



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 21, 2019 REPORT NO. HO-19-053

HEARING DATE: May 29, 2019

SUBJECT: 9036 La Jolla Shores Lane CDP/SDP. Process Three Decision

PROJECT NUMBER: [588291](#)

OWNER/APPLICANT: Eliza and Stuart Stedman La Jolla Shores Lane LLC, Owner/
Guy West, Wallace E. Cunningham, Inc., Applicant.

SUMMARY

Issue: Should the Hearing Officer approve the demolition of a single dwelling unit, and site restoration and improvements (a vacant lot is proposed) located at 9036 La Jolla Shores Lane within the La Jolla Community Planning area?

Staff Recommendation:

1. **Adopt** Mitigated Negative Declaration No. 588291;
2. **Adopt** the Mitigation Monitoring and Reporting Program;
3. **Approve** Coastal Development Permit No. 2092260; and
4. **Approve** Site Development Permit No. 2092261.

Community Planning Group Recommendation: On June 7, 2018, the La Jolla Community Planning Association voted 14-0 to recommend approval of the project without conditions.

Environmental Review: A Mitigated Negative Declaration (MND) No. 588291 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The 0.655-acre site is located at 9036 La Jolla Shores Lane, north of the Scripps Institution of Oceanography within the La Jolla Community Plan (Community Plan). The Community Plan designates the site for Very Low-Density Residential at a 0-5 dwelling unit per acre density (Attachments 1-3). Adjacent properties include larger ocean-front, single-family dwelling units at the end of a cul-de-sac, zoned RS-1-1 and RS-1-4. The site contains an existing dwelling unit that is proposed to be demolished. Although the dwelling is over 45-years-old, it was previously analyzed by Historic staff and determined to be ineligible for historic designation under local, state or federal criteria.

The property contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Coastal Vegetation (Multi-Habitat Plan Area lands), Steep Hillside, and Coastal Bluffs and Beaches adjacent to the Pacific Ocean. Additionally, the site is within the Coastal (Appealable) Overlay, Coastal Height Limitation Overlay, Parking Impact (Coastal, Beach, and Campus) Overlay, and Residential Tandem Parking Overlay. La Jolla Shores Lane, identified as the First Public Roadway, contains Scenic Overlooks to the Ocean as identified within the Community Plan (Attachment 4). As determined during Environmental Review, the property may potentially contain Archeological and Tribal Cultural Resources. As a result, archeological and tribal monitoring will be required during construction activities.

DISCUSSION

Project Description:

The project proposes to demolish the dwelling and restore the site, with erosion control measures, drought-tolerant landscaping, and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. Because ESLs are present on the site, a Site Development Permit (SDP) and Coastal Development Permit (CDP) are required for the demolition and grading, per SDMC sections 126.0502 and 126.0702. The project does not propose any direct or indirect impacts to ESL or the MHPA and complies with the City's Multi-Species Conservation Plan (MSCP) Subarea Plan for projects occurring adjacent to MHPA, Coastal Beaches and Coastal Bluffs. The Project is also conditioned to preserve in perpetuity the ESL and MHPA area, approximately 0.45 acres, by requiring a conservation easement or dedication in fee to the city prior to the issuance of the grading permit. Additionally, a covenant of easement will ensure the preservation of Steep Hillside and the Coastal Bluff edge, by defining where future development may not occur (within 40 feet of the bluff edge).

Public improvements include a new curb, gutter, and sidewalk along the right-of-way. However, the presence of a mature Torrey Pine tree may require modification to the sidewalk requirement. This will be determined during grading activities, which will reveal the extent to which the tree must be preserved, or the sidewalk modified.

Community Plan Analysis:

The Community Plan contains the more detailed area-specific land use recommendations required by the Citywide General Plan. The Community Plan designates the site for Very Low Density Residential (0-5 dwelling units per acre or du/ac), and the proposed demolition is consistent with the Community Plan (0 du/ac). Visual Resource Policy 2.b of the Community Plan (Page 39) aims to

protect and enhance public views to the ocean from the first public roadway, open spaces, or parks. La Jolla Shores Lane contains Scenic Overlooks to the Ocean, which are defined as views over private development. The proposed project creates a landscaped, vacant site. Additionally, view corridor easements matching the north- and south- side-yard setbacks will be conditions of the permit, preserving public views to the ocean in perpetuity. The only proposed structure is a transparent glass guardrail, which will not interrupt views to the ocean. Therefore, the proposed project will protect and enhance the views to the ocean, meeting the Community Plan's goals and recommendations.

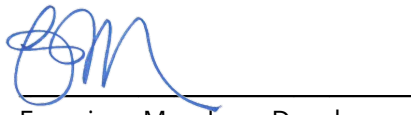
Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the San Diego Municipal Code. As the Project is designed to protect and enhance scenic overlooks, staff supports a determination that the project meets the regulations of the SDMC and conforms to the recommendations of the Community Plan. With the provided draft findings and draft permit conditions, staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Adopt MND No. 588291 and Adopt the MMRP; and Approve CDP No. 2092260/SDP No. 2092261, with modifications.
2. Do not Adopt MND No. 588291 nor the MMRP; and Deny CDP No. 2092260/SDP No. 2092261, if the findings required to approve the project cannot be affirmed.

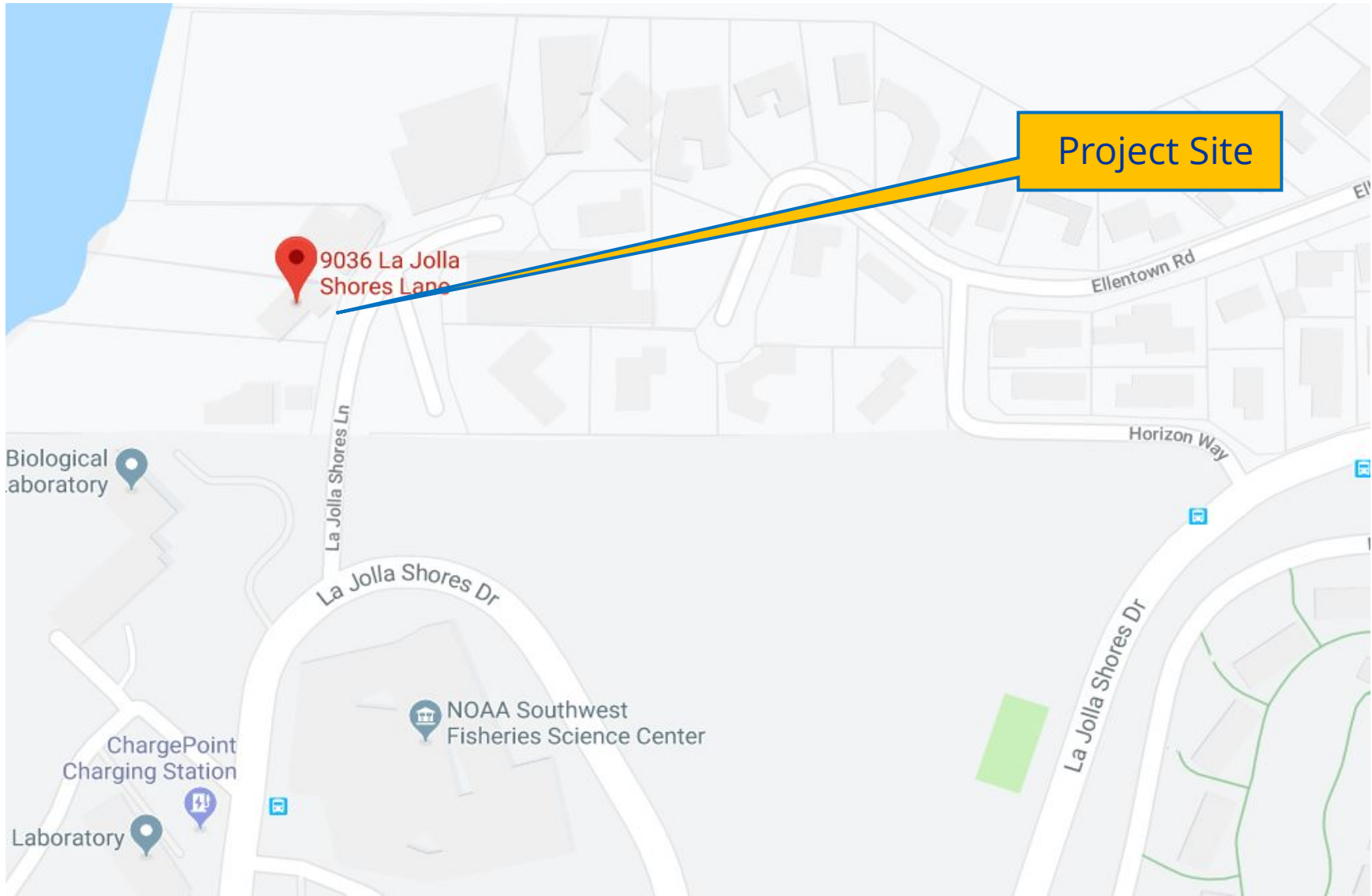
Respectfully submitted,



Francisco Mendoza, Development Project Manager

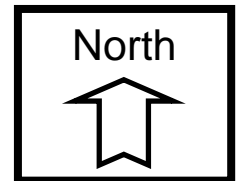
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Scripps Subarea B – Views to the Ocean
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

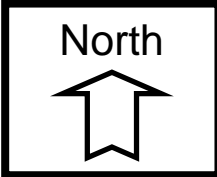
9036 La Jolla Shores Lane CDP/SDP
Project No. 588291





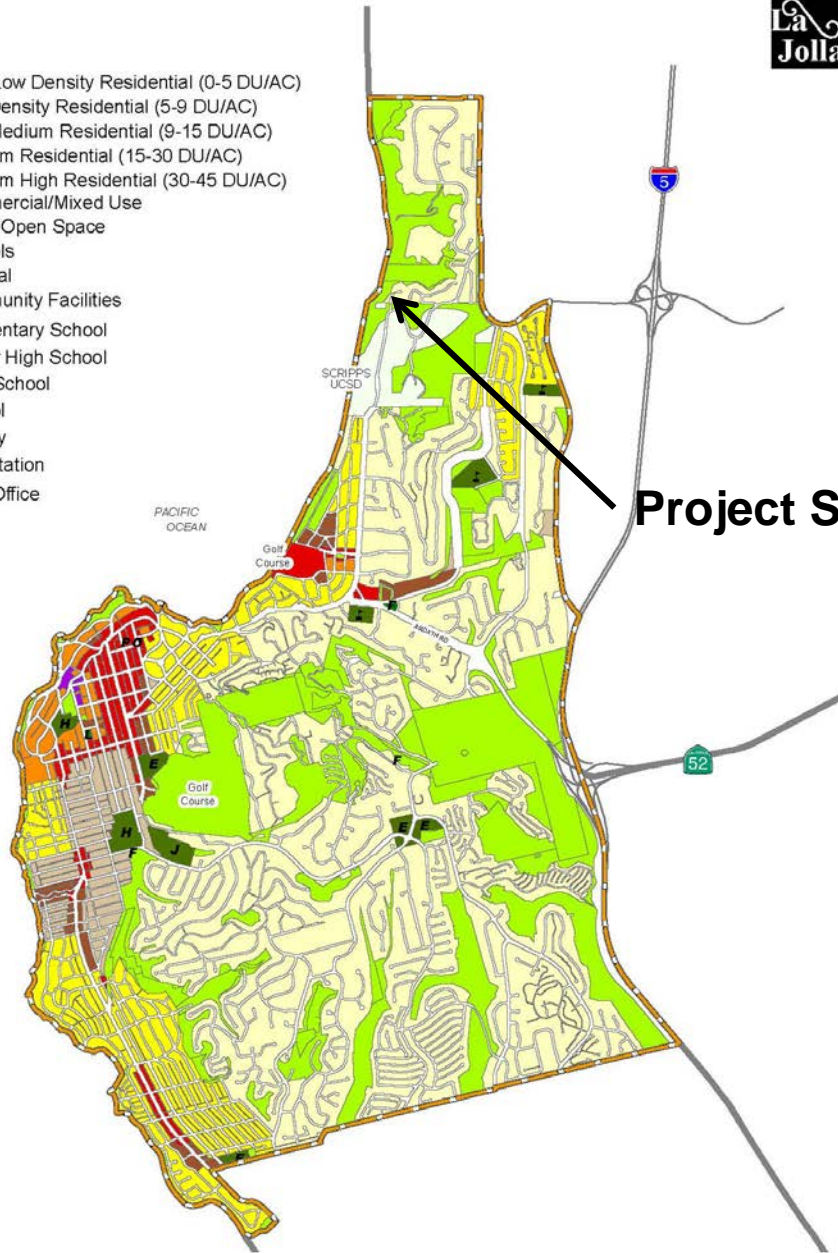
Aerial Photo

9036 La Jolla Shores Lane CDP/SDP
Project No. 588291





- Legend
- Very Low Density Residential (0-5 DU/AC)
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential (9-15 DU/AC)
 - Medium Residential (15-30 DU/AC)
 - Medium High Residential (30-45 DU/AC)
 - Commercial/Mixed Use
 - Parks, Open Space
 - Schools
 - Cultural
 - Community Facilities
 - E Elementary School
 - J Junior High School
 - H High School
 - S School
 - L Library
 - F Fire Station
 - PO Post Office



Community Land Use Map



La Jolla Community Plan
City of San Diego · Planning Department



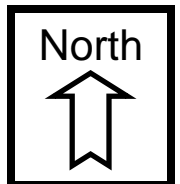
Figure 1

Map Document (L:\GIS\PGIS\publications\la_jolla\la_jolla pub 2004\LaJolla_PLU.mxd)
9/19/2005 - 2:45:57 PM



Land Use Map

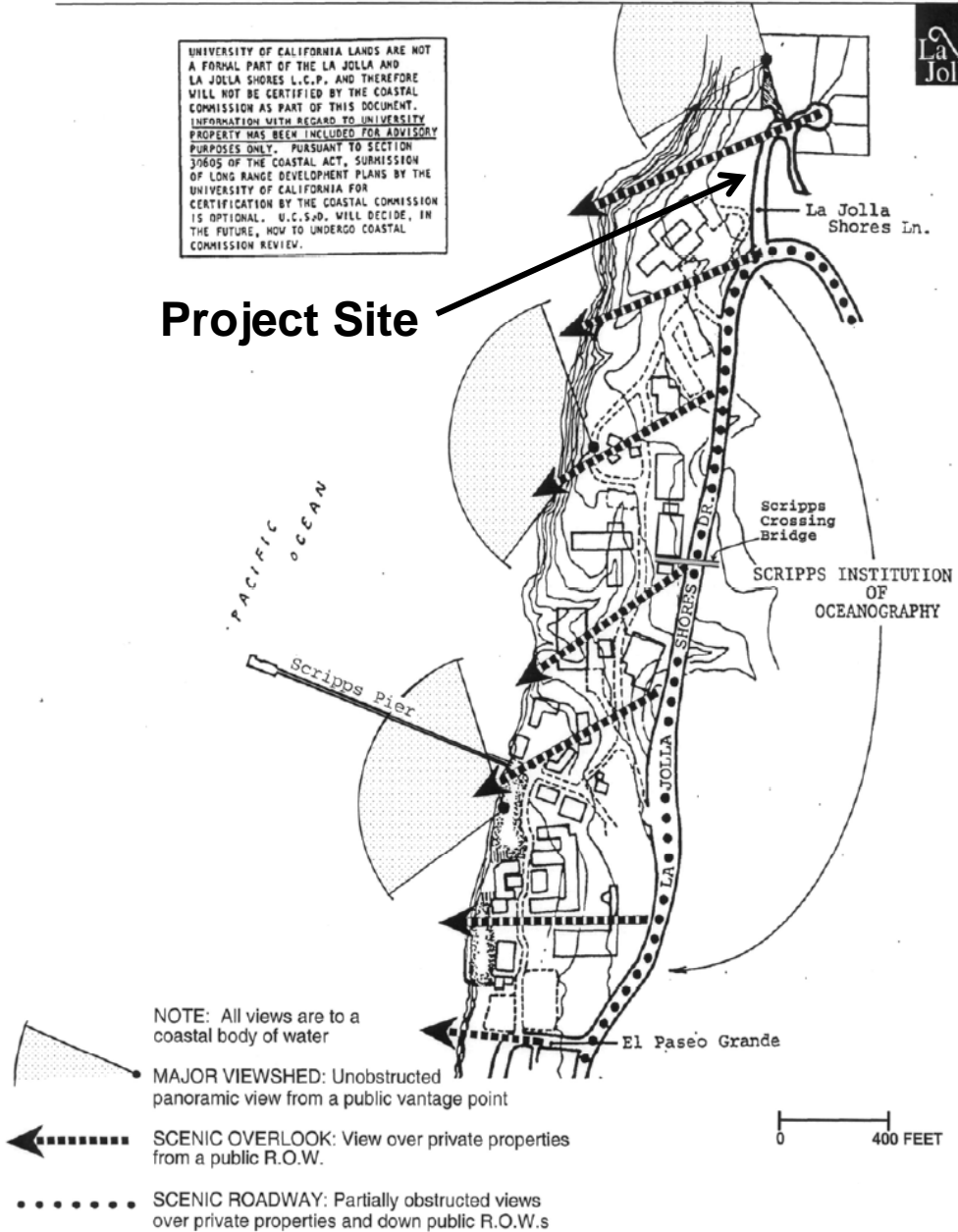
9036 La Jolla Shores Lane CDP/SDP
Project No. 588291



UNIVERSITY OF CALIFORNIA LANDS ARE NOT A FORMAL PART OF THE LA JOLLA AND LA JOLLA SHORES L.C.P. AND THEREFORE WILL NOT BE CERTIFIED BY THE COASTAL COMMISSION AS PART OF THIS DOCUMENT. INFORMATION WITH REGARD TO UNIVERSITY PROPERTY HAS BEEN INCLUDED FOR ADVISORY PURPOSES ONLY. PURSUANT TO SECTION 30605 OF THE COASTAL ACT, SUBMISSION OF LONG RANGE DEVELOPMENT PLANS BY THE UNIVERSITY OF CALIFORNIA FOR CERTIFICATION BY THE COASTAL COMMISSION IS OPTIONAL. U.C.S.D. WILL DECIDE, IN THE FUTURE, HOW TO UNDERGO COASTAL COMMISSION REVIEW.



Project Site



Subarea B: Scripps - Visual Access



La Jolla Community Plan
City of San Diego • Planning Department

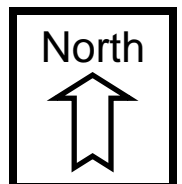


Figure B



Land Use Map

9036 La Jolla Shores Lane CDP/SDP
Project No. 588291



HEARING OFFICER RESOLUTION NO. HO-_____
COASTAL DEVELOPMENT PERMIT NO. 2092260
SITE DEVELOPMENT PERMIT NO. 2092261
9036 LA JOLLA SHORES CDP/SDP - PROJECT NO. 588291 [MMRP]

WHEREAS, ELIZA AND STUART STEDMAN LA JOLLA SHORES LANE, LLC, a Texas limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2092260/2092261) on portions of a 0.66-acre site; and

WHEREAS, the project site is located at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 Zones, the Coastal (Appealable) Overlay, Coastal Height Limitation Overlay, First Public Roadway, Parking Impact Overlay (Coastal, Beach, and Campus Impact), and Residential Tandem Overlay Zones of the La Jolla Community Plan; and

WHEREAS, the project site is legally described as: that portion of Lot "I" of Pueblo Lot 1312, in the City of San Diego, County of San Diego, State of California, according to Petition Map of Pueblo Lots 1312 and 1313, being Map No. 968, filed in the County recorder's Office of San Diego County, and more particularly described in Grant Deed recorded August 11, 2015, as Document No. 2015-0424571 of Official Records of the San Diego County Recorder; and

WHEREAS, on May 29, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2092260/Site Development Permit No. 2092261 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2092260/Site Development Permit No. 2092261:

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

1. Findings for all Coastal Development Permits:

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

The 9036 La Jolla Shores Lane CDP/SDP project (Project) is located at 9036 La Jolla Shores Lane, in the RS-1-1 and RS-1-4 Zones within the La Jolla Community Plan and Local Coastal Program (Community Plan). The project site is located adjacent to the Pacific Ocean in an established single-family residential neighborhood within the Scripps area of La Jolla. La Jolla Shores Lane, identified as the First Public Roadway, contains Scenic Overlooks to the Ocean as identified within the Community Plan. The subject property is not identified in the Community Plan as a public access way. In addition, there is no physical accessway legally used by the public on this property; nor any proposed public accessway as identified in the Community Plan across or through the property. Since the Project and associated improvements will be located completely within private property, there will be no encroachments upon any existing or proposed public physical accessways to the Pacific Ocean.

La Jolla Shores Lane is the first public roadway that contains Scenic Overlooks to the Ocean, which are defined as views over private development. The proposed project creates a landscaped, vacant site. The only proposed structure is a transparent glass guardrail, which will not interrupt views to the ocean from the Scenic Overlook. Additionally, view corridor easements matching the north- and south- side-yard setbacks will be conditions of the permit, preserving views to the ocean in perpetuity. Therefore, the proposed project will protect and enhance the views to the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The Project site is a previously graded lot and developed with an existing single dwelling unit. The site contains Environmentally Sensitive Lands in the form of Sensitive Coastal Vegetation (Multi-Habitat Plan Area lands), Steep Hillsides, and Coastal Bluffs and Beaches adjacent to the Pacific Ocean. The Project proposes to demolish the dwelling unit and restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. The project does not propose any direct or indirect impacts to ESL or the MHPA and complies with the City's Multi-Species Conservation Plan (MSCP) Subarea Plan for projects occurring adjacent to Coastal Beaches and Sensitive Coastal Bluff lands. The Project is also conditioned to preserve in perpetuity the ESL and MHPA area, approximately 0.45 acres, by requiring a conservation

easement or dedication in fee to the city prior to the issuance of the grading permit. Additionally, a covenant of easement will ensure the preservation of Steep Hillside and the Coastal Bluff edge, by defining where future development may not encroach (within 40 feet of the bluff edge). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The Community Plan designates the site as Very Low Density Residential (0-5 dwelling units per acre or du/ac) and the proposed demolition will meet the designation (0 du/ac). The Project proposes to restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. The project does not propose any direct or indirect impacts to ESL or the MHPA and complies with the City's Multi-Species Conservation Plan (MSCP) Subarea Plan for projects occurring adjacent to Coastal Beaches and Sensitive Coastal Bluff lands. The Project is also conditioned to preserve in perpetuity the ESL and MHPA area, approximately 0.45 acres, by requiring a conservation easement or dedication in fee to the city prior to the issuance of the grading permit. Additionally, a covenant of easement will ensure the preservation of Steep Hillside and the Coastal Bluff edge, by defining where future development may not encroach (within 40 feet of the bluff edge).

Visual Resource Policy 2.b of the Community Plan (Page 39) aims to protect and enhance public views to the ocean from the first public roadway, open spaces, or parks. La Jolla Shores Lane is the first public roadway that contains Scenic Overlooks to the Ocean, which are defined as views over private development. The proposed project creates a landscaped, vacant site. The only proposed structure is a transparent glass guardrail, which will not interrupt views to the ocean from the Scenic Overlook.

The project is conditioned to obtain a grading and public improvement permit with BMPs proposed to ensure site drainage and run-off are directed away from the coastal bluff. The plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable regulations of the Implementation Program.

As the Project complies the recommendations of the Community Plan and is designed to meet the all applicable regulations, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is adjacent to the Pacific Ocean and is located seaward of La Jolla Shores Lane, identified as the First Public Roadway. Since the proposed Project and associated improvements will be located completely within the private property, there will be no impact to, or adverse effect on designated access.

The project site is not located in an area identified for public recreation, nor will the proposed Project impact existing public recreation areas. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

The Community Plan designates the site as Very Low Density Residential (0-5 dwelling units per acre or du/ac) and the proposed demolition will meet the designation (0 du/ac). The Project proposes to restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. Visual Resource Policy 2.b of the Community Plan (Page 39) aims to protect and enhance public views to the ocean from the first public roadway, open spaces, or parks. La Jolla Shores Lane is the first public roadway that contains Scenic Overlooks to the Ocean, which are defined as views over private development. The proposed project creates a landscaped, vacant site. The only proposed structure is a transparent glass guardrail, which will not interrupt views to the ocean from the Scenic Overlook. Therefore, the proposed development will not adversely affect the applicable land use plan. [In addition, see CDP Findings a and c.]

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

The Project proposes to restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. The project requires a Site Development Permit due to the presence of Environmentally Sensitive Lands and may potentially contain archeological and tribal cultural resources. In addition, the City of San Diego conducted an environmental review of this site and a Mitigated Negative Declaration

and Mitigation Monitoring and Reporting Program (MMRP) has been prepared for this project in accordance with CEQA Guidelines. The MMRP would be implemented to reduce potential historical resources (archaeological and tribal cultural) to a level below significant. A geological report was prepared for the project and determined the project, as designed, would not adversely affect or contribute to the instability of the coastal bluff.

The project is conditioned to install a sidewalk, curb and gutter along the frontage, which facilitates public safety for pedestrians, and facilitates the public health as a conveyance of stormwater. The project will be required to obtain a grading and public improvement permit with BMPs proposed to ensure site drainage and run-off are directed away from the coastal bluff, further facilitating the public health, safety, and welfare. The plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable development regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare. [In addition, see SDP Supplemental Finding 2b.]

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

The proposed project meets all regulations of the SDMC including, but not limited to: landscape and construction BMPs. The project will be required to obtain a grading and public improvement permit with BMPs proposed to ensure site drainage and run-off are directed away from the coastal bluff. The project complies with all the development regulations of the zone and no deviations are being requested. Therefore, the proposed development complies with the regulations of the Land Development Code. [In addition, see CDP Finding c.]

2. Supplemental Findings – Environmentally Sensitive Lands

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

The project site is a previously graded lot and developed with an existing single dwelling unit. The site contains Environmentally Sensitive Lands in the form of Sensitive Coastal Vegetation (Multi-Habitat Plan Area lands), Steep Hillside, and Coastal Bluffs and Beaches adjacent to the Pacific Ocean. The Project proposes to demolish the dwelling unit and restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. The guardrail will result in minimal disturbance to ESLs, as MHPA lands are located seaward of this coastal bluff top edge, approximately 200- to 250-feet below. A Geologic study of the coastal bluff and the site, and coastal bluff stability calculations and analysis were performed. The Geologic Report for the project concluded that the proposed project would not

adversely impact or contribute to the instability of the site or the coastal bluff, nor would the proposed project result in any exacerbated coastal bluff retreat. The site has been determined to be stable landward of the 40-foot setback and the project has been determined not to contribute to or be subjected to geologic instability.

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

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

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

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

The project will not alter any natural landforms. The Project proposes to restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. The property is located within Geologic Hazardous Categories 21, 41, and 53. The Geotechnical consultant for the project conducted comprehensive geotechnical study and a bluff edge determination. The report was prepared by Geotechnical Exploration Inc. dated December 19, 2017. The report concluded that the existing geology and soils within the project site would not expose people or structures to potential adverse effects including the risk of loss, injury or death the items as referenced above. Further, it is the opinion of Geotechnical Exploration Inc. that the site is underlined with relative stable formational soils and will be suitable for the proposed landscaped site and associated improvements. There are no significant geological hazards known to exist on the site that would expose people or structures to potential substantial adverse effects including loss, injury and death. The Geologic Report conclude that the proposed project would not result in any exacerbated coastal bluff retreat or erosion. The project site is not located within the FW (Floodway) or FPF (Floodplain Fringe) Zones and there is no apparent undue risk from fire hazards. The drainage system has been designed to be consistent with relevant requirements of the City Engineer and will minimize risks associated with runoff and erosion by collecting and directing all onsite drainage back to the street and into the City storm drain system.

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

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

The Project proposes to restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. The drainage system has been designed to be consistent with relevant requirements of the City Engineer and will minimize risks to adjacent ESLs associated with runoff and erosion by collecting and directing all onsite drainage back to the street and into the City storm drain system.

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

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

The Project proposes to restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. The site contains Environmentally Sensitive Lands in the form of Sensitive Coastal Vegetation MHPA, and no known Vernal Pools are located on the project site.

The project does not propose any direct or indirect impacts to ESL or the MHPA and complies with the City's MSCP Subarea Plan for projects occurring adjacent to Coastal Beaches and Sensitive Coastal Bluff lands. The Project is also conditioned to preserve in perpetuity the ESL and MHPA area, approximately 0.45 acres, by requiring a conservation easement or dedication in fee to the city prior to the issuance of the grading permit.

Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

The Project proposes to restore the site, with erosion control measures, drought-tolerant landscaping and a 42-inch glass guardrail. The guardrail will be located five feet landward of a steep coastal bluff edge for safety purposes and for a viewing area to the Pacific Ocean. No work or grading is proposed on the bluff face, or on the public beach below. The project will provide a covenant of easement for the

preservation of the sensitive coastal bluff. There is no new seawall or other shoreline erosion control measure proposed as part of this project. The proposed development will not contribute to erosion or have any other adverse impact to shoreline sand supplies. All onsite drainage will be collected and redirected away from the bluff and into the public storm drain system. In addition, the Geologic Reports for the project conclude that the proposed project would not adversely impact or contribute to the instability of the site or the coastal bluff, nor would the proposed project result in exacerbated coastal bluff retreat.

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

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

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

An archaeological survey near the development was conducted by Brian F. Smith and Associates, Inc. on May 9, 2018. There is documented evidence of the presence of prehistoric Native American temporary camps and village archaeological sites in the general area of the project (within 1/4 mile). Due to the presence of these sites, there is a potential to encounter buried archeological deposits both pre-historic and of Native American tribal value. The MND prepared for this project concluded that the proposed demolition and site restoration will not have a significant effect on the environment and that all potential impacts, including historical resources (archaeology and tribal cultural resources) will be mitigated to a level below significant.

The Mitigation Monitoring and Recording Program for the project includes monitoring for archeological and tribal cultural resources to preclude any significant impacts to these sensitive resources.

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

ATTACHMENT 5

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. 2092260/Site Development Permit No. 2092261 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2092260/2092261, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: May 29, 2019

IO#: 24007679

ATTACHMENT 6
Draft Permit Conditions

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: 24007679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2092260
SITE DEVELOPMENT PERMIT NO. 2092261
9036 LA JOLLA SHORES CDP/SDP - PROJECT NO. 588291 [MMRP]
HEARING OFFICER

This Coastal Development Permit No. 2092260/Site Development Permit No. 2092261 (Permit) is granted by the Hearing Officer of the City of San Diego to ELIZA AND STUART STEDMAN LA JOLLA SHORES LANE, LLC, a Texas limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 0.655-acre site is located at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 Zones, the Coastal (Appealable) Overlay, Coastal Height Limitation Overlay, First Public Roadway, Parking Impact Overlay (Coastal, Beach, and Campus Impact), and Residential Tandem Overlay Zones of the La Jolla Community Plan. The project site is legally described as: that portion of Lot "I" of Pueblo Lot 1312, in the City of San Diego, County of San Diego, State of California, according to Petition Map of Pueblo Lots 1312 and 1313, being Map No. 968, filed in the County recorder's Office of San Diego County, and more particularly described in Grant Deed recorded August 11, 2015, as Document No. 2015-0424571 of Official Records of the San Diego County Recorder.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a single dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 29, 2019, on file in the Development Services Department.

The project shall include:

- a. Demolition of a single dwelling unit;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

ATTACHMENT 6
Draft Permit Conditions

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 June ____, 2022.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 58829, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 588291 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

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

Archaeology

Tribal Cultural Resources

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any demolition permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains, landscaping/ irrigations and trees, except the existing Torrey pine tree, in the La Jolla Shores Lane public right of way.

17. Prior to the issuance of any demolition permits, the Owner/Permittee shall assure, by permit and bond, to construct new curb/gutter per current City Standards adjacent to the site on La Jolla Shores Lane, satisfactory to the City Engineer.

18. Prior to the issuance of any demolition permits, the Owner/Permittee shall assure, by permit and bond, to construct new sidewalk per current City Standards and a minimum four-foot flat area (bench) behind it along the La Jolla Shores Lane frontage, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall record a Hold The City Harmless Agreement, for a private site accepting runoff from public right of way, satisfactory to the City Engineer.

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

21. 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:

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

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

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, excluding the existing Torrey pine tree, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

25. The existing Torrey pine tree, as shown on the Exhibit "A," shall be maintained in place and protected. Structural pruning shall be the responsibility of the Streets Division of the City of San Diego.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

MULTIPLE SPECIES CONSERVATION PROGRAM:

27. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

28. Prior to issuance of any building permits, the Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

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PLANNING/DESIGN REQUIREMENTS:

29. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Steep Hillides AND Sensitive Coastal Bluffs, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

30. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide:

- a. that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A"; and
- b. that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and
- c. that the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

31. Prior to the issuance of construction permits, the Owner/Permittee shall record easements against the property to preserve visual corridors running the entire depth of the premises parallel to the side yard setbacks and the width of the side yard setbacks, as shown on the approved Exhibit "A" drawings.

32. 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.

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- 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 29, 2019 and HO-_____.

**ATTACHMENT 6
Draft Permit Conditions**

Coastal Development Permit No. 2092260
Site Development Permit No. 2092261
Date of Approval: May 29, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

ELIZA AND STUART STEDMAN LA JOLLA SHORES LANE, LLC,
a Texas limited liability company,
Owner/Permittee

By _____
Stuart W. Stedman
Sole Manager

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

HEARING OFFICER RESOLUTION NUMBER HO-_____
9036 LA JOLLA SHORES CDP/SDP – PROJECT NO. 588291 [MMRP]
ADOPTED ON MAY 29, 2019

WHEREAS, on February 2, 2018, ELIZA AND STUART STEDMAN LA JOLLA SHORES LANE, LLC, submitted an application to the Development Services Department for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for the 9036 La Jolla Shores Lane CDP/SDP (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer of the City of San Diego on May 29, 2019; and

WHEREAS, the Hearing Officer of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 588291(Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, 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 of the City of San Diego 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

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adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer of the City of San Diego 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 Department 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: _____
Francisco Mendoza
Development Project Manager

ATTACHMENT: Exhibit "A," Mitigation Monitoring and Reporting Program

EXHIBIT "A"

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit and Coastal Development Permit

PROJECT NO. 588291

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. 588291 shall be made conditions of Site Development Permit and Coastal Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
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 costs 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)

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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 Archeologist and 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) #588291 and/or Environmental Document #588291 shall conform to the mitigation requirements contained in the associated Environmental document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

Note:

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

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

None required.

4. MONITORING EXHIBITS

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

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

ARCHAEOLOGICAL RESOURCES and TRIBAL CULTURAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

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

II. **Prior to Start of Construction**

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

III. **During Construction**

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- 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 which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a

project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

A. Notification

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

B. Isolate discovery site

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

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future

subsurface disturbance, THEN

- c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

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

ATTACHMENT 7

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



La Jolla Community Planning Association

June 13, 2018

To: F. Mendoza

cc. *Brian Longmore*

Subject: La Jolla Community Planning Association Vote

RE: 9036 La Jolla Shores Lane (Project #588291)

On June 7, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **9036 La Jolla Lane** as an Action Item on Full Review.

Request for a Coastal Development Permit to demolish one existing residential building totaling 1,706 square feet as well as the 220 square foot detached garage. The 0.81 acre site is located within the appealable coastal overlay zone at 9036 La Jolla Shores Lane in the RS-1-1 and RS 1-4 zones of the La Jolla Community Plan area.

The LJCPA made the following motion.

To approve the DPR motion that finding can be made for a CDP for this project. 14-0-1.

Sincerely,

Bob Steck, President

La Jolla Community Planning Association

Project Title: CDP for Demolition of Residence	Project No. (For City Use Only) 588291
--	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? TX Corporate Identification No. 27-0649067
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Eliza and Stuart Stedman La Jolla Shores Lane LLC

Owner Tenant/Lessee


Street Address:
2727 Allen Parkway, Suite 480

City/State/Zip:
Houston, TX 77019

Phone No: (619) 293-7640 Fax No: (619) 293-0624

Name of Corporate Officer/Partner (type or print):
Stuart W. Stedman

Title (type or print):
Sole Manager

Signature:  Date: 11/20/2011

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

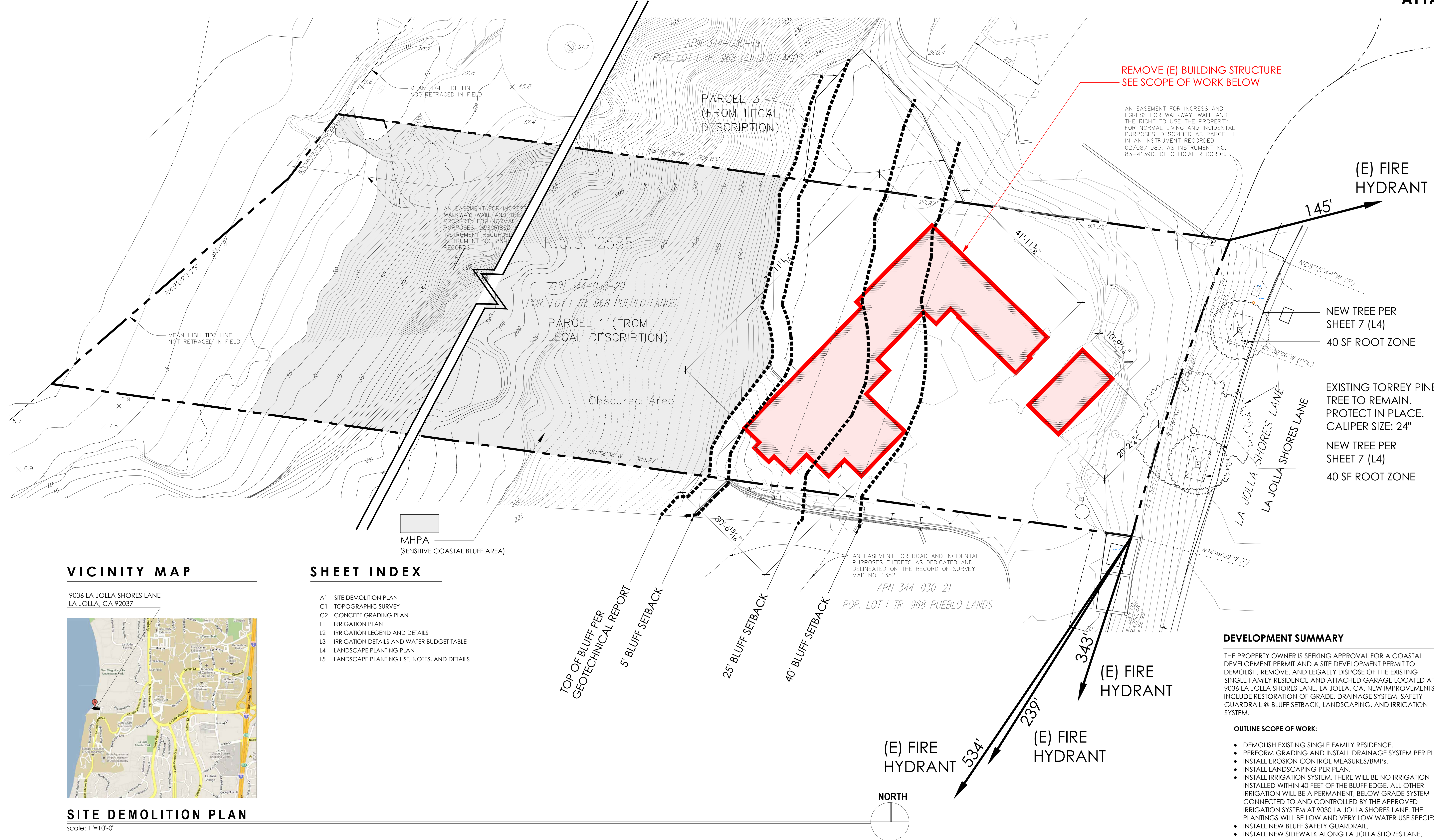
City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

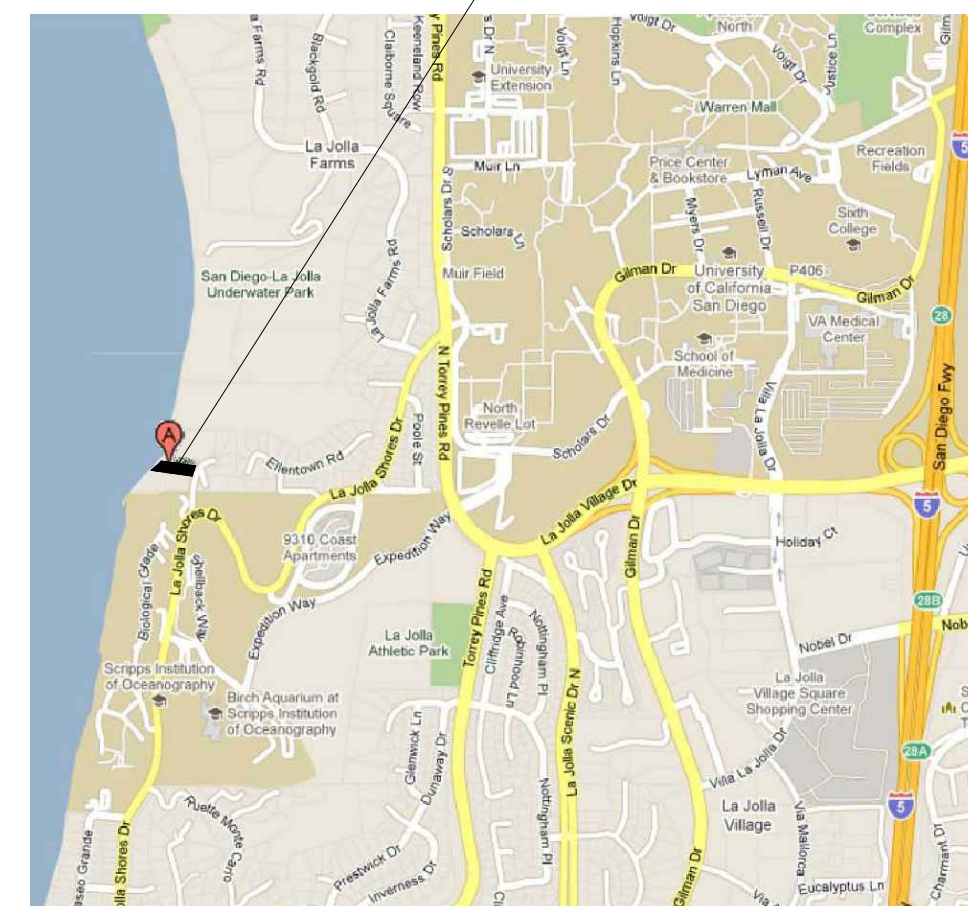
Title (type or print):

Signature : Date:



VICINITY MAP

9036 LA JOLLA SHORES LANE
LA JOLLA, CA 92037



SITE DEMOLITION PLAN

scale: 1"=10'-0"

SHEET INDEX

- A1 SITE DEMOLITION PLAN
- C1 TOPOGRAPHIC SURVEY
- C2 CONCEPT GRADING PLAN
- L1 IRRIGATION PLAN
- L2 IRRIGATION LEGEND AND DETAILS
- L3 IRRIGATION DETAILS AND WATER BUDGET TABLE
- L4 LANDSCAPE PLANTING PLAN
- L5 LANDSCAPE PLANTING LIST, NOTES, AND DETAILS

DEVELOPMENT SUMMARY

THE PROPERTY OWNER IS SEEKING APPROVAL FOR A COASTAL DEVELOPMENT PERMIT AND A SITE DEVELOPMENT PERMIT TO DEMOLISH, REMOVE, AND LEGALLY DISPOSE OF THE EXISTING SINGLE-FAMILY RESIDENCE AND ATTACHED GARAGE LOCATED AT 9036 LA JOLLA SHORES LANE, LA JOLLA, CA. NEW IMPROVEMENTS INCLUDE RESTORATION OF GRADE, DRAINAGE SYSTEM, SAFETY GUARDRAIL @ BLUFF SETBACK, LANDSCAPING, AND IRRIGATION SYSTEM.

OUTLINE SCOPE OF WORK:

- DEMOLISH EXISTING SINGLE FAMILY RESIDENCE.
- PERFORM GRADING AND INSTALL DRAINAGE SYSTEM PER PLAN.
- INSTALL EROSION CONTROL MEASURES/BMPS.
- INSTALL LANDSCAPING PER PLAN.
- INSTALL IRRIGATION SYSTEM. THERE WILL BE NO IRRIGATION INSTALLED WITHIN 40 FEET OF THE BLUFF EDGE. ALL OTHER IRRIGATION WILL BE A PERMANENT, BELOW GRADE SYSTEM CONNECTED TO AND CONTROLLED BY THE APPROVED IRRIGATION SYSTEM AT 9030 LA JOLLA SHORES LANE. THE PLANTINGS WILL BE LOW AND VERY LOW WATER USE SPECIES.
- INSTALL NEW BLUFF SAFETY GUARDRAIL.
- INSTALL NEW SIDEWALK ALONG LA JOLLA SHORES LANE.

PROJECT INFORMATION

PROJECT NAME:
CDP/SDP FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE

PROJECT ADDRESS:
9036 LA JOLLA SHORES LANE
LA JOLLA, CA 92037

OWNER:
ELIZA & STUART STEDMAN LA JOLLA SHORES LANE, LLC
2727 ALLEN PARKWAY, SUITE 480
HOUSTON, TX 77019

APPLICANT:
WALLACE E. CUNNINGHAM, INC.
1111 W. ARBOR DRIVE
SAN DIEGO, CA 92103
PH: 619-293-7640
FAX: 619-293-0624

A.P.N. :
344-030-20-00

GENERAL PLAN:
SAN DIEGO MUNICIPAL CODE

PROJECT DIRECTORY

ARCHITECT:
WALLACE E. CUNNINGHAM, INC.
GUY WEST
1111 W. ARBOR DRIVE
SAN DIEGO, CA 92103
PH: 619-293-7640 / FAX: 619-293-0624

SURVEYOR:
ALTA LAND SURVEYING, INC.
ANDREW KANN/ MIGUEL MARTINEZ
9517 GROSSMONT SUMMIT DRIVE
LA MESA, CA 91941
PH: 619-713-2582 / FAX: 619-579-2582

GEOTECHNICAL ENGINEER:
GEOTECHNICAL EXPLORATIONS, INC.
LES REED
7420 TRADE STREET
SAN DIEGO, CA 91212
PH: 858-549-7222

LANDSCAPE ARCHITECT:
DAVID REED LANDSCAPE ARCHITECTS
DAVID REED
3585 FIFTH AVENUE, SUITE 100
SAN DIEGO, CA 92103
PH: 619-239-3300 / FAX: 619-239-3341

LAND USE ATTORNEY:
PETERSON & PRICE
MATT PETERSON
UNION BANK OF CALIFORNIA BUILDING
530 "B" STREET, SUITE 1700
SAN DIEGO, CA 92101
PH: 619-234-0361

CIVIL ENGINEER:
OMEGA ENGINEERING
SEAN SAVAGE / PATRIC DE BOER
4340 VIEW RIDGE AVE, SUITE B
SAN DIEGO, CA 92123
PH: 858-634-8620

PROJECT DATA

CONSTRUCTION TYPE: TYPE V-NON RATED
OCCUPANCY: R-3
ZONE: RS-1 / RS-1-4
OVERLAYS: SENSITIVE COASTAL OVERLAY, COASTAL HEIGHT LIMIT, PARKING IMPACT, AND RESIDENTIAL TANDEM PARKING ZONES 21, 41, 53

GEOLOGIC HAZARD:

ZONE REQUIREMENTS		CURRENT CONDITIONS	
STREET FRONTAGE:	100'	STREET FRONTAGE:	81'-4"
FRONT YARD SETBACK:	25'	FRONT YARD SETBACK:	16'-6"
		(N)SIDE YARD SETBACK:	7'
		(S)SIDE YARD SETBACK:	4'
SIDE YARD SETBACK:	6'-6"	BLUFF SETBACK:	4'
BLUFF SETBACK:	40'		

GROSS BUILDING AREA

RESIDENCE:	1,765 SQ FT
GARAGE:	216 SQ FT

GROSS SITE AREA
0.655 ACRES

DATE OF COMPLETION:
ORIGINAL RESIDENCE: 1954
ADDITION TO RESIDENCE: 1962

LEGAL DESCRIPTION

THAT PORTION OF LOT "1" OF PUEBLO LOT 1312, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO REFEREE'S PARTITION MAPS OF PUEBLO LOTS 1312 AND 1313, BEING MAP NO. 968, FILED IN THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY.

PROJECT NOTES

1. SUSTAINABILITY AND CONSERVATION MEASURES:
 - ENVIRONMENTALLY PREFERRED PRODUCTS: RECYCLE EXISTING MATERIALS, UTILIZE LOCAL MATERIALS AND MANUFACTURING, MINIMIZE WASTE.
2. RUNOFF RESULTING FROM PROPOSED DEVELOPMENT SHALL BE DIRECTED AWAY FROM ENVIRONMENTALLY SENSITIVE LANDS AND ANY COASTAL BLUFF. INSTEAD IT SHALL BE DIRECTED INTO AN EXISTING OR IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE DRAINAGE RUNOFF. ALL DRAINAGE FROM UNIMPROVED AREAS SHALL BE APPROPRIATELY COLLECTED AND DISCHARGED IN ORDER TO REDUCE, CONTROL, OR MITIGATE EROSION OF THE COASTAL BLUFF (SDMC 143.0143(D)).

PREPARED BY:		REVISION 14:	
NAME:	WALLACE E. CUNNINGHAM, INC.	REVISION 13:	
ADDRESS:	1111 W. ARBOR DRIVE SAN DIEGO, CA. 92103	REVISION 12:	
PHONE:	(619) 293-7640	REVISION 11:	
		REVISION 10:	
		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
PROJECT NAME & ADDRESS:		REVISION 4:	JANUARY 18, 2019
CDP/SDP FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE		REVISION 3:	SEPTEMBER 19, 2018
9036 LA JOLLA SHORES LANE		REVISION 2:	JULY 26, 2018
LA JOLLA, CA 92037		REVISION 1:	JANUARY 29, 2018
ORIGINAL DATE:	DECEMBER 6, 2017		
SHEET	1 OF 8		
SHEET TITLE:	SITE DEMOLITION PLAN	DDP #:	X
		SHEET NO.:	A1

CLIENT: ELIZA & STUART STEDMAN LA JOLLA SHORES LN, LLC
ADDRESS: 9036 LA JOLLA SHORES LANE
LA JOLLA, CA 92037

SHEET TITLE: SITE DEMOLITION PLAN
DATE: JANUARY 18, 2019
SCALE: 1" = 10'-0"

WALLACE E. CUNNINGHAM, INC.
1111 W. ARBOR DRIVE
SAN DIEGO, CA 92103
PH: 619-293-7640
FAX: 619-293-0624

COASTAL DEVELOPMENT PERMIT NO. 2092260
SITE DEVELOPMENT PERMIT NO. 2092261

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST**
Process site & coastal development permits for the demolition of the existing residence & hardscape. Future construction requires separate site & coastal development permit.
- STREET ADDRESS**
9036 LA JOLLA SHORES LANE, LA JOLLA, CA 92037
(check one) N S E W OF LA JOLLA SHORES DRIVE approx. 250 FT. Between BIOLOGICAL GRADE and DISCOVERY WAY
- SITE AREA**
Total Site Area (gross): 0.65 Ac. 28,521 Sq. Ft.
Net Site Area: 0.20 Ac. 8,874 Sq. Ft.
(Net site area excludes required streets and public dedications)
(Area covered by proposed development lots)
- COVERAGE DATA (PER LOT)**
Total Building Area: 0 Ac. 0 Sq. Ft.
Total Building Area (ground floor): 0 Ac. 0 Sq. Ft.
Total Landscape/Open Space Area: 0.20 Ac. 8,874 Sq. Ft.
Total Hardscape/Paved Area: 0 Ac. 0 Sq. Ft.
Floor Area Ratio (FAR): 0
Gross Floor Area (GFA): 0 SF
- DENSITY (Residential and Commercial)**
Maximum no. dwelling units allowed per zone: 1
Number of existing units to remain on site: 0
Number of proposed dwelling units on site: 0
Total number of units provided on the site: 0
- YARD/SETBACK**
Front Yard: Required 20 Ft. Proposed N/A Ft.
Side Yard: Required 4.0 Ft. Proposed N/A Ft.
Interior Side Yard(s): Required 20.0** Ft. (N) Proposed N/A Ft.
(S) Proposed N/A Ft.
Rear Yard: Required 20.0 Ft. Proposed N/A Ft.
- LOT SUMMARY**
Total Number of Existing Lots = 1
Total Number of Proposed Lots = 1
- PARKING**
Parking Criteria: Residential MUN. CODE: ART. 3, DIV. 19, SEC. 103.19.36(E)
 Commercial
 Industrial
 Mixed Use
 Other
Total number of spaces required by zone: N/A spaces
Total number of spaces provided on-site: N/A spaces
No commercial parking provided.
- EXISTING USE: RESIDENTIAL**
PROPOSED USE: RESIDENTIAL
- BUILDING - COUNT = 1 BUILDING**
- BEDROOM/UNIT - COUNT**
PARKING TABLE
Number of Bedrooms Main Residence unit: N/A
Parking Ratio (per City Req.): N/A
Number of Bedrooms guest unit: N/A
Parking Ratio (per City Req.): N/A
Number of Spaces Req'd: N/A
Total number of spaces required by zone: N/A
Total number of spaces provided on-site: N/A
(Site includes: 3-garage parking spaces and 1-Outside parking spaces)

* Note: Proposed rear setback is 40' from BLDG to edge of bluff
 ** Note: The required side setbacks may be reduced where the combined dimension of each side setback would meet or exceed the combined total required in Table 131-04D (San Diego Municipal Code), in no case shall a side setback be reduced to less than 4 feet. Once a side setback is established, all additions to the primary structure thereafter shall maintain the established side setback.
 *** Note: Per Chapter 14 Article 2 Division 8 of the San Diego Municipal Code the project is within the Parking Impact Overlay Zone within a designated Beach Impact Area. See Municipal Code section 142.0325 - Table 142.0325 for the parking requirements.
 **** Note: See San Diego Municipal Code section 141.0302

TOPOGRAPHY

GROUND SUPPLEMENTAL AND AERIAL TOPOGRAPHIC SURVEYING WAS PERFORMED BY ALTA LAND SURVEYING, INC. ON 06/24/11 ATTN: MIGUEL MARTINEZ P.L.S. - ALTA LAND SURVEYING, INC. 3517 GROSSMONT SUMMIT DR. LA MESA, CA 91941 PH: (619) 578-2582

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS GPS PT# 134 (AQUA 1980), BEING A 2.25" CITY OF SAN DIEGO BRASS DISC IN 2" IRON PIPE AT THE NE END OF NIKENBERG HALL, S OF LA JOLLA SHORES DRIVE, PER RECORD OF SURVEY 14492 ELEVATION = 228.84 DATUM: NAVD 88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED. GRID BEARING BETWEEN FIRST STATION 965' AND 966' AS SHOWN ON RECORD OF SURVEY 14492 (N81°46'33"E).

COORDINATES

NAD 83: 1896-6253 LAMBERT: 258-1693

EXIST. AND PROPOSED ZONE DESIGNATION

BASE ZONE: RS-1-4 & RS-1-1

ASSESSOR'S PARCEL NUMBER

344-030-20-00

LEGAL DESCRIPTION

PORTION OF LOT 7 OF PUEBLO LOT 1312, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO REFEREE'S PARTITION MAP OF PUEBLO LOTS 1312 AND 1313, BEING MAP NO. 968, FILED IN THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY.

STORM DRAINAGE NOTE:

STORM WATER WILL BE COLLECTED AND DIVERGED TO THE PROPERTY FRONTAGE, LA JOLLA SHORES LANE. THE CURB AND GUTTER AT THE FRONTAGE IS DESIGNED TO CARRY SURFACE RUN-OFF AND IS A PART OF THE CITY OF SAN DIEGO MSA. THIS INTERCEPTION AND DIVERSION OF STORM WATER IS IN EFFORT TO REDUCE EROSION TO THE STEEP COASTAL BLUFF IN ACCORDANCE WITH SDMC § 143.0143(G).

STORM WATER RUNOFF NOTE:

- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING COASTAL BLUFF AREAS.

EMRA NOTE

AN EMRA WILL BE PROVIDED DURING FINAL ENGINEERING FOR ALL IMPROVEMENTS ALONG LA JOLLA SHORES LANE.

BMP NOTE:

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

WPCP NOTE:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 OF THE CONSTRUCTION BMP STANDARDS, CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

REFERENCE DRAWINGS

CITY DWG. NOS. 10141-L, 14359-B, 17711-D AND 31379-D, 34214-D

GRADING DATA:

TOTAL AMOUNT OF SITE TO BE GRADED: 0.16 ACRES.
 PERCENT OF TOTAL SITE FINE GRADED: 100%
 AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0.96 ACRES.
 PERCENT OF TOTAL SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 59.3 %
 AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 ACRES.
 PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0 %
 AMOUNT OF CUT: 120 CUBIC YARDS.
 AMOUNT OF FILL: 120 CUBIC YARDS.
 MAXIMUM HEIGHT OF FILL SLOPE(S): 5 FEET - MAX 2:1 SLOPE RATIO.
 MAXIMUM HEIGHT OF CUT SLOPE(S): 5 FEET - MAX 2:1 SLOPE RATIO.
 MAXIMUM DEPTH OF CUT(S): 1 FEET (ASSUMES 4.0' BELOW LOWEST BUILDING SLAB)
 AMOUNT OF IMPORT/EXPORT SOIL: 0 CUBIC YARDS.
 RETAINING/DRIP WALLS: HOW MANY: 0
 MAXIMUM LENGTH: 0 FEET
 MAXIMUM HEIGHT: 0 FEET

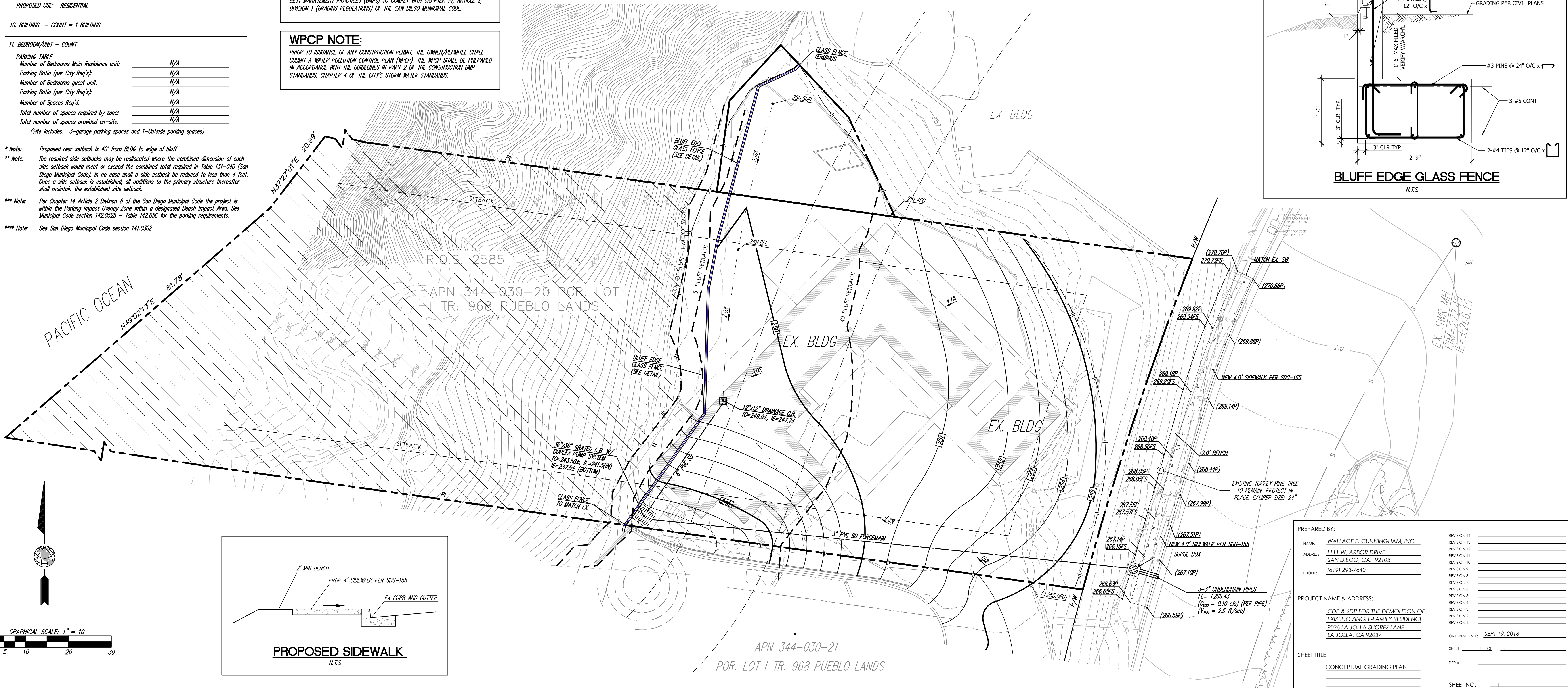
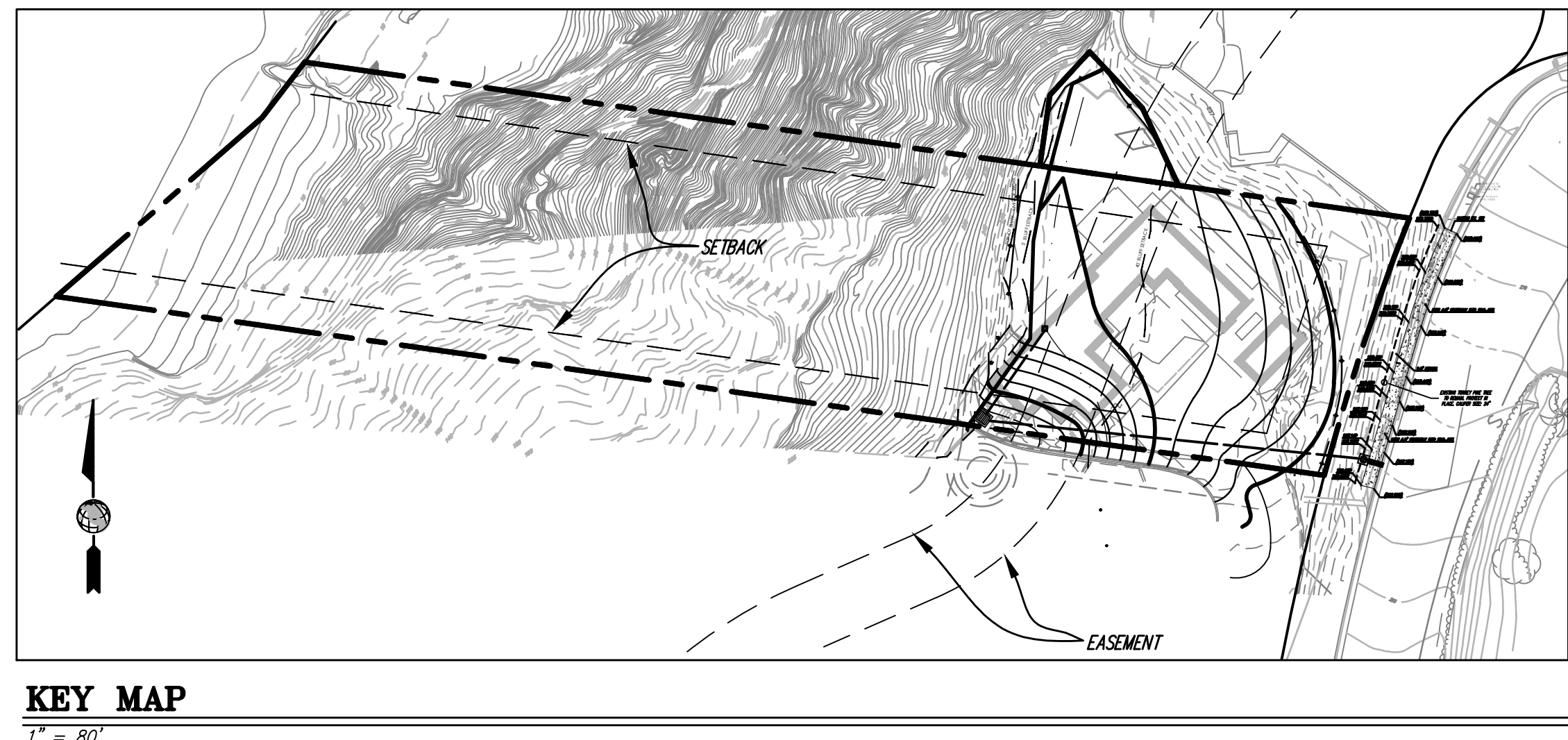
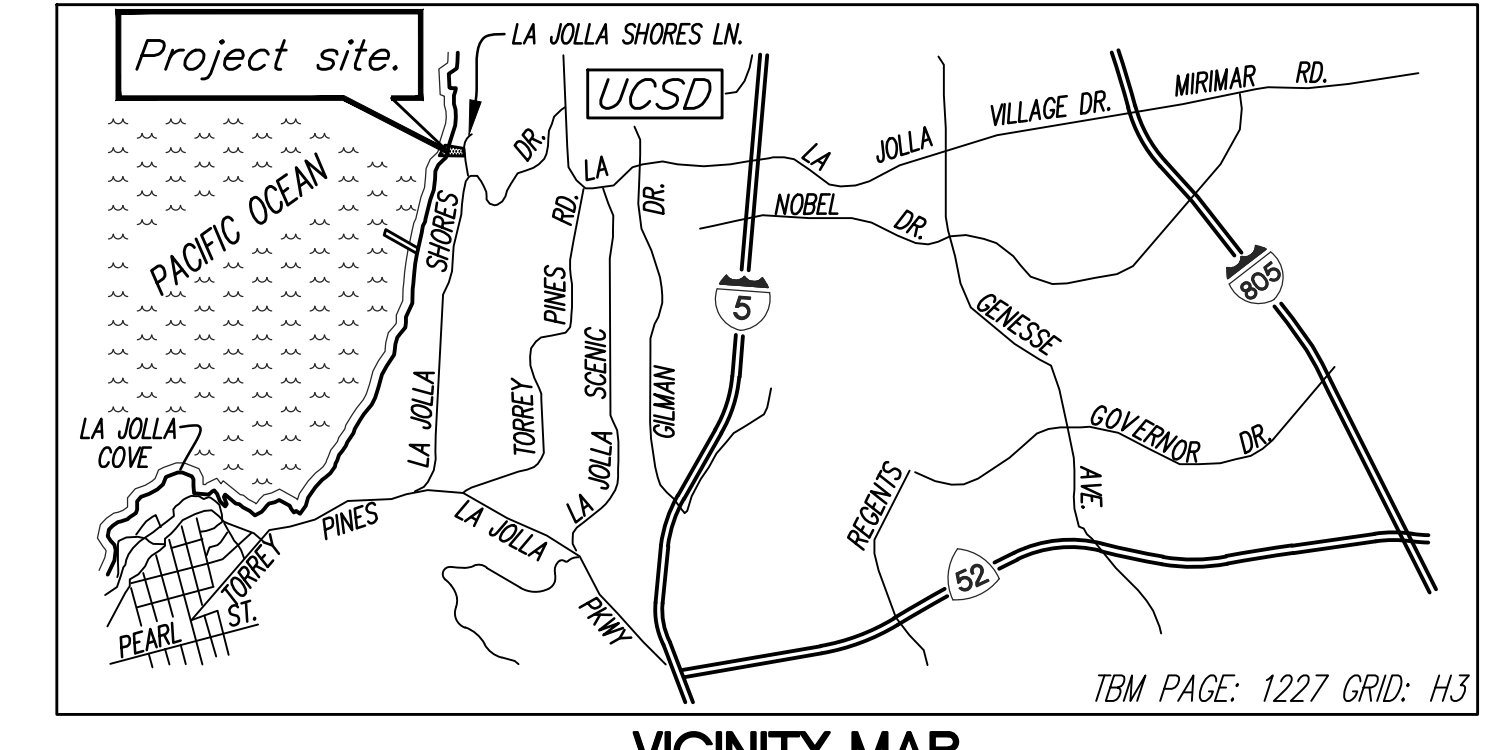
VISIBILITY NOTE:

VISIBILITY AREAS ARE NOT REQUIRED DUE TO ACCESS FROM THE ADJACENT LOT VIA PRIVATE EASEMENT. THE ADJACENT PARCEL IS OWNED BY THE SAME OWNER.

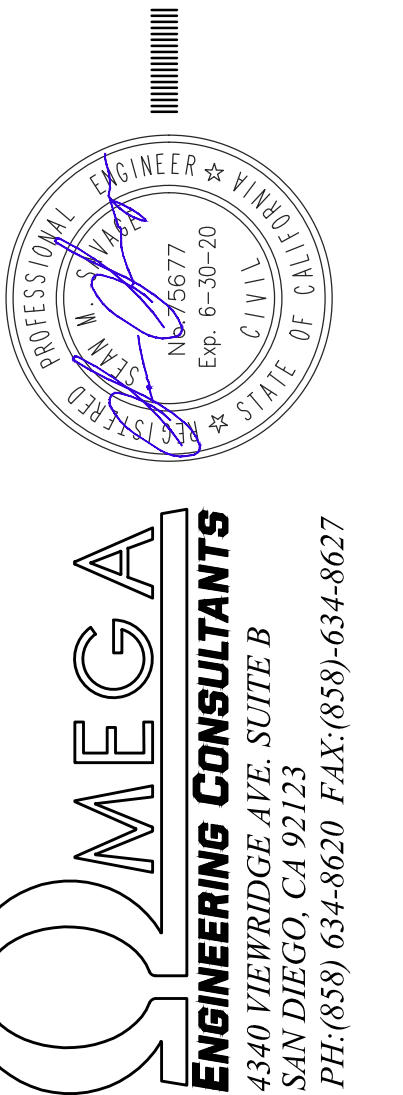
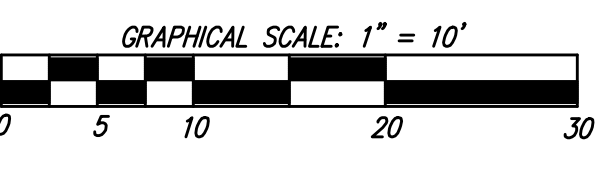
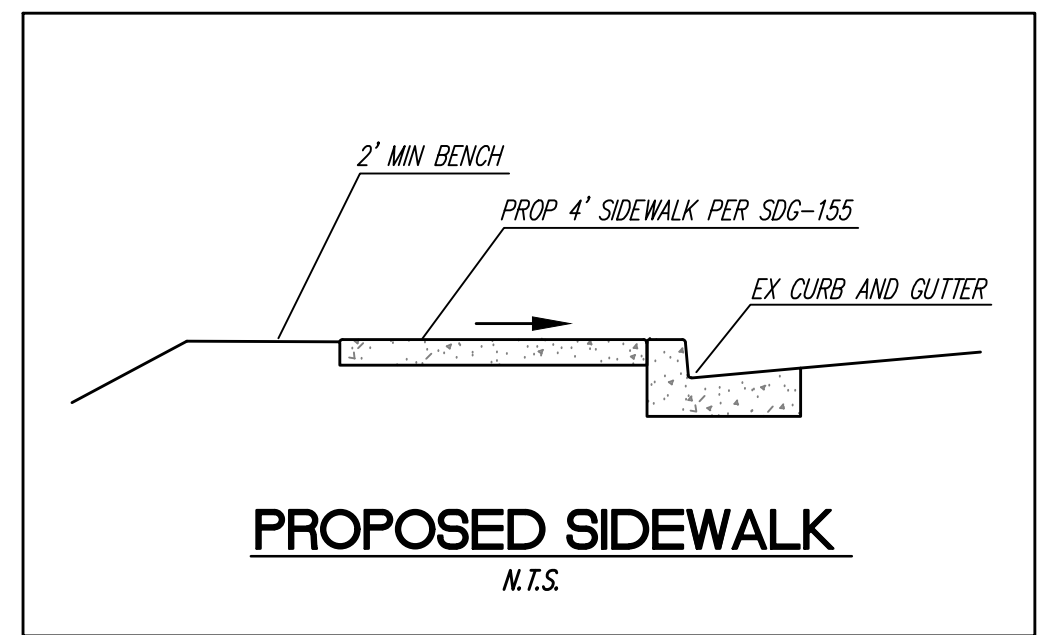
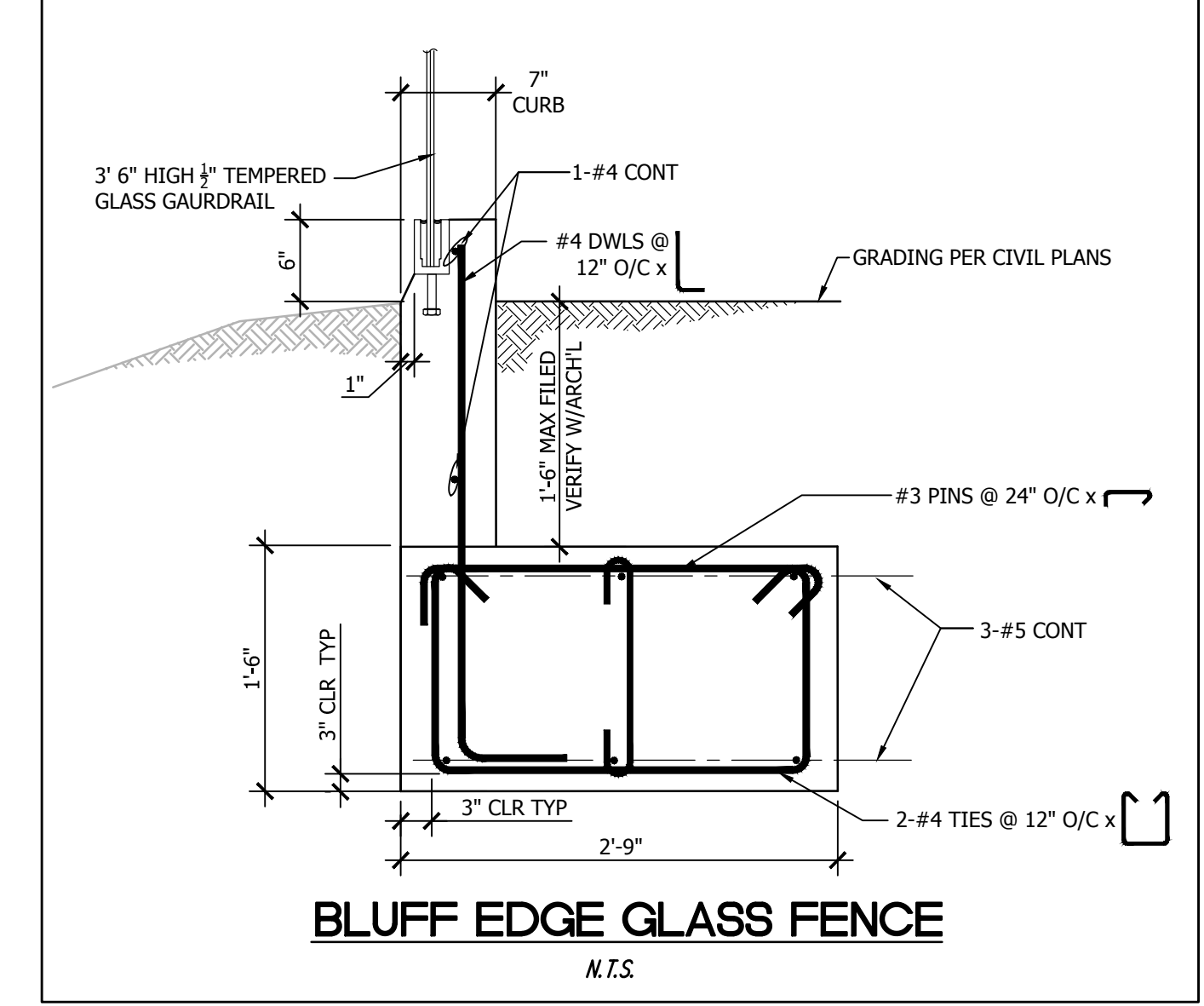
OWNER/DEVELOPER

ELIZA AND STUART STEDMAN LA JOLLA SHORES LANE, LLC
 A TEXAS LIMITED LIABILITY COMPANY

NAME: _____ DATE: _____
 NAME: _____ DATE: _____



- LEGEND**
- PROPERTY LINE BOUNDARY
 - EXISTING LOT LINE
 - EXISTING SPOT ELEVATIONS
 - EXISTING CONTOUR
 - EXISTING BUILDING
 - EXISTING SANITARY SEWER & MANHOLE
 - EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT ASSEMBLY
 - EXISTING TREES
 - EXISTING STREET LIGHT
 - EXISTING WATER LATERAL
 - EXISTING SEWER LATERAL (TO BE ABANDON)
 - EXISTING RETAINING WALL
 - EXISTING PCC CONCRETE
 - PROPOSED PVC STORM DRAIN (PVT) SIZE PER PLAN PER D-60
 - PROPOSED TYPE B STORM DRAIN INLET PER SDD-119
 - PROPOSED CURB OUTLET PER D-25
 - PROPOSED DAYLIGHT LINE
 - PROPOSED FLOW DIRECTION
 - PROPOSED GRADED SLOPE PER PLAN
 - PROPOSED NEW VEGETATION AND STABILIZATION (FOR SPECIFIC PLANTING SEE LANDSCAPE PLANS)
 - PROPOSED COVENANT OF EASEMENT AREA C.O.E. (TOTAL AREA = 19852.73 SF @ 0.45 AC)
 - TOP OF BLUFF / LIMITS OF WORK / LIMITS C.O.E.
 - BLUFF EDGE GLASS FENCE (SEE DETAIL THIS SHEET)



CLIENT: ELIZA & STUART STEDMAN LA JOLLA SHORES LANE, LLC
 ADDRESS: 9036 LA JOLLA SHORES LANE
 LA JOLLA, CA 92037

REVISION: _____
 DATE: NOV. 1, 2016

SCALE: _____

PREPARED BY: WALLACE E. CUNNINGHAM, INC.
 ADDRESS: 1111 W. ARBOR DRIVE, SAN DIEGO, CA, 92103
 PHONE: (619) 293-7640

PROJECT NAME & ADDRESS:
 CDP & SDP FOR THE DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE
 9036 LA JOLLA SHORES LANE
 LA JOLLA, CA 92037

SHEET TITLE: CONCEPTUAL GRADING PLAN

REVISION 14: _____
 REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: _____

ORIGINAL DATE: SEPT 19, 2018
 SHEET: 1 OF 3
 SHEET NO. 1

WALLACE E. CUNNINGHAM, INC.
 92137-1453
 SAN DIEGO, CA 92137-1453

COASTAL DEVELOPMENT PERMIT NO. 2092260
SITE DEVELOPMENT PERMIT NO. 2092261

TOPOGRAPHY

GROUND SUPPLEMENTAL AND AERIAL TOPOGRAPHIC SURVEYING WAS PERFORMED BY ALTA LAND SURVEYING, INC. ON 06/24/11 ATTN: MIGUEL MARTINEZ P.L.S. - ALTA LAND SURVEYING, INC. 9517 GROSSMONT SUMMIT DR. LA MESA, CA. 91941 PH: (619) 579-2882

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS GPS PT# 134 (AQUA 1980), BEING A 2.25" CITY OF SAN DIEGO BRASS DISC IN 2" IRON PIPE AT THE NE END OF NIENBERT HALL, S OF LA JOLLA SHORES DRIVE, PER RECORD OF SURVEY 14492 ELEVATION = 278.34 DATUM: NAD 83

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1981.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION 1651 AND 1668 AS SHOWN ON RECORD OF SURVEY 14492 (N81°46'31.7").

COORDINATES

NAD 83: 1896-6253 LAMBERT: 258-1693

EXIST. AND PROPOSED ZONE DESIGNATION

BASE ZONE: RS-1-4 & RS-1-1

ASSESSOR'S PARCEL NUMBER

344-030-20-00

LEGAL DESCRIPTION

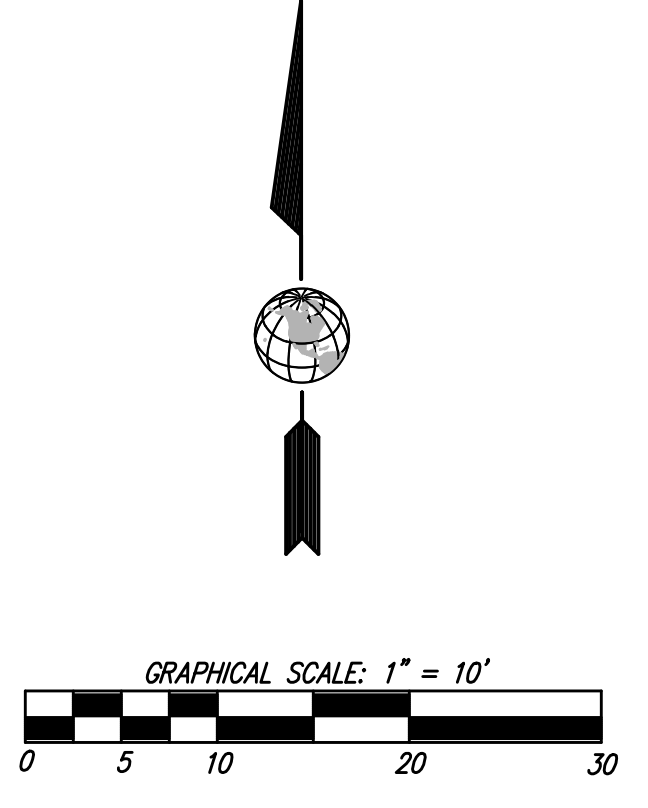
PORTION OF LOT 1 OF PUEBLO LOT 1312, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO REFEREE'S PARTITION MAP OF PUEBLO LOTS 1312 AND 1313, BEING MAP NO. 968, FILED IN THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY.

OWNER/DEVELOPER

ELIZA AND STUART STEDMAN LA JOLLA SHORES LANE, LLC A TEXAS LIMITED LIABILITY COMPANY

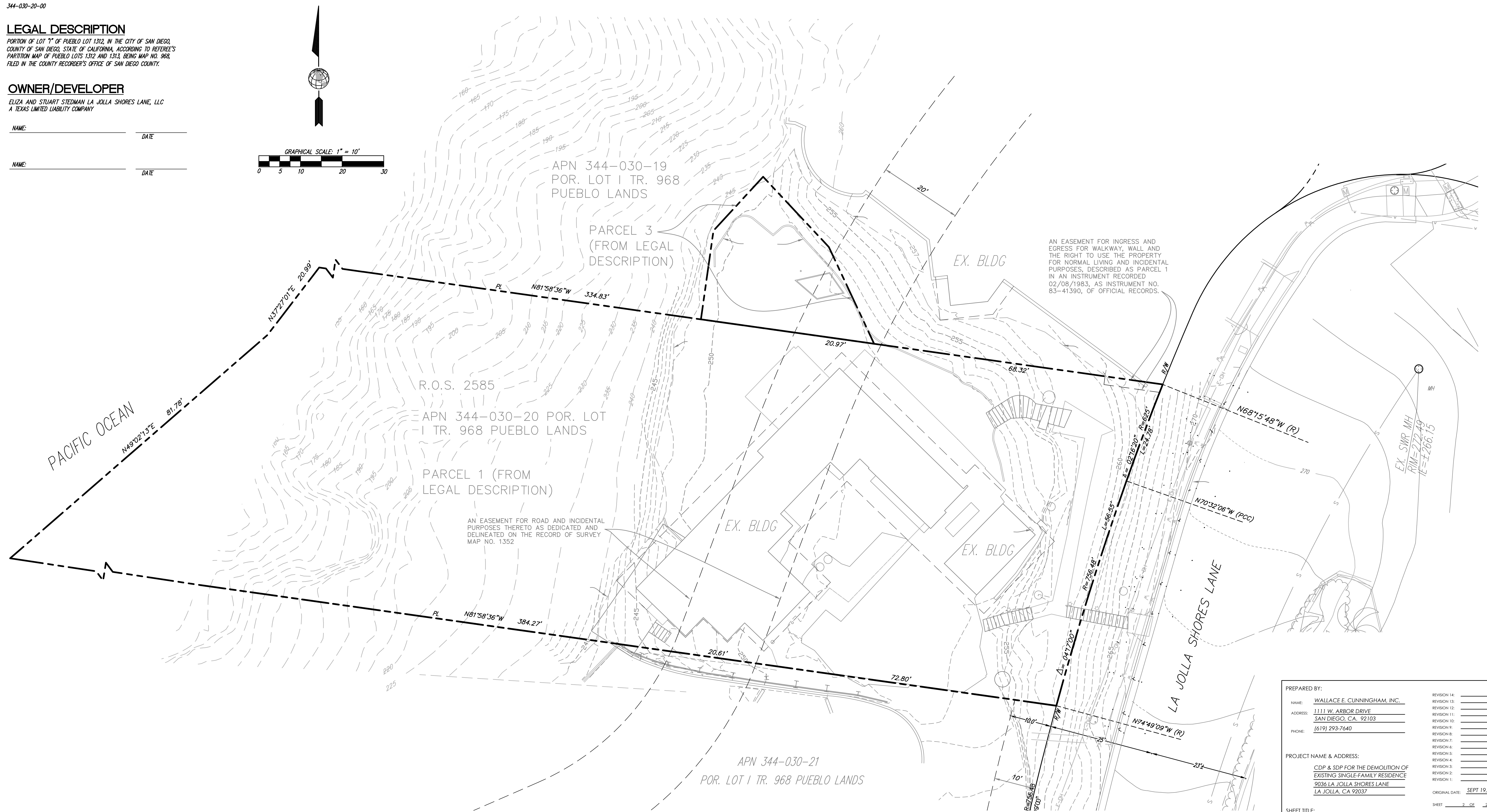
NAME: _____ DATE: _____

NAME: _____ DATE: _____

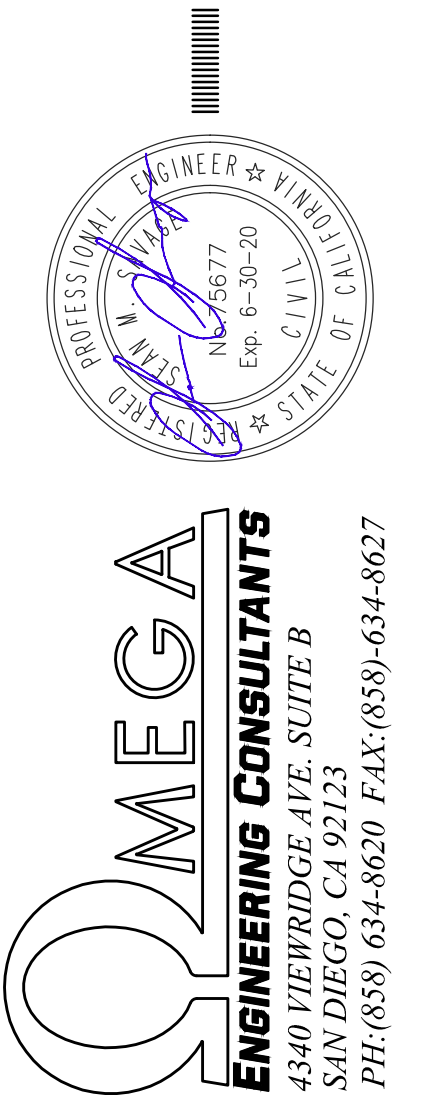


LEGEND

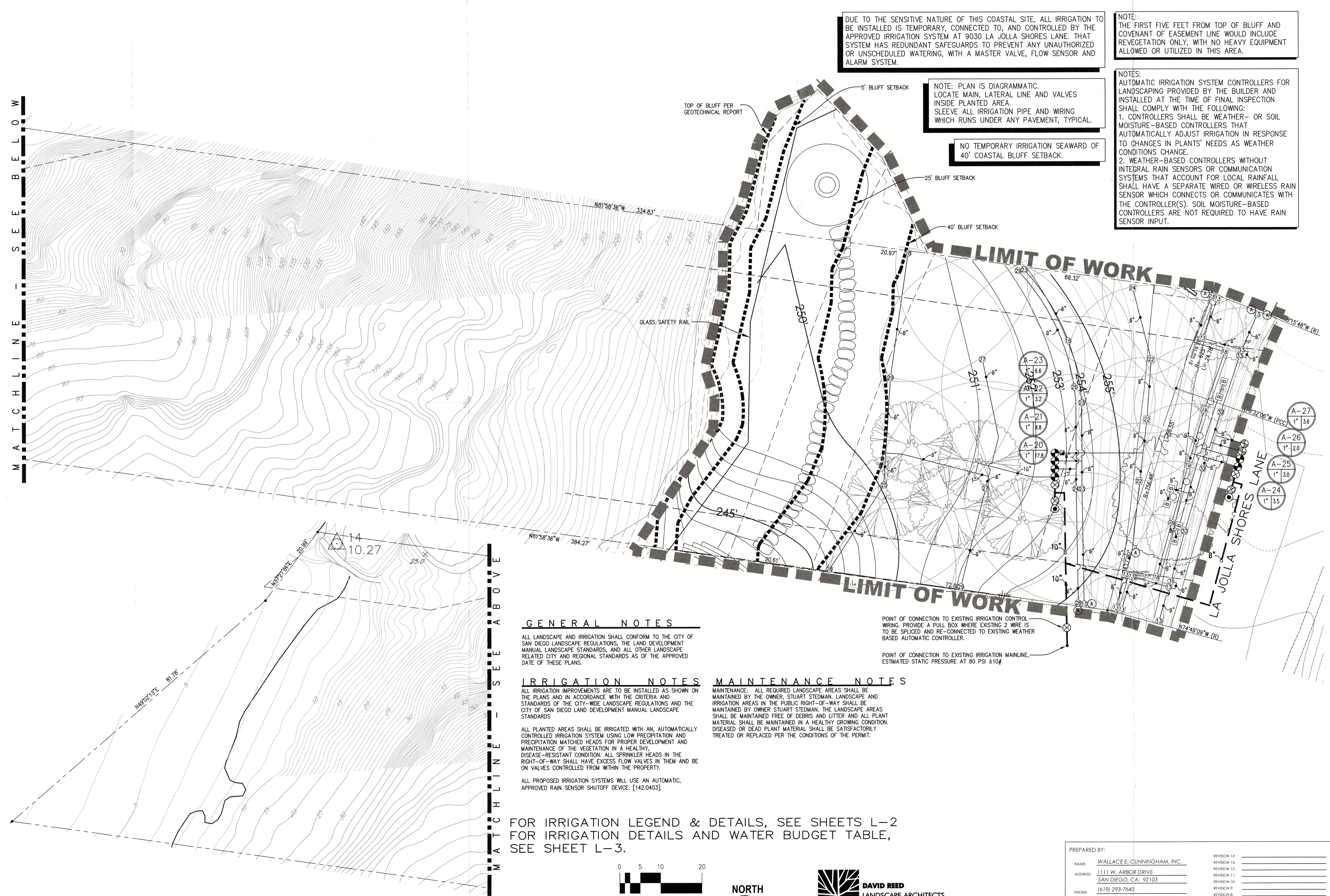
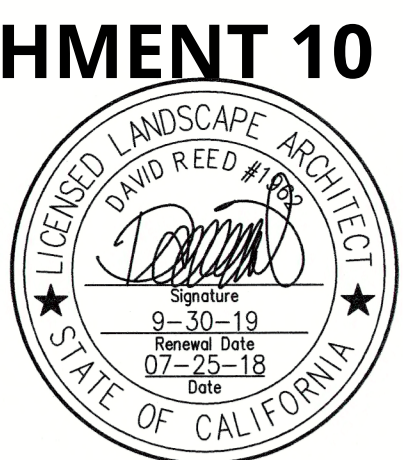
- PROPERTY LINE BOUNDARY
- EXISTING LOT LINE
- EXISTING SPOT ELEVATIONS
- EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING TREES
- EXISTING STREET LIGHT
- EXISTING WATER LATERAL
- EXISTING SEWER LATERAL (TO BE ABANDON)
- EXISTING RETAINING WALL
- EXISTING PCC CONCRETE



PREPARED BY:		REVISION 14:
NAME:	WALLACE E. CUNNINGHAM, INC.	REVISION 13:
ADDRESS:	11111 W. ARBOR DRIVE	REVISION 12:
	SAN DIEGO, CA. 92103	REVISION 11:
PHONE:	(619) 293-7640	REVISION 10:
		REVISION 9:
		REVISION 8:
		REVISION 7:
		REVISION 6:
		REVISION 5:
		REVISION 4:
		REVISION 3:
		REVISION 2:
		REVISION 1:
PROJECT NAME & ADDRESS:	CDP & SDP FOR THE DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE 9036 LA JOLLA SHORES LANE LA JOLLA, CA 92037	ORIGINAL DATE: SEPT 19, 2016
SHEET TITLE:	EXTENTS MAP	SHEET 2 OF 2
		DWP #:
		SHEET NO.:



CLIENT: ELIZA & STUART STEDMAN LA JOLLA SHORES LANE, LLC
 ADDRESS: 9036 LA JOLLA SHORES LANE LA JOLLA, CA 92037
 SHEET TITLE: EXTENTS MAP
 SCALE: _____
 DATE: NOVEMBER 1, 2016
 REVISION: _____
 SHEET NO. 2 OF 2
 DWP #:
 WALLACE E. CUNNINGHAM, INC.
 11111 W. ARBOR DRIVE
 SAN DIEGO, CA. 92103
 (619) 293-7640
 PREPARED BY: WALLACE E. CUNNINGHAM, INC.
 PROJECT NAME & ADDRESS: CDP & SDP FOR THE DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE 9036 LA JOLLA SHORES LANE LA JOLLA, CA 92037
 ORIGINAL DATE: SEPT 19, 2016
 SHEET 2 OF 2
 DWP #:
 SHEET NO.:



NOTE: DUE TO THE SENSITIVE NATURE OF THIS COASTAL SITE, ALL IRRIGATION TO BE INSTALLED IS TEMPORARY, CONNECTED TO, AND CONTROLLED BY THE APPROVED IRRIGATION SYSTEM AT 9030 LA JOLLA SHORES LANE. THAT SYSTEM HAS REDUNDANT SAFEGUARDS TO PREVENT ANY UNAUTHORIZED OR UNSCHEDULED WATERING, WITH A MASTER VALVE, FLOW SENSOR AND ALARM SYSTEM.

NOTE: THE FIRST FIVE FEET FROM TOP OF BLUFF AND COVENANT OF EASEMENT LINE WOULD INCLUDE REVEGETATION ONLY, WITH NO HEAVY EQUIPMENT ALLOWED OR UTILIZED IN THIS AREA.

NOTE: PLAN IS DIAGRAMMATIC. LOCATE MAIN, LATERAL LINE AND VALVES INSIDE PLANTED AREA. SLEEVE ALL IRRIGATION PIPE AND WRING WHICH RUNS UNDER ANY PAVEMENT, TYPICAL.

NOTES: AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

NO TEMPORARY IRRIGATION SEAWARD OF 40' COASTAL BLUFF SETBACK.

GENERAL NOTES

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

IRRIGATION NOTES

ALL IRRIGATION IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
ALL PLANTED AREAS SHALL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM USING LOW PRECIPITATION AND PRECIPITATION MATCHED HEADS FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM WITHIN THE PROPERTY.
ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN AUTOMATIC, APPROVED RAIN SENSOR SHUTOFF DEVICE. [142.0403]

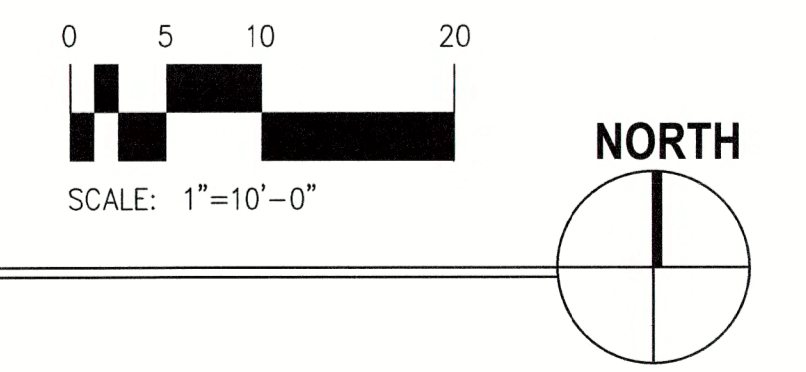
MAINTENANCE NOTES

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, STUART STEDMAN, LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER STUART STEDMAN. 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.

POINT OF CONNECTION TO EXISTING IRRIGATION CONTROL WIRING. PROVIDE A PULL BOX WHERE EXISTING 2 WIRE IS TO BE SPLICED AND RE-CONNECTED TO EXISTING WEATHER BASED AUTOMATIC CONTROLLER.

POINT OF CONNECTION TO EXISTING IRRIGATION MAINLINE, ESTIMATED STATIC PRESSURE AT 80 PSI ±10%

FOR IRRIGATION LEGEND & DETAILS, SEE SHEETS L-2 FOR IRRIGATION DETAILS AND WATER BUDGET TABLE, SEE SHEET L-3.



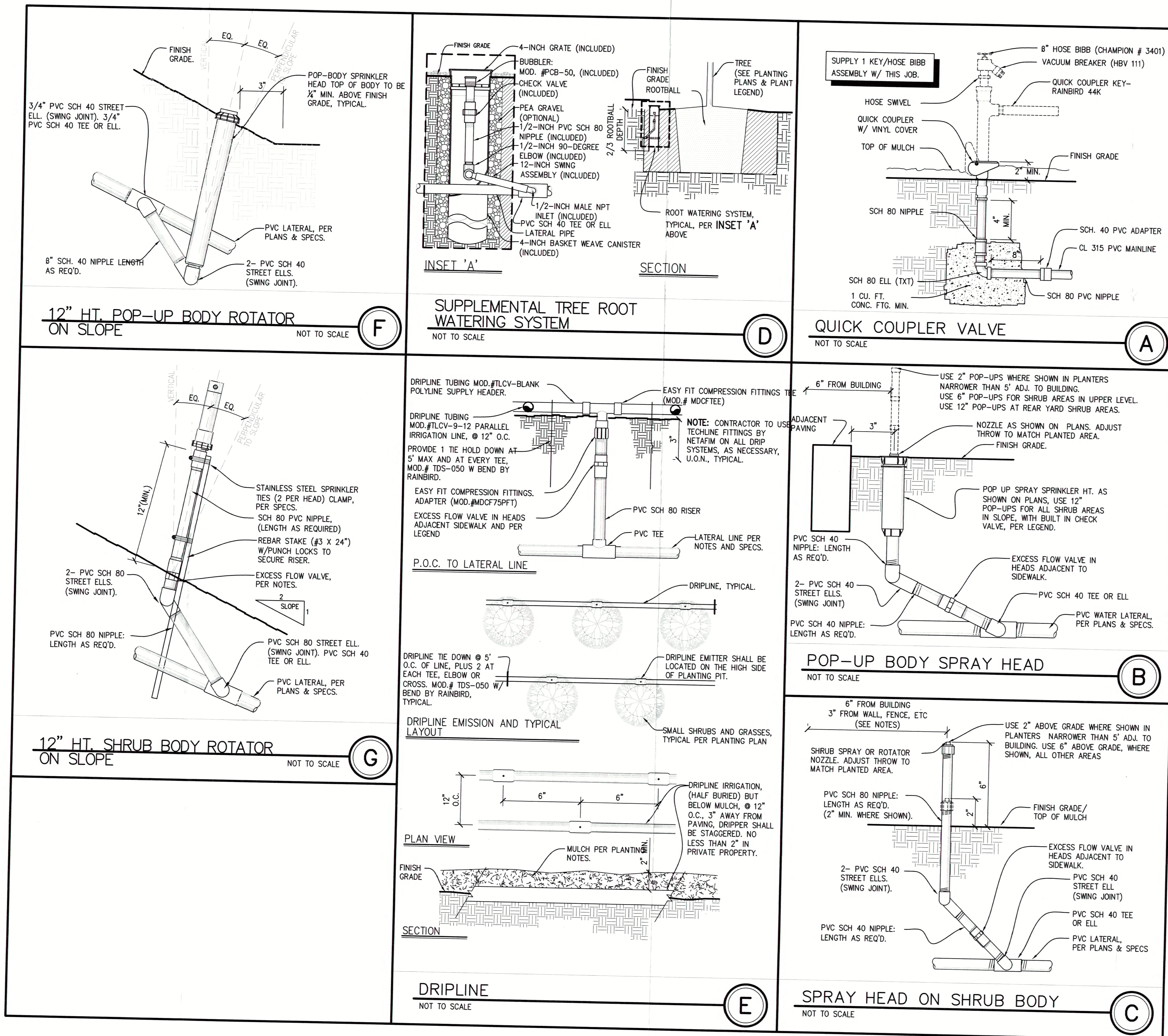
3585 FIFTH AVENUE SUITE 100, SAN DIEGO CALIFORNIA 92103
PH (619) 239-3300 FAX (619) 239-3341 www.drastf.com

IRRIGATION PLAN
scale: 1"=10'-0"

PREPARED BY:	WALLACE E. CUNNINGHAM, INC.	REVISION 14:	
NAME:	1111 W. ARBOR DRIVE	REVISION 13:	
ADDRESS:	SAN DIEGO, CA. 92103	REVISION 12:	
PHONE:	(619) 293-7640	REVISION 11:	
		REVISION 10:	
		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	JULY 26, 2018
		REVISION 1:	JANUARY 29, 2018
PROJECT NAME & ADDRESS:	CDP/SDP FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE 9036 LA JOLLA SHORES LANE LA JOLLA, CA 92037	ORIGINAL DATE:	DECEMBER 6, 2017
SHEET TITLE:	IRRIGATION PLAN	SHEET	4 OF 8
		DIP #:	L1
		SHEET NO.:	L1

WALLACE E. CUNNINGHAM, INC. SHEET TITLE: IRRIGATION PLAN CLIENT: ELIZA & STUART STEDMAN LA JOLLA SHORES LN, LLC ADDRESS: 9036 LA JOLLA SHORES LANE LA JOLLA, CA 92037 SCALE: 1"=10'-0" DATE: JULY 26, 2018 REVISION: 14

SAN DIEGO, CA 92103



IRRIGATION NOZZLE LEGEND

SYM.	MFR	DESCRIPTION	MODEL	PSI	RAD	GPM	NOTES	DETAIL
1	HUNTER	MP ROTATOR	MP800-SR-90	40	10'	.23	USE PROS-00-PRS-40 FOR SHRUB BODY RISER, PER DETAILS. FIELD INSTALLED DRAIN CHECK VALVE MOD.# 3/4"HCV	(C) (G)
2		90°		40	10'	.42		
3		180°		40	10'	.44		
4		360°		40	10'	.78		
5		8'-16" ADJ. ARC	MP815-90	40	15'	.49	USE PROS-12-PRS-40-CV POP UP BODY FOR ALL SHRUB AREAS ADJACENT TO WALKS, PER DETAILS	(B) (F)
6		90°		40	15'	.93		
7		180°		40	15'	1.10		
8		210°		40	15'	1.40		
9		360°	MP815-360	40	15'	1.87		
10		8'-15" CORNER ADJ.	MPCORNER	40	15'	.19		
11		45°		40	14'	.39		
12		105°		40	14'	.45		
13		8'-15" ADJ. ARC	MP1000-90	40	14'	.19		
14		90°		40	14'	.37		
15		180°		40	14'	.43		
16		210°		40	14'	.57		
17		360°	MP1000-360	40	14'	.75		
18		13'-21" ADJ. ARC	MP2000-90	40	20'	.86		
19		90°		40	20'	.74		
20		180°		40	20'	.86		
21		210°		40	20'	1.10		
22		270°		40	20'	1.47		
23		360°	MP2000-360	40	20'	1.87		
24		22'-30" ADJ. ARC	MP3000-90	40	20'	.86		
25		90°		40	20'	1.82		
26		180°		40	30'	2.12		
27		210°		40	30'	2.73		
28		270°		40	30'	3.64		
29		360°	MP3000-360	40	30'	4.77		
30		30'-35" ADJ. ARC 90°	MP3500-90	40	30'	1.28		
31		180°		40	30'	2.86		
32		210°		40	30'	3.29		
33		270°		40	30'	4.44		
		360°	MP3500-360	40	30'	5.92		
		STRIP PATTERN LEFT CORNER	MPLCS-515	40	35'	0.22		
		STRIP PATTERN RIGHT CORNER	MPLCS-530	40	35'	0.44		
			MPLCS-515	40	35'	0.22		
			MPLCS-530	40	35'	0.44		
			MPLCS-515	40	35'	0.22		
			MPLCS-530	40	35'	0.44		

CLIENT: ELIZA & STUART STEDMAN LA JOLLA SHORES LN, LLC
 ADDRESS: 9036 LA JOLLA SHORES LANE LA JOLLA, CA 92037
 REVISION: 1" = 10'-0" DATE: JULY 26, 2018
 SCALE: 1" = 10'-0" DATE: JULY 26, 2018
 SHEET TITLE: IRRIGATION LEGEND AND DETAILS

NOTES:
 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
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PREPARED BY: WALLACE E. CUNNINGHAM, INC.
 1111 W. ARBOR DRIVE
 SAN DIEGO, CA 92103
 (619) 293-7640

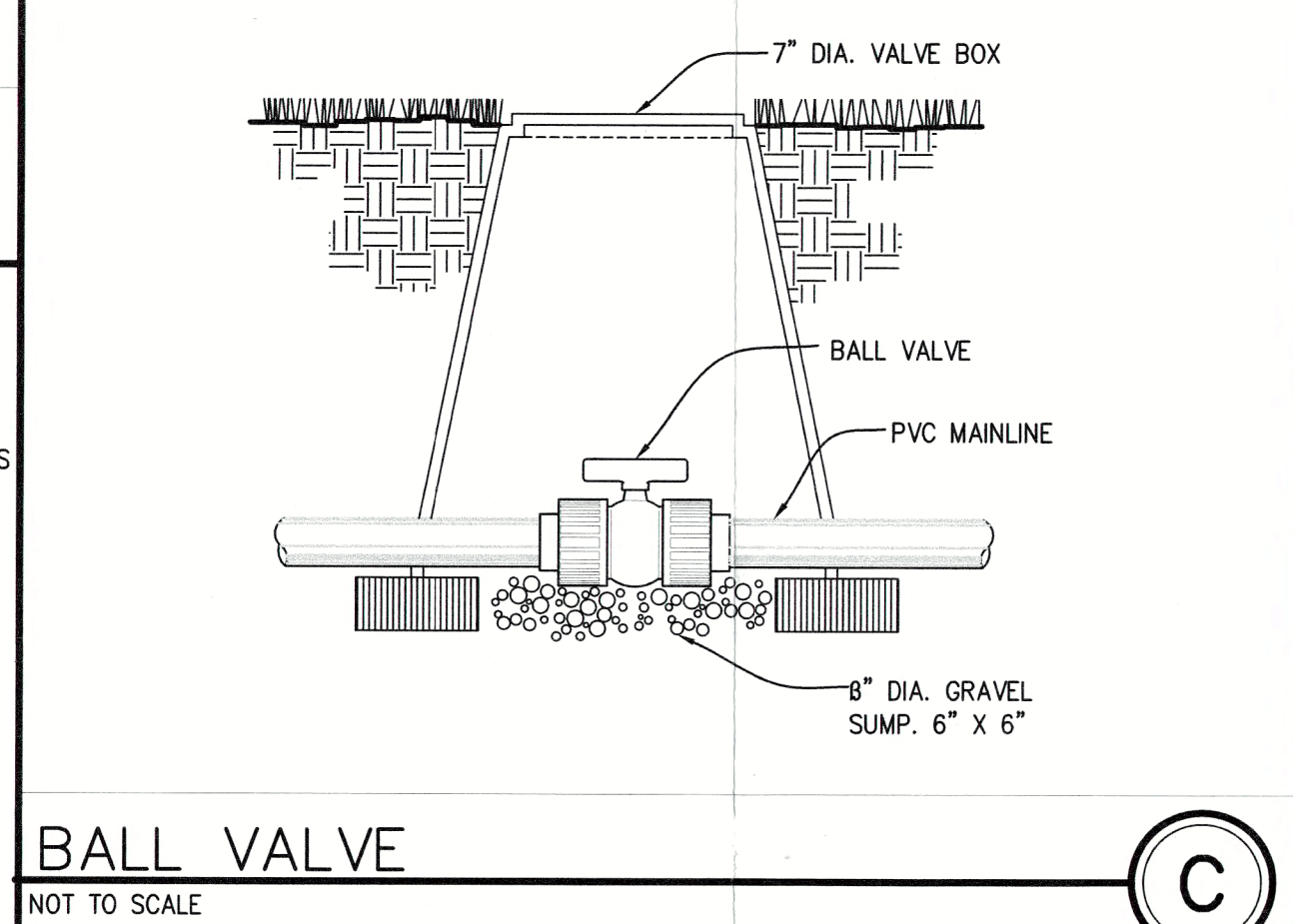
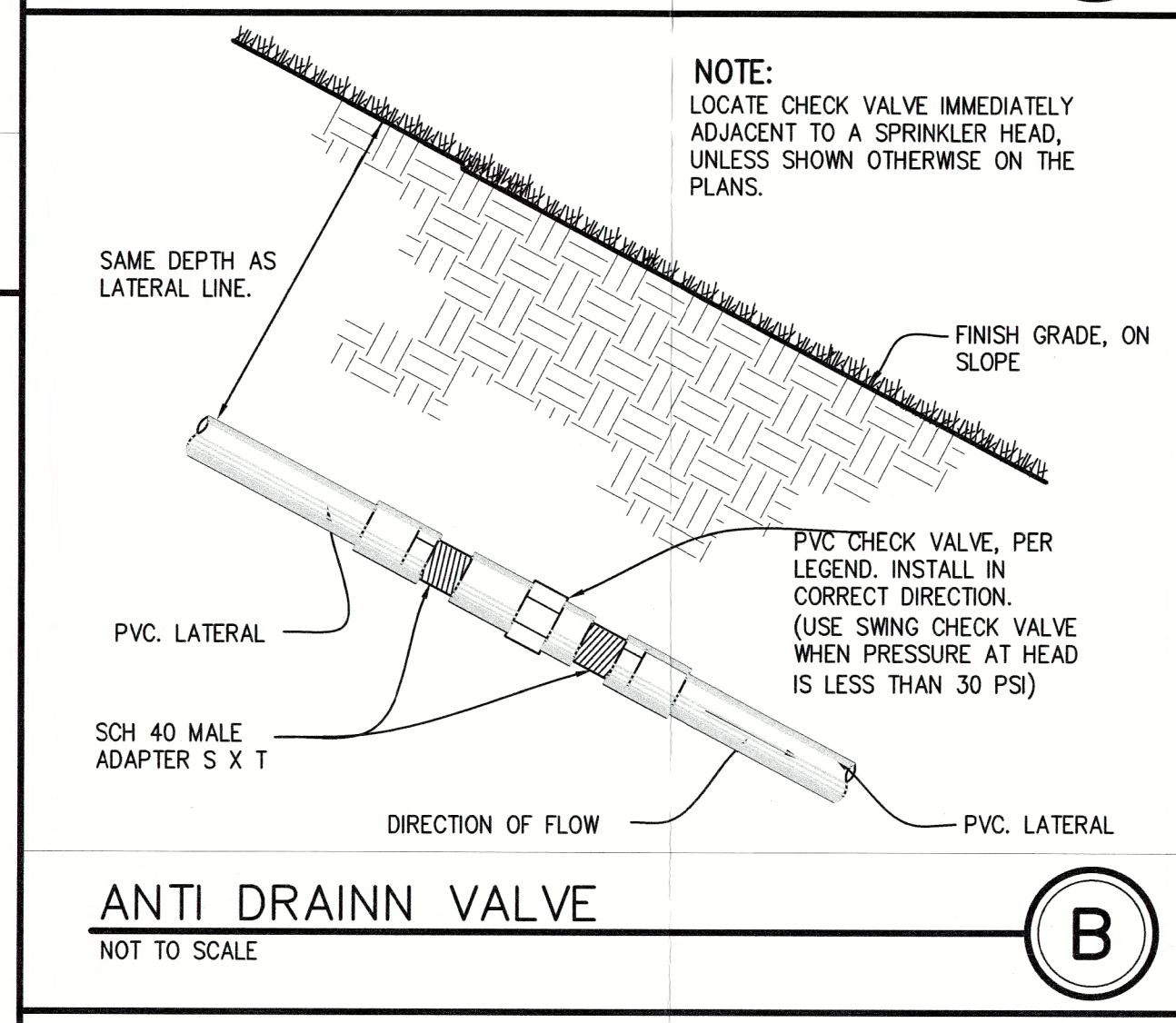
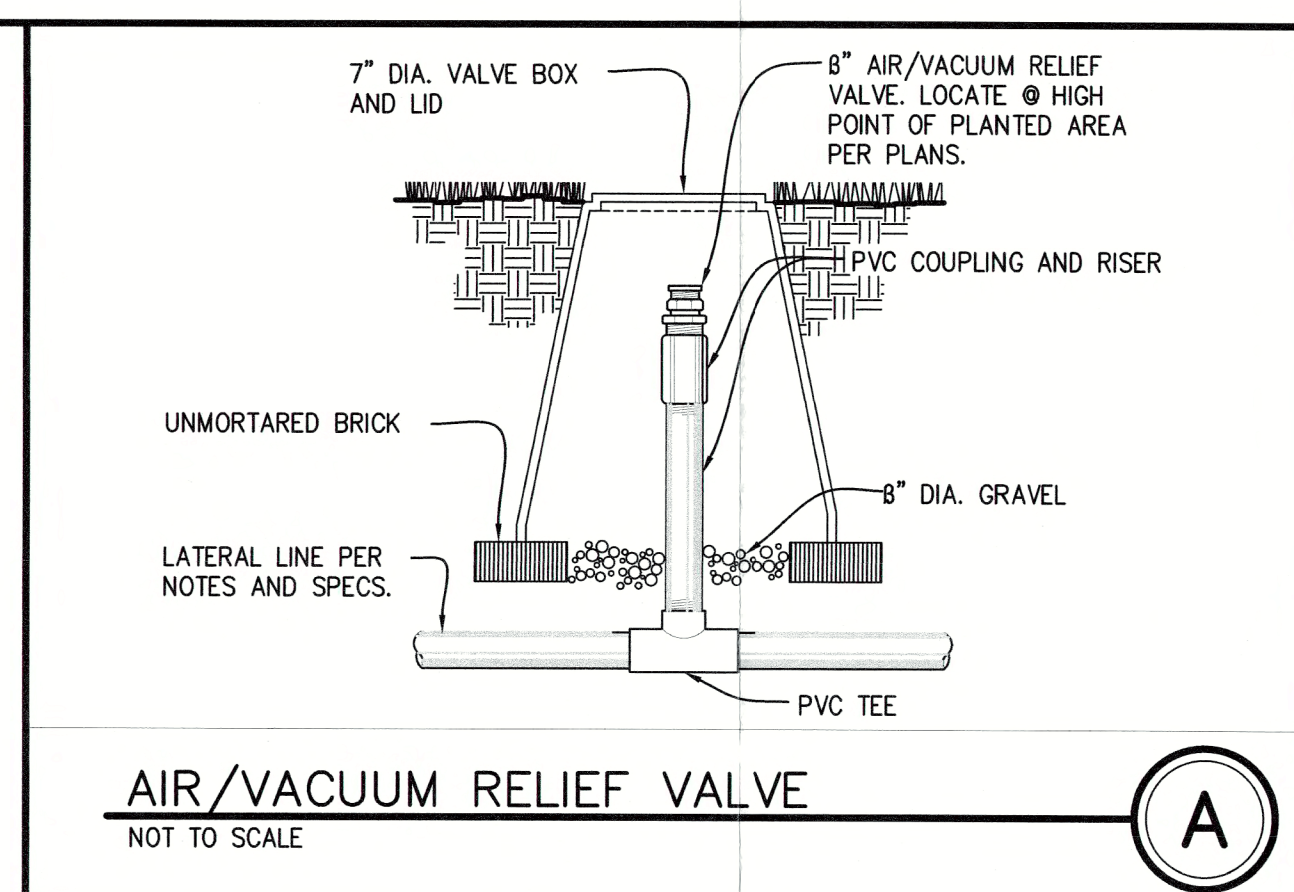
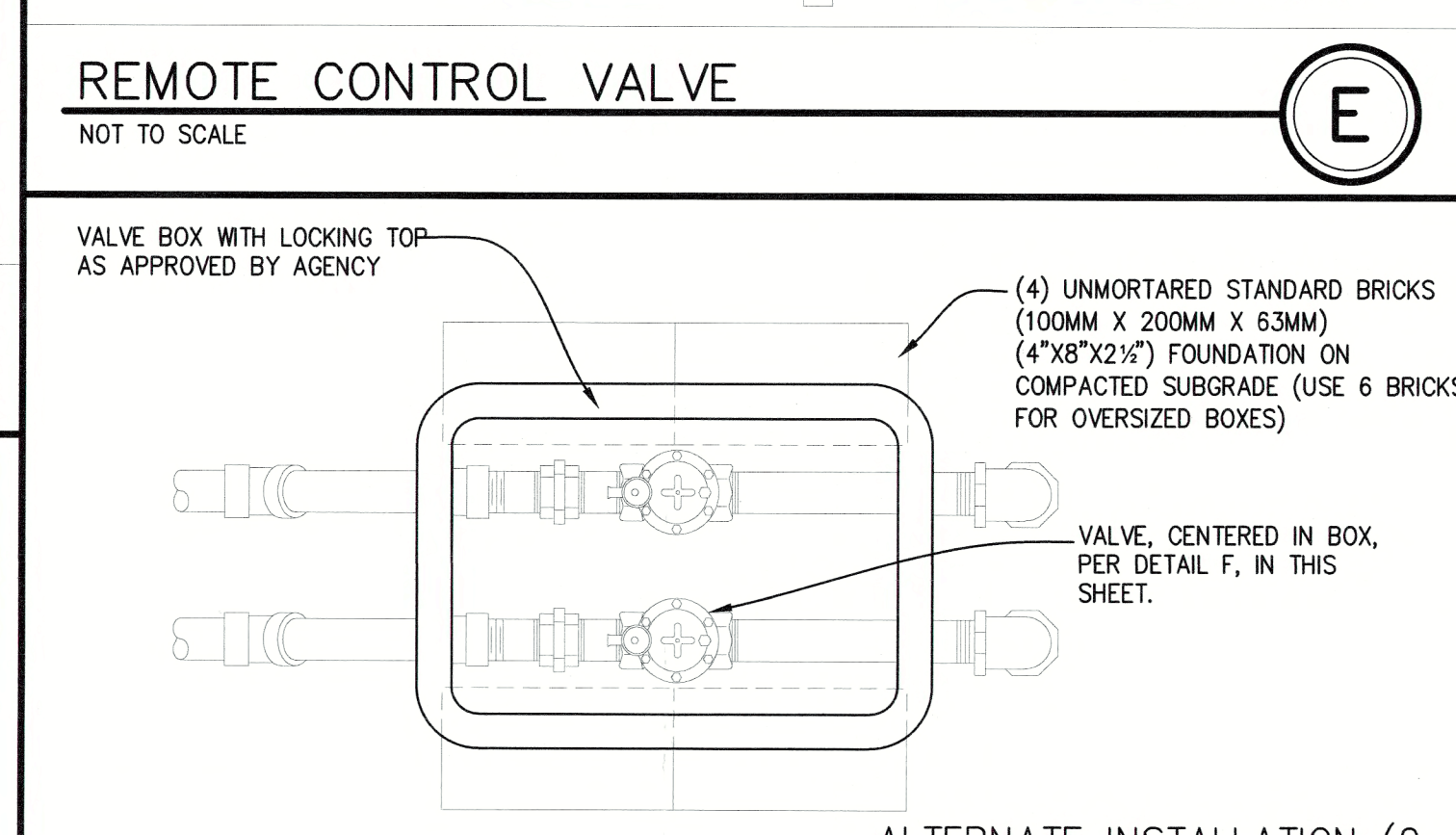
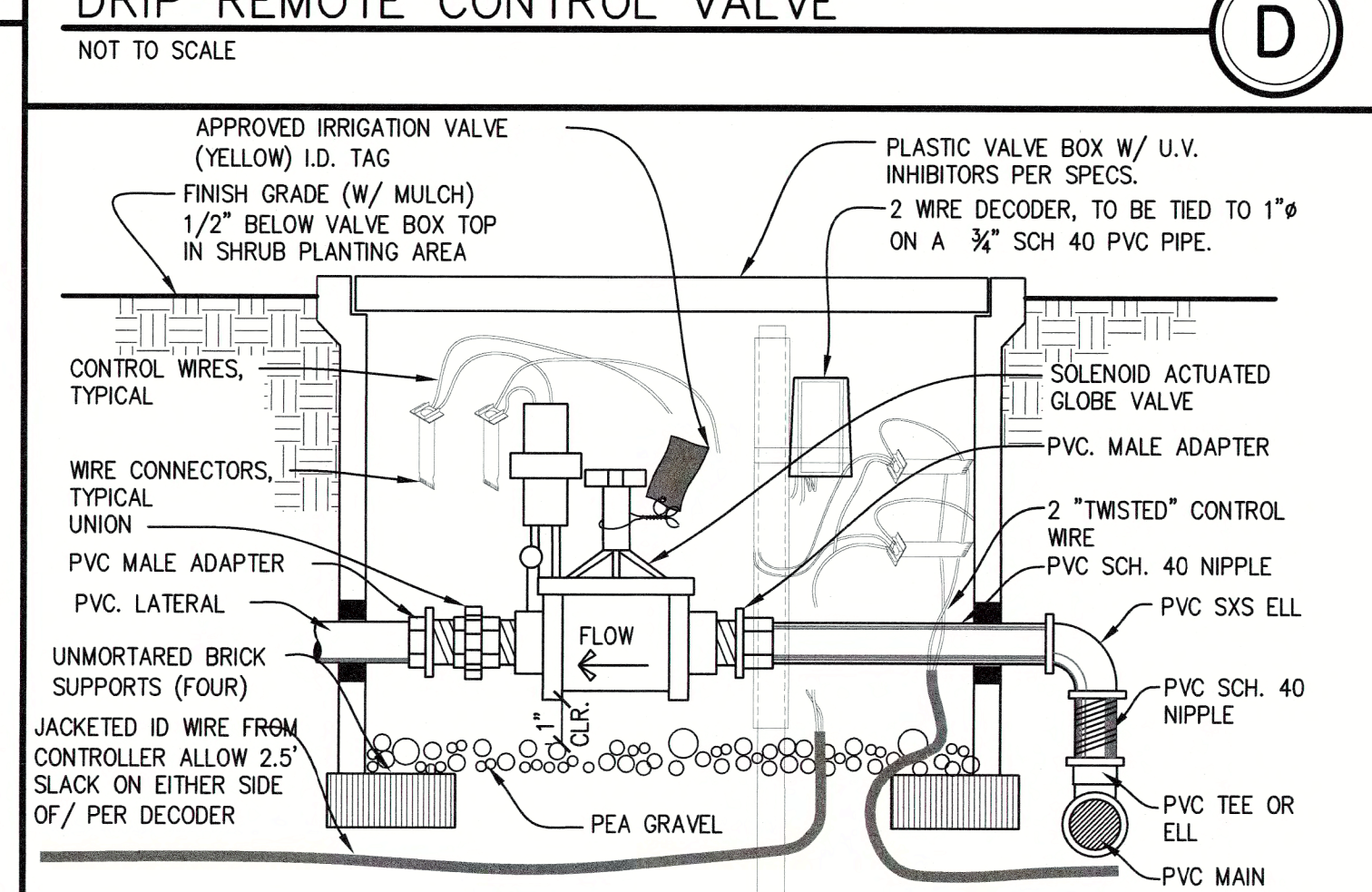
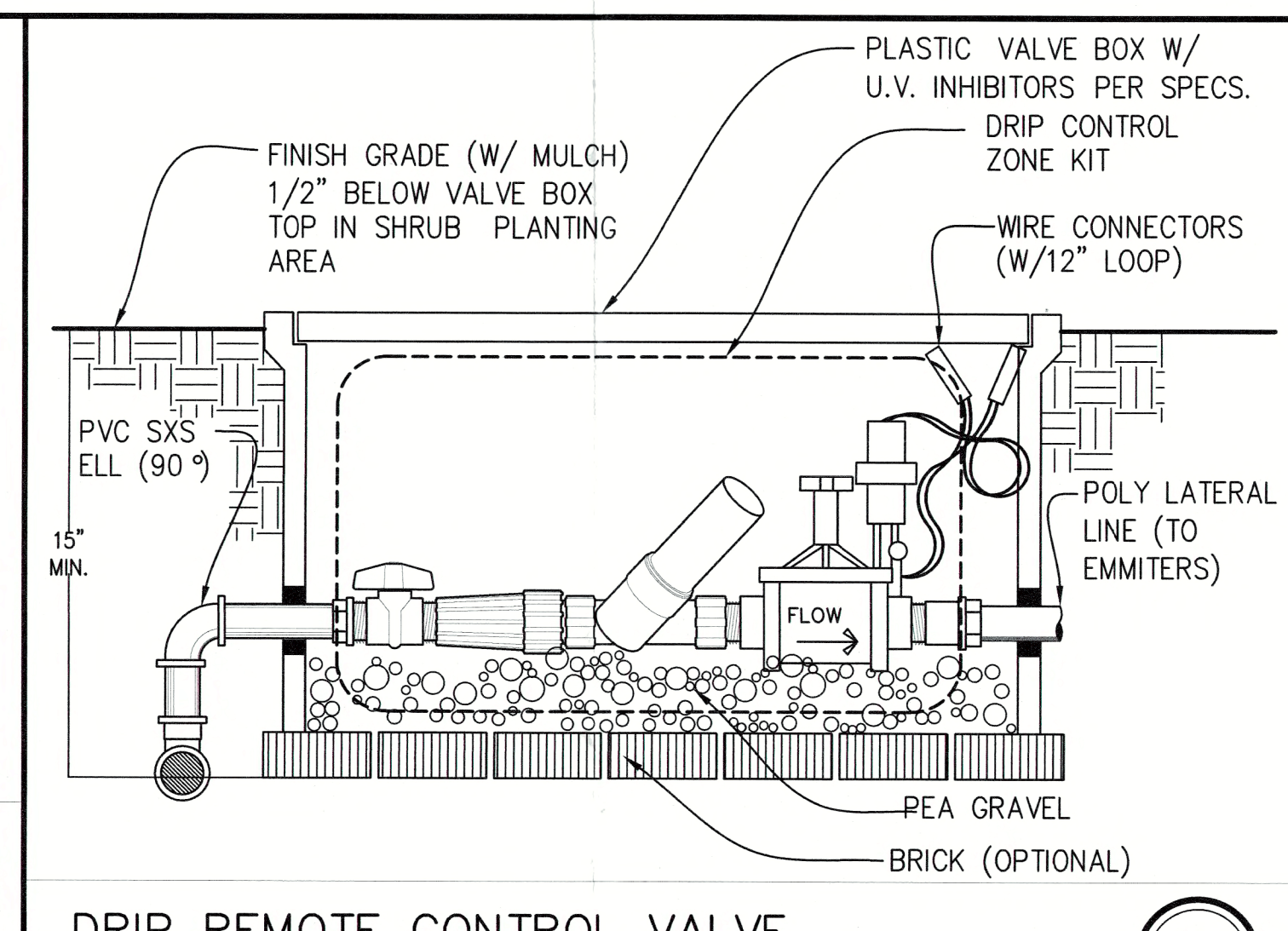
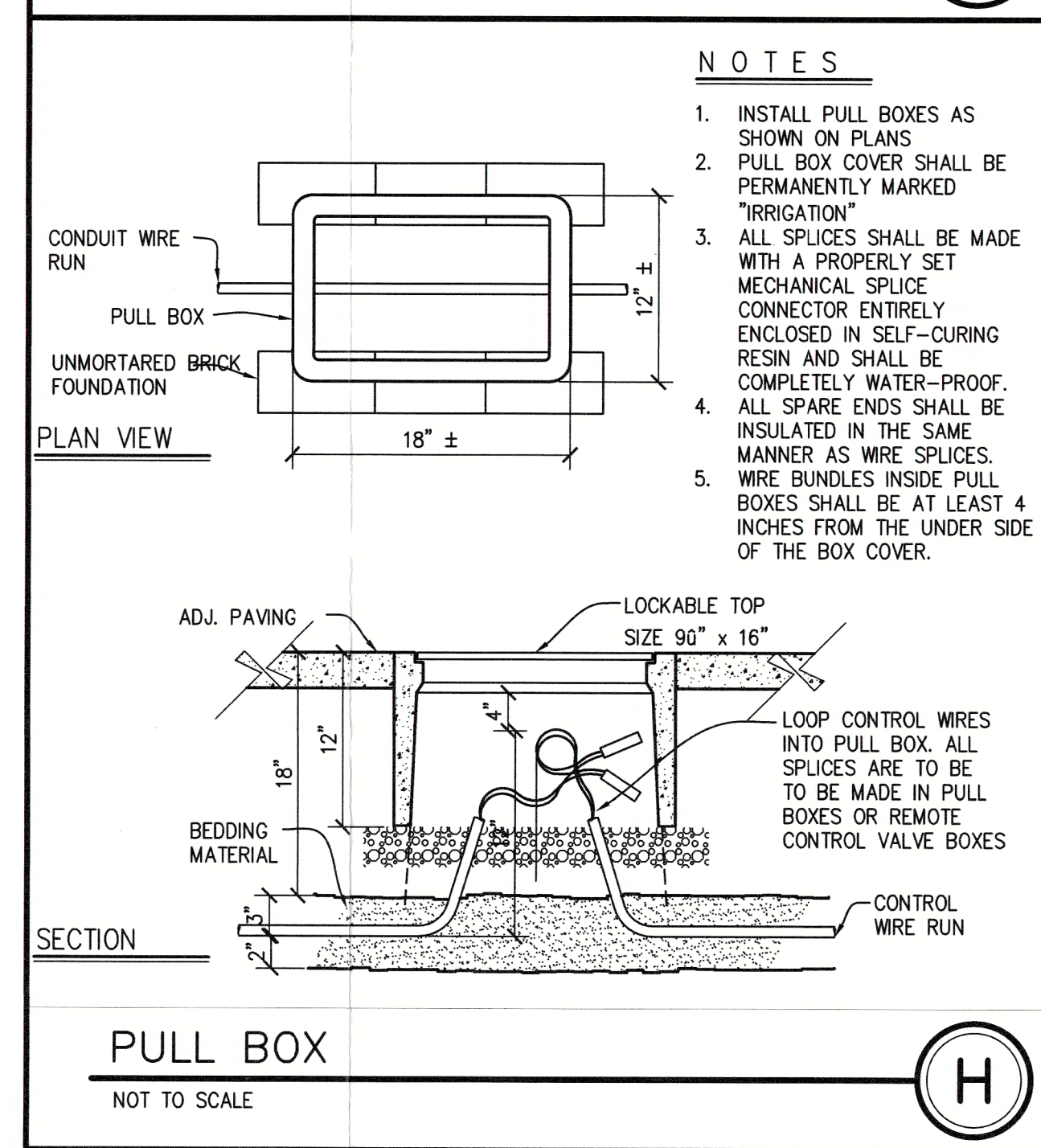
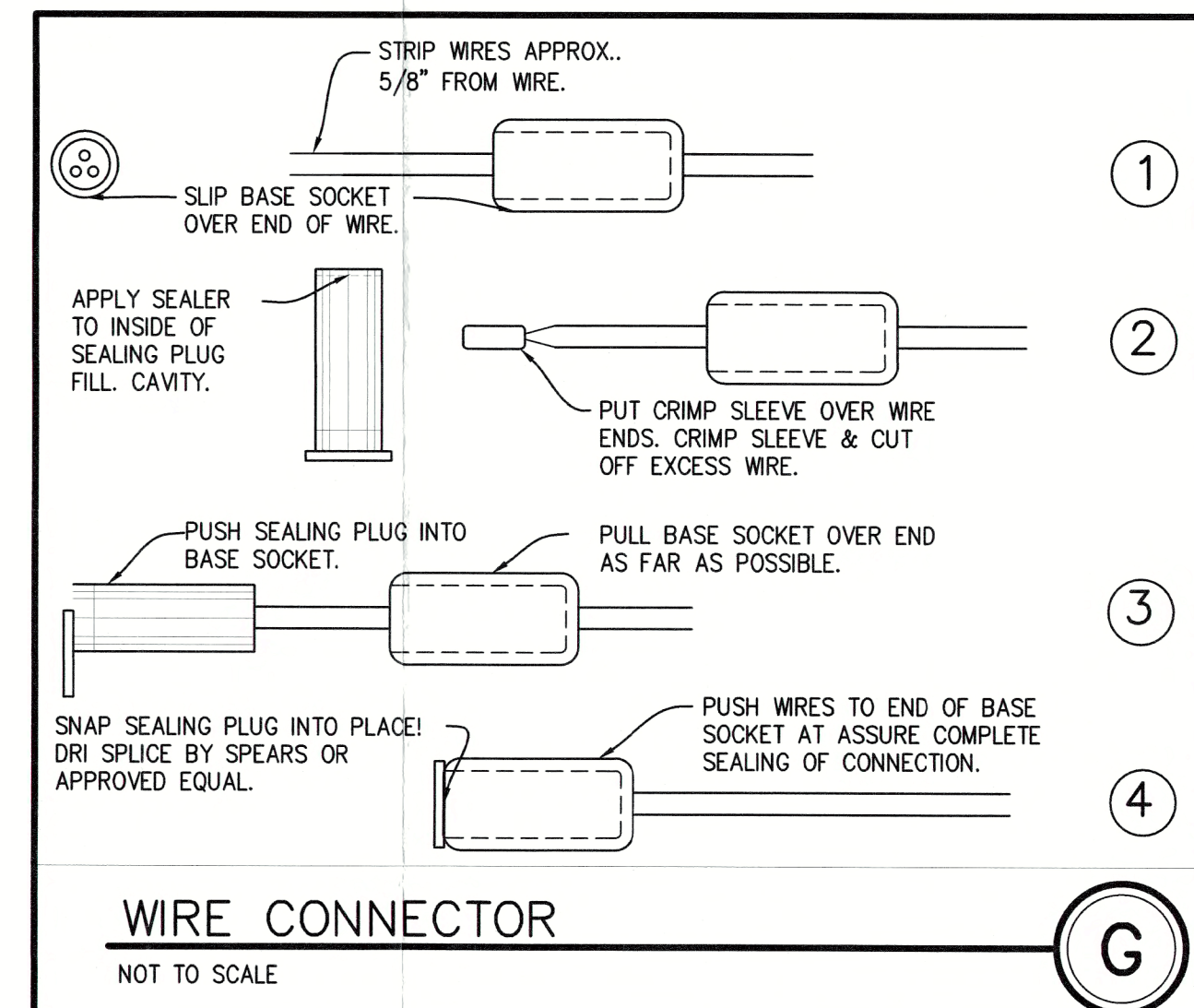
PROJECT NAME & ADDRESS:
 CDP/SPD FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE
 9036 LA JOLLA SHORES LANE
 LA JOLLA, CA 92037

ORIGINAL DATE: DECEMBER 6, 2017

SHEET TITLE: IRRIGATION LEGEND AND DETAILS

SHEET 5 OF 8
 DEF #:
 SHEET NO. L2

WALLACE E. CUNNINGHAM, INC.
 9036 LA JOLLA SHORES LANE
 LA JOLLA, CA 92037
 3 7 1 4 9 3
 6 2 1 0 9 0 3 9 3 7 1 4 9 3



WATER BUDGET HYDROSEED IS TO BE TEMPORARILY IRRIGATED

ESTIMATED TOTAL WATER USAGE FOR TEMPORARY IRRIGATION							TOTAL LS AREA (S.F.)	YEARLY ETO	
DESCRIPTION	CONTROLLER No.	HYDROZONE	VALVE #	PLANT FACTOR (Kc)	LANDSCAPE AREA (S.F.)	IRRIG. METHOD	EFFICIENCY (IE)	PCT. LANDSCAPE AREA	EST WATER USE (GALS./YR)
LOW WATER PLANTS	A	H1	A-20 A-27	0.2	7,082	OVERHEAD	0.75	100.0%	48,009
WATER BUDGET - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)				81,011 GALS./YR.	ESTIMATED TOTAL WATER USAGE (ETWU) IN A YEAR			48,009 GALS./YR.	59.3%
PERCENTAGE OF ESTIMATED TOTAL WATER USAGE (ETWU) OF THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA)									

FIRST YEAR ONLY *

NOTES:
 1. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
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DAVID REED
 LANDSCAPE ARCHITECTS
 3585 FIFTH AVENUE SUITE 100, SAN DIEGO CALIFORNIA 92103
 PH (619) 239-3300 FAX (619) 239-3341 www.drosl.com

PREPARED BY: WALLACE E. CUNNINGHAM, INC.

NAME: WALLACE E. CUNNINGHAM, INC.
 ADDRESS: 1111 W. ARBOR DRIVE, SAN DIEGO, CA. 92103
 PHONE: (619) 293-7640

PROJECT NAME & ADDRESS:
 CDP/SDP FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE
 9036 LA JOLLA SHORES LANE
 LA JOLLA, CA 92037

SHEET TITLE: IRRIGATION DETAILS AND WATER BUDGET TABLE

REVISION 14: _____
 REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: JULY 26, 2018
 REVISION 1: JANUARY 29, 2018

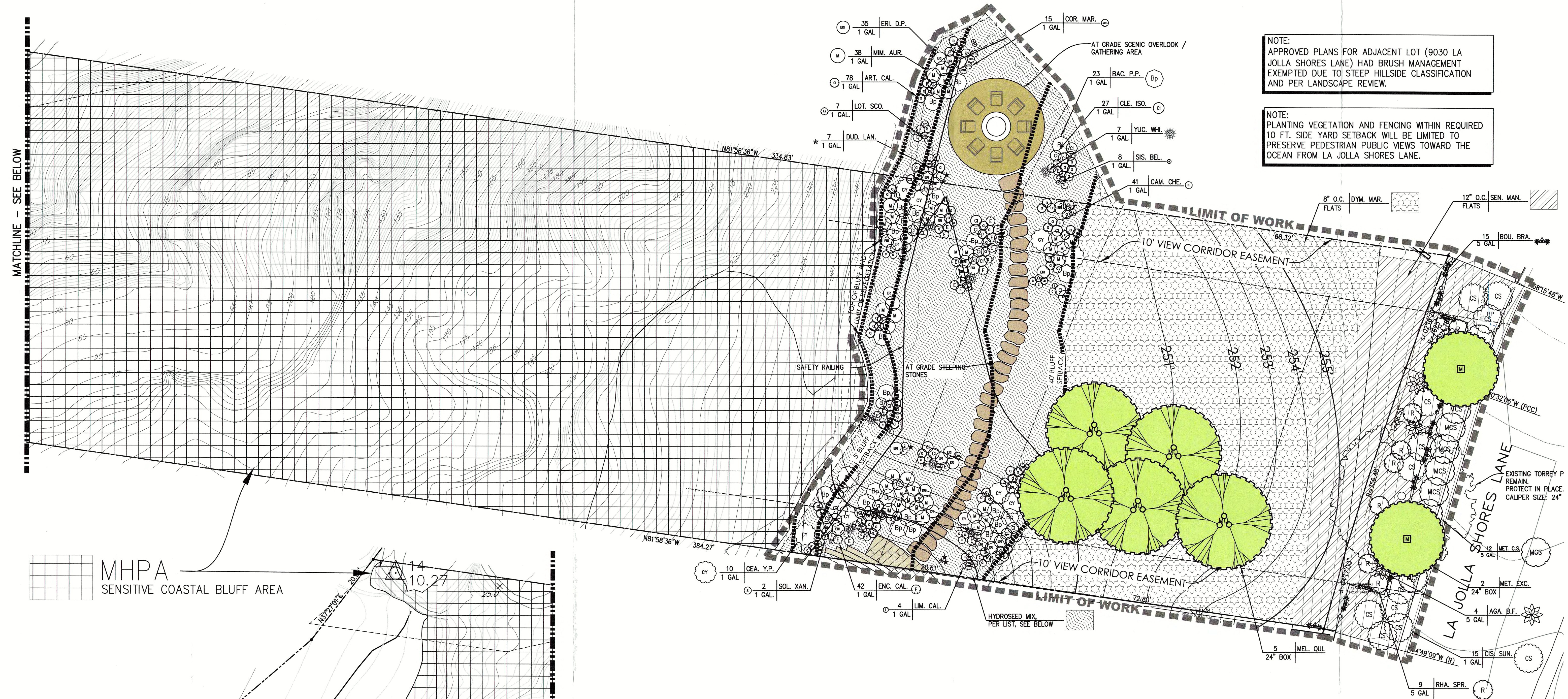
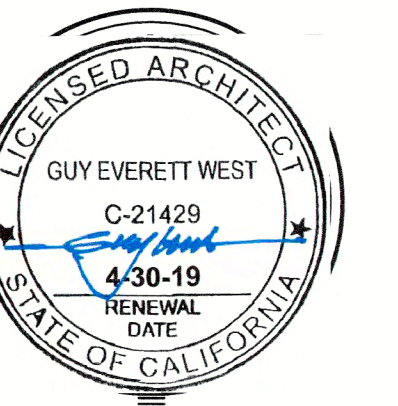
ORIGINAL DATE: DECEMBER 6, 2017

SHEET 6 OF 8

DIP #: _____

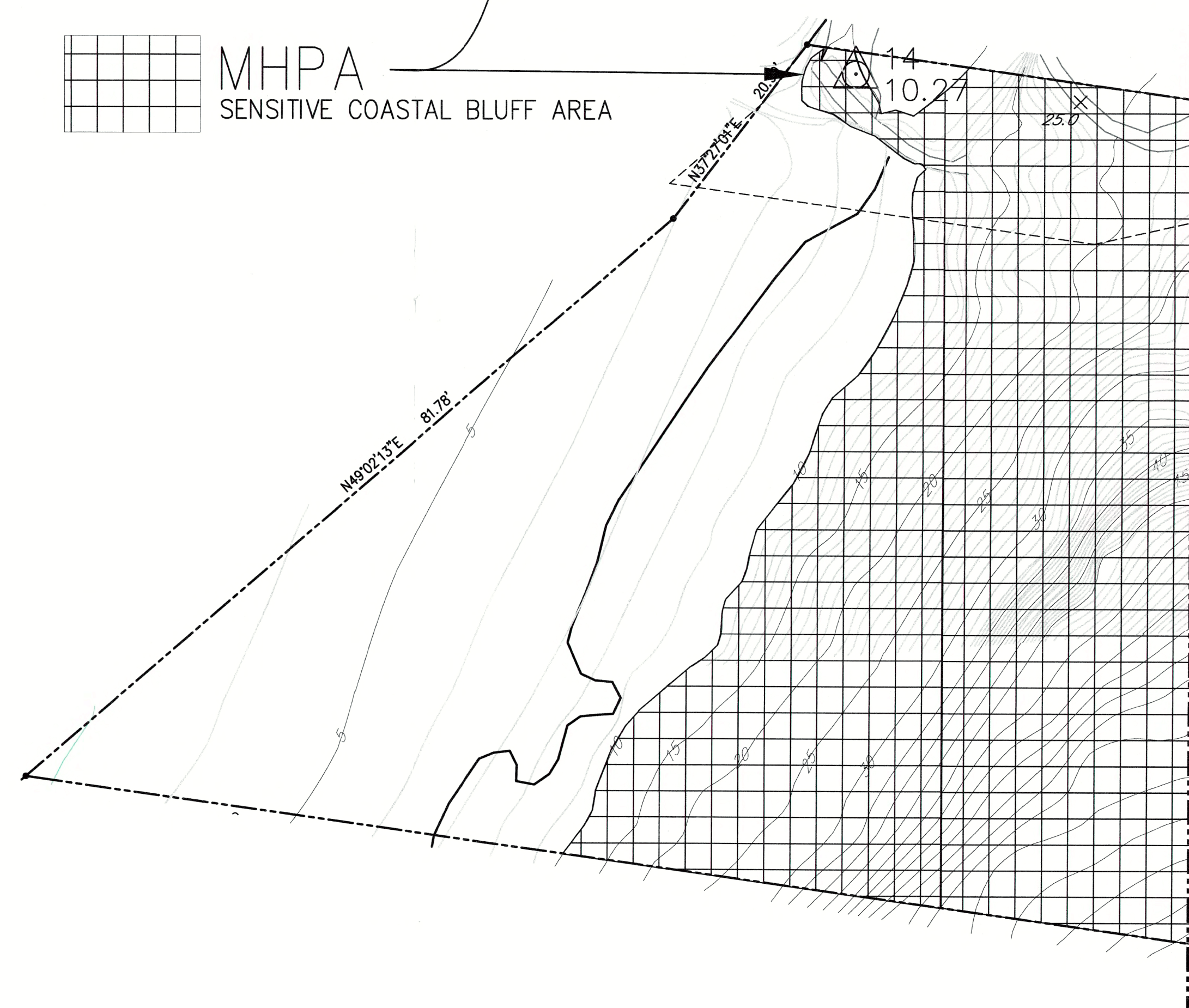
SHEET NO. **L3**

CLIENT: ELIZA & STUART STEDMAN LA JOLLA SHORES LN, LLC
 ADDRESS: 9036 LA JOLLA SHORES LANE LA JOLLA, CA 92037
 SHEET TITLE: IRRIGATION DETAILS AND WATER BUDGET TABLE
 DATE: JULY 26, 2018
 SCALE: 1" = 10'-0"
 REVISION: _____
 WALLACE E. CUNNINGHAM, INC.
 SAN DIEGO, CA 92103



NOTE:
APPROVED PLANS FOR ADJACENT LOT (9030 LA JOLLA SHORES LANE) HAD BRUSH MANAGEMENT EXEMPTED DUE TO STEEP HILLSIDE CLASSIFICATION AND PER LANDSCAPE REVIEW.

NOTE:
PLANTING VEGETATION AND FENCING WITHIN REQUIRED 10 FT. SIDE YARD SETBACK WILL BE LIMITED TO PRESERVE PEDESTRIAN PUBLIC VIEWS TOWARD THE OCEAN FROM LA JOLLA SHORES LANE.



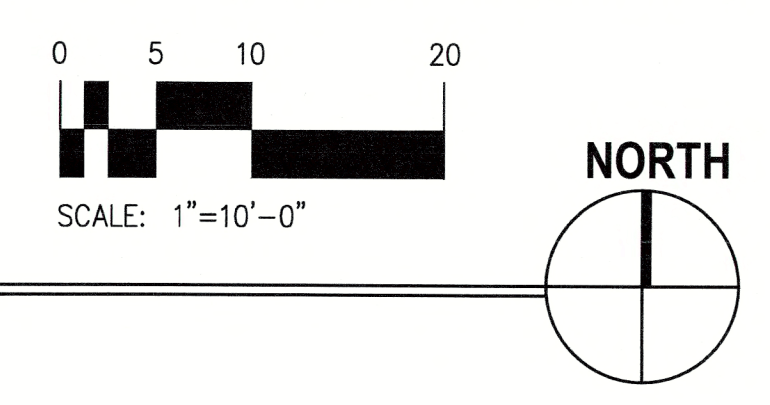
NATIVE PLANTS (WITHIN 40' OF BLUFF)

ABBR.	SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME
MEDIUM SHRUBS				
ART. CAL.	1 GAL	78	ARTEMISIA CALIFORNICA	COASTAL SAGEBRUSH
ENC. CAL.	1 GAL	42	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
MM. AUR.	1 GAL	38	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER
PROCUMBENT SHRUBS				
BAC. P.P.	1 GAL	23	BACCHARIS PILULARIS 'PIGEON POINT'	COYOTE BRUSH HYBRID
CEA. Y.P.	1 GAL	10	CEANOTHUS G. H. 'YANKEE POINT'	YANKEE POINT CAMEL CREEPER
ERI. D.P.	1 GAL	35	ERIODONUM FASCICULATUM 'DANA'	CALIFORNIA BUCKWHEAT HYBRID
SMALL SHRUBS				
CAM. CHE.	1 GAL	41	CAMISSONIA CHERANTHIFOLIA S.S.P.	SUN CUP (BEACH EVENING PRIMROSE)
CLE. ISO.	1 GAL	27	CLEOME ISOMERIS	BLADDER POD
COR. MAR.	1 GAL	15	COREOPSIS MARTIMA	SEA DAHLIA
LIM. CAL.	1 GAL	4	LIMONUM CALIFORNICA	COASTAL STATICE
LOT. SCO.	1 GAL	7	LOTUS SCOPARIUS	DEERFEED BLUE-EYED
SIS. BEL.	1 GAL	8	SISYRINCHUM BELLUM	GRASS PURPLE
SOL. XAN.	1 GAL	2	SOLANUM XANTII	NIGHTSHADE
MEDIUM SUCCULENTS				
YUC. WHI.	5 GAL	7	YUCCA WHIPPLEI	OUR LORD'S CANDLE
SMALL SUCCULENTS & SUCCULENT GROUNDCOVERS				
DUD. LAN.	1 GAL	7	DUDLEYA LANCEOLATA	LANCE LEAFED DUDLEYA

NATIVE HYDROSEED MIX (WITHIN 40' OF BLUFF)

ABBR.	SCIENTIFIC NAME	COMMON NAME	PLS/LB	RATE/ACRE
ABR. VIL.	ABRONIA VILLOSA	SAND VERBENA	4,290	1 LB.
ACH. MIL.	ACHILLEA MILLEFOLIUM	WOLFEY YARROW	2,720,000	3 OZ.
AMB. CHA.	AMBROSIA CHAMISSONIS	BEACH BUR	20,000	4 OZ.
CAM. CHE.	CAMISSONIA CHERANTHIFOLIA S.S.P. SUFFRUTICOSA	SUN CUP (BEACH EVENING PRIMROSE)	2,070,000	1/2 LB.
CLE. ISO.	CLEOME ISOMERIS	BLADDER POD	1,980	1 LB.
COR. MAR.	COREOPSIS MARTIMA	SEA DAHLIA	250,000	1/2 LB.
ENC. CAL.	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	48,045	8 LBS.
ESC. CAL.	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	234,000	2 LBS.
HEL. VUL.	HELIANTHEMUM SCOPARIUM	SUN ROSE	746,000	6 OZ.
LAST. CAL.	LASTHENIA CALIFORNICA	DWARF GOLDFIELDS	1,750,000	1 1/2 LBS.
LAS. GLA.	LASTHENIA GLABRA	GOLDFIELDS	1,404,000	1 1/2 LBS.
LAY. PLA.	LAYIA PLATYGLOSSA	TIDY TIPS	300,000	4 OZ.
LIM. CAL.	LIMONUM CALIFORNICA	CALIFORNIA STATICE	74,000	1 LB.
LIN. LEW.	LINUM 'LEWIS'	PERENNIAL BLUE FLAX	233,750	1/2 LB.
LUP. BIC.	LUPINUS BICOLOR	PYGMY-LEAFED LUPINE	85,000	5 LBS.
NEM. MEN.	NEMOPHILA MENZIESII	BABY BLUE-EYES	210,000	1 LB.
PHA. CAM.	PHACELIA CAMPANULARIA	CALIFORNIA DESERT BLUEBELLS	637,500	12 OZ.

FOR PLANTING NOTES AND DETAILS, SEE SHEET L-5
FOR PLANTING LIST ON THE REMAINDER SITE SEE SHEET L-5



DAVID REED
LANDSCAPE ARCHITECTS
3585 FIFTH AVENUE SUITE 100, SAN DIEGO CALIFORNIA 92103
PH (619) 239-3300 FAX (619) 239-3341 www.drcafo.com

LANDSCAPE PLANTING PLAN
scale: 1"=10'-0"

PREPARED BY: WALLACE E. CUNNINGHAM, INC.
NAME: 1111 W. ARBOR DRIVE
ADDRESS: SAN DIEGO, CA. 92103
PHONE: (619) 293-7640

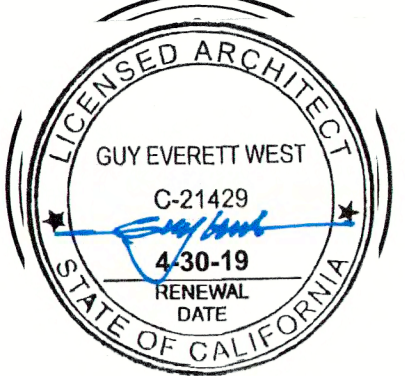
PROJECT NAME & ADDRESS:
CDP/SDP FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE
9036 LA JOLLA SHORES LANE
LA JOLLA, CA 92037

SHEET TITLE: LANDSCAPE PLANTING PLAN

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
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REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: JULY 26, 2018
REVISION 2: JANUARY 29, 2018
REVISION 1: _____

ORIGINAL DATE: DECEMBER 6, 2017
SHEET 7 OF 8
DEP: _____
SHEET NO. **L4**

CLIENT: ELIZA & STUART STEEDMAN LA JOLLA SHORES LN, LLC
 ADDRESS: 9036 LA JOLLA SHORES LANE
 LA JOLLA, CA 92037
 SHEET TITLE: LANDSCAPE PLANTING PLAN
 DATE: JULY 26, 2018
 REVISION: _____
 SCALE: 1"=10'-0"
 WALLACE E. CUNNINGHAM, INC.
 3585 FIFTH AVENUE SUITE 100, SAN DIEGO CALIFORNIA 92103
 PH (619) 239-3300 FAX (619) 239-3341 www.drcafo.com
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PLANTING NOTES

NOTE: CITY SAN DIEGO

ALL PLANTING IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

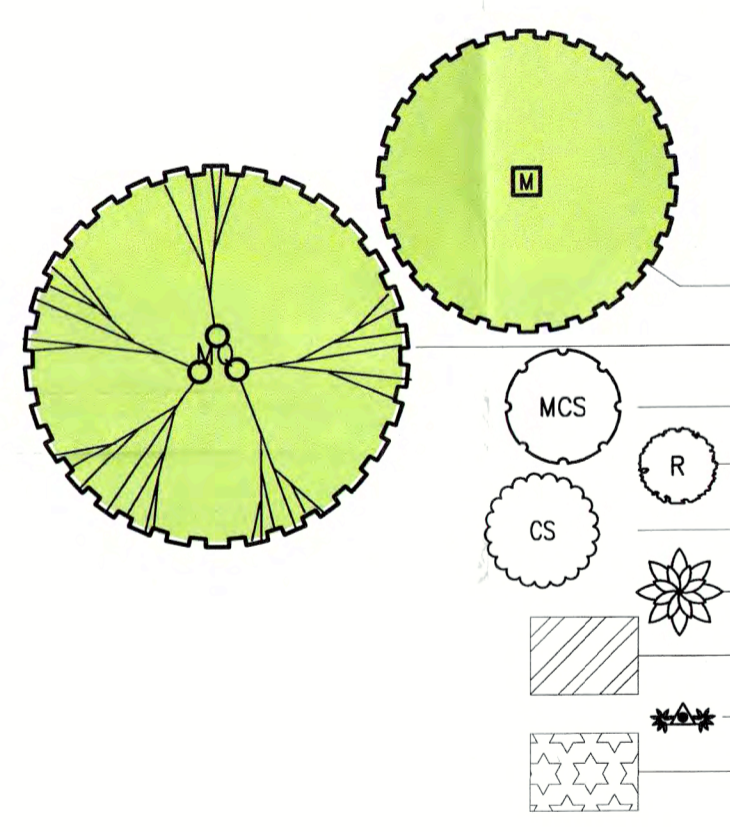
- LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITHIN PLUS OR MINUS .10 FEET OF FINISH GRADE.
- THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (E.G. PATENTED MONOCROIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM" NURSERY STOCK.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER PLANTING.
- THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
- PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.
- SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.
- LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
- TREE AND SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
- TREE AND SHRUB PITS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.
- TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
- DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
- CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.
 - 100 LBS. OF GYPSUM PER 1000 SQ. FT.
 - 70 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER 1000 SQ. FT.
 - 6 LBS. OF IRON SULFATE PER 1000 SQ. FT.
 - 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
 - 5 CUBIC YARDS OF NITROLIZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)
- AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 6".

- NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.
- NITROLIZED ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRI-SERVICE, LOAMEX™, OR APPROVED EQUAL.
- A. PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS EXCEPT NATIVES, SHALL CONSIST OF 1/3 NITROLIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER CUBIC YARD, AND WORM CASTINGS (AS FROM RED WORM FERTILIZING PRODUCTS PH. 619.339.1963) AT THE RATE OF 3 CUBIC FEET PER CUBIC YARD OF BACKFILL. CONTRACTOR SHALL ALSO SUPPLY LIVE EARTHWORMS AT THE RATE OF 1 PINT PER 1000 SQ. FT.
- ALL NATIVE PLANT PITS SHALL BE AMENDED WITH 1/5 NITROLIZED ORGANIC AMENDMENT, 4/5 NATIVE SOILS, 5 LBS. OF TRI-C (6-2-4) FERTILIZER AND (FOR BIDDING PURPOSES), 4 LBS GYPSUM AND 1 LB SULFUR PER CUBIC YARD OF BACKFILL.
- ALL RHAPHIOLEPIS SHALL RECEIVE 5 LBS. BONEMEAL PER CU. YD. OF BACKFILL.
- ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™, PER MANUFACTURERS SPECIFICATIONS IN ADVANCE OF PLANTING. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING.

18. ALL PLANTS SHALL RECEIVE ONE OF THE 2 TYPES OF FERTILIZER TABLETS (BELOW) AT THE FOLLOWING RATES:

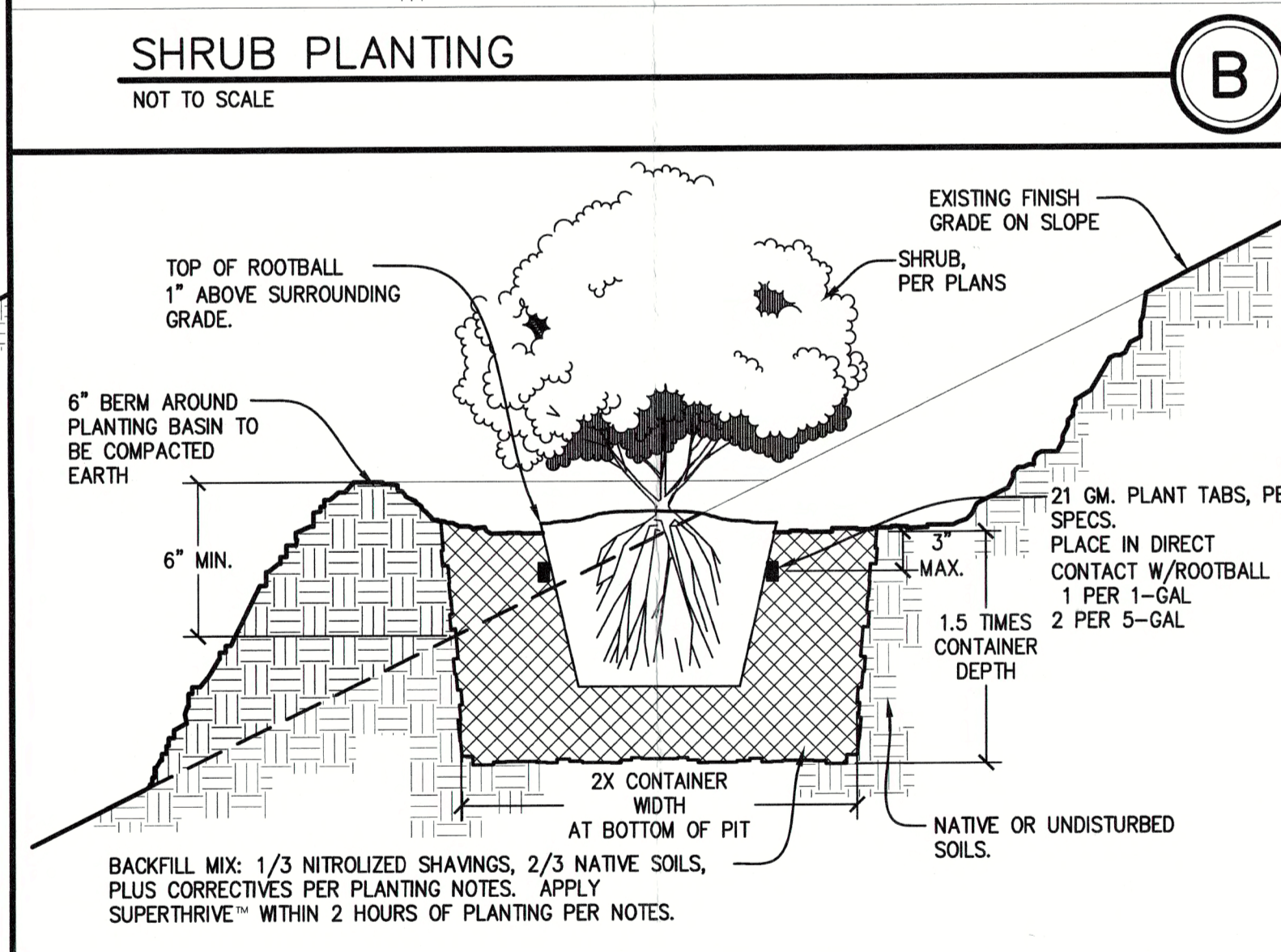
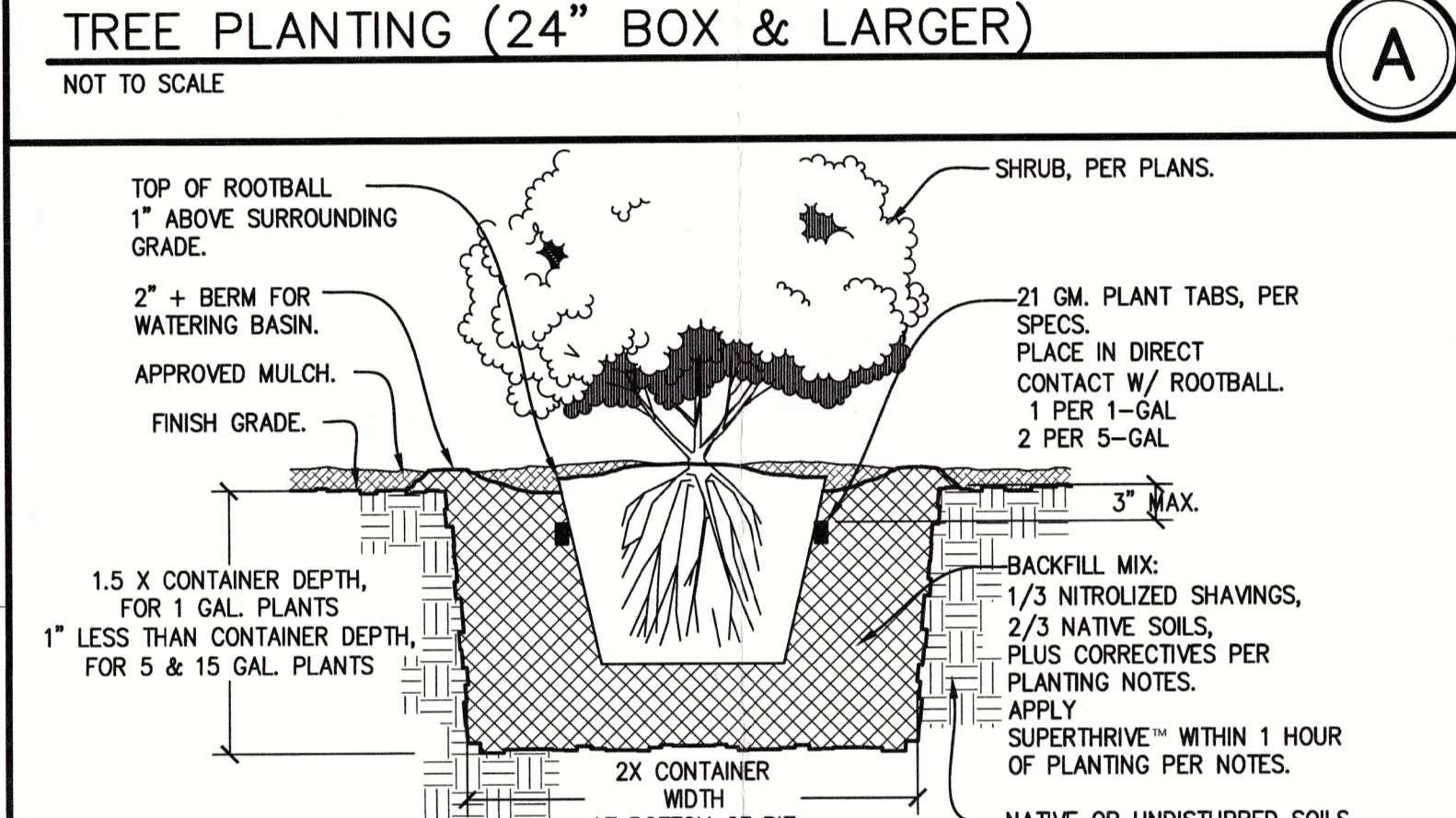
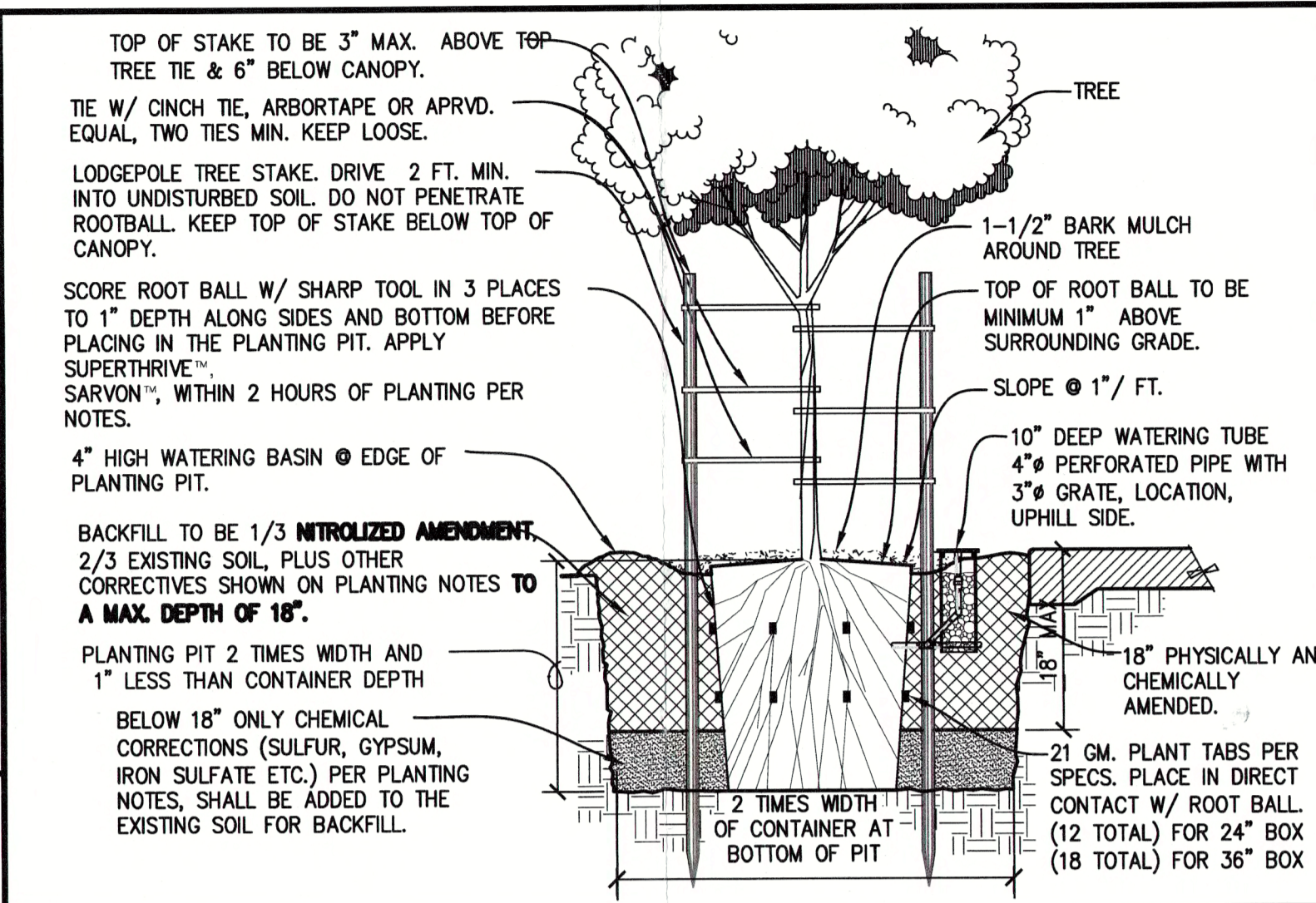
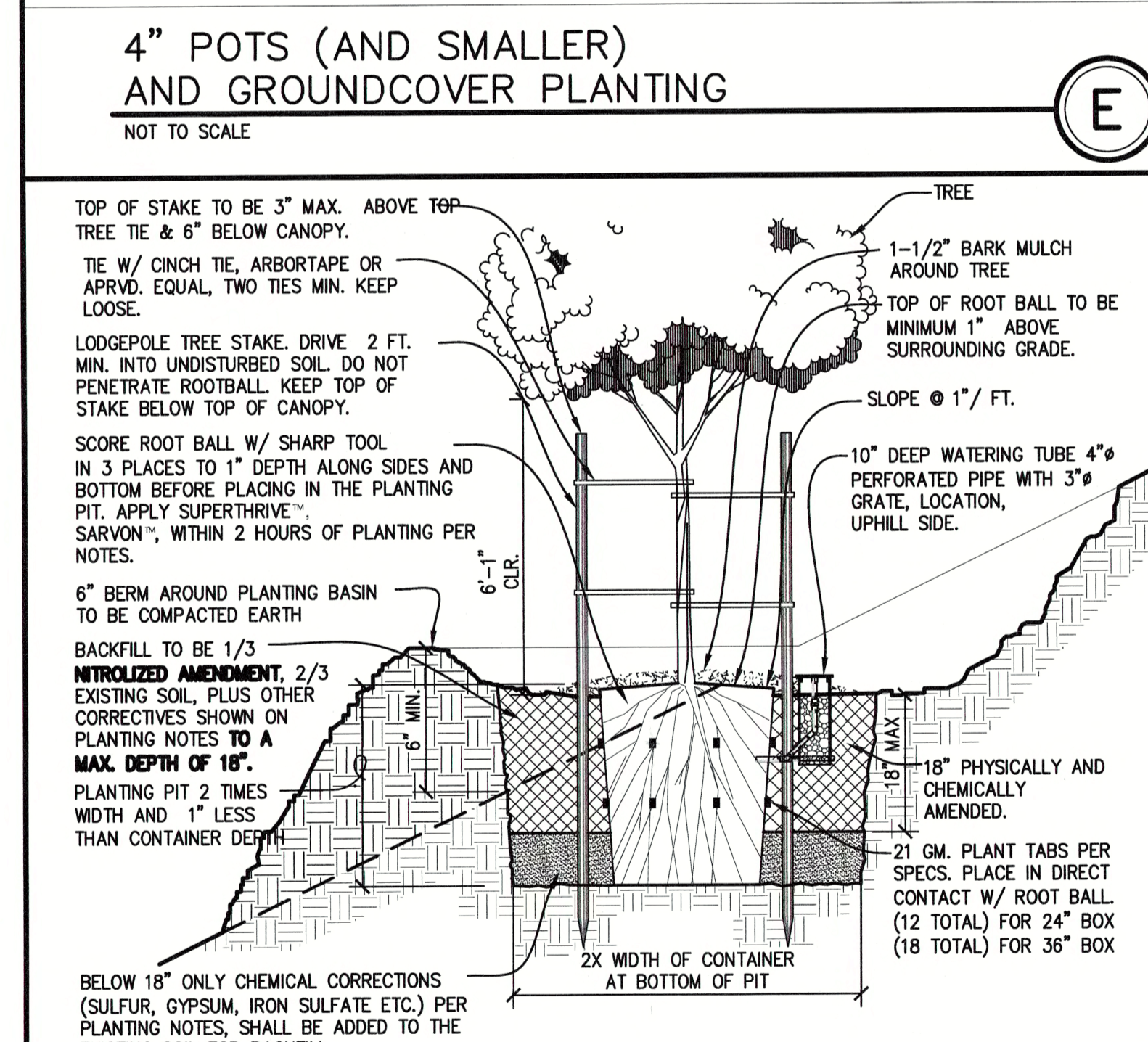
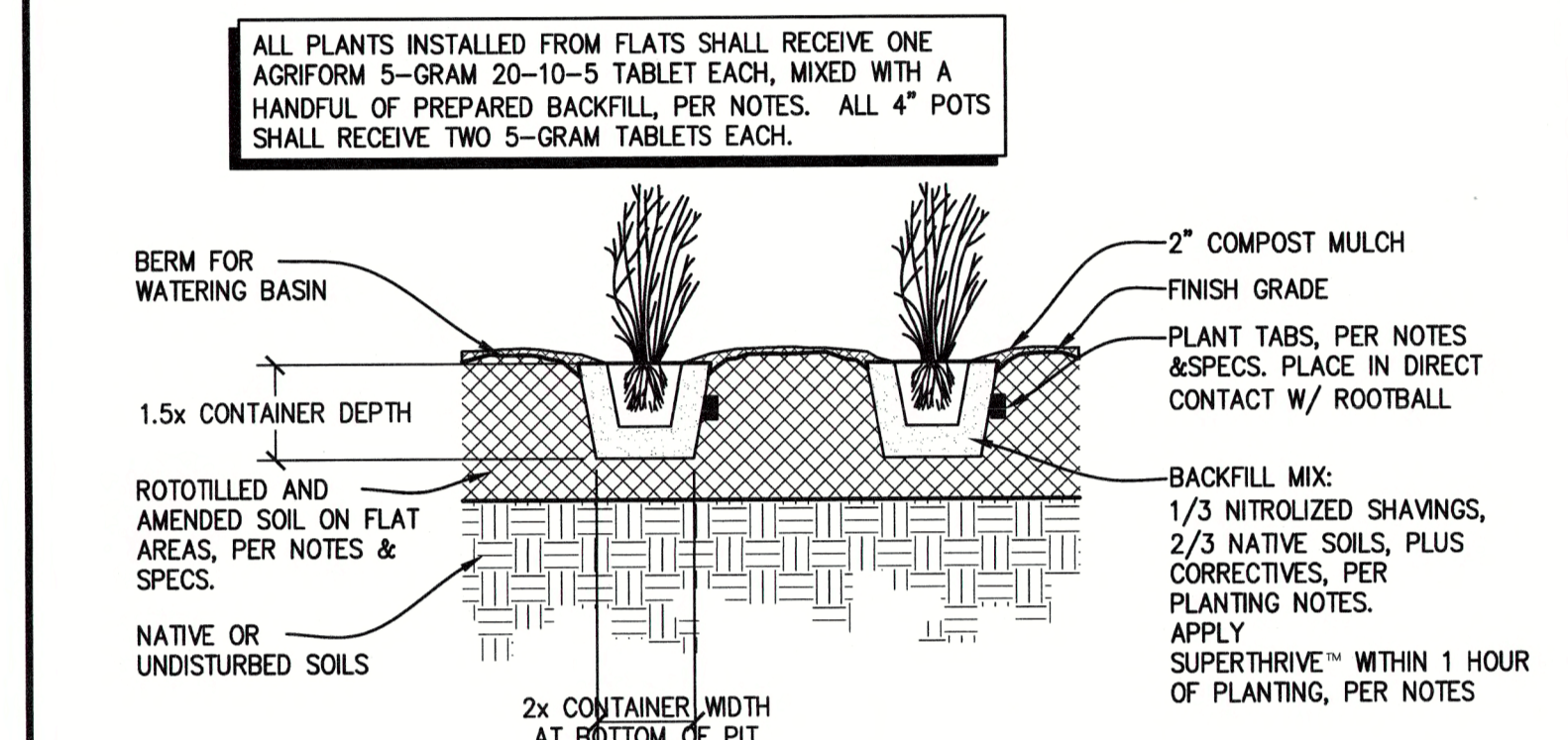
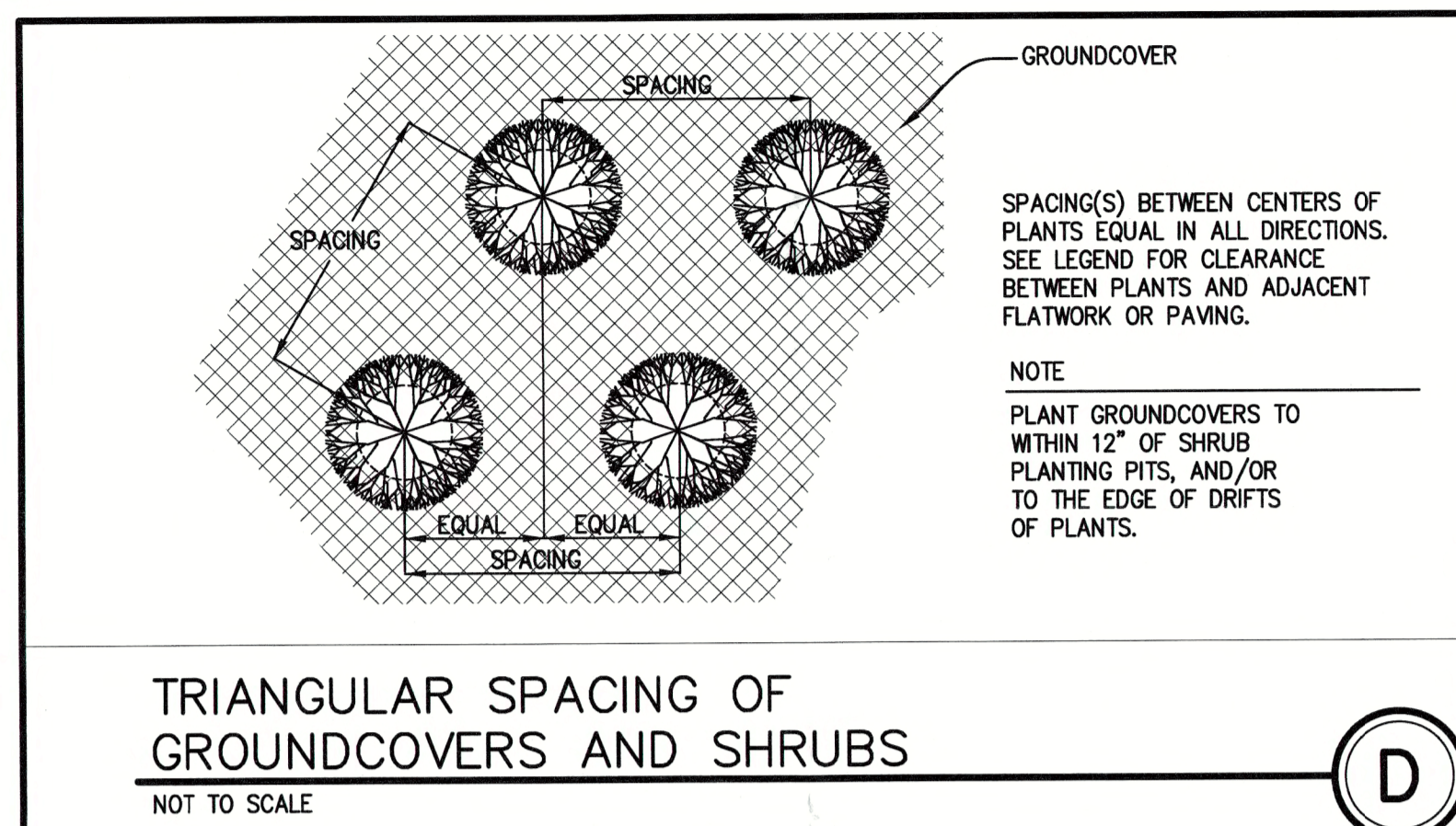
SIZE OF PLANT	# OF 7 GRAM TABLETS	# OF 21 (OR 5) GRAM TABLETS
FLAT PLANTS	1	1-5 GRAM
4" POTS	1	2-5 GRAM
1 GALLON	3	1-21 GRAM
5 GALLON	6	2-21 GRAM
15 GALLON	9	5-21 GRAM
24" BOX	35	12-21 GRAM
36" BOX	50	18-21 GRAM

- PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND IN DIRECT CONTACT WITH THE ROOTBALL. BOXED TREES SHALL HAVE 2 OR MORE LAYERS GOING UP ALONG THE SIDES OF THE ROOTBALL. ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL, PER NOTE 17. ALL 4" POTS SHALL RECEIVE TWO 5-GRAM TABLETS EACH.
- BOUGAINVILLEAS SHALL BE PLANTED WITH INTACT ROOTBALLS. NO BROKEN ROOTBALLS WILL BE ACCEPTED.
 - ALL PLANTS EXCEPT BOUGAINVILLEAS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
 - ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
 - STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
 - ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 1 1/2" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROLIZED WITH 5% NITROGEN.
 - A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.



PLANTING LIST (REMAINDER OF SITE)

ABBR.	SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME
STREET TREES				
MEL. EXC.	24" BOX	2	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
TREES				
MEL. OIL	24" BOX	5	MALEUCCA QUINQUENERVIA	PAPERBARK TREE, CAKAPUT TREE
LARGE & UPRIGHT SHRUBS				
MET. C.S.	5 GAL.	12	METROSIDEROS COLLINA 'SPRINGFIRE'	SPRINGFIRE LEHLIA
MEDIUM SHRUBS				
RHA. SHR.	5 GAL.	9	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN
PROLUMBENT SHRUBS				
CIS. SUN.	1 GAL.	15	OISTIS 'SUNSET'	SUNSET HYBRID ROCKROSE
LARGE SUCCULENTS				
AGA. BF.	5 GAL.	4	AGAVE 'BLUE FLAME'	AGAVE HYBRID
SMALL SUCCULENTS & SUCCULENT GROUNDCOVERS				
SEN. MAN.	FLATS	12	O.C. SENECEO MANDRALISCAE	BLUE ICE PLANT
VINES				
BOU. BRA.	5 GAL.	15	BOUGAINVILLEA BRAZILIENSIS	PURPLE BOUGAINVILLEA
GROUNDCOVER				
DYM. MAR.	FLATS	8	O.C. DYMONDIA MARGARETAE	DYMONDIA



PREPARED BY: WALLACE E. CUNNINGHAM, INC.

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PROJECT NAME & ADDRESS: CDP/SDP FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE, 9036 LA JOLLA SHORES LANE, LA JOLLA, CA 92037

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REVISION 4: _____

REVISION 3: _____

REVISION 2: _____

REVISION 1: JANUARY 26, 2018

ORIGINAL DATE: DECEMBER 6, 2017

SHEET: 8 OF 8

SHEET TITLE: LANDSCAPE PLANTING LIST, NOTES & DETAILS

SHEET NO.: L5

CLIENT: ELIZA & STUART STEDMAN LA JOLLA SHORES LN, LLC
 ADDRESS: 9036 LA JOLLA SHORES LANE LA JOLLA, CA 92037
 SHEET TITLE: LANDSCAPE PLANTING LIST, NOTES & DETAILS
 DATE: JULY 26, 2018
 SCALE: 1" = 10'-0"
 REVISION: _____
 WALLACE E. CUNNINGHAM, INC.
 3585 FIFTH AVENUE SUITE 100, SAN DIEGO CALIFORNIA 92103
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 SAN DIEGO, CA 92103