



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 10, 2019 REPORT NO. HO-19-036

HEARING DATE: April 17, 2019

SUBJECT: Side LLC., Process Three Decision

PROJECT NUMBER: [571249](#)

OWNER/APPLICANT: SIDE LLC.

SUMMARY

Issue: Should the Hearing Officer approve the remodel and expansion of a two-story existing dwelling unit into a two-story over basement, 6,157-square-foot dwelling unit on the 0.368-acre Parcel A and a new two-story over basement, 7,565-square-foot dwelling unit on the 0.265-acre, Parcel B?

Staff Recommendations:

1. Adopt Mitigated Negative Declaration (MND) No. 571249 and Adopt Mitigation, Monitoring and Reporting Program (MMRP); and
2. Approve Coastal Development Permit No. 2021874 and Site Coastal Development Permit No. 2021876.

Community Planning Group Recommendations: On February 26, 2018, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the proposed project without conditions.

On July 12, 2018, the La Jolla Community Planning Association voted 11-2-1 to recommend approval the proposed project without conditions.

Environmental Review: A MND was prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. A 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 site is located at 7687 Hillside Drive, south of Castellana Road, on two parcel lots, Parcel A (0.368-acre) and Parcel B (0.265-acre), La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, Coastal (Non-Appealable), Coastal Height Limitation, and Parking Impact (Coastal) Overlay Zones in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area (Attachment 1). The Community Plan's land use designation for the project site is Very Low Density Residential at a density range of 0-5 dwelling units per acre (Attachment 2). Parcel A and Parcel B can each accommodate one dwelling unit based on the Community Plan land use designation and the single-family zone. Parcel A is currently developed with a two-story, 3,126-square-foot dwelling unit and Parcel B containing hardscape, retaining walls, staircase, deck and storage accessory improvements (Attachment 3).

The existing dwelling unit constructed in 1956 on Parcel A has been evaluated by the City's Historic Review staff and the property was determined not to meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project requires the processing of a Process Three, Coastal Development Permit per SDMC Section 126.0704 (Process 3) for intensification of use and a Process Three Site Development Permit is required per SDMC Section 126.0502 and 1510.0201(d) for development in the La Jolla Shores Planned District. All actions are consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section 112.0103.

DISCUSSION

Project Description

The 0.368-acre Parcel A site is proposed for the remodel of the existing two-story, 3,126-square-foot dwelling unit and expansion into a two-story over basement, 6,157-square-foot dwelling unit. The basement floor would include crawl space, mechanicals, wine cellar, and walk out servants' quarters with full bathroom. The second floor would include kitchen, family room, living room, dining room, laundry room, study, powder room, attached three-car garage, and rear deck. The third floor would include four bedrooms, four-bathroom, and roof deck over the garage with spa. The exterior will include landscape, hardscape, retaining walls and biological filtration storm water improvements.

The 0.265-acre Parcel B is the proposed demolition of the hardscape and accessory structures and development of a new, two-story over basement, 7,565-square-foot dwelling unit containing hardscape, retaining walls, staircase, deck and storage accessory improvements. The basement floor would include crawl space, storage, mechanicals, recreation room, bedroom with exterior access and two-bathrooms. The second floor would include kitchen, family room, living room, dining room, laundry room, study, powder room, attached three-car garage, and rear deck. The third floor would include four bedrooms, and five-bathroom. The exterior will include landscape, hardscape, retaining walls and biological filtration storm water improvements.

Hillside Drive is not designated as a physical accessway, view corridor, view sheds, or scenic overlook within the adopted Community Plan. The project is approximately 1,900 feet inland from the sea. Parcel A has an elevation of approximately 236 feet Mean Sea Level (MSL) at the northwest rising to

260 feet MSL at the southeast and Parcel B has an elevation of approximately 222 feet MSL at the west rising to 244 feet MSL at the east. The site is not located within the 100-year floodplain. The proposed structure height on Parcel A is 28.5 feet and the proposed structure height on Parcel B is 27.75 feet in conformance with the regulations of the Coastal Height Limitation Overlay Zone. The structure height will not impact any protected views within the community plan. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

A Community Plan's Residential Goal is to "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The proposed remodel and expansion of the existing dwelling unit on Parcel A is sited northeast behind the Parcel B and away from the street, limiting visual impacts. Parcel B fronts on Hillside Drive and proposes a structural setback of 3.3 feet and an articulated two-story façade and multiple pitched roof structures to break up massing facing the street. Hillside Drive in this location has a 25-foot parkway on the east side of the street. The architectural style of the two dwellings units are spanish in character and include red terracotta tile roof, yellow beige stucco, aluminum clad windows in pistachio green, black painted wrought iron planters and railings, red terracotta sills, painted wood columns, and stained cedar garage doors. The dwelling units include articulation on each side of the structures to break up the massing and better fit in the surroundings. The dwelling units in the vicinity are also large two and three-story structures. The residences are harmonious with other structures in the surrounding area. The proposed project conforms to the Residential Goal of the Community Plan.

Conclusion

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft conditions of approval (Attachment 5) and draft findings to support approval of the project (Attachment 4). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2021874 and Site Development Permit No. 2021876, with modifications.
2. Deny Coastal Development Permit No. 2021874 and Site Development Permit No. 2021876, if the findings required to approve the project cannot be affirmed.

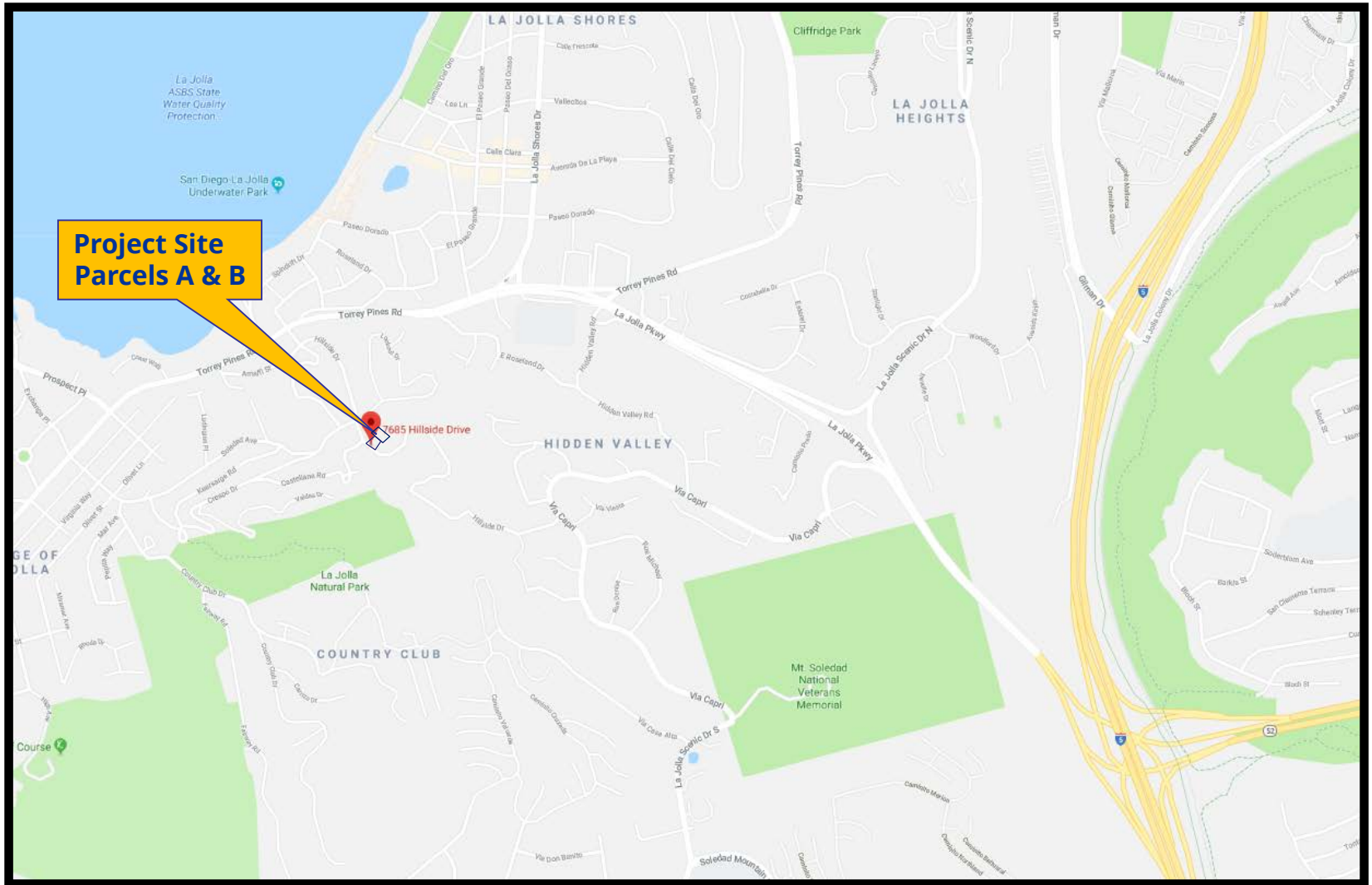
Respectfully submitted,



Karen Bucey, Development Project Manager

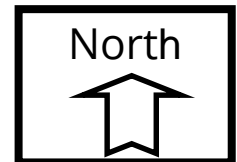
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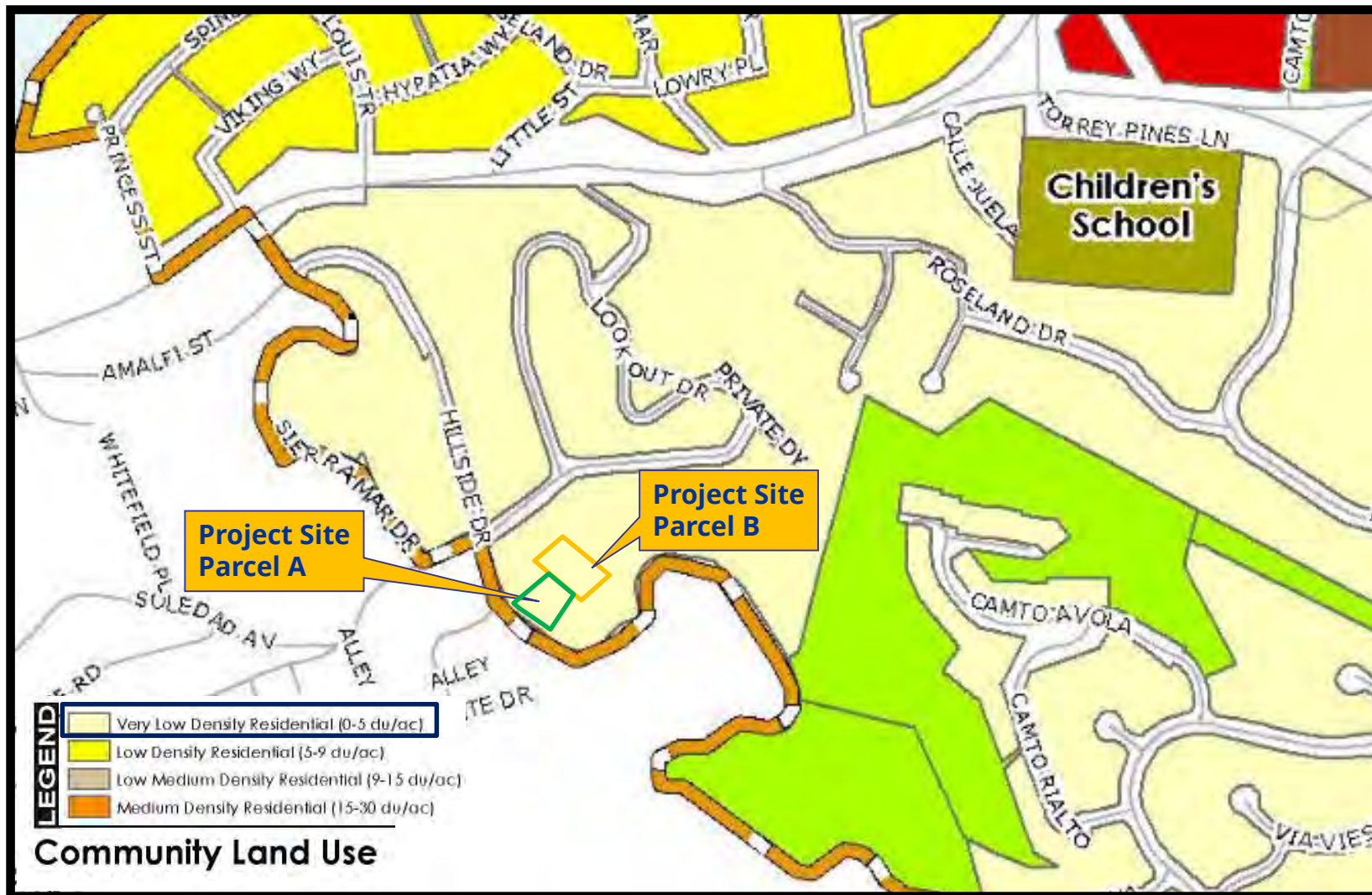
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP
7. La Jolla Shore Planned Advisory Board
8. La Jolla Community Planning Association Recommendation
9. Ownership Disclosure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



Project Location Map

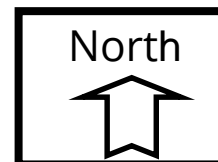
Side LLC; Project No. 571249
7687 Hillside Drive





Community Plan Land Use Map

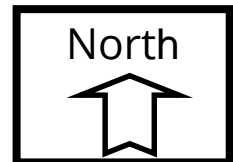
Side LLC; Project No. 571249
7687 Hillside Drive





Aerial Photo

Side LLC; Project No. 571249
7687 Hillside Drive



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2021874
SITE DEVELOPMENT PERMIT NO. 2021876
SIDE LLC. - PROJECT NO. 571249 [MMRP]

WHEREAS, SIDE LLC., a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a development of two legal parcels. Parcel A is a 0.368-acre site that currently contains a two-story 3,126-square foot dwelling unit proposed for remodel and expansion into a two-story over basement, 6,157-square-foot dwelling unit. Parcel B is 0.265-acre site containing hardscape, retaining walls, staircase, deck and storage accessory structure. The proposed project will demolish the existing improvements on Parcel B and construct a two-story over basement 7,565-square foot dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated Permit No. 2021874 and No. 2021876, on portions of the two parcels totaling 0.633-acres;

WHEREAS, the project site is located at 7687 Hillside Drive in the in the La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, Coastal (Non-Appealable), Coastal Height Limitation, and Parking Impact (Coastal) Overlay Zones in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area

WHEREAS, the project site is legally described as; Parcel A, all that portion of Lots 58, 59, and 60 of La Jolla Hills, according to Map thereof No. 1479, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on October 10, 1912; and as more completely described in Exhibit "A" attached hereto and made a part hereof. Parcel B, all that portion of Lots 59 and 60 of La Jolla Hills, according to Map thereof No. 1479, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder

of San Diego County on October 10, 1912; and as more completely described in Exhibit "A" attached hereto and made a part hereof.

WHEREAS, on April 17, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2021874 and Site Development Permit No. 2021876 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 as follows: That the Hearing Officer adopts the following written Findings, dated April 17, 2019.

A. COASTAL DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE SECTION 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; and**

The project proposes the remodel of an existing dwelling unit and expansion into a two-story over basement, 6,157-square-foot dwelling unit on the 0.368-acre Parcel A and a new two-story over basement 7,565-square-foot dwelling unit on the 0.265-acre Parcel B.

Hillside Drive adjacent to the site is not designated as a physical accessway, view corridor, view sheds, or scenic overlook within the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project is approximately 1,900 feet inland from the sea. Parcel A has an elevation of approximately 236 feet Mean Sea Level (MSL) at the northwest rising to 260 feet MSL at the southeast and Parcel B has an elevation of approximately 222 feet MSL at the west rising to 244 feet MSL at the east. The proposed structure height on Parcel A is 28.5 feet and the proposed structure height on Parcel B is 27.75 feet, both in conformance with the regulations of the Coastal Height Limitation Overlay Zone. The structure height will not impact any protected views within the Community Plan.

Parcel A is northeast and upslope of Parcel B, with only a driveway access from Hillside Drive. Parcel B fronts on Hillside Drive and proposes a structural setback of 3.3 feet and an articulated two-story façade and multiple pitched spanish tile roof structures to break up massing facing the street. Hillside Drive, at this location, has a 25-foot parkway on the east side of the street fronting the project site.

The project does not impact or encroach on any existing or proposed public accessway vista, or view shed and enhances and protects public views through design features, parkways,

and setbacks consistent with the with the goals and policies of the certified Local Coastal Program.

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

The project proposes the remodel of an existing dwelling unit and expansion into a two-story over basement, 6,157-square-foot dwelling unit on the 0.368-acre Parcel A and a new two-story over basement 7,565-square-foot dwelling unit on the 0.265-acre Parcel B.

The subject property is 1,900 feet from the Pacific Ocean, Parcel A has an elevation of approximately 236 to 260 feet MSL and Parcel B has an elevation of 222 to 244 feet MSL and is not located within the 100-year floodplain. The project site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

A Preliminary Drainage Study, dated September 2018, was prepared by Engineering Design Group. The study notes that the Hillside Drive in this location is higher than portions of the site and drainage does not flow to the street. The drainage improvements will include concrete brow ditches, private storm drains that will direct runoff to detention basin. Offsite tributary runoff is captured by an inlet at the southeast corner of Parcel A and will be routed by pipe to a new cobble swale replacing the existing earthen swale. The improvements will contain peak flow volumes onsite.

A Preliminary Geotechnical Investigation and Foundation Recommendations Report, dated October 31, 2017, was prepared by Engineering Design Group. The report concludes that the proposed new structures and improvements are geotechnically feasible provided that the recommendations of the report and compliance with applicable codes are followed.

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA), which addresses potential impacts to archaeological, paleontological, and tribal cultural resources; and a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to below a level of significance. Therefore, it has been determined that the 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 the remodel of an existing dwelling unit and expansion into a two-story over basement, 6,157-square-foot dwelling unit on the 0.368-acre Parcel A and a new two-story over basement 7,565-square-foot dwelling unit on the 0.265-acre Parcel B.

The Community Plan designates the site as Very Low Density Residential at a density range of 0-5 dwelling units per acre and is implemented through the La Jolla Shores Planned

District Single-Family (LJSPD-SF) Zone. Additionally, the site is in Coastal (Non-Appealable), Coastal Height Limitation, and Parking Impact (Coastal) Overlay Zones.

The Community Plan's Residential Goal is to "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The proposed remodel and expansion of the existing dwelling unit on Parcel A is sited northeast behind the Parcel B and away from the street, limiting visual impacts. Parcel B fronts on Hillside Drive and proposes a structural setback of 3.3 feet and an articulated two-story façade and multiple pitched roof structures to break up massing facing the street. Hillside Drive in this location has a 25-foot parkway on the east side of the street. The architectural style of the two dwellings units are Spanish in character and include red terracotta tile roof, yellow beige stucco, aluminum clad windows in pistachio green, black painted wrought iron planters and railings, red terracotta sills, painted wood columns, and stained cedar garage doors. The dwelling units include articulation on each side of the structures to break up the massing and better fit in the surroundings. The dwelling units in the vicinity are also large two and three-story structures. The proposed project conforms to the Residential Goal of the community Plan.

The Parcel A contains an existing residential structure and has been reviewed under the Secretary of the Interior Standards and determined not to be a historic resource or located in a conservation area.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations. Therefore the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

- 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 site is 1,900 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. Further, the project site does not contain public access way or recreational resources and would not encroach upon beaches or the coastline access way or recreational areas. Therefore, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B SITE DEVELOPMENT PERMIT – SDMC SECTION 126.0504(A)

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

The project proposes the remodel of an existing dwelling unit and expansion into a two-story over basement, 6,157-square-foot dwelling unit on the 0.368-acre Parcel A and a new two-story over basement 7,565-square-foot dwelling unit on the 0.265-acre Parcel B. The Community Plan designates the site as Very Low Density Residential at a density range of 0-5 dwelling units per acre and implemented through the La Jolla Shores Planned District

Single-Family (LJSPD-SF) Zone. The proposed development will remodel and expand the single dwelling unit on the 0.368-acre Parcel A and develop the 0.265-acre Parcel B site with one 7,565-square-foot dwelling unit in conformance with the Community Plan land use density range and the LJSPD-SF Zone.

A Community Plan's Residential Goal is to "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The proposed project to remodel and expand the existing dwelling unit on Parcel A is sited behind the Parcel B and away from the street. The architectural style includes red terracotta tile roof, yellow beige stucco, aluminum clad windows in pistachio green, black painted wrought iron planters and balcony, red terracotta sills, painted wood columns, and stained cedar wood garage doors. The dwelling unit includes articulation on each side of the structure with multiple pitched roof, balcony, and roof deck over the garage. Parcel B dwelling unit has a similar spanish style with tile roof, columns, wrought iron and stain wood elements. The proposed structure is articulated on each side with a raised patio and deck. The dwelling units in the vicinity are also large two and three-story structures. The proposed project conforms to the Residential Goal of the Community Plan.

The project is not requesting, nor does it require any deviations or variances from the policy documents and applicable regulations 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 will not adversely affect the applicable land use plan.

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

The project proposes the remodel of an existing dwelling unit and expansion into a two-story over basement, 6,157-square-foot dwelling unit on the 0.368-acre Parcel A and a new two-story over basement 7,565-square-foot dwelling unit on the 0.265-acre Parcel B.

The subject property is 1,900 feet from the Pacific Ocean, Parcel A has an elevation of approximately 236 to 260 feet MSL and Parcel B has an elevation of 222 to 244 feet MSL and is not located within the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program/Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

A Preliminary Drainage Study, dated September 2018, was prepared by Engineering Design Group. The study notes that the Hillside Drive in this location is higher than portions of the site and drainage does not flow to the street. The drainage improvements will include concrete brow ditches, private storm drains that will direct runoff to detention basin. Offsite tributary runoff is captured by an inlet at the southeast corner of Parcel A and will be routed by pipe to a new cobble swale replacing the existing earthen swale. The improvements will contain peak flow volumes onsite.

A Preliminary Geotechnical Investigation and Foundation Recommendations Report dated October 31, 2017 was prepared by Engineering Design Group. The report concludes that the proposed new structures and improvements are geotechnically feasible provided that the recommendations of the report and compliance with applicable codes are followed.

A MND has been prepared for the project in accordance with CEQA, which addresses potential impacts to archaeological, paleontological, and tribal cultural resources; and a Mitigation, MMRP would be implemented with this project to reduce the potential impacts to below a level of significance.

The permit for the project includes conditions relevant to achieving project compliance with the applicable regulations in effect for this project. The permit conditions, such as driveway, drains, curb and gutter have been determined to be necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Prior to the Owners/Permittees obtaining grading, public improvement and building permits the proposed development will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with development standards in effect for this site, including conformance with the La Jolla Shores Planned District. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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 the remodel of an existing dwelling unit and expansion into a two-story over basement, 6,157-square-foot dwelling unit on the 0.368-acre Parcel A and a new two-story over basement 7,565-square-foot dwelling unit on the 0.265-acre Parcel B.

The Community Plan designates the site as Very Low Density Residential at a density range of 0-5 dwelling units per acre and implemented through the La Jolla Shores Planned District Single Family Zone. The proposed renovation and addition to an existing single dwelling unit on Parcel A and construction of a new single dwelling unit on Parcel B is consistent with the land use density and the implementing zone. The proposed maximum height of Parcel A is 28.5 feet and the proposed structure height on Parcel B is 27.75 feet.

The La Jolla Shores Planned District Single Family Zone does not include prescribed structural setbacks. Rather, a setback survey of the primary structures within a 300-foot-radius (general vicinity) of the proposed site, pursuant to SDMC Section 1510.0304(b)(4), is required to show the projects conformance with the community. Parcel A proposes to observe 3.3-foot front setback, 32-foot on the east and 39.8-foot on the west side setback, and 39.4-foot rear setback. Parcel B proposes to observe 1.5-foot front setback, 5-foot on the east and 20.4-foot on the west side setback, and 41.9-foot rear setback. Additionally,

Hillside Drive in this location has a 25-foot parkway on the east side of the street fronting the site. The setbacks are in general conformity with the setbacks in the vicinity.

The La Jolla Shores Planned District Single Family Zone does not include a floor area ratio limit. A setback survey of the primary structures within a 300-foot radius (general vicinity) of the proposed site is required to show the projects conformance with the community. The Floor Area Ratio (FAR) in the general vicinity of two parcels is 0.38. Parcel A proposed FAR is 0.35 and Parcel B proposed FAR is 0.25. The Parcels are in general conformity with the FAR in the vicinity.

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 will not adversely affect the applicable land use plan.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, considered Coastal Development Permit No. 2021874 and Site Development Permit No. 2021876 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2021874 and No. 2021876, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: April 17, 2018

IO#: 24007453

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: 24007453

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2021874
SITE DEVELOPMENT PERMIT NO. 2021876
SIDE LLC. - PROJECT NO. 571249 [MMRP]
HEARING OFFICER

This Coastal Development Permit No. 2021874 and Site Development Permit No. 2021876 is granted by the Hearing Officer of the City of San Diego to SIDE LLC., a California Limited Liability Company Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0504. The 0.633-acre site consists of two lots and is located at 7687 Hillside Drive in the in the, La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, Coastal (Non-Appealable), Coastal Height Limitation, Parking Impact (Coastal), and Residential Tandem Overlay Zones in the La Jolla Community Plan and Local Coastal Program area.

The project site is legally described as Parcel A, all that portion of Lots 58, 59, and 60 of La Jolla Hills, according to Map thereof No. 1479, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on October 10, 1912; and as more completely described in Exhibit "A" attached hereto and made a part hereof. Parcel B, all that portion of Lots 59 and 60 of La Jolla Hills, according to Map thereof No. 1479, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on October 10, 1912; and as more completely described in Exhibit "A" attached hereto and made a part hereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the remodel and the addition to an existing dwelling unit and the construction of a new dwelling unit on two parcels and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 17, 2019, on file in the Development Services Department.

The project shall include:

- a. Parcel A is a 0.368-acre site that currently contains a two-story, 3,126-square-foot dwelling unit. The dwelling unit will be remodeled and expanded into a three-story 6,157-square-foot dwelling unit. The basement floor consists of servant's quarters, full bathroom, and

wine cellar. The second floor includes living room, dining room, family room, kitchen, laundry, study, powder room, and three-car garage. The third floor contains four-bedrooms, four-bathrooms, roof deck and spa.

- b. Parcel B is a 0.265-acre site that currently contains hardscape, retaining walls, staircase, deck and storage accessory improvements. Improvements to be removed and construct a new three-story, 7,565-square-foot dwelling unit. The basement floor consists of a recreation room, bedroom, two-bathrooms, and storage. The second-story includes living room, dining room, family room, kitchen, laundry, study, powder room and three-car garage. The third floor contains four-bedrooms, four-bathrooms, and recreation room;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 30, 2022.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

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 in Mitigated Negative Declaration No. 571249, 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. 571249, 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:

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

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the improvement of the unimproved portion of Island Court, adjacent to site, satisfactory to the City Engineer.

18. The drainage system proposed for this development is private and subject to approval by the City Engineer.

19. 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.
20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the project.
22. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping and irrigation in the Hillside Drive right-of-way.
23. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the two (2), 12 ft and 16 ft, non-standard driveways in the Hillside Drive Right-of-Way.
24. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the non-standard walkway and the additional concrete pavement in the Hillside Drive right-of-way.
25. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new curb and gutter per current City Standards, adjacent to site in the Hillside Drive right-of-way, satisfactory to the City Engineer.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
27. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

28. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

29. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

30. 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.

31. 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.

32. 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:

33. Access easement shall be recorded across Parcel B to allow sufficient vehicular access and egress to and from Parcel A garages.

34. 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.

35. 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.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on April 17, 2019 and [Approved Resolution Number].

CDP NO. 2021874 and SDP NO. 2021876

Date of Approval: April 17, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

SIDE LLC
Owner/Permittee

By _____
Alejandro Doring
Sole Member

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

RESOLUTION NUMBER R-_____

ADOPTED ON APRIL 17, 2019

WHEREAS, on November 1, 2017, Side, LLC submitted an application to the Development Services Department for a Site Development Permit and Coastal Development Permit for the Side LLC SDP/CDP project (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on April 17, 2019; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 571249 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: _____
_____, Deputy City Attorney

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

SITE DEVELOPMENT PERMIT NO. 2021876
 COASTAL DEVELOPMENT PERMIT NO. 2021874
 PROJECT NO. 571249

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. 488418 shall be made conditions of Site Development Permit No. 2184683 as may be further described below.

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.

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
Qualified Paleontologist
Qualified Native American Monitor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #571249, 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.

Not Applicable

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	3 Days Prior to Pre-con. meeting
General	Consultant Construction Monitoring Exhibits	MMC Approval	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation	Completion of Archaeological Site Observation
Paleontology	Paleontology Reports	Paleontology Site Observation	Completion of Paleontological Site Observation
Bond Release	Request for Bond Release Letter	MMC Final Inspection	Prior to Bond Release Letter

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL (ARCHAEOLOGICAL) RESOURCES

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Entitlements Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, 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. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.

3. Identify Areas to be Monitored

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.

The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).

MMC shall notify the PI that the AME has been approved.

4. 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 age of existing pipe to be replaced,

depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

5. Approval of AME and Construction Schedule

After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

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

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM 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 Section 15064.5, 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.
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - 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.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
 The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
 1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to

the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.

- d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. **Discovery of Human Remains**

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

A. Notification

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

B. Isolate discovery site

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

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

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, 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, the landowner shall reinter the human remains and items associated with Native American human remains with

appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN

- c. 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; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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

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

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

- d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE 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 as a result of 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 or Pipeline Trenching Discovery Process 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 via the RE for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE 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.
- 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. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
 3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. 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 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 of the approved report.
 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.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance or Bid Opening/Bid Award

- A. Entitlements Plan Check
1. Prior to permit issuance or Bid Opening/Bid Award, 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. Prior to Bid Award, 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. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects). The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the paleontological monitoring program.
3. Identify Areas to be Monitored
 - a. 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 for approval identifying the areas to be monitored including the delineation of grading/excavation limits. Monitoring shall begin at depths below 10 feet from existing grade or as determined by the PI in consultation with MMC. The determination shall be based on site specific records search data which supports monitoring at depths less than ten feet.
 - b. 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).
 - c. MMC shall notify the PI that the PME has been approved.
4. 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.

5. Approval of PME and Construction Schedule. After approval of the PME by MMC, the PI shall submit to MMC written authorization of the PME and Construction Schedule from the CM.

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 including, but not limited to mainline, laterals, jacking and receiving pits, services and all other appurtenances associated with underground utilities as identified on the PME that could result in impacts to formations with high and/or 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 of the program from MMC, MC and/or RE. PRP and any mitigation must be approved by MMC, RE and/or CM

before ground disturbing activities in the area of discovery will be allowed to resume.

- i. Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - 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.
 - i. Note: For Pipeline Trenching Projects Only. If the fossil discovery is limited in size, both in length and depth; the information value is limited and there are no unique fossil features associated with the discovery area, then the discovery should be considered not significant.
 - ii. Note, for Pipeline Trenching Projects Only: If significance cannot be determined, the Final Monitoring Report and Site Record shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching Projects
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance.
1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the fossil resources within the trench alignment and width shall be documented in-situ photographically, drawn in plain view (trench and profiles of side walls), recovered from the trench and photographed after cleaning, then analyzed and curated consistent with Society of Invertebrate Paleontology Standards. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact and so documented.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate forms for the San Diego Natural History Museum) the resource(s) encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines. The forms shall be submitted to the San Diego Natural History Museum and included in the Final Monitoring Report.

- d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

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 CSVr and submit to MMC via the RE 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 the RE and 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 and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

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 via the RE for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program or Pipeline Trenching Discovery Process 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 via the RE for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE 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.
- C. Curation of artifacts: 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 submit the Deed of Gift and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 3. The RE or BI, as appropriate shall obtain signature on the Deed of Gift and shall return to PI with copy submitted to MMC.
 4. 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 of the approved report.
 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.

TRIBAL CULTURAL RESOURCES

Impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Archaeology.



La Jolla Shores Planned District Advisory Board

Sign-in Sheet

Date of Meeting: February 26, 2018

First Name	Last Name	Sign In
Dolores	Donovan	
Dan	Goese	<i>Dan Goese</i>
Jane	Potter	<i>Jane Potter</i>
Susanne	Weissman	<i>Susanne Weissman</i>
Herbert	Lazerow	<i>Herbert Lazerow</i>
Andrea	Moser	<i>Andrea P Moser</i>

La Jolla Shores Planned District (LJSPD)

Advisory Board Agenda Item Record

Project: PTS 571229 – Hillside Residence - ACTION ITEM

Item: B

Date: 2/26/18

Presenters: Alejandro Doring, adoring@mac.com, (858) 349-3355

Address: 7687 Hillside Drive

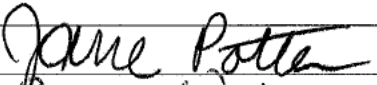
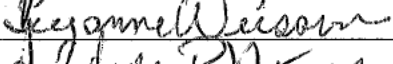
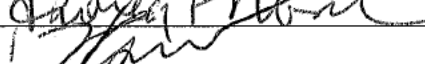

Description: Development is proposed on two adjacent "Side, LLC" – Proposal for a 2,313 sf second story addition and 3-car garage onto an existing 2,451 sf residence on a 16,035 sf lot. "Hillside View, LLC" – proposal for a new 6,880 sf single family residence with 3-car garage on a vacant 11,558 sf lot.

Recommendation:

- ☐ A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- ☒ B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council
- ☐ C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- ☐ D. Approval subject to the following modifications to ensure conformity to the LJSPD.

- ☐ E. No recommendation due to a lack of four affirmative votes.
- ☐ F. Concept Review Only _____
- _____

Board Signatures

Trustee	Approve	Disapprove/Abstain
Dolores Donovan		
Dan Goese		
Jane Potter		
Susanne Weissman		
Andrea Moser		
Herbert Lazerow		

Absentees:

Chairperson



La Jolla Community Planning Association

July 12, 2018

To: Karen Bucey

cc. Alejandro Doring

Subject: La Jolla Community Planning Association Vote

RE: Side LLC Project (#571249)

On July 5, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **Side LLC (7687 Hillside Drive)** as an Action Item on Full Review.

Site Development Permit and Coastal Development Permit for a 3,868 square foot addition and interior remodel to an existing 3,126 square foot single dwelling residence and construction of a new 6,880 square foot residence with a new 815 square foot 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre adjacent sites are within the Coastal Overlay zone of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.

The LJCPA motion approved the LJPRC's recommendation to approve this project. Vote: 11-2-1.

Sincerely,

Bob Steck, President

La Jolla Community Planning Association



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title**Project No. For City Use Only**

Side, LLC

Project Address:

7687 Hillside Drive, La Jolla, CA 92037

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:


Project Title: Side, LLC	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 81-5369027
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** ☒ Yes ☐ No

Corporate/Partnership Name (type or print): Hillside View, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2750 Costebelle Drive City/State/Zip: La Jolla, CA 92037 Phone No: (858) 349-3355 Fax No: (858) 455-0057 Name of Corporate Officer/Partner (type or print): Alejandro Doring Title (type or print): Sole Member Signature:  Date: <u>12-5-2017</u>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:


Project Title: Side, LLC	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 81-5377359
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** ☐ Yes ☐ No

Corporate/Partnership Name (type or print): SIDE, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2750 Costebelle Drive City/State/Zip: La Jolla, CA 92037 Phone No: (858) 349-3355 Fax No: (858) 455-0057 Name of Corporate Officer/Partner (type or print): Alejandro Doring Title (type or print): Sole member Signature :  Date: 6/20/2017	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

HILLSIDE RESIDENCES

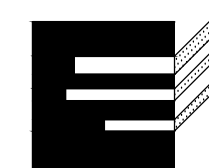
REMODEL / ADDITION & NEW RESIDENCE

7687 HILLSIDE DRIVE
LA JOLLA, CALIFORNIA 92037

NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
TITLE SHEET

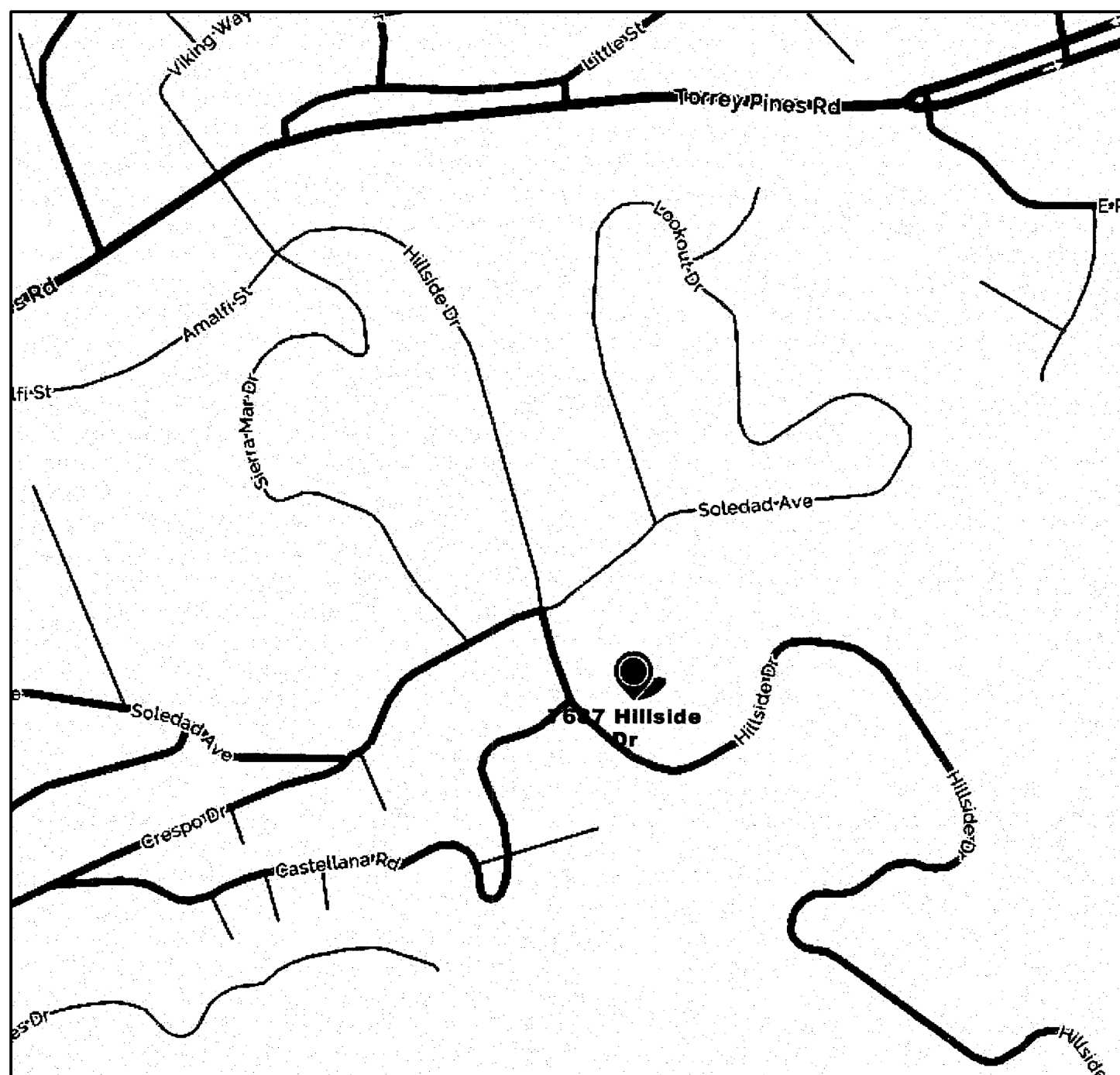
ENGINEERING DESIGN GROUP
22121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

T1.0

SITE DATA		PROJECT DIRECTORY	COMPLIANCE	SHEET INDEX	
<u>LEGAL DESCRIPTION & APN:</u> 001479 LOTS 58 THRU 60 FOR APN: SIDE LLC (PARCEL A): 352-051-16-00 HILLSIDE VIEW LLC (PARCEL B): 352-051-22-00	<u>AREA TABULATIONS: *</u> <u>HILLSIDE VIEW LLC RESIDENCE (PARCEL B)</u> <u>PROPOSED GROSS FLOOR AREA:</u> MAIN LEVEL: • CONDITIONED FLOOR: 2585 SF • GARAGE: 140 SF • COVERED ENTRY: 10 SF LOWER LEVEL: • CONDITIONED FLOOR: 1414 SF UPPER LEVEL: • CONDITIONED FLOOR: 2508 SF • PHANTOM FLOOR: 214 SF • STAIR (FLOOR PROJECTION): 94 SF TOTAL GFA: 7565 SF <u>PROPOSED NON GROSS FLOOR AREA:</u> MAIN LEVEL: • UNCOVERED DECK & EXTERIOR STAIRS: 584 SF UPPER LEVEL: • BEDROOM & BALCONY : 47 SF TOTAL NON-GFA: 631 SF	<u>PROJECT ADDRESS:</u> 7687 HILLSIDE DRIVE LA JOLLA, CALIFORNIA 92037 <u>OWNER & DESIGNER:</u> HILLSIDE VIEW LLC & SIDE LLC ATT: ALEJANDRO DORING 2750 COSTEBELLE DRIVE LA JOLLA, CALIFORNIA 92037 <u>ENGINEER OF RECORD:</u> ENGINEERING DESIGN GROUP 2121 MONTIEL ROAD SAN MARCOS, CALIFORNIA 92069 TELEPHONE - (760) 839-7302 FAX - (760) 480-7477 PROJECT MGR - DON SPRANKLES E-MAIL - don@designgroupca.com	<u>NOTE:</u> THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE WHICH INCORPORATES THE 2015 INTERNATIONAL BUILDING CODE, THE 2016 CALIFORNIA RESIDENTIAL, FIRE, PLUMBING, MECHANICAL, AND ELECTRICAL CODES, TITLE 24 ENERGY AND DISABLED ACCESS REGULATIONS. <u>SCOPE OF WORK</u> SIDE LLC RESIDENCE: EXISTING SINGLE FAMILY RESIDENCE TO BE REMODELED WITH ADDITION OF NEW UPPER FLOOR & 3 CAR GARAGE. HILLSIDE VIEW LLC RESIDENCE: NEW SINGLE FAMILY RESIDENCE WITH 3 CAR GARAGE.	T1.0 A0.0 L1.0 L1.1 C1.0 C2.0 C3.0 1 2	TITLE SHEET SITE PLAN LANDSCAPE COVER LANDSCAPE PLAN PRELIMINARY GRADING PLAN PRELIMINARY GRADING - SECTIONS & DETAILS PRELIMINARY GRADING - SECTIONS & DETAILS TOPOGRAPHICAL SURVEY TOPOGRAPHICAL SURVEY
<u>GEOLOGICAL HAZARD CATEGORY:</u> CATEGORY '21' <u>EFFECTIVE YEAR CONSTRUCTED</u> SIDE LLC EXISTING RESIDENCE: 1954 <u>USE & OCCUPANCY:</u> R-3, SINGLE FAMILY DWELLING (EXIST & PROP) <u>BUILDING TYPE & NUMBER OF STORIES</u> VB, 2 STORIES (EXIST & PROP) <u>STRUCTURE HEIGHT:</u> ALLOWABLE PER MUNICIPAL CODE: 30 FT <u>LOT AREA:</u> SIDE LLC (PARCEL A): 16035.9 SF (0.368 AC) HILSIDE VIEW LLC (PARCEL B): 11558.5 SF (0.265 AC) <u>LOT COVERAGE</u> ALLOWABLE LOT COVERAGE PER MUNICIPAL CODE: 0.6 <u>SIDE LLC RESIDENCE (PARCEL A)</u> EXISTING: 2359.3 / 16035.9 = 0.15 PROPOSED: 3935.5 / 16035.9 = 0.25 <u>HILLSIDE VIEW LLC RESIDENCE (PARCEL B)</u> PROPOSED: 4053.2 / 11558.5 = 0.35 <u>LANDSCAPED AREA:</u> SEE CALCS ON LANDSCAPE PLANS	<u>SIDE LLC RESIDENCE (PARCEL A)</u> <u>EXISTING GROSS FLOOR AREA:</u> MAIN LEVEL: • CONDITIONED FLOOR: 2079 SF • STAIR (FLOOR PROJECTION): 11 SF • COVERED ENTRY: 126 SF LOWER LEVEL: • CONDITIONED FLOOR: 361 SF • PHANTOM FLOOR: 165 SF • UNCONDITIONED WINE CELLAR: 159 SF TOTAL GFA: 2901 SF <u>EXISTING NON GROSS FLOOR AREA:</u> MAIN LEVEL: • DECK: 270 SF <u>PROPOSED GROSS FLOOR AREA: (INCLUDES REMODELED)</u> MAIN LEVEL: • CONDITIONED FLOOR: 2389 SF • GARAGE: 847 SF • STAIR (FLOOR PROJECTION): 24 SF • COVERED ENTRY: 10 SF LOWER LEVEL: • CONDITIONED FLOOR: 361 SF • PHANTOM FLOOR: 165 SF • UNCONDITIONED WINE CELLAR: 159 SF UPPER LEVEL: • CONDITIONED FLOOR: 2034 SF • PHANTOM FLOOR: 95 SF • STAIR (FLOOR PROJECTION): 73 SF TOTAL GFA: 6157 SF <u>PROPOSED NON GROSS FLOOR AREA:</u> MAIN LEVEL: • DECK: 663 SF • ENTRY STAIRS: 56 SF UPPER LEVEL: • ROOF DECK: 536 SF • BEDROOM BALCONY: 33 SF TOTAL NON-GFA: 1348 SF	<u>VICINITY MAP</u>  <div>NOT TO SCALE</div>		<u>SIDE LLC RESIDENCE</u> A1.0 A1.1 A1.2 A1.3 A1.4 A1.5 A1.6 A1.7 A1.8 <u>HILLSIDE VIEW LLC RESIDENCE</u> A2.0 A2.1 A2.2 A2.3 A2.4 A2.5 A2.6	EXISTING/DEMO MAIN FLOOR PLAN EXISTING/DEMO LOWER FLOOR PLAN PROPOSED MAIN FLOOR PLAN PROPOSED LOWER FLOOR PLAN PROPOSED UPPER FLOOR PLAN ROOF PLAN ELEVATIONS ELEVATIONS SECTIONS PROPOSED MAIN FLOOR PLAN PROPOSED LOWER FLOOR PLAN PROPOSED UPPER FLOOR PLAN ROOF PLAN ELEVATIONS ELEVATIONS SECTIONS
* Areas are approximate and are based on relative dimensions taken in field. Contractor shall verify dimensions and areas prior to start of construction and shall bring any discrepancies found to the attention of the Engineer of Record.					

SITE LEGEND

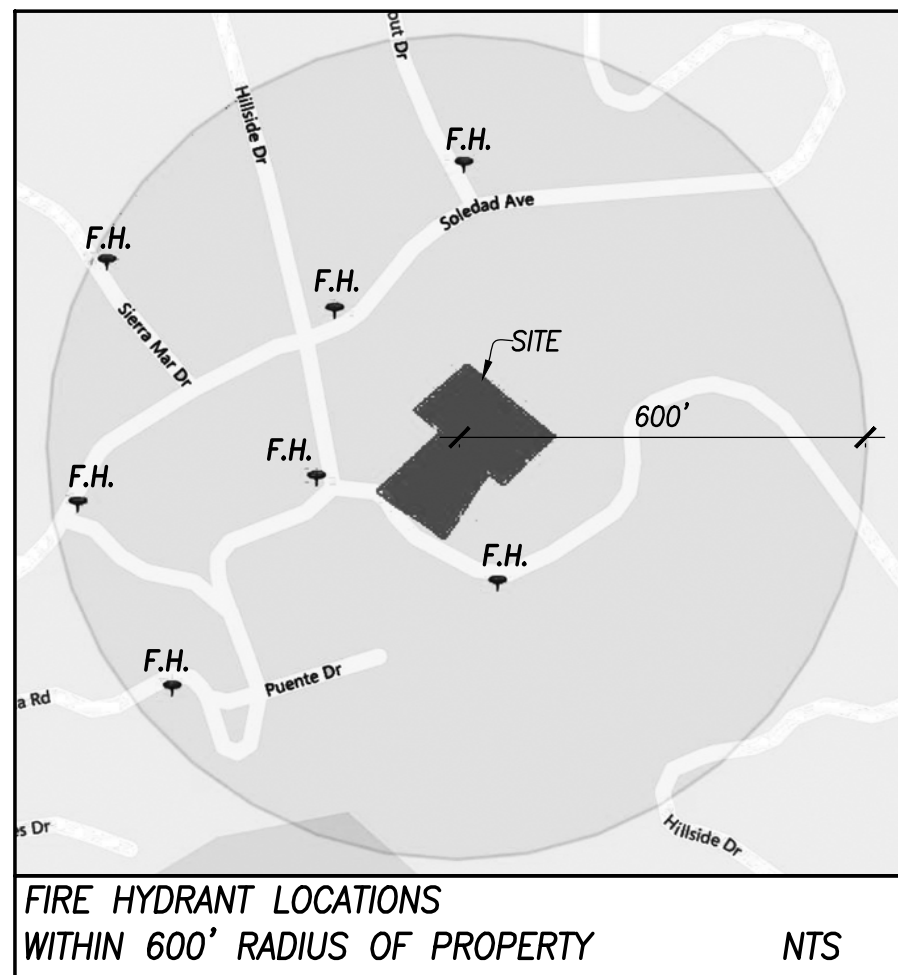
- PROPERTY BOUNDARY
EASEMENT
(E) BLDG LIMITS
PROPOSED BLDG LIMITS
EXISTING SITE WALLS
PROPOSED SITE WALLS
FLOWLINE & FLOW DIRECTION
CONC. BROW DITCH PER GRADING PLAN
(E) WATER LINE
(E) SEWER LINE
(E) SEWER MANHOLE
(E) WATER METER
RETAINING WALL
(E) RETAINING WALL
SPOT ELEVATION (E) PER GRADING PLAN
SPOT ELEVATION PRP. PER GRADING PLAN
(E) EDGE OF PAVEMENT
4" AREA DRAIN NDS BOX OR EQUIV.
CATCH BASIN, SIZE PER GRADING PLAN
DRAIN PIPE, SIZE PER GRADING PLAN
RIP RAP ENERGY DISSIPATER PER GRADING PLAN
(N) DOWNSPOUTS

ABBREVIATIONS

- FF FINISHED FLOOR ELEVATION
FP FINISHED PAD ELEVATION
FS FINISHED SURFACE
FG FINISHED GRADE
TW TOP OF WALL
(P) PROPOSED
(E) EXISTING
CL CENTERLINE
PL PROPERTY LINE

ADDRESS NOTE:

- APPROVED NUMBERS OR ADDRESSES ON A CONTRASTING BACKGROUND SHALL BE PLACED ABOVE THE DOORWAY OR IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM EITHER DIRECTION OF APPROACH FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- THE MINIMUM SIZE DIMENSION OF THE NUMBERS SHALL BE 4" HIGH & 3/4" STROKE WIDTH.
 - WHERE A BUILDING OR BUILDINGS (INCLUDING RESIDENTIAL "FLAG" LOTS) ARE SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE ADDRESSES MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY OR TO VISUAL OBSTRUCTIONS SUCH AS LANDSCAPING OR ARCHITECTURAL FEATURES, ADDRESS OR NUMBER POSTING SHALL BE REQUIRED BOTH AT THE STREET DRIVEWAY (I.E., A MONUMENT SIGN) SERVING SUCH BUILDING AND ON THE BUILDINGS.



FIRE HYDRANT LOCATIONS
WITHIN 600' RADIUS OF PROPERTY
NTS

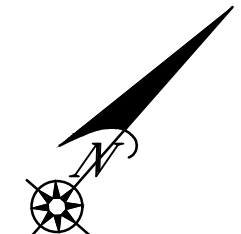
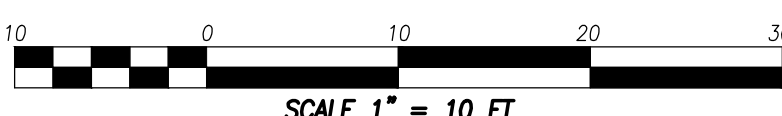
LEGAL DESCRIPTION:
POR LOT 60 TR 1479
APN: 352-051-23

LEGAL DESCRIPTION:
SELY PAR AS PER
ROS 4415 IN LOT 45
TR 1479
APN: 352-051-02

LEGAL DESCRIPTION:
PAR 1 TR 101963
APN: 352-051-24

LEGAL DESCRIPTION:
LOT 57 TR 1479
APN: 352-051-15

SITE PLAN



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DESCRIPTION:
SITE PLAN

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

A0.0

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

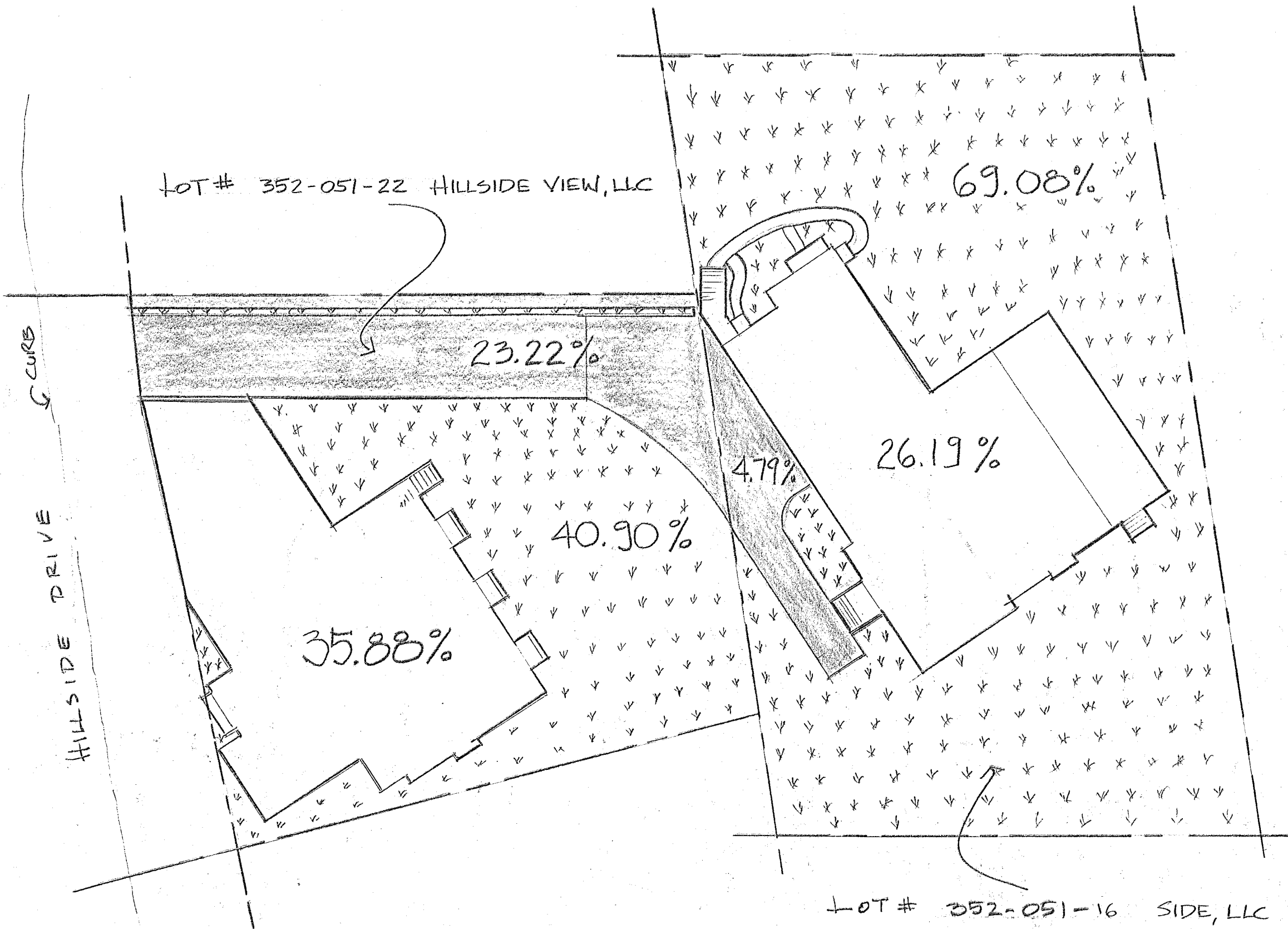
ALL DRAWINGS, DESIGNS, IDEAS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

HILLSIDE VIEW - CALCULATIONS

LOT SIZE = 11,558.5 SQ.FT. (100%)
HOUSE + WALKWAYS + STAIRS = 4,147 SQ.FT. (35.88%)
HARDSCAPE - DRIVEWAY = 2,684 SQ.FT. (23.22%)
LANDSCAPING + PLANTING = 4,727.5 SQ.FT. (40.90%)

SIDE, LLC - CALCULATIONS

LOT SIZE = 16,035.9 SQ.FT. (100%)
HOUSE + WALKWAYS + STAIRS = 4,200 SQ.FT. (26.19%)
HARDSCAPE - DRIVEWAY = 759 SQ.FT. (4.79%)
LANDSCAPING + PLANTING = 11,076.9 SQ.FT. (69.08%)



LEGEND

- LANDSCAPING & PLANTING
- BUILDING STRUCTURE
- DRIVEWAY

COMPLIANCE WITH L.J.S.P.D.O.

ALL THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE [LDC 1510.0304(h)] PRIOR TO FINAL INSPECTION.

LANDSCAPE COVER

LANDSCAPING NOTES

- MAINTENANCE :**
ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER.
THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS & LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IRRIGATION :**
AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(G) FOR PROPER IRRIGATION, DEVELOPMENT & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION.
THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:**
 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 2. STOCKPILING, TOP SOIL DISTURBANCE, VEHICLE USE, & MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED & DOCUMENTED DURING CONSTRUCTION.
 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GRATER SIZE.
- MULCH :** ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.**
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND & EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPT. WITHIN 30 DAYS OF DAMAGE.**

ALL DRAWINGS, DESIGNS, IDEAS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069

PHONE: (760) 839-7302
FAX: (760) 480-7477

DESCRIPTION:
LANDSCAPE COVER

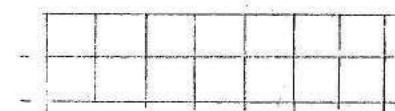
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HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

LEGEND

CONCRETE DETAILS

- A-01 6" CONCRETE ROLLED CURB
- A-02 8" CONCRETE ROLLED CURB
- A-03 8" CONCRETE DRIVEWAY W/PAVERS
- A-04 CONCRETE STEPS
- A-05 CONCRETE 36" SWALE (SEE GRADING PLAN FOR SECTION)
- A-06 CONCRETE STREET CURB PER CITY SPECIFICATIONS
- A-07 PERMEABLE DRIVEWAY PAVERS TO MATCH PAVERS ON CONCRETE INSTALL ON COMPRESSED BED OF CRUSHED GRANITE W/SAND ON TOP



LANDSCAPING FEATURES

- B-01 36"X36" EXISTING RUN-OF DRAIN (FLOWING TO COBELE SWALE PER GRADING PLAN)
- B-02 24"X24" DRAIN (2)
- B-03 18"X24" DRAIN
- B-04 OMITTED
- B-05 4'X4' RIP RAP DISIPATOR - UNDER DECO. ROCKS
- B-06 IRRIGATION TIMER FOR 7687 HILLSIDE DR.
- B-07 IRRIGATION TIMER FOR #T.B.D. HILLSIDE DR.
- B-08 GARDENING RETAINING WALL 3' HIGH MAX. SPRAY IRRIGATION FOR SOD
- B-09 DRIP IRRIGATION AT PLANTERS (SECTORS AS REQUIRED BY TIMER)
- B-10 DRIVABLE LAWN, SYSTEM UNDER SOD
- B-11 ELONGATED DRAIN AT GARAGES (2)
- B-12 IRRIGATION TIMER FOR CITY STREET AREA

MINIMUM TREE SEPARATION DISTANCE

- TRAFFIC SIGNALS / STOP SIGNS - 20 FT.
- UNDERGROUND UTILITY LINES - 5 FT.
- SEWER LINES - 10 FT.
- ABOVE GROUND UTILITY STRUCT. 10'
- DRIVEWAY (ENTRIES) - 10 FT.
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FT.
- ON RESIDENTIAL STREETS RATED AT 25 M.P.H. OR LOWER - 5 FT.

BIOFILTRATION BASINS B1 & B2

PLEASE SEE GRADING PLAN FOR DETAILS. BOTH WILL BE BUILT UNDERGROUND & MIN 8" OF TOP SOIL OVER BARRIER FOR PLANTING SOD.

DRY RIVERBED

ON EXISTING ERODED AND NATURAL PATH OF RUN-OFF ADD MIN 24" WIDE AND 8" DEEP CRUSHED GRANITE WRAPPED IN LANDSCAPE FABRIC - COVER WITH RIVER ROCK - COLOR T.B.D.

NEW WATER METER FOR LOWER HOME - 7687 HILLSIDE DR.
NEW IRRIGATION WATER METER FOR LOWER HOME
PROPOSED ADDRESS ON MONUMENT 26" MAX HT. (LOWER LOT HOME)

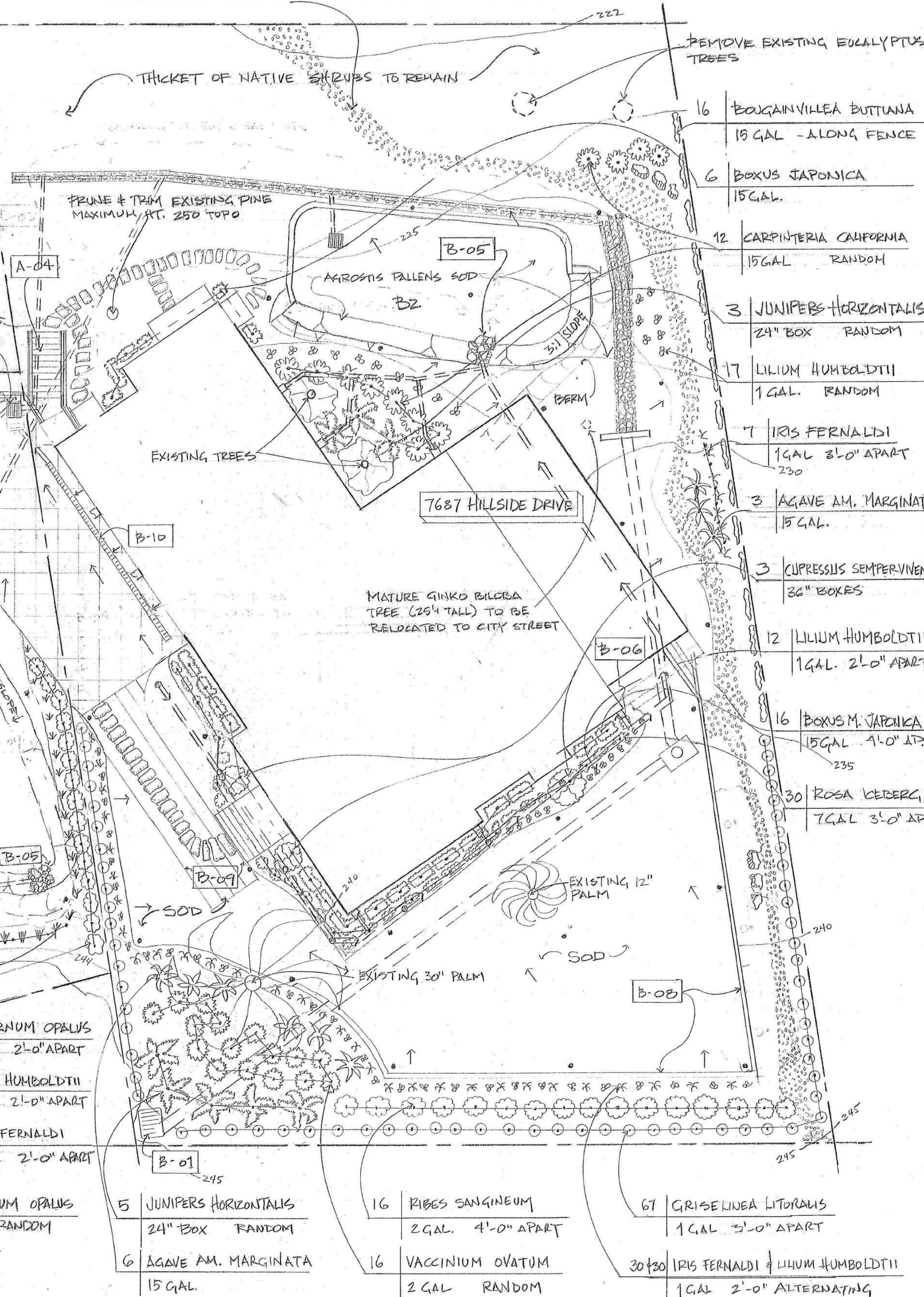
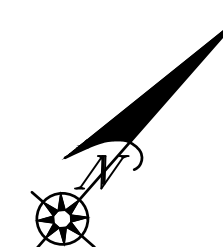
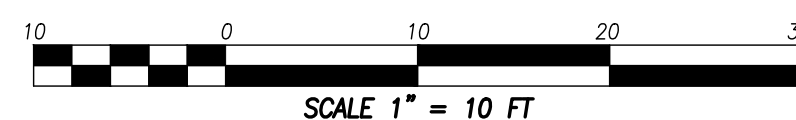
PROPOSED MAILBOXES
RELOCATE FLUSH EDGE BOX TO ALLOW NEW CURB
RELOCATE TELECOMS
EXISTING STREET TREES TO BE REMOVED 12" EUCALYPTUS
RELOCATE MATURE GINKGO BILOBA PLANT AS PER CITY SPECS S.D.L-101
NOTHING OVER 3'-0" IN SHADED AREAS

"NO PARKING" SIGN
EXIST WATERMETER
NEW WATER METER FOR IRRIGATION
EXISTING STREET TREES (30" PINES)

NEW 36" BOX GINKGO BILOBA (MAIDENHAIR TREE) CANOPY TREE SELECTED FROM THE 'LA JOLLA COMMUNITY PLAN'S STREET TREE DISTRICT NO. 3' ADDED TO REPLACE EXISTING EUCALYPTUS BEING REMOVED AT DRIVEWAY

EXISTING MASONRY PILLAR
EXISTING TELECOM

LANDSCAPE PLAN



6	JUNIPERS HORIZONTALIS	24" BOX	RANDOM
21	ROSA ICEBERG	15 GAL	

11	ENGLISH ROSEUM	24" BOX	RANDOM
10	BOXUS M. JAPONICA	15 GAL	4'-0" AP.

5	AGAVE AM. MARGINATA	15 GAL.	
2	CUPRESSUS SEMPERVIVENS	36" BOXES	

20	VIBURNUM OPALIS	5 GAL	2'-0" APART
30	LILIUM HUMBOLDTII	1 GAL	2'-0" APART
30	IRIS FERNALDI	1 GAL	2'-0" APART

35	VIBURNUM OPALIS	1 GAL	RANDOM
----	-----------------	-------	--------

5	JUNIPERS HORIZONTALIS	24" BOX	RANDOM
6	AGAVE AM. MARGINATA	15 GAL	

16	RIBES SANGINEUM	2 GAL.	4'-0" APART
16	VACCINIUM OVATUM	2 GAL	RANDOM

67	GRISELINEA LITORALIS	1 GAL	3'-0" APART
30 & 30	IRIS FERNALDI & LILIUM HUMBOLDTII	1 GAL	2'-0" ALTERNATING

16	BOUGAINVILLEA BUTTIANA	15 GAL	-ALONG FENCE
6	BOXUS JAPONICA	15 GAL.	
12	CARPINTERIA CALIFORNICA	15 GAL	RANDOM
3	JUNIPERS HORIZONTALIS	24" BOX	RANDOM
17	LILIUM HUMBOLDTII	1 GAL.	RANDOM
7	IRIS FERNALDI	1 GAL	3'-0" APART
3	AGAVE AM. MARGINATA	15 GAL.	
3	CUPRESSUS SEMPERVIVENS	36" BOXES	
12	LILIUM HUMBOLDTII	1 GAL.	2'-0" APART
16	BOXUS M. JAPONICA	15 GAL	4'-0" AP.
30	ROSA ICEBERG	1 GAL	3'-0" AP.

DESCRIPTION:
LANDSCAPE PLAN

ENGINEERING DESIGN GROUP



JOB NO.: 175728
SCALE: NOTED
DATE: 4-19-17

SHEET NO.

L1.1

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2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
LANDSCAPE PLAN

ENGINEERING DESIGN GROUP



JOB NO.: 175728
SCALE: NOTED
DATE: 4-19-17

SHEET NO.

L1.1

NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
LANDSCAPE PLAN

ENGINEERING DESIGN GROUP



JOB NO.: 175728
SCALE: NOTED
DATE: 4-19-17

SHEET NO.

L1.1

NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
LANDSCAPE PLAN

ENGINEERING DESIGN GROUP



JOB NO.: 175728
SCALE: NOTED
DATE: 4-19-17

SHEET NO.

L1.1

NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
LANDSCAPE PLAN

ENGINEERING DESIGN GROUP



JOB NO.: 175728
SCALE: NOTED
DATE: 4-19-17

SHEET NO.

L1.1

NO.	DATE	REVISION
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2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
LANDSCAPE PLAN

ENGINEERING DESIGN GROUP



JOB NO.: 175728
SCALE: NOTED
DATE: 4-19-17

SHEET NO.

L1.1

NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
LANDSCAPE PLAN

ENGINEERING DESIGN GROUP



JOB NO.: 175728
SCALE: NOTED
DATE: 4-19-17

SHEET NO.

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NO.	DATE	REVISION
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4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
LANDSCAPE PLAN

ENGINEERING DESIGN GROUP



JOB NO.: 175728
SCALE: NOTED
DATE: 4-19-17

SHEET NO.

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NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

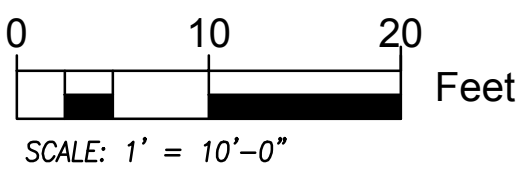
DESCRIPTION:
LANDSCAPE PLAN

IMPERVIOUS AREA TABLE		
APN	DESCRIPTION	AREA (SF)
352-051-22	EXISTING TOTAL IMPERVIOUS AREA	2,959
	EXISTING IMPERVIOUS REPLACED WITH NEW IMPERVIOUS AREA	2,825
	NEW IMPERVIOUS AREA CREATED IN AREAS PERVIOUS IN EXISTING CONDITION	1,715
352-051-16	EXISTING TOTAL IMPERVIOUS AREA	3,390
	EXISTING IMPERVIOUS REPLACED WITH NEW IMPERVIOUS AREA	2,724
	NEW IMPERVIOUS AREA CREATED IN AREAS PERVIOUS IN EXISTING CONDITION	2,115

NOTES:

- VISIBILITY AREA TRIANGLES PER SCAN DIEGO MUNICIPAL CODE DIAGRAM 113-0255. NO STRUCTURES OVER 3 FEET IN HEIGHT MAY BE LOCATED WITHIN THESE AREAS.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS, AND PROPOSED FOR DISCHARGE LOCATIONS.
- SINCE A MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
- THE OWNER OF THE PROPOSED DEVELOPMENT SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR A PRIVATE DRAINAGE EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE DRAINAGE EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

PRELIMINARY
GRADING PLAN



FOR LEGEND, CONSTRUCTION LEGEND
AND DETAILS SEE SHEET C2.0

BMP TITLE		
BMP AREA	REQ. SIZE (SF)	SYMBOL
B1	575	
B2	500	

TOPO SOURCE:

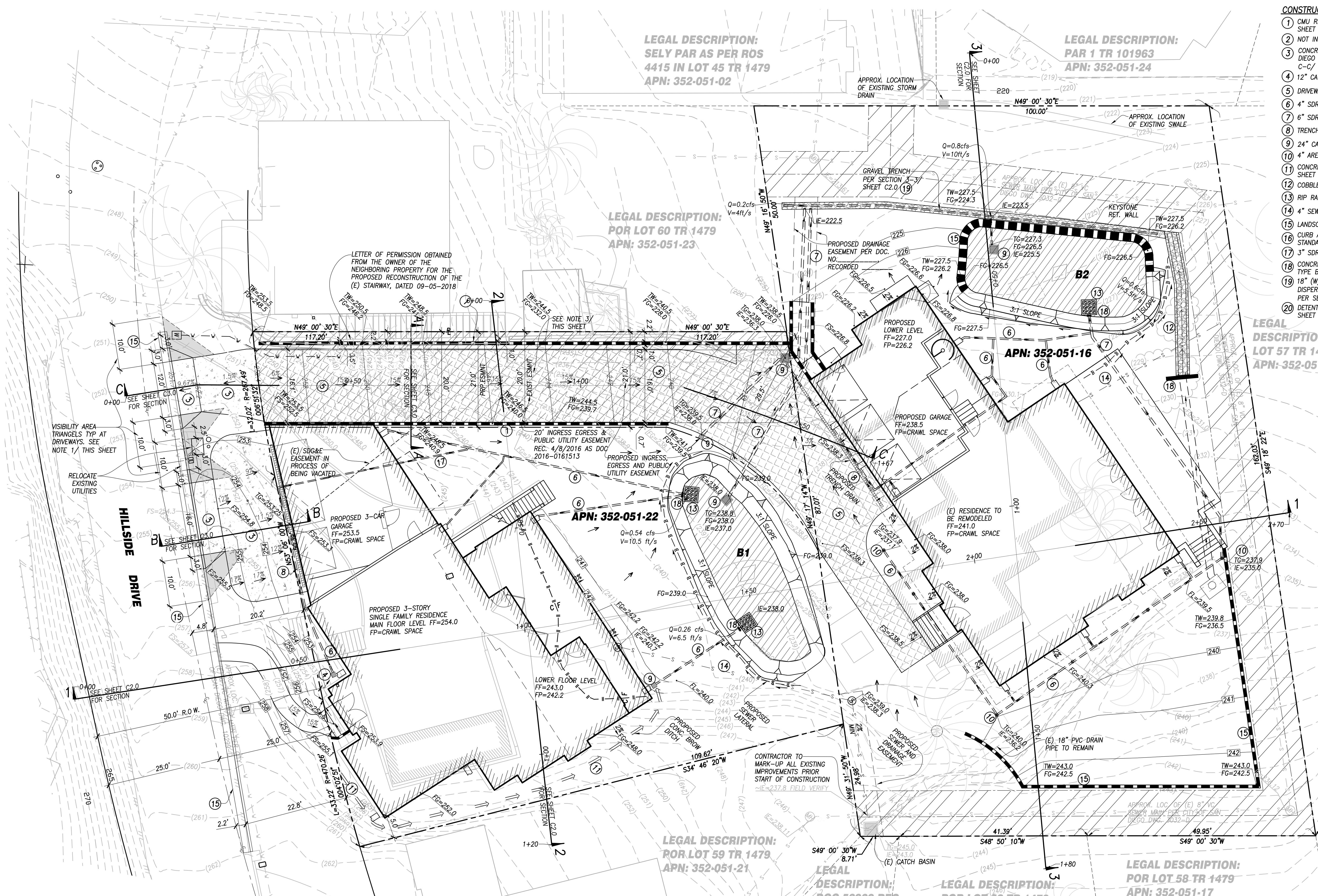
TOPOGRAPHICAL SURVEY PERFORMED BY PALLAMARY AND ASSOCIATES, DATE AUGUST 22, 2017.
ADDRESS: 7755 FAY AVENUE, SUITE J, LA JOLLA, CA 92037
PHONE: (858) 454-4094

BENCHMARK

LOCATION: SOUTHWEST BRASS PLUG IN TOP OF CURB, HILLSIDE DR. AND SOLEDAD AVE.
ELEVATION: 228.995
DATUM: MEAN SEA LEVEL (N.G.V.D. 29)

GRADING QUANTITIES

GRADED AREA 12,250 SF 0.28 [ACRES]
44% OF TOTAL SITE 27594 SF 0.63 [ACRES]
CUT QUANTITIES 100 [CYD]
FILL QUANTITIES 450 [CYD]
IMPORT 350 [CYD]
EXPORT 0 [CYD]
MAX. CUT DEPTH 7 [FT]
MAX CUT SLOPE RATIO (2:1MAX)
MAX. FILL DEPTH 8 [FT]
MAX FILL SLOPE RATIO (2:1MAX) 2:1
RETAINING WALLS:
LENGTH: 210 FEET
MAX. HEIGHT: 11 FEET



CONSTRUCTION LEGEND

- CMU RETAINING WALLS, SEE SECTION A-A/ SHEET C3.0
- NOT IN USE
- CONCRETE DRIVEWAY APRON PER CITY OF SAN DIEGO STANDARDS, REF SECTION A-A, B-B AND C-C/ SHEET C3.0
- 12" CATCH BASIN
- DRIVEWAY PERMEABLE PAVERS PVT.
- 4" SDR-35 DRAIN PIPE
- 6" SDR-35 DRAIN PIPE
- TRENCH DRAIN, NDS OR EQUIV.
- 24" CATCH BASIN
- 4" AREA DRAINS, NDS OR EQUIV.
- CONCRETE BROW DITCH, PER DET. 1/ THIS SHEET
- COBBLE SWALE, PER DET. 2/ THIS SHEET
- RIP RAP DISSIPATOR
- 4" SEWER LATERAL/ SEWER CLEANOUT PVT.
- LANDSCAPE WALL LESS THAN 3 FT IN HEIGHT
- CURB AND GUTTER PER CITY OF SAN DIEGO STANDARD DWG. SDG-151
- 3" SDR-35 DRAIN PIPE
- CONCRETE HEADWALL PER SDRSD D-32, TYPE B MODIFIED
- 18" (W), 12" (D) GRAVEL TRENCH FOR DISPERSION WITH 3" PERFORATED PIPE PER SECTION 3-3/ SHEET C2.0
- DETENTION BASIN PER DETAIL B1/ SHEET C3.0

LEGAL DESCRIPTION:
LOT 57 TR 1479
APN: 352-051-15

LEGAL DESCRIPTION:
PAR 1 TR 101963
APN: 352-051-24

LEGAL DESCRIPTION:
SELY PAR AS PER ROS
4415 IN LOT 45 TR 1479
APN: 352-051-02

LEGAL DESCRIPTION:
POR LOT 60 TR 1479
APN: 352-051-23

APN: 352-051-16

APN: 352-051-22

LEGAL DESCRIPTION:
POR LOT 59 TR 1479
APN: 352-051-21

LEGAL DESCRIPTION:
DOC 52909 REC
69 IN LOT 58 &
IN LOT 59 TR
1479
APN:
352-051-19

LEGAL DESCRIPTION:
POR LOT 58 TR 1479
APN: 352-051-18

LEGAL DESCRIPTION:
POR LOT 58 TR 1479
APN: 352-051-17



2121 Moniel Road, San Marcos, CA 92069
760.839.7302



SHEET NO.

C1.0

OF

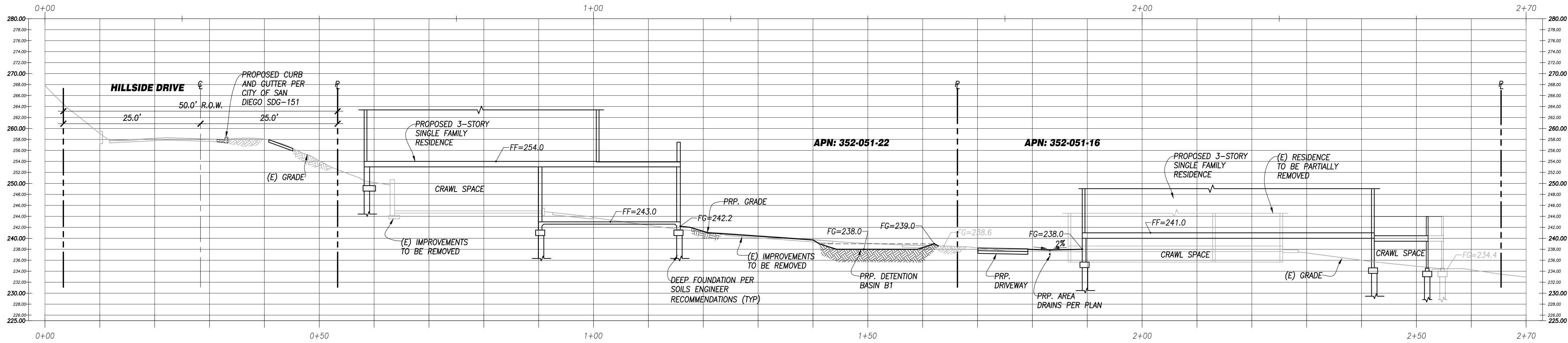
ALL DRAWINGS, DESIGNS, IDEAS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SIDE LLC
RESIDENCE
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

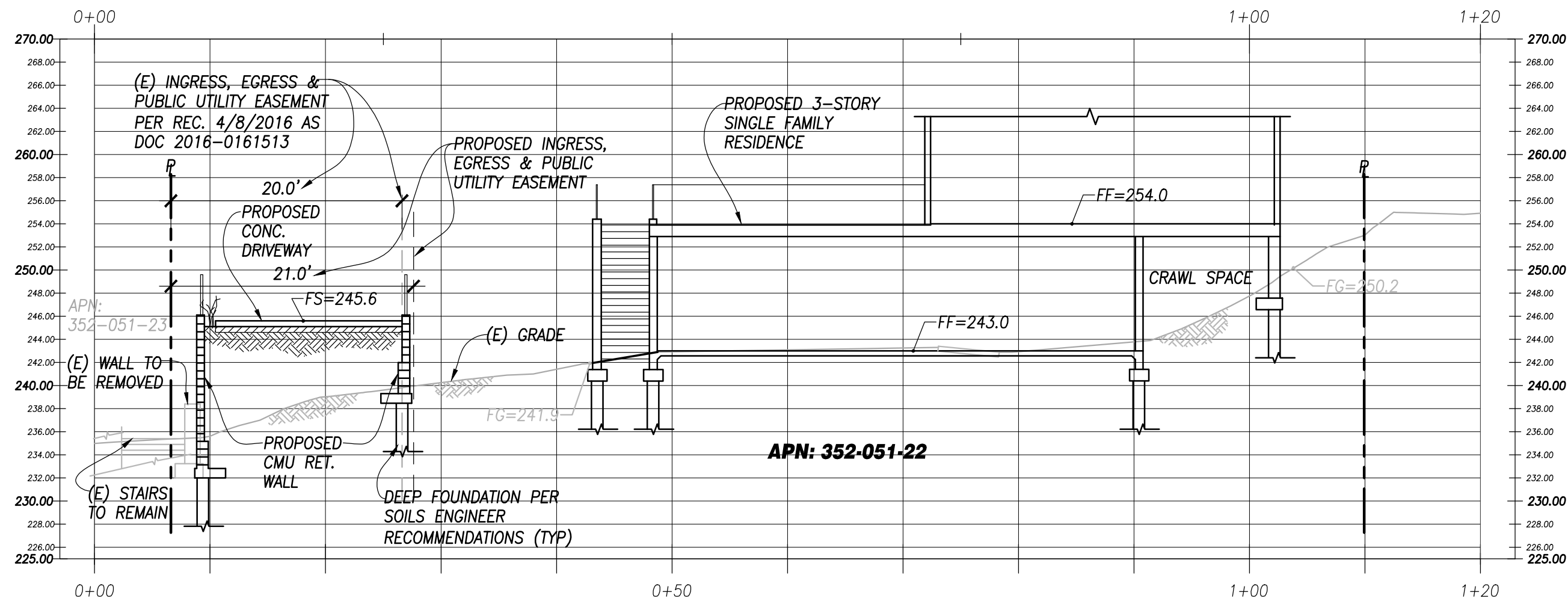
NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

JOB NO.: 175727-5
SCALE: NOTED
DATE: 7-31-17

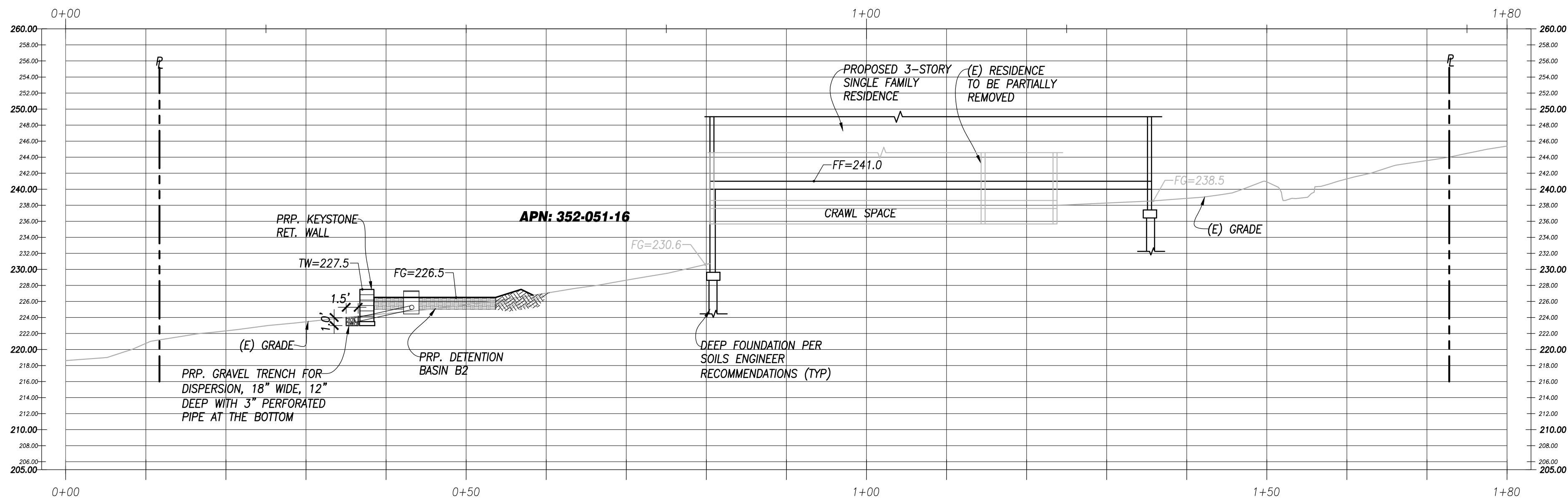
DESCRIPTION:
PRELIMINARY
GRADING PLAN



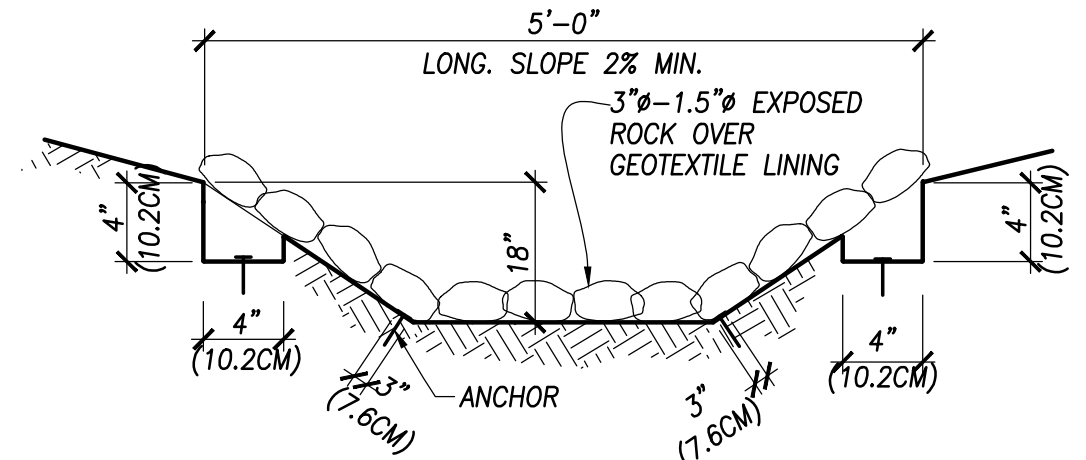
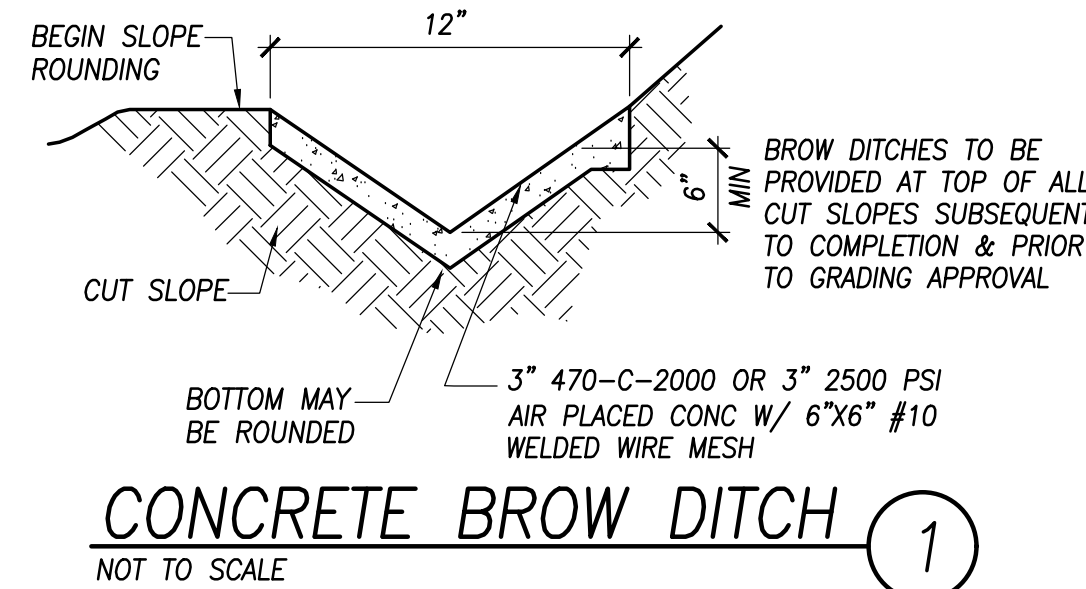
SECTION 1-1
SCALE: 1"=10'-0"



SECTION 2-2
SCALE: 1"=10'-0"



SECTION 3-3
SCALE: 1"=10'-0"



- NOTES
- 1) PLACE 3 ANCHORS PER SQUARE YARD OF GEOTEXTILE MATERIAL
 - 2) INSTALL GEOTEX WOVEN MONOFILAMENT GEOTEXTILE (NO. 117 FT. OR EQUAL)

ROCK LINED SWALE 2
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- SETBACKS
- EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOWLINE & FLOW DIRECTION
- CONC. BROW DITCH, PER DET. 1/ THIS SHEET
- CUT/FILL LINE
- FILL SLOPE
- CUT SLOPE
- (E) WATER LINE
- (E) SEWER LINE
- (E) SEWER MANHOLE
- (E) WATER METER
- RETAINING WALL
- SPOT ELEVATION (E)
- SPOT ELEVATION PRP.
- (E) EDGE OF AC PAVEMENT
- 4" AREA DRAIN NDS BOX OR EQUIV.
- CATCH BASIN, SIZE PER PLAN
- DRAIN PIPE, SIZE PER PLAN
- RIP RAP ENERGY DISSIPATOR
- DRIVEWAY CONCRETE PAVING
- DRIVEWAY PERMEABLE PAVERS
- DETENTION BASIN PER DETAIL B1/ SHEET C3.0
- (E) BLDG LIMITS
- PROPOSED BLDG LIMITS
- PRP. ROOF DRAINS
- COBBLE SWALE PER DET 2/ THIS SHEET
- PRP. WATER METER AND LATERAL
- PRP. SEWER LATERAL WITH CLEANOUT

ALL DRAWINGS, DESIGNS, IDEAS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

JOB NO.: 175727-5
SCALE: NOTED
DATE: 7-31-17

DESCRIPTION:
PRELIMINARY GRADING
PLAN - SECTIONS,
DETAILS



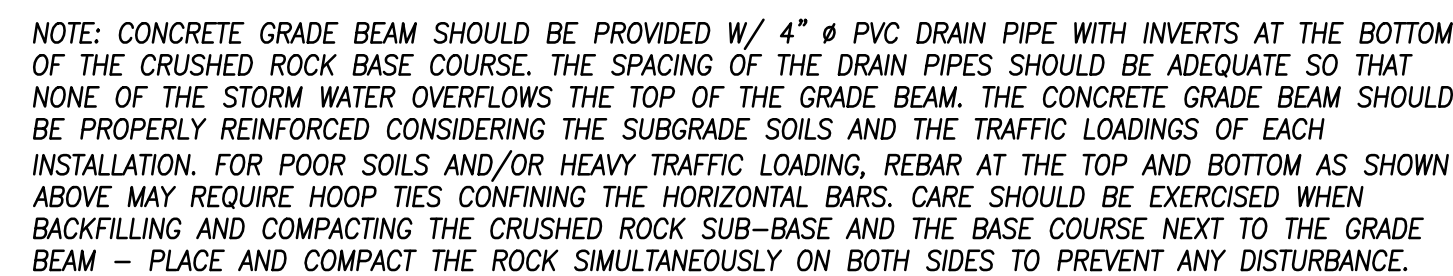
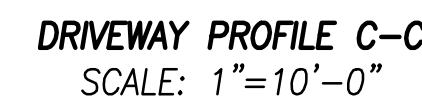
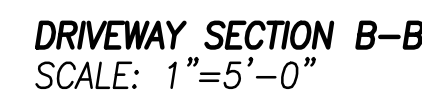
2121 Montiel Road, San Marcos, CA 92069
760.839.7302



SHEET NO.

C2.0

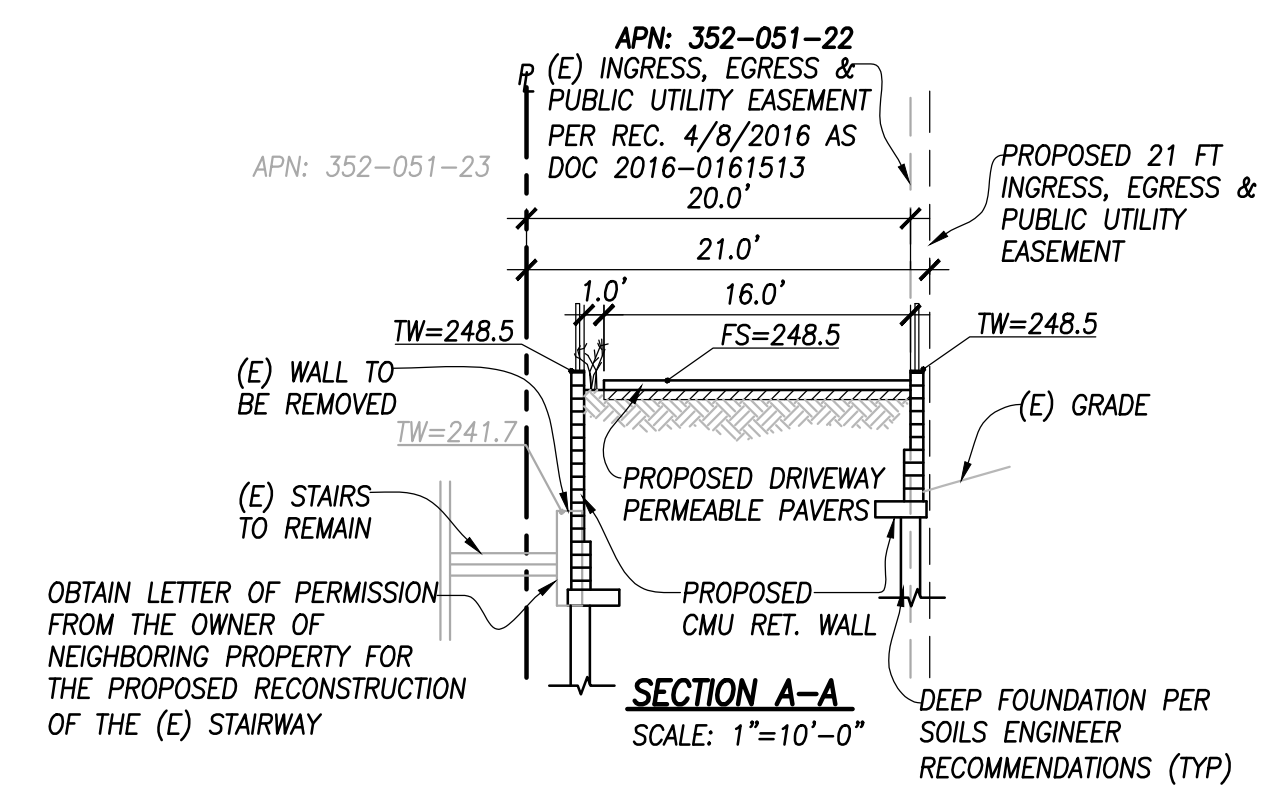
OF



NOT TO SCALE



NOT TO SCALE
NOT TO BE CHANGED WITHOUT
PERMISSION FROM THE CITY



NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

JOB NO.: 175727-5
SCALE: NOTED
DATE: 7-31-17

DESCRIPTION:
PRELIMINARY GRADING
PLAN - DRIVEWAY
SECTIONS



2121 Montiel Road, San Marcos, CA 92069
760.839.7302



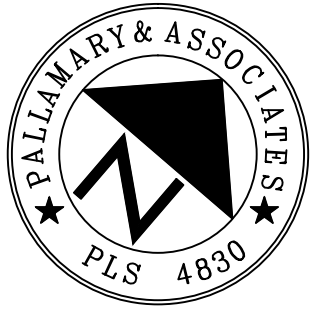
**ENGINEERING
DESIGN GROUP**
www.designgroupna.com

SHEET NO.

C3.0

OF

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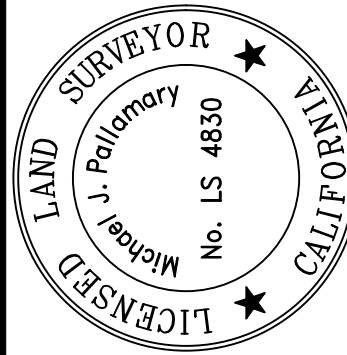
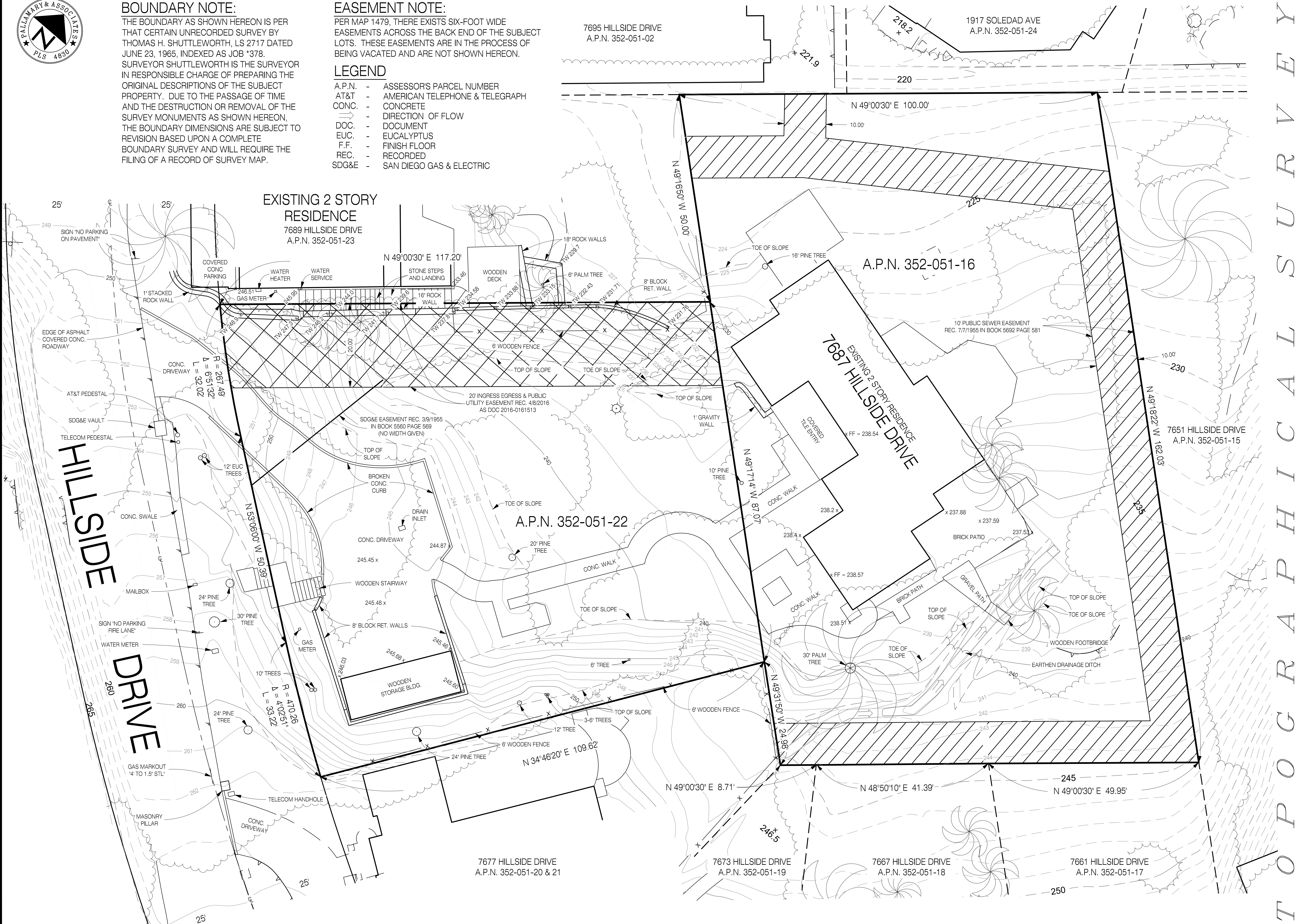


BOUNDARY NOTE:
THE BOUNDARY AS SHOWN HEREON IS PER THAT CERTAIN UNRECORDED SURVEY BY THOMAS H. SHUTTLEWORTH, LS 2717 DATED JUNE 23, 1965, INDEXED AS JOB *378. SURVEYOR SHUTTLEWORTH IS THE SURVEYOR IN RESPONSIBLE CHARGE OF PREPARING THE ORIGINAL DESCRIPTIONS OF THE SUBJECT PROPERTY. DUE TO THE PASSAGE OF TIME AND THE DESTRUCTION OR REMOVAL OF THE SURVEY MONUMENTS AS SHOWN HEREON, THE BOUNDARY DIMENSIONS ARE SUBJECT TO REVISION BASED UPON A COMPLETE BOUNDARY SURVEY AND WILL REQUIRE THE FILING OF A RECORD OF SURVEY MAP.

EASEMENT NOTE:
PER MAP 1479, THERE EXISTS SIX-FOOT WIDE EASEMENTS ACROSS THE BACK END OF THE SUBJECT LOTS. THESE EASEMENTS ARE IN THE PROCESS OF BEING VACATED AND ARE NOT SHOWN HEREON.

LEGEND

- A.P.N. - ASSESSOR'S PARCEL NUMBER
- AT&T - AMERICAN TELEPHONE & TELEGRAPH
- CONC. - CONCRETE
- - DIRECTION OF FLOW
- DOC. - DOCUMENT
- EUC. - EUCALYPTUS
- F.F. - FINISH FLOOR
- REC. - RECORDED
- SDG&E - SAN DIEGO GAS & ELECTRIC



Surveyor's Certification
I, Michael J. Pallamary, a duly licensed Land Surveyor in the State of California, hereby certify that this plat represents the results of a survey performed during OCTOBER, 2016.

Michael J. Pallamary, LS 4830

Benchmark
Location: SOUTHWEST BRASS PLUG IN TOP OF CURB, HILLSIDE DR. AND SOLEDAD AVE.
Elevation: 228.995
Datum: MEAN SEA LEVEL (N.G.V.D. 29)

Legal Description	Task	Approved	Date
PORTIONS OF LOTS 58, 59 AND 60, OF LA JOLLA HILLS, MAP 1479, COUNTY OF SAN DIEGO	PRELIMINARY		10/17/16
	PRELIMINARY		10/19/16
	PRELIMINARY		10/24/16
	PRELIMINARY		11/02/16
	PRELIMINARY		8/21/17

Graphic Scale: 1" = 10'
0' 10' 20' 30' 40'

If sheet is less than 24" x 36" it is a reduced print, scale is reduced accordingly.

Notes
SEE CERTIFICATES OF COMPLIANCE RECORDED JUNE 10, 2016 AS DOCUMENT NO. 20160287291 AND DOCUMENT NO. 2016-0287281

Job No.
16-1003
14002-34.dwg
ROCKWELL

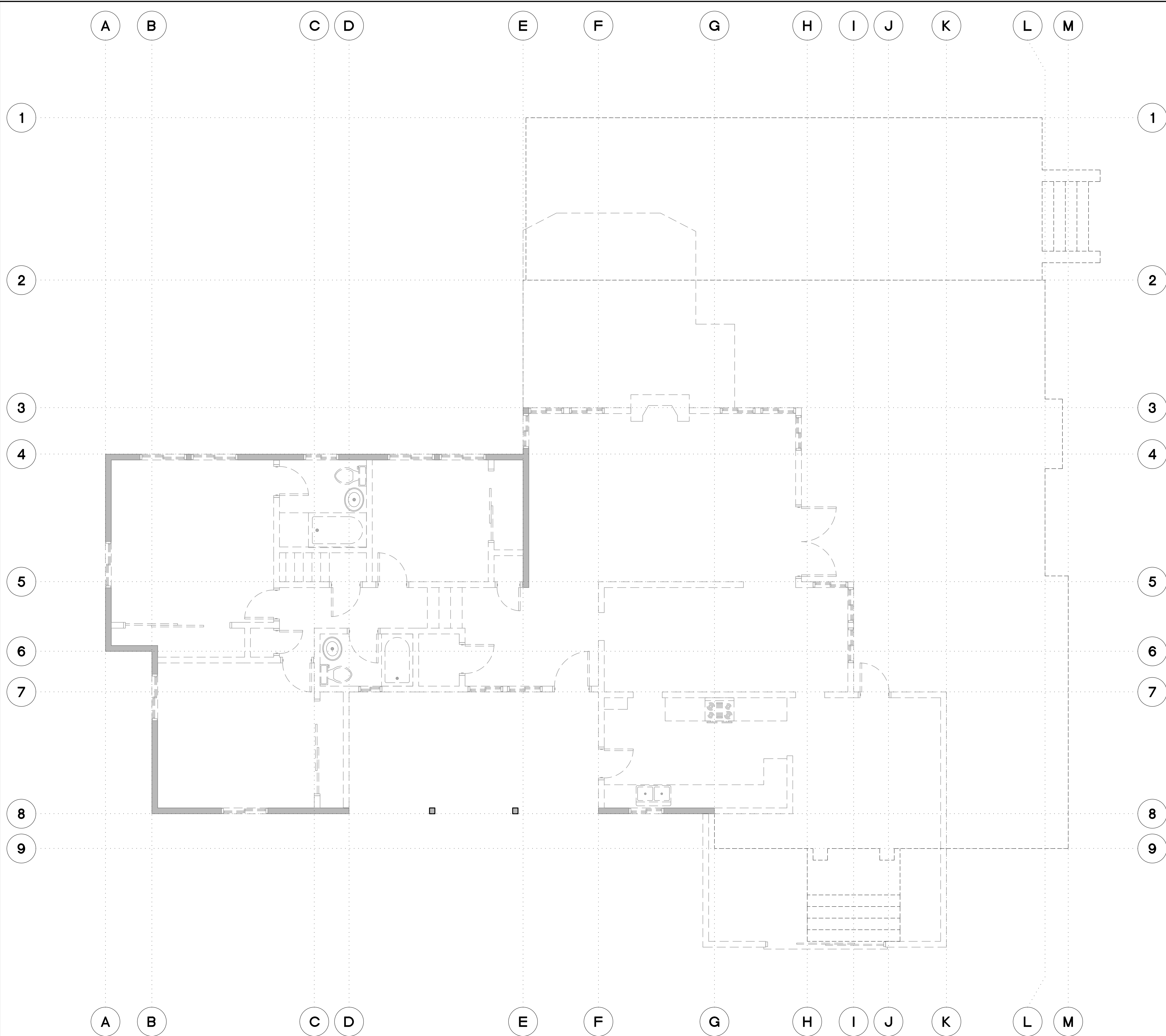
Sheet
1
of
2

Notes
SEE CERTIFICATES OF COMPLIANCE RECORDED JUNE 10, 2016 AS DOCUMENT NO. 20160287291 AND DOCUMENT NO. 2016-0287281

Project Tracking	Task	Approved	Date
PRELIMINARY			10/17/16
PRELIMINARY			10/19/16
PRELIMINARY			10/24/16
PRELIMINARY			11/02/16
PRELIMINARY			8/21/17

Job No.
16-1003
14002-34.dwg
ROCKWELL

Sheet
1
of
2



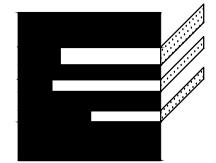
SIDE LLC EXISTING/DEMO MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
SIDE LLC
EXISTING / DEMO
MAIN FLOOR PLAN

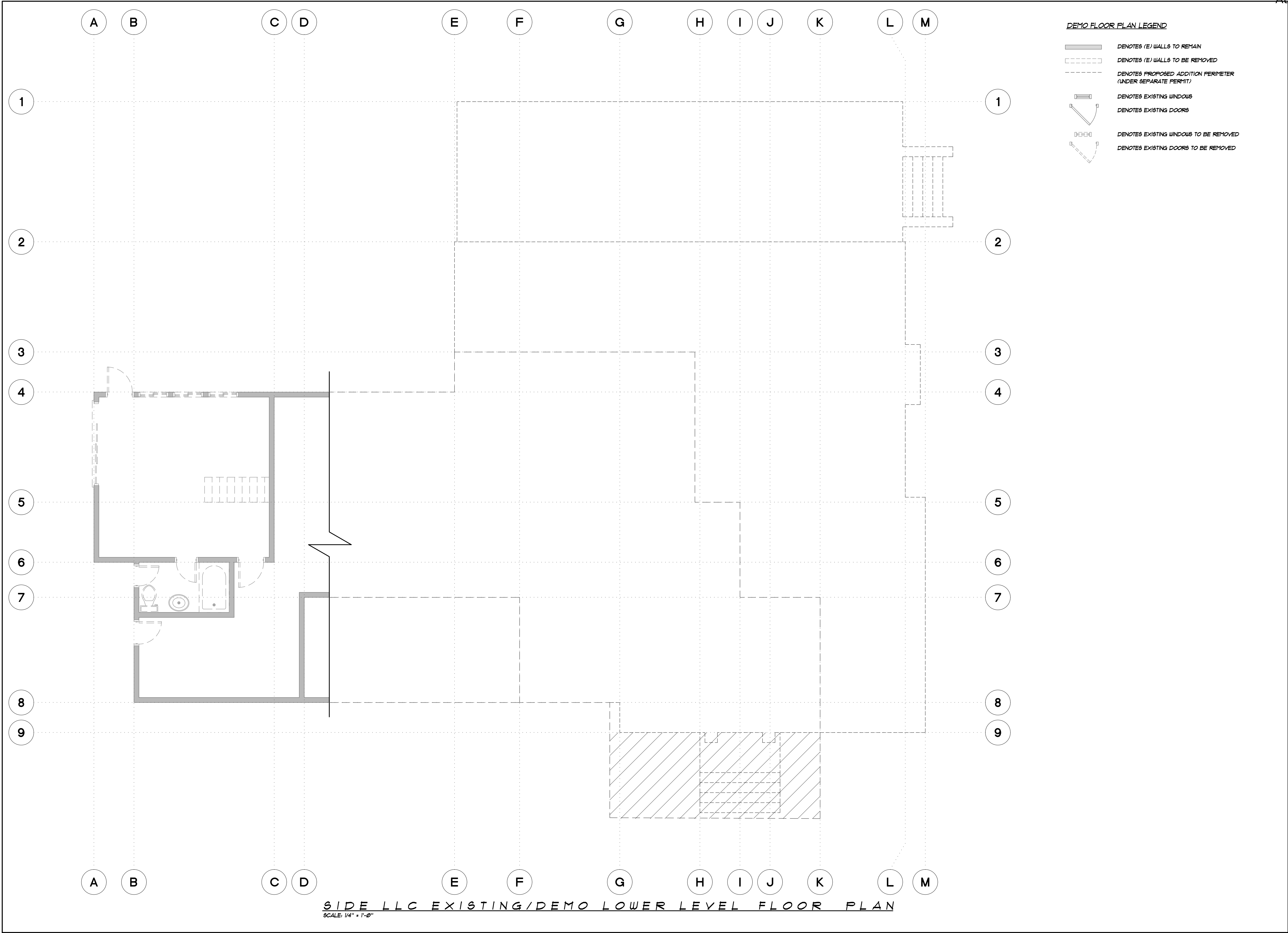
ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

A1.0

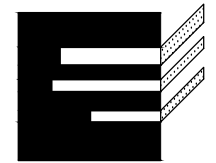


HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
SIDE LLC
EXISTING / DEMO
LOWER FLOOR PLAN

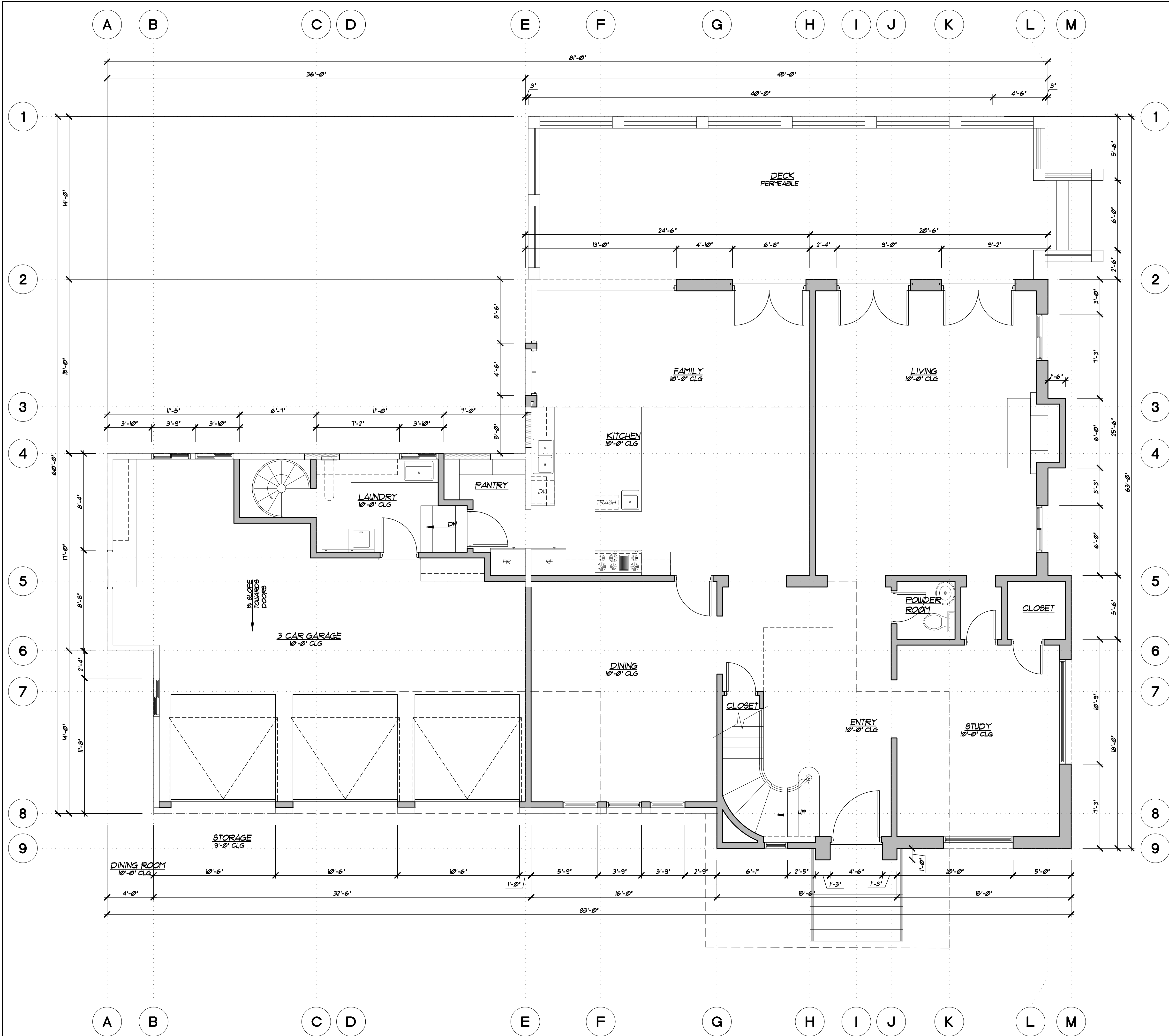
ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

A1.1



FLOOR PLAN LEGEND

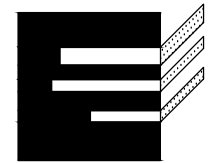
	DENOTES (E) WALLS
	DENOTES (E) WALLS INFILLED
	DENOTES PROPOSED WALLS
	DENOTES PROPOSED WINDOWS
	DENOTES PROPOSED DOORS
	DENOTES EXISTING WINDOWS
	DENOTES EXISTING DOORS

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
SIDE LLC
MAIN LEVEL
FLOOR PLAN

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

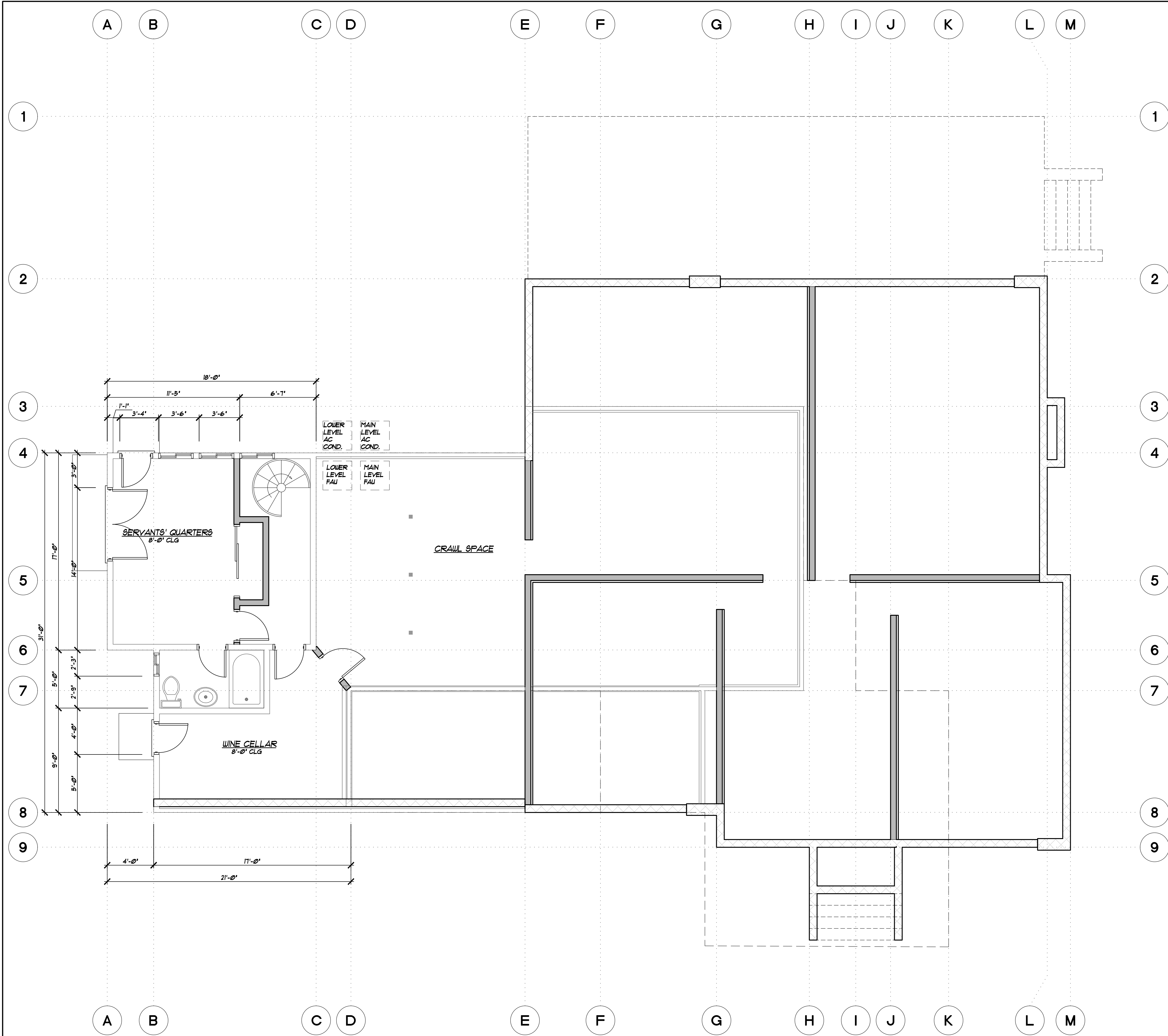
SHEET NO.

A1.2

SIDE LLC MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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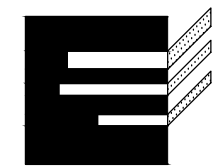
SIDE LLC LOWER LEVEL FLOOR PLAN

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
SIDE LLC
LOWER LEVEL
FLOOR PLAN

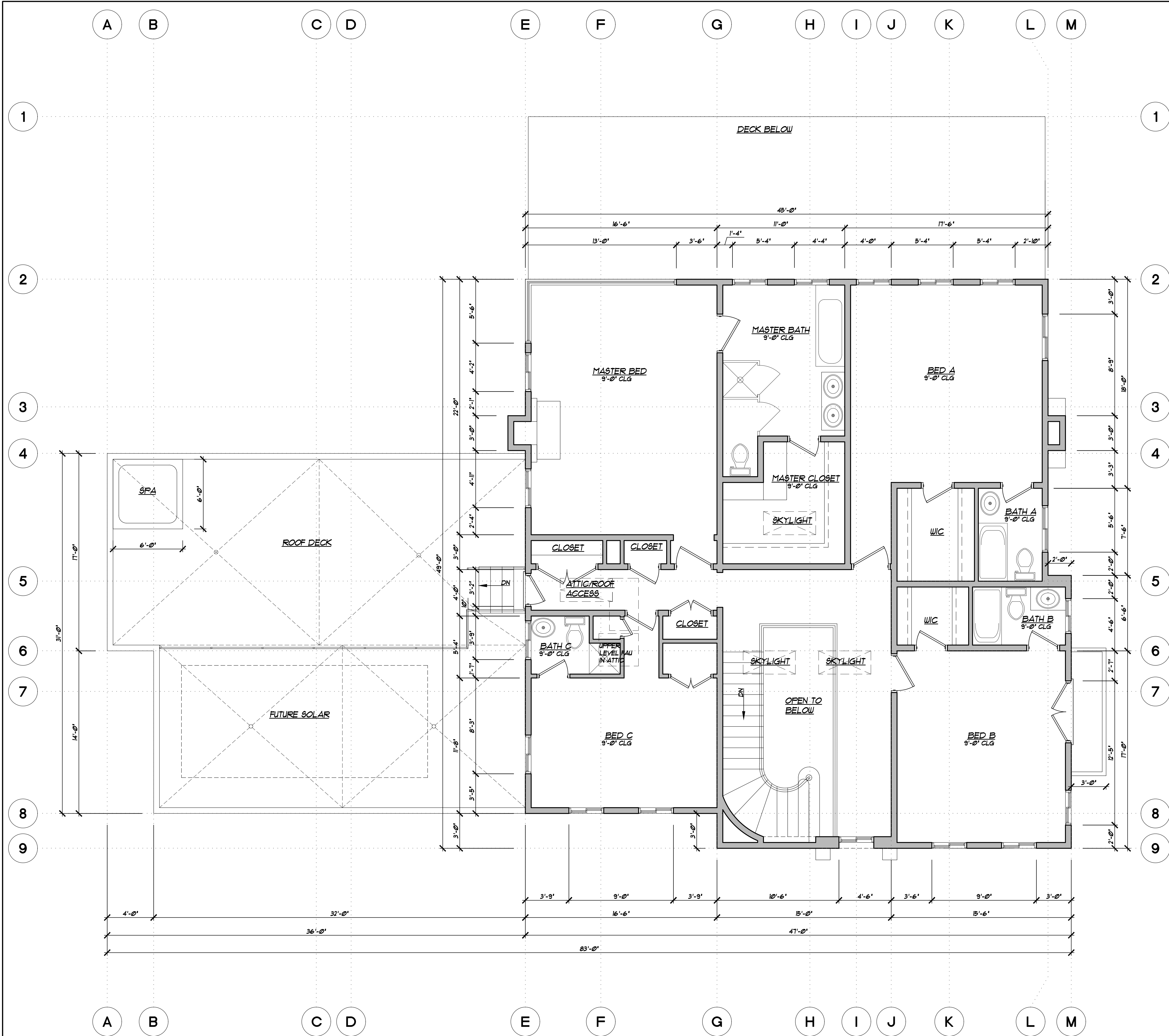
ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

A1.3



FLOOR PLAN LEGEND

- DENOTES (E) WALLS
- DENOTES (E) WALLS INFILLED
- DENOTES PROPOSED WALLS
- DENOTES PROPOSED WINDOWS
- DENOTES PROPOSED DOORS
- DENOTES EXISTING WINDOWS
- DENOTES EXISTING DOORS

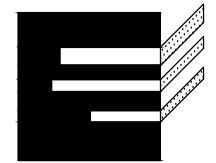
SIDE LLC UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
SIDE LLC
UPPER LEVEL
FLOOR PLAN

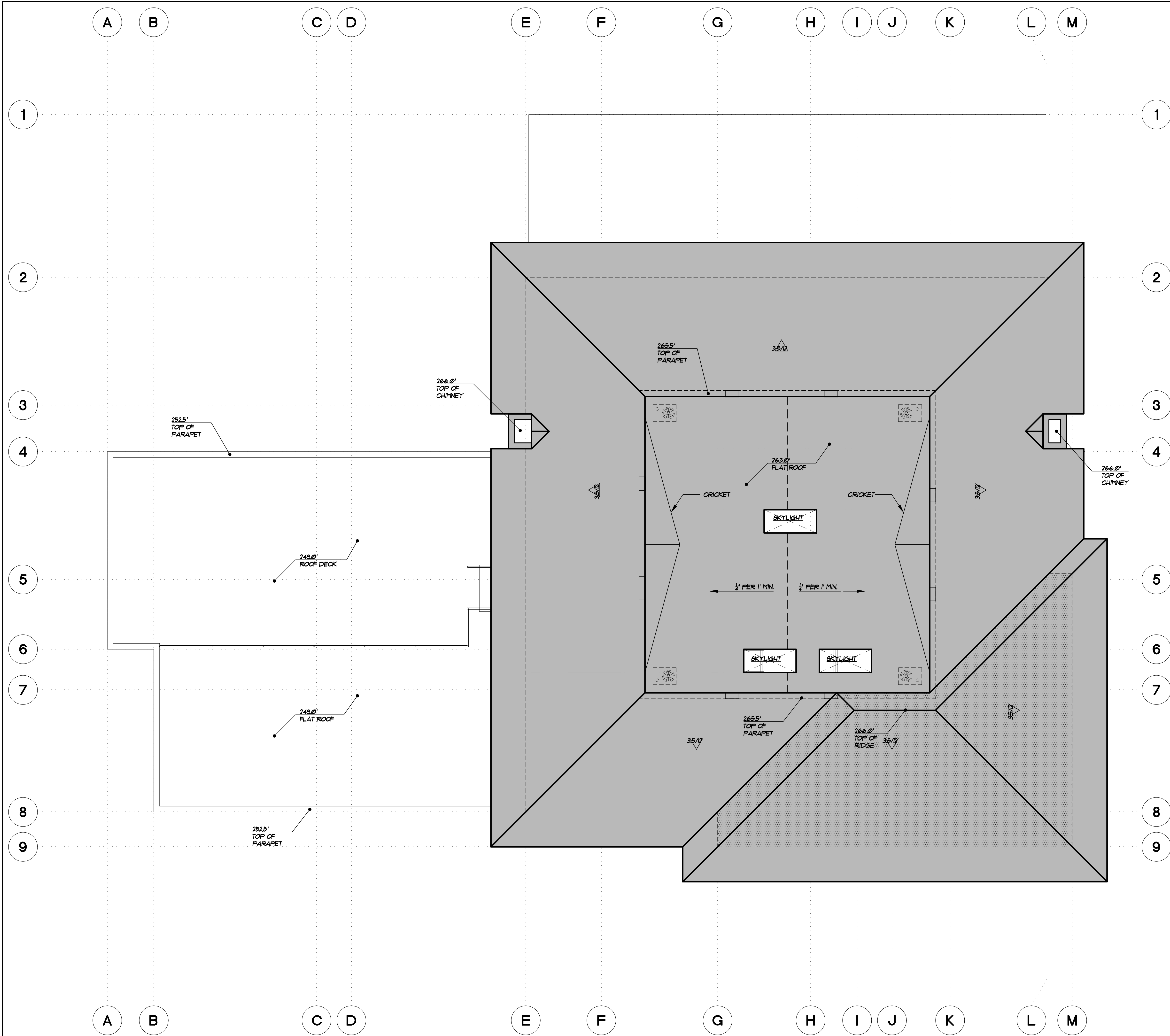
ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

A1.4



ROOF PLAN LEGEND

- DENOTES ATTIC VENT
- DENOTES MEASURED ROOF PITCH (VERIFY IN FIELD) OR PROPOSED ROOF PITCH TO MATCH EXISTING
- DENOTES CALIFORNIA FILL

ROOF NOTE:

- WHERE FLASHING IS USED, IT SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM)XNO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASHTY CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- PITCHED ROOF CLASS 'A' RATED ROOF ASSEMBLY: 2 LAYERS 30LB ROOF PAPER W/ CONCRETE TILES, CONCRETE TILES TO BE EAGLE ROOFING - CAPISTRANO, ICC-ES REPORT # ESR-1300
- FLAT ROOF CLASS 'A' RATED ROOF ASSEMBLY: PVC ROOFING MEMBRANE, SIKKA SARNAPIL, IC-ES REPORT # ESR-181 (POLYVINYL-CHLORIDE ROOFING)
- VELUX F8 DECK MOUNTED SKYLIGHT (TEMPERED) CLASS 'B' FIRE RATING PER ASTM E 108 BURNING BRAND TEST
- ALL ROOF DRAINS TO BE THUNDERBIRD STAINLESS STEEL BOTTOM OUTLET W/ OVERFLOW ICC-ES REPORT # FMG-1212

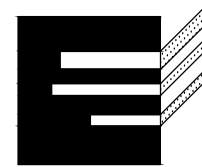
SIDE LLC ROOF PLAN
SCALE: 1/4" = 1'-0"

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NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
SIDE LLC
ROOF PLAN

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

A1.5

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

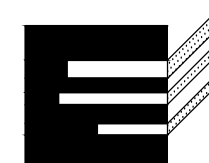
NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
SIDE LLC
NORTH & WEST
ELEVATIONS

ENGINEERING DESIGN GROUP

2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069

PHONE: (760) 839-7302
FAX: (760) 480-7477



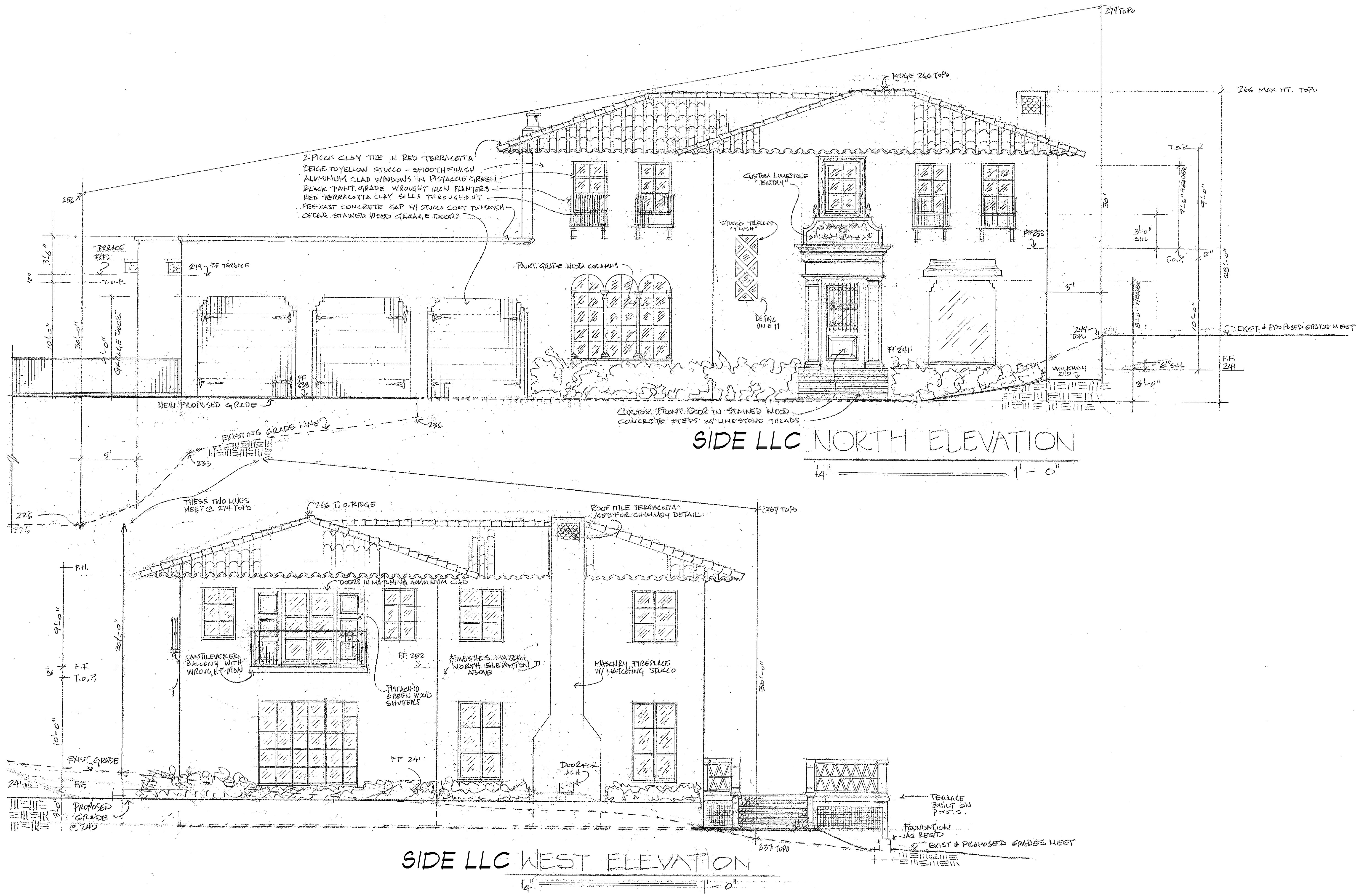
JOB NO.:
175728

SCALE:
NOTED

DATE:
4-19-17

SHEET NO.

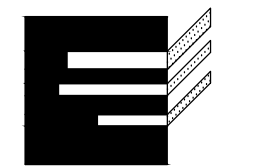
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NO.	DATE	REVISION
1	10-31-17	PLAN CHECK CORR.
2	3-12-18	PLAN CHECK CORR.
3	7-16-18	PLAN CHECK CORR.
4	9-24-18	PLAN CHECK CORR.

DESCRIPTION:
SIDE LLC
SOUTH & EAST
ELEVATIONS

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



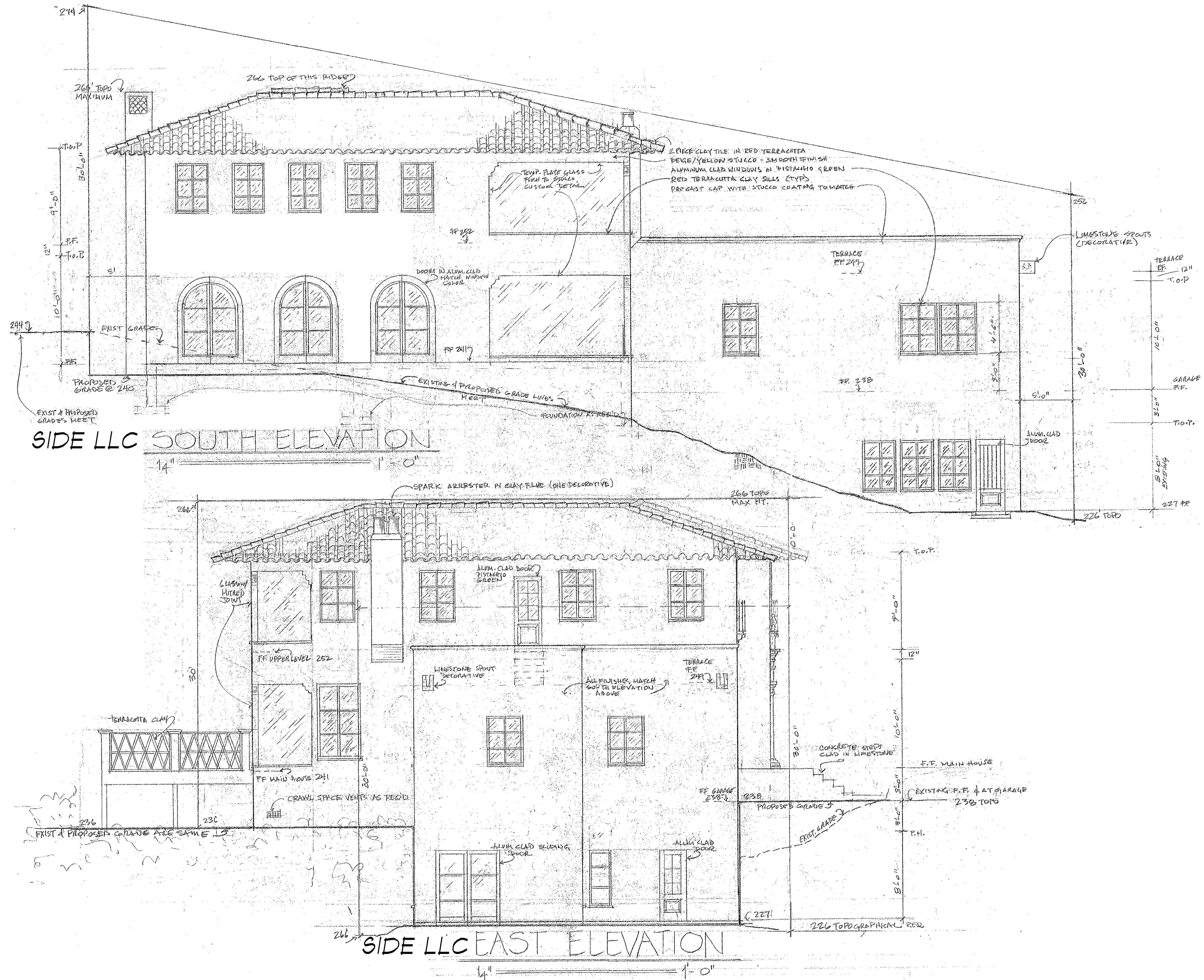
JOB NO.:
175728

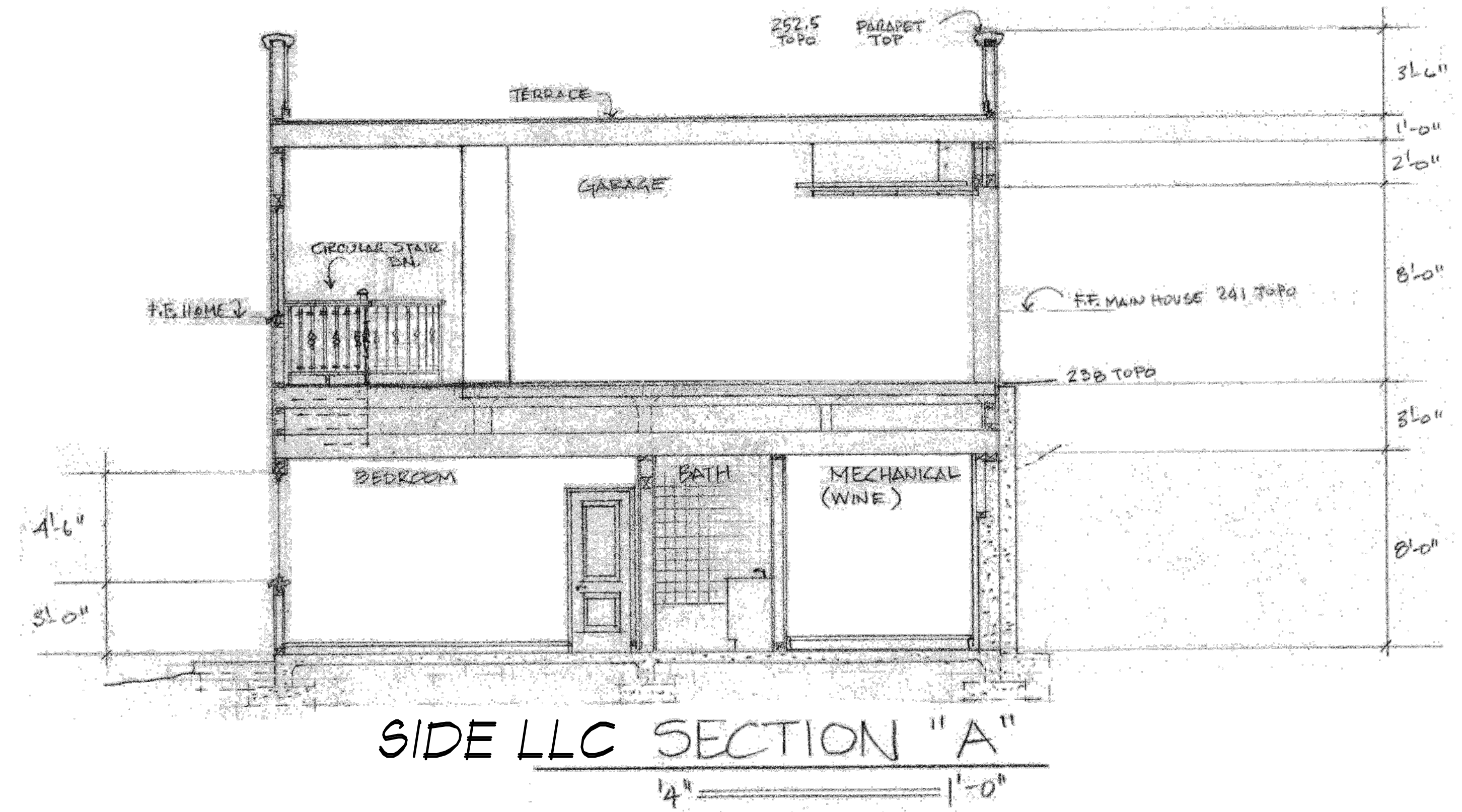
SCALE:
NOTED

DATE:
4-19-17

SHEET NO.

A1.7





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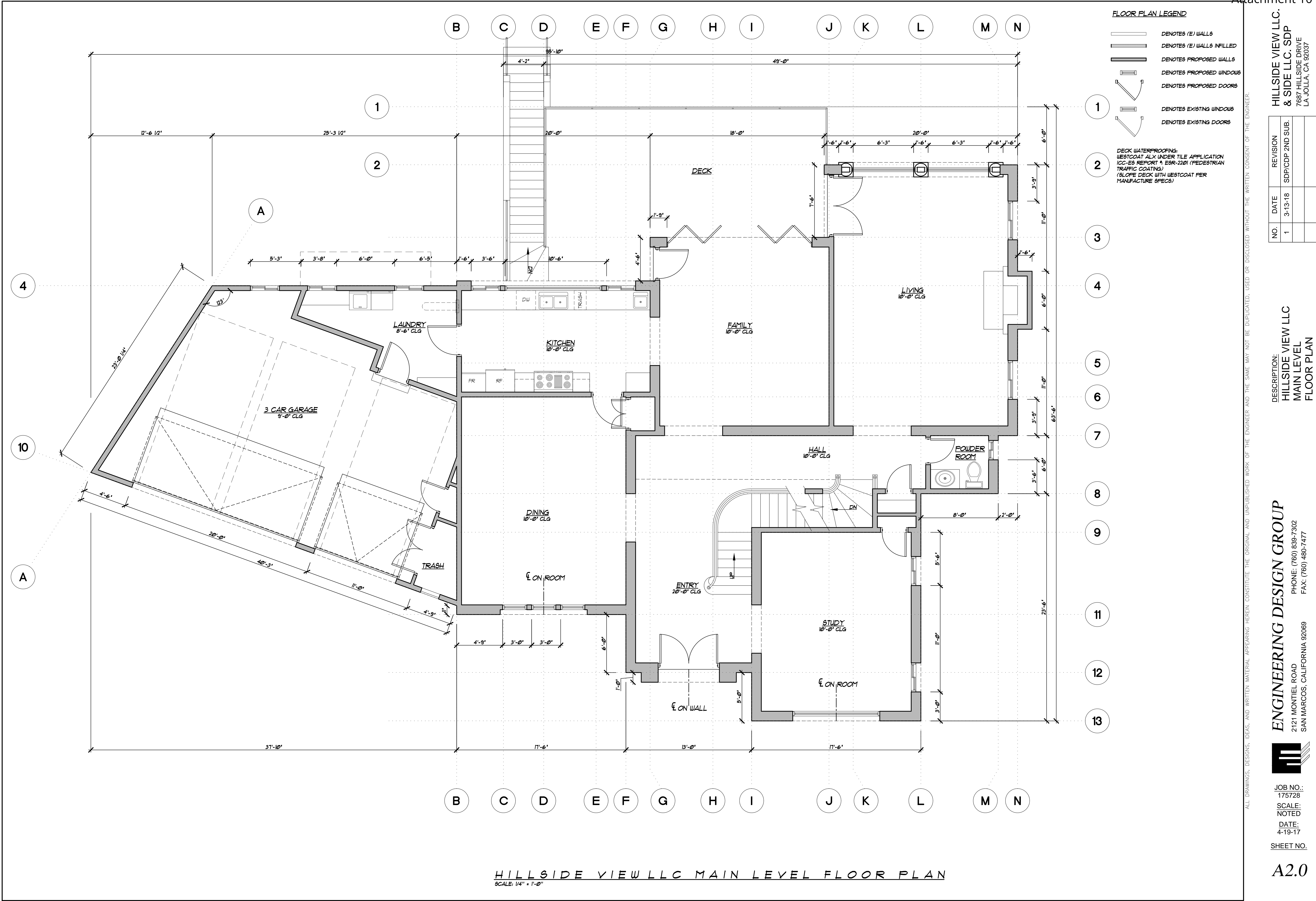
HILLSIDE VIEW LLC. & SIDE LLC. SDP 7687 HILLSIDE DRIVE LA JOLLA, CA 92037			
NO.	DATE	REVISION	
1	10-31-17	PLAN CHECK CORR.	
2	3-12-18	PLAN CHECK CORR.	
3	7-16-18	PLAN CHECK CORR.	
4	9-24-18	PLAN CHECK CORR.	

DESCRIPTION:
SIDE LLC
SECTIONS

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477

JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17
SHEET NO.

A1.8

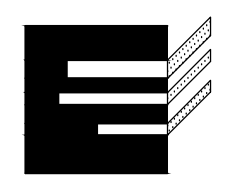


HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
HILLSIDE VIEW LLC
MAIN LEVEL
FLOOR PLAN

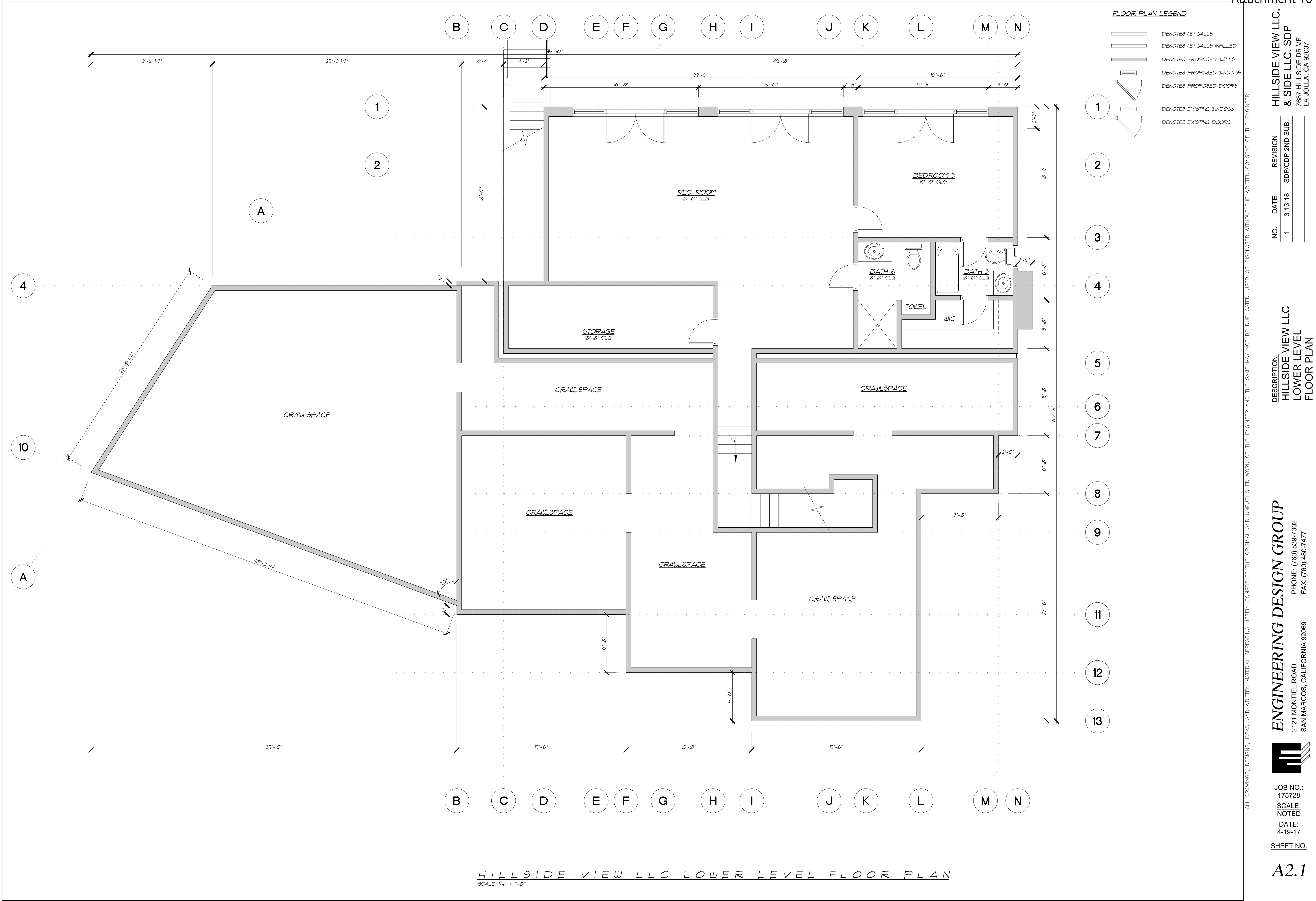
ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

A2.0

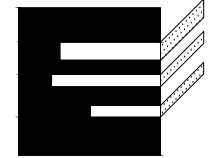


HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
HILLSIDE VIEW LLC
LOWER LEVEL
FLOOR PLAN

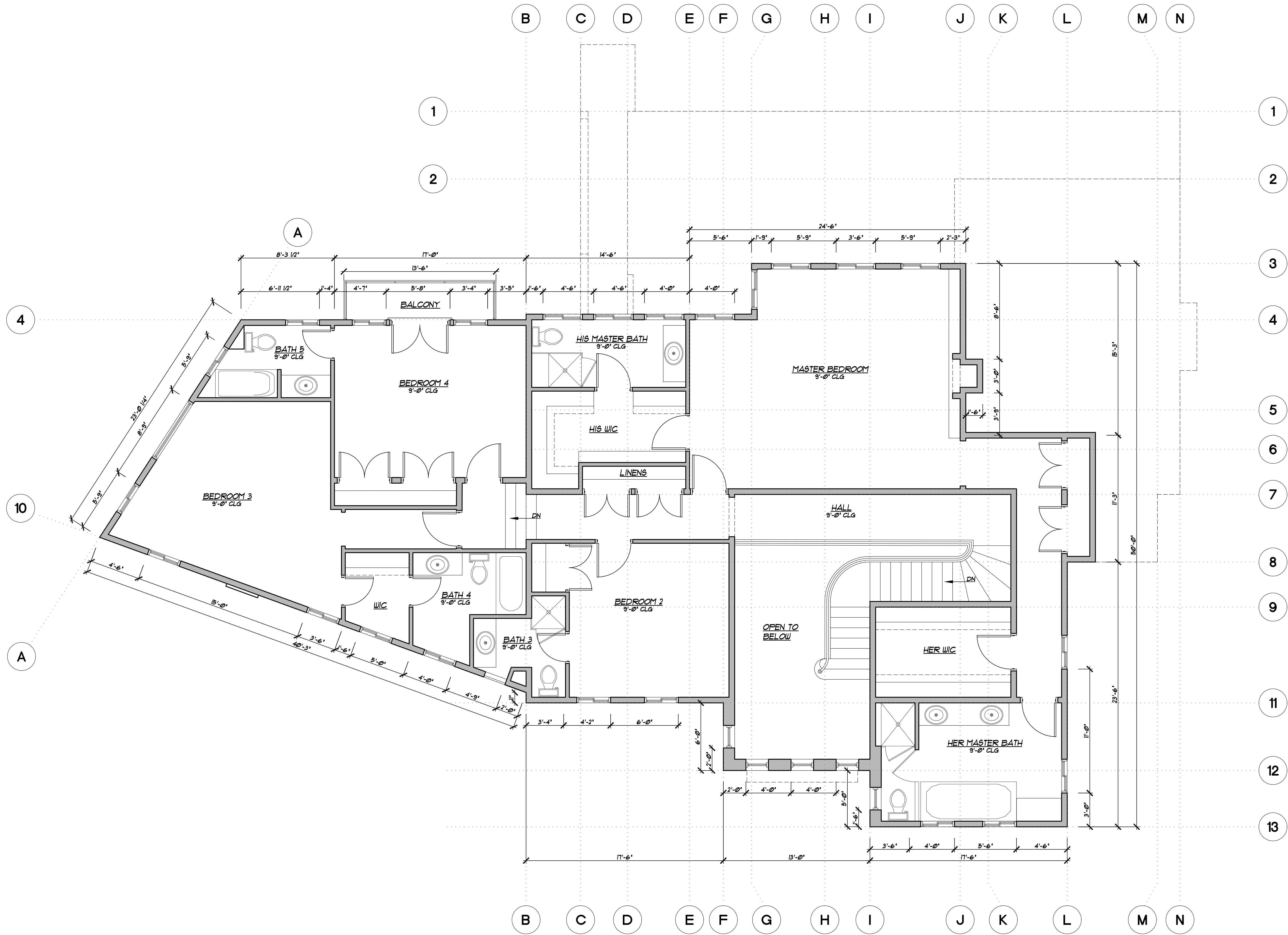
ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

A2.1



FLOOR PLAN LEGEND

DENOTES (E) WALLS
DENOTES (E) WALLS INFILLED
DENOTES PROPOSED WALLS
DENOTES PROPOSED WINDOWS
DENOTES PROPOSED DOORS
DENOTES EXISTING WINDOWS
DENOTES EXISTING DOORS

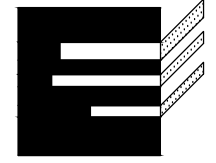
BALCONY WATERPROOFING:
WESTCOAT ALX UNDER TILE APPLICATION
ICC-ES REPORT # ESR-2201 (PEDESTRIAN
TRAFFIC COATING)
(SLOPE DECK WITH WESTCOAT PER
MANUFACTURE SPECS)

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
HILLSIDE VIEW LLC
UPPER LEVEL
FLOOR PLAN

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
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SCALE:
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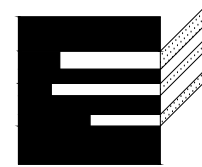
HILLSIDE VIEW LLC UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

DESCRIPTION:
HILLSIDE VIEW LLC
ROOF PLAN

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
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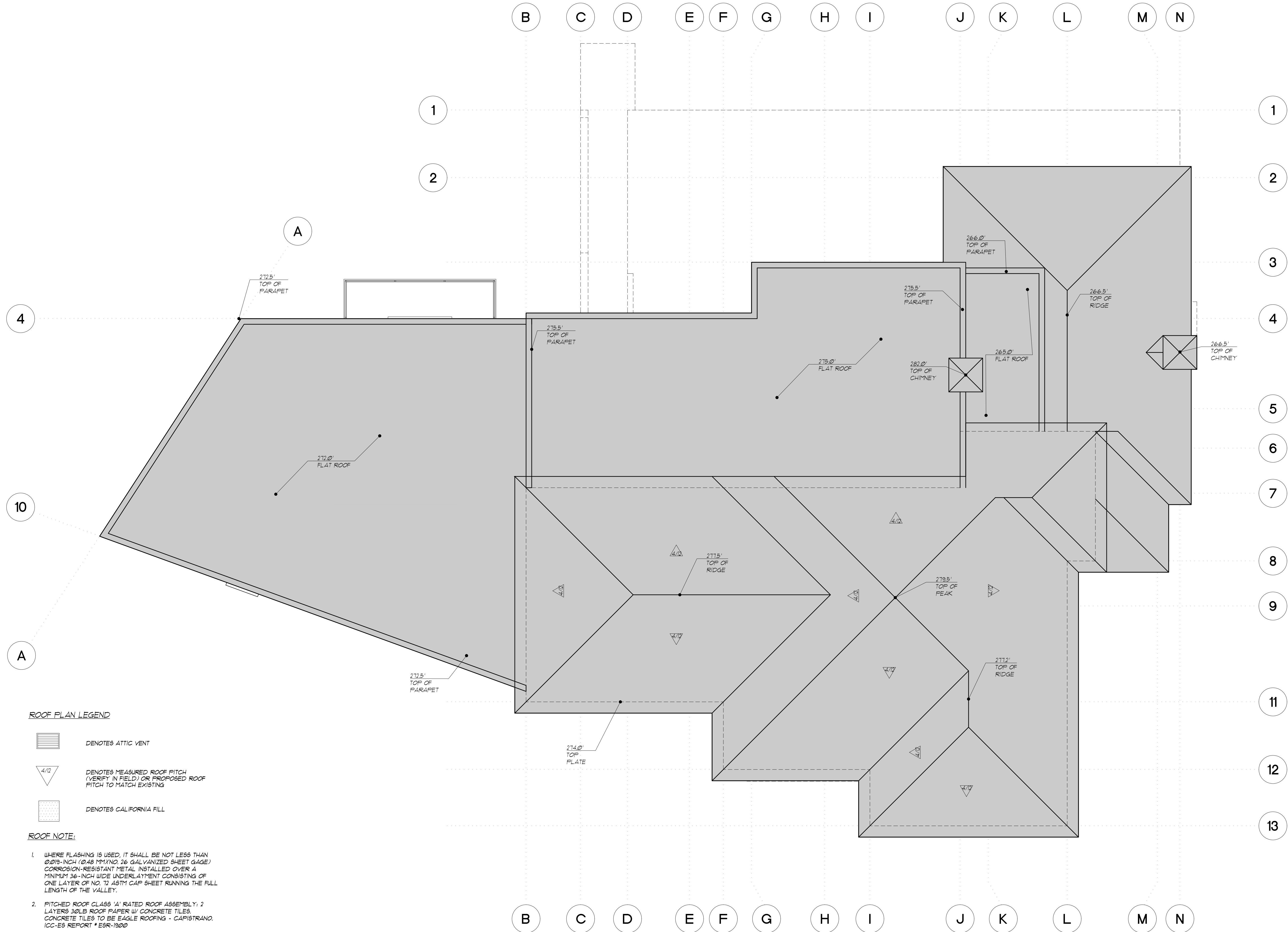


JOB NO.:
175728
SCALE:
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4-19-17

SHEET NO.

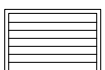
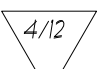
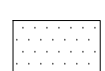
A2.3

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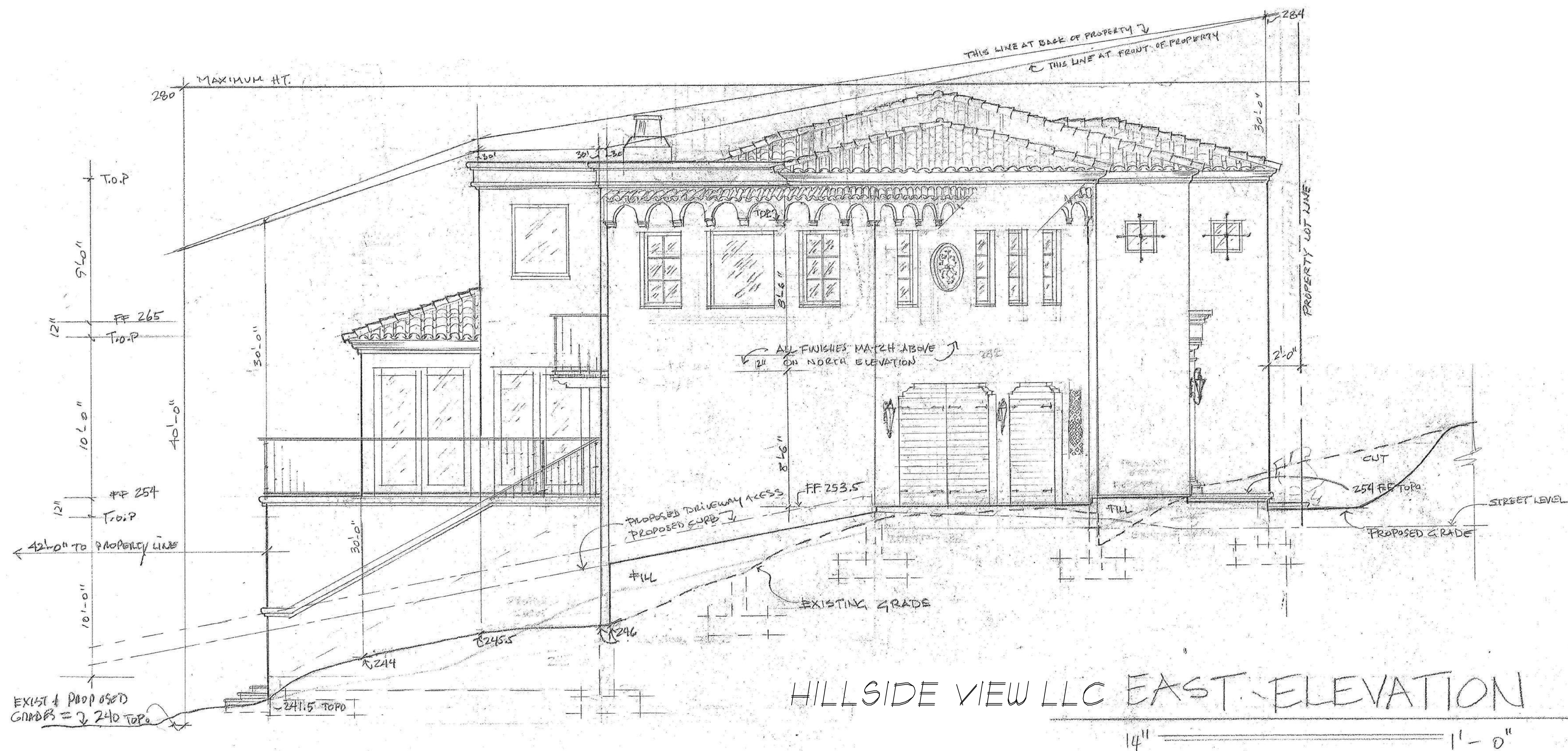
HILLSIDE VIEW LLC ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN LEGEND

-  DENOTES ATTIC VENT
-  DENOTES MEASURED ROOF PITCH (VERIFY IN FIELD) OR PROPOSED ROOF PITCH TO MATCH EXISTING
-  DENOTES CALIFORNIA FILL

ROOF NOTE:

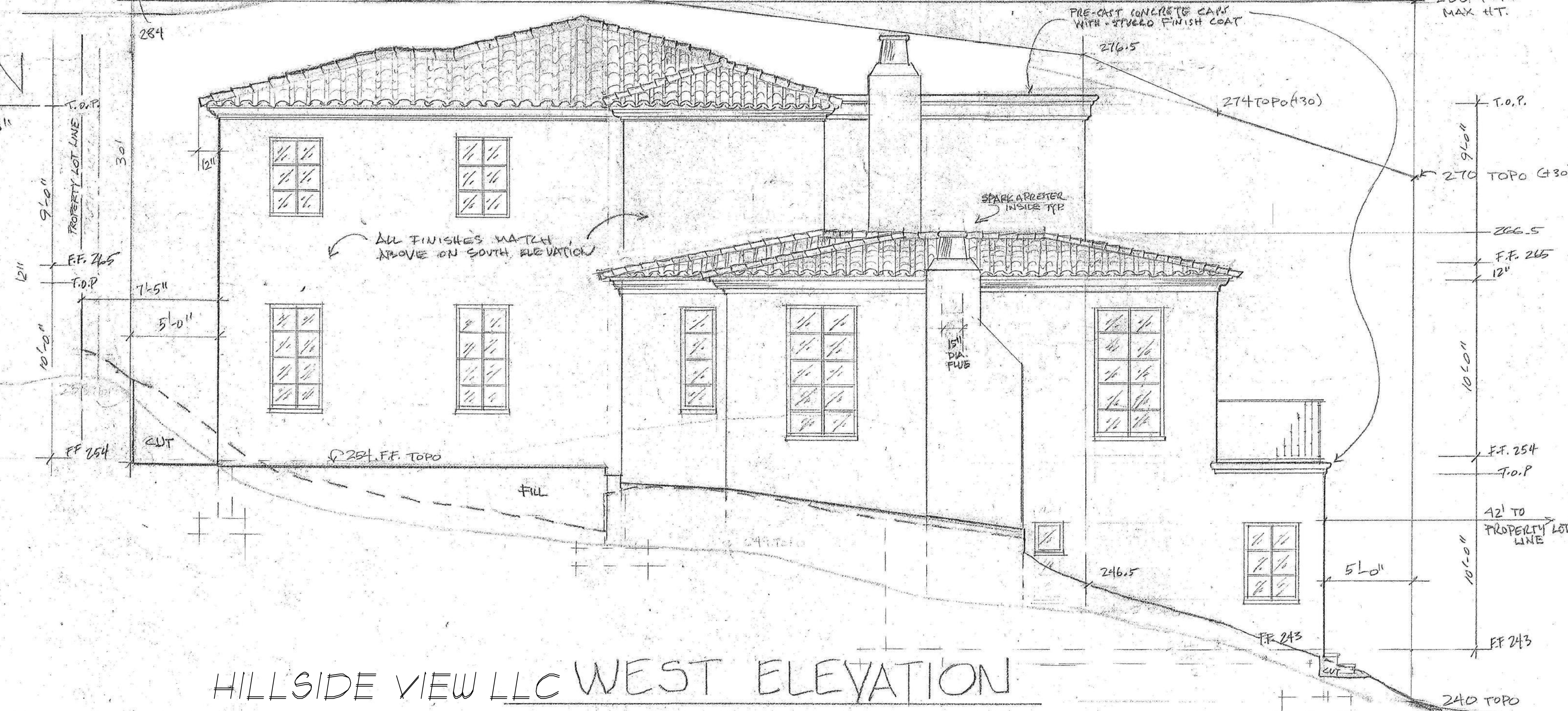
- WHERE FLASHING IS USED, IT SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- FITCHED ROOF CLASS 'A' RATED ROOF ASSEMBLY: 2 LAYERS 30LB ROOF PAPER W/ CONCRETE TILES CONCRETE TILES TO BE EAGLE ROOFING - CAPISTRANO, ICC-ES REPORT # ESR-1800
- FLAT ROOF CLASS 'A' RATED ROOF ASSEMBLY: PVC ROOFING MEMBRANE, SIKKA SARNAFIL IC-ES REPORT # ESR-1817 (POLYVINYL-CHLORIDE ROOFING)
- VELUX FS DECK MOUNTED SKYLIGHT (TEMPERED) CLASS 'B' FIRE RATING PER ASTM E 108 BURNING BRAND TEST
- ALL ROOF DRAINS TO BE THUNDERBIRD STAINLESS STEEL BOTTOM OUTLET W/ OVERFLOW, ICC-ES REPORT # FHG-D12



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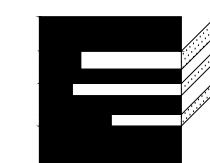


HILLSIDE SOUTH ELEVATION
VIEW LLC 1/4" = 1'-0"



HILLSIDE VIEW LLC WEST ELEVATION
1/4" = 1'-0"

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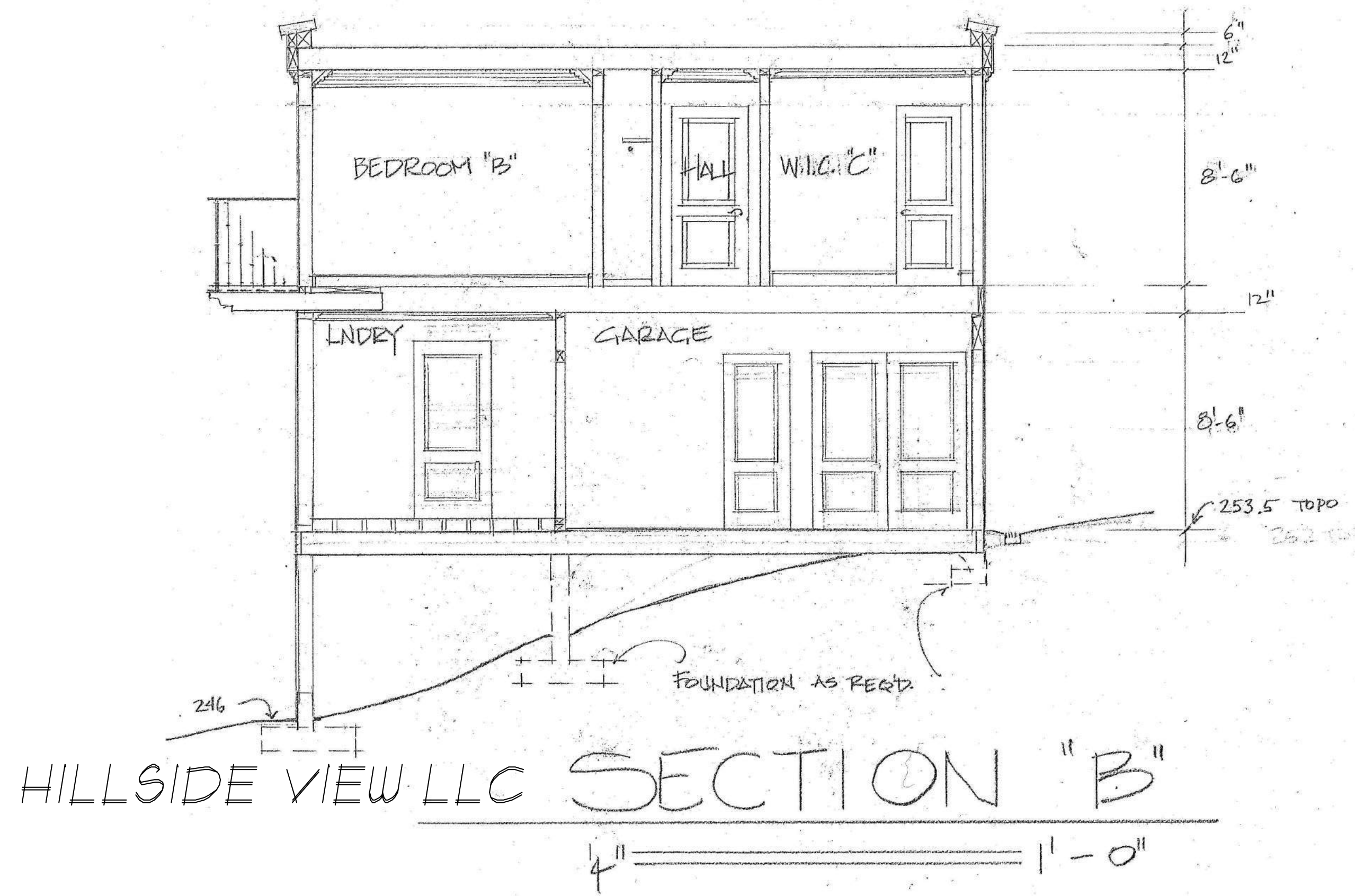
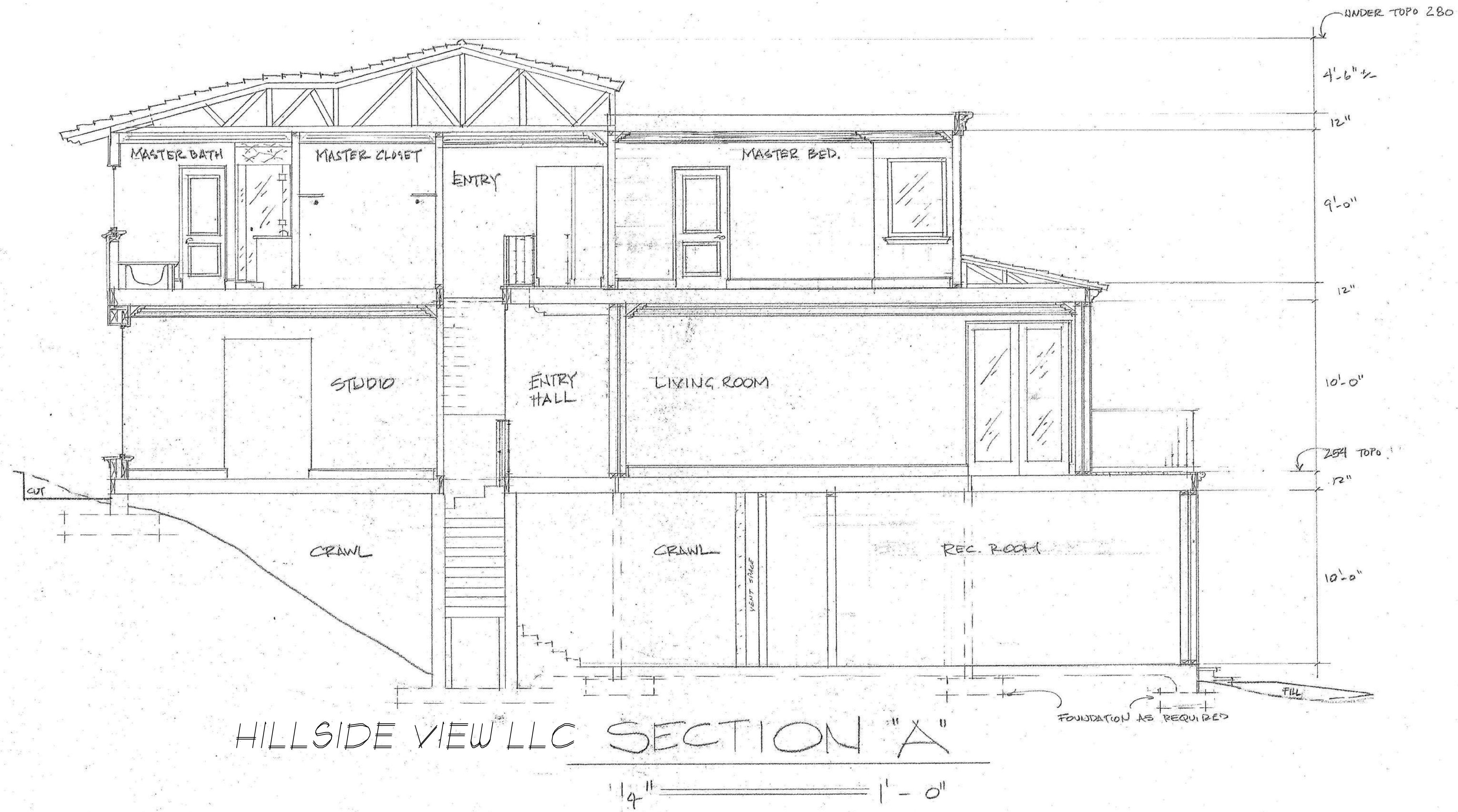
ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477

DESCRIPTION:
HILLSIDE VIEW LLC
SOUTH & EAST
ELEVATIONS

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

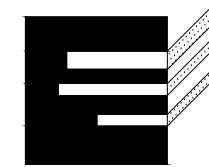
HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

A2.5



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ENGINEERING DESIGN GROUP
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SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
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175728
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DESCRIPTION:
HILLSIDE VIEW LLC
SECTIONS

NO.	DATE	REVISION
1	3-13-18	SDP/CDP 2ND SUB.

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037