



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 3, 2019 REPORT NO. HO-19-062

HEARING DATE: July 10, 2019

SUBJECT: KEARNS KROUPA REMODEL SDP, Process Three Decision

PROJECT NUMBER: [612368](#)

OWNER/APPLICANT: Christopher Kearns, Owner / IS Architecture, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve an application for a remodel and addition to an existing 2,274-square-foot (SF) one-story duplex at a site located at 8015 and 8017 El Paseo Grande within the La Jolla Community Plan area?

#### Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 612368 and adopt the Mitigation, Monitoring, and Reporting Program; and
2. Approve Site Development Permit No. 2177305.

Community Planning Group Recommendation: On November 8, 2018, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the project (Attachment 7).

La Jolla Shores Planned District Advisory Board Recommendation: On October 15, 2018, the La Jolla Shores Planned District Advisory Board voted 5-0-0 to recommend approval of the project (Attachment 8).

Environmental Review: A Mitigated Negative Declaration has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented to avoid or mitigate for potentially significant environmental effects that were identified in the environmental review process.

## BACKGROUND

The project site is located at 8015 and 8017 El Paseo Grande and is currently developed with a 2,274-square-foot (SF) one-story duplex within the La Jolla Community Plan area (Attachment 1). The duplex was constructed in 1960 and is a potentially historic structure. The surrounding properties are fully developed in a well-established residential and commercial neighborhood (Attachment 3). The project site is not located within the First Public Roadway as identified in the La Jolla Community Plan and Local Coastal Land Use Plan (Community Plan)

The 0.14-acre site is in the La Jolla Shores Planned District (LJSPD) MF1 Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Beach Impact), the Transit Area Overlay Zone, the Transit Priority Area, and the Coastal (Non-Appealable) Overlay Zone. Pursuant to San Diego Municipal Code Section (SDMC) 1510.0201, a Process 3 Site Development Permit is required in the LJSPD for the interior remodel and addition to the duplex. Since the duplex is a potentially historic structure, the project is required to be reviewed for consistency with the Secretary of the Interior's Standards. In addition, the project will not demolish or remove 50% or more of the exterior walls of the existing structure. Therefore, the project is exempt from a Coastal Development Permit pursuant to SDMC 126.0704(a)(5).

## DISCUSSION

The project is a remodel to an existing 2,274-square-foot (SF) one-story duplex that is a potentially historic structure. The scope of work consists of an addition to the first unit (No. 8015), including a 180-square-foot (SF) addition to the first floor (currently 1,137 SF), a second story addition of 1,181 SF, and a third story addition of 112 SF to provide a stairwell and hallway for access to a rooftop deck. The second unit (No. 8017) includes an interior remodel only.

The 0.14-acre project site is designated by the La Jolla Community Plan and Local Coastal Land Use Plan (Community Plan) for medium residential uses (15-30 dwelling units/acre). There is no proposed change in density for the project. There are no public view corridors, vantage points, or physical access routes from the project site. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan.

Pursuant the Community Plan, transitions in scale between new and older structures should create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. Staff has determined the project to be consistent with the Secretary of the Interior's Standards. The project design makes a distinction between the original structure and the new addition by incorporating building articulation and changes in materials that preserve the unique architectural character of the duplex. In addition, the project incorporates energy efficient appliances and technology, which is encouraged in the Community Plan.

The project was designed to comply with all of the development standards required by the La Jolla Shores Planned District-MF-1 Zone, including height, density, building setbacks, and lot coverage, and parking. There are no deviations or variances necessary or requested. In addition, the project

site does not contain any sensitive biological resources or environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer adopt Mitigated Negative Declaration No. 612368 with the Mitigation, Monitoring, and Reporting Program, and approve Site Development Permit No. 2177305 for the project.

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 612368 with the Mitigation, Monitoring, and Reporting Program, and approve Site Development Permit No. 2177305, with modifications.
2. Do not adopt Mitigated Negative Declaration No. 612368 with the Mitigation, Monitoring, and Reporting Program, and deny Site Development Permit No. 2177305, if the findings required to approve the project cannot be affirmed.

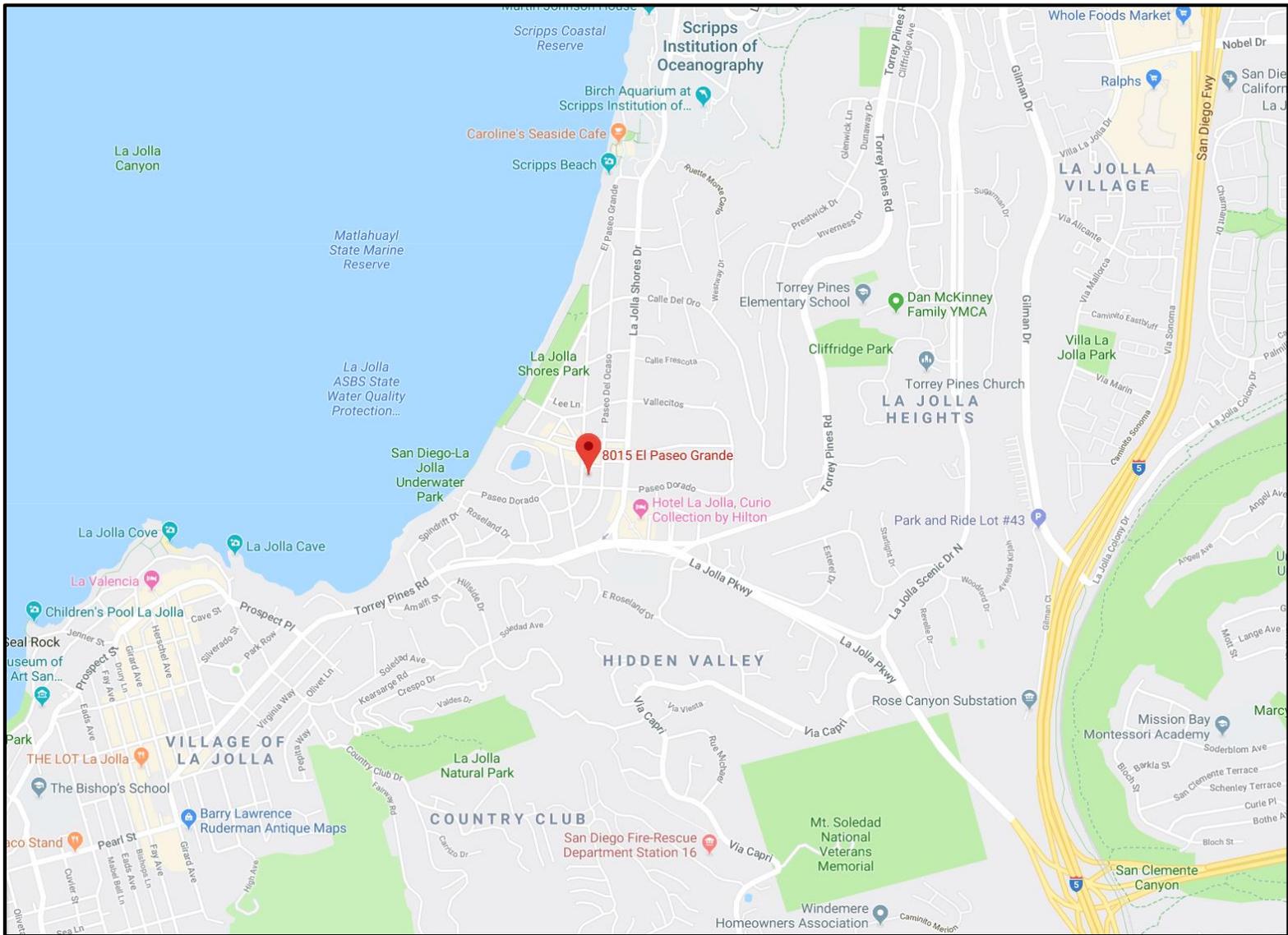
Respectfully submitted,



Xavier Del Valle, Development Project Manager

Attachments:

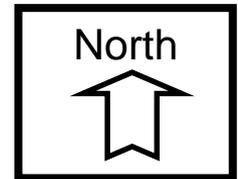
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP (MND)
7. Community Planning Group Recommendation
8. La Jolla Shores Planned District Advisory Board Recommendation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

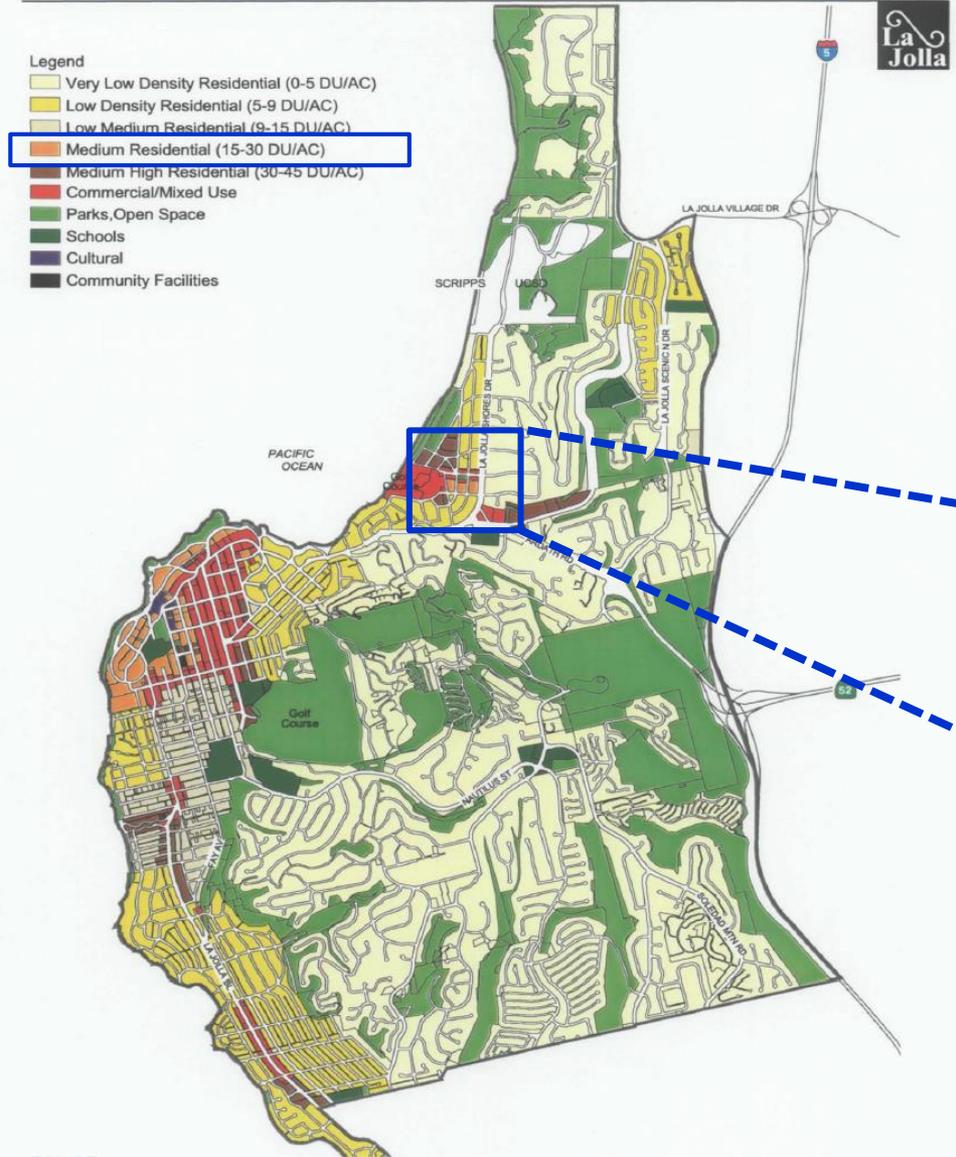


## Project Location Map

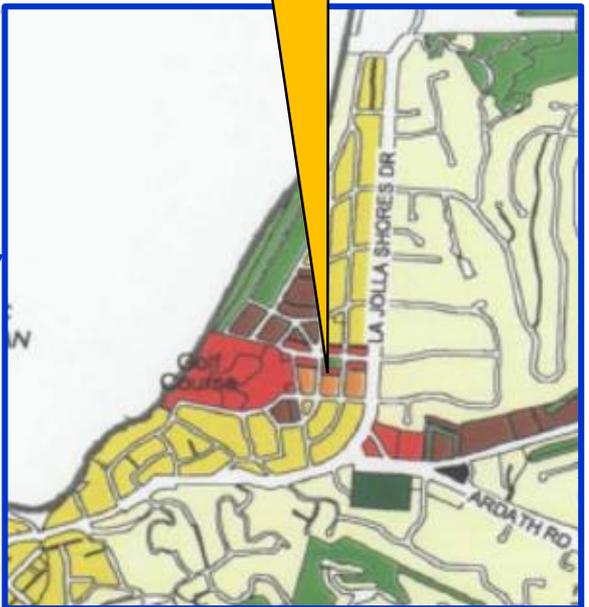
Kearns Kroupa Remodel SDP

Project No. 612369 - 8015 & 8017 El Paseo Grande



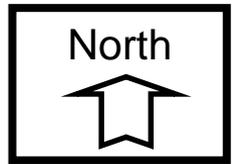


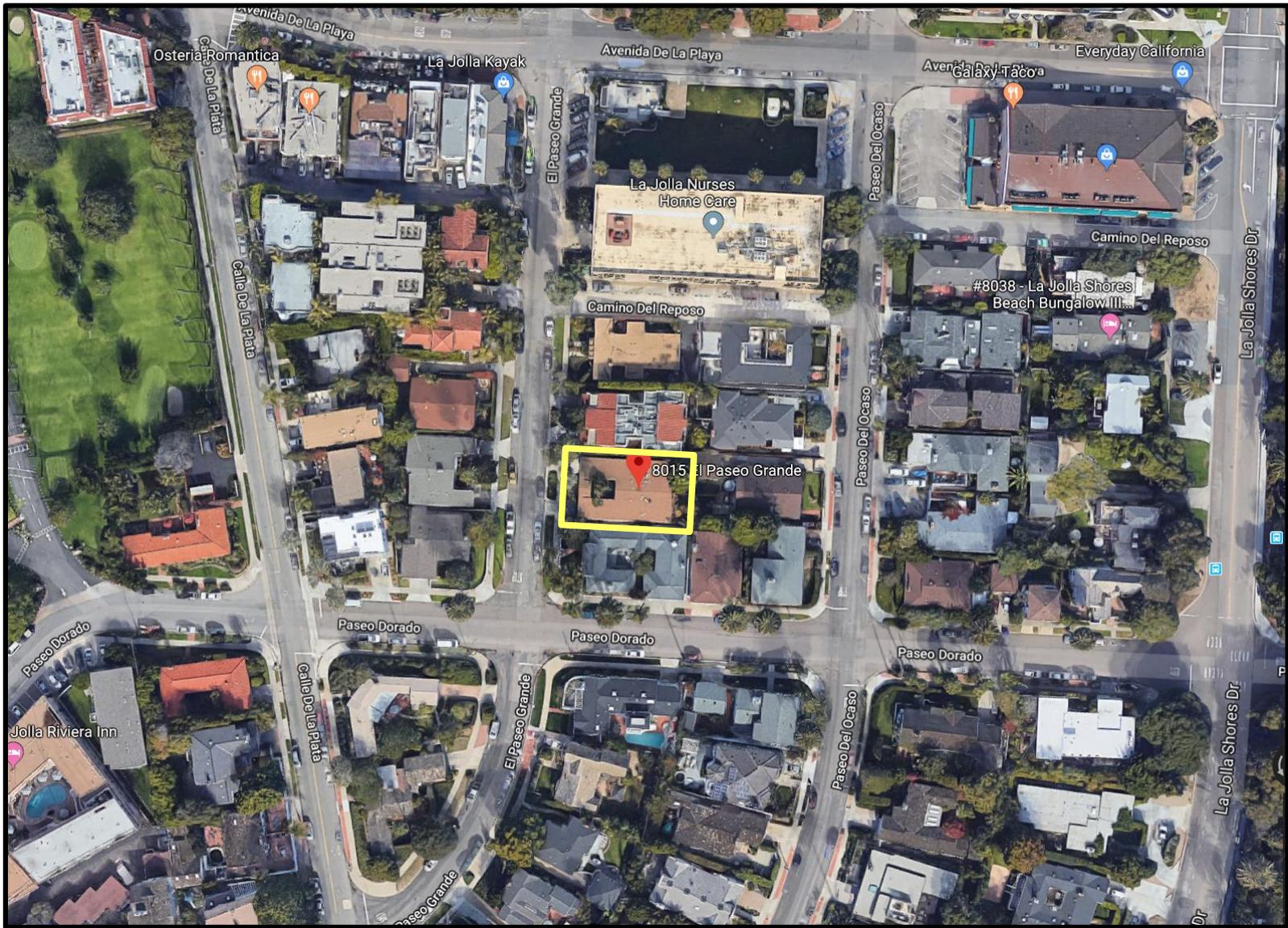
**Project Site**



**Land Use Map**

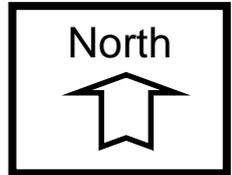
Kearns Kroupa Remodel SDP  
 Project No. 612369 - 8015 & 8017 El Paseo Grande





## Aerial Photograph

Kearns Kroupa Remodel SDP  
 Project No. 612369 - 8015 & 8017 El Paseo Grande



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2177305  
**KEARNS KROUPA REMODEL SDP – PROJECT NO. 612368**

WHEREAS, Christopher Kearns, Owner/Permittee, filed an application with the City of San Diego for a permit for an interior remodel and addition to an existing residential duplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 2177305), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 8015 and 8017 El Paseo Grande in the La Jolla Shores Planned District MF1 Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Beach Impact), the Transit Area Overlay Zone, the Transit Priority Area, and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 14 in Block 8 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926. Excepting therefrom any portion of said lot heretofore or now lying below the mean high tide line of the Pacific Ocean;

WHEREAS, on July 10, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2177305 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 Site Development Permit No. 2177305:

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

**Findings for all Site Development Permits:**

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

The project site is located at 8015 and 8017 El Paseo Grande and is currently developed with a 2,274-square-foot (SF) one-story duplex within an urbanized area in the La Jolla Community Plan area. The duplex was constructed in 1960 and is a potentially historic structure. The scope of work consists of an addition to the first unit (No. 8015), including a 180 SF addition to the first floor, a second story addition of 1,181 SF, and a third story addition of 112 SF to provide a stairwell and hallway for access to a rooftop deck. The second unit (No. 8017) includes an interior remodel only.

The 0.14-acre project site is designated by the La Jolla Community Plan and Local Coastal Land Use Plan (Community Plan) for medium residential uses (15-30 dwelling units/acre). There is no proposed change in density for the project. The project site is not located within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan.

Pursuant the Community Plan, transitions in scale between new and older structures should create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. Staff has determined the project to be consistent with the Secretary of the Interior's Standards. The project design makes a distinction between the original structure and the new addition by incorporating building articulation and changes in materials that preserve the unique architectural character of the duplex. In addition, the project incorporates energy efficient appliances and technology, which is encouraged in the Community Plan.

The project is consistent with the Community Plan and complies with the development standards required by the La Jolla Shores Planned District-MF-1 Zone, including height, density, building setbacks, and lot coverage, and parking. In addition, there are no deviations or variances necessary or requested. Therefore, the project will not adversely affect the applicable land use plan.

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

The project site is located at 8015 and 8017 El Paseo Grande and is currently developed with a 2,274-square-foot (SF) one-story duplex within an urbanized area in the La Jolla Community Plan area. The duplex was constructed in 1960 and is a potentially historic structure. The scope of work consists of an addition to the first

unit (No. 8015), including a 180 SF addition to the first floor, a second story addition of 1,181 SF, and a third story addition of 112-SF to provide a stairwell and hallway for access to a rooftop deck. The second unit (No. 8017) includes an interior remodel only.

The project will not be detrimental to the public health, safety, and welfare. The land use remains the same, and the project preserves the unique architectural character of the structure. In addition, the Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code. For example, requirements include implementing storm water construction best management practices, maintaining landscaping improvements, constructing parking spaces in accordance with code requirements, and implementing a Mitigation, Monitoring, and Reporting Program to avoid or mitigate for potentially significant environmental effects that were identified in the environmental review process.

In addition, the project site does not contain any sensitive biological resources or environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area. Therefore, the Project will not be detrimental to the public, health, safety, and welfare.

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

The project site is located at 8015 and 8017 El Paseo Grande and is currently developed with a 2,274-square-foot (SF) one-story duplex within an urbanized area in the La Jolla Community Plan area. The duplex was constructed in 1960 and is a potentially historic structure. The scope of work consists of an addition to the first unit (No. 8015), including a 180 SF addition to the first floor, a second story addition of 1,181-SF, and a third story addition of 112-SF to provide a stairwell and hallway for access to a rooftop deck. The second unit (No. 8017) includes an interior remodel only.

The 0.14-acre project site is designated by the La Jolla Community Plan and Local Coastal Land Use Plan (Community Plan) for medium residential uses (15-30 dwelling units/acre). There is no proposed change in density for the project. The project site is not located within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan.

The project complies with the development standards required by the La Jolla Shores Planned District-MF-1 Zone, including height, density, building setbacks, lot coverage, and parking. In addition, the project preserves the unique architectural character of the structure and incorporates energy efficient appliances and technology. There are no deviations or variances necessary or requested. Therefore, the project will comply

## ATTACHMENT 4

with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2177305 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 2177305, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on: July 10, 2019

IO#: 24007944

**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**

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INTERNAL ORDER NUMBER: 24007944

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2177305  
**KEARNS KROUPA REMODEL SDP - PROJECT NO. 612368**  
HEARING OFFICER

This Site Development Permit No. 2177305 is granted by the Hearing Officer of the City of San Diego to Christopher Kearns, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.14-acre site is located at 8015 and 8017 El Paseo Grande in the in the La Jolla Shores Planned District MF1 Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Beach Impact), the Transit Area Overlay Zone, the Transit Priority Area, and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. The project site is legally described as: Lot 14 in Block 8 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926. Excepting therefrom any portion of said lot heretofore or now lying below the mean high tide line of the Pacific Ocean.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an interior remodel and addition to an existing residential duplex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 10, 2019 on file in the Development Services Department. The project shall include:

- a. Unit 8015: a 180-square-foot (SF) addition to the first floor, a second story addition of 1,181 SF, and a third story addition of 112 SF to provide a stairwell and hallway for access to a rooftop deck;
- b. Unit 8017: an interior remodel only; 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.

**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 July 24, 2022.

2. 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.

3. 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.

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

5. 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.).

6. 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.

7. 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.

8. 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.

9. 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:**

10. 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.

11. The mitigation measures specified in the MMRP and outlined in **MITIGATED NEGATIVE DECLARATION**, NO. 612368 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in **MITIGATED NEGATIVE DECLARATION**, NO. 612368 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Cultural Resources (Archaeology), Tribal Cultural Resources.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2018 edition and Regional Supplement Amendments adopted by the Regional Standards Committee.

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

16. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) from the City Engineer for any landscaping and irrigation within the El Paseo Grande right-of-way (ROW).

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

18. 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:**

19. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District, or other approved entity. All required landscaping 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.

21. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) shown on the approved construction document plans is damaged or removed during demolition or construction, the landscaping shall be repaired, and/or replaced in kind and in an equivalent size, per the approved documents to the satisfaction of the Development Services Department within 30 days.

**PLANNING/DESIGN REQUIREMENTS:**

22. A topographical survey conforming to the provisions of the San Diego Municipal Code (SDMC) may be required if it is determined, during construction, that there may be a conflict between the buildings under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
23. 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.

**TRANSPORTATION REQUIREMENTS**

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

25. Prior to final construction approval, all domestic, irrigation, and fire water lines serving this development (except single family domestic water service lines and single family domestic/fire combination water service lines where the residential fire sprinkler system utilizes a passive purge style of design) must pass through a permitted, private, above ground backflow prevention device.
26. Prior to final construction approval, any damages caused to the City of San Diego's public water and sewer facilities in the vicinity of the project site, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with SDMC Section 142.0607.
27. Prior to the issuance of any construction permit, any private improvements within the public ROW (including but not limited to landscaping, enhanced paving, private utilities, or structures of any kind) that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer utilities must be removed unless the Owner/Permittee has, or first obtains, a City approved County Recorded Encroachment and Maintenance Removal Agreement (EMRA), which authorizes that specific private improvement be placed within that specific location.
28. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a City approved, County Recorded EMRA for the private sewer lateral within the public ROW.
29. Prior to final construction approval, any existing sewer lateral to be reused must be inspected by a California licensed plumbing contractor using closed-circuit television to verify and attest (via a signed statement on company letterhead) to all of the following: the sewer lateral is in good working condition, is free of debris, and is in all other ways suitable for reuse. If the lateral is not suitable for reuse, it must be repaired, or abandoned and replaced in accordance with current City Standards.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on July 10, 2019 and [Approved Resolution Number].

DRAFT

Site Development Permit No. 2177305  
Date of Approval: July 10, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
Development Project Manager

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

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

Owner/Permittee

By \_\_\_\_\_  
Christopher Kearns

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

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

ADOPTED ON: JULY 10, 2019

WHEREAS, on August 7, 2019, IS Architecture submitted an application to the Development Services Department for a SITE DEVELOPMENT PERMIT (SDP) for the Kearns Kroupa Remodel SDP (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on July 10, 2019; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 612368 (Declaration) prepared for this Project; NOW THEREFORE,

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

## **Attachment 6**

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

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer 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 1<sup>st</sup> Avenue, San Diego, CA 92101.

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

By: \_\_\_\_\_  
Xavier Del Valle, Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 2177305

PROJECT NO. 612368

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. 612368 shall be made conditions of Site Development Permit No. 2177305 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

**A. GENERAL REQUIREMENTS – PART I**

**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice to Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:  
  
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

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

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

- Qualified Archaeologist*
- Qualified Native American Monitor*

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

**CONTACT INFORMATION:**

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

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #612368 and /or Environmental Document #612368, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

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

*None Required*

**4. MONITORING EXHIBITS**

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

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

<b>Document Submittal/Inspection Checklist</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/ Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

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

**HISTORICAL RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING**

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

- A. Entitlements Plan Check
  - 1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD

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

**II. Prior to Start of Construction**

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

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

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

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

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

4. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule

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

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
  4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (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) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.  
**Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
      - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
    - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
      - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
      - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
1. Procedures for documentation, curation and reporting
    - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed

- and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
- b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
  - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
  - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

**IV. Discovery of Human Remains**

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

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

## Attachment 6

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

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

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

- c. Potentially Significant Discoveries
    - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
  - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

### VI. Post Construction

- A. Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts

## Attachment 6

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
  3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
  4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
  5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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



## La Jolla Community Planning Association

November 8, 2018

To: *Xavier Del Valle*

Cc: *Ione Steigler*

RE: Kearns-Kroupa---LJCPA Vote

On November 1, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed *the Kearns-Kroupa project (#612368)* as an Action item on the Consent Agenda.

**10.3 Site Development Permit for alterations and additions to a 2,352 square foot, potentially historic multi-family duplex located at 8015 & 8017 El Paseo Grande Unit #8015. The 0.14 acre site is located in the La Jolla Shores Planned District-MF1 Zone and the Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area and Council District 1.**

**DPR Motion: Findings can be made for Project # 612368 Site Development Permit and Coastal Development Permit.**

The LJCPA voted on consent (*13-0-1*) to accept the recommendation of the DPR.

**Sincerely,**

Bob Steck

**President**



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**FINAL Meeting Minutes for October 15<sup>th</sup>, 2018**  
 615 Prospect Street  
 La Jolla, CA 92037

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

- 
- 1. Call to Order:** 11:00 a.m.
  - 2. Approval of the Agenda**  
Approval of the agenda unanimous 5-0-0.
  - 3. Approval of the Minutes**  
Approve August minutes with change – typo on page 2 under Presentation, third line change of to or. Minutes approved with change 4-0-1 (Potter abstaining).
  - 4. Public Comment:**  
Chair Goese thanked everyone for taking time to attend the meetings of the La Jolla Shores Planned District Advisory Board.
  - 5. Project Review**

**ACTION ITEMS****ITEM A****Project:** 612368 – Kearns-Kroupa Remodel SDP**Location:** 8015-8017 El Paseo Grande

APN: 346-363-0700

**Presented by:** Heather Crane, [heather@isarchitecture.com](mailto:heather@isarchitecture.com). (858) 456-855

**Description:** Site Development Permit for an interior remodel and addition totaling 1,478 sf to an existing, potentially historic 2,413 sf multi-family home on a 5,991sf lot. Unit #8015 includes a second story and roof deck addition. Unit #8017 – includes a interior remodel only. Project is seeking a recommendation of approval. *See ATTACHMENT 1 for additional details.*

**Presentation**

- Former absentee owner plans to come back to expand and occupy the owner side of the duplex with a bedroom.
- A second story is proposed that would be accessed at the owner’s side, plus a roof deck above the second floor. Property is potentially historic. The residence is symmetrical with a low-slung roof. The expansion will have to meet Secretary of the Interior Standards for historic properties, which limited the buildable area. The Standards require that the addition cannot mimic the existing structure, only complement it.
- The plans feature an elevated roof garden.
- Original plans had upper story windows that created privacy issue for a neighbor, which were subsequently addressed through a re-design utilizing a screen.
- Proposal is to add 1,478 sf bringing FAR up from .40 to .64. Front setback is 15’10”, second story addition is 57’ back from property line, and side yard setbacks are conforming to regulations at 4’. Rear setback is 19’8”. Highest point is at stairwell – 28’2”.
- Historic standards require keeping all original T1-11 siding on the front with plain stucco on the sides.
- Addition of skylights required Historic Preservation approval.
- Four parking spaces and two curb cuts are to remain.

**Comments**

- Moser asked if the potential tenant would be long-term. Applicant replied that future tenants would be long-term.
- Weissman expressed concern that the parking design might extend on to the sidewalk but applicant said the four spaces would be side by side and not pose a problem.
- Lazerow requested clarification as to whether the project was for three levels or two levels. Applicant responded that the third level is a roof deck above the second level. He also asked why the stairwell extends above the chimney. Applicant responded that it has to be weatherproofed, making it taller than the chimney. Lazerow asked if there was no step back between the first and second stories. Applicant responded that there is none but that the side yard is 4’ back from the property line and should serve as mitigation and to step back just one foot would be a lot for such a small project.
- Resident James Alcorn complimented the design as portraying the addition as if was always there.

**Motion:** Board member Potter moved that the board approve the project as presented. Moser seconded. Motion passed 5-0-0.

**ITEM B**

**Project:** 572694 – Grady Residence CDP/SDP

**Location:** 7910 St. Louis Terrace

APN: 346-454-0000

**Presented by:** James Alcorn, (619) 701-8488

**Description:** Coastal Development and Site Development Permit for the construction of a new 2-story, 4,640 sf residence over basement garage, 2,176 sf basement, and adjacent lap pool on an existing 6,500 sf lot. Project is seeking a recommendation of approval. See

ATTACHMENT 2 for additional details.

**Presentation:**

- Alcorn said the existing building will be demolished and a new building constructed. He said he would meet with neighbors once a model is completed.
- The garage is four feet from the property line. The site is sloped, from 97' to approximately 79' above msl. The average front yard setback in the area is from 10' to 25'. Applicant is proposing 15'. Average rear yard setback is from 8' to 15' and applicant is proposing 10'. Average side yard setback is from 5' to 10' and applicant is proposing 5'.
- Alcorn said the property has several Ficus trees that an arborist had declared to be very healthy with a long life expectancy. He plans to retain these trees, as they are an asset that provides shade, though some extend onto city right-of-way. The City said the property line was 2' from the curb, a violation, and requested the property line be moved. Subsequent meeting with City officials resulted in an agreement that the property owner not develop into that area (aka Irrevocable Offer of Dedication - IOD), as the City may need it for a future use.
- One driveway will be closed to prevent cars from backing out onto a one-way street.
- Water will drain onto St. Louis Terrace away from the site.
- An archaeological study found evidence of artifacts between the subject site and a neighboring site. Regulations allow for development to encroach 25% into the area with foundations and applicant intends to use piers to support the residence and avoid use of wider footings.
- Exterior materials include board form concrete. Exterior plaster will be used on the upper levels.
- Building height will be 30'.
- Neighbor questioned height and fence encroaching onto his property. He requested an independent height check by his builder. He was also concerned that excavation associated with the development would damage his palm trees. Presenter assured that there would no issues. Presenter offered an explanation of height measurement according to Proposition D. Lazerow said the project would obscure ocean views from Torrey Pines Road but other board members and presenter said that was not a protected view corridor.

**Motion:** Board member Moser moved to approve project as presented, Weissman seconded. Motion passed 4-1-0.

**ITEM C**

**Project:** 612206 – Mardoum SDP

**Location:** 7830 Roseland Drive

APN: 346-523-0400

**Presented by:** Denisse Prado-Liendo, [Denisse@jacksondesignandremodeling.com](mailto:Denisse@jacksondesignandremodeling.com), (619) 442-6125 x363

**Description:** Proposed additions and alteration to existing 1,933 square feet single-family dwelling on an existing 10,140sf lot. Work includes alterations and a 54 square-foot addition to the first floor and a 1,377 square-foot second floor addition. Project is seeking a recommendation of approval. *See ATTACHMENT 3 for additional details.*

**Presentation:**

- Subsequent to LJSAC failing to carry a motion to approve as a Process 3 at the last meeting on this project, the applicant is returning to seek an approval.
- Presenter explained there was no view blockage with addition of second story and roof deck.
- Project would locate massing of proposed second story toward the back of existing single-story house.
- Project would expand on the existing architectural style- coastal craftsman.
- Proposed roof pitch is low to minimize massing/bulk.
- Runoff would be treated on-site.
- No complaints were received from neighbors within 300' of subject site.
- The design would preserve privacy of neighbors.
- Project is 4' to 5' below 30' height limit.

**Motion:** Weissman moved to approve project as presented as a major. Passed 4-0-0. (Lazerow absent).

**ITEM D**

**Project: - Riha Remodel**

**Location:** 7935 El Paseo Grande

APN: 346-503-0500

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

**Description:** Proposed addition of 766sf to an existing 1,840sf residence on a 6,254 sf lot. Project is seeking feedback regarding whether the proposed project can be considered Minor/Process 1 in scope. *See ATTACHMENT 4 for additional details.*

**Presentation:**

- Planned addition of two bedrooms to an existing 2-story residence.
- One bedroom is to be on the second story and the other on the first story.
- The additions are to be connected with a cover, creating a 308 sf lanai/porch, that will be counted toward FAR (.42).
- The two bedroom additions would be greater than 10 percent of the total sf but the additions would not be visible from the street.
- Neighbors on three sides are aware of the proposal and have no issues.
- One neighbor had a concern about window placement but the applicant promised to work toward a mutually agreeable design.

- Applicant plans to increase driveway width, but not curb width, to accommodate more parking. Design includes a two-car tandem garage.

**Motion:** No vote, information only.

**7. Next meeting date:** Monday, November 19<sup>th</sup>, 2018.

**8. Adjournment:** 12:43 p.m.

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

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

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

**Project Title:** Kearns-Kroupa Remodel **Project No. For City Use Only:** 612368  
**Project Address:** 8015-8017 El Paso Grande, La Jolla, CA 92037

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

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

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

**Property Owner**

**Name of Individual:** Christopher Kearns  Owner  Tenant/Lessee  Successor Agency  
**Street Address:** 400 West 55th St, Apt 18B  
**City:** New York **State:** NY **Zip:** 10019  
**Phone No.:** (347) 414-2679 **Fax No.:** \_\_\_\_\_ **Email:** christopherjkearns@gmail.com  
**Signature:**  **Date:** 7/9/2018  
**Additional pages Attached:**  Yes  No

**Applicant**

**Name of Individual:** Christopher Kearns  Owner  Tenant/Lessee  Successor Agency  
**Street Address:** 400 West 55th St, Apt 18B  
**City:** New York **State:** NY **Zip:** 10019  
**Phone No.:** (347) 414-2679 **Fax No.:** \_\_\_\_\_ **Email:** christopherjkearns@gmail.com  
**Signature:**  **Date:** 7/9/2018  
**Additional pages Attached:**  Yes  No

**Other Financially Interested Persons**

**Name of Individual:** \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
**Street Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Phone No.:** \_\_\_\_\_ **Fax No.:** \_\_\_\_\_ **Email:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Additional pages Attached:**  Yes  No

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 Upon request, this information is available in alternative formats for persons with disabilities.

# **Attachment 10**

## **Project Plans**

**Kearns Kroupa Remodel SDP**  
**Project No. 612368**  
**July 10, 2019**

# ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes entries like AT NUMBER/POUND, ANCHOR BOLT, GALV GALVANIZED, RA RISER/RADIUS, etc.

# SPECIAL INSPECTION & OFFSITE FABRICATION

SPECIAL INSPECTION: [ ] YES [x] NO
SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:
NAILING, BOLTING AND ANCHORING WHEN ROOF, FLOOR, OR WALL SHEATHING FASTENER SPACING IS 4" O.C. OR CLOSER.

- REFER TO SHEET \_\_\_\_ FOR "SPECIAL INSPECTION PROGRAM".
1. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
2. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.
... (items 3 through 8)

## STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION: [ ] YES [x] NO

## GENERAL PROJECT NOTES

- 1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87(UFC/CFC SEC. 8701).
2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (UFC/CFC SEC. 901.4.4, FHPS POLICY P-00-6).
... (items 3 through 6)

## CITY OF S.D. GENERAL NOTES

- 1. "NOTICE TO THE APPLICANT / OWNER'S AGENT / ARCHITECT OR ENGINEER OF RECORD: BY USING THESE PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES."
2. "NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER SUB-CONTRACTOR / OWNER-BUILDER: BY USING THESE PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING, AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES."

## CITY OF S.D. STEEL FABRICATOR NOTES

- 1. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
2. FABRICATOR SHALL SUBMIT AN "APPLICATION TO PERFORM OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO THE COMMENCEMENT OF FABRICATION.
3. FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.

# PROJECT DIRECTORY

OWNER
CHRISTOPHER KEARNS & LESLEY KROUPA
400 W 55TH ST #188
NEW YORK, NY 10019
W: 212.827.4422
E: christopherjkearns@gmail.com
E: lesleykroupa@gmail.com

ARCHITECT
IS ARCHITECTURE
IONE R. STIEGLER, FAIA
5645 LA JOLLA BLVD
LA JOLLA, CA 92037
V: 858.456.8555
E: heather@isarchitecture.com
ATTN: HEATHER CRANE

CONTRACTOR
TBD

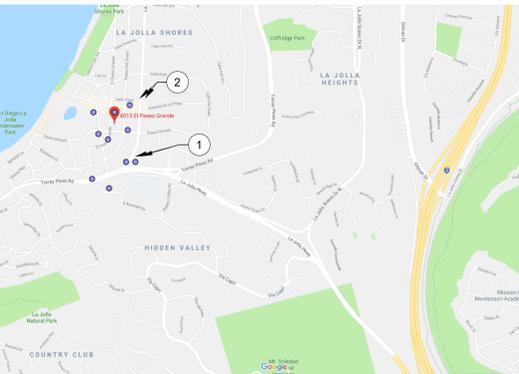
LANDSCAPE ARCHITECT
TBD
STRUCTURAL ENGINEER
SOLID FORMS ENGINEERING, INC.
14623 HERITAGE WAY
POWAY, CA 92064
V: 858.376.7732
ATTN: EVAN COLES

SURVEYOR
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
V: 619.564.6091
E: metromap.sd@gmail.com

## DRAWING SHEET INDEX

Table with 2 columns: Drawing Number, Description. Includes A0-01 COVER SHEET, A0-02 PROJECT NOTES, A0-03 TOPOGRAPHIC SURVEY, A0-04 STORMWATER & BMP FORMS, etc.

# VICINITY MAP



KEYNOTES NOT TO SCALE

- 1 BUS STOP - LA JOLLA SHORES & PASEO DORADO
2 BUS STOP - LA JOLLA SHORES & VALLECITOS
FIRE HYDRANT LOCATIONS:
8034 EL PASEO GRANDE
EL PASEO GRANDE & VALLECITOS (SE CORNER)
PASEO DEL OCASO & VALLECITOS (SE CORNER)
EL PASEO GRANDE & LOWERY TERRACE (SE CORNER)
CAMINO DEL SOL & VALLECITOS (SW CORNER)
EL PASEO GRANDE & AVENIDA DE LA PLAYA (NE CORNER)
PASEO DORADO & LA JOLLA SHORES (SW CORNER)
PASEO DORADO & PASEO DEL OCASO (SE CORNER)
CALLE DE LA PLATA & PASEO DEL OCASO (SE CORNER)
CALLE DE LA PLATA & AVENIDA DE LA PLAYA (SE CORNER)

## SCOPE OF WORK

INTERIOR REMODEL AND ADDITION TO A POTENTIALLY HISTORIC EXISTING MULTI-FAMILY HOME. TENANT UNIT #8017: FIRST FLOOR. INTERIOR REMODEL ONLY. OWNER UNIT #8015: SECOND STORY AND ROOF DECK ADDITION FOR USE BY OWNER ONLY. POTENTIALLY HISTORIC PROJECT.

NOTE: LA JOLLA SHORES PLANNED DISTRICT REQUIRES A SITE DEVELOPMENT PERMIT. NO DEVELOPMENT REGULATION DEVIATIONS ARE PROPOSED. COASTAL PERMIT IS NOT REQUIRED DUE TO MORE THAN 50% OF EXISTING WALLS REMAINING.

## PROJECT DATA

PROJECT NAME: KEARNS & KROUPA RESIDENCE
PROJECT ADDRESS: 8015 - 8017 EL PASEO GRANDE SAN DIEGO, CA 92037

HISTORIC: POTENTIALLY
U.R.M.: NO
DATE BUILT: 1960
BASE ZONE: L3SPD-MF1
COMMUNITY PLAN: LA JOLLA SHORES
GEOLOGICAL HAZARDS: 52
EARTHQUAKE BUFFER: NO
FLOOD FEMA: NO
MAP NUMBER: 1913
BLOCK NUMBER: 8
LOT NUMBER: 14
A.P.N.: 346-363-07
CITY IMPROVEMENT NUMBERS: 825929, 730490, 89-3947

## LEGAL DESCRIPTION

LOT 14, BLOCK 8, MAP 1913 (LA JOLLA SHORES UNIT #1)

## FLOOR AREA ANALYSIS

LOT SIZE: 5,991 SF
F.A.R.: N/A
LOT COVERAGE: 42%
ALLOWABLE SQ. FOOTAGE: N/A
GROSS FLOOR AREA: 3,825 SF

## SQUARE FOOTAGE

Table with 4 columns: Building Area, Existing, New, Total. Includes STORAGE - UNIT #8015 (39 SF), STORAGE - UNIT #8017 (39 SF), FIRST FLOOR - UNIT #8015 (1,137 SF), etc.

Table with 4 columns: Gross Floor Area, Accessory Areas, Existing, Added, Total. Includes GROSS FLOOR AREA: 3,825 SF, SECOND FLOOR BALCONY & GREEN ROOF - UNIT #8015 (254 SF), etc.

IS ARCHITECTURE | IONE R. STIEGLER, FAIA
5645 LA JOLLA BLVD. LA JOLLA, CA 92037
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KEARNS-KROUPA
REMODEL
8015-8017 EL PASEO GRANDE
LA JOLLA, CA 92037

Table with 3 columns: NO., NAME, DATE. Header: REVISIONS.

PROJECT NUMBER 2018.13
PROJ. MNGR. HRC DRAWN AMG

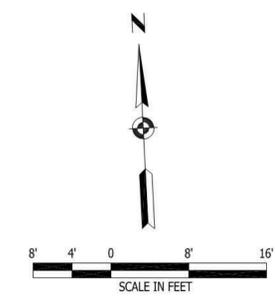
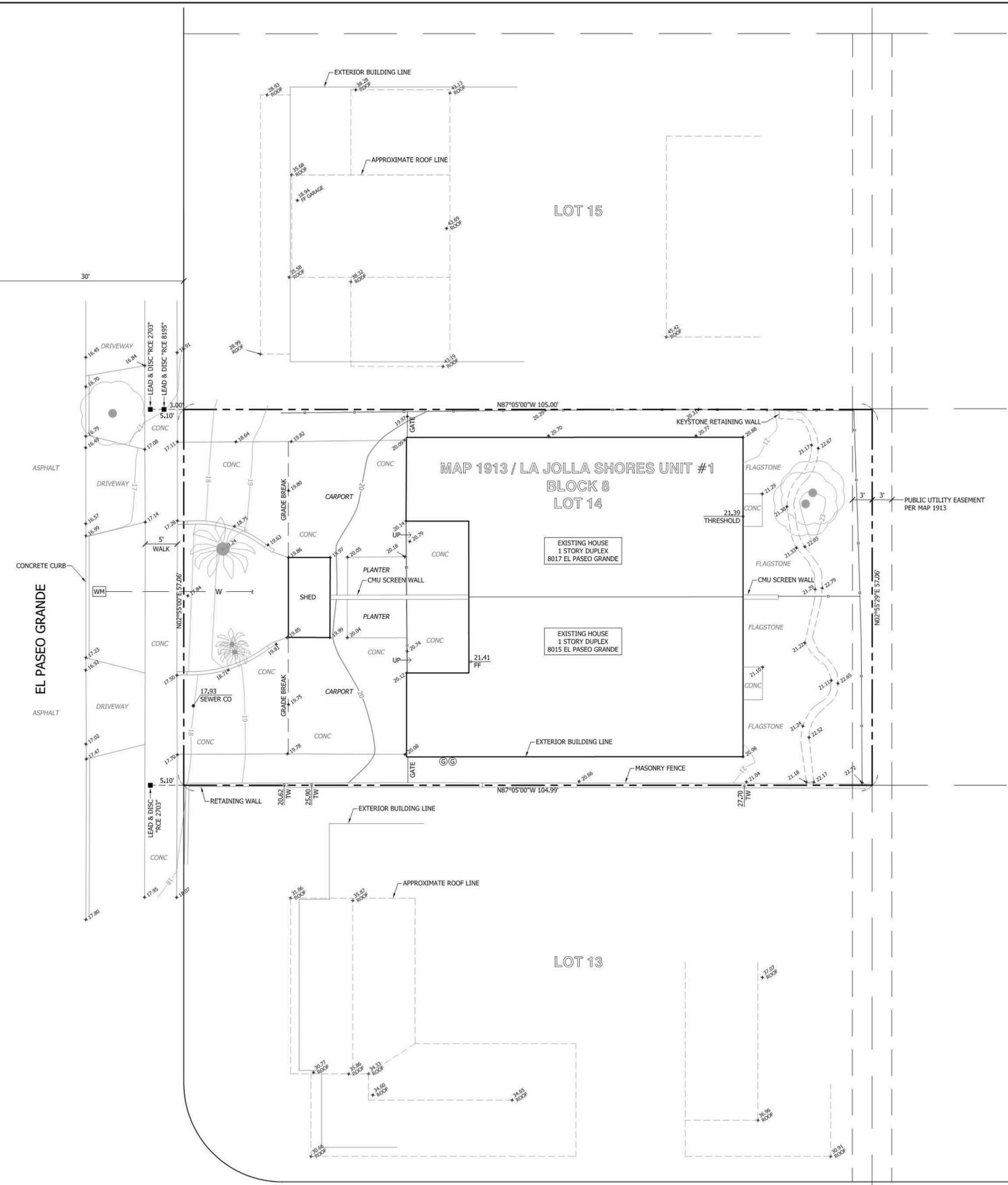
ISSUE DATE 03/07/2019

# COVER SHEET

# A0-01

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LEGEND	
(---)	PROPERTY LINE
(---)	CENTER LINE
(---	LOT LINE
(---	RIGHT OF WAY
(---)	BOUNDARY LINE DATA (BEARING/DISTANCE)
(---)	FOUND BOUNDARY MONUMENT
(---)	EDGE OF CONCRETE
(---	CONCRETE CURB
(---	CMU WALL
(---	CONCRETE SURFACE
(---)	FENCE: WOOD
(---)	WATER METER
(---)	GAS METER
(---)	TREES
(---)	SPOT ELEVATION
(---)	GROUND CONTOUR (5' INTERVAL)
(---)	GROUND CONTOUR (1' INTERVAL)
(---)	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)

ABBREVIATIONS			
AP	ANGLE POINT	GRND	GROUND
ASPH	ASPHALT	MH	MANHOLE
BLDG	BUILDING	PP	UTILITY POLE
CIP	CAST IN PLACE	(R)	RADIAL BEARING
CMU	CONCRETE MASONRY UNIT	ROW	RIGHT OF WAY
CONC	CONCRETE	SS	SANITARY SEWER
DI	DRAIN INLET	TC	TOP OF CURB
EL	ELEVATION	TG	TOP OF GRATE (DRAIN)
FF	FINISHED FLOOR	TW	TOP OF WALL
FL	FLOWLINE	TYP	TYPICAL
FNC	FENCE	U/G	UNDERGROUND
GB	GRADE BREAK	WM	WATER METER

**PROPERTY LEGAL DESCRIPTION**

LOT 14, BLOCK 8, MAP 1913 (LA JOLLA SHORES UNIT #1)

**ASSESSORS PARCEL NUMBER**

346-363-07

**BASIS OF ELEVATIONS**

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK  
MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB  
LOCATION: NORTHEAST CORNER OF EL PASEO GRANDE AND PASEO DORADO  
DATUM: MEAN SEA LEVEL (NGVD 29)  
ELEVATION: 18.01 FEET

**NOTE**

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OF THE MAPPING OR AN EXTENSION OF THE TOPOGRAPHY.

THE BOUNDARY SHOWN HEREON IS THE RESULT OF A PRECISE RETRACEMENT OF THE PROPERTY BOUNDARY DEPICTED ON THIS SURVEY. A PROCEDURE OF SURVEY DEPICTING PHYSICAL EVIDENCE AND MEASUREMENT DATA IS AVAILABLE FOR REVIEW UPON REQUEST.

THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.



METROPOLITAN MAPPING  
3712 30TH STREET  
SAN DIEGO, CA 92104  
(619) 431-5250  
metromap.sd@gmail.com

**REVISIONS:**

NO.	NAME	DATE

**TOPOGRAPHIC SURVEY**  
8015-17 EL PASEO GRANDE  
LA JOLLA, CA 92037

REVISED 04/28/18  
ADD ADJACENT BLDGS

SURVEY DATE  
APRIL 6, 2018

MAP/DRAWING DATE  
APRIL 20, 2018

SCALE: 1/8"=1'-0"

DRAWN BY: VF

JOB No:

SHEET TITLE:

**IS ARCHITECTURE**  
IONE R. STIEGLER, FAIA  
PROFESSIONAL LAND SURVEYOR  
VERNON V. FRANK  
No. 7927  
STATE OF CALIFORNIA

DIGITALLY SIGNED BY IONE R. STIEGLER

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**KEARNS-KROUPA  
REMODEL**  
8015-8017 EL PASEO GRANDE  
LA JOLLA, CA 92037

**REVISIONS**

NO.	NAME	DATE

**PROJECT NUMBER**  
2018.13

PROJ. MNGR.	DRAWN
HRC	AMG

ISSUE DATE  
03/07/2019

**TOPOGRAPHIC SURVEY**

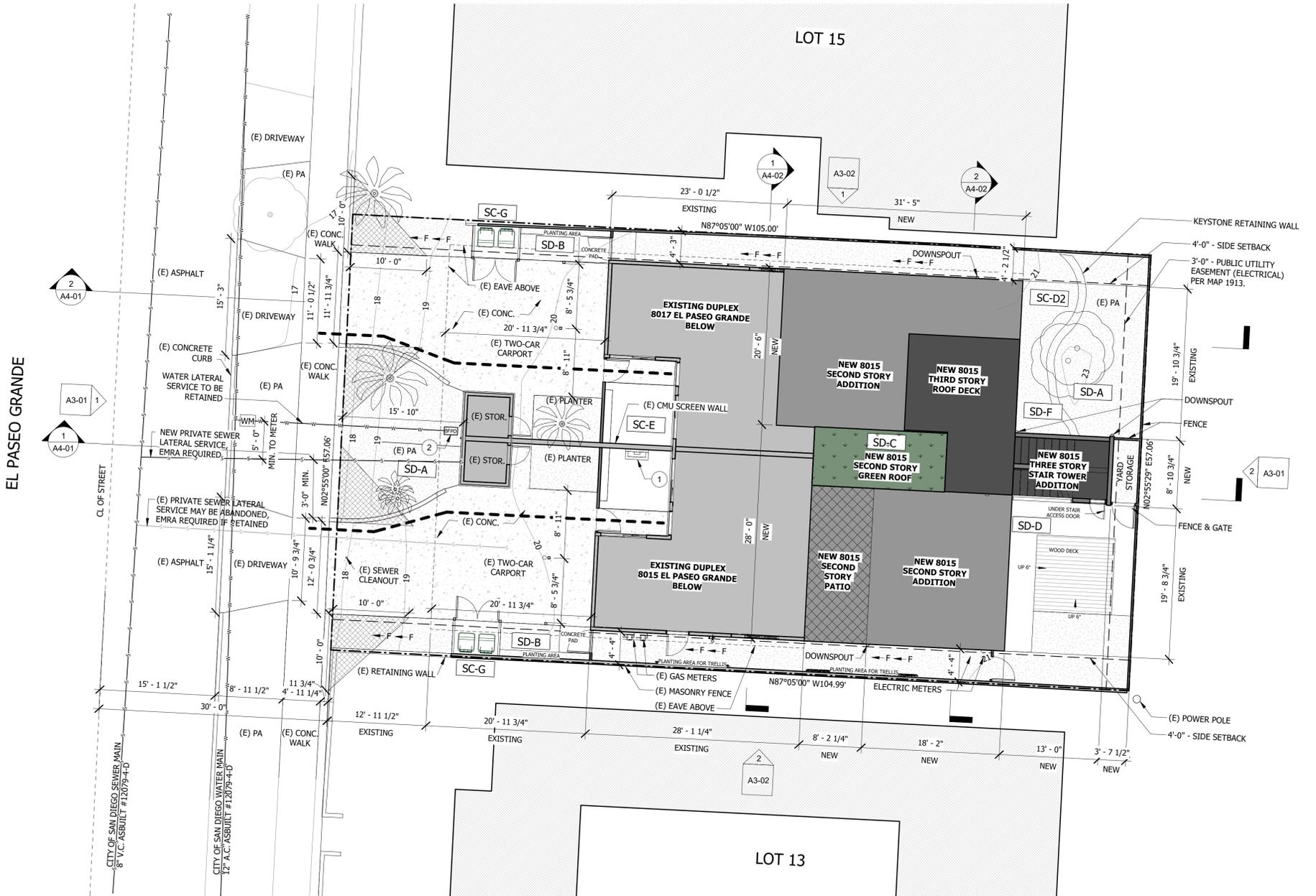


**SITE PLAN - GENERAL NOTES**

- THIS PROJECT COMPLIES WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT OF ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- PER SDMC SECTION 142.0740 (e)(2), ALL OUTDOOR LIGHTING, INCLUDING SEARCH LIGHTS, SHALL BE TURNED OFF BETWEEN 11:00 P.M. AND 6:00 A.M. EXCEPT OUTDOOR LIGHTING USED FOR SECURITY PURPOSES.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE, INTO CONSTRUCTION PLANS OR SPECIFICATION.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 01.4.4).
- ALL BUILT SITE FEATURES ARE EXISTING, UNLESS NOTED OTHERWISE.
- NO GRADING WILL OCCUR ON THE SITE. ALL CONTOUR ELEVATIONS ARE EXISTING, UNLESS NOTED OTHERWISE.
- REPAIR ALL DAMAGED PORTIONS OF THE SIDEWALK ADJACENT TO THE PROJECT SITE. MAINTAIN EXISTING SCORING PATTERN AND PRESERVE CONTRACTOR'S STAMP.
- ROOF DRAINAGE BY GUTTER AND DOWNSPOUTS INTO SURROUNDING LAWN AND PLANTERS.
- NO EXISTING OR PROPOSED STORM DRAINS STRUCTURES WITHIN 50 FEET OF CONSTRUCTION.
- TWO EXISTING PARKING SPACES PROVIDED PER DWELLING UNIT PER SDMC TABLE 142-05C.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- EXISTING WATER AND SEWER SERVICES TO REMAIN.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR ANY LANDSCAPING AND IRRIGATION IN THE EL PASEO GRANDE RIGHT-OF-WAY.
- ALL EXISTING & PROPOSED WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, & FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD)
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB.

**SITE PLAN - KEYNOTES**

- DECORATIVE FOUNTAINS TO BE DRAINED TO SANITARY SEWER. CLEANOUT TO BE LOCATED WITHIN 10'-0" OF FOUNTAINS
- BACKFLOW PREVENTION DEVICE (BFPD)



**1** A1-01 - SITE PLAN  
 1/8" = 1'-0"

**BMP LEGEND - SOURCE CONTROL & SITE DESIGN**

DESCRIPTION	STD DWG*	SYMBOL
LANDSCAPE/ OUTDOOR PERSTICIDE USE	SC-D2	[SC-D2]
DECORATIVE FOUNTAIN	SC-E	[SC-E]
REFUSE AREA EXPOSURE REDUCTION	SC-G	[SC-G]
TREES	SD-A	[SD-A]
IMPERVIOUS AREA DISPERSAL	SD-B	[SD-B]
GREEN ROOF	SD-C	[SD-C]
PERMEABLE PAVEMENT	SD-D	[SD-D]
AMENDED SOIL	SD-F	[SD-F]
DIRECTION/ COURSE OF FLOW		F →

**SITE PLAN - LEGEND**

[Dashed Line]	PROPERTY LINE
[Dotted Line]	SETBACK
[Center Line]	CENTER LINE
[Dashed Line]	ROOF ABOVE
[S-S-S]	SEWER LINE
[W-W-W]	WATER LINE
[Double Line]	EXISTING CONCRETE CURB
[Block]	CONCRETE BLOCK WALL (EXISTING)
[Line]	EXISTING GROUND CONTOUR (1' INTERVAL)
[Pattern]	EXISTING CONCRETE
[Pattern]	PLANTING AREA
[Dashed Line]	PEDESTRIAN ACCESS
[Triangle]	VISIBILITY AREA

**SETBACKS**

LOT WIDTH: 57'-0 11/16"  
 LOT DEPTH: 105'-0"

MINIMUM SETBACKS  
 FRONT: N/A  
 SIDE: 4'-0" WITH OPENINGS; 0'-0" WITHOUT  
 SIDE: 4'-0" WITH OPENINGS; 0'-0" WITHOUT  
 REAR: N/A

EXISTING SETBACKS:  
 FRONT: 15'-10"  
 SIDE: 4'-4"  
 SIDE: 4'-4"  
 REAR: 19'-8"

PROVIDED SETBACKS:  
 FRONT: 15'-10"  
 SIDE: 4'-4"  
 SIDE: 4'-4"  
 REAR: 3'-7 1/2"

COASTAL HEIGHT LIMITATION: 30'  
 HIGHEST ROOF ELEVATION: 49' - 6 1/2"  
 HIGHEST ELEVATION: 49' - 6 1/2"  
 LOW REFERENCE DATUM: 18' - 6 1/2"  
 HIGH REFERENCE DATUM: 22' - 8"  
 PLUMB LINE HEIGHT (HIGH POINT): 28' - 2"  
 OVERALL STRUCTURE HEIGHT: 28'-2" + 4'-1 1/2" = 32'-3 1/2"  
 (HEIGHT + GRADE DIFFERENTIAL)

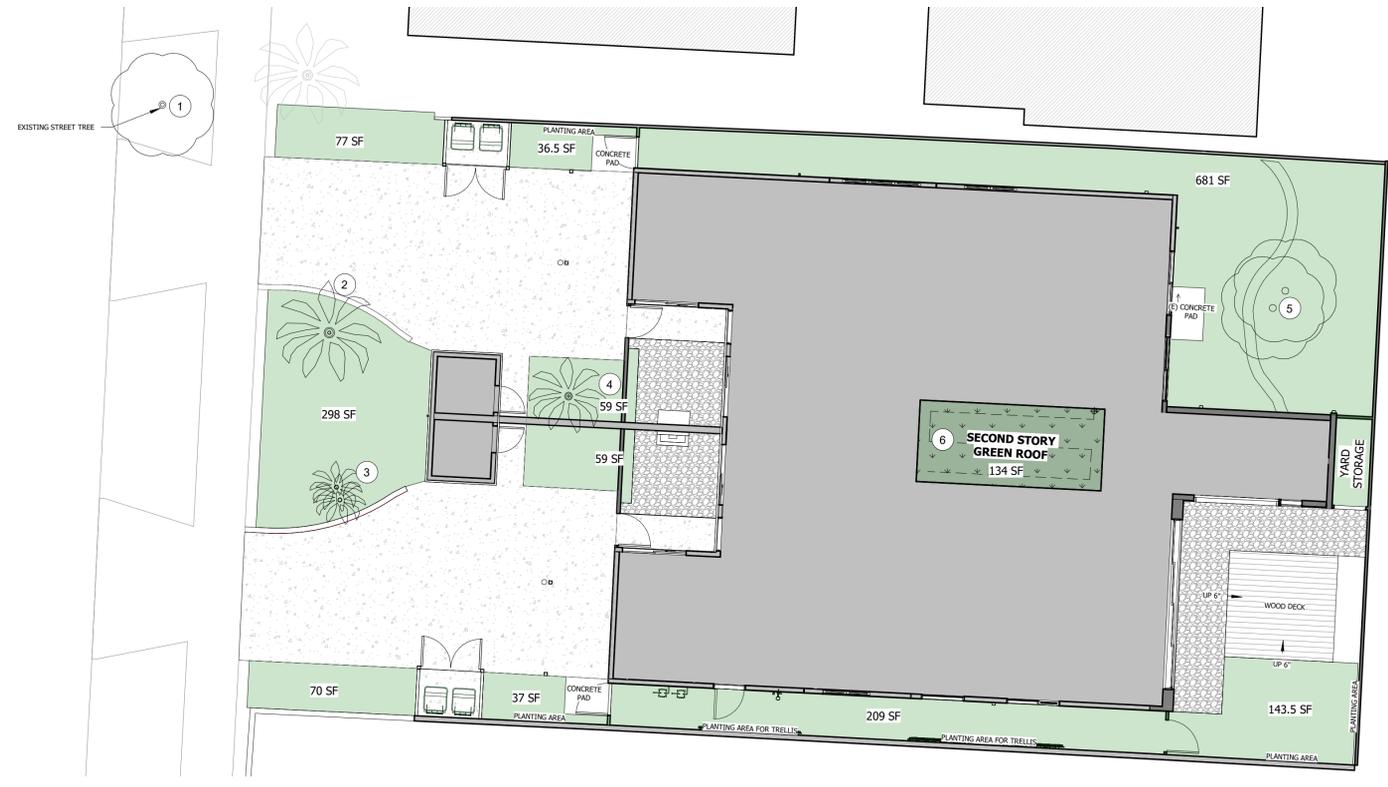
**GRADING DATA TABLE**

VOLUME:	
CUT	0 CF
FILL	0 CF
IMPORT	0 CF
EXPORT	0 CF

\*NOTE: NO SITE GRADING PROPOSED. BUILDING CUT/FILLS ARE EXCLUDED FROM CALCULATION.

REVISIONS		
NO.	NAME	DATE

PROJECT NUMBER 2018.13	
PROJ. MNGR. HRC	DRAWN AMG
ISSUE DATE 03/07/2019	



1 LANDSCAPE DIAGRAM  
1/8" = 1'-0"

### LEGEND

EXISTING CONCRETE	
EXISTING PLANTING AREA	
PROPOSED PERVIOUS PAVEMENT	
NEW GREEN ROOF MESEMBRYANTHEMUM - ICE PLANT (NO VULGARIS PICKLE TYPE)	
AUTOMATIC DRIP TYPE IRRIGATION PATH	
SPIGOT	

### LANDSCAPE AREA

PLANTING AREA:  
REQUIRED: 30% OF LOT = 1,797 SF

EXISTING PLANTING AREA:  
LEVEL 1: 2,062 SF

PROPOSED PLANTING AREA:  
LEVEL 1: 1,670 SF  
LEVEL 2: 134 SF (GREEN ROOF)

TOTAL PROVIDED: 1,804 SF

**\*ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE PRIOR TO FINAL INSPECTION**

### KEYNOTES

- 1 (E) HONG KONG ORCHID TREE - 10"
- 2 (E) GUADALUPE PALM - 18"
- 3 (E) PIGMY DATE PALM - 10"
- 4 (E) YUCCA GLORIOSA - 12"
- 5 (E) QUEENSLAND UMBRELLA TREE - 12"
- 6 NEW MESEMBRYANTHEMUM - ICE PLANT (NO VULGARIS PICKLE TYPE)

### GENERAL NOTES

1. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
2. ALL NEW PLANTING TO CONFORM TO THE LA JOLLA SHORES DESIGN MANUAL.
3. IRRIGATION TO BE DRIP TYPE SYSTEM

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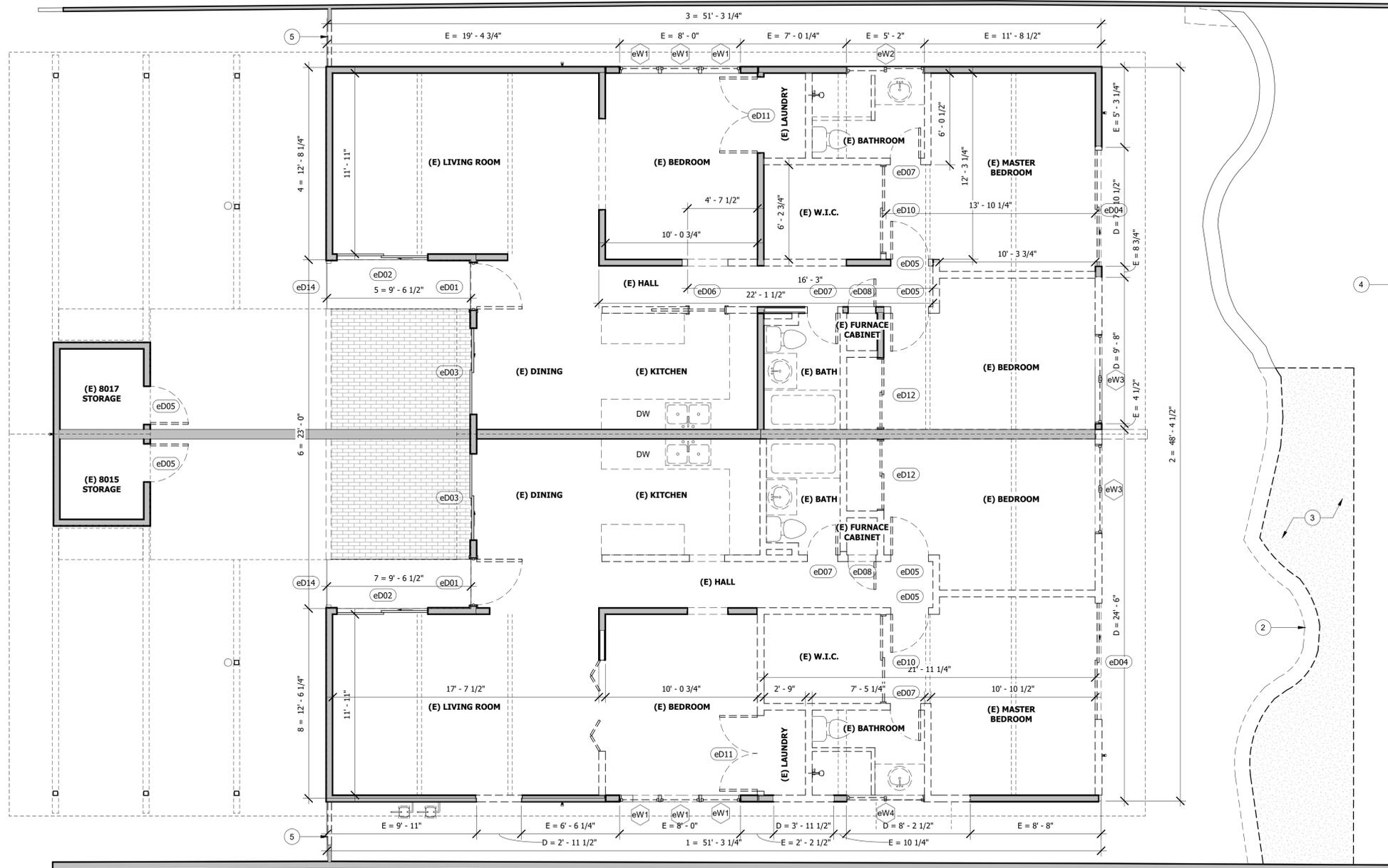
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LA JOLLA, CA 92037

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LANDSCAPE  
DIAGRAM

**A1-02**



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

**GENERAL NOTES - DEMOLITION**

1. THE CONTRACTOR SHALL PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLISHED AREAS. ALL ABANDONED EXISTING UTILITIES SHOULD BE PROPERLY CAPPED OFF.
2. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITY SERVICES, DIMENSIONS AND ELEVATIONS PRIOR TO STARTING DEMOLITION. SHOULD THE CONTRACTOR IDENTIFY DISCREPANCIES, IMMEDIATELY CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
3. CONTRACTOR IS RESPONSIBLE TO PROTECT THE BUILDING AND BUILDING SITE DURING CONSTRUCTION TO AVOID INTRUSION BY UNAUTHORIZED PEOPLE, BIRDS, RODENTS AND PESTS.
4. CONTRACTOR TO PROVIDE PROTECTION AT ALL POTENTIAL FALLING HAZARDS DURING CONSTRUCTION PERIOD.

**KEYNOTES - DEMOLITION**

- 1 REMOVE EXISTING ROOF & ROOF FRAMING
- 2 (E) KEYSTONE PAVER WALL TO BE REMOVED
- 3 (E) PLANTER BED TO BE REMOVED
- 4 (E) FENCE TO BE REMOVED
- 5 (E) GATE TO BE REMOVED
- 6 (E) ROOF RIDGE

**WALL LEGEND**

EXISTING CONSTRUCTION TO REMAIN	
WALLS TO BE REMOVED	
	DEMO DOOR (PER DOOR SCHEDULE)
	DEMO WINDOW (PER WINDOW SCHEDULE)

**COASTAL EXEMPTION CALCULATION  
OF PERIMETER LINEAR FOOTAGE**

WALL	EXISTING	REMAINING	DEMOLISHED
1	51' - 3 1/4"	36' - 2"	15' - 1 1/4"
2	48' - 4 1/2"	5' - 8 1/2"	42' - 8"
3	51' - 3 1/4"	51' - 3 1/4"	0' - 0"
4	12' - 8 1/4"	12' - 8 1/4"	0' - 0"
5	9' - 6 1/2"	9' - 6 1/2"	0' - 0"
6	23' - 0"	23' - 0"	0' - 0"
7	9' - 6 1/2"	9' - 6 1/2"	0' - 0"
8	12' - 8 1/4"	12' - 8 1/4"	0' - 0"
9	6' - 3 3/4"	6' - 3 3/4"	0' - 0"
10	12' - 0"	12' - 0"	0' - 0"
11	6' - 3 3/4"	6' - 3 3/4"	0' - 0"
12	12' - 0"	12' - 0"	0' - 0"
<b>SUBTOTAL</b>	<b>254' - 11 1/2"</b>	<b>197' - 9 1/4"</b>	<b>57' - 9 1/4"</b>
<b>TOTAL</b>	<b>254' - 11 1/2"</b>	<b>197' - 9 1/4"</b>	<b>57' - 9 1/4"</b>
		77% REMAINING	
(127' - 5 3/4" = 50%)			



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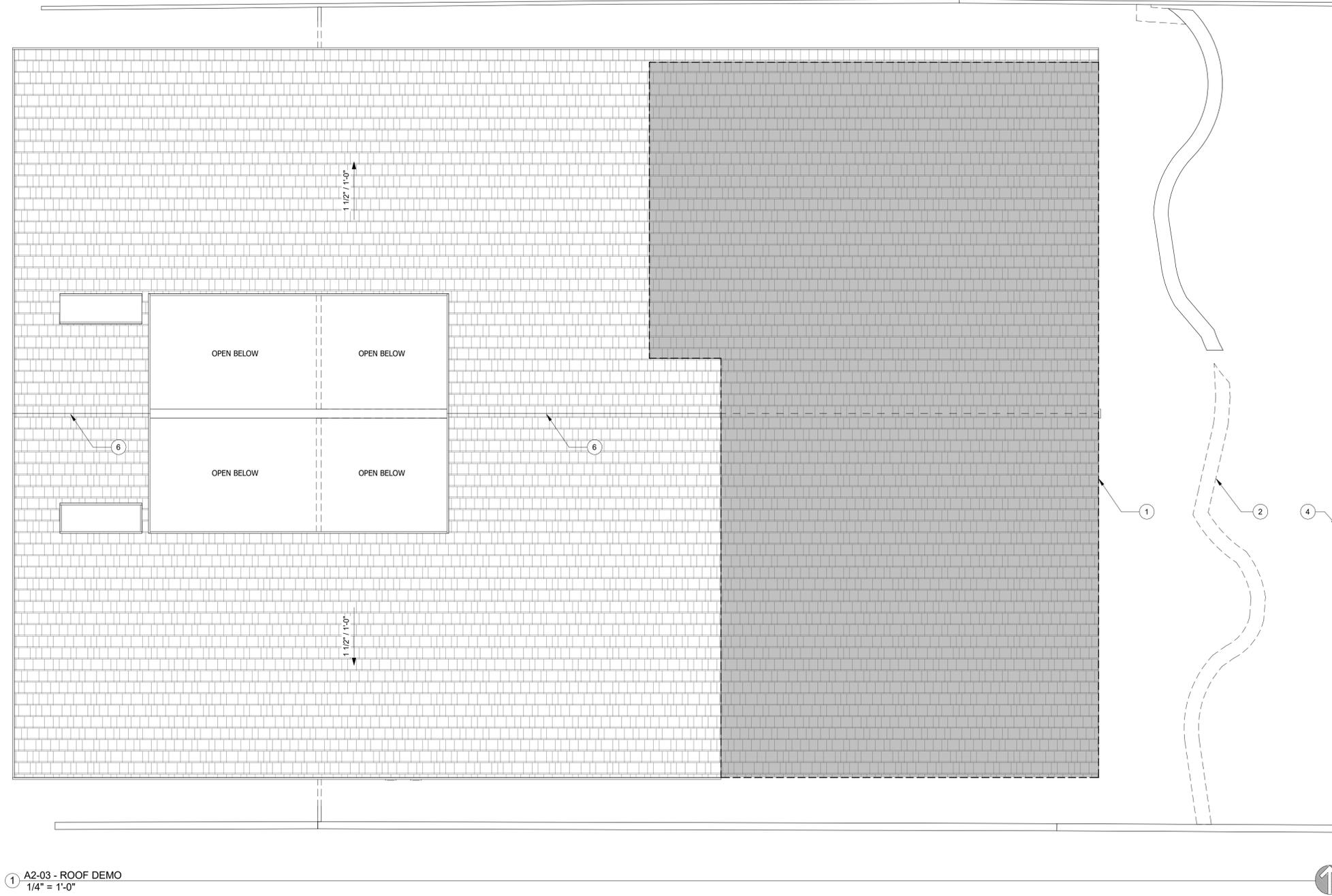
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HRC AMG

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**DEMOLITION  
FLOOR  
PLAN**



① A2-03 - ROOF DEMO  
1/4" = 1'-0"

### GENERAL NOTES - DEMOLITION

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### KEYNOTES - DEMOLITION

- ① REMOVE EXISTING ROOF & ROOF FRAMING
- ② (E) KEYSTONE PAVER WALL TO BE REMOVED
- ③ (E) PLANTER BED TO BE REMOVED
- ④ (E) FENCE TO BE REMOVED
- ⑤ (E) GATE TO BE REMOVED
- ⑥ (E) ROOF RIDGE

### WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

WALLS TO BE REMOVED

- DEMO DOOR  
(PER DOOR SCHEDULE)
- DEMO WINDOW  
(PER WINDOW SCHEDULE)



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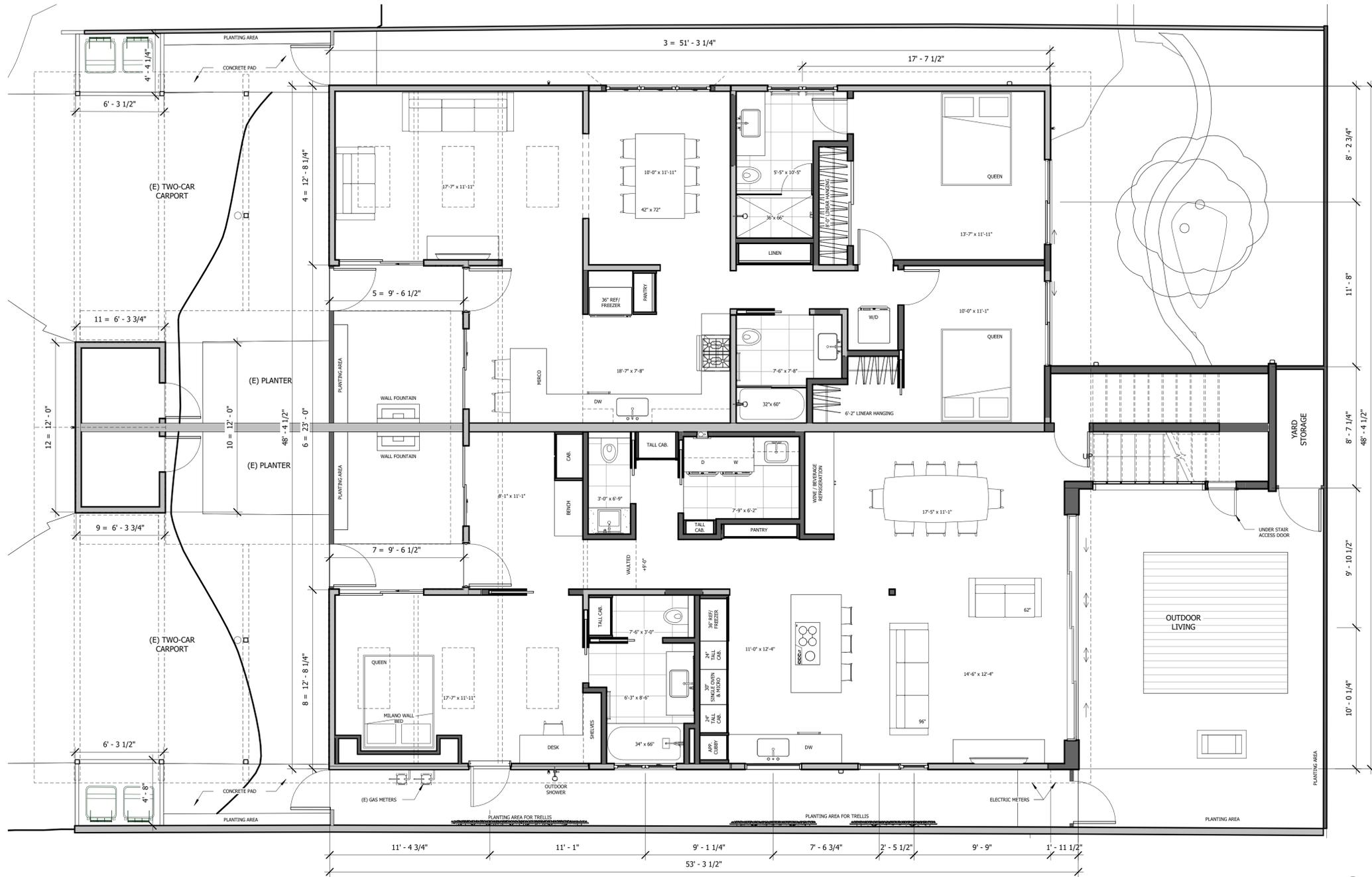
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**DEMOLITION**  
**ROOF PLAN**

**A2-03**



**FLOOR PLAN - GENERAL NOTES**

1. NEW EXTERIOR WALLS SHALL BE CONSTRUCTED FOR A MINIMUM OF 1-HOUR FIRE RESISTANCE RATING. WALL SHALL BE MINIMUM 2 X4 @ 16" OC, HAVE A MINIMUM 5/8" TYPE "X" GYPSUM WALL BOARD ON THE INTERIOR; 7/8" CEMENT PLASTER EXTERIOR FINISH. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAST, BY VOLUME, CEMENT TO SAND, IN ACCORDANCE WITH CBC 2016 TABLE 721.1(2).
2. GLAZING WITHIN A 24" ARC OF EITHER SIDE OF DOORS, ADJACENT TO A WALKING SURFACE, ADJACENT TO A STAIR LANDING, IN RAILINGS, ADJACENT TO A TUB OR SHOWER, OR A BARRIER FOR A SWIMMING POOL OR SPA MUST BE OF SAFETY GLAZING MATERIAL.
3. WHERE DOORS SWING OUTWARD, THE FINISHED SURFACE OF THE EXTERIOR LANDING OR DECK SHALL BE WITHIN 1/2" OF THE DOOR THRESHOLD PER CBC 1008.1.6.
4. ALL RESTROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS PROVIDE A MECHANICAL VENTILATION SYSTEM (EXHAUST FANS) CAPABLE OF PROVIDING FIVE COMPLETE AIR CHANGES PER HOUR AND DISCHARGING TO THE EXTERIOR OF THE BUILDING NOT CLOSER THAN 3 FEET FROM ANY EXTERIOR OPENING. VENT EXHAUST FANS TO OUTSIDE AIR WITH BACK-DRAFT DAMPER.
5. MINIMUM CLEARANCE FROM THE CENTER LINE OF WATER CLOSET TO FACE OF ADJACENT WALL TO BE 15" MIN. AND 24" CLEAR IN FRONT OF WATER CLOSET.
6. PROVIDE MINIMUM R-19 INSULATION AT EXTERIOR WALLS, R-13 INSULATION AT PLUMBING WALLS AND INTERIOR WALLS SURROUNDING BATHROOMS FOR SOUND ATTENUATION, R-19 FOR FLOORS, AND R-30 INSULATION IN ALL NEW ATTICS, PER CALIFORNIA'S ENERGY CODE TITLE 24, PART 6 REQUIREMENTS, UNLESS OTHERWISE NOTED.
7. ATTIC/UNDER FLOOR INSTALLATION OF MECHANICAL EQUIPMENT SHALL COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CMC.
8. WALKING SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE AN IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7-4A AND SFM STANDARD 12-7A-5, OR BE NON-COMBUSTIBLE.
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  - A. LOW FLOW TOILETS: 1.28 GALLONS PER FLUSH
  - B. SHOWER HEADS: 2.0 GALLONS PER MINUTE
  - C. LAVATORY FAUCETS: 1.5 GALLONS PER MINUTE
  - D. KITCHEN FAUCETS: 1.8 GALLONS PER MINUTE.

**FLOOR PLAN KEYNOTES**

- 1 TBD

**WALL LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- NEW WOOD FRAMED WALLS TO BE CONSTRUCTED / INFILLED: (MATCH ADJACENT EXISTING WALL THICKNESS)
- NEW DOOR (PER DOOR SCHEDULE)
  - NEW WINDOW (PER WINDOW SCHEDULE)

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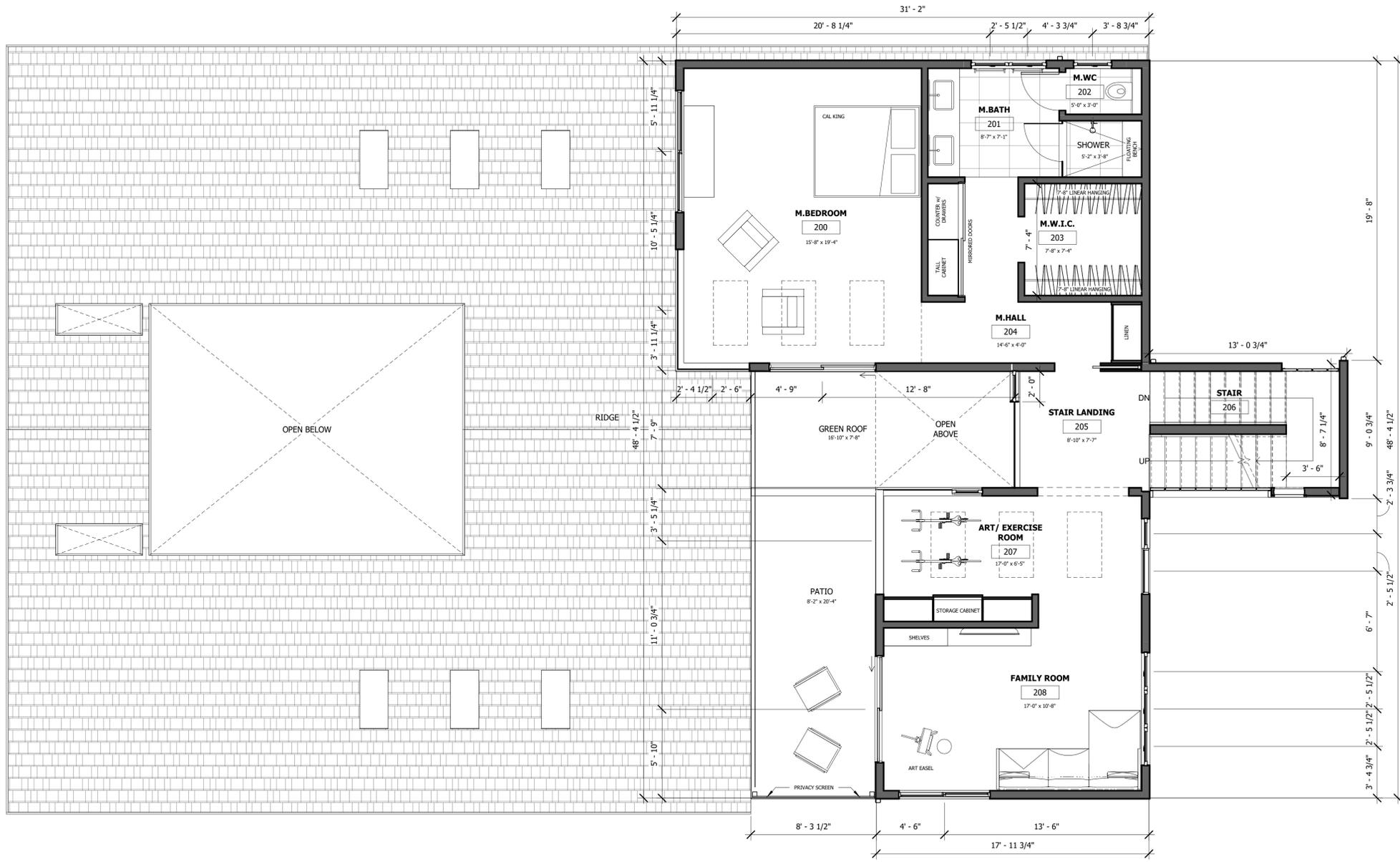
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**FIRST FLOOR PLAN**

**A2-04**

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① SECOND FLOOR  
1/4" = 1'-0"

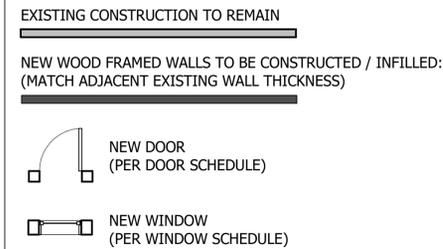
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**FLOOR PLAN KEYNOTES**

- ① TBD

**WALL LEGEND**



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**SECOND  
 FLOOR  
 PLAN**

**A2-05**

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## FLOOR PLAN - GENERAL NOTES

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## FLOOR PLAN KEYNOTES

① TBD

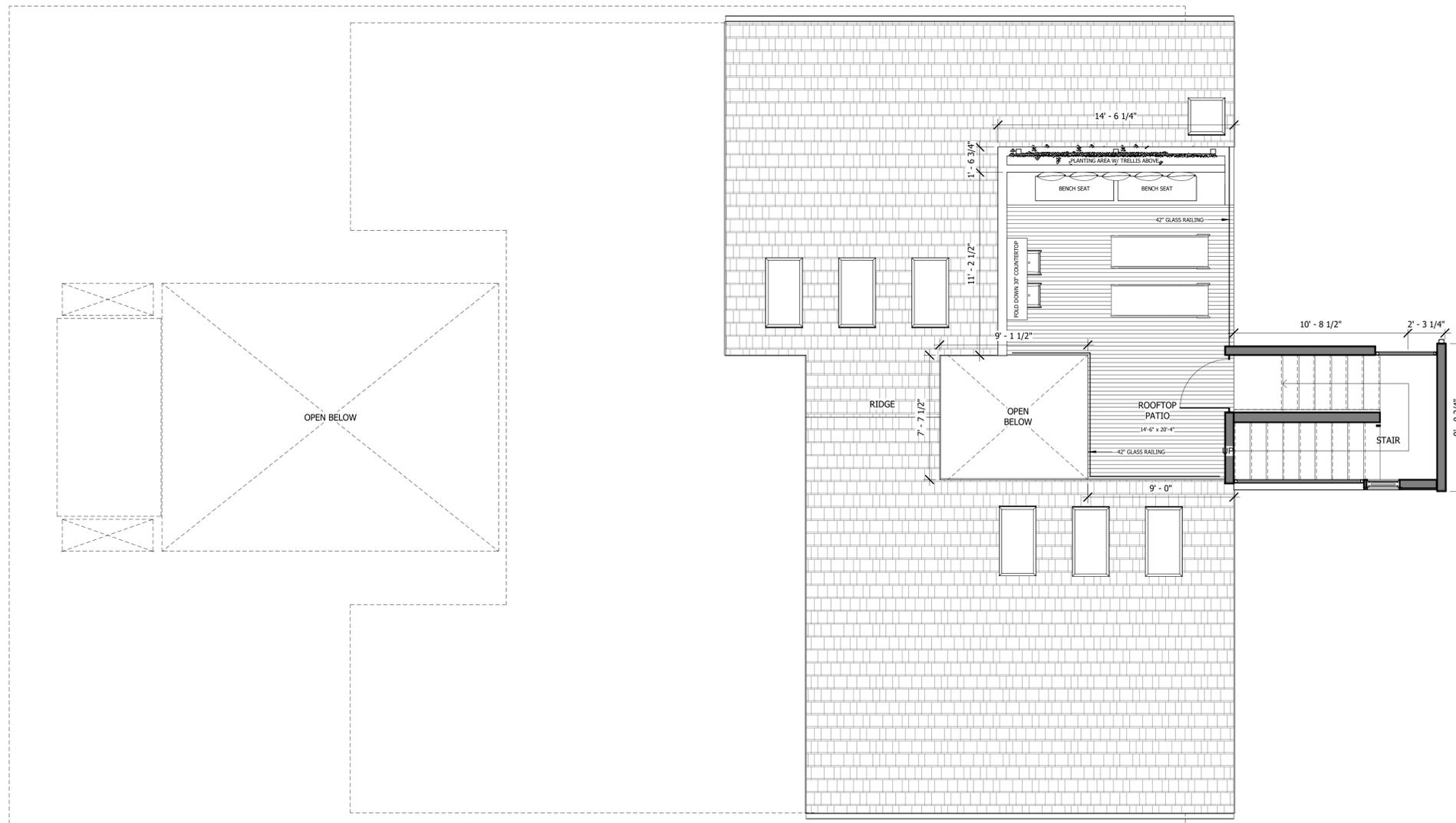
## WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW WOOD FRAMED WALLS TO BE CONSTRUCTED / INFILLED:  
(MATCH ADJACENT EXISTING WALL THICKNESS)

 NEW DOOR  
(PER DOOR SCHEDULE)

 NEW WINDOW  
(PER WINDOW SCHEDULE)



① THIRD FLOOR  
1/4" = 1'-0"



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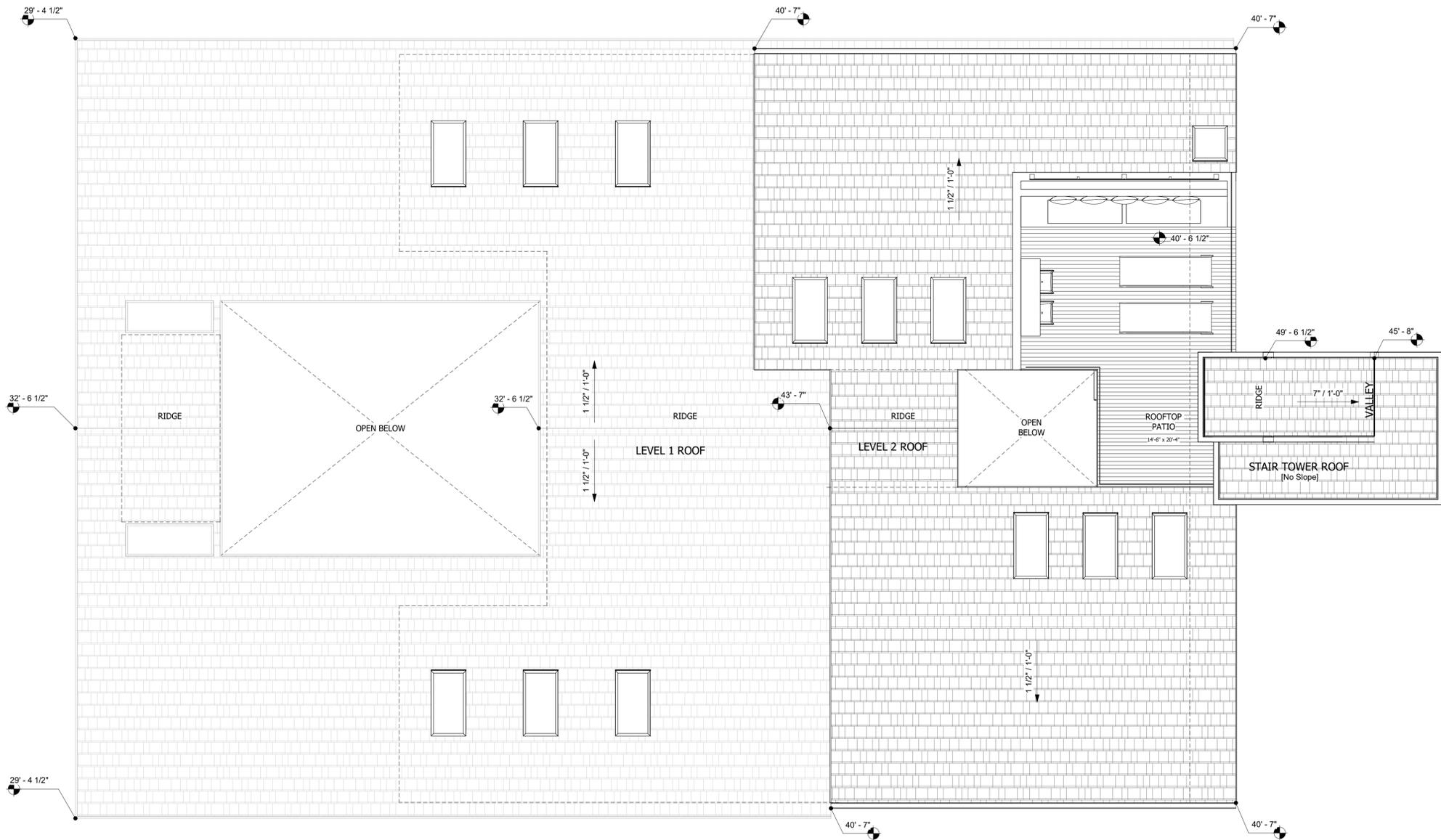
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**THIRD FLOOR  
PLAN**

**A2-06**



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



### ROOF PLAN GENERAL NOTES

1. NEW CLASS "A" ROOFING THROUGHOUT.
2. PROVIDE CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS.
3. PROVIDE FIRE STOP AT EAVE ENDS TO PREVENT ENTRY OF FLAME OR EMBERS UNDER ROOFING MATERIALS.
4. VENT AND ROOF STACKS SHALL PROJECT THE MINIMUM DISTANCE REQUIRED BY CODE. PAINT SUCK VENTS AND STACKS TO MATCH ROOF MATERIAL COLORS. LOCATE IN AREA LEAST VISIBLE FROM STREET AND CONCEAL IN DORMER VENTS WHENEVER POSSIBLE. COORDINATE LOCATIONS WITH THE ARCHITECT.
5. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS WHERE POSSIBLE.
6. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN (OR SNOW). THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
7. ROOF MATERIAL FASTENERS SHALL BE RATED TO SUSTAIN A MINIMUM WIND OF 80 M.P.H.
8. USE CORROSION RESISTIVE NAILS AND FASTENERS. AVOID CONTACT BETWEEN DISSIMILAR METALS.
9. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. (CRC R327.5.4).
10. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE (CRC R327.5.5).
11. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS. (CRC R327.6.3).
12. ALL VENT OPENINGS (ATTIC, UNDERFLOOR, COMBUSTION AIR, ETC.) PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS PER CRC R327.6:
  - A. INDIVIDUAL OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES.
  - B. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8". MATERIALS SHALL BE NON-COMBUSTIBLE AND CORROSION RESISTANT.


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 NO. C19425  
 REN 10/31/19  
 STATE OF CALIFORNIA  
 DIGITALLY SIGNED BY IONE R. STIEGLER

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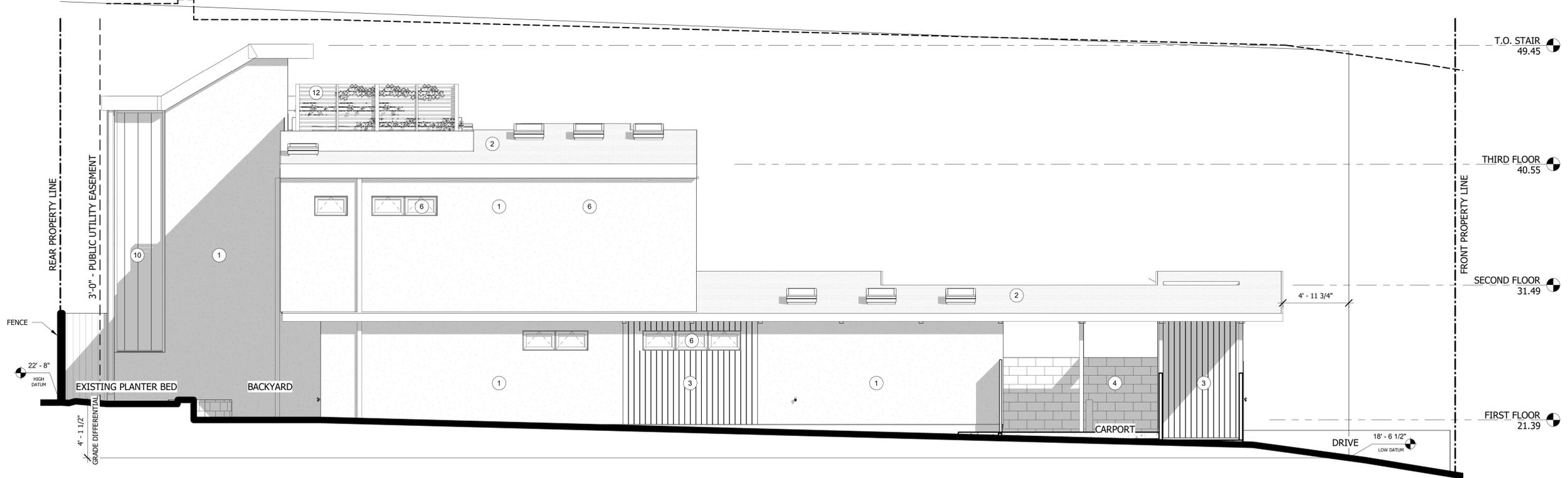
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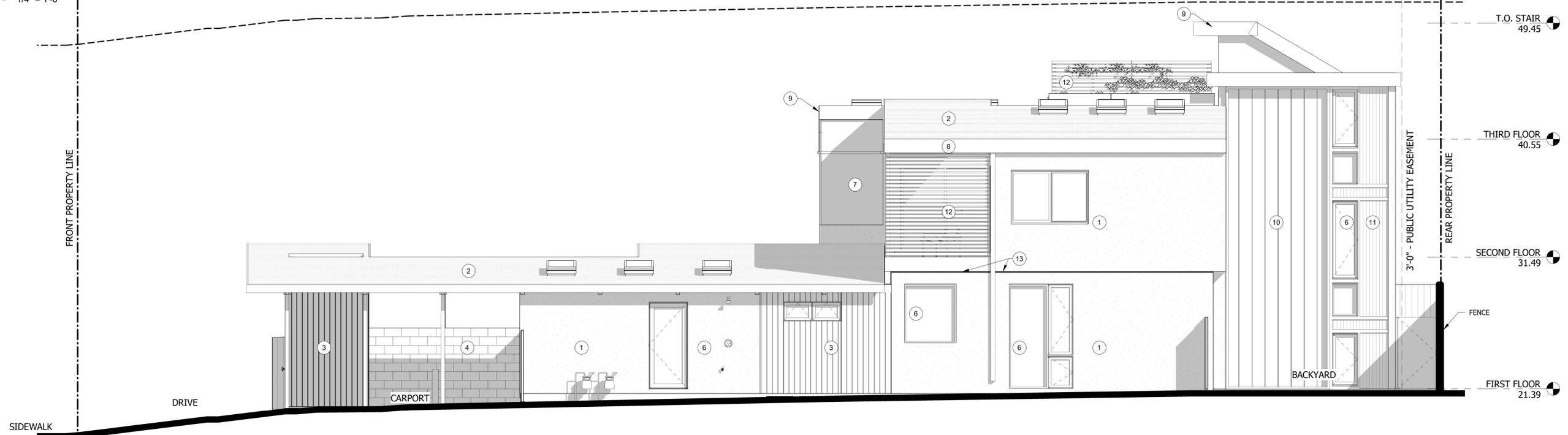
**ROOF PLAN**

**A2-07**

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



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

**EXTERIOR ELEVATION KEYNOTES**

- 1 SMOOTH FINISH STUCCO. COLOR: OFF-WHITE.
- 2 ROOF COVERING. TIMBERLINE HD BY GAF. COLOR: CHARCOAL.
- 3 EXISTING T-11 WOOD SIDING.
- 4 EXISTING MASONRY WALL
- 5 GLASS RAILING - TEMPERED GLASS & BRUSHED ALUMINUM.
- 6 ALUMINUM WINDOWS & DOORS. DUAL-PANE, KYNAR FINISH. COLOR: GRAY
- 7 CORNER GLASS. INSULATED & TEMPERED. CLEAR.
- 8 GUTTER. FINISH TO MATCH DOORS & WINDOWS.
- 9 METAL FASCIA. 24 GA. ALUMINUM. FINISH TO MATCH DOORS & WINDOWS.
- 10 VERTICAL CHANNEL GLASS.
- 11 TONGUE & GROOVE WOOD SIDING. GRADE A, CLEAR, SMOOTH FACE ALASKAN WHITE CEDAR. FINISH: CLEAR STAIN.
- 12 WOOD PRIVACY SCREEN.
- 13 STUCCO SCORE LINE/ REVEAL PER ARCHITECTURAL DETAILS.

**GENERAL NOTES - EXTERIOR**

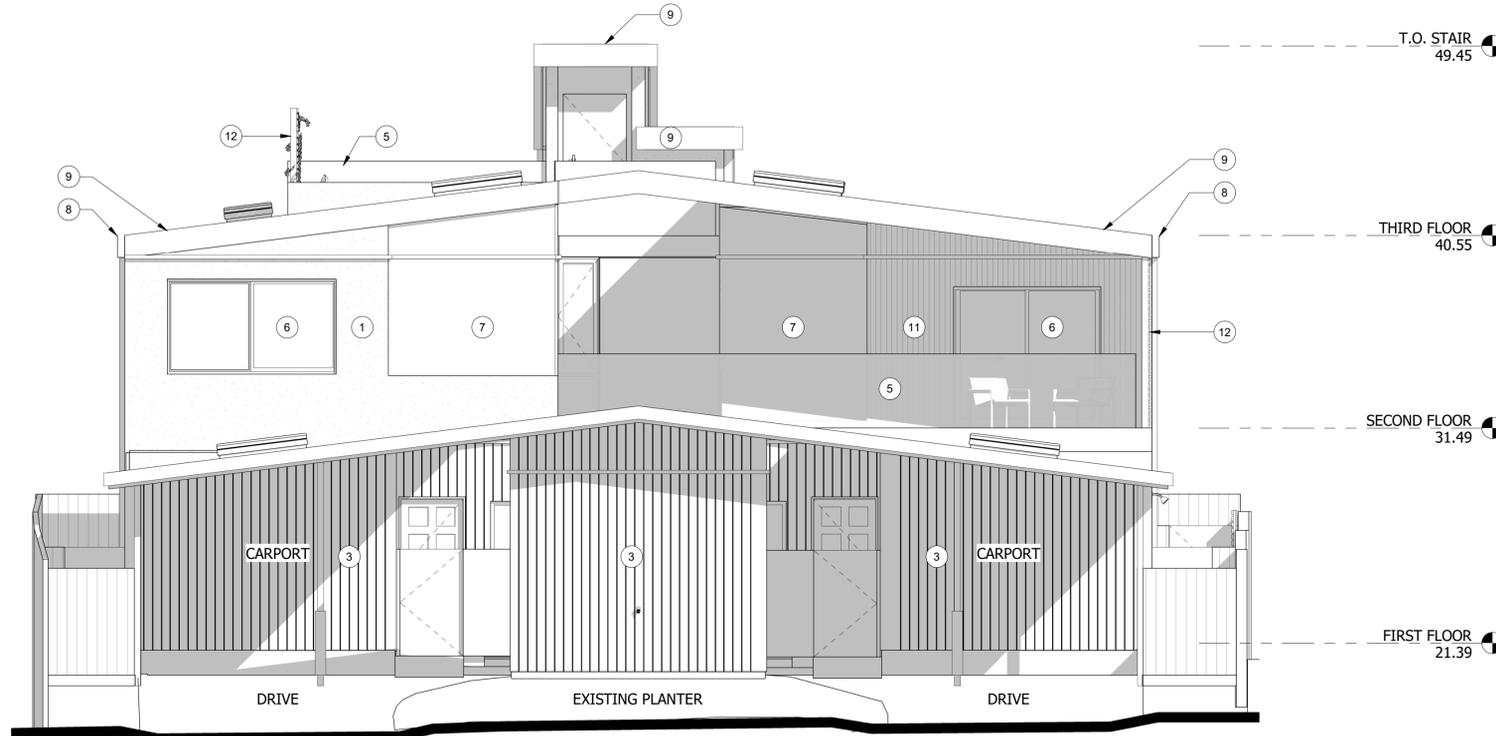
- 1. ALL ROOFING IS EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
- 2. ALL WALLS AND CEILING FINISHES ARE EXISTING AND SHALL REMAIN INTACT, UNLESS OTHERWISE NOTED.
- 3. ALL WINDOWS ARE EXISTING AND SHALL REMAIN, UNLESS OTHERWISE NOTED.
- 4. ALL EXTERIOR DOORS ARE EXISTING AND SHALL REMAIN, UNLESS OTHERWISE NOTED.
- 5. NO PROPOSED CHANGES TO EXISTING GRADE.

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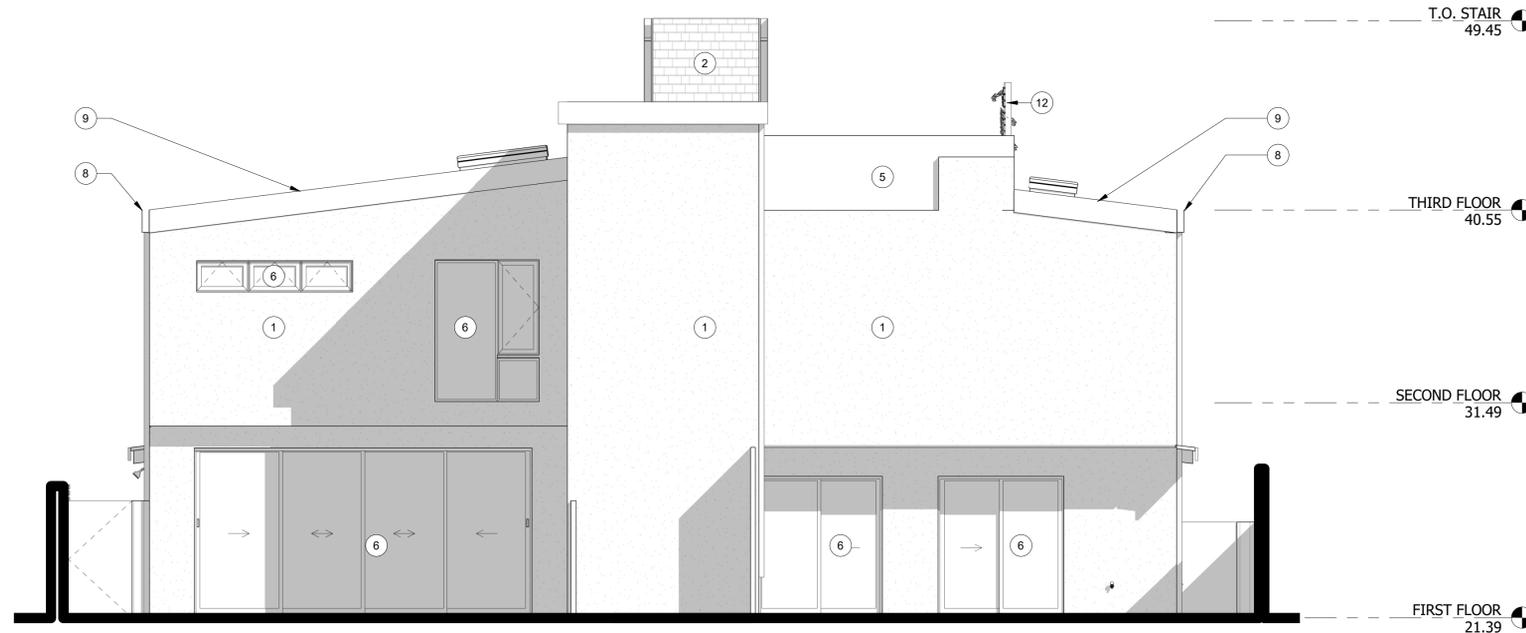
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**EXTERIOR ELEVATIONS**



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



2 EAST (BACK) ELEVATION  
1/4" = 1'-0"

**EXTERIOR ELEVATION KEYNOTES**

- 1 SMOOTH FINISH STUCCO. COLOR: OFF-WHITE.
- 2 ROOF COVERING. TIMBERLINE HD BY GAF. COLOR: CHARCOAL.
- 3 EXISTING T-11 WOOD SIDING.
- 4 EXISTING MASONRY WALL
- 5 GLASS RAILING - TEMPERED GLASS & BRUSHED ALUMINUM.
- 6 ALUMINUM WINDOWS & DOORS. DUAL-PANE, KYNAR FINISH. COLOR: GRAY
- 7 CORNER GLASS. INSULATED & TEMPERED. CLEAR.
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**GENERAL NOTES - EXTERIOR**

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5. NO PROPOSED CHANGES TO EXISTING GRADE.

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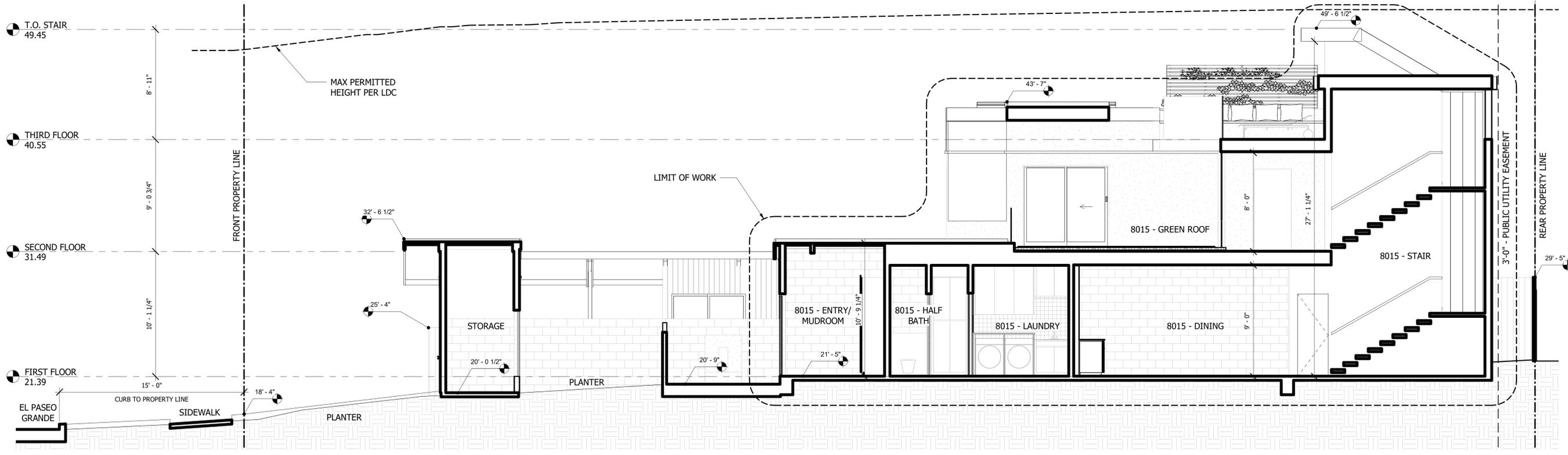
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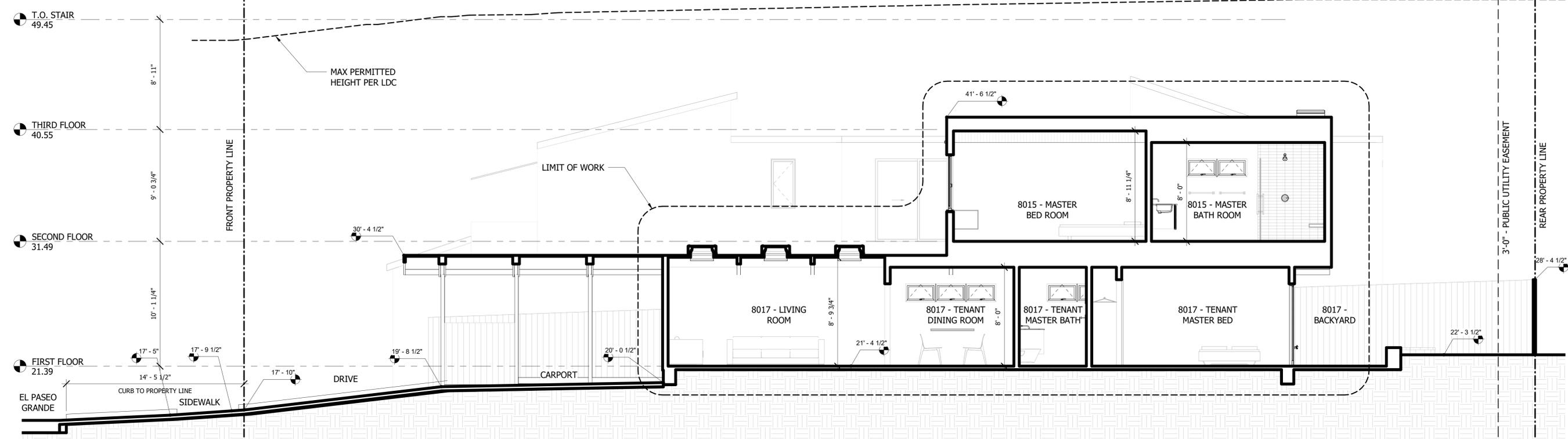
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**EXTERIOR  
ELEVATIONS**

**A3-02**



① Section 5  
1/4" = 1'-0"



② Section 8  
1/4" = 1'-0"

**GENERAL NOTES - SECTION**

1. ALL ROOFING IS EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
2. ALL WINDOWS ARE EXISTING AND SHALL REMAIN, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR DOORS ARE EXISTING AND SHALL REMAIN, UNLESS OTHERWISE NOTED.
4. ALL FLOORS ARE EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
5. ALL SITE WORK IS EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
6. ALL INSULATION IS EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
7. NO PROPOSED CHANGES TO EXISTING GRADE.

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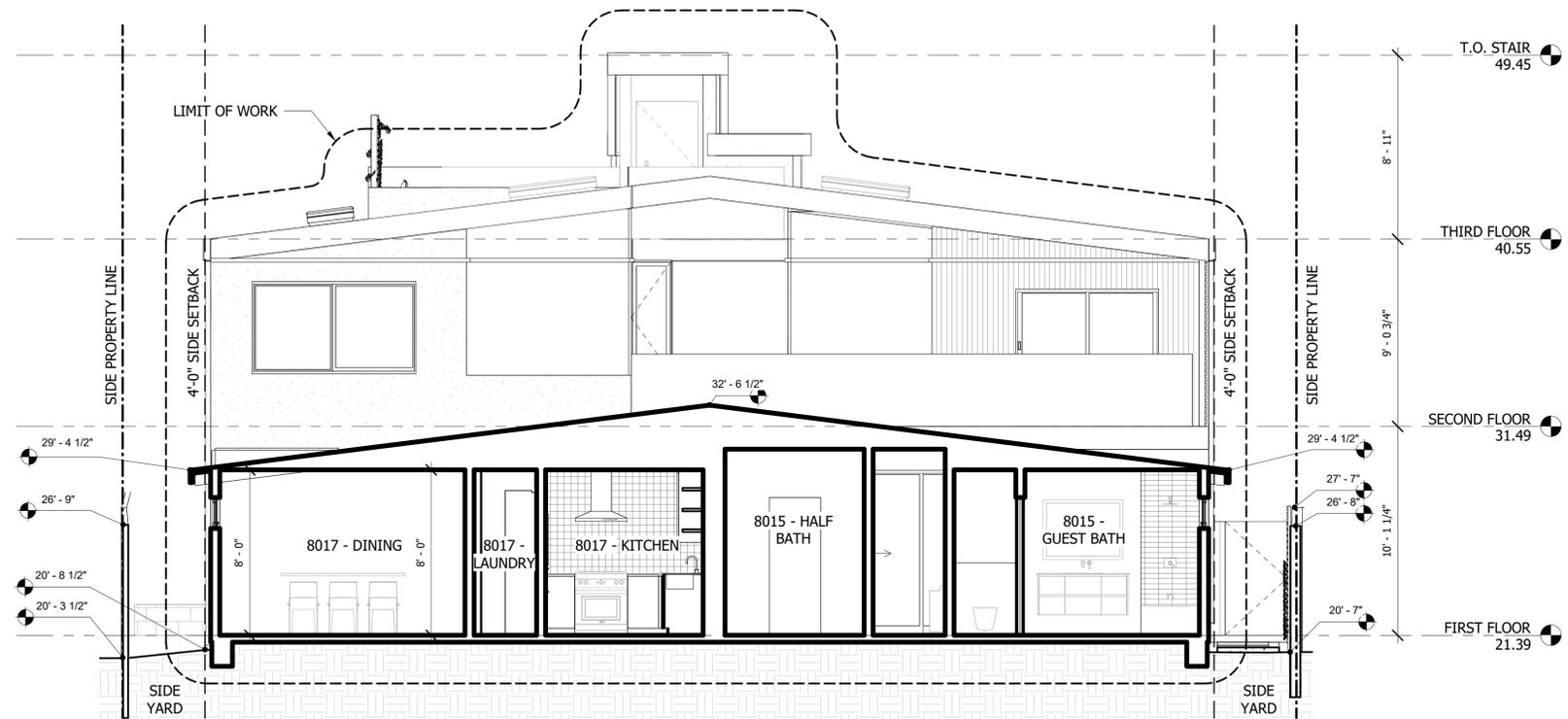
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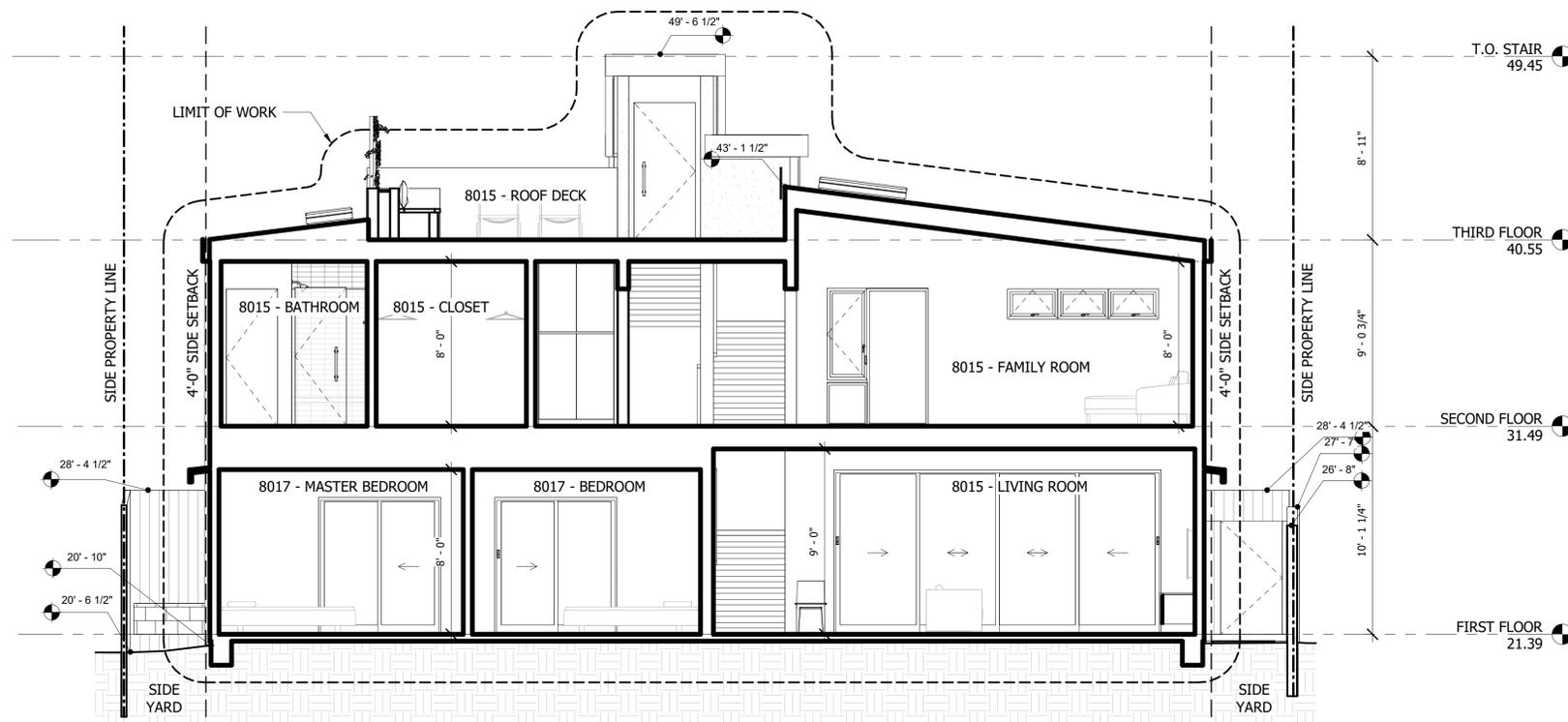
**SITE &  
 BUILDING  
 SECTIONS**

**A4-01**

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① Section 4  
1/4" = 1'-0"



② Section 7  
1/4" = 1'-0"

### GENERAL NOTES - SECTION

- ALL ROOFING IS EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
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- ALL EXTERIOR DOORS ARE EXISTING AND SHALL REMAIN, UNLESS OTHERWISE NOTED.
- ALL FLOORS ARE EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
- ALL SITE WORK IS EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
- ALL INSULATION IS EXISTING AND SHALL REMAIN UNLESS OTHERWISE NOTED.
- NO PROPOSED CHANGES TO EXISTING GRADE.

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SITE &  
BUILDING  
SECTIONS

**A4-02**

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