



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 8, 2019

REPORT NO. HO-19-050

HEARING DATE: May 15, 2019

SUBJECT: SUNSET HOME. Process Three Decision

PROJECT NUMBER: [556536](#)

OWNER/APPLICANT: Neola Benedek and Warren Treisman, Owners; Clad Inc., Architect

### SUMMARY

Issue: Should the Hearing Officer approve the additions to and remodel of an existing single-dwelling unit at 8276 Paseo Del Ocaso within the La Jolla Community Planning area?

#### Staff Recommendation:

1. Adopt Mitigated Negative Declaration No. 556536 and Adopt MMRP; and
2. Approve Coastal Development Permit No. 1968508; and
3. Approve Site Development Permit No. 1968509; and
4. Approve Neighborhood Development Permit No. 2260149.

Community Planning Group Recommendation: On December 6, 2018, the La Jolla Community Planning Association voted 14-1-2 to recommend approval of the proposed project without conditions or recommendations. On November 19, 2018, the La Jolla Shores Permit Review Committee voted 5-0-1 to recommend approval of the proposed project without conditions or recommendations.

#### La Jolla Shores Advisory Board:

On January 16, 2019, the La Jolla Shores Advisory Board voted 4-0-1 to recommend approval of the project.

Environmental Review: A Mitigated Negative Declaration No. 556536 has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program has been prepared and will be

implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

## BACKGROUND

The 0.12-acre project site is located at 8276 Paseo Del Ocaso, south of Calle Frescota, north of Vallecitos, west of La Jolla Shores Drive, and east of El Paseo Grande, within the La Jolla Shores Planned District of the La Jolla Community Plan area. The site is immediately surrounded by single-dwelling units, of varying sizes and architectural styles. The neighborhood also includes multi-dwelling unit development and commercial development a few blocks to the south and southwest of the project site. La Jolla Shores Beach is west of the site, but not immediately adjacent.

The project site is in the SF Zone (Single Family) of the La Jolla Shores Planned District (PD) and is designed for Low Density Residential in the La Jolla Community Plan (LJCP). The site is in the Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, and the Transit Priority Area.

The prior owner of the property had proposed to demolish the existing dwelling unit and build a new residence. That development proposed an approximately 4,300-square-foot residence with an 814 square foot basement, with a relocation of the driveway and other site work. The La Jolla Shore Advisory Board and La Jolla Community Planning Association did not support that prior project. The current proposal was initially submitted in July 2018.

The existing one-story, single-dwelling unit is over 45 years old and was reviewed by City staff to determine if it was eligible for designation. Staff concluded that the property is not eligible for designation.

## DISCUSSION

The project proposes additions to and remodel of the existing 1,675-square-foot, one-story residence. The proposed work includes a 1,137-square-foot second story addition and a 375-square-foot first floor addition. Portions of the rear of the existing structure, totaling 135 square feet, would be removed, and the entire remaining house would be remodeled, resulting in a 3,449-square-foot dwelling unit, including the 397-square-foot garage. The project also proposes 171 square feet of balconies at the rear second floor of the new residence and a 431-square-foot roof deck. The project will maintain the existing previously conforming side yard setbacks of 3'8".

The project requires a Coastal Development Permit (CDP) in accordance with San Diego Municipal Code (SDMC) Section 126.0702 for the proposed construction on property with the Coastal Overlay Zone. A Site Development Permit (SDP) is required per SDMC Section 1510.0201 for major development within the La Jolla Shores Planned District. A Neighborhood Development Permit (NDP) is required per SDMC Section 126.0402 for development on sites with previously conforming structures.

The Community Plan designates the site as Low Density (5-9 DU/acre) Residential land use (Attachment 2). The proposed residential use of the 5,250-square-foot property is consistent with that land use designation, and within the density range at a density of 8.3 du/ac. The project

proposes 60 cubic yards of cut, and zero cubic yards of fill, for a total export of 60 cubic yards, primarily to accommodate a new pool. The proposed residence will be approximately 28 feet, 6 inches in height, in compliance with the allowed 30-foot height limit. The proposed driveway width of 12 feet provides more potential for on-street public parking and complies with Beach Parking Impact Overlay Zone regulations.

The La Jolla Shores Planned District does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the Planned District contains language in the General Design Regulations which references the character of the area, being in general conformity to surrounding development and design principles. Based on a submitted neighborhood survey with the initial project design of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale as encouraged by the Planned District.

The Planned District contains General Design Regulations, SDMC section 1510.0301, which state that, "No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." The proposed residence is designed to include wood and stucco detailing to break up walls and to accentuate the lines of the structure. The proposed residence was found in general conformance with surrounding development and in conformance with the La Jolla Shores General Design Regulations.

The project site is not located within or adjacent to a public view, as identified within the LJCP. A review of the project's plans has determined that the proposed project is in conformance with the La Jolla Community Plan and Local Coastal Program Land Use Plan.

#### CONCLUSION:

This proposed project is designed to comply with the development regulations of the La Jolla Shores Planned District's SF Zone, the Parking Impact Overlay Zone regulations, and Coastal Height Overlay Zone. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings and conditions of approval. Staff recommends the Hearing Officer approve Mitigated Negative Declaration No. 556536 and approve the Mitigation, Monitoring, and Reporting Program and approve Coastal Development Permit No. 1968508, Site Development Permit No. 1968509, and Neighborhood Development Permit No. 2260149, as proposed.

#### ALTERNATIVES

1. Approve Mitigated Negative Declaration No. 556536 and Adopt MMRP and approve Coastal Development Permit No. 1968508, Site Development Permit No. 1968509, and Neighborhood Development Permit No. 2260149, with modifications.
2. Deny Mitigated Negative Declaration No. 556536 and MMRP and deny Coastal Development Permit No. 1968508, Site Development Permit No. 1968509, and Neighborhood Development Permit No. 2260149, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Martha Blake, Development Project Manager

Attachments:

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





## Aerial Photo

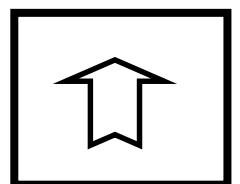
Sunset Home  
PROJECT NO. 556536





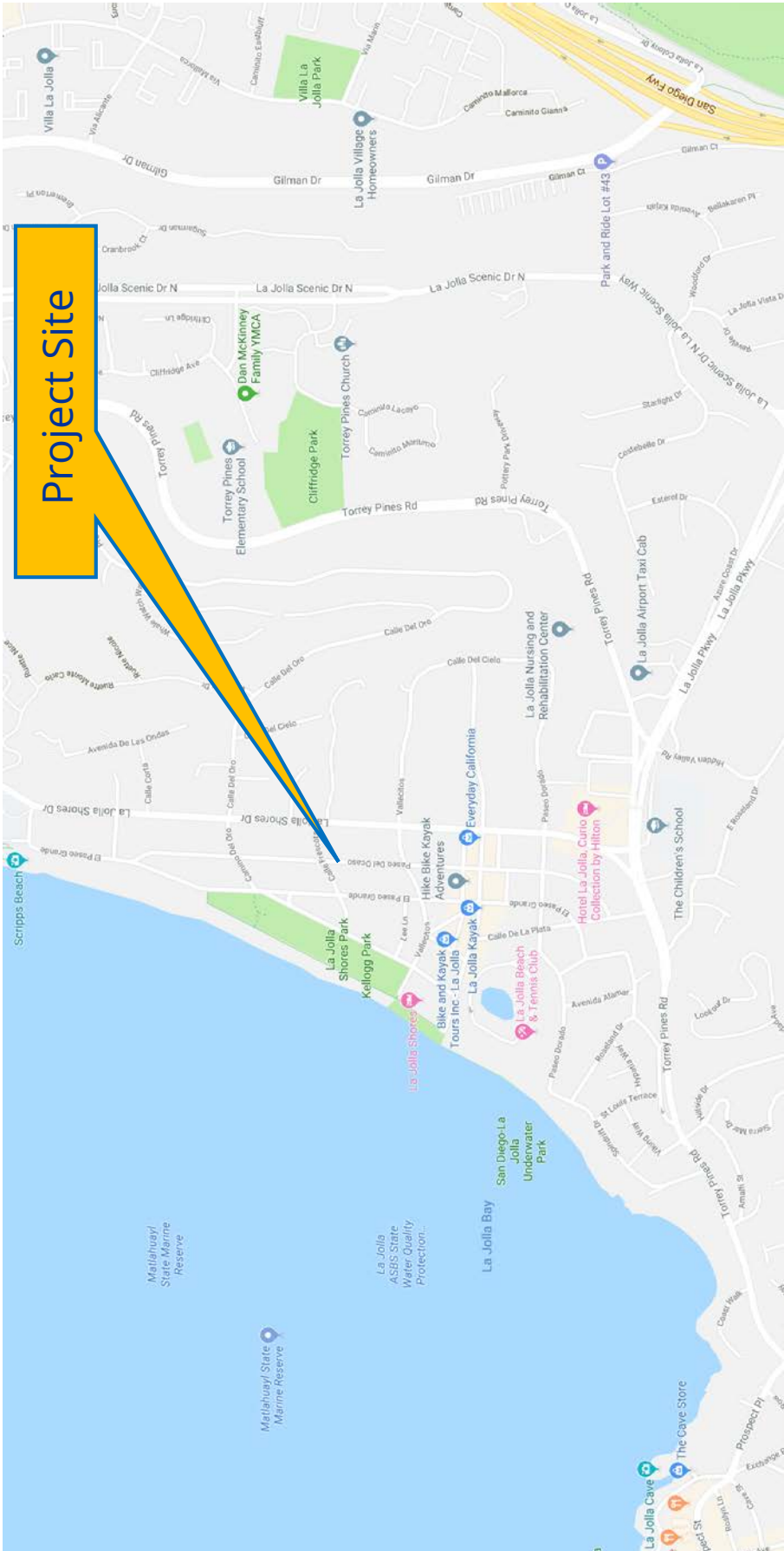
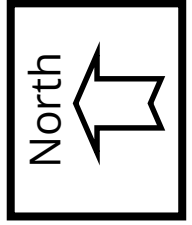
## Land Use Map

Sunset Home  
PROJECT NO. 556536



North





## Project Location Map

Sunset Home  
PROJECT NO. 556536



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 1968508/SITE DEVELOPMENT PERMIT NO.  
1968509/NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2260149  
**SUNSET RESIDENCE - PROJECT NO. 556536 [MMRP]**

WHEREAS, NEOLA BENEDEK and WARREN TREISMAN, Owner/Permittee, filed an application with the City of San Diego for permits for additions to and remodel of an existing single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1968508, Site Development Permit No. 1968509, and Neighborhood Development Permit No. 2260149), on portions of a 0.12-acre site;

WHEREAS, the project site is located at 8276 Paseo Del Ocaso in the SF Zone of the La Jolla Shores Planned District of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 3, Block 22 of La Jolla Shores Unit No. 3 in the City of San Diego, State of California, according to Map thereof No. 2061, filed in the Office of the County Recorder of San Diego County, September 30, 1927;

WHEREAS, on May 15, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1968508, Site Development Permit No. 1968509, and Neighborhood Development Permit No. 2260149 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 1968508, Site Development Permit No. 1968509, and Neighborhood Development Permit No. 2260149:

**COASTAL DEVELOPMENT PERMIT FINDINGS – SAN DIEGO MUNICIPAL CODE SECTION 126.0708**

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

The project proposes additions to and remodel of an existing single-story, single dwelling unit. The La Jolla Community Plan does not identify any existing or proposed physical access way from this site to any coastal resource and there are no public access easements recorded on the title of the property. No physical access routes are identified through the property in the Community Plan or Local Coastal Program Land Use Plan. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public access way identified in a Local Coastal Program.

Furthermore, the La Jolla Community Plan and the adopted Local Coastal Program do not identify any public views from or across this private property to and along the ocean, which is approximately 820 feet west of the site, or other scenic coastal areas. Therefore, the proposed coastal development will not degrade, nor will it remove, eliminate, or detract any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program from this privately-owned site as there are none.

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

The project site does not contain nor is it adjacent to any environmentally sensitive lands. The surrounding development pattern is primarily single-family, with some multi-residential development and commercial development to the south and southwest of the project site. The proposed residential remodel and addition maintains that development pattern. This project is located in a developed, urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project has been designed to ensure all drainage from unimproved areas will be appropriately collected and discharged to reduce, control, or mitigate erosion.

A Mitigated Negative Declaration was prepared for the project that addresses the potential for impacts to archaeological and tribal cultural resources, including mitigation measures that will be implemented to avoid any significant impacts to any such resources. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands, as no such biological resources exist on or adjacent to the project site, and any potential impacts to archaeological or tribal cultural resources will be mitigated to below a level of significance.

**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.**

The 0.12-acre parcel is located at 8276 Paseo Del Ocaso, within the La Jolla Shores Planned District of the La Jolla Community Plan (LJCP) area, which designates the site for Low Density Residential (5 to 9 dwelling units per acre (du/ac)). One dwelling unit on 0.12 acres results in a density of 8.3 du/ac, which is consistent with the allowable density range per the LJCP. Therefore, the project as proposed is consistent with the density specified by the Community Plan.

The project proposes to maintain the existing use of a single residential unit on the project site, which is surrounded by similar residential development. This is consistent with the residential policies of the La Jolla Community Plan, which encourages the maintenance of the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density (p. 70). The project will landscape 30% of the project site as required by the La Jolla Shores PDO.

As noted above, the project is within the density range of the plan, and consistent with the LJCP policy regarding Community Character, the project proposes a two-story residential use in a neighborhood that consists of one- and two-story single-dwelling units. The architectural style is a modern style in a neighborhood that is developed with a variety of housing styles, sizes, and types.

Therefore, the proposed development proposal is consistent with the policies, goals, and objectives of the applicable land use plan, including the Local Coastal 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 not located between the nearest public road and the shoreline of a body of water. The site does not contain a physical public access way and is not within or adjacent to any public recreation area. The project does not propose to encroach into any public access way to the ocean, which is approximately 820 feet westerly of the site. The project is a private development on privately owned land. The La Jolla Community Plan and Local Coastal Program do not designate any coastal access to the beach from the project site. Therefore, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**SITE DEVELOPMENT PERMIT [SDMC Section 126.0505 and 1510.0201]**

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

The 0.12-acre parcel is located at 8276 Paseo Del Ocaso, within the La Jolla Shores Planned District of the La Jolla Community Plan (LJCP) area, which designates the site for Low Density Residential (5 to 9 dwelling units per acre (du/ac)). This density range allows for the proposed addition and remodel of the existing single dwelling unit which will maintain the existing density of 8.3 du/ac. In addition, per the La Jolla Shores Planned District Ordinance (LJSPDO), the proposed single-family dwelling unit is a permitted use in the Single-Family (SF) zone. No deviations or variances are proposed. Therefore, the project as proposed is consistent with the Community Plan and will not have an adverse impact on the plan.

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

The project site is located in a developed, urban area that is already served by utilities and emergency services. It will be developed in accordance with existing zoning and Community Plan densities for the site. A Mitigated Negative Declaration was prepared for the project that addresses the potential for impacts to archaeological and tribal cultural resources, including mitigation measures that will be implemented to avoid any significant impacts to any such resources. The project proposes to maintain an existing, previously conforming side yard setback of 3'8". This setback will not interfere or impede access to or across the site related to any public health, safety, or welfare issues.

The project has been designed in full accordance with the Land Development Code, and the construction will be required to observe all local, state, and federal laws related to building safety, fire safety, and water quality. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project has a residential density of 8 du/ac, which complies with the density range of the community plan, and the single dwelling unit is consistent with the SF zone. In addition, the project is in compliance with all applicable regulations of the LDC, including building height and lot coverage. No deviations are requested, though the existing, previously conforming side yard setback will be maintained as allowed through the Neighborhood Development Permit process. Therefore, the proposed development will comply with the regulations of the Land Development Code.

**NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]**

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

The 0.12-acre parcel is located at 8276 Paseo Del Ocaso, within the La Jolla Shores Planned District of the La Jolla Community Plan (LJCP) area, which designates the site for Low Density Residential (5 to 9 dwelling units per acre (du/ac)). This density allows for the proposed addition and remodel of the existing single dwelling unit. In addition, per the La Jolla Shores Planned District Ordinance (LJSPDO), the proposed single-family dwelling unit is a permitted use in the Single-Family (SF) zone. No deviations or variances are proposed. The existing dwelling unit has previously conforming rights. Specific to this project, the previously conforming side yard setback will be maintained. No modifications are proposed to that setback, and the previously conforming rights are allowable in accordance with SDMC Section 127.0104(b) that states that the "maintenance, repair, alteration, or replacement of a structure with a previously conforming structural envelope for proposed development that requires a Coastal Development Permit pursuant to Section 126.0704(b) requires a Neighborhood Development Permit decided in accordance with Process Two." The project site is not located on a premises that contains or abuts a coastal beach or coastal bluff edge, so the exceptions to previously conforming status in SDMC section 127.0104(e) do not apply to this project. Therefore, the project as proposed is consistent with the Community Plan and will not have an adverse impact on the plan.

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

The 0.12-acre parcel is zoned SF and designated Low (5 to 9du/ac) in the LJCP. The project site is located in a developed, urban area that is already served by utilities and emergency services. It will be developed in accordance with existing zoning and Community Plan densities for the site. A Mitigated Negative Declaration was prepared for the project that addresses the potential for impacts to archaeological and tribal cultural resources, including mitigation measures that will be implemented to avoid any significant impacts to any such resources. The project proposes to maintain an existing, previously conforming side yard setback of 3'8". This setback will not interfere or impede access to or across the site related to any public health, safety, or welfare issues.

The development has been designed in full accordance with the Land Development Code, and the construction will be required to observe all local, state, and federal laws related to building safety, fire safety, and water quality. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project has a residential density of 8 du/ac, which complies with the density range of the community plan, and the single dwelling unit is consistent with the SF zone. In addition, the project is in compliance with all applicable regulations of the LDC, including building height and lot coverage. No deviations are requested, though the existing, previously conforming side yard setback will be maintained as allowed through the Neighborhood Development Permit process. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1968508, Site Development Permit No. 1968509, and Neighborhood Development Permit No. 2260149 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1968508, Site Development Permit No. 1968509, and Neighborhood Development Permit No. 2260149, a copy of which is attached hereto and made a part hereof.



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Martha Blake  
Development Project Manager  
Development Services

Adopted on: May 15, 2019

IO#: 24007337

DRAFT

**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: 24007337

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1968508, SITE DEVELOPMENT PERMIT NO. 1968509, and  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2260149

**SUNSET HOME PROJECT NO. 556536 MMRP**

HEARING OFFICER

This COASTAL DEVELOPMENT PERMIT NO. 1968508, SITE DEVELOPMENT PERMIT NO. 1968509, and NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2260149 is granted by the Hearing Officer of the City of San Diego to Neola Benedek and Warren Treisman, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0708, 126.0505, 126.0404 and 1510.0201. The 0.12 -acre site is located at 8276 Paseo De Ocaso in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area. The project site is legally described as: Lot 3, Block 22 of La Jolla Shores Unit No. 3 in the City of San Diego, State of California, according to Map thereof No. 2061, filed in the Office of the County Recorder of San Diego County, September 30, 1927.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to partially demolish, construct additions to and remodels of an existing single dwelling unit, subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 15, 2019, on file in the Development Services Department.

The project shall include:

- a. Additions to and remodel of an existing 1,675-square-foot single dwelling unit with an existing 397-square-foot garage, including a 1,137-square-foot second story addition, and a 240-square-foot first floor addition, for a total of 3,449 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Maintain existing off-street parking; and
- 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 May 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 building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 556536 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 556536, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered

to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**Cultural Resources (Archaeology)**  
**Tribal Cultural Resources**

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

15. The project proposes to export 60 cubic yards of material from the project site. All excavated material listed to be 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.

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping and irrigation in the Paseo Del Ocaso Right-of-Way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a 12 ft driveway per current City Standards, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.

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

**LANDSCAPE REQUIREMENTS:**

20. 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.

21. 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.

22. 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:**

23. Owner/Permittee shall maintain a minimum of 2 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.

24. 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.

25. 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 May 15, 2019 and [Approved Resolution Number].

**ATTACHMENT 5**

COASTAL DEVELOPMENT PERMIT NO. 1968508,  
SITE DEVELOPMENT PERMIT NO. 1968509,  
and NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2260149  
Date of Approval: May 15, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Martha Blake  
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.

Owner/Permittee

By \_\_\_\_\_  
Neola Benedek  
Owner

Owner/Permittee

By \_\_\_\_\_  
Warren Treisman  
Owner

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

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

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

WHEREAS, on June 30, 2017, Neola Benedek and Warren Treisma submitted an application to the Development Services Department for a Site Development Permit, Neighborhood Development Permit, and Coastal Development Permit for the Sunset Home (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on May 15, 2019; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 556536 (Declaration) prepared for this Project; NOW THEREFORE,

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

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



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

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

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

By: \_\_\_\_\_  
Martha Blake, DEVELOPMENT PROJECT MANAGER

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

**EXHIBIT A**

## MITIGATION MONITORING AND REPORTING PROGRAM

**SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, AND NEIGHBORHOOD DEVELOPMENT PERMIT**

PROJECT NO. 556536

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. 556536 shall be made conditions of the Site Development Permit and Coastal Development Permit as may be further described below.

## V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

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

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

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

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

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

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

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

Qualified Archaeological Monitor, 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) #556536 and /or Environmental Document # 556536, 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:

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

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS****ARCHAEOLOGICAL MONITORING PROGRAM AND TRIBAL CULTURAL RESOURCES MITIGATION****I. Prior to Permit Issuance****A. Entitlements Plan Check**

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

**B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals

involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

## **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 (0.25-mile radius) has been completed. Verification includes but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 0.25-mile radius.

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

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

documents that indicate site conditions such as depth of excavation and/or site graded to bedrock, which may reduce or increase the potential for resources to be present.

### III. During Construction

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

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

#### B. Discovery Notification Process

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

#### C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are involved, the PI and Native American consultant/monitor shall follow protocol in this section.

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

#### 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. The Archaeological Monitor shall notify the RE or BI, as appropriate, the MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
  2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate Discovery Site
  1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains are determined to be Native American
  1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources, and Health and Safety Codes.
  4. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.

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

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

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



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

## VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
  - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) that describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  - 4. MMC shall provide written verification to the PI of the approved report.
  - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
  - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
  - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  - 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
  - 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an

appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV(5), Discovery of Human Remains.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

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



## La Jolla Community Planning Association

December 15, 2018

To: *Martha Blake*

Cc: *Colin Lowry*

RE: Grady Residence---LJCPA Vote

On *December 6, 2018* at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed *The Sunset Residence (Project #556536)* as an Action item on the Consent Agenda.

**10.4 Site Development Permit, Neighborhood Development Permit, and Coastal Development Permit to remodel with partial demolition of an existing single family dwelling with new 1,134 square foot second story and net increase of 240 square feet on first floor, for a total of 3,449 square foot two story single dwelling located at 8276 Paseo De Ocaso. The 0.12 acre site is in the Coastal Overlay Zone (Non Appealable) in the SF zone of the La Jolla Shores Planned District of the La Jolla Community Plan area within Council District 1.**

**The LJPRC Motion is that findings can be made for a SDP and CDP regarding this project. Vote: 5-0-1..**

The LJCPA voted on consent to approve this project 14-1-2.

**Sincerely,**

Bob Steck  
**President, LJCPA**



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**DRAFT** Meeting Minutes for January 16<sup>th</sup>, 2019  
 615 Prospect Street  
 La Jolla, CA 92037

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

1. **Call to Order:** 11:03 a.m. December meeting cancelled.
2. **Approval of the Agenda**  
Correction to November minutes regarding reference to scheduling for December meeting (no meeting). Approval of the agenda unanimous 5-0-0.
3. **Approval of the Minutes**  
Approve November 19 minutes with change – Lazerow mentioned that on p. 2 motion should read project to come back for full review as a major project but without the second by Goese indicating approval, as it was a continuance. Potter corrected reference on p. 5 to next meeting as Monday January 16, to Wednesday, January 16. Lazerow moved approval, Potter seconded. Minutes approved with changes 5-0-1 (Goese abstaining).
4. **Public Comment:**  
None
5. **Project Review**

**ACTION ITEMS**

**ITEM A**

**Project:** 603740 – Hershfield Residence Remodel

**Location:** 8230 Prestwick Drive

APN: 346-262-0600

**Presented by:** Chandra Slaven, [cslaven@blueheron.com](mailto:cslaven@blueheron.com) (619)-316-7645

**Description:** Proposed demolishing of an existing one-story single family residence and construction of a one-story single family residence with basement, decks, and back yard swimming pool totaling 10,750 sf (5,537sf consists of a basement) on a 0.45-acre site. See ATTACHMENT 1 for additional details.

### Presentation

- Presenter summarized the project by stating that a neighborhood meeting took place at the subject residence. Approximately fifteen people attended. Most were immediate neighbors but some came from further down the alley. Slaven reviewed the development, answered questions and introduced the owners to the neighbors.
- A series of exhibits were prepared based on the meeting, including several view simulations.
- Livable sf of 10,622 with a total sf of 12,092 is proposed. Existing height is 17'6" with a proposed height of 21'7". Setbacks: 15' front yard, 20' rear yard, 6' side yard. The side yard setbacks preserve coastal views.
- In certain areas the proposed roof height is below the existing and in certain other areas it is above. Heights by elevation were 17' (street), 14' (north), 15' (rear), 15' (south).
- Letters of support were submitted as well. After environmental determination project will be scheduled for a Hearing Officer decision.
- Exhibit of view from neighbor's second story window across the street described as respecting neighbor's view. View from first story window yielded some loss of view.

### Comments

- Donovan asked for clarification on reference to Planning Commission by presenter. Clarification was for City Planning and Development Services. She also questioned the accuracy of the information regarding building height. Presenter offered to go through the elevations again for clarification. Lazerow requested clarification of height related to existing chimney at 17'6". Existing building was a pitched roof with chimneys north and south. The proposed roof would involve a parapet extending 4' parapet above the current chimneys and creating a flat roof north to south with significantly more view impact. Presenter said the HOA requirement for pitched roofs dictated height of the parapets, which hide the pitched roof from the street. The owner desired the parapets to be more contemporary but incorporated the pitched roof CCR.
- Audience member mentioned that the proposal is twice as large as neighboring structures and questioned its compatibility with neighborhood character.
- Audience member suggested proposal should be a process 3 because applicant has submitted what amounts to serial changes that, individually, would not qualify as a major project but taken together would. Audience member did not imply applicant was being deceptive but said the fault was with Development Services.

**Motion:** Board member Lazerow moved that the project be denied because of excessive scale and the architecture facing the street. Second by Potter. Motion passed 4-0-2 with Goese and Weissman abstaining.

### ITEM B

**Project:** 623331 – Castagnola Addition

**Location:** 8204 Prestwick Drive

APN: 346-333-0200

**Presented by:** Matin Taraz, [mtaraz@san.rr.com](mailto:mtaraz@san.rr.com) (858) 775-0505

**Description:** Proposed remodeling of and 804 sf addition to an existing one-story single-

family residence with an attached garage on a 0.49-acre site. The project adds a single car garage and a bedroom while rearranging some of the existing spaces and includes a new roof. The proposal would increase existing FAR from 0.18 to 0.21. *See ATTACHMENT 2 for additional details.*

**Presentation:**

- Project proposes an addition that would allow storage and access to the residence from the garage.
- The increase is approximately from 3700 sf to 4500sf. About 500sf would be livable space.
- Only south setback changed, from 10' to 8'.
- Existing ridgeline is 15' and 4' will be added. The existing living room is sunken, which presents a safety issue for the prospective owner. So plans are to raise the floor, which in turn necessitates raising the roof.
- A cover for the existing patio is also proposed.
- A detached deck is proposed in the backyard.
- The entryway is to be reconfigured and the exterior is to be re-stuccoed.

**Comments:**

- Lazerow said the project is not a minor, as it increases height and decreases the setback, reducing the ocean view.
- Goese suggested continuing the project until it can be reviewed as a major.
- Donovan cited a memo that explained the difference between minor and major projects (See City Bulletin 621).

**Motion:** Board member Donovan moved to continue and have the project come back to be reviewed as a Major. Moser seconded. Motion to continue passed 4-0-1 with Goese abstaining (Lazerow departed). After discussion Goese emmoved to continue project as presented and have the project reviewed as a major, as a quorum of LJSAB members think it is a major project. Seconded by Moser. Motion to review as a major passed 4-0-1.

**ITEM C**

**Project:** 556536 – Sunset Residence

**Location:** 8276 Paseo Del Ocaso

APN: 346-231-1900

**Presented by:** Colin Lowry, [colin@cladinc.us](mailto:colin@cladinc.us) (619) 800-8105

**Description:** Proposed remodel with partial demolition of an existing single-family dwelling (0.39 FAR) with new 1,134 sf second story and net increase of 240 sf on first floor, for a total of 3,449 sf two-story single dwelling (0.66 FAR) on a 0.12-acre site. *See ATTACHMENT 3 for additional details.*

**Presentation:**

- Presenter mentioned previous owner (Greenberg) presented to LJSAB.
- New owner is proposing a new front entrance, laundry room adjacent to the garage.
- Second stories are stepped back two feet from the first story side yard set back.
- Exterior materials are mainly stucco with wood accents.
- Side and north yard elevations have most windows on upper story for privacy.
- Rear yard has a lap pool with a deck.

- Small balconies extend off the second-story bedrooms.
- Small trees are planned mostly for screening purposes.
- Adjacent properties owners were invited to review plans.

**Comment:**

- Neighbor questioned whether it was proper to have a pool next to her property line. Neighbor complained of previous owner cutting down her trees in order to maximize the coastal view. Proposed deck would compromise neighbor's privacy.
- Applicant responded that they would not cut down anyone's trees without their permission, as the trees are entirely on the neighbor's property.
- Future owner said he had no intention whatever of cutting the neighbor's trees but said his landscaper mentioned possibly having them topped, which would require the neighbor's permission.

**Motion:** Weissman moved to approve project as presented. Second by Moser. due to proposal constituting a 50% increase in FAR. Donovan then moved a second motion to approve as a process three. Second by Moser. Motion passed 4-0-1 with Goese abstaining.

**ITEM D**

**Project:** - PTS 602487 Pathria Residence CDP/SDP

**Location:** 7985 Calle De La Plata

APN: 346-262-0600

**Presented by:** Rodrigo Villalon, [rodrigo@t7architecture.com](mailto:rodrigo@t7architecture.com) (858) 345-1295

**Description:** Proposed remodel of the existing interior space and a 2<sup>nd</sup> level addition to the garage on a 0.25-acre site. Proposed increase of 1,981sf 1<sup>st</sup> level, 646sf 2<sup>nd</sup> level, 420sf 2-car garage -total of 3,047sf would increase FAR to 0.28 where 0.60 is allowed. *See ATTACHMENT 4 for additional details.*

**Presentation:**

- Presenter absent.

**Comments:** None

**Motion:** None

**Item E**

**Project:** 624104 - Riha Remodel

**Location:** 7935 El Paseo Grande

APN: 346-503-0500

**Presented by:** Tim Martin, [tim@martinarchitecture.com](mailto:tim@martinarchitecture.com) (858) 349-3474

**Description:** Proposed 85sf one-story addition, 362sf two-story addition, 308sf covered porch addition (all in rear yard); interior remodel; new covered front porch; new windows and doors new roofing and stucco finish to exiting 1840sf single-family home would increase existing FAR from 0.29 to 0.41. *See ATTACHMENT 5 for addition details.*

**Presentation:**

- Presenter said the project is mostly through plan check as a minor.

- Total sf including second floor addition is 447sf, of which none is visible from the street.
- The covered lanai does count toward GFA.
- Presenter said he talked to three neighbors about the project.
- Presenter said he has not talked to neighbor to the rear of the project.

**Comment:**

- Donovan and Moser requested copies of cycle reviews for LJSAB reviews in future meetings.
- Donovan requested information on how covering the porch affects GFA. She said the roof jumped up FAR to .41 which would cause her to deny the project.
- Moser suggested the porch roof could be a trellis, which would reduce FAR. The presenter rejected that suggestion. The presenter said he could remove the roof, get LJSAB approval, then come back next year for a permit just for the roof, as a kind of end run.

**Motion:** Donovan moved to not approve as a minor project and request presenter return for consideration as a major. Motion failed due to lack of second. Moser moved to approve as a minor project, due to a large portion of the porch not being enclosed. Motion passed 4-1-0.

6. **Next meeting date:** Monday, February 20, 2019.

7. **Adjournment:** 12:56 p.m.

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



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
---	---	--	--

**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:** SUNSET HOUSE **Project No. For City Use Only:** 556536  
**Project Address:** 8276 PASCO DEL OCASO, LA JOLLA CA 92037

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

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

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

**Property Owner**

Name of Individual: WARREN TREISMAN ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 6203 ROCKHURST DR  
 City: SAN DIEGO CA State: CA Zip: 92120  
 Phone No.: 619 583-1900 Fax No.: 619 583-1997 Email: TREISMAN.DSZ@GMAIL.COM  
 Signature: [Signature] Date: 5/6/19  
 Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: WARREN TREISMAN ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 6203 ROCKHURST DR  
 City: SAN DIEGO State: CA Zip: 92120  
 Phone No.: 619 583-1900 Fax No.: 619 583-1997 Email: TREISMAN.DSZ@GMAIL.COM  
 Signature: [Signature] Date: 5/6/19  
 Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: NEOLA BENEDIK ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 6203 ROCKHURST DR  
 City: SAN DIEGO State: CA Zip: 92120  
 Phone No.: 619 583-1900 Fax No.: 619-583 1997 Email: NEOLA BENEDIK@GMAIL.COM  
 Signature: [Signature] Date: 5/6/19  
 Additional pages Attached: ☐ Yes ☒ No

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





VIEW FROM PASEO DEL OCASO

PROJECT TEAM

OWNER/APPLICANT:	WARREN TREISMAN & NEOLA BENEDEK 6203 ROCKHURST DR SAN DIEGO, CA 92120 P 619.318.8081
ARCHITECT	CLAD INC. COLIN LOWRY, AIA C-35202 4766 32ND ST SAN DIEGO, CA 92116 P 619.800.8105 E COLIN@CLADINC.US
LANDSCAPE ARCHITECT	KATHERINE STANGLE, LA 1643 MYRTLE AVENUE SAN DIEGO, CA 92103 P 619.391.9873 E KATHERINE@KATHERINESTANGLE.COM
SURVEYOR	QUICK SURVEYING MICHAEL THOMPSON, PLS 2163 WOODLAND HEIGHTS GLENN ESCONDIDO, CA 92026 P 760.525.0694 E ZILLA5706-WORK@YAHOO.COM
SOILS ENGINEER	SCST, INC. DOUG SKINNER, CEG 6280 RIVERDALE ST SAN DIEGO, CA 92120 P 877.215.4321 E DSKINNER@SCST.COM
ARCHAEOLOGICAL CONSULTANT	BRIAN F SMITH AND ASSOCIATES, INC. 14010 POWAY ROAD, SUITE A POWAY, CA 92064 P 858.679.8218 BSMITH@BFS-A-C.A.COM
CONTRACTOR	TO BE DETERMINED

PROJECT INFO

ADDRESS	8276 PASEO DEL OCASO LA JOLLA, CA 92037
ASSESSOR'S PARCEL NUMBER	346-231-19-00
LEGAL DESCRIPTION	LOT 3 IN BLOCK 22 OF MAP 2061
SITE AREA	5,250 SF (0.12 ACRES)
PROQECT DESCRIPTION	THE SCOPE OF WORK INCLUDES A 2 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND REMODEL OF EXISTING SPACES.
ZONING CLASSIFICATION	LJSPD-SF
OVERLAY ZONES	COASTAL HEIGHT LIMIT OVERLAY ZONE, COASTAL OVERLAY ZONE (NON APPEALABLE AREA 2), BEACH IMPACT OVERLAY ZONE, TANDEM PARKING OVERLAY ZONE
DEVELOPMENT PERMITS	SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT PTS #556536
CONSTRUCTION TYPE	TYPE VB
OCCUPANCY	R-3 (RESIDENTIAL SINGLE FAMILY DWELLING)
DWELLING UNITS	1 DU PER LOT
PARKING	REQUIRED/PROVIDED: 2 SPACES
SPRINKLERS	NOT REQUIRED
FAR	0.66 (NO MAXIMUM, SEE AREA CALCULATIONS BELOW)
BUILDING HEIGHT	27'-9 1/2" (30' MAXIMUM)
LOT COVERAGE	2,312 SF (44.0%; 60% MAXIMUM)
LANDSCAPING	1,575 SF, (30%; 30% MINIMUM, SEE LANDSCAPING PLANS)

ABBREVIATIONS

AB:	ANCHOR BOLT	LB:	POUND (WEIGHT), LAG BOLT
ACT:	ACTUAL	LN:	LENGTH
AD:	AREA DRAIN	LR:	LIVING ROOM
AFF:	ABOVE FINISHED FLOOR	LT:	LIGHT
AIA:	AMERICAN INSTITUTE OF ARCHITECTS	LTG:	LIGHTING
ALT:	ALTERNATE	MAINT:	MAINTENANCE
ALUM:	ALUMINUM	MAX:	MAXIMUM
APPROX:	APPROXIMATE	MECH:	MECHANICAL
ASTM:	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MIN:	MINIMUM
BOT:	BOTTOM	MISC:	MISCELLANEOUS
BTU:	BRITISH THERMAL UNITS	MO:	MASONRY OPENING
BYP:	BY PASS	NTS:	NOT TO SCALE
CAB:	CABINET	OC:	ON CENTER
CF:	CUBIC FEET	OH:	OVERHEAD
CL:	CENTERLINE, CLOSET	OPP:	OPPOSITE
CMU:	CONCRETE MASONRY UNIT	PL:	PLATE
CONT:	CONTINUOUS	PSI:	POUNDS PER SQUARE INCH
DEMO:	DEMOLITION	RA:	RETURN AIR
DIA:	DIAMETER	RAD:	RADIUS
DIAM:	DIAMETER	RCP:	REFLECTED CEILING PLAN
DIFF:	DIFFUSER	RD:	ROOF DRAIN
DIM:	DIMENSION	REQ:	REQUIRE
DN:	DOWN	RM:	ROOM
DWG:	DRAWING	RO:	ROUGH OPENING
EQ:	EQUAL	ROW:	RIGHT OF WAY
EXIST:	EXISTING	SF:	SQUARE FOOT
FAR:	FLOOR AREA RATIO	SIM:	SIMILAR
FDN:	FOUNDATION	SJS:	SILICONE JOINT SEALANT
FFE:	FINISHED FLOOR ELEVATION	SPEC:	SPECIFICATION
FT:	FOOT, FEET	SQ:	SQUARE
FTG:	FOOTING	SS:	STAINLESS STEEL
FURR:	FURRING	STC:	SOUND TRANSMISSION CLASS
GA:	GAUGE, GAGE	STD:	STANDARD
GALV:	GALVANIZED	STOR:	STORAGE
GFI:	GROUND FAULT INTERRUPTED	STRUCT:	STRUCTURAL
GYP:	GYPSPUM	T&G:	TONGUE & GROOVE
HP:	HIGH POINT	TEMP:	TEMPERED
HT:	HEIGHT	THRU:	THROUGH
HVAC:	HEATING, VENTILATING & AIR CONDITIONING	TV:	TELEVISION
HVY:	HEAVY	TW:	TOP OF WALL
IN:	INCH	TYP:	TYPICAL
INFO:	INFORMATION	UL:	UNDERWRITERS' LABORATORIES
INT:	INTERIOR	UNO:	UNLESS NOTED OTHERWISE
K:	KELVIN (TEMPERATURE)	VA:	VOLT AMPERE
KIT:	KITCHEN	WO:	WOOD
		WIN:	WINDOW

GENERAL NOTES

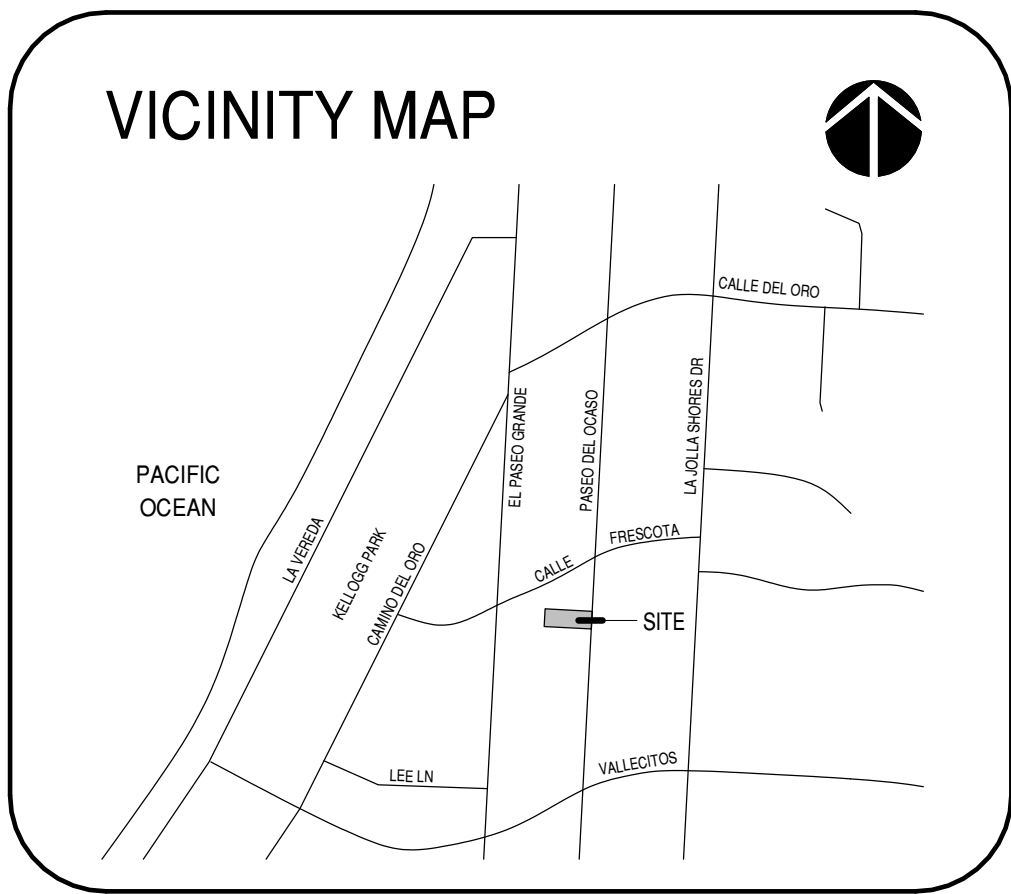
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS, INCLUDING THE FOLLOWING:  
  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA HISTORICAL BUILDING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA EXISTING BUILDING CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS, AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND SHALL OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
- THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS. SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR THE ARCHITECT'S APPROVAL.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS NOTED OTHERWISE.
- SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

DRAWING INDEX

NUMBER	SHEET NAME
A001	Title Sheet
A002	Storm Water Forms
A003	Climate Action Plan
A100	Topo Survey
A101	Setback Survey
A102	Proposed Site Plan
A103	Conceptual Grading Plan
A104	Existing Floor Plan
A105	Demo Floor Plan
A106	Proposed First Floor Plan
A107	Proposed Second Floor Plan
A108	Proposed Roof Plan
A200	Exterior Elevations
A201	Exterior Elevations
A300	Building Section
A700	Renderings
L1.0	Proposed Landscape Plan
L1.2	Proposed Landscape Diagram Plan

AREA CALCULATIONS

FLOOR AREA CALCULATIONS:	
EXISTING LIVING AREA	1,675 SF
EXISTING GARAGE	397 SF
DEMO LIVING AREA	-135 SF
1ST FLOOR ADDITION	375 SF
2ND FLOOR ADDITION	1,137 SF
<b>TOTAL FLOOR AREA</b>	<b>3,449 SF</b>
FAR = 3,449 SF / 5,250 SF =	0.66
EXTERIOR AREA CALCULATIONS:	
REAR COVERED PATIO	435 SF
POOL / SPA	288 SF
MASTER BALCONY	101 SF
BEDROOM 3 BALCONY	70 SF
ROOF DECK	431 SF

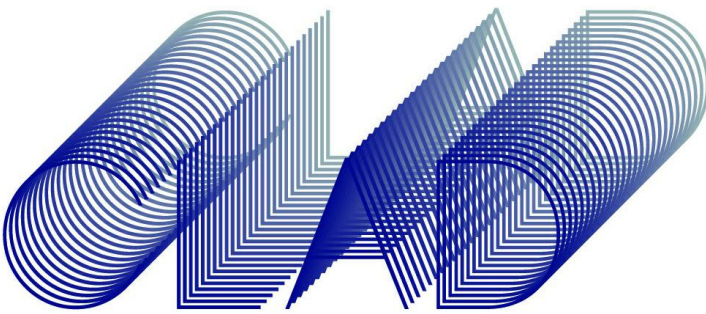


Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037

Title Sheet

A001



CLAD Inc.  
4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18



Page 2 of 4	<b>City of San Diego - Development Services - Storm Water Requirements Applicability Checklist</b>
<b>PART B: Determine Construction Site Priority</b>	
This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Adequation frequency is required for projects within the Areas of Special Biological Significance (ASBS) watershed. <b>NOTE:</b> The construction priority does <b>NOT</b> change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.	
<b>Complete PART B and continued to Section 2</b>	
<b>1.</b>	<input type="checkbox"/> <b>ASBS</b> a. Projects located in the ASBS watershed.
<b>2.</b>	<input type="checkbox"/> <b>High Priority</b> a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed. b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
<b>3.</b>	<input type="checkbox"/> <b>Medium Priority</b> a. Projects 1 acre or more but not subject to an ASBS or high priority designation. b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
<b>4.</b>	<input checked="" type="checkbox"/> <b>Low Priority</b> a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.
<b>SECTION 2. Permanent Storm Water BMP Requirements.</b>	
Additional information for determining the requirements is found in the <a href="#">Storm Water Standards Manual</a> .	
<b>PART C: Determine if Not Subject to Permanent Storm Water Requirements.</b>	
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the <a href="#">Storm Water Standards Manual</a> are not subject to Permanent Storm Water BMPs.	
<b>If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".</b>	
<b>If "no" is checked for all of the numbers in Part C continue to Part D.</b>	
<b>1.</b>	Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? <span style="float: right;"> <input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No                 </span>
<b>2.</b>	Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? <span style="float: right;"> <input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No                 </span>
<b>3.</b>	Does the project fall under routine maintenance? Examples include, but are not limited to: roof or surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). <span style="float: right;"> <input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No                 </span>
<div style="border: 1px solid black; padding: 2px 10px; display: inline-block;"> <b>Clear Page 2</b> </div>	

Page 4 of 4    City of San Diego • Development Services • Storm Water Requirements Applicability Checklist	
<b>7. New development or redevelopment discharging directly to an Environmentally Sensitive Area.</b> The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.</b> The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.</b> Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>10. Other Pollutant Generating Project.</b> The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sq ft of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they street flow to surrounding pervious surfaces.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PART F: Select the appropriate category based on the outcomes of PART C through PART E.</b>	
<b>1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.</b>	<input type="checkbox"/>
<b>2. The project is a STANDARD DEVELOPMENT PROJECT.</b> Site design and source control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance.	<input checked="" type="checkbox"/>
<b>3. The project is PDF EXEMPT.</b> Site design and source control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance.	<input type="checkbox"/>
<b>4. The project is a PRIORITY DEVELOPMENT PROJECT.</b> Site design, source control, and structural pollutant control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance on determining if project requires a hydromodification plan management	<input type="checkbox"/>
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <b>Colin Lowry</b>            Name of Owner or Agent (Please Print)         </div> <div style="width: 45%; text-align: right;"> <b>Architect</b>            Title         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           Signature         </div> <div style="width: 45%; text-align: right;">           Date         </div> </div>	



## SD CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.<sup>2</sup>
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information	
<b>Contact Information</b>	
Project No./Name:	Sunset House
Property Address:	8276 Paseo Del Ocaso
Applicant Name/Co:	Warren Treisman & Neola Benedek
Contact Phone:	619-318-8081
Contact Email:	warren@treisman.net
Was a consultant retained to complete this checklist?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, complete the following
Consultant Name:	Colin Lowry
Consultant Phone:	619-800-8105
Company Name:	CLAD Inc.
Contact Email:	colin@cladinc.us
<b>Project Information</b>	
1. What is the size of the project (acres)?	.12 acres
2. Identify all applicable proposed land uses:	
<input checked="" type="radio"/> Residential (indicate # of single-family units):	1
<input type="checkbox"/> Residential (indicate # of multi-family units):	
<input type="checkbox"/> Commercial (total square footage):	
<input type="checkbox"/> Industrial (total square footage):	
<input type="checkbox"/> Other (describe):	
3. Is the project or a portion of the project located in a Transit Priority Area?	<input checked="" type="radio"/> Yes <input type="checkbox"/> No
4. Provide a brief description of the project proposed:	THE SCOPE OF WORK INCLUDES A 2 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND REMODEL OF EXISTING SPACES.

<sup>2</sup> Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

3 City Council Approved July 12, 2016  
Revised June 2017

## SD CAP CONSISTENCY CHECKLIST QUESTIONS

### Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? <sup>2</sup> Q2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? Q3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If "Yes," proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If "No," in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

Property is zoned LUSPD-SF

<sup>2</sup> This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

<sup>3</sup> This category applies to all projects that answered in the affirmative to question 3 on the previous page. Is the project or a portion of the project located in a transit priority area.

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### Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures. All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [Greenbooks](#) for (public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
<b>Strategy 1: Energy &amp; Water Efficient Buildings</b>			
1. <b>Cool/Green Roofs</b>			
<ul style="list-style-type: none"> <li>Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under <a href="#">California Green Building Standards Code</a> (Attachment AP-03)</li> <li>Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under <a href="#">California Green Building Standards Code</a>? Q2</li> <li>Would the project include a combination of the above two options?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check "N/A" only if the project does not include a roof component.			

<sup>2</sup> Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development; 2) permits allowing wireless communication facilities; 3) special events permits; 4) use permits or other permits that do not result in the expansion or enlargement of a building, sign, racks, signs, etc.; and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

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2. <b>Plumbing fixtures and fittings</b>			
With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:			
<b>Residential buildings:</b> <ul style="list-style-type: none"> <li>Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;</li> <li>Standard dishwashers: 4.25 gallons per cycle;</li> <li>Compact dishwashers: 3.5 gallons per cycle; and</li> <li>Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Nonresidential buildings:</b> <ul style="list-style-type: none"> <li>Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in <a href="#">Table AS 303.2.3.1 (voluntary measures) of the California Green Building Standards Code</a> (See Attachment AP) and</li> <li>Appliances and fixtures for commercial applications that meet the provisions of <a href="#">Section AS 303.2 (voluntary measures) of the California Green Building Standards Code</a> (See Attachment AP)</li> </ul>			
Check "N/A" only if the project does not include any plumbing fixtures or fittings.			

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Strategy 3: Bicycling, Walking, Transit & Land Use			
3. <b>Electric Vehicle Charging</b>			
<ul style="list-style-type: none"> <li><b>Multiple-family projects of 12 dwelling units or less:</b> Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?</li> <li><b>Multiple-family projects of more than 12 dwelling units:</b> Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?</li> <li><b>Non-residential projects:</b> Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.			
N/A			
<b>Strategy 3: Bicycling, Walking, Transit &amp; Land Use</b> (Complete this section if project includes non-residential or mixed uses)			
4. <b>Bicycle Parking Spaces</b>			
Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ( <a href="#">Chapter 18, Article 2, Division 3</a> )?			
Check "N/A" only if the project is a residential project.			
N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup> Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

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5. <b>Shower facilities</b>																					
If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the <a href="#">California Green Building Standards Code</a> , as shown in the table below?																					
<table border="1"> <thead> <tr> <th>Number of Tenant Occupants (Employees)</th> <th>Shower/Changing Facilities Required</th> <th>Two-Tier (12' X 15' X 72" Personal Effects Lockers Required</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>0</td> <td>0</td> </tr> <tr> <td>11-60</td> <td>1 shower stall</td> <td>2</td> </tr> <tr> <td>61-100</td> <td>1 shower stall</td> <td>3</td> </tr> <tr> <td>101-200</td> <td>1 shower stall</td> <td>4</td> </tr> <tr> <td>Over 200</td> <td>1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants</td> <td>1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants</td> </tr> </tbody> </table>	Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12' X 15' X 72" Personal Effects Lockers Required	0-10	0	0	11-60	1 shower stall	2	61-100	1 shower stall	3	101-200	1 shower stall	4	Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12' X 15' X 72" Personal Effects Lockers Required																			
0-10	0	0																			
11-60	1 shower stall	2																			
61-100	1 shower stall	3																			
101-200	1 shower stall	4																			
Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants																			
Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).																					
N/A																					

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6. <b>Designated Parking Spaces</b>																					
If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?																					
<table border="1"> <thead> <tr> <th>Number of Required Parking Spaces</th> <th>Number of Designated Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>0-5</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>2</td> </tr> <tr> <td>26-50</td> <td>4</td> </tr> <tr> <td>51-75</td> <td>6</td> </tr> <tr> <td>76-100</td> <td>9</td> </tr> <tr> <td>101-150</td> <td>11</td> </tr> <tr> <td>151-200</td> <td>18</td> </tr> <tr> <td>201 and over</td> <td>At least 10% of total</td> </tr> </tbody> </table>	Number of Required Parking Spaces	Number of Designated Parking Spaces	0-5	0	10-25	2	26-50	4	51-75	6	76-100	9	101-150	11	151-200	18	201 and over	At least 10% of total	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Number of Required Parking Spaces	Number of Designated Parking Spaces																				
0-5	0																				
10-25	2																				
26-50	4																				
51-75	6																				
76-100	9																				
101-150	11																				
151-200	18																				
201 and over	At least 10% of total																				
This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.																					
Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.																					
Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.																					
N/A																					

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7. <b>Transportation Demand Management Program</b>			
If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:			
At least one of the following components:			
<ul style="list-style-type: none"> <li>Parking cash out program</li> <li>Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools</li> <li>Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development</li> </ul>			
Aid at least three of the following components:			
<ul style="list-style-type: none"> <li>Commitment to maintaining an employer network in the SANDAG Commute program and promoting its RideMatcher service to tenants/employees</li> <li>On-site carsharing vehicle(s) or bikesharing</li> <li>Flexible or alternative work hours</li> <li>Telework program</li> <li>Transit, carpool, and vanpool subsidies</li> <li>Pre-tax deduction for transit or vanpool fares and bicycle commute costs</li> <li>Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).			
N/A			

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Revised June 2017

## SD CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan				
Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflectance Index
Low-Rise Residential	≤ 2:12	0.85	0.75	64
	> 2:12	0.20	0.75	18
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.85	0.75	64
	> 2:12	0.20	0.75	18
Non-Residential	≤ 2:12	0.85	0.75	64
	> 2:12	0.20	0.75	18

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 residential and non-residential voluntary measures shown in Tables AS 106.5.1 and AS 106.5.1.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of 1:12 for San Diego's climate zone (7 and 10). Therefore, the values for climate zone 15 but covers Imperial County are adopted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Table 2 Future Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan	
Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @ 80 psi
Kitchen Faucets	1.6 gpm @ 80 psi
Wash Fountains	1.6 (1m space/n) / 20 gpm @ 80 psi
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 (1m space/n) / 20 gpm @ 80 psi
Gravity Tank-type Water Coverts	1.12 gallons/flush
Flushometer Tank Water Coverts	1.12 gallons/flush
Flushometer Valve Water Coverts	1.12 gallons/flush
Electromechanical Hydraulic Water Coverts	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 non-residential voluntary measures shown in Tables AS 303.2.3.1 and AS 303.2.3.2, respectively. See the [California Building Standards Code](#) for definitions of each fixture type.

When complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Aerometer:  
gpm = gallons per minute  
psi = pounds per square inch (unit of pressure)  
in. = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan	
Appliance/Fixture Type	Standard
Clothes Washers	Maximum Water Factor (WtF) that will reduce the use of water by 10 percent below the California Energy Commission's (CEC) standards for commercial clothes washers located in Title 20 of the California Code of Regulations
Conveyer-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High Temperature) 0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High Temperature) 1.16 maximum gallons per rack (2.8 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High Temperature) 0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in full operational mode <ul style="list-style-type: none"> <li>Be capable of opening 60 plates in an average time of not more than 30 seconds per plate.</li> <li>Be equipped with an integral automatic shut-off.</li> <li>Operate at a static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.5 gallons per minute (0.06 L/s) or less.</li> </ul>
Commercial Pre-Mist Spray Valves (manufactured on or after January 1, 2008)	<ul style="list-style-type: none"> <li>Be equipped with an integral automatic shut-off.</li> <li>Operate at a static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.5 gallons per minute (0.06 L/s) or less.</li> </ul>

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 non-residential voluntary measures shown in Section AS 303.3. See the [California Building Standards Code](#) for definitions of each appliance/fixture type.

Aerometer:  
L = liter  
L/h = liters per hour  
L/s = liters per second  
psi = pounds per square inch (unit of pressure)  
kPa = kilopascals (unit of pressure)

## CAP CONSISTENCY CHECKLIST NOTES

### 1. LAND USE CONSISTENCY

THE PROJECT CONSISTS OF A 2ND STORY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE. THE PROJECT IS LOCATED IN THE LUSPD-SF ZONE WHICH ALLOWS SINGLE FAMILY RESIDENCES, THEREFORE THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND COMMUNITY PLAN.

### 2. COOL / GREEN ROOFS

THE PROJECT WILL INCLUDE ROOFING MATERIALS WITH A MINIMUM 3 YEAR AGES SOLAR REFLECTION AND THERMAL EMITTANCE OR SOLAR REFLECTION INDEX EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER THE CGBCS.

### 3. PLUMBING FIXTURES AND FITTINGS

THE PROJECT WILL INCLUDE LOW FLOW PLUMBING FIXTURES CONSISTENT WITH THE CAP CHECKLIST.

# Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037

# Climate Action Plan

# A003



CLAD Inc.  
4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18



# Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037

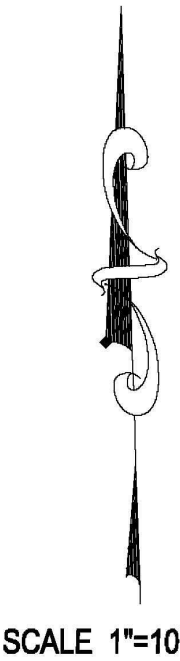
Topo Survey

A100



CLAD Inc.  
4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18

PAGE 1 OF 1



SCALE 1"=10'

NOTES: THIS PLOT IS IN SUPPORT OF FUTURE  
SITE IMPROVEMENTS BY OTHERS

BOUNDARY BEARINGS & DISTANCES SHOWN ARE  
RECORD FROM MAP NO. 2061

NOT ALL LANDSCAPE AND HOUSE FEATURES  
ARE SHOWN

NO ATTEMPT WAS MADE OR IMPLIED TO ESTABLISH  
PROPERTY LINE AS SHOWN ON GRANT DEED  
88-628731, RECORDED ON 12/31/1986

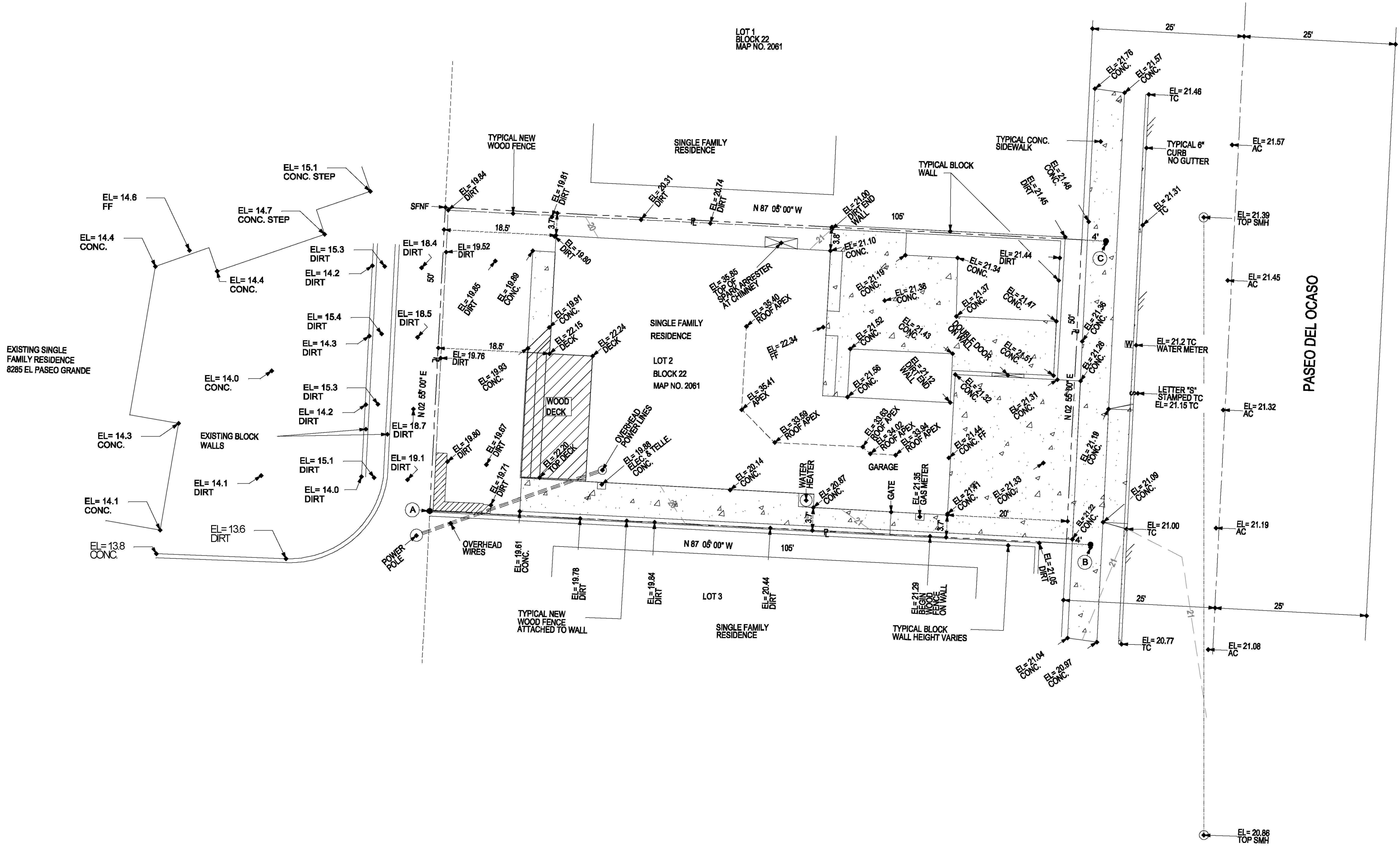
TC = TOP CURB  
CONC. = CONCRETE  
BLDG. = BUILDING  
P. = PROPERTY LINE

ELEVATION IS 10.555 MSL  
@ BRASS PLUG, PER SAN DIEGO BENCH  
MARK BOOK AT THE NE INTERSECTION  
OF EL PASO GRANDE AND CALLE FRESCOTTA

ALL BUILDING TIE SHOTS TAKEN AT  
OUTSIDE WOOD, BRICK OR STUCCO WALL  
NO ROOF OR PATIO OVERHANG SHOWN

MONUMENT NOTES:

- (A) FOUND 12" REBAR AND CAP L.S. 7046  
PER CORNER RECORD NO. 14258
  - (B) FOUND LEAD AND NAIL NO TAG, ACCEPTED AS  
MONUMENT SET PER CORNER RECORD NO. 14258
  - (C) FOUND FAINT CHISELED X IN CONCRETE  
NO RECORD
- SNF= SEARCHED FOR NOT FOUND



PLAT PREPARED BY:

"A QUICK SURVEY"

2163 WOODLAND HEIGHTS GLEN  
ESCONDIDO, CA. 92026  
(760) 525-0694 CELL  
zllis5706-work@yahoo.com



08/31/17

DATE

## SITE MAP

PLAT PREPARED FOR:

MICHAEL GREENBURG  
8276 PASEO DEL OCASO  
LA JOLLA, CA., 92037

SITE DATA:

APN 346-231-19  
8276 PASEO DEL OCASO  
LA JOLLA, CA., 92037  
LOT 2, BLOCK 22, MAP NO. 2061

DATE: 08-31-17

JN 17-1214

AREA  
5,248 sq.ft. +  
TB MAP=1227-H5



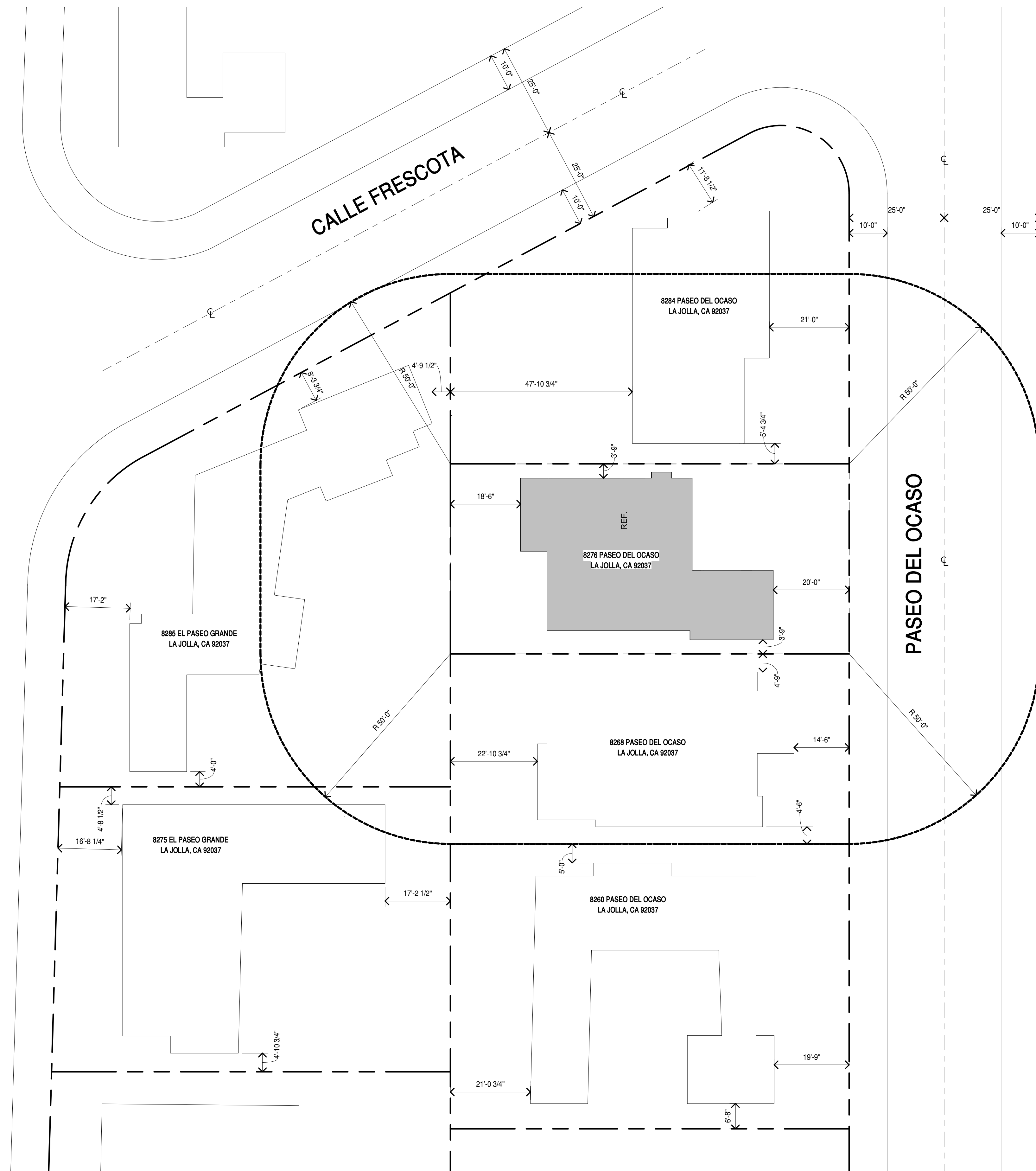
# Setback Survey

# A101



CLAD Inc.  
4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18

SETBACKS AND FAR								
SITE ADDRESS	FLOOR AREA	LOT AREA	FAR	FRONT YARD	SIDE YARD (L)	SIDE YARD (R)	REAR YARD	# OF STORIES
8276 PASEO DEL OCASO	2,207 SF	5,250 SF	.42	20.0'	3.7'	3.7'	18.5'	1
8284 PASEO DEL OCASO	2,881 SF	7,397 SF	.39	21.0'	11.7'	5.4'	47.9'	2
8285 EL PASEO GRANDE	3,087 SF	11,089 SF	.28	18.0'	9.3'	4.0'	5.5'	1
8275 EL PASEO GRANDE	3,324 SF	7,875 SF	.42	17.5'	4.83'	4.9'	17.2'	2
8268 PASEO DEL OCASO	4,125 SF	5,250 SF	.79	14.5'	4.75'	4.5'	22.9'	2
8260 PASEO DEL OCASO	1,768 SF	7,875 SF	.22	19.75'	6.66'	5.0'	21.2'	1

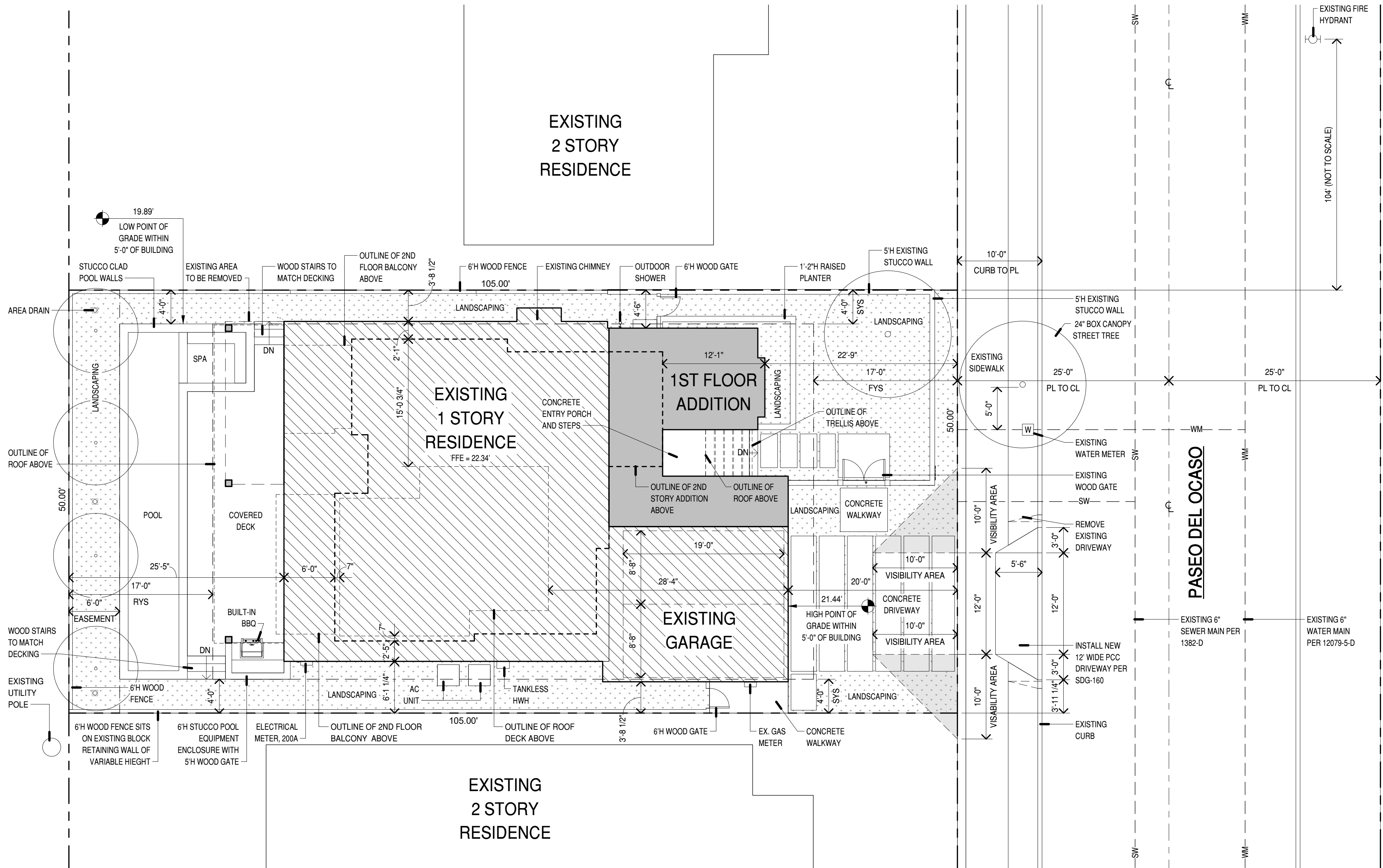


# 1 SETBACK SURVEY

$$1/16'' = 1'-0''$$


# Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037



## 1 PROPOSED SITE PLAN

1/8" = 1'-0"

### SITE PLAN NOTES

1. SEE LANDSCAPE ARCHITECT PLANS FOR PLANTING AND HARDSCAPE INFORMATION.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.
3. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY LOCATED IN THE VISIBILITY AREAS SHALL NOT EXCEED 24" IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
4. 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.

### SITE PLAN LEGEND

	EXISTING AREA OF REMODEL		FIRE HYDRANT
	EXISTING AREA TO BE REMOVED		AREA DRAIN
	LANDSCAPED AREA; SEE LANDSCAPING PLANS		TOP OF WALL
	FIRST FLOOR ADDITION		BOTTOM OF WALL
	VISIBILITY AREA		EXISTING GRADE
	PROPERTY LINE		FINISHED GRADE
	SETBACK LINE		FINISHED FLOOR ELEVATION
	OUTLINE OF 2ND FLOOR ADDITION		RIGHT OF WAY
	OUTLINE OF ROOF OR BALCONY ABOVE		TYPICAL
	CENTERLINE OF PUBLIC ROAD		UNLESS NOTED OTHERWISE
	EXISTING SEWER MAIN		
	EXISTING WATER MAIN		

## Proposed Site Plan

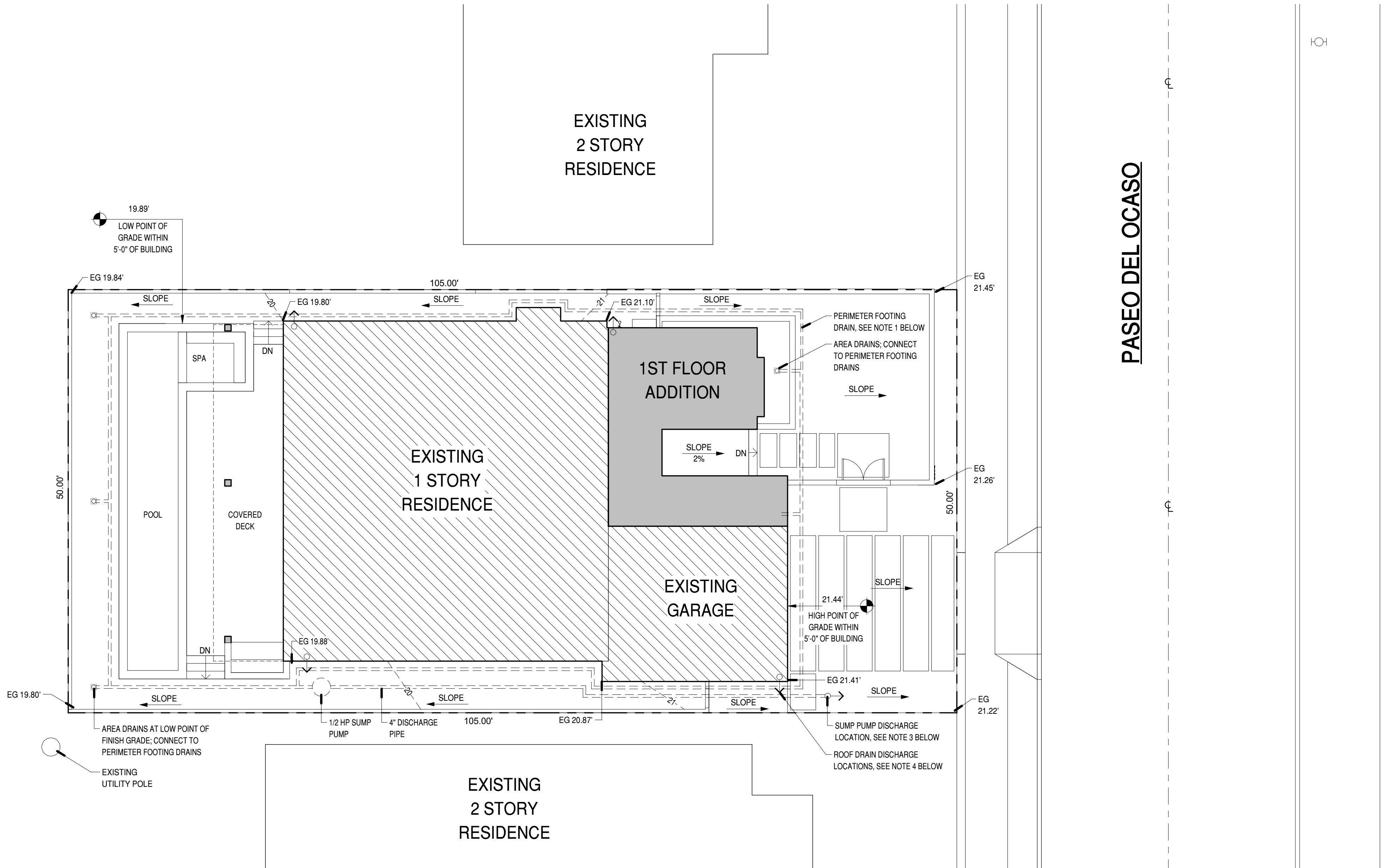
A102





# Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037



1 CONCEPTUAL GRADING PLAN  
1/8" = 1'-0"

### SITE DRAINAGE NOTES

1. INSTALL 4" PERFORATED PVC PERIMETER FOOTING DRAIN WITH 1/4" PER 1' SLOPE AND CONNECT TO SUMP PUMP.
2. CONNECT AREA DRAINS TO PERIMETER FOOTING DRAIN.
3. PROVIDE SUMP PUMP TO DISCHARGE WATER FROM STORM WATER DRAIN SYSTEM. WATER TO BE DISCHARGED ABOVE FINISH GRADE INTO LANDSCAPE AREA ADJACENT TO ROW AND SHEET FLOW INTO PUBLIC DRAINAGE SYSTEM.
4. ROOF DRAINS TO BE DISCHARGED 6" ABOVE FINISH GRADE INTO ADJACENT LANDSCAPE AREA.

### GRADING DATA TABLE

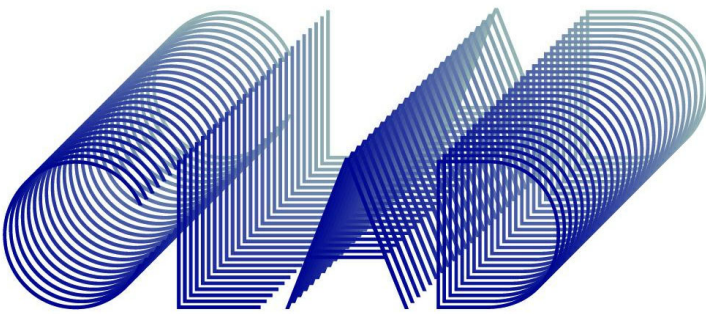
MAX DEPTH OF CUT	3'-6"
MAX DEPTH OF FILL	0'
AMOUNT OF CUT	60 CY (POOL EXCAVATION)
AMOUNT OF FILL	0 CY
NET IMPORT/EXPORT OF SOIL	60 CY EXPORT

### CONCEPTUAL GRADING PLAN LEGEND

	EXISTING AREA OF REMODEL		AREA DRAIN
	LANDSCAPED AREA; SEE LANDSCAPING PLANS	TW	TOP OF WALL
	FIRST FLOOR ADDITION	BW	BOTTOM OF WALL
	PROPERTY LINE	EG	EXISTING GRADE
	SETBACK LINE	FG	FINISHED GRADE
	OUTLINE OF 2ND FLOOR ADDITION	FFE	FINISHED FLOOR ELEVATION
	OUTLINE OF ROOF OR BALCONY ABOVE	ROW	RIGHT OF WAY
	CENTERLINE OF PUBLIC ROAD	TYP	TYPICAL
	SITE DRAINAGE DIRECTION OF FLOW	UNO	UNLESS NOTED OTHERWISE
	EXISTING CONTOURS		
	SUBSURFACE DRAINAGE LINE		
	EXISTING GRADE		
	ROOF DRAIN DISCHARGE LOCATION		

## Conceptual Grading Plan

A103



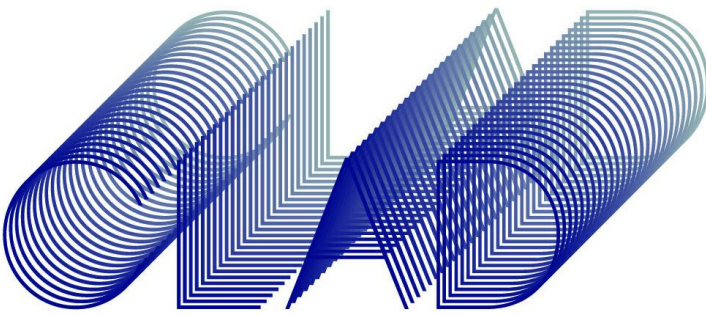


Sunset House

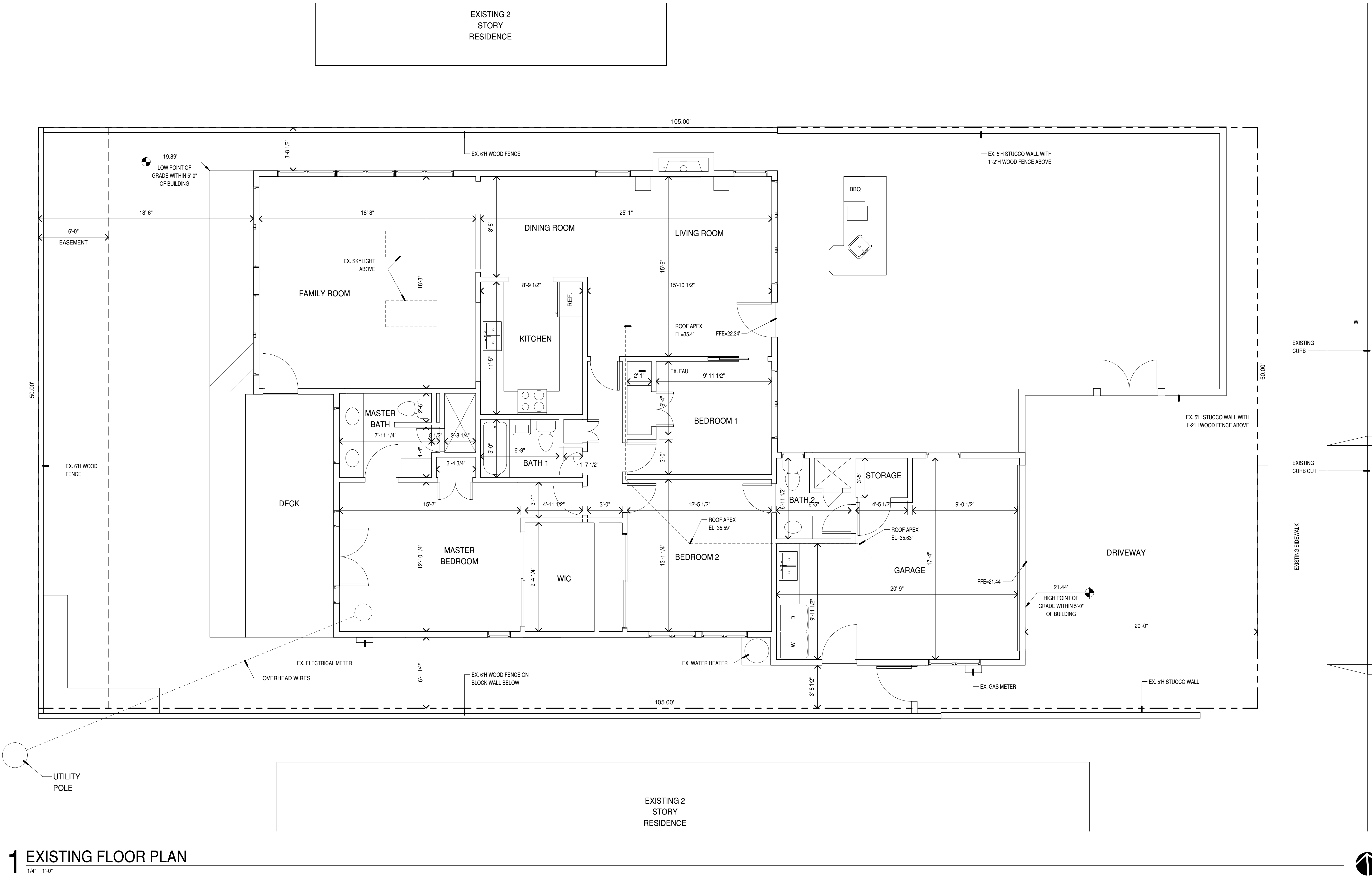
8276 Paseo Del Ocaso La Jolla, CA 92037

Existing Floor Plan

A104



CLAD Inc.  
4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18



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

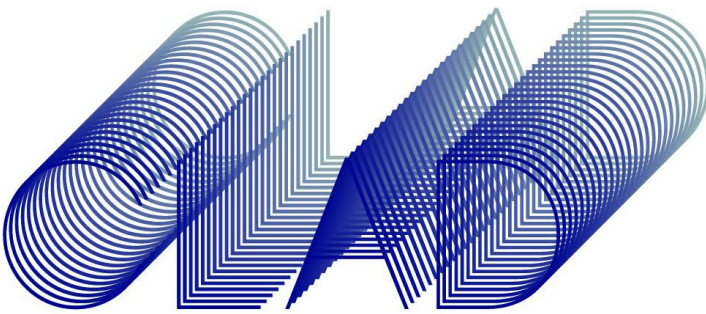
Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037

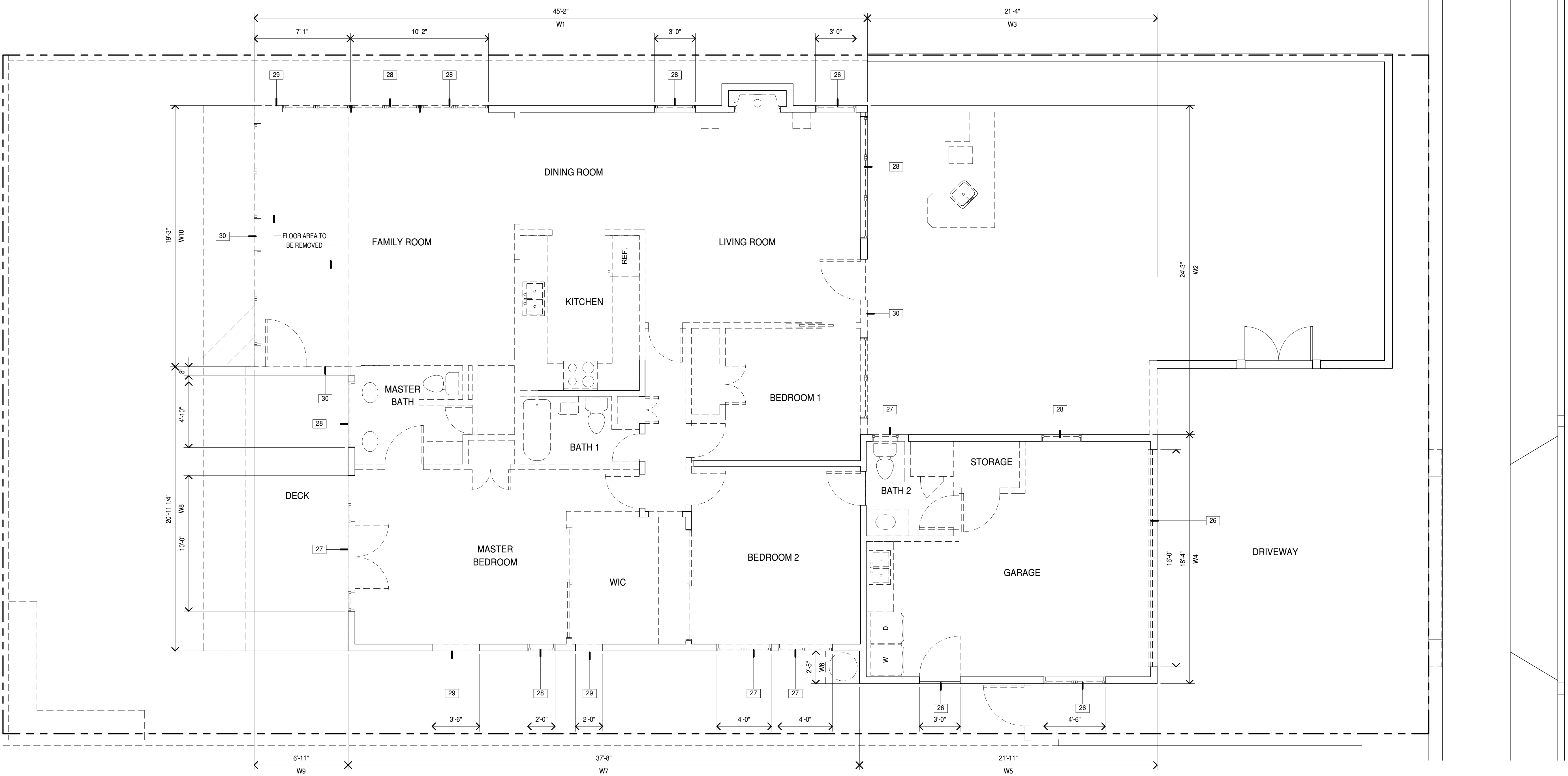
PASEO DEL OCASO

Demo Floor Plan

A105



CLAD Inc.  
4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18



1 DEMO FLOOR PLAN

1/4" = 1'-0"

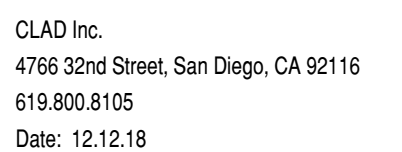


KEYNOTES	
NUMBER	COMMENTS
26	EXISTING WINDOW/DOOR TO BE REMOVED AND REPLACED WITH SAME SIZE
27	EXISTING WINDOW/DOOR TO BE REMOVED AND ENLARGED
28	EXISTING WINDOW/DOOR TO BE REMOVED AND FILLED IN
29	REMOVE EXISTING EXTERIOR WALL FOR NEW WINDOW/DOOR OPENING
30	REMOVE EXISTING EXTERIOR WALL

Demo Floor Plan Legend

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED
- PROPOSED WALL (SEE FLOOR PLANS)
- KEYNOTE, SEE KEYNOTE SCHEDULE

## A106



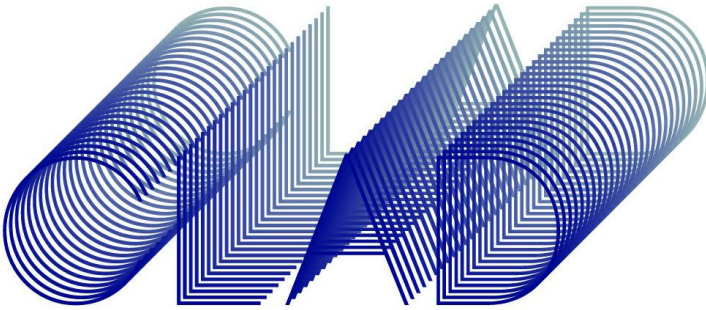


Sunset House

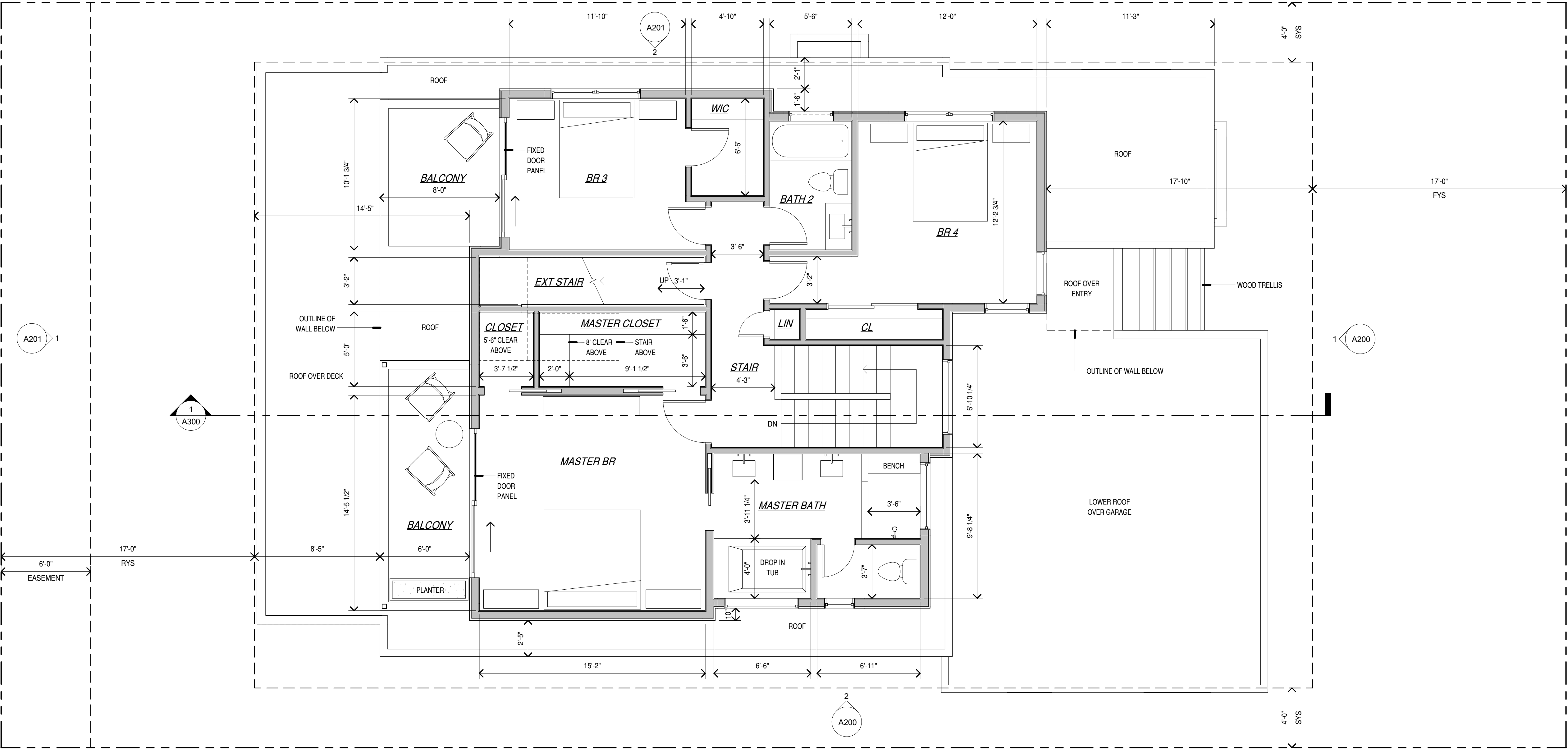
8276 Paseo Del Ocaso La Jolla, CA 92037

Proposed Second Floor Plan

A107



CLAD Inc.  
4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18



1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

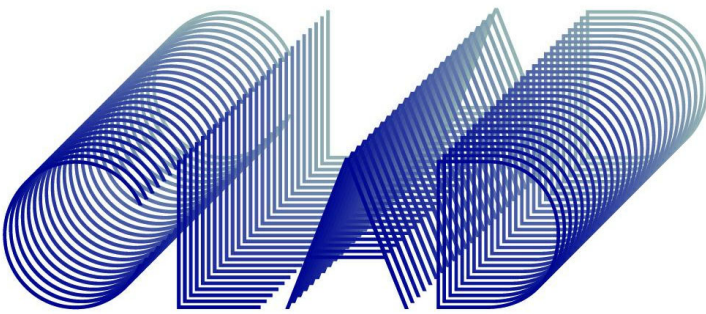


Sunset House

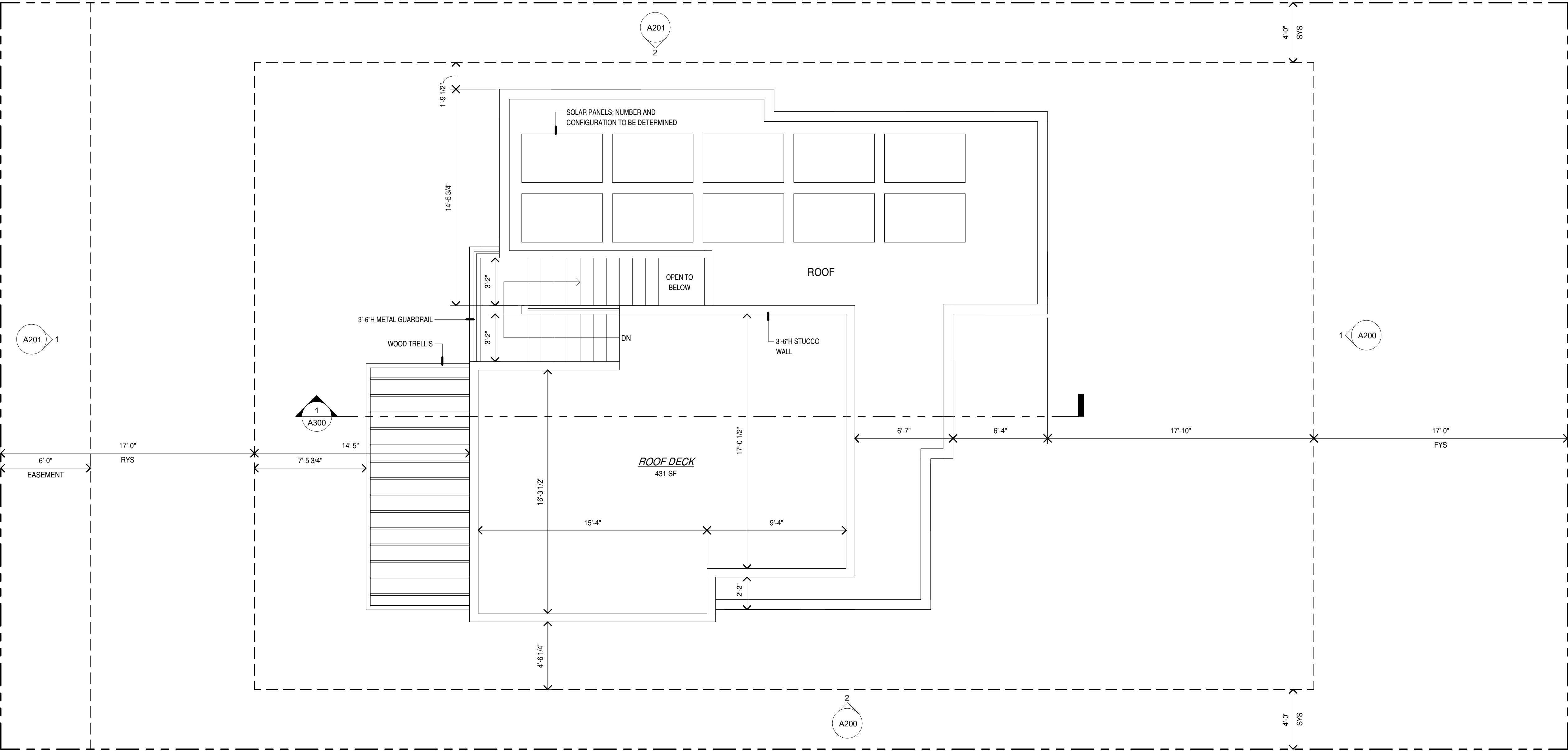
8276 Paseo Del Ocaso La Jolla, CA 92037

Proposed Roof Plan

A108



CLAD Inc.  
4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18



1 PROPOSED ROOF PLAN

1/4" = 1'-0"



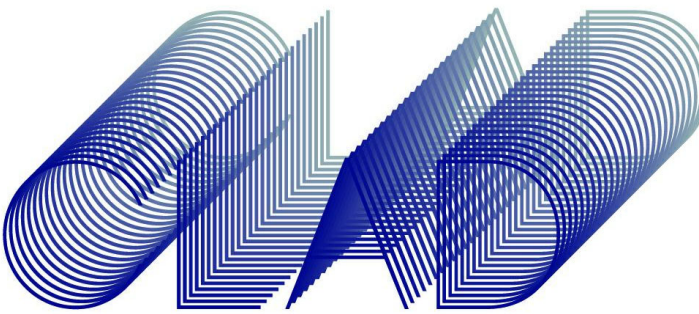


# Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037

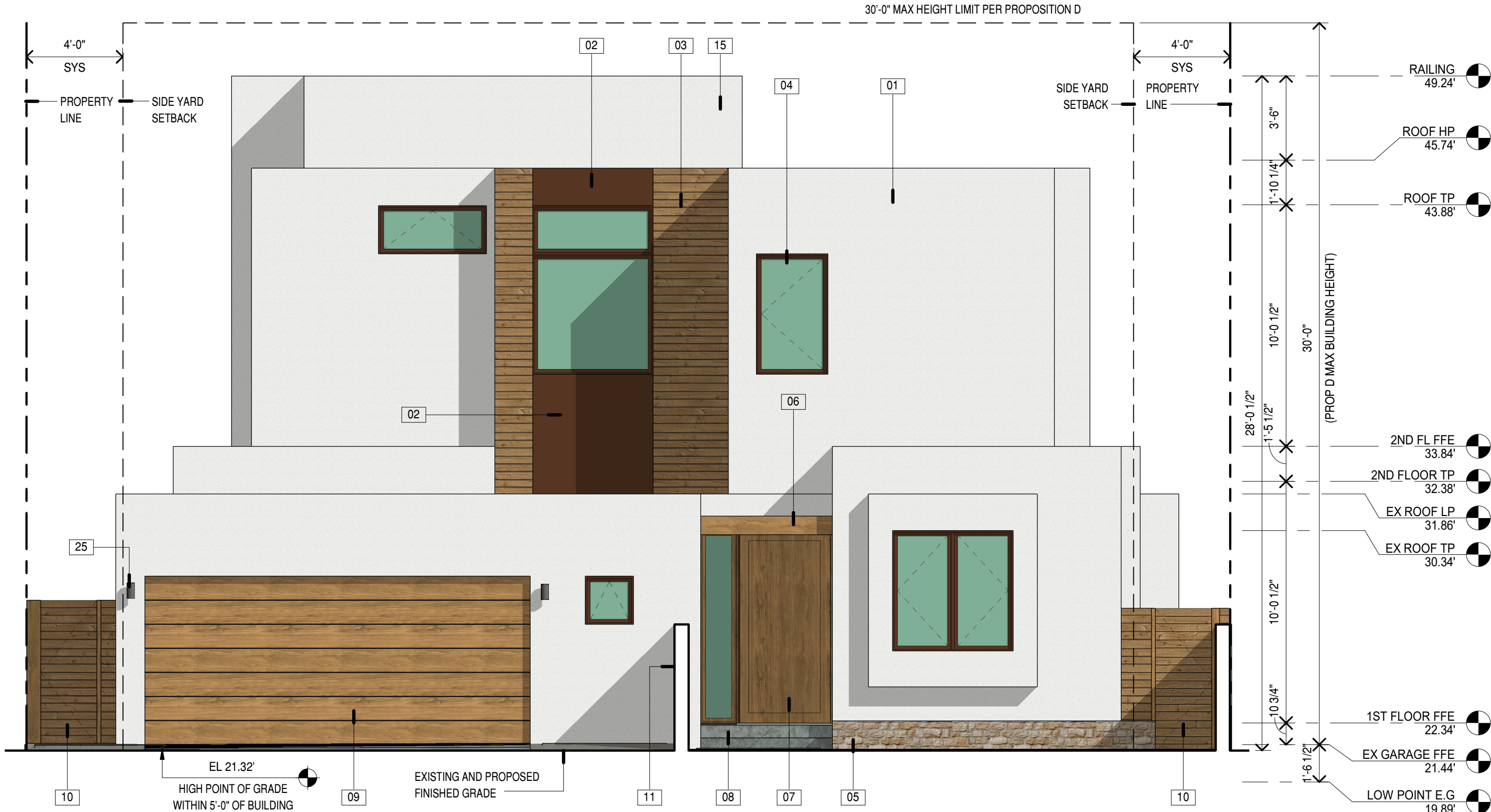
## Exterior Elevations

A200



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4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18

KEYNOTES	
NUMBER	COMMENTS
01	STUCCO CLAD EXTERIOR WALL
02	ALUMINUM EXTERIOR PANEL, PAINT TO MATCH WINDOWS
03	1x4 WOOD TONGUE AND GROOVE HORIZONTAL SIDING WITH SQUARE REVEAL, STAINED
04	VINYL WINDOW WITH LOW E GLAZING, COLOR TBD
05	RAISED PLANTER WITH STONE WALL
06	2X8 WOOD TRELLIS BEAMS, STAINED
07	WOOD VENEER ENTRY DOOR WITH SIDELIGHT
08	CONCRETE STEPS
09	METAL GARAGE DOOR WITH VENEER TO MATCH WOOD SIDING
10	6'-0"H WOOD GATE, STAINED
11	5'-0" EXISTING STUCCO CLAD BLOCK WALL TO REMAIN
12	4X4 WOOD COLUMNS, STAINED
13	STUCCO CLAD COLUMNS
14	EXISTING WOOD ENTRY GATE TO REMAIN
15	3'-6" STUCCO CLAD GUARDRAIL
16	ELECTRIC METER
17	STUCCO CLAD POOL WALL
19	ALUMINUM SLIDING GLASS DOORS, COLOR TO MATCH WINDOWS
20	OUTDOOR SHOWER
25	EXTERIOR LIGHT FIXTURE



1 FRONT ELEVATION (EAST)

1/4" = 1'-0"



2 SIDE ELEVATION (SOUTH)

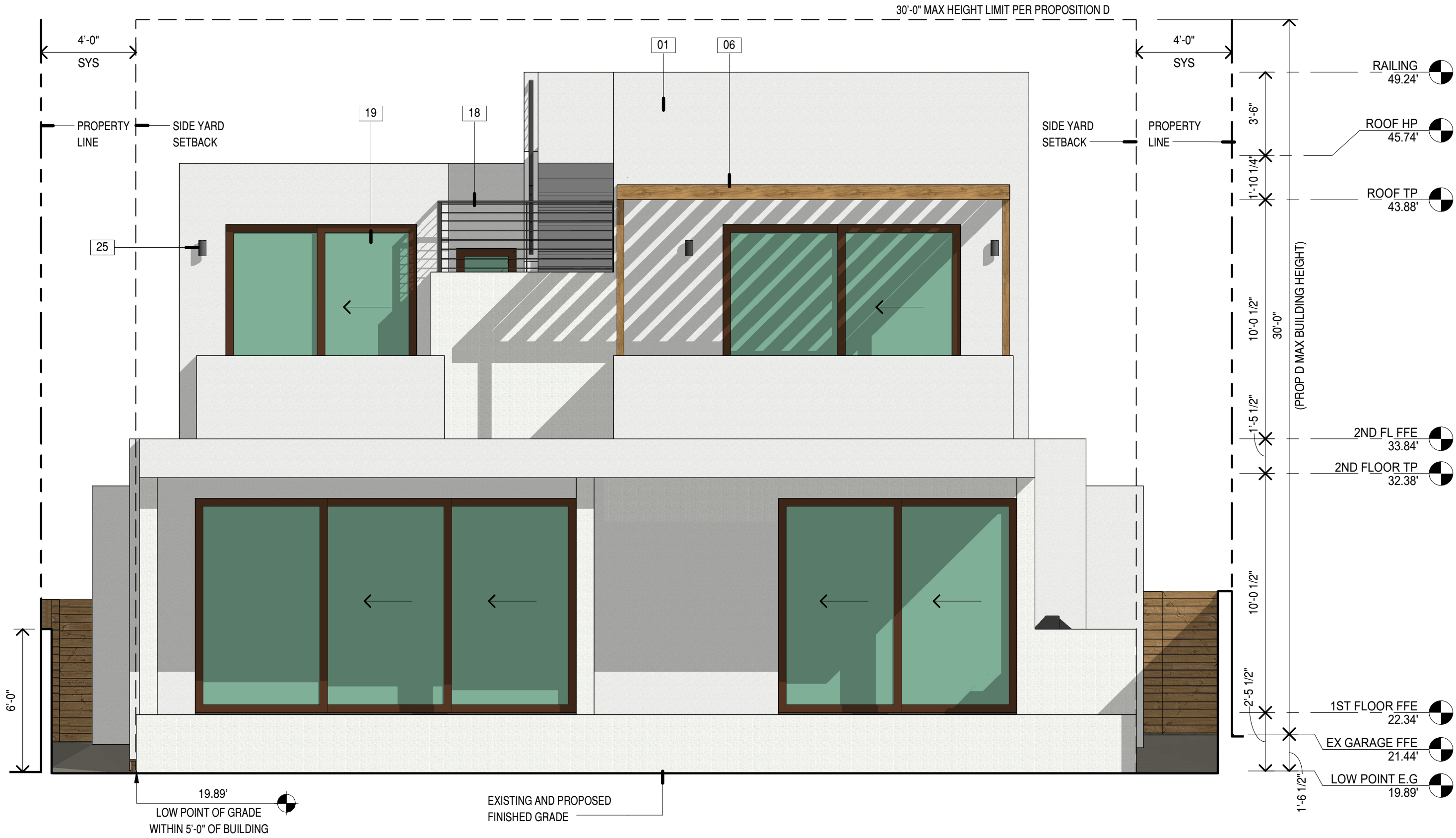
1/4" = 1'-0"



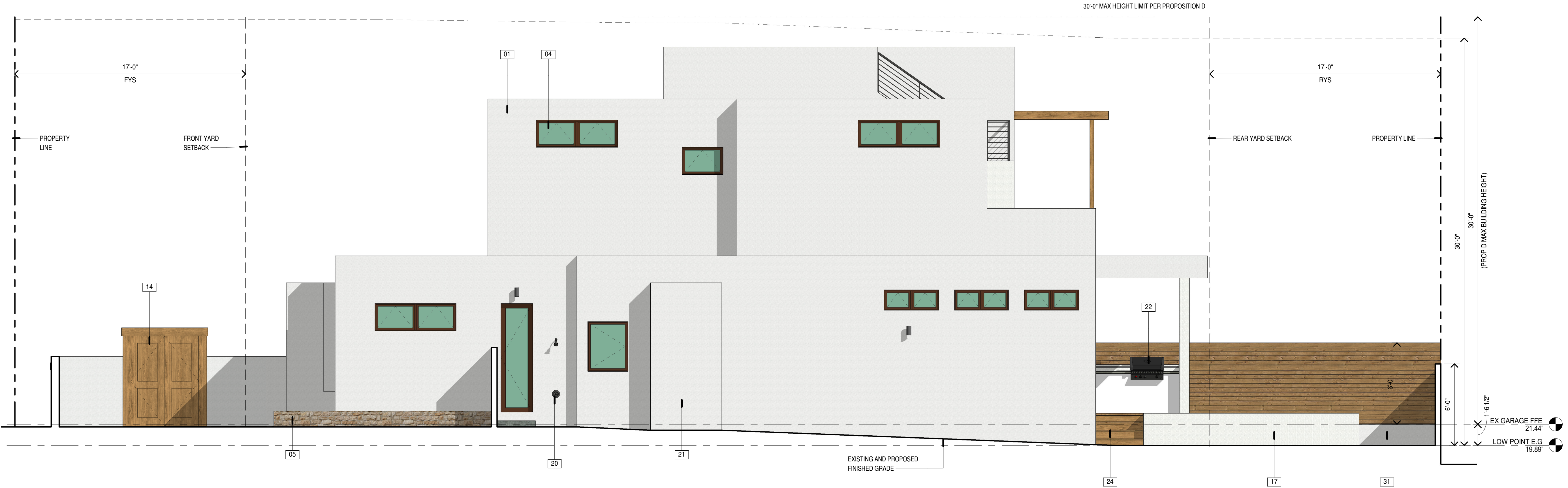
# Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037

KEYNOTES	
NUMBER	COMMENTS
01	STUCCO CLAD EXTERIOR WALL
04	VINYL WINDOW WITH LOW E GLAZING, COLOR TBD
05	RAISED PLANTER WITH STONE WALL
06	2X8 WOOD TRELLIS BEAMS, STAINED
14	EXISTING WOOD ENTRY GATE TO REMAIN
17	STUCCO CLAD POOL WALL
18	3'-6" H METAL GUARDRAIL
19	ALUMINUM SLIDING GLASS DOORS, COLOR TO MATCH WINDOWS
20	OUTDOOR SHOWER
21	EXISTING BRICK CHIMNEY, PAINT TO MATCH STUCCO
22	BUILT-IN BBQ COUNTER
24	WOOD STAIRS TO MATCH DECKING
25	EXTERIOR LIGHT FIXTURE
31	EXISTING BLOCK WALL, PAINT TO MATCH STUCCO



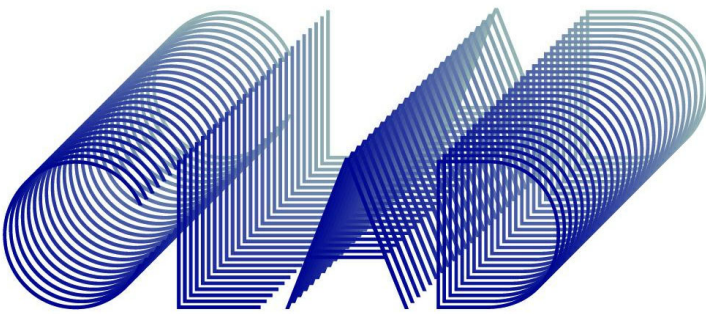
1 REAR ELEVATION (WEST)  
1/4" = 1'-0"



2 SIDE ELEVATION (NORTH)  
1/4" = 1'-0"

## Exterior Elevations

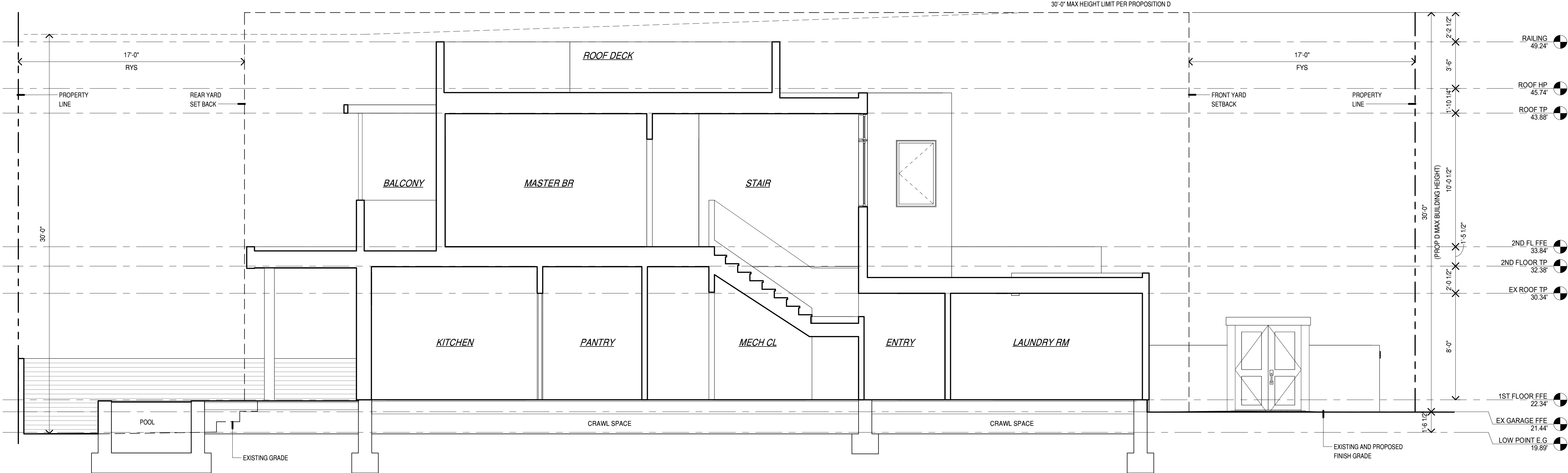
A201





# Sunset House

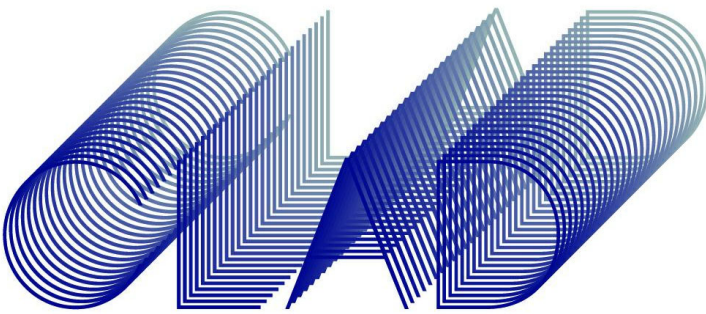
8276 Paseo Del Ocaso La Jolla, CA 92037



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

Building Section

A300





# Sunset House

8276 Paseo Del Ocaso La Jolla, CA 92037



1 BIRD'S EYE VIEW

1/4" = 1'-0"



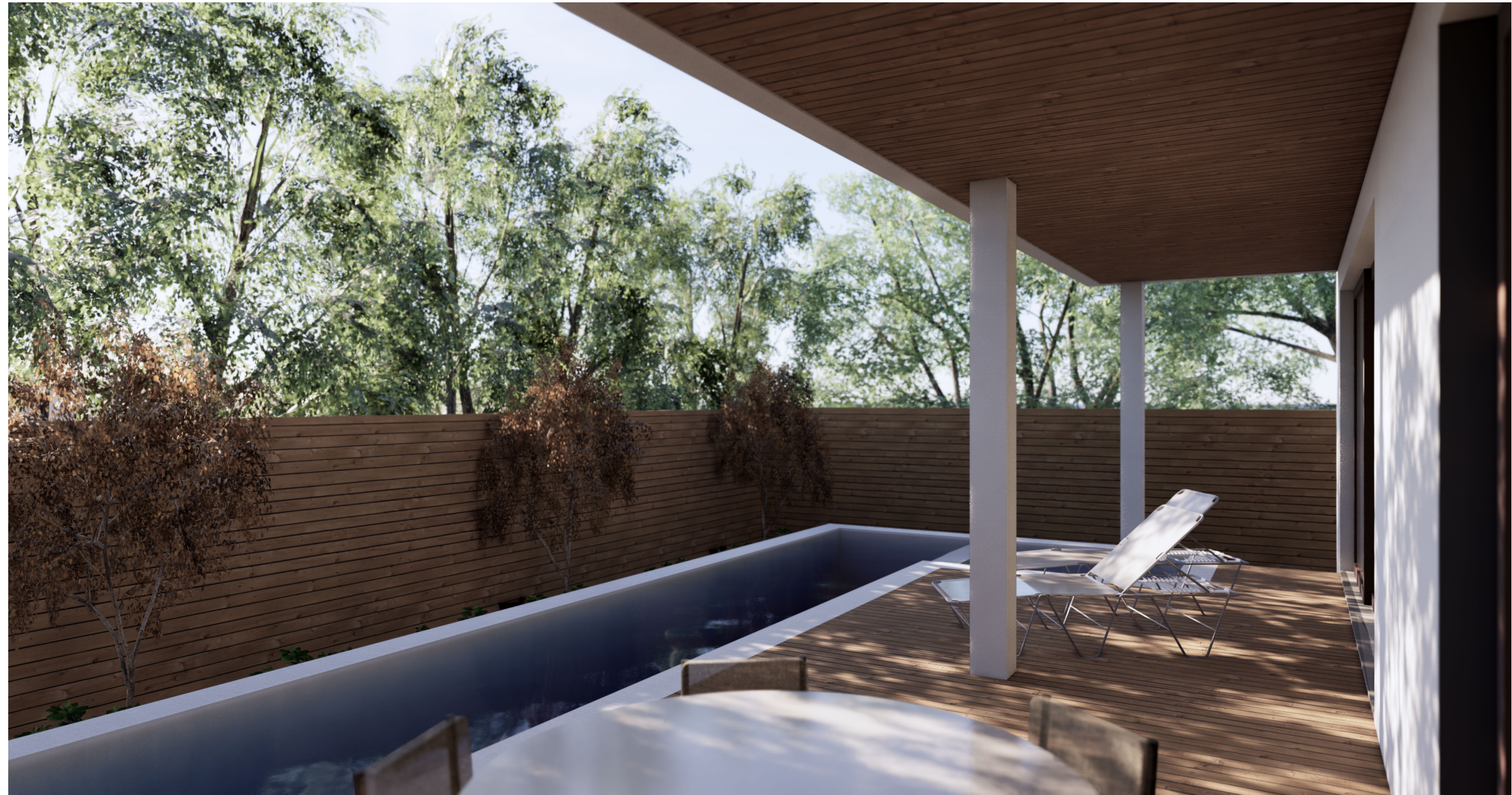
2 FRONT VIEW

1/4" = 1'-0"



3 REAR VIEW

1/4" = 1'-0"

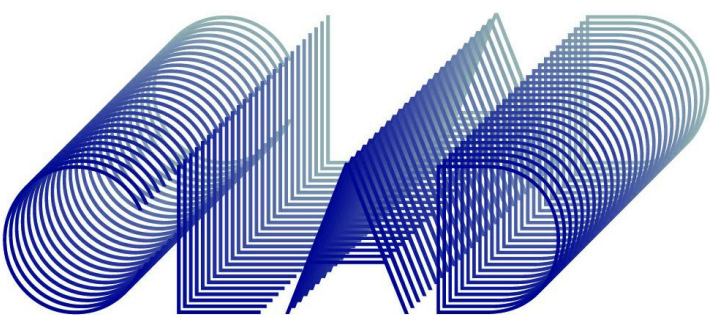


4 REAR DECK VIEW

1/4" = 1'-0"

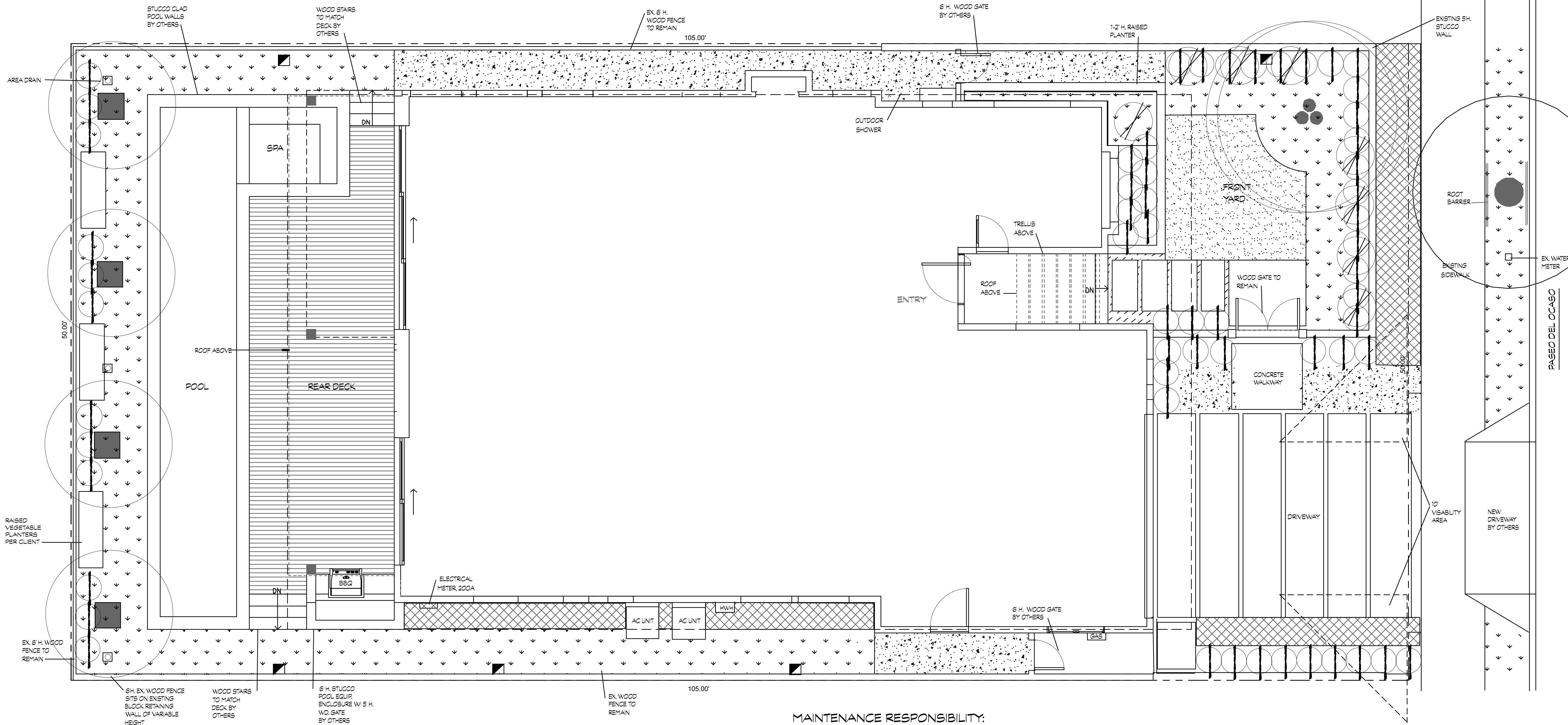
Renderings

A700



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4766 32nd Street, San Diego, CA 92116  
619.800.8105  
Date: 12.12.18





LANDSCAPE CONCEPT LEGEND:

SYM.	BOTANICAL NAME/COMMON NAME	SYM.	BOTANICAL NAME/COMMON NAME	SYM.	BOTANICAL NAME/COMMON NAME
<b>MEDIUM SCALE FLOWERING STREET TREE (100% - 24" Box )</b> (20' ht. x 15' wd.) (Hydrozone - Medium)					
	Bauhinia blakeana - 'Hong Kong Orchid Tree'	<b>SHRUBS (100% -1 Gallon or Larger):</b> (2'-3' ht. x wd.) (Hydrozone - Medium)			
<b>SEMI DWARF FRUIT TREES (100% - 15 Gallon):</b> (Mature height 12' - 15' with 8-10' width) (Hydrozone - Medium)			Agapanthus 'Storm Cloud' - 'Lily of the Nile' Buxus 'Green Beauty' - 'Green Beauty Boxwood' Hesperaloe parviflora - 'Red Yucca' Klappania 'Mango Popsicle' - 'Mango Popsicle Plant' Rosmarinus 'Tuscan Blue' - 'Tuscan Rosemary'	<b>FLOWERING VINES (100% - 5 Gallon):</b> (Hydrozone - Medium)	
	Citrus 'Lemon' Citrus 'Kefir Lime' Citrus 'Satsuma Tangerine' Punica granatum - 'Pomegranate'		<b>DWARF CITRUS SHRUBS (100%- 5 Gallon):</b> (3'-4' ht. x 3' wd.) (Hydrozone - Medium)		Bougainvillea 'San Diego Red' Distictis buccinatoria - 'Red Trumpet Vine' Passiflora edulis - 'Passion Fruit Vine'
<b>MULTI-TRUNK SHADE FRUIT TREE (100% - 15 Gallon or Larger):</b> (Mature height 25' x 20' wd.) (Hydrozone - Low)			Arbutus u. Compacta - 'Dwarf Strawberry' Citrus Satsuma - 'Dwarf Tangerine' Fortunella Fukushu - 'Dwarf Kumquat'	<b>GROUNDCOVERS (100% - Flats or Larger):</b> (Hydrozone - Medium)	
	Arbutus unedo - 'Strawberry Tree' Litchi chinensis - 'Lychee Tree'		<b>SUCCULENTS (100% -1 Gallon):</b> (1'-3' ht. x 1'-3' wd.) (Hydrozone - Low)		Fragaria chiloensis - 'Beach Strawberry' Lantana 'Purple' - 'Purple Lantana' Trachelospermum jasminoides - 'Star Jasmine'
			<b>PEA GRAVEL (3' depth w/ cloth weed barrier):</b>		<b>GRASS (100% Sod):</b> (Hydrozone - High)
			Black Mexican Beach Pebble 1" dia.		Turf 'Marathon' - 'Tall Fescue'
		<b>PLANTING NOTES:</b> Aeonium urbium Agave attenuata - 'Blue Agave' Echeveria 'Deco Edge' Senecio mandraliscae - 'Blue Chalk Sticks'			

**MAINTENANCE RESPONSIBILITY:**

1. All required landscape areas shall be maintained by the owner. Landscape and irrigation areas in the public-right-way shall be maintained by the owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

- GENERAL NOTES:**
- See Architect's Site Plan A1 for all hardscape, walls and fencing.
  - An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403 (c) for proper irrigation, development and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. Irrigation design will be a combination of low volume spray and drip.
  - 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 revegation per SDMC 142.0413.
  - 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 and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
  - All of 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.

- MINIMUM TREE SEPARATION DISTANCE:**
- Traffic signals/stop signs - 20 feet
  - Underground utility lines - 5 feet (10' for sewer)
  - Above ground utility structures - 10 feet
  - Driveway (entries) - 10 feet\*
  - Intersections (intersecting curb lines of two streets) - 25 feet
  - \*5 feet on residential streets rated at 25 MPH or lower

PROPOSED LANDSCAPE PLAN

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

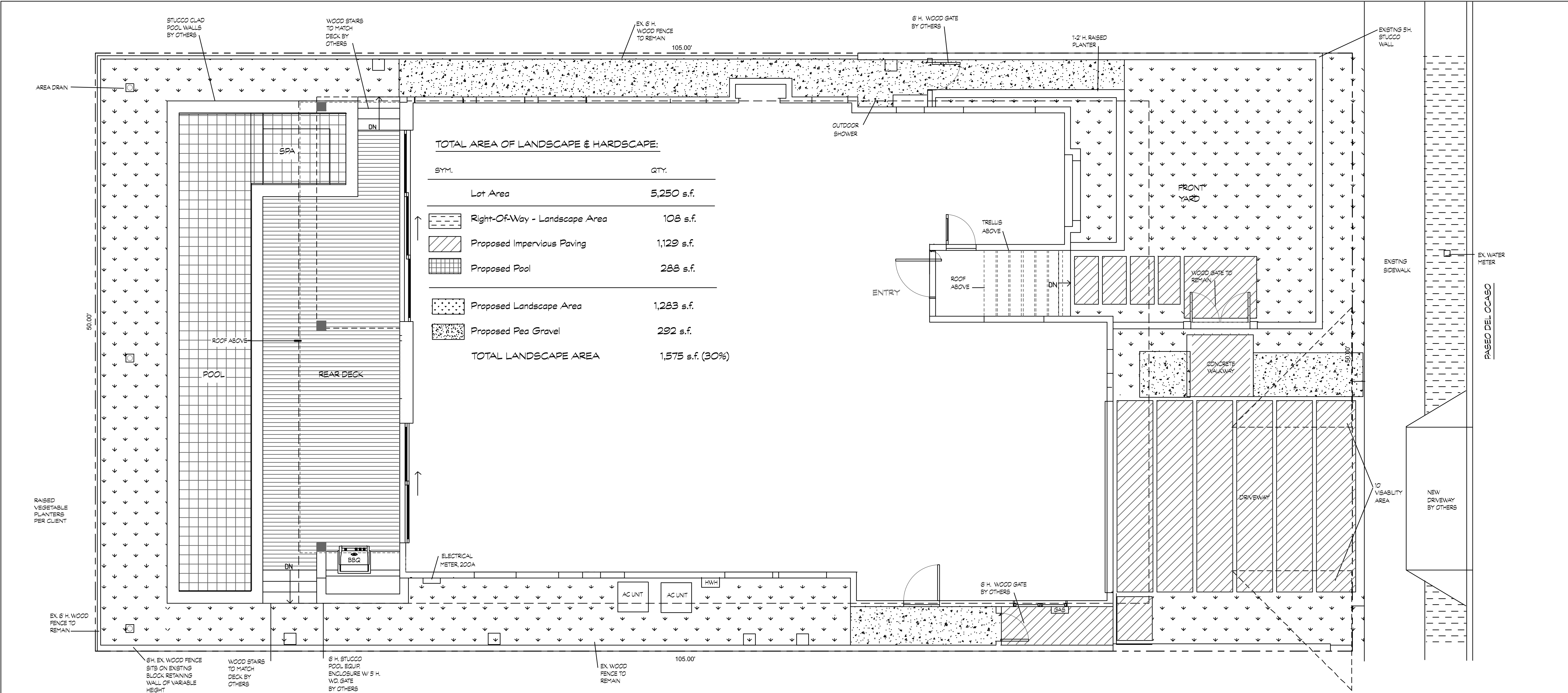
REVISIONS
1. 10/25/18
2.
3.
4.
5.
DATE: 07/18/18
SCALE: 1/4"=1'-0"
DRAWN BY: KJS

SUNSET HOUSE  
8276 PASEO DEL OCASO LA JOLLA CA



KATHERINE STANGLE  
LANDSCAPE ARCHITECT  
1843 MYRTLE AVENUE SAN DIEGO CALIFORNIA 92103  
619.981.8873 R.L.A. 2794

L1.0



WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package							
Project Name:		Sunset House			sweeney + associates		
Project Address:		8276 Paseo Del Ocaso La Jolla, CA			LANDSCAPE DESIGN AND CONSULTING		
Reference Evapotranspiration (ETo)				39.8	In./Yr.	Residential Project?	YES
Hydrozone # / Planting Description <sup>a</sup>	Plant Factor	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (Pf / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
Regular Landscape Areas							
1. Low Water Use Plantings	0.20	Drip	0.81	0.25	193	48	1,191
2. Medium Water Use Plantings	0.40	drip	0.81	0.50	948	474	11,696
3. High Water Use Turf	0.65	Drip	0.81	0.81	112	91	2,239
4. Water Feature / Pool / Spa	0.80	Direct Fill	1.00	0.80	282	226	5,567
Totals:					1,535	839	
Special Landscape Areas							
Totals:					0	0	
Estimated Total Water Use (ETWU) Total:					20,693		
Maximum Applied Water Allowance (MAWA) <sup>e</sup> :					20,833		
<sup>a</sup> Hydrozone # / Planting Description E.g. 1.) Front Lawn 2.) Low Water Use Plantings 3.) Medium Water Use Plantings		<sup>b</sup> Irrigation Method Overhead Spray or Drip		<sup>c</sup> Irrigation Efficiency 0.75 for Spray 0.81 for Drip			
<sup>d</sup> ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.							
<sup>e</sup> MAWA (Annual Gallons Allowed) = ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)] Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.							
Evapotranspiration Adjustment Factor (ETAF) Calculations							
This residential project complies with the WELO and its average ETAF is less than							0.55
Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area				Total ETAF x Area			
Total Area				Total Area			
Average ETAF				Average ETAF			

REVISIONS	
1.	10/05/18
2.	
3.	
4.	
5.	
DATE: 07/18/18	
SCALE: 1/4"=1'-0"	
DRAWN BY: KJS	

SUNSET HOUSE  
8276 PASEO DEL OCASO LA JOLLA CA



KATHERINE STANGLE  
LANDSCAPE ARCHITECT  
1643 MYRTLE AVENUE SAN DIEGO CALIFORNIA 92103  
619-981-9873 R.L.A. 2794

WATER CONSERVATION STATEMENT:

In recognition of water as a limited resource in southern California, the following measures will be undertaken to reduce this projects demand on the City of San Diego's available water supply.

- For efficient use of water, the irrigation system shall meet all requirements listed in the City's Landscape Water Efficient Landscape Regulations.
- The irrigation system will be automatic and will incorporate low volume spray heads. Sub surface irrigation may be employed where feasible. Irrigation valves shall be zoned to allow for response to orientation and exposure.
- All plant species (with the exception of the turf) will be drought tolerant and/or native, and non evasive. Plant species will be identified as to hydro-zone per the Water Use Classification of Landscape Species (WUCOLS) list.
- Turf will be limited and restricted to recreational areas. No turf will be in the public right-away areas.
- Soil will be amended and prepared to provide healthy plant growth and coverage and to provide for maximum moisture retention and percolation.
- Planting areas will be mulched to retain soil moisture and reduce evapotranspiration from the root zones.
- I am familiar with the requirements for landscape and irrigation plans contained in the City's Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water.

Katherine Stangle  
Landscape Architect #2794

PROPOSED LANDSCAPE DIAGRAM PLAN

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

L1.2