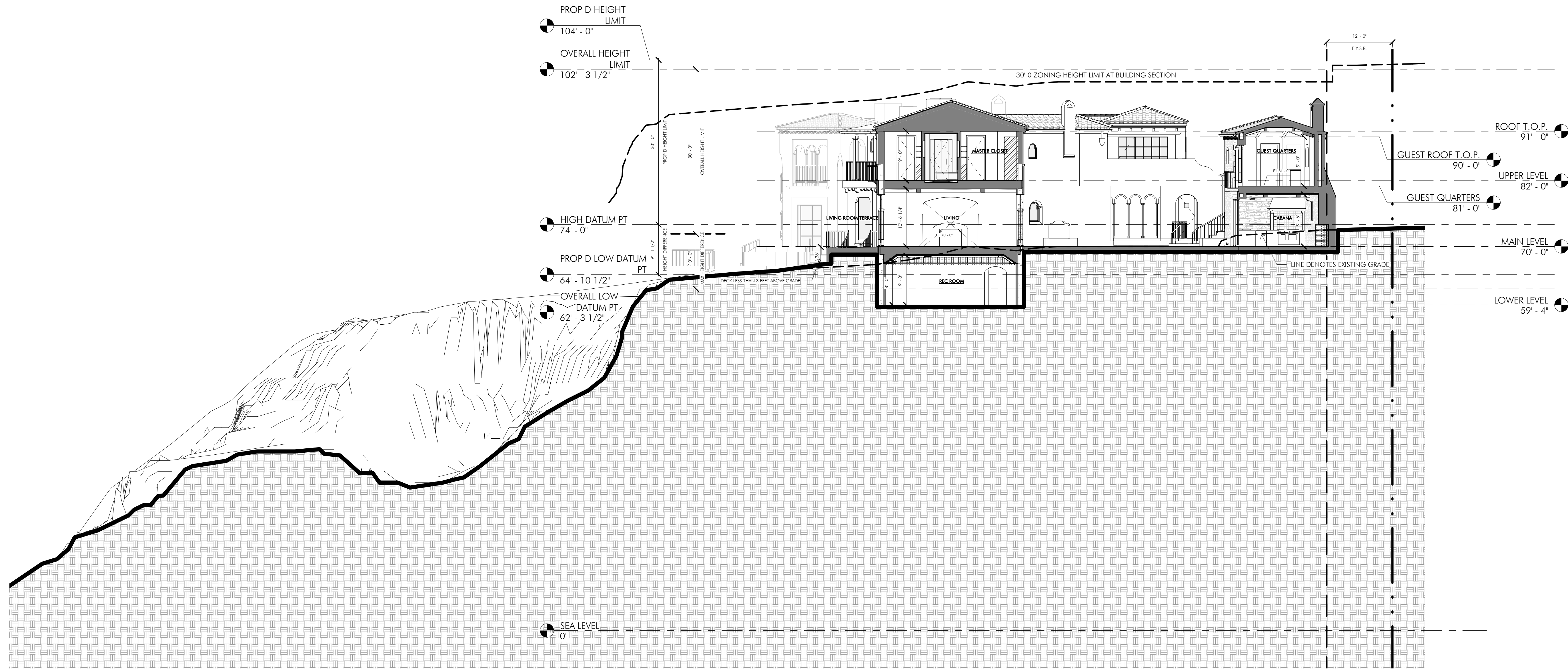
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Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
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Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

Original Date: APRIL 2018

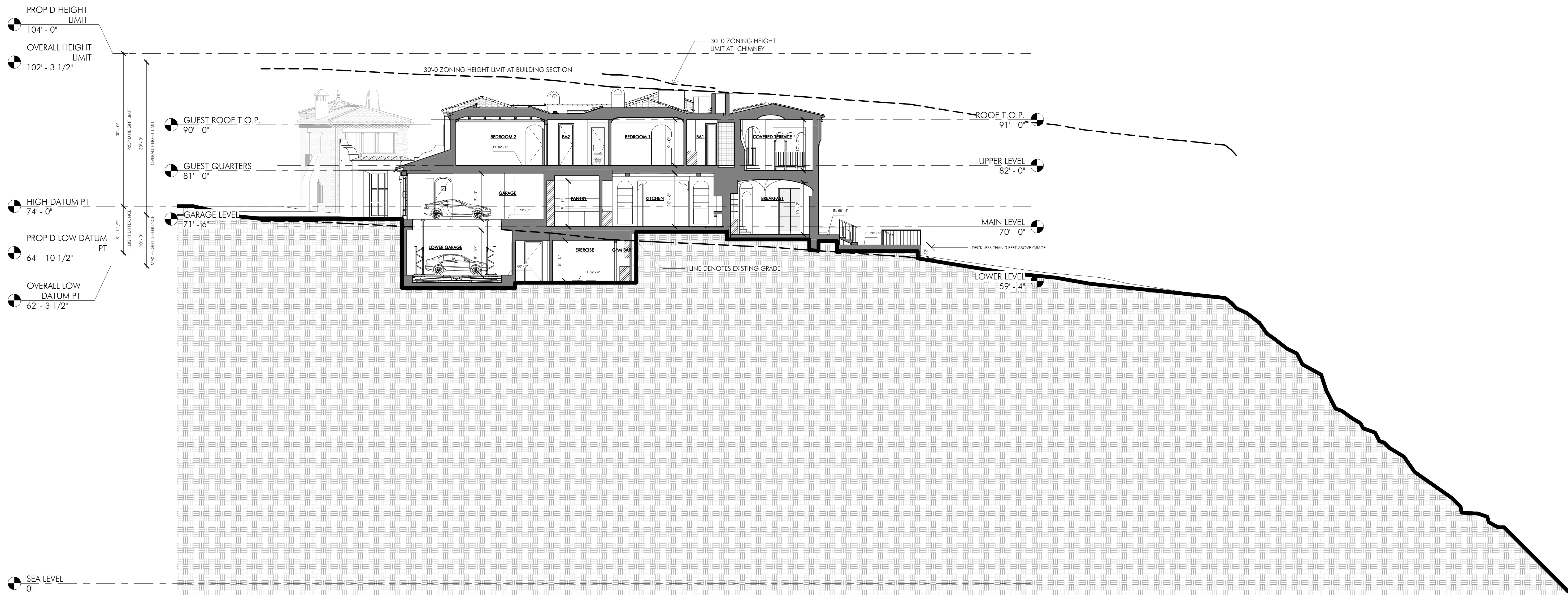
Sheet: 2 of 2

DEP#:

C.2



SITE SECTION A 1" = 10'-0" 1

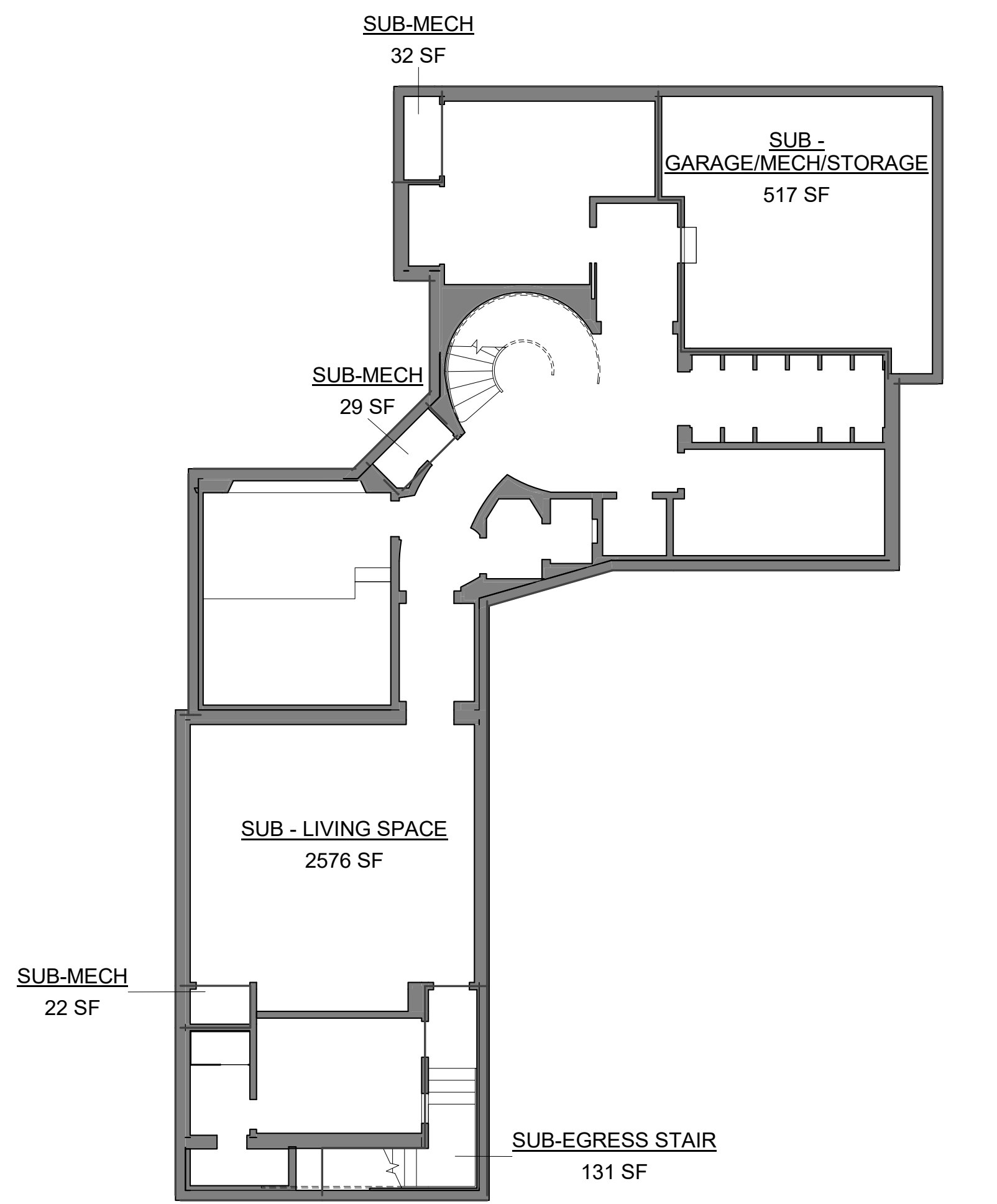


SITE SECTION B 1" = 10'-0" 2

TYPICAL EXTERIOR MATERIALS:
EXTERIOR WALL FINISH: OFF-WHITE SANTA BARBARA STUCCO FINISH, TWO LAYERS OF GRADE D PAPER OR EQUIVALENT OVER WOOD SHEATHING
STONE FINISH: BEIGE STONE, RUBBLE RUNNING BOND
ROOFING & GUTTER: BUFF SAND STONE BLEND, TWO-PIECE MISSION TILE BY REDLAND
CLAY TILE OR APPROVED EQUAL
CORNICHE: STUCCO CORNICHE
RAILING: WROUGHT IRON RAILING
GARAGE: SECTIONAL WOOD PLANKS
COLUMNS: STONE COLUMNS
WINDOWS & DOORS: BRONZE
OUTDOOR LIGHTING: T.B.D.
GUTTER: COPPER, LOCATION PER ROOF PLAN
GENERAL NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE

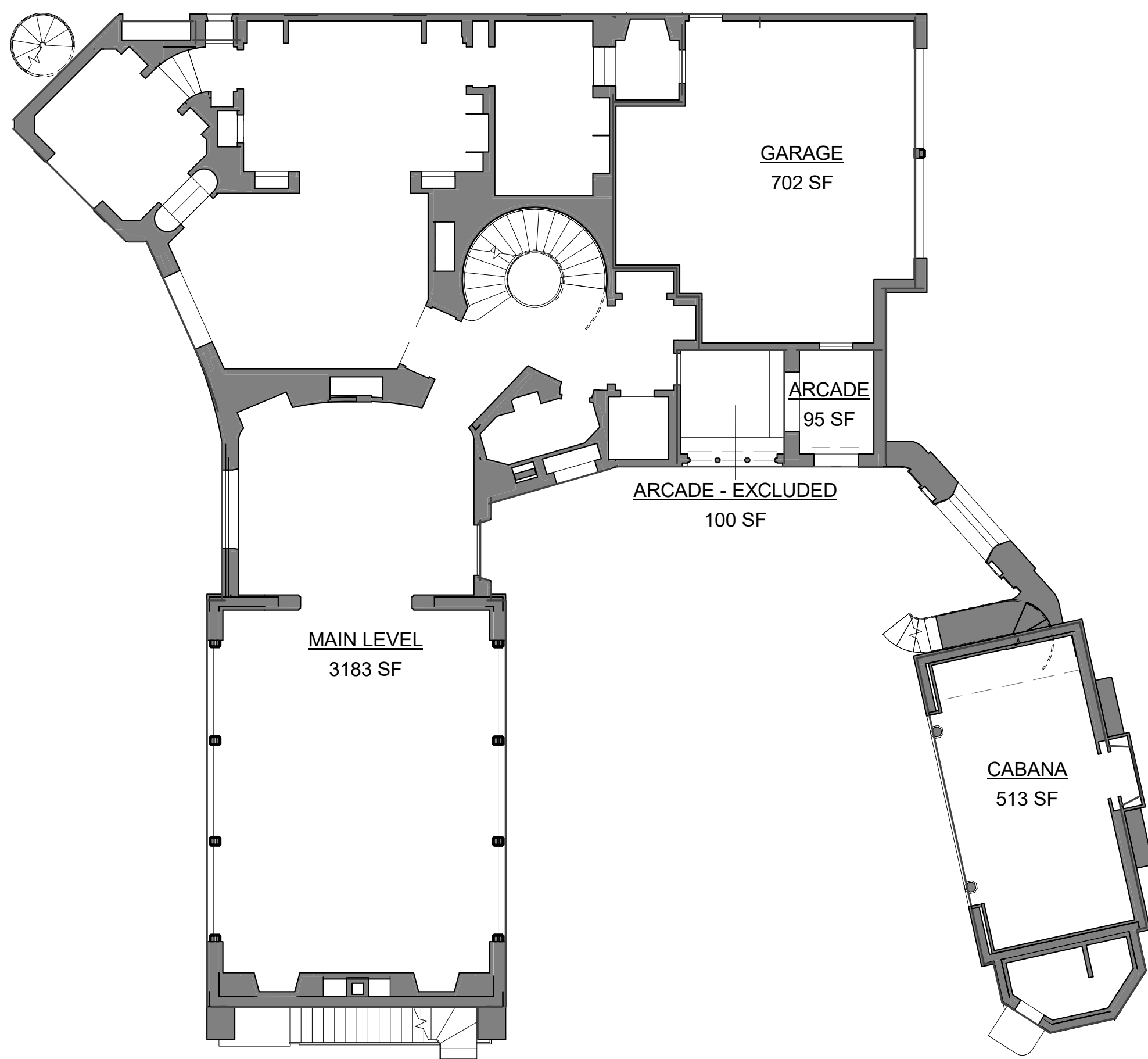
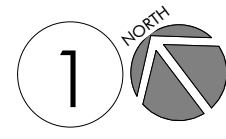
CITY STANDARD TITLE BLOCK

Prepared By:	
Name:	Island Architects
Contact:	Scott Frantz
7626 Herschel Avenue	Revision 08:
La Jolla, CA 92037	Revision 07:
Phone: (858) 459-9291	Revision 06:
Street Address:	Revision 05:
1834 Spindrift Dr, La Jolla CA 92037	Revision 04:
Project Name:	Revision 03: 07/25/2018
1834 SPINDRIFT RESIDENCE	Revision 02: 05/02/2018
Sheet Title:	Revision 01: 02/28/2018
SITE SECTION	Original Date: 11/13/2017
Sheet:	5 of 17
DEP#:	



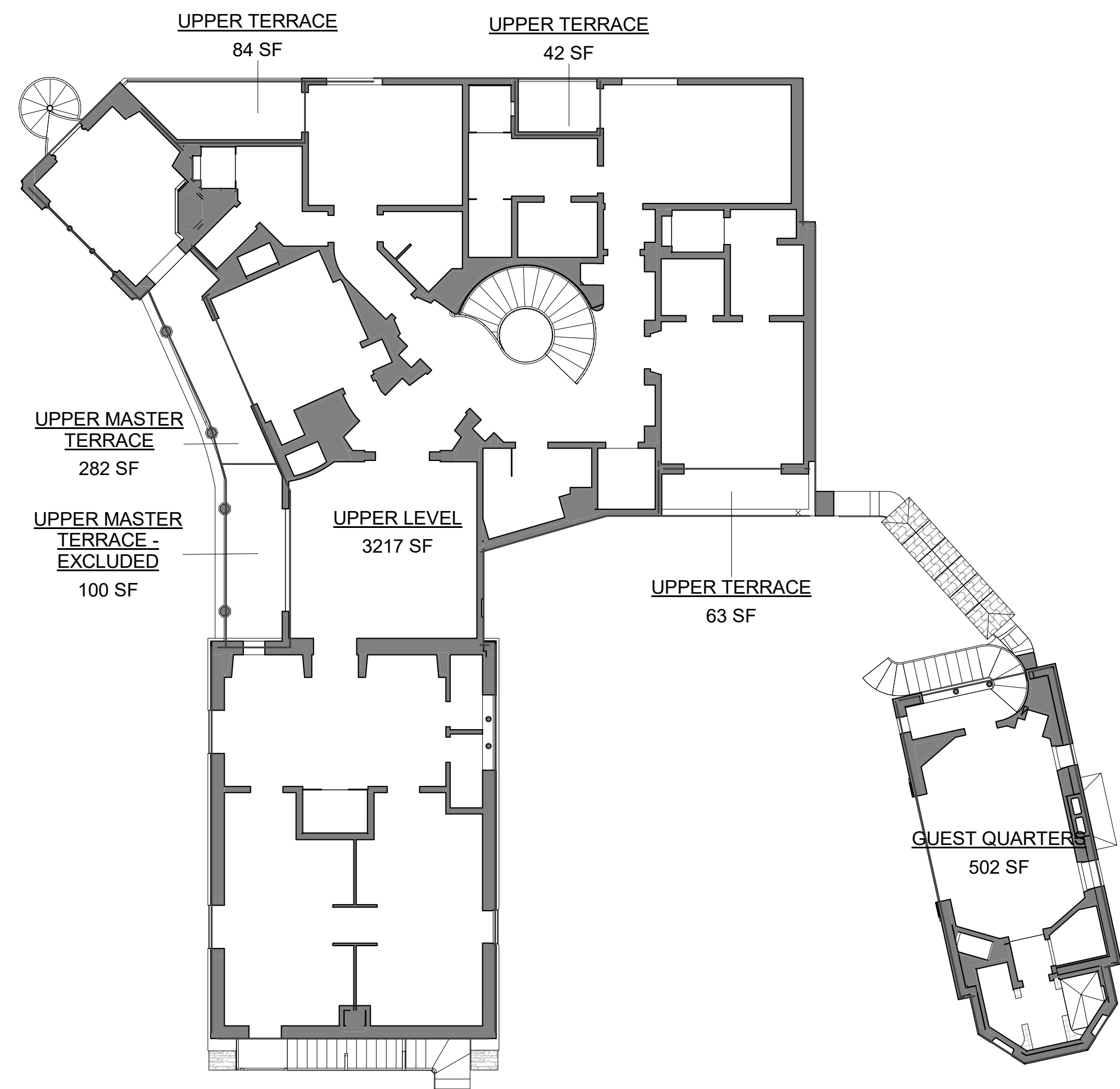
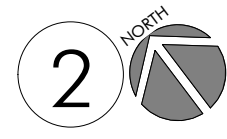
LOWER LEVEL AREA PLAN

1" = 10'-0"



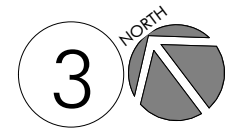
MAIN LEVEL AREA PLAN

1" = 10'-0"



UPPER LEVEL AREA PLAN

1" = 10'-0"



INCLUDE IN GFA

MAIN LEVEL	INCLUDE IN GFA	3183 SF
UPPER LEVEL	INCLUDE IN GFA	3217 SF
GARAGE	INCLUDE IN GFA	702 SF
CABANA	INCLUDE IN GFA	513 SF
GUEST QUARTERS	INCLUDE IN GFA	502 SF
UPPER MASTER TERRACE	INCLUDE IN GFA	282 SF
ARCADE	INCLUDE IN GFA	95 SF
TOTAL:		8494 SF
TOTAL F.A.R.:		35.8% OF OVERALL LOT SIZE

EXCLUDE FROM GFA

SUB - LIVING SPACE	EXCLUDE FROM GFA	2576 SF
SUB - GARAGE/MECH/STORAGE	EXCLUDE FROM GFA	517 SF
SUB-EGRESS STAIR	EXCLUDE FROM GFA	131 SF
UPPER MASTER TERRACE - EXCLUDED	EXCLUDE FROM GFA	100 SF
ARCADE - EXCLUDED	EXCLUDE FROM GFA	100 SF
UPPER TERRACE	EXCLUDE FROM GFA	84 SF
UPPER TERRACE	EXCLUDE FROM GFA	63 SF
UPPER TERRACE	EXCLUDE FROM GFA	42 SF
SUB-MECH	EXCLUDE FROM GFA	32 SF
SUB-MECH	EXCLUDE FROM GFA	29 SF
SUB-MECH	EXCLUDE FROM GFA	22 SF
TOTAL:		3698 SF
TOTAL ENCLOSED		10,780 SF
TOTAL TERRACE SPACE:		1,279 SF

CITY STANDARD TITLE BLOCK

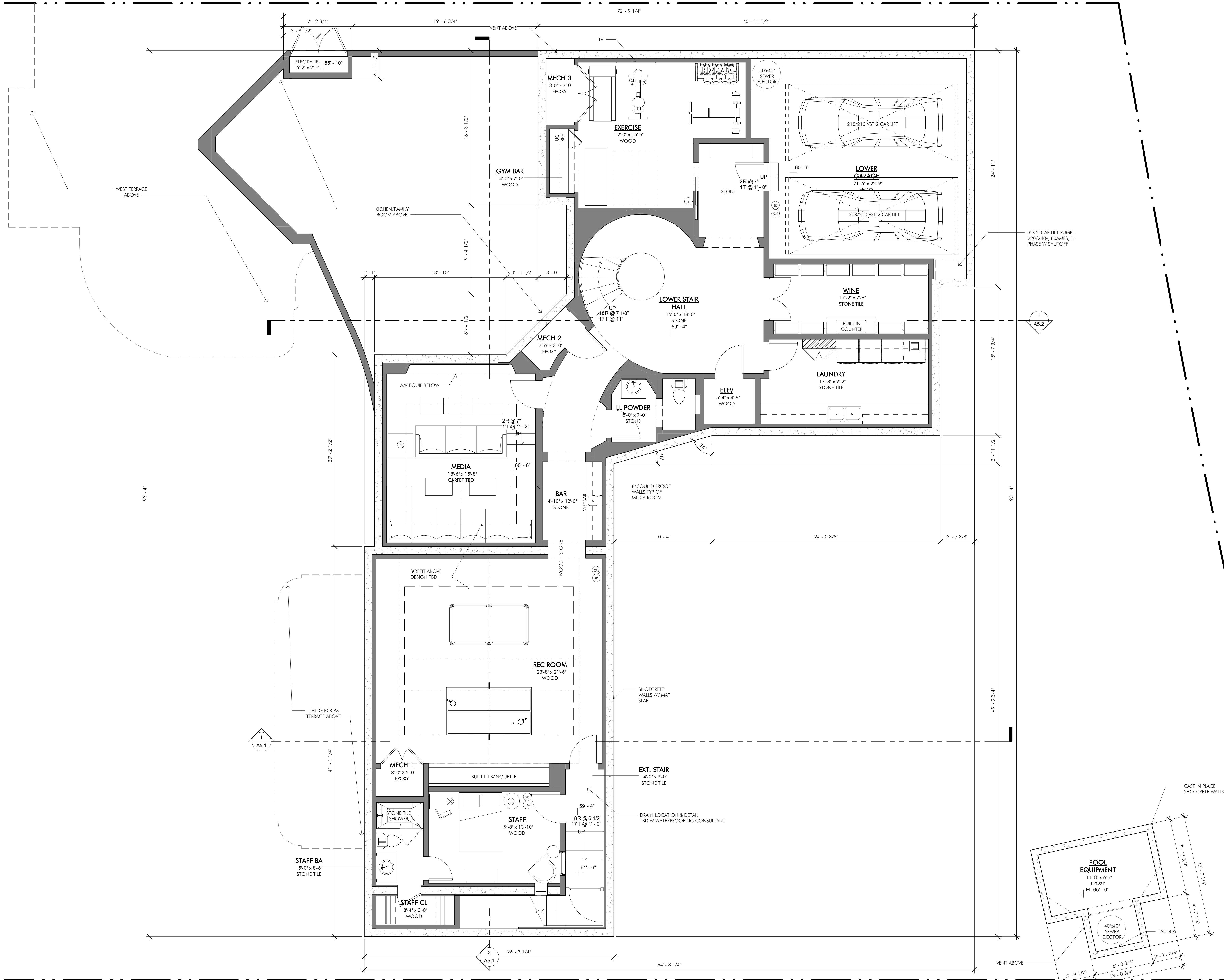
Prepared By:	Island Architects	
Name:	Contact: Scott Frantz	Revision 08: _____
	7626 Herschel Avenue	Revision 07: _____
	La Jolla, CA 92037	Revision 06: _____
Phone:	(858) 459-9291	Revision 05: _____
Street Address:	1834 Spindrift Dr, La Jolla CA 92037	Revision 04: _____
	Revision 03: 07/25/2018	
	Revision 02: 05/02/2018	
Project Name:	1834 SPINDRIFT RESIDENCE	Revision 01: 02/28/2018
	Original Date: 11/13/2017	
Sheet Title:	AREA CALCULATIONS	Sheet: 6 of 17
	DEP#:	



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JOB #	2016.150
DRAWN BY	SF
PROJ. MGR.	LK
DATE	SSUE
11/13/2017	CDP 1
02/28/2018	CDP 2
05/02/2018	CDP 3
07/25/2018	CDP 4

REVISIONS

#	DESCRIPTION	DATE
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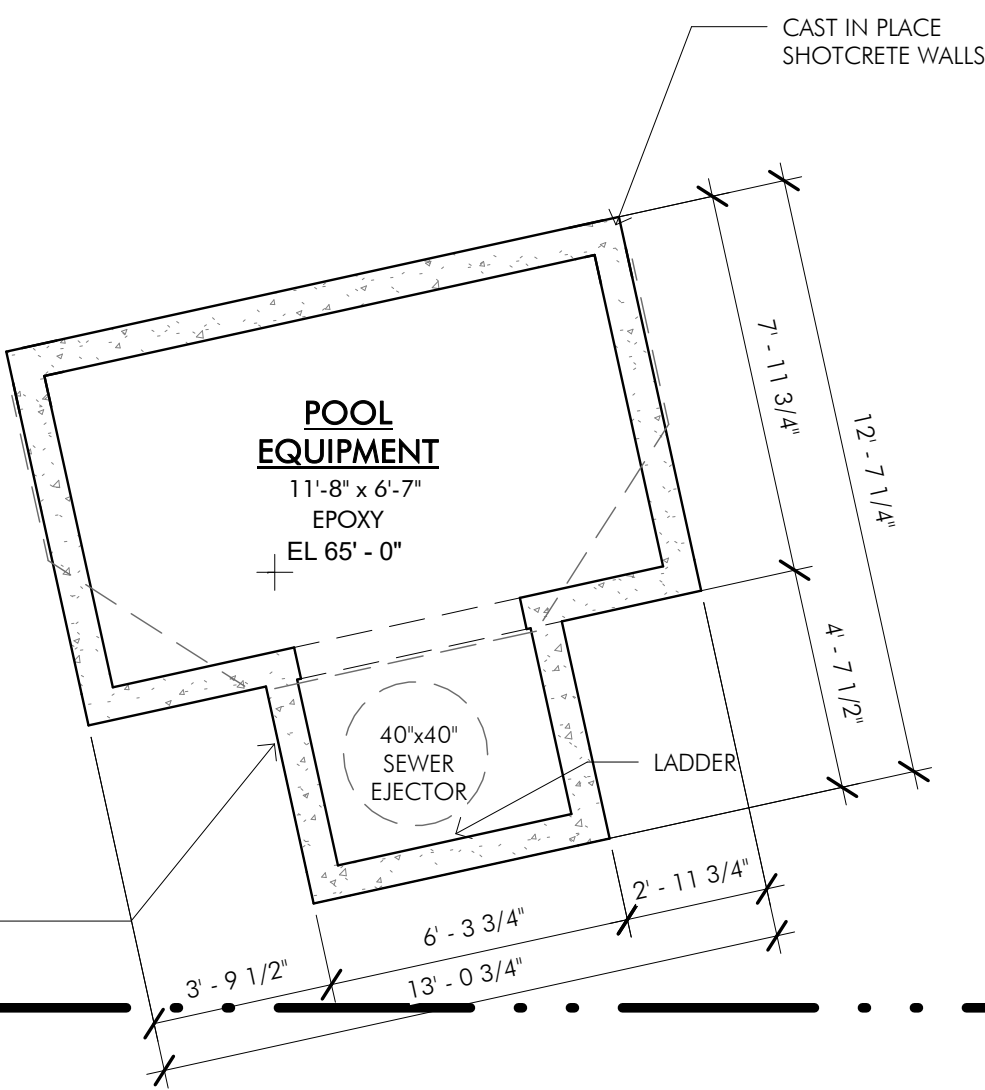


Wall Legend

WOOD FRAMED WALL

CONCRETE / CMU WALL

GENERAL NOTE: ALL EXTERIOR STAIRS TO HAVE WROUGHT IRON RAILING



BASEMENT 1/4" = 1'-0"

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: Scott Frantz	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	
Phone:	(858) 459-9291	Revision 04:	
Street Address:	1834 Spindrift Dr, La Jolla CA 92037	Revision 03:	07/25/2018
		Revision 02:	05/02/2018
Project Name:	1834 SPINDRIFT RESIDENCE	Revision 01:	02/28/2018
Sheet Title:	BASEMENT PLAN	Original Date:	11/13/2017
		Sheet:	7 of 17
		DEP#:	

ISLAND ARCHITECTS

DREX PATTERSON, TONY CRISAFI, R.A.

7626 HERSCHEL AVENUE

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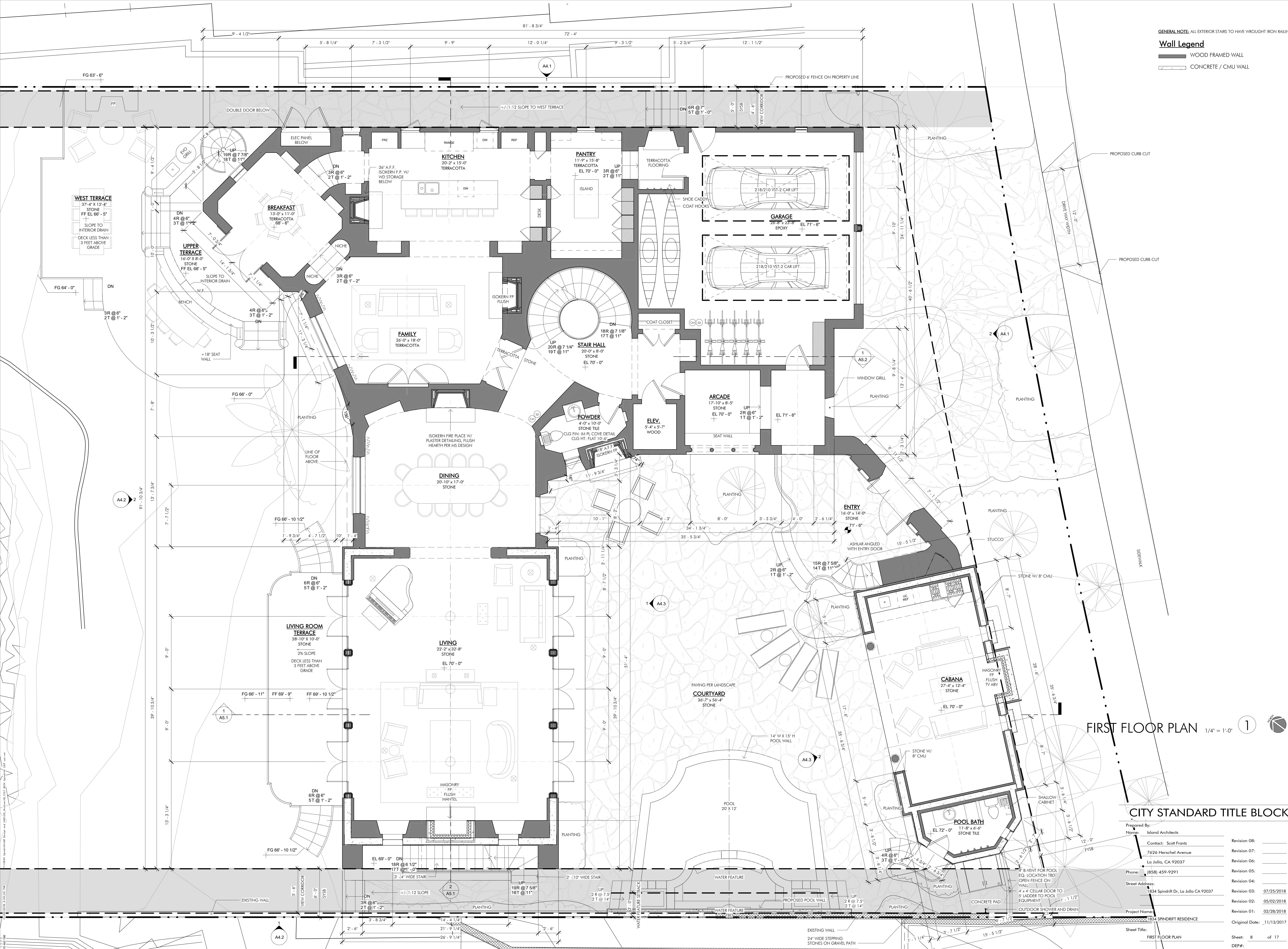
1834 SPINDRIFT RESIDENCE

1834 Spindrift Dr, La Jolla CA 92037

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BASEMENT PLAN

11.28.2018



GENERAL NOTE: ALL EXTERIOR STAIRS TO HAVE WROUGHT IRON RAILING

Wall Legend
WOOD FRAMED WALL
CONCRETE / CMU WALL

FIRST FLOOR PLAN 1/4" = 1'-0"

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: Scott Frantz	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	
Phone:	(858) 459-9291	Revision 04:	
Street Address:	1834 Spindrift Dr, La Jolla CA 92037	Revision 03:	07/25/2018
		Revision 02:	05/02/2018
Project Name:	1834 SPINDRIFT RESIDENCE	Revision 01:	02/28/2018
Sheet Title:	FIRST FLOOR PLAN	Original Date:	11/13/2017
		Sheet:	8 of 17
		DEP#:	

ISLAND ARCHITECTS

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NOT FOR CONSTRUCTION

Copyright Island Architects 2013
JOB #: 2016.150
DRAWN BY: SF
PROJ. MGR.: LF
DATE: 11/13/2017 CDP 1
11/26/2018 CDP 2
05/02/2018 CDP 3
07/25/2018 CDP 4

REVISIONS

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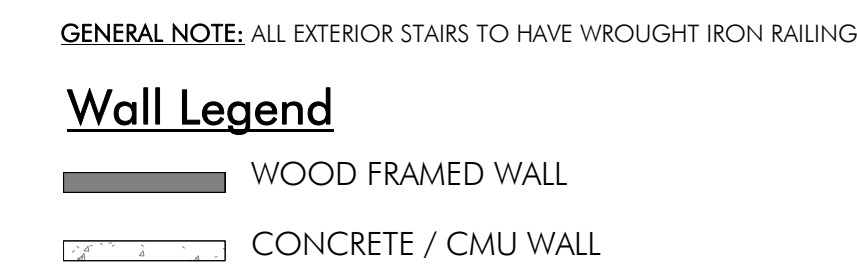
1834 SPINDRIFT RESIDENCE

1834 Spindrift Dr, La Jolla CA 92037

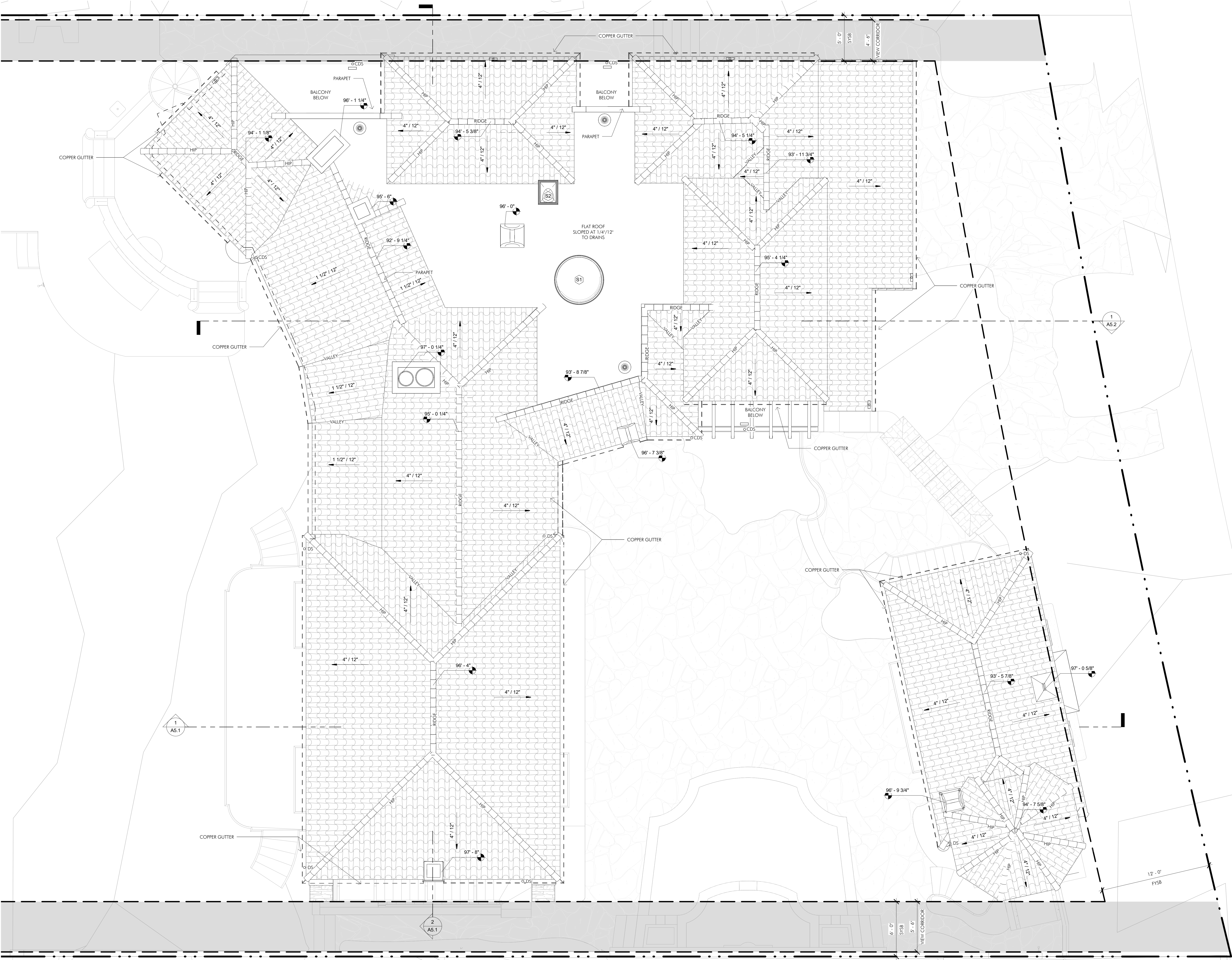
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FIRST FLOOR PLAN

11.28.2018



Prepared By:		
Name:	Island Architects	
	Contact: Scott Frantz	Revision 08:
	7626 Herschel Avenue	Revision 07:
	La Jolla, CA 92037	Revision 06:
Phone:	(858) 459-9291	Revision 05:
		Revision 04:
Street Address:	1834 Spindrift Dr, La Jolla CA 92037	Revision 03: 07/25/2018
		Revision 02: 05/02/2018
Project Name:	1834 SPINDRIFT RESIDENCE	Revision 01: 02/28/2018
		Original Date: 11/13/2017
Sheet Title:	SECOND FLOOR PLAN	Sheet: 9 of 17
		DEFP#:



ROOF NOTES:

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. = 70.0)
 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
- 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. OMAGIN 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.

Roof Legend:

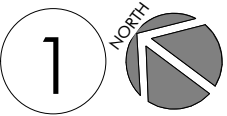
- ROOF DRAIN
- CONCEALED DOWN SPOUT
- DOWN SPOUT
- DOWN SPOUT TO CONDUCTOR
- HEAD TO CONCEALED DOWNSPOUT
- SCUPPER
- GUTTER

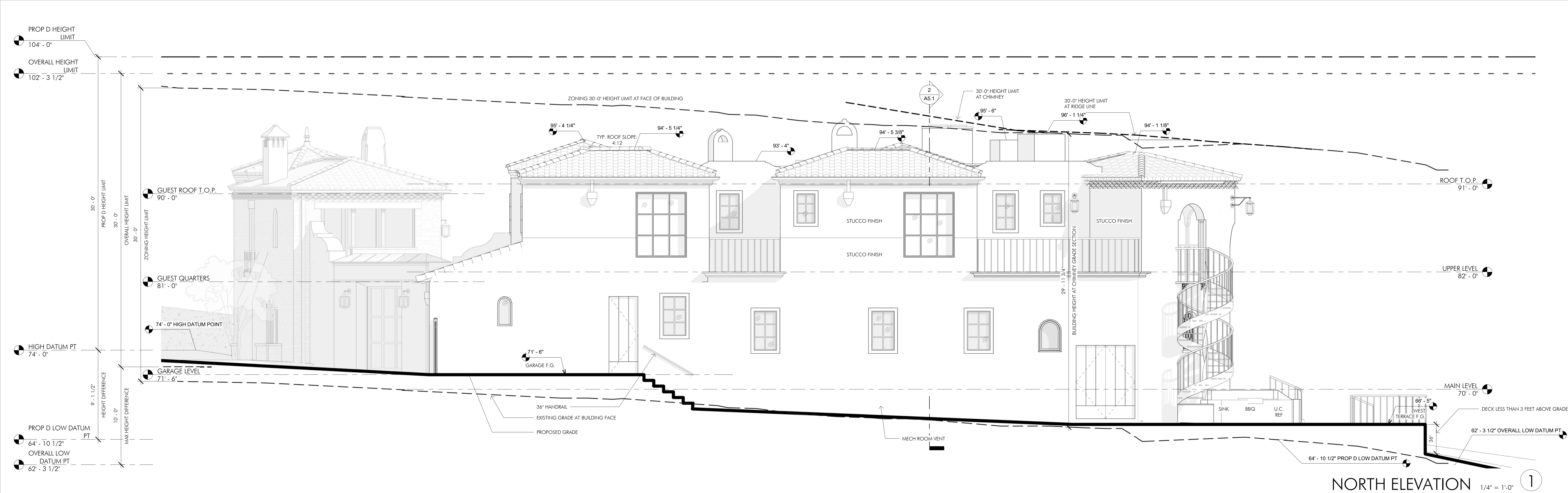
GENERAL NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE

CITY STANDARD TITLE BLOCK

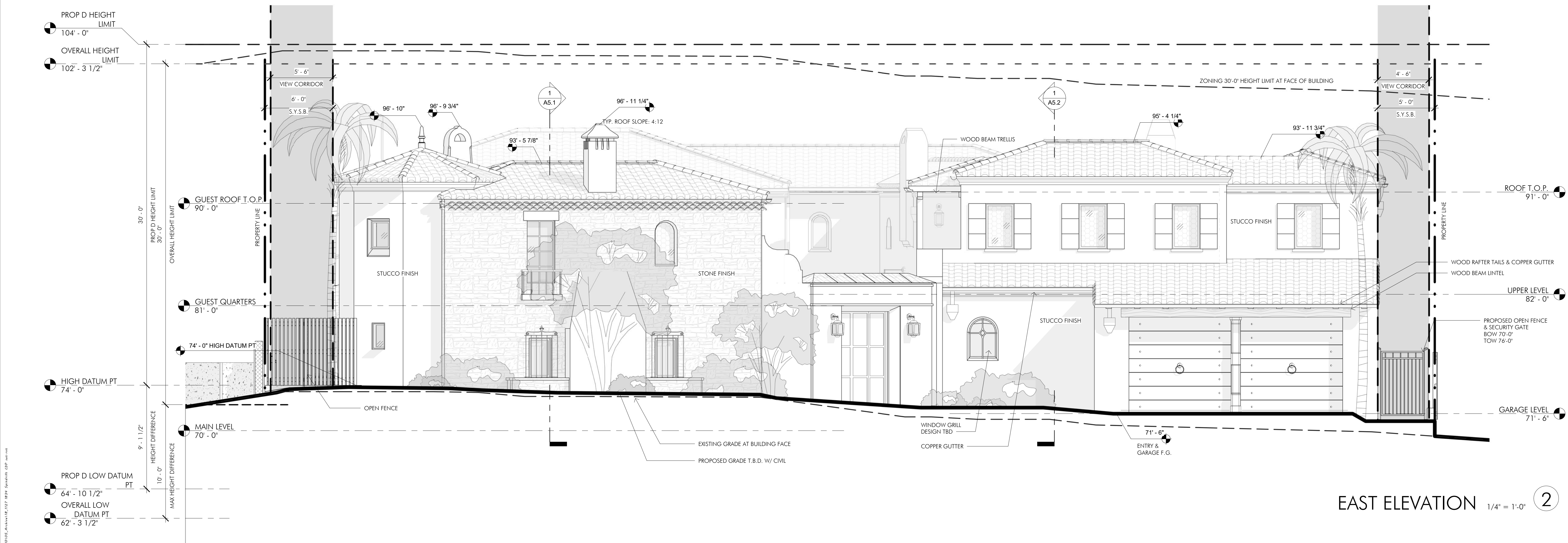
Prepared By:		
Name:	Island Architects	
	Contact: Scott Frantz	Revision 08: _____
	7626 Herschel Avenue	Revision 07: _____
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Phone:	(858) 459-9291	Revision 05: _____
		Revision 04: _____
Street Address:	1834 Spindrift Dr, La Jolla CA 92037	Revision 03: 07/25/2018
		Revision 02: 05/02/2018
		Revision 01: 02/28/2018
		Original Date: 11/13/2017
Sheet Title:	ROOF PLAN	Sheet: 10 of 17
		DEP#: _____

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





NORTH ELEVATION 1/4" = 1'-0" 1



EAST ELEVATION 1/4" = 1'-0" 2

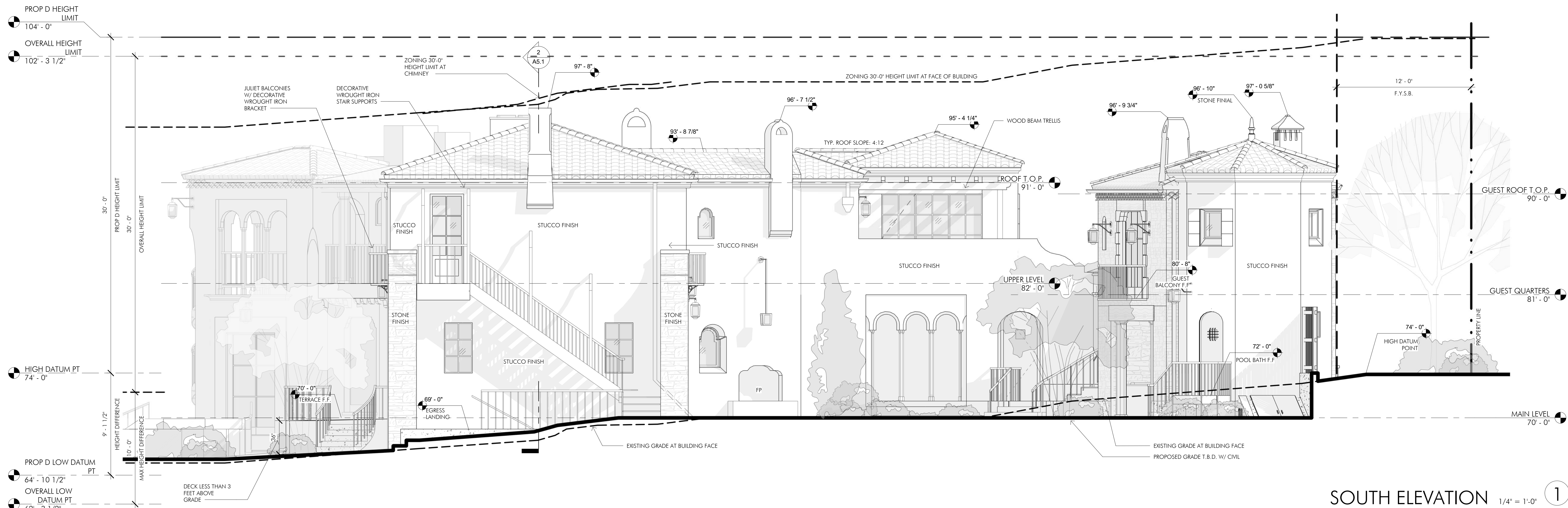
TYPICAL EXTERIOR MATERIALS:
EXTERIOR WALL FINISH: OFF-WHITE SANTA BARBARA STUCCO FINISH, TWO LAYERS OF GRADE D PAPER OR EQUIVALENT OVER WOOD SHEATHING
STONE FINISH: BEIGE STONE, RUBBLE RUNNING BOND
ROOFING & GUTTER: BUFF SAND STONE BLEND, TWO-PIECE MISSION TILE BY REDLAND CLAY TILE OR APPROVED EQUAL
CORNICHE: STUCCO CORNICHE
RAILING: WROUGHT IRON RAILING
GARAGE: SECTIONAL WOOD PLANKS
COLUMNS: STONE COLUMNS
WINDOWS & DOORS: BRONZE
OUTDOOR LIGHTING: T.B.D.
GUTTER: COPPER, LOCATION PER ROOF PLAN

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

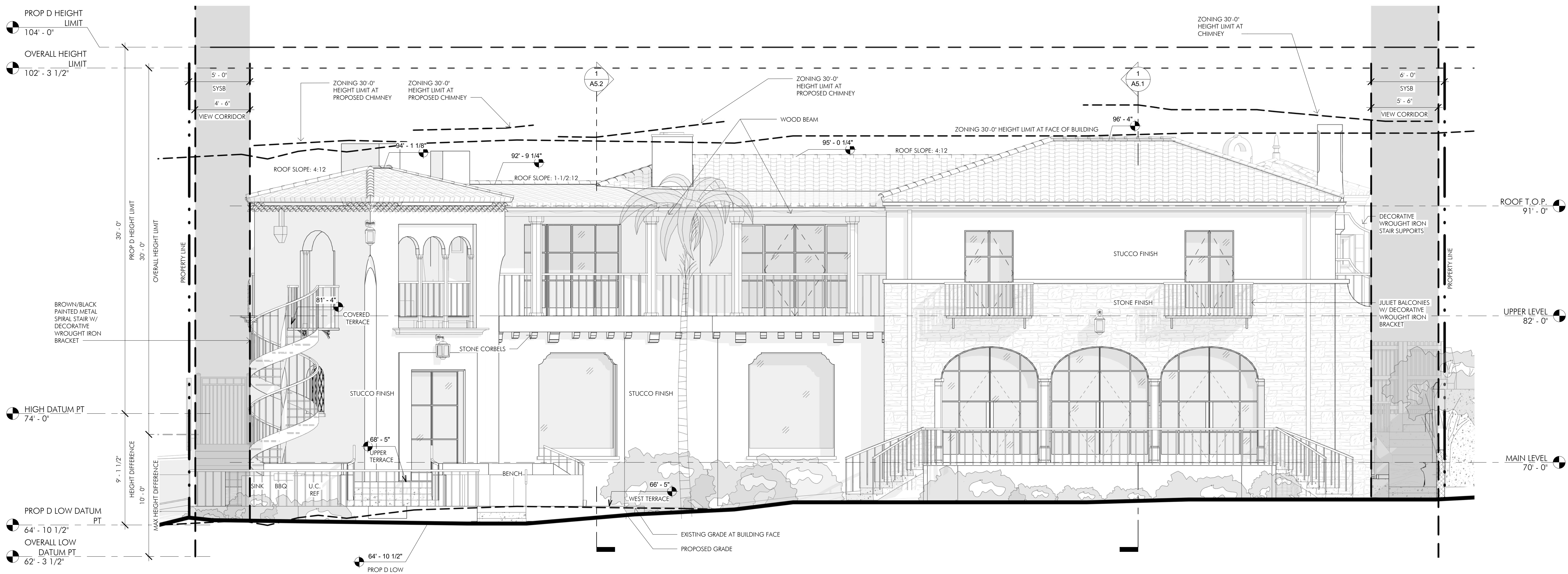
GENERAL NOTE: GUTTER, DOWNSPOUT, DRAIN, AND CONCEALED DOWNSPOUT LOCATIONS SHOWN IN ROOF PLAN

CITY STANDARD TITLE BLOCK

Prepared By:	
Name:	Island Architects
Contact:	Scott Frantz
7626 Herschel Avenue	Revision 08:
La Jolla, CA 92037	Revision 07:
Phone: (858) 459-9291	Revision 06:
Street Address:	Revision 05:
1834 Spindrift Dr, La Jolla CA 92037	Revision 04:
Project Name:	Revision 03: 07/25/2018
1834 SPINDRIFT RESIDENCE	Revision 02: 05/02/2018
Sheet Title:	Revision 01: 02/28/2018
EXTERIOR ELEVATIONS	Original Date: 11/13/2017
Sheet:	11 of 17
DEP#:	



SOUTH ELEVATION 1/4" = 1'-0" 1

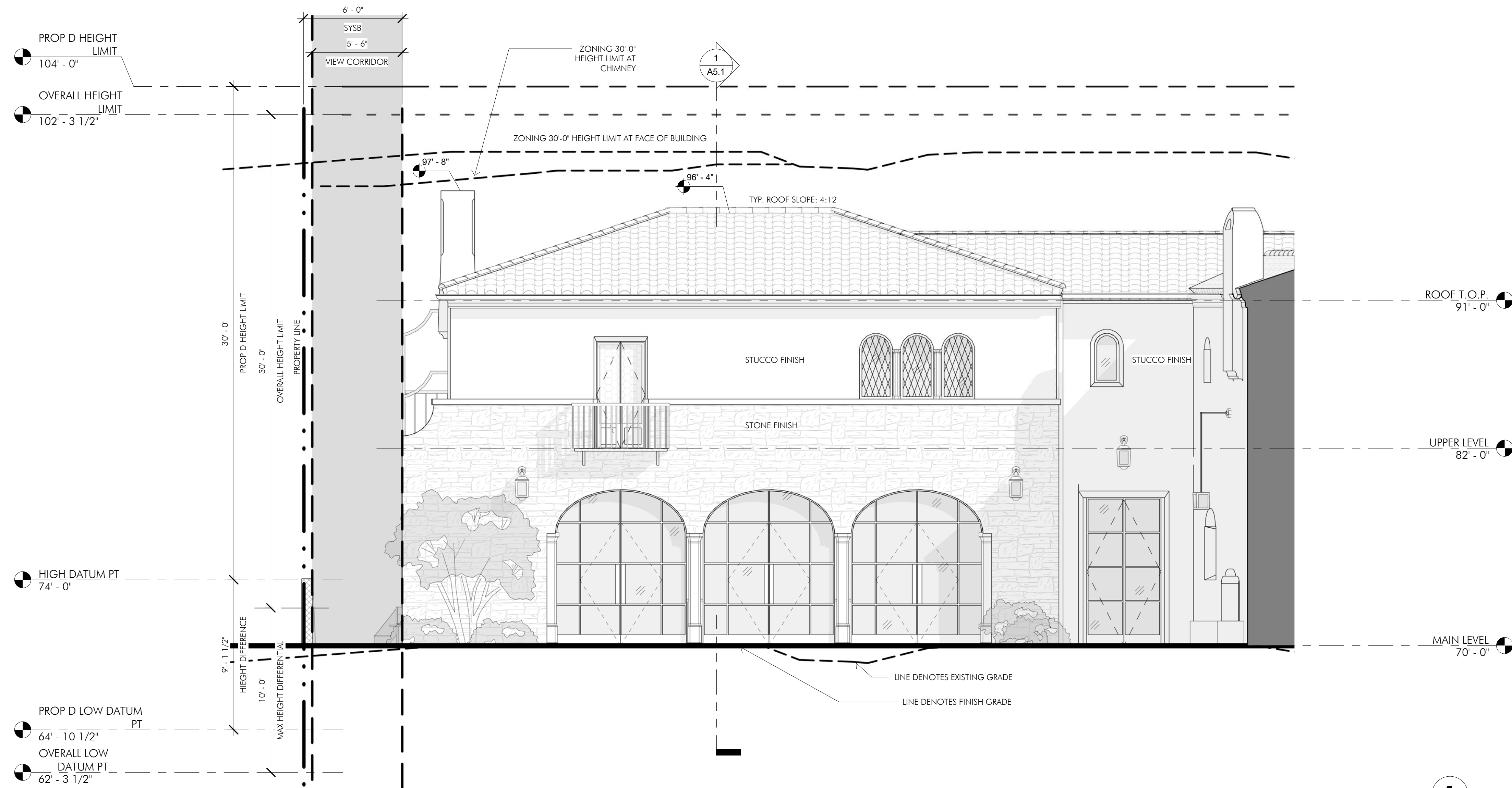


WEST ELEVATION 1/4" = 1'-0" 2

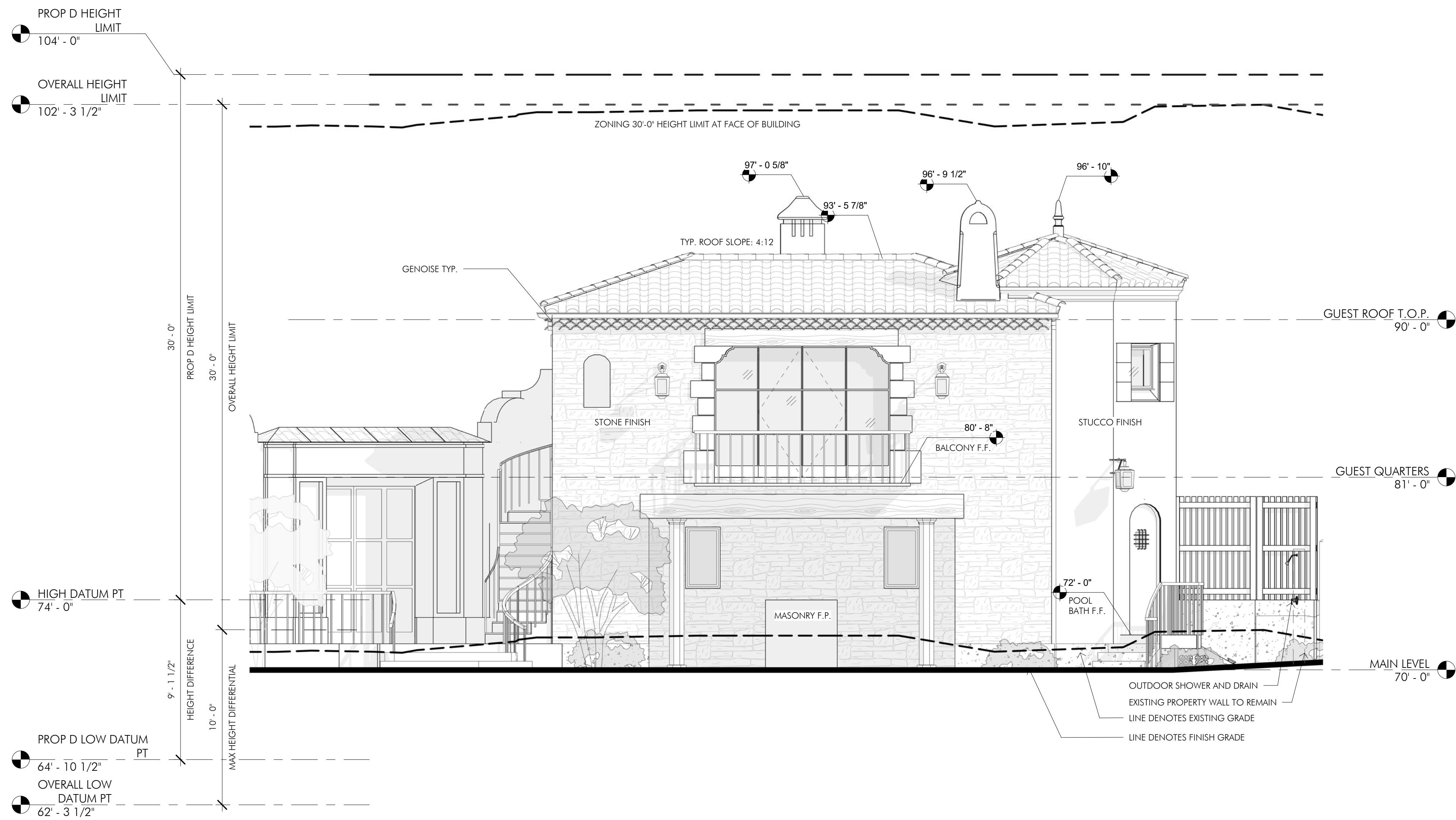
TYPICAL EXTERIOR MATERIALS:
EXTERIOR WALL FINISH: OFF-WHITE SANTA BARBARA STUCCO FINISH, TWO LAYERS OF GRADE D PAPER OR EQUIVALENT OVER WOOD SHEATHING
STONE FINISH: BEIGE STONE, RUBBLE RUNNING BOND
ROOFING & GUTTER: BUFF SAND STONE BLEND, TWO-PIECE MISSION TILE BY REDUND CLAY TILE OR APPROVED EQUAL
CORNICHE: STUCCO CORNICHE
RAILING: WROUGHT IRON RAILING
GARAGE: SECTIONAL WOOD PLANKS
COLUMNS: STONE COLUMNS
WINDOWS & DOORS: BRONZE
OUTDOOR LIGHTING: T.B.D.
GUTTER: COPPER, LOCATION PER ROOF PLAN
GENERAL NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE
GENERAL NOTE: GUTTER, DOWNSPOUT, DRAIN, AND CONCEALED DOWNSPOUT LOCATIONS SHOWN IN ROOF PLAN

CITY STANDARD TITLE BLOCK

Prepared By:		Revision 08:	
Name: Island Architects			
Contact: Scott Frantz		Revision 07:	
7626 Herschel Avenue		Revision 06:	
La Jolla, CA 92037		Revision 05:	
Phone: (858) 459-9291		Revision 04:	
Street Address:		Revision 03:	
1834 Spindrift Dr, La Jolla CA 92037		Revision 02:	
Project Name:		Revision 01:	
1834 SPINDRIFT RESIDENCE		Original Date:	
Sheet Title:		Sheet:	
EXTERIOR ELEVATIONS		12 of 17	
		DEP#:	



EAST COURTYARD ELEVATION 1/4" = 1'-0" 1

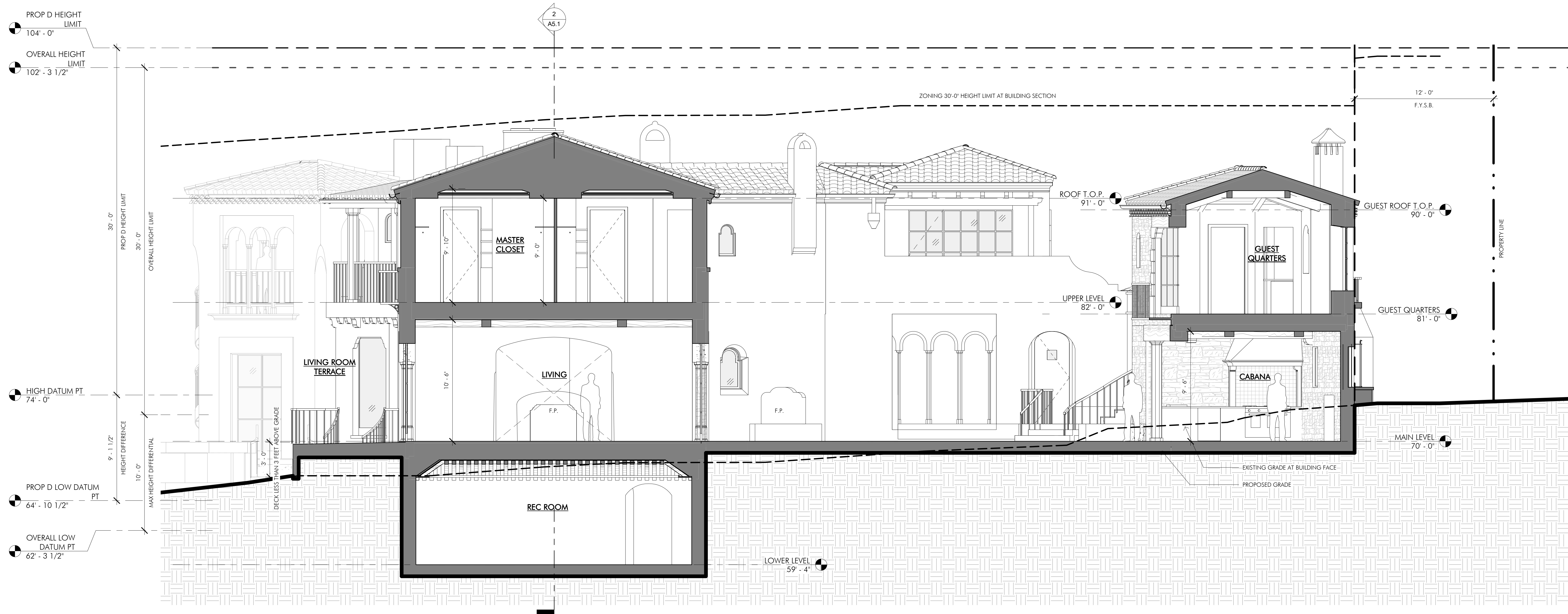


WEST COURTYARD ELEVATION 1/4" = 1'-0" 2

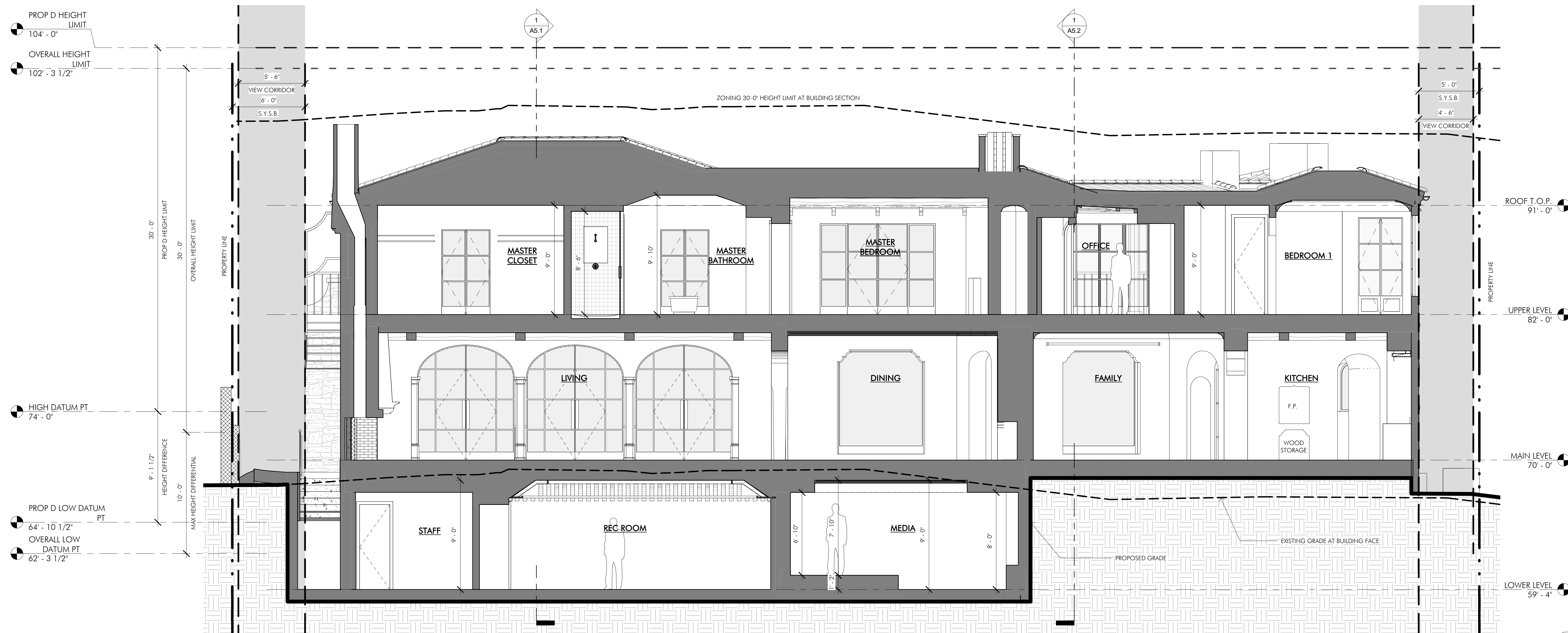
TYPICAL EXTERIOR MATERIALS:
EXTERIOR WALL FINISH: OFF-WHITE SANTA BARBARA STUCCO FINISH, TWO LAYERS OF GRADE D PAPER OR EQUIVALENT OVER WOOD SHEATHING
STONE FINISH: BEIGE STONE, RUBBLE RUNNING BOND
ROOFING & GUTTER: BUFF SAND STONE BLEND, TWO-PIECE MISSION TILE BY REDLAND CLAY TILE OR APPROVED EQUAL
CORNICHE, STUCCO CORNICE
RAILING: WROUGHT IRON RAILING
GARAGE: SECTIONAL WOOD PLANKS
COLUMNS: STONE COLUMNS
WINDOWS & DOORS: BRONZE
OUTDOOR LIGHTING: T.B.D.
GUTTER: COPPER, LOCATION PER ROOF PLAN
GENERAL NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE
GENERAL NOTE: GUTTER, DOWNSPOUT, DRAIN, AND CONCEALED DOWNSPOUT LOCATIONS SHOWN IN ROOF PLAN

CITY STANDARD TITLE BLOCK

Prepared By:	
Name:	Island Architects
Contact:	Scott Frantz
7626 Herschel Avenue	
La Jolla, CA 92037	
Phone:	(858) 459-9291
Street Address:	1834 Spindrift Dr, La Jolla CA 92037
Project Name:	1834 SPINDRIFT RESIDENCE
Sheet Title:	EXTERIOR ELEVATIONS
Revision 08:	
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Revision 04:	
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Revision 01:	02/28/2018
Original Date:	11/13/2017
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SECTION 1 1/4" = 1'-0" 1

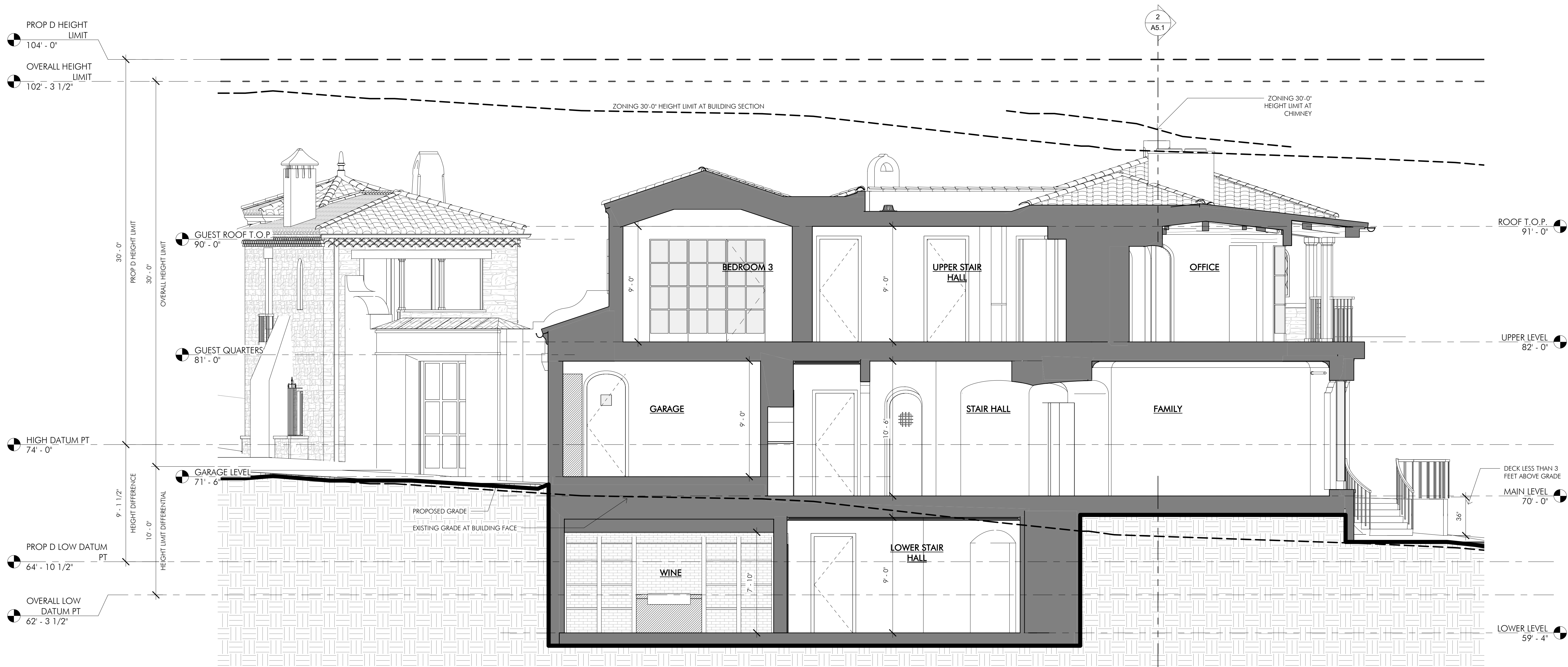


SECTION 2 1/4" = 1'-0" 2

TYPICAL EXTERIOR MATERIALS:
EXTERIOR WALL FINISH: OFF-WHITE SANTA BARBARA STUCCO FINISH, TWO LAYERS OF GRADE D PAPER OR EQUIVALENT OVER WOOD SHEATHING
STONE FINISH: BRIDGE STONE, RUBBLE RUNNING BOND
ROOFING & GUTTER: COPPER, LOCATION PER ROOF PLAN
CORNICHE: STUCCO CORNICHE
RAILING: WROUGHT IRON RAILING
GARAGE: SECTIONAL WOOD PLANKS
COLUMNS: STONE COLUMNS
WINDOWS & DOORS: BRONZE
OUTDOOR LIGHTING: T.B.D.
GENERAL NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: Scott Frantz	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	
Phone:	(858) 459-9291	Revision 04:	
Street Address:	1834 Spindrift Dr, La Jolla CA 92037	Revision 03:	07/25/2018
		Revision 02:	05/02/2018
Project Name:	1834 SPINDRIFT RESIDENCE	Revision 01:	02/28/2018
		Original Date:	11/13/2017
Sheet Title:	BUILDING SECTIONS	Sheet:	14 of 17
		DEP#:	

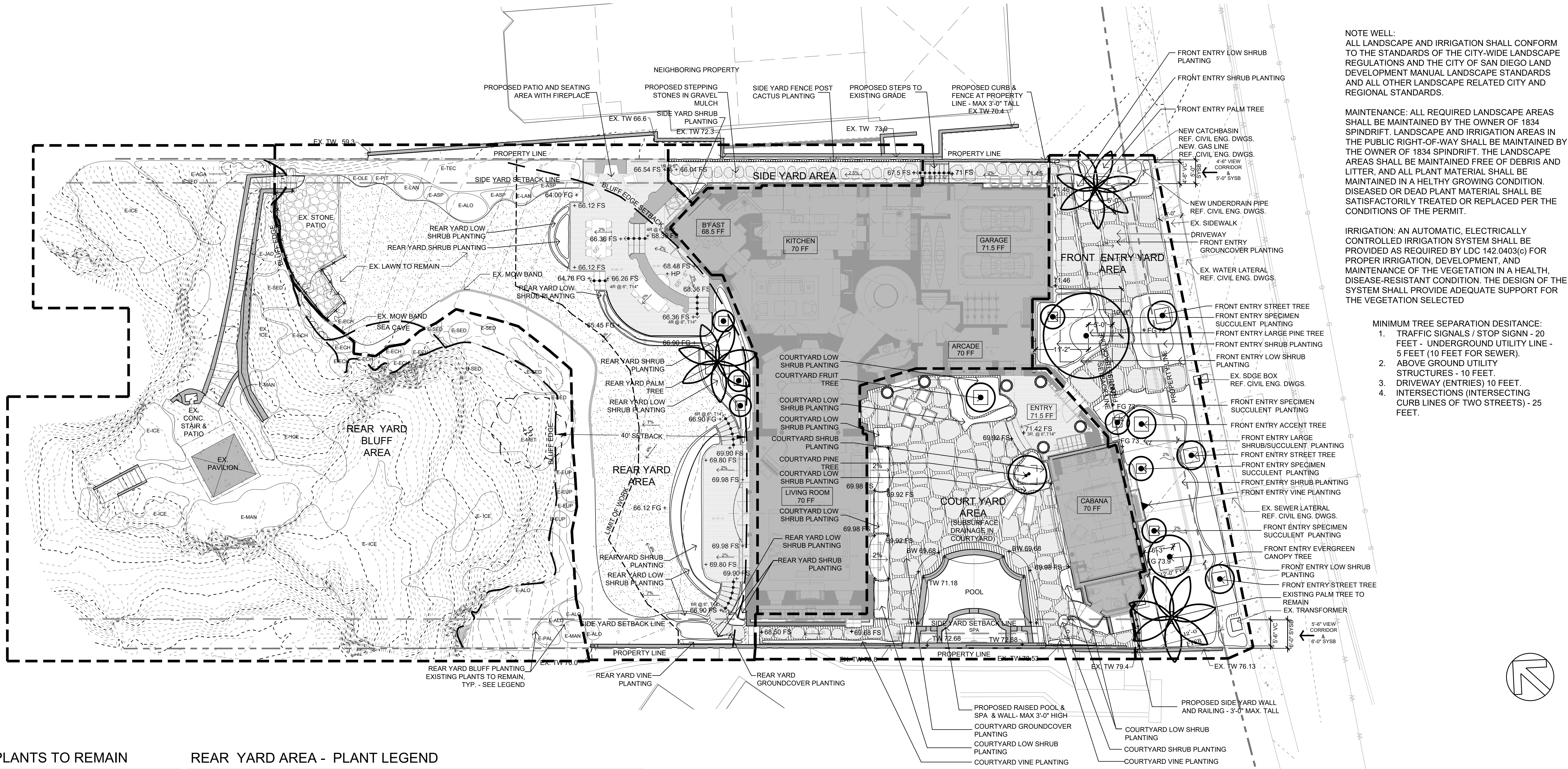


SECTION 3 1/4" = 1'-0" 1

TYPICAL EXTERIOR MATERIALS:
EXTERIOR WALL FINISH: OFF-WHITE SANTA BARBARA STUCCO FINISH, TWO LAYERS OF GRADE D PAPER OR EQUIVALENT OVER WOOD SHEATHING
STONE FINISH: BEIGE STONE, RUBBLE RUNNING BOND
ROOFING & GUTTERS: BUFF SAND STONE BLEND, TWO-PIECE MISSION TILE BY REDLAND
CLAY TILE OR APPROVED EQUAL
CORNICHE: STUCCO CORNICHE
RAILING: WROUGHT IRON RAILING
GARAGE: SECTIONAL WOOD PLANKS
COLUMNS: STONE COLUMNS
WINDOWS & DOORS: BRONZE
OUTDOOR LIGHTING: T.B.D.
GLITTER: COPPER, LOCATION PER ROOF PLAN
GENERAL NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE

CITY STANDARD TITLE BLOCK

Prepared By:	
Name:	Island Architects
Contact:	Scott Frantz
7626 Herschel Avenue	
La Jolla, CA 92037	
Phone:	(858) 459-9291
Street Address:	1834 Spindrift Dr, La Jolla CA 92037
Project Name:	1834 SPINDRIFT RESIDENCE
Sheet Title:	BUILDING SECTIONS
Revision 08:	
Revision 07:	
Revision 06:	
Revision 05:	
Revision 04:	
Revision 03:	07/25/2018
Revision 02:	05/02/2018
Revision 01:	02/28/2018
Original Date:	11/13/2017
Sheet:	15 of 17
DEP#:	



NOTE WELL:
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.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER OF 1834 SPINDRIFT. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER OF 1834 SPINDRIFT. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HELTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LOC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTH, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED

- MINIMUM TREE SEPARATION DESITANCE:
1. TRAFFIC SIGNALS / STOP SIGNN - 20 FEET - UNDERGROUND UTILITY LINE - 5 FEET (10 FEET FOR SEWER).
 2. ABOVE GROUND UTILITY STRUCTURES - 10 FEET.
 3. DRIVEWAY (ENTRIES) 10 FEET.
 4. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET.

REAR YARD AREA - EXIST. PLANTS TO REMAIN

	Botanical Name	Common Name	Exist. Typ. Height & Spread
E-MET	<i>Metrosideros excelsus</i>	New Zealand Christmas Tree	18'Hx16'W
E-MAN	<i>Artostaphylos manzanita</i>	Common Manzanita	7'Hx10'W
E-LAN	<i>Lantana montevidensis</i>	Lantana	2'x3'
E-ICE	<i>Drosanthemum floribundum</i>	Ice Plant	8"x48"
E-EUP	<i>Euphorbia 'Blue Haze'</i>	Blue Haze Euphorbia	1'x3'
E-SED	<i>Sedum acre</i>	Goldmoss Sedum	8"x48"
E-AGA	<i>Agave 'Mediopicta'</i>	Mediopicta Agave	3'x3'
E-JAD	<i>Crassula ovata</i>	Jade Plant	3'x4'
E-ECH	<i>Echium candicans</i>	Pride of Madeira	3'x4'
E-PAL	<i>Syagrus romanzoffianum</i>	Queen Palm	6'x4'
E-ALO	<i>Aloe arborescens</i>	Tree Aloe	8'x6'
E-PIT	<i>Pittosporum tobira</i>	Pittosporum	4'x4'
E-OLE	<i>Nerium oleaner</i>	Oleander	6'x6'
E-ASP	<i>Asparagus 'Sprengeri'</i>	Asparagus Fern	2'x2'
E-TEC	<i>Tecomaria capensis</i>	Tecomaria	15'x10'

ABBREVIATION LEGEND

A.D.	AREA DRAIN	HP	HIGH POINT
BS	BOTTOM OF STEP	P.A.	PLANTING AREA
BW	BOTTOM OF WALL	TCOL	TOP OF COLUMN
TB	TOP OF BAR/BBQ COUNTER	TC	TOP OF CURB
FF	FINISH FLOOR	TS	TOP OF STEP
FG	FINISH GRADE	TW	TOP OF WALL
FL	FLOW LINE	WL	WATER LEVEL
FS	FINISH SURFACE	CL	CENTER LINE
GB	GRADE BREAK		
HDR	STEEL HEADER		

TREE SYMBOLS

- ◊ EXISTING TREE
- PROPOSED TREE
- ⊙ RELOCATED TREE

NOTE WELL:
NO EXCAVATION OF ANY KIND IS TO OCCUR ANYWHERE ON SITE WITHOUT FIRST VERIFYING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

REAR YARD AREA - PLANT LEGEND

Botanical Name	Common Name	Container Size	Spacing	Quantity	Height & Spread
REAR YARD AREA TREES					
Rear Yard Palm Tree - Phoenix canariensis	Canary Island Palm	B&B	per plan		36'X19'
REAR YARD GROUNDCOVER PLANTING					
Iberis sempervirens	Candytuft	1 gal	18" o.c.	6	12"x12"
Lobularia maritima	Sweet Alyssum	1 gal	18" o.c.	6	12"x12"
REAR YARD LOW SHRUB PLANTING					
Aeonium urbicum	Saucer Plant	1 gal	18" o.c.	222	12"x24"
Aeonium 'Sunburst'	Sunburst Aeonium	1 gal	18" o.c.	222	12"x24"
Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 gal	36" o.c.	53	10"x48"
Convolvulus cneorum	Bush Morning Glory	1 gal	30" o.c.	80	36"x48"
Romneya coulteri	Matilija Poppy	1 gal	24" o.c.	128	8"x30"
REAR YARD SHRUB PLANTING					
Aloe vera	Aloe Plant	1 gal	18" o.c.	183	24x24"
Bougainvillea 'Singapore White'		1 gal	36" o.c.	44	42"x42"
Buddleia davidii 'White Profusion'	White Butterfly Bush	5 gal	36" o.c.	44	42"x42"
Hebe 'Co-ed'	Hebe	5 gal	30" o.c.	86	36"x36"
Salvia leucantha	Mexican Sage	5 gal	24" o.c.	106	30"x30"
REAR YARD SPECIMEN SUCCULENT PLANTING					
Aloe plicatilis	Fan Aloe	24" box	per plan	1	36"x36"
Kalanchoe beharensis	Felt Bush	24" box	per plan	1	36"x36"
Agave a. 'Blue Flame'	Blue Flame Agave	24" box	per plan	1	36"x36"
REAR YARD VINE PLANTING					
Epiphyllum phyllanthus	Climbing Cactus Vine	5 gal	6' o.c.	6	12'x12'
Hylocereus undatus	Dragon Fruit Vine	5 gal	6' o.c.	6	12'x12'

SIDE YARD AREA - PLANT LEGEND

Botanical Name	Common Name	Container Size	Spacing	Quantity	Height & Spread
SIDE YARD PLANTING					
Side Yard Cactus - Pachycereus marginatus	Mexican Fencepost Cactus	B&B	12"	104	3'x6"
Side Yard Cactus - Stenocereus marginatus	Mexican Fencepost Cactus	B&B	12"	104	3'x6"
SIDE YARD SHRUB PLANTING					
Aeonium urbicum	Aeonium	1 gal	18" o.c.	5	12"x24"
Heuchera 'Coral Bells'	Heuchera	1 gal	12" o.c.	6	18"x12"
Artemisia californica	Artemisia	1 gal	24" o.c.	3	3'x4'
Galvezia speciosa	Island Bush Snapdragon	1 gal	30" o.c.	3	3'x5'
Westringia fruticosa		1 gal	24" o.c.	4	3'x3'

NOTE WELL:
FOR ADDITIONAL SITE DIAGRAM DRAWING PREPARED AS REQUESTED SHOWING MORE THAN 30% LANDSCAPE AREA SEE SHEET A1.1.

COURTYARD AREA - PLANT LEGEND

Botanical Name	Common Name	Container Size	Spacing	Quantity	Height & Spread
COURTYARD TREES					
Courtyard - Fruit Tree - Citrus 'Fruit Salad'	Fruit Salad Tree	24" box	per plan	1	6'x4'
Courtyard Pine Tree - Pinus halepensis	Aleppo Pine	36" box	per plan	1	8'x4.5'
COURTYARD GROUNDCOVER PLANTING					
Ajuga reptans	Blue Bugle	rooted cuttings	8" o.c.	1,323	4"x12"
Dymondia margaretae	Dymondia	rooted cuttings	4" o.c.	4,581	2"x8"
Pratia pedunculata	Blue Star Creeper	rooted cuttings	6" o.c.	2,346	2"x8"
COURTYARD LOW SHRUB PLANTING					
Centaurea cinerarea	Dusty Miller	1 gal	8" o.c.	569	12"x12"
Cerastium tomentosum	Snow-in-Summer	1 gal	18" o.c.	110	6"x24"
Dudleya pulverulenta	Chalk Liveforever	3 gal	18" o.c.	110	24"x18"
Echeveria 'Black Prince'	Black Prince Echeveria	4" pot	8" o.c.	569	6"x8"
Heuchera 'Persian Carpet'	Persian Carpet Heuchera	1 gal	12" o.c.	252	18"x12"
Ophiopogon planiscapus	Black Mondo Grass	1 gal	12" o.c.	252	8"x12"
Stachys byzantina	Lamb's Ear	1 gal	12" o.c.	252	8"x12"
COURTYARD SHRUB PLANTING					
Artemisia arborescens 'Powis Castle'	Powis Castle Artemisia	1 gal	24" o.c.	24	3'x4'
Colocasiasculenta 'Black Magic'	Black Magic Elephant Ear	5 gal	30" o.c.	15	4'x4'
Cordylina 'Black Ribbon'	Black Ribbon Ti Plant	5 gal	30" o.c.	15	6'X3'
Philodendron 'Black Cardinal'	Black Cardinal Philodendron	5 gal	24" o.c.	24	4'X3'
Santolina chamaecyparissus	Lavender Cotton	1 gal	18" o.c.	42	2'X3'
COURTYARD VINE PLANTING					
Epiphyllum hookeri	Night Blooming Cactus	3 gal	6' o.c.	6	10'X10'
Ficus r. 'Minima'	Variegated Dwarf Ficus	1 gal	6' o.c.	6	12'X12'

FRONT YARD AREA - PLANT LEGEND

Botanical Name	Common Name	Container Size	Spacing	Quantity	Approx. Height & Spread
STREET TREES					
Cassia leptophylla	Cassia	36" box	30" o.c.	3	10'x6'
FRONT ENTRY TREES					
Front Entry Palm - Phoenix canariensis	Canary Island Palm	B&B	per plan	2	36'x19'
Front Entry Pine Tree - Pinus halepensis	Aleppo Pine	132" box	per plan	1	46'x18'
Front Entry Accent Tree - Arbutus 'Marina' or Melaleuca nesophila	Arbutus 'Marina' or Pink Melaleuca	60" box	per plan	1	16'x8'
FRONT ENTRY GROUNDCOVER PLANTING - POSSIBLE SELECTIONS					
Dymondia margaretae	Dymondia	rooted cuttings	4" o.c.	2,214	2"x8"
Fragaria chiloensis	Beach Strawberry	rooted cuttings	8" o.c.	640	6"x12"
Pratia pedunculata	Blue Star Creeper	rooted cuttings	6" o.c.	1,134	2"x8"
FRONT ENTRY LOW SHRUB PLANTING					
Arctostaphylos 'Emerald Carpet'	Manzanita	1 gal	36" o.c.	45	10"x48"
Heuchera a. 'Persian Carpet'	Persian Carpet Heuchera	1 gal	12" o.c.	431	18"x12"
Heuchera m. 'Purple Palace'	Purple Palace Heuchera	1 gal	12" o.c.	431	18"x12"
Ligularia tussilaginea	Leopard Plant	1 gal	12" o.c.	431	18"x18"
Zephranthes candida	Fairy Lily	1 gal	24" o.c.	109	18"x12"
FRONT ENTRY SHRUB PLANTING					
Acanthus mollis	Bear's Breech	5 gal	30" o.c.	165	4'x4'
Agave a. 'Rae's Gold'	Night Blooming Jasmine	1 gal	24" o.c.	265	3'x3'
Aloe 'Delta Lights'	Delta Lights Aloe	1 gal	18" o.c.	458	2'x2'
Aloe polyphylla	Spiral Aloe	4" pot	12" o.c.	1,052	2'x2'
Kalanchoe thyrsiflora	Paddle Plant	3 gal	24" o.c.	265	3'x3'
FRONT ENTRY SPECIMEN SUCCULENTS					
Agave a. 'Nova'	Nova Agave	24" box	per plan	1	4'x4'
Agave guineola 'Creme Brulee'	Creme Brulee Agave	24" box	per plan	1	4'x4'
Agave ovatifolia	Whale's Tongue Agave	24" box	per plan	1	5'x5'
Encephelartos horridus	Eastern Cape Blue Cycad	24" box	per plan	1	6'x6'
FRONT ENTRY VINE PLANTING					
Epiphyllum hookeri	Night Blooming Cactus	3 gal	6' o.c.	1	10'X10'
Ficus r. 'Minima'	Variegated Dwarf Ficus	1 gal	6' o.c.	1	12'X12'

REVISIONS

11/06/2017	CDP SUBMITTAL #1
01/19/2018	CDP SUBMITTAL #2
02/16/2018	CDP SUBMITTAL #2 REV
04/13/2018	REVISIONS
8/31/2018	BUILDING PERMIT SUBMITTAL

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Landscape Architects and Planners

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CA 95051
(805) 585-4325
FAX: (805) 845-7843

LANDSCAPE PLAN

PRIVATE RESIDENCE

1834 SPINDRIFT DRIVE

LA JOLLA, CA

DATE
NOVEMBER 03, 2017

DRAWN BY / CHECKED BY
SUCK

SCALE
1"=10'-0"

PROJECT NO.
16-270


DRAWING NO.
RET-219410

SHEET

LC-1

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REVISIONS	
11/06/2017	CDP SUBMITTAL #1
01/19/2018	CDP SUBMITTAL #2
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04/13/2018	REVISIONS
8/31/2018	BUILDING PERMIT SUBMITTAL

<p style="text-align: center;">ROBERT E. TRUSKOWSKI, INC. Landscape Architects and Planners Fellow American Society of Landscape Architects</p>	<p style="text-align: center;">  1110 N. Coast Highway Suite 200 San Diego, CA 92101 (619) 494-6650 FAX: (619) 497-8277 </p>
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<p>Registered In:</p> <ul style="list-style-type: none"> Arizona 64711 New Jersey AS03001 California 1328 New Mexico 164 Nevada 510 Connecticut 518 Florida 00000000 Hawaii 8896 Pennsylvania 8008 Montana 240 Texas 1276 <p style="text-align: right;">© 2018 ROBERT E. TRUSKOWSKI, INC.</p>	<p> Santa Barbara (805) 565-4525 FAX: (805) 845-7843 </p>
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<p>PRIVATE RESIDENCE 1834 SPINDRIFT DRIVE LA JOLLA, CA</p>	<p>LANDSCAPE HYDROZONE PLAN</p>
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<p>DATE NOVEMBER 06, 2017</p> <p>DRAWN BY / CHECKED BY SLICK</p> <p>SCALE $1" = 10' - 0"$</p> <p>PROJECT NO. 16-270</p> <p>DRAWING NO. RET-219413</p> <p>SHEET</p>	<p>HZ-1</p>
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