



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 14, 2020 REPORT NO. HO-20-048

HEARING DATE: October 21, 2020

SUBJECT: MORGAN RESIDENCE CDP/SDP, Process Three Decision

PROJECT NUMBER: [635054](#)

OWNER/APPLICANT: POJ-WWW, LLC, a California Limited Liability Company, Owner and Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing single-family residence and construct a new two-story, single-family residence with an attached three-car garage located at 8441 Whale Watch Way within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385.

Community Planning Group Recommendation: On January 9, 2020, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the project with no conditions. (Attachment 7).

La Jolla Shores Advisory Board: On February 18, 2020, the La Jolla Shores Advisory Board voted 4-0 to recommend approval of the project (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15302, Replacement or Reconstruction (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 3, 2020, and the opportunity to appeal that determination ended September 18, 2020. There were no appeals filed on the environmental determination.

### BACKGROUND:

The existing 4,453-square-foot, two-story, single-family residence on the 0.46-acre project site was built in 1983 and is located at 8441 Whale Watch Way, west of North Torrey Pines Road and east of La Jolla Shores Drive, approximately 2,325 feet from the Pacific Ocean coastline (Attachment 1). The

surrounding properties are fully developed and form a well-established single-family residential neighborhood of one and two-story homes (Attachment 3).

The project site is in the Single-Family (SF) Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, and Parking Impact (Campus Impact) Overlay Zone within the La Jolla Community Plan area. Review of resources maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources, sensitive riparian habitat or any other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to land designated as Multiple Habitat Planning Area.

#### DISCUSSION:

This project proposes to demolish an existing single-family residence and construct a two-story, 11,652-square foot single-family residence with an attached three-car garage, swimming pool, and spa on portions of a 0.46-acre property. The project requires a Coastal Development Permit and a Site Development Permit. The Coastal Development Permit is required by the San Diego Municipal Code (SDMC) Section 126.0702 for the proposed demolition and construction on property within the Coastal Overlay Zone. The Site Development Permit is required by the SDMC Section 1510.0201(a) for the erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing structure within the La Jolla Shores Planned District.

The La Jolla Community Plan designates the site as Very Low Density (0-5 du/ac) residential land use (Attachment 2). The proposed residential use of the 0.46-acre property is consistent with that land use designation. The La Jolla Shores Planned District does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the Planned District contains language in the General Design regulations which references the character of the area, being in general conformity to surrounding development and design principles. The surrounding neighborhood is a mix of large one and two-story homes with a mix of architectural styles. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance SF Zone. The project conforms to all development regulations of the La Jolla Shores Planned District Ordinance's SF Zone, along with the applicable regulations of the Coastal Overlay Zone, such as the Coastal Height Limitation Overlay Zone and the Campus Parking Impact Overlay Zone.

The La Jolla Shores Planned District contains General Design Regulations, SDMC Section 1510.0301(b), which states that, "No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." The proposed residence is designed to include board and batten siding, wood shingle siding, stone veneer and cooper metal roofing, which was found in general conformance with surrounding development and in conformance with the La Jolla Shores General Design Regulations.

The project site is located approximately 2,325 feet from the Pacific Ocean coastline with no identified public view or pedestrian access on or adjacent to the subject property, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is not located



between the ocean and the First Public Roadway (El Paseo Grande and North Torrey Pines Road). The project site is not identified as containing any form of public access by the La Jolla Community Plan and Local Coastal Program Land Use Plan. A review of the project's plans demonstrate conformance with public access and coastal public views, and staff has determined that the proposed redevelopment of this property is in conformance with the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The project site does not contain any form of Environmentally Sensitive Lands. The proposed new residence will be located within the previously developed portion of the property. All surface storm water will be captured beneath pavers within the driveway located in the southeast portion of the property conveyed through a perforated pipe to the southeast corner of the property where it is discharged. The redevelopment of this site proposes 2,170 cubic yards of cut, 240 cubic yards of fill, for a total export of 1,930 cubic yards. The proposed grading will occur primarily within the building footprint for the proposed 1,348-square-foot subterranean area. The highest point of the proposed residence will be approximately 28'-4" feet in height, in compliance with the allowed 30-foot height limit per the Coastal Height Limitation Overlay Zone. Furthermore, the existing alley, located adjacent to the site, will be reconstructed to the full width required per current City Standards, and serve as vehicular access to the new residence.

CONCLUSION:

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, the adopted City Council policies and regulations of the Land Development Code. Draft findings and conditions of approval are presented to the Hearing Officer for consideration. Staff recommends the Hearing Officer approve Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385, as proposed.

ALTERNATIVES:

1. Approve Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385, with modifications.
2. Deny Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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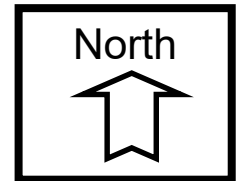
Sammi Ma  
Development Project Manager  
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Exemption
7. Community Planning Association Recommendations
8. La Jolla Shores Planned District Advisory Board Recommendations
9. Ownership Disclosure Statement
10. Project Plans



## Project Location Map

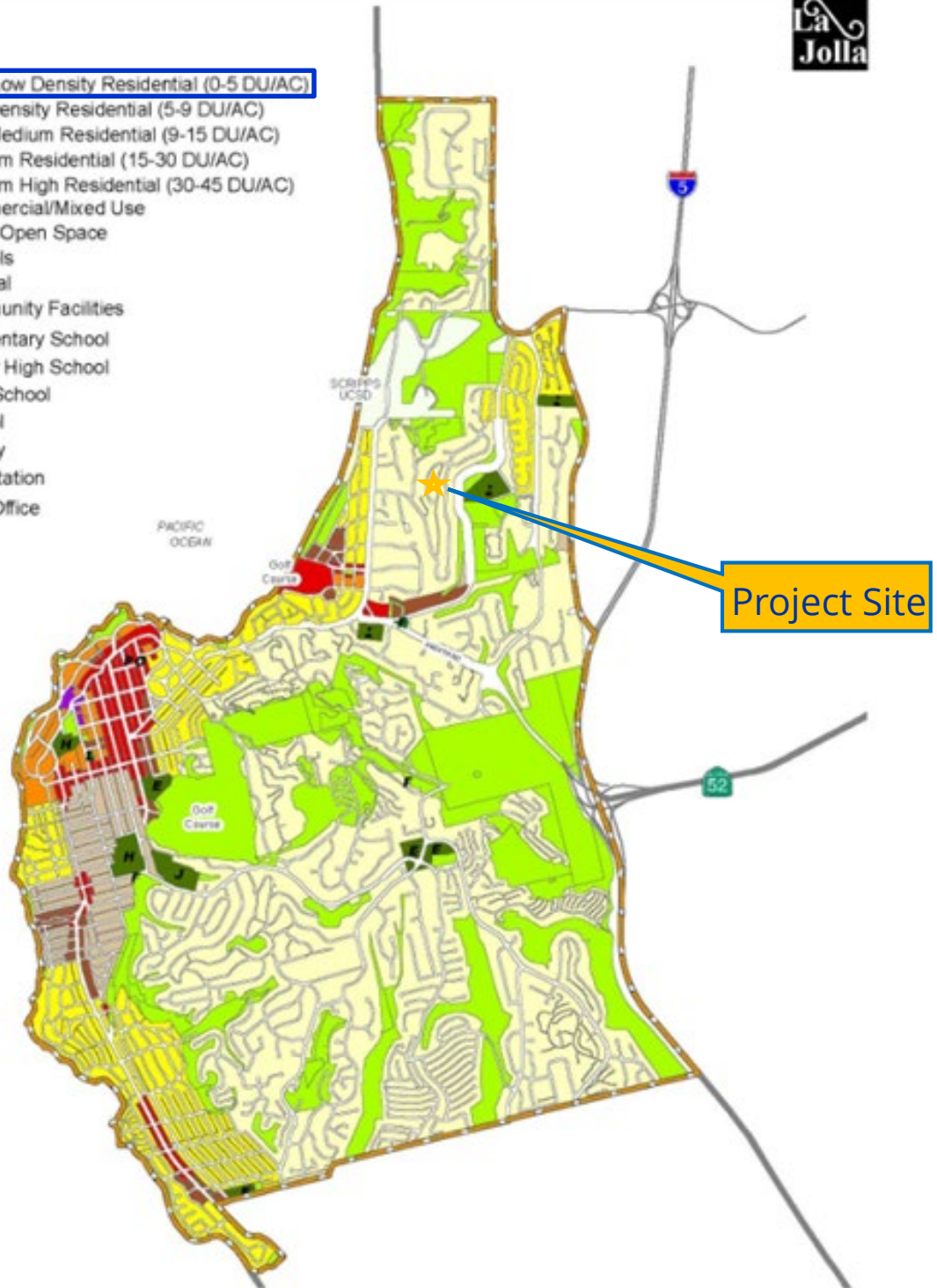
Morgan Residence CDP/SDP - 8441 Whale Watch Way  
Project No. 635054





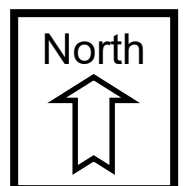
## Legend

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



## Community Plan Land Use Map

Morgan Residence CDP/SDP - 8441 Whale Watch Way  
Project No. 635054

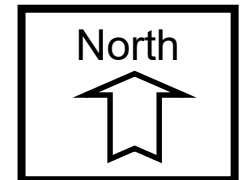






## Aerial Photograph

Morgan Residence CDP/SDP - 8441 Whale Watch Way  
Project No. 635054



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2296383  
SITE DEVELOPMENT PERMIT NO. 2296385  
**MORGAN RESIDENCE CDP/SDP - PROJECT NO. 635054**

WHEREAS, POJ-WWW, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family residence, and construct a new single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385), on portions of a 0.46-acre site;

WHEREAS, the project site is located at 8441 Whale Watch Way, in the Single-Family (SF) Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, and Parking Impact (Campus Impact) Overlay Zone within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 25 of La Jolla Costa Dorado, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 6865, filed in the Office of the County Recorder of San Diego County on February 26, 1971;

WHEREAS, on September 3, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302, Replacement or Reconstruction; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 21, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385:

**A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

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

The project proposes to demolish an existing single-family residence and construct a new two-story, 11,652-square-foot single-family residence with an attached three-car garage, swimming pool and spa, located at 8441 Whale Watch Way. The proposed structure will be situated in approximately the same location as the existing residential structure. The 0.46-acre project site is located approximately 2,325 feet from the Pacific Ocean coastline. The proposed structure is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast. The project site is not located between the First Public Roadway and the Pacific Ocean.

The project site is located on the north side Whale Watch Way. As identified within the La Jolla Community Plan (LJCP) and Local Coastal Land Use Plan (LCLUP), the project site is not located within or adjacent to public view corridors or partial vistas. The proposed building envelope will meet all setback requirements and there are no requested deviations from the San Diego Municipal Code (SDMC). Therefore, the proposed redevelopment will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project proposes to demolish an existing single-family residence and construct a new two-story, 11,652-square-foot single-family residence with an attached three-car garage, swimming pool and spa, located at 8441 Whale Watch Way. The fully graded project site is currently developed with a single-family residence that was built in 1983 and within a developed residential neighborhood. The northern and eastern portion of the site contain slope areas that will remain with proposed retaining walls.

A Preliminary Geotechnical Investigation indicates that this area has been cut and filled to accommodate the existing home. All surface storm water will be captured beneath pavers within the driveway located in the southeast portion of the property conveyed through a perforated pipe to the southeast corner of the property where it is discharged. The redevelopment of this site proposes 2,170 cubic yards of cut, 240 cubic yards of fill, for a total export of 1,930 cubic yards. The proposed grading will occur primarily within the building footprint for the proposed 1,348-square-foot subterranean area.

Review of resources maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources, sensitive riparian habitat or any other identified habitat community. Furthermore, the project site does not contain any Environmentally Sensitive Lands, nor is it adjacent to land designated as Multiple Habitat Planning Area. Additionally, an environmental review of this site has been conducted, in accordance with the California Environmental Quality Act (CEQA) Guidelines, the proposed project activity has been determined to be exempt from CEQA pursuant to Section 15302 of the State CEQA Guidelines, which addresses the replacement or reconstruction of existing structures and facilities. Thus, this proposed redevelopment of an existing residence will not adversely affect Environmentally Sensitive Lands.

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

The project proposes to demolish an existing single-family residence and construct a new two-story, 11,652-square-foot single-family residence with an attached three-car garage, swimming pool and spa, located at 8441 Whale Watch Way. The project site has been designated in the LJCP and LCLUP as Very Low Density Residential (0-5 du/ac), which is implemented through the SF Zone. The proposed single-family residential use is consistent with that land use designation and density. Based on the review of the project plans, including building setbacks, drainage, lot coverage, building mass, building height, landscaping, public views, public access, as well as a neighborhood survey of the surrounding development pattern, the project's design was determined to be in general conformity with all of the applicable development regulations of the La Jolla Shores Planned District's SF-Zone and the Coastal Overlay Zone. Additionally, the project is not requesting any deviations from the SDMC and is adhering to all code regulations.

The project site is located approximately 2,325 feet from the Pacific Ocean coastline with no identified public view or pedestrian access on or adjacent to the subject property, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The existing alley, located adjacent to the site, will be reconstructed to the full width required per current City Standards, and serve as vehicular access to the new residence. The proposed building envelope will be fully contained within the existing legal lot area. The highest point of the proposed residence will be approximately 28'-4" feet in height, in compliance with the allowed 30-foot height



limit per the Coastal Height Limitation Overlay Zone. Therefore, the proposed redevelopment of this property is in conformity with the certified La Jolla Community Plan and the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The project proposes to demolish an existing single-family residence and construct a new two-story, 11,652-square-foot single-family residence with an attached three-car garage, swimming pool and spa, located at 8441 Whale Watch Way. The 0.46-acre site is located within an established residential neighborhood approximately 2,325 feet from the Pacific Ocean coastline and is not located within the First Public Roadway and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the project is in compliance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

**2. Findings for all Site Development Permits:**

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

The project proposes to demolish an existing single-family residence and construct a new two-story, 11,652-square-foot single-family residence with an attached three-car garage, swimming pool and spa, located at 8441 Whale Watch Way. The proposed project is located in an area identified as Very low density (0-5 du/ac) residential within the La Jolla Community Plan. The proposed residential use of the 0.46-acre property is consistent with that land use designation. The La Jolla Shores Planned District does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the Planned District contains language in the General Design regulations which references the character of the area, being in general conformity to surrounding development and design principles. The surrounding neighborhood is a mix of large one and two-story homes with a mix of architectural styles. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance SF Zone. The project conforms to all development regulations of the La Jolla Shores Planned District Ordinance's SF Zone, along with the applicable regulations of the Coastal Overlay Zone, such as the Coastal Height Limitation Overlay Zone and the Campus Parking Impact Overlay Zone.

The La Jolla Shores Planned District contains General Design Regulations, SDMC Section 1510.0301(b), which states that, "No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." The proposed residence is designed to include board and batten siding, wood shingle siding, stone veneer and cooper metal roofing, which was found in general conformance with surrounding development and in conformance with the La Jolla Shores General Design Regulations.

The project site does not contain, nor is it adjacent to, any identified public access or any identified public views identified by the La Jolla Community Plan and Local Coastal Land Use Plan. Based on the review of the project plans along with a setback and bulk/scale neighborhood survey of the surrounding development pattern, the proposed design and materials for the siding and roofing the proposed single-family dwelling unit was found consistent with the SF Zone of the La Jolla Shores Planned District development regulations, allowed density and design recommendations. Thus, this single-family residential dwelling unit redevelopment will not adversely affect the La Jolla Community land use plan.

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

The project proposes to demolish an existing single-family residence and construct a new two-story, 11,652-square-foot single-family residence with an attached three-car garage, swimming pool and spa, located at 8441 Whale Watch Way. A Preliminary Geotechnical Investigation indicates that this area has been cut and filled to accommodate the existing home. All surface storm water will be captured beneath pavers within the driveway located in the southeast portion of the property conveyed through a perforated pipe to the southeast corner of the property where it is discharged. The redevelopment of this site proposes 2,170 cubic yards of cut, 240 cubic yards of fill, for a total export of 1,930 cubic yards. The proposed grading will occur primarily within the building footprint for the proposed 1,348-square-foot subterranean area. The highest point of the proposed residence will be approximately 28'-4" feet in height, in compliance with the allowed 30-foot height limit per the Coastal Height Limitation Overlay Zone.

The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. That includes public improvement requirement to reconstruct of the existing alley to the full width required per current City Standards. The conditions of approval will require the review and approval of all construction plans by staff to determine that the project will comply with all regulations prior to the issuance of any construction permits. Construction activities will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with

all regulations. 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 proposes to demolish an existing single-family residence and construct a new two-story, 11,652-square-foot single-family residence with an attached three-car garage, swimming pool and spa, located at 8441 Whale Watch Way. The La Jolla Community Plan designates the site as Very Low Density (0-5 du/ac) residential land use. The proposed residential use of the 0.46-acre property is consistent with that land use designation. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, landscaping, public views, public access, and found that the proposed project complies with all of the required development regulations. The project does not propose any variances or allowable deviations to the development regulations of the Land Development Code. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2296383 and No. 2296385, a copy of which is attached hereto and made a part hereof.

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Sammi Ma  
Development Project Manager  
Development Services

Adopted on: October 21, 2020

IO#: 24008239

DRAFT

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008239

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2296383  
SITE DEVELOPMENT PERMIT NO. 2296385  
**MORGAN RESIDENCE CDP/SDP - PROJECT NO. 635054**  
HEARING OFFICER

This Coastal Development Permit No. 2296383 and Site Development Permit No. 2296385 are granted by the Hearing Officer of the City of San Diego to POJ-WWW, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 1510.0201. The 0.46-acre site is located at 8441 Whale Watch Way, in the Single-Family (SF) Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, and Parking Impact (Campus Impact) Overlay Zone within the La Jolla Community Plan area. The project site is legally described as: Lot 25, of La Jolla Costa Dorado, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 6865, Filed in the office of the County Recorder of San Diego County February 26, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-family residence, and construct a new single-family residence, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 21, 2020, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single-family residence, and construction of a new two-story, 11,652-square foot single-family residence with an attached three-car garage, swimming pool and spa, on a 0.46-acre site;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Associated site walls, terrace, deck, courtyard, trash receptacles, exterior lighting; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 4, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. 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:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing alley, full width per current City Standards, adjacent to the site, satisfactory to the City Engineer.
13. The drainage system proposed for this development as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the existing driveway.
16. Prior to the issuance of any construction permits, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, 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 permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A", the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.
20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.



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

**PLANNING/DESIGN REQUIREMENTS:**

22. The automobile parking spaces must 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 authorized by the appropriate City decision maker in accordance with the SDMC.

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

24. 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.

**GEOLOGY REQUIREMENTS:**

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

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

**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.

## ATTACHMENT 5

- 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 October 21, 2020, by Resolution No. XXXX.

DRAFT

## ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 2296383 & SDP No. 2296385  
Date of Approval: October 21, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Sammi Ma  
Development Project Manager

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

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**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 \_\_\_\_\_  
I. Ronnie Morgan  
Managing Member POJ-WWW, LLC

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

**NOTICE OF EXEMPTION****ATTACHMENT 6***(Check one or both)*

TO: ☒ Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** Morgan Residence CDP SDP / 635054

**SCH No.:** N/A

**Project Location-Specific:** 8441 Whale Watch Way, San Diego, CA 92037

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project requests a Site Development Permit (SDP) and Coastal Development Permit (CDP) for the demolition of an existing single-family residence and construction of a new 11,952-square-foot single-family residence with associated hardscape and landscape on a previously developed lot, located at 8441 Whale Watch Way. The 0.46-acre site is designated Low Density Residential (5-9 du/ac) pursuant to the La Jolla Community Planning Area and is subject to the La Jolla Shore Planed District zone (LJSPD-Single Family). The project is also subject to Coastal Overlay (N-APP-2), Coastal Height Limitation Overlay zone, Parking Impact (Campus), and Council District 1. (LEGAL DESCRIPTION: Lot 25 of La Jolla Costa Dorado, Map No. 6865)

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Scott Huntsman  
445 Marine View, #280  
Del Mar, CA 92014  
(858) 792-2800

**Exempt Status:** (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption: CEQA Guidelines Section 15302, *Replacement or Reconstruction*

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction. The exemption allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced. The project as included in the description of this notice includes demolition of an existing single-family residence and construction of a new single-family residence on the same site and does not propose a change in density. Additionally, none of the exceptions listed in CEQA Section 15300.2 would apply.

## ATTACHMENT 6


Lead Agency Contact Person: Rachael Ferrell

Telephone: (619) 446-5129

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Senior Planner

Signature/Title

9/24/2020

Date

Check One:

(X) Signed By Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Morgan Residence		<b>Project Number:</b> 6335054	<b>Distribution Date:</b> 12/16/2019
<b>Project Scope/Location:</b> 8441 Whale Watch Way Project Description: (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing residence and construct a two-story, 11,952 square-foot single family residence on 0.46-acre property. The project site is located at 8441 Whale Watch Way within the SF Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Campus Impact) Overlay Zone and within the La Jolla Community Plan area within Council District 1.			
<b>Applicant Name:</b> Scott Huntsman		<b>Applicant Phone Number:</b> 858-792-2800	
<b>Project Manager:</b> Glen Gargas	<b>Phone Number:</b> (619) 446-5142	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b>
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 14	<b>Members No</b> 0	<b>Members Abstain</b> 1
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b> 14	<b>Members No</b> 0	<b>Members Abstain</b> 1
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b> 14	<b>Members No</b> 0	<b>Members Abstain</b> 1
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b> 14	<b>Members No</b> 0	<b>Members Abstain</b> 1
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b> approved on consent, 1/9/2020			
<b>NAME:</b> Suzanne Weissman		<b>TITLE:</b> Secretary	
<b>SIGNATURE:</b> <i>Suzanne Weissman</i>		<b>DATE:</b> 1/15/2020	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board****APPROVED** Meeting Minutes for February 18, 2020

615 Prospect Street  
La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Susanne Weissman	Present

1. **Call to Order:** 11:00 a.m.  
Potter called the meeting to order at 11:00 a.m.
2. **Approval of the Agenda**  
Lazerow moved to approve the agenda. Moser seconded. Motion approved 4-0-0.
3. **Approval of the Minutes**  
Board member opined that minutes for January were transposed with agenda for February. The presenter for Espinoza in January was absent and the Calle Frescota project was continued. Both returned and were agendized for February. Board member requested to add "delay" for "decay" in comment. Lazerow moved to approve as amended. Moser seconded. Motion passed 4-0-0.
4. **Public Comment:**  
None.
5. **Project Review**

**ACTION ITEM A****Project: 651601 – Calle Frescota Residence****Location:** 2175 Calle Frescota 7834 Esterel Drive

APN: 346-22-0400

**Presented by:** Bejan Arfaa, [bejan@idm.sdcoxmail.com](mailto:bejan@idm.sdcoxmail.com) 619-293-3118 x**Description:** Permit existing non-permitted 550 sf single story addition with deck above.**Presentation**

- Presenter said the board suggested two alternatives at the previous meeting, either: 1) get permission from the neighbor for the deck, or 2) remove the deck. The applicant decided to remove the deck.
- Presenter said the entrance to the deck had also been removed.

**Motion:** Lazerow moved to approve as presented as a minor project. Moser seconded. Motion passed 4-0-0.

### **ACTION ITEM B**

**Project: 628741 – Espinoza Residence**

**Location:** 7964 Paseo del Ocaso

APN: 346-503-0900

**Presented by:** James Lord, [lordjim@preodigy.net](mailto:lordjim@preodigy.net) 760-803-2260

#### **Presentation**

- Presenter said the project is just proposing to lengthen existing rooms (entry, living room, kitchen, master bedroom) not an addition in the traditional sense
- The project would add 357 sf to an existing 1,500 sf residence, resulting in a 25% increase in sf.
- According to the applicant, the project proposed no increase in height of residence.

#### **Board Comment:**

An issue was raised by the Board Members regarding the proposed reduction to the side setback. The applicant indicated the 4-foot setback would be retained. The height of the side fence was questioned. The applicant verified height of 6 feet.

#### **Motion:**

Lazerow moved to approve as a minor project. Motion passed 4-0-0.

### **ACTION ITEM C**

**Project: 635054 – Morgan Residence**

**Location:** 8441 Whale Watch Way

APN: 314-69-0250

**Presented by:** Scott Huntsman, [shuntsman@hayerarchitecture.com](mailto:shuntsman@hayerarchitecture.com) 858-7792-2800

#### **Presentation**

- Presenter said height is increased at the sides, but not in the middle with the new flat roof design.
- Presenter said the neighbors above on Prestwick were initially concerned that the project would block their ocean views, but now support the redesign.
- From the street the new residence appears as a one-story house.
- Presenter said the La Jolla CPA recommended they not have a solid stucco wall with no articulation on the side facing a neighbor with a solid stucco wall, so they redesigned with a step back.



**Board Comment:**

Board members questioned how the proposed 11,000 sf residence compared with neighboring residences, indicating that the setbacks were small for such a large lot. Presenter said that the proposed project is compatible with neighboring two and three-story structures. Information on the cost of the project was also requested by the Board Members. The presenter responded the cost would be under \$5 million.

**Motion:**

Moser moved to approve as presented as a major project. Lazerow seconded. Motion passed 4-0-0.

**Next meeting date:** March 16, 2020

6. **Adjournment:** 12:15 p.m.

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

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM DS-318</b>  <b>October 2017</b>
--	---	---

**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:** MORGAN RESIDENCE **Project No. For City Use Only:** 635054

**Project Address:** 8441 WHALE WATCH WAY

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: POJ - WWW, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 2223 Avenida de la Playa #350  
 City: La Jolla State: CA Zip: 92037  
 Phone No.: 858-345-1525 Fax No.: 858-345-1518 Email: morganronnie@gmail.com  
 Signature: A. Ronald Smith, MGR Date: 4-17-19  
 Additional pages Attached: ☒ Yes ☐ No

**Applicant**

Name of Individual: WILLIAM HAYER ☒ Owner Agent ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 445 MARINE VIEW AVE, SUITE 280  
 City: DEL MAR State: CA Zip: 92014  
 Phone No.: 858-792-2800 Fax No.: \_\_\_\_\_ Email: BHAYER@HAYERARCHITECTURE.COM  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 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



**Secretary of State**  
**Articles of Organization**  
**Limited Liability Company (LLC)**

LLC-1

**IMPORTANT — Read Instructions before completing this form.**

**Filing Fee** — \$70.00

**Copy Fees** — First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00

*Note:* LLCs may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

**FILED**  
**Secretary of State**  
**State of California**

**MAR 01 2018**

This Space For Office Use Only

**1. Limited Liability Company Name** (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

POJ-WWW, LLC

**2. Business Addresses**

a. Initial Street Address of Designated Office in California - Do not enter a P.O. Box <b>2223 Avenida de la Playa, Suite 350</b>	City (no abbreviations) <b>La Jolla</b>	State <b>CA</b>	Zip Code <b>92037</b>
b. Initial Mailing Address of LLC, if different than Item 2a	City (no abbreviations)	State	Zip Code

**3. Service of Process** (Must provide either Individual OR Corporation.)

**INDIVIDUAL** – Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) <b>I. Ronald</b>	Middle Name	Last Name <b>Morgan</b>	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box <b>2223 Avenida de la Playa, Suite 350</b>	City (no abbreviations) <b>La Jolla</b>	State <b>CA</b>	Zip Code <b>92037</b>

**CORPORATION** – Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b
---

**4. Management** (Select only one box)

The LLC will be managed by:

☐

One Manager

☒

More than One Manager

☐

All LLC Member(s)

**5. Purpose Statement** (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

**6. The information contained herein, including in any attachments, is true and correct.**

*I. Ronald Morgan*

**I. Ronald Morgan**

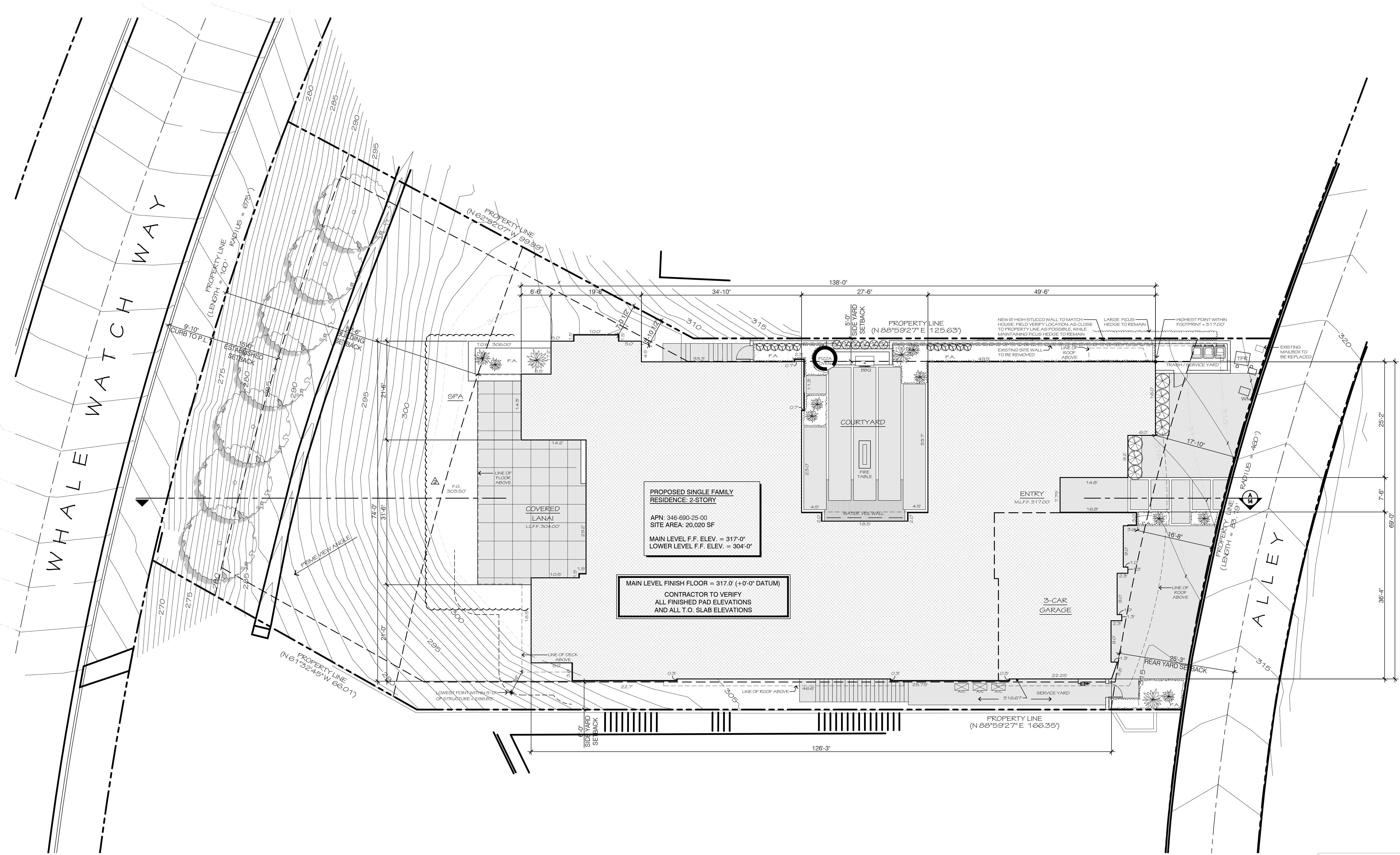
Organizer sign here

Print your name here



Morgan  
Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



SITE FLOOR PLAN  
0 5 10 20 FT. SCALE: 1" = 10'-0"  
NORTH

SITE CONDITIONS

- PALEONTOLOGICAL CONDITIONS
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, INCLUDING BUT NOT LIMITED TO, THE FIRST GRADING PERMIT, DEMOLITION PLANS/PERMITS AND BUILDING PLANS/PERMITS OR A NOTICE TO PROCEED FOR SUBDIVISIONS, BUT PRIOR TO THE FIRST PRECONSTRUCTION MEETING, WHICHEVER IS APPLICABLE, THE ASSISTANT DEPUTY DIRECTOR (ADD) ENVIRONMENTAL DESIGNER SHALL VERIFY THAT THE REQUIREMENTS FOR PALEONTOLOGICAL MONITORING HAVE BEEN NOTED ON THE APPROPRIATE CONSTRUCTION DOCUMENTS IN 'VERBATIM' AS REFERENCED IN THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL FOR PALEONTOLOGICAL RESOURCES.
  - THE APPLICANT SHALL SUBMIT A LETTER OF VERIFICATION TO MITIGATION MONITORING COORDINATION (MMC)/ENVIRONMENTAL DESIGNER (ED) IDENTIFYING THE PRINCIPAL INVESTIGATOR (PI), MONITORS, AND ALL PERSONS FOR THE PROJECT AND THE NAMES OF ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING PROGRAM, AS IDENTIFIED IN CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL FOR PALEONTOLOGICAL RESOURCES.
  - MMC/ED WILL PROVIDE A LETTER TO THE APPLICANT CONFIRMING THE QUALIFICATIONS OF THE PI, MONITORS, AND ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT. PROFESSIONAL QUALIFICATIONS SHALL MEET THE FOLLOWING STANDARDS:
    - THE PRINCIPAL INVESTIGATOR (PI) SHOULD HAVE A PH.D. OR M.S. IN A FIELD RELATED TO PALEONTOLOGY, SUCH AS GEOLOGY OR BIOLOGY WITH AN EMPHASIS IN PALEOBIOLOGY. FOUR CUMULATIVE YEARS OF FULL-TIME PROFESSIONAL FIELD, RESEARCH, AND MUSEUM EXPERIENCE IN WORKING WITH THE GEOLOGICAL FORMATIONS OF SOUTHERN CALIFORNIA IS REQUIRED. TWO OF THE FOUR YEARS MUST BE IN A SUPERVISORY CAPACITY (CREW CHIEF OR ABOVE).
    - PALEONTOLOGICAL MONITORS SHOULD HAVE A B.S. IN A FIELD RELATED TO PALEONTOLOGY, SUCH AS GEOLOGY OR BIOLOGY WITH AN EMPHASIS IN PALEOBIOLOGY. TWO CUMULATIVE YEARS OF FULL-TIME PROFESSIONAL FIELD, RESEARCH, AND MUSEUM EXPERIENCE IN WORKING WITH THE GEOLOGICAL FORMATIONS OF SOUTHERN CALIFORNIA IS REQUIRED.
  - PRIOR TO THE START OF WORK, THE APPLICANT SHALL OBTAIN APPROVAL FROM MMC FOR ANY PERSONNEL CHANGES ASSOCIATED WITH THE MONITORING PROGRAM.

- LANDSCAPE CONDITIONS
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITEE 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.
  - THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.
  - IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

SITE NOTES

- GENERAL
- RESIDENTIAL TRASH RECEPTACLES TO BE LOCATED IN A WALLED AREA.
  - NO BUS OR TRANSIT STOPS ADJACENT TO SITE.
  - BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4)
  - ALL EXTERIOR LIGHTING FIXTURES SHALL BE UNOBTRUSIVE AND SHIELDED SUCH THAT NO LIGHT SHALL FALL EXCESSIVELY BEYOND THE SITE BOUNDARIES.
  - THIS PROJECT SHALL COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF STRUCTURE NOT TO EXCEED 30 FEET (S.D.M.C. SECTIONS 131.0444 & 132.0505).

AREA SUMMARY

MAIN LEVEL HABITABLE:	6,695 SF.
LOWER LEVEL HABITABLE:	4,846 SF.
GARAGE / MECHANICAL / STORAGE:	1,459 SF.
TOTAL HABITABLE:	
11,541 SF.	
GROSS FLOOR AREA:	11,652 SF.
(1,348 sf subterranean removed)	
SITE AREA:	20,020 SF. (.46 AC.)
F.A.R.:	58.20%
LOT COVERAGE	38.9%
MAIN LEVEL TERRACE	
861 SF.	
LOWER LEVEL TERRACE	
847 SF.	
REQUIRED or ALLOWED	
ACTUAL PROVIDED	
4. BUILDING GROSS AREA:	PREVAILING 11,652 SF.
5. LOT COVERAGE:	50% 38.98%
6. FLOOR AREA RATIO (FAR):	PREVAILING 58.20%
7. LANDSCAPE AREA:	30% 41.81%
8. HARDSCAPE AREA:	- 19.21%
9. PARKING:	2 2
10. BUILDING SETBACKS:	
FRONT YARD:	15'-0" 57'-6"
SIDE YARD:	6'-0" / 5'-0"
REAR YARD:	PREVAILING 25'-3"
11. NO. OF STORIES:	- 2
12. BUILDING HEIGHT:	30'-0" 30'-0"
(28'-4" PROP. D)	

BUILDING NOTES

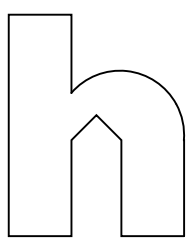
- PROJECT SCOPE:
- DEMO EXISTING SINGLE FAMILY RESIDENCE. CONSTRUCT NEW 2-STORY SINGLE FAMILY RESIDENCE WITH ASSOCIATED SITE WALLS, SWIMMING POOL, AND SPA.
- CODES IN EFFECT:
- 2016 CALIFORNIA BUILDING CODE (CBC)
  - 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
  - 2016 CALIFORNIA ELECTRICAL CODE (CEC)
  - 2016 CALIFORNIA MECHANICAL CODE (CMC)
  - 2016 CALIFORNIA PLUMBING CODE (CPC)
  - 2016 CALIFORNIA ENERGY CODE
  - CALIFORNIA ELEVATOR SAFETY CODE
  - 2016 CALIFORNIA FIRE CODE
  - 2016 CALIFORNIA GREEN BUILDING CODE
- OCCUPANT CLASS:
- R-3 RESIDENTIAL
- CONSTRUCTION TYPE:
- V-B - RESIDENCE / U - GARAGE
- FIRE PROTECTION:
- 100% SPRINKLERED
- BUILDING HEIGHT:
- LIMITED TO 30 FT. (PROP. D)
- NO. OF STORIES:
- 2 STORIES
- ZONING DATA
1. ZONE:
- LUSD - SF
2. OVERLAY ZONES:
- COASTAL OVERLAY ZONE
  - COASTAL HEIGHT LIMIT OVERLAY ZONE
  - STEEP HILLSIDE
  - CAMPUS PARKING IMPACT OVERLAY ZONE
  - GEOLOGICAL HAZARD CATEGORIES
3. SITE AREA (SQ FT):
- 20,020 SF. (.04 AC)
4. BUILDING GROSS AREA:
- PREVAILING 11,652 SF.

DRAWING INDEX

- SITE PLAN AND NOTES
- DRAINAGE NOTES AND SPECIFICATIONS
- WATER QUALITY INFORMATION
- DRAINAGE AND GRADING SITE PLAN
- GRADING SECTIONS AND DETAILS
- EROSION CONTROL PLAN
- TOPOGRAPHIC SURVEY
- LANDSCAPE PLAN
- FLOOR PLAN - LOWER LEVEL
- FLOOR PLAN MAIN LEVEL
- ROOF PLAN
- ELEVATIONS
- ELEVATION
- SITE SECTION
- DMA MAP - EXISTING
- DMA MAP - PROPOSED

PREPARED BY: HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com	KEY PLAN NTS VICINITY MAP NTS
PROJECT CONSULTANTS Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 755-1947 Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222 Surveyor: WOODLAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700 Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083	PROJECT DATA Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: LUSD-SF No. of Stories: 2 Stories Site Area: 20,020 sf. Gross Floor Area: 11,652 sf. F.A.R.: 58.2% Geo Hazard Area: 26 & 53 Landscape Area: 7,590 sf.
COMMUNITY PLAN La Jolla Community Plan and Local Coastal Program Land Use Plan - Very Low Density Residential	PROJECT ADDRESS 8441 Whale Watch Way La Jolla, CA 92037 PROJECT OWNER Romnie & Marci Morgan ASSESSOR'S PARCEL NO.: 346-690-25-00 LEGAL DESCRIPTION: LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6665 BENCHMARK: Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Elevation: 350.289 Datum: MSL, NGVD 1929 PROJECT NO.: 635054 PROJECT NAME: MORGAN RESIDENCE SHEET TITLE: SITE PLAN
APPROVALS: PERMITS REQUIRED: Coastal Development Permit Site Development Permit	EXISTING BUILDING Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed ORIGINAL DATE: 05-23-2019 REVISIONS: 02-05-2020 06-29-2020 10-06-2020





consultant

project

Morgan  
Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00

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GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE UTILITY COMPANY TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR POT-HILING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
- CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPPING DAMAGED DURING CONSTRUCTION.
- PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (858) 627-3200.
- CONTRACTOR MAY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL FURNISH THE RESIDENT ENGINEER WITH A LETTER FROM A LICENSED LAND SURVEYOR THAT HAS RESEARCHED AVAILABLE RECORDS AND FIELD INSPECTED THE SITE, STATING THAT NO SURVEY MONUMENTS EXIST IN THE AREA TO DEMOLISHES OR WILL BE DISTURBED OR DESTROYED DURING CONSTRUCTION.
- IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACING VERTICAL CONTROL BENCHMARKS DESTROYED BY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS WHICH ARE DAMAGED OR DESTROYED BY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, SURVEY MONUMENTS THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
- UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA..
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
- CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
- MANHOLES AND PULL BOX COVER SHALL BE LABELED "NAME OF COMPANY."

GRADING NOTES

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET \_\_\_ FOR MIX AND SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION & MAINTENANCE PROCEDURE						
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:						
O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER:						
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL	
SITE DESIGN ELEMENTS					YES	NO
SOURCE CONTROL ELEMENTS					YES	NO
POLLUTANT CONTROL BMP(S)					YES	NO
HMP FACILITY (IF SEPARATE)					YES	NO
HMP EXEMPT						

GROUND-WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

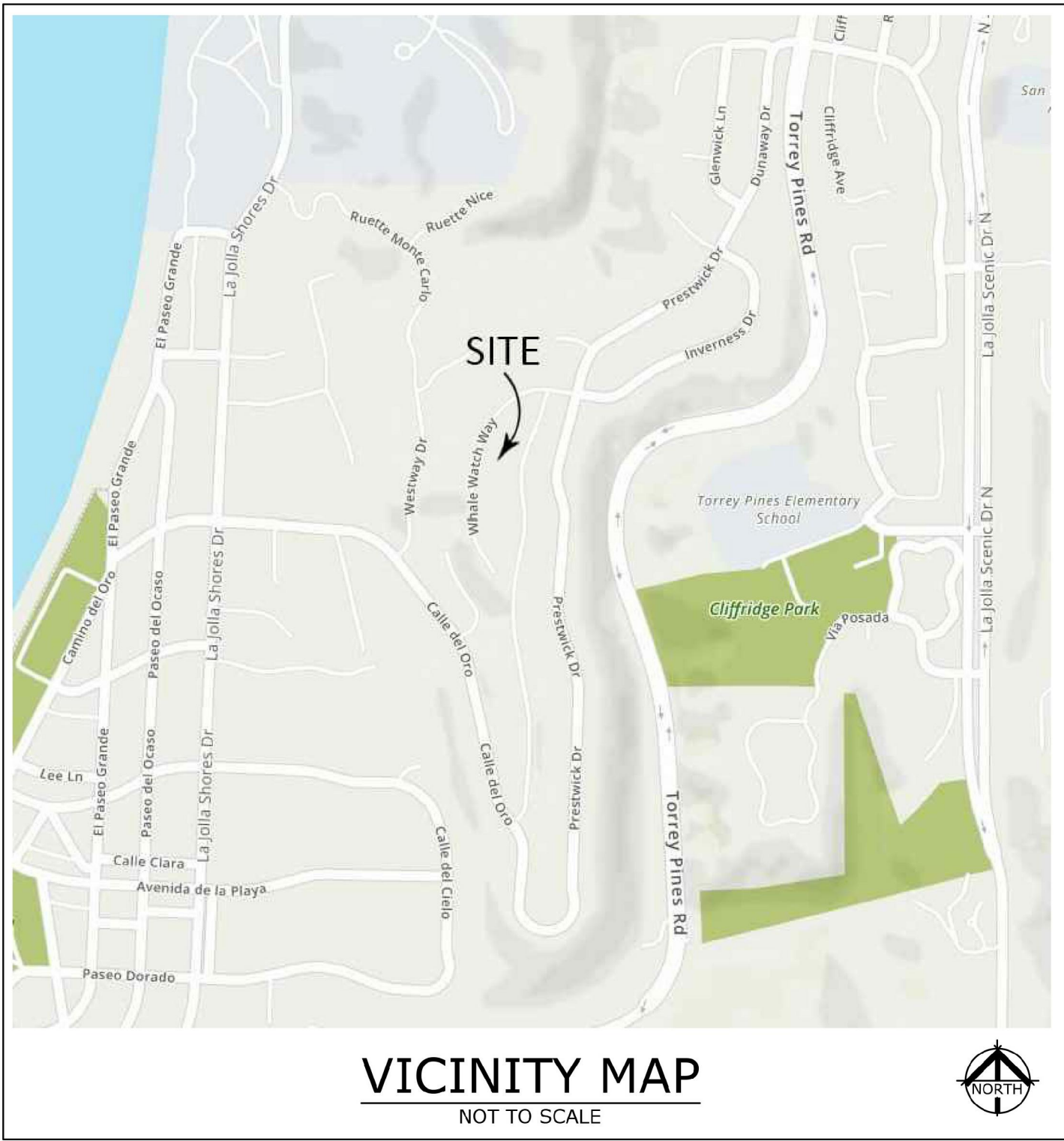
GRADING & GEOTECHNICAL SPECIFICATIONS

- ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED, "REPORT OF GEOTECHNICAL INVESTIGATION AND GEOLOGIC RECONNAISSANCE, MORGAN RESIDENTIAL PROJECT, 8441 WHALE WATCH WAY, LA JOLLA, CALIFORNIA", PREPARED BY GEOTECHNICAL EXPLORATIONS, INC. DATED MAY 17, 2018, THEIR JOB NUMBER 18-11813.
- ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.
- IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

JAIME A. CERROS, PE R.C.E. 34,422 / G.E. 2007 DATE

LESLIE D. REED, C.E.G. 999 / P.G. 3391 DATE  
GEOTECHNICAL EXPLORATION, INC.  
7420 TRADE STREET, SAN DIEGO, CA 92121  
858-549-7222

- FOR SOIL FILE SEE CITY RECORD S - XXXXXX



PRIVATE WATER AND WASTEWATER

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.  
APPROVAL NO.:

CONSTRUCTION STORM WATER PROTECTION NOTES

- TOTAL SITE DISTURBANCE AREA (ACRES): 0.46
- HYDROLOGIC UNIT / WATERSHED HYDROLOGIC: PENASQUITOS WATERSHED.
- HYDRAULIC SUB AREA NAME AND NUMBER: WATERSHED # 906.30. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE,
  - WPCP, THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS.
  - SWPPP (NONE IS REQUIRED), THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ
- CONSTRUCTION SITE PRIORITY: [ ] ASBS [ ] HIGH [ ] MEDIUM [ ] LOW WDDID NO: N/A

AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

THIS PROJECT IS LOCATED WITHIN AN ASBS. APPLICANT/PERMITTEE WHALL COMLE WITH ALL ASBS REQUIREMENTS ACCORDINGLY.

WATER POLLUTION CONTROL PLAN

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.

GRADING QUANTITIES

GRADED SITE AREA .....	20,020 SQ FT	MAX CUT DEPTH .....	2 FT (OUTSIDE BLDG)
CUT QUANTITY .....	2,170 CY	MAX CUT SLOPE RATIO	2:1
FILL QUANTITY .....	240 CY	MAX FILL DEPTH .....	2 FT (OURSIDE BLDG)
IMPORT / EXPORT .....	1,930 CY	MAX FILL SLOPE RATIO	2:1

OWNER/APPLICANT

RONNIE AND MARCI MORGAN  
8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
PHONE: 858-792-2800

REFERENCE DRAWINGS

NON AT THIS TIME.

SITE ADDRESS

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037

TOPOGRAPHY SOURCE

THE SOURCE OF TOPOGRAPHY USED IN THESE PLANS IS A SURVEY PERFORMED BY WOODS LAND SURVEYING, INC.  
2180 CARNET AVENUE, SUITE 3G, SAN DIEGO, CA. THE DATE OF SURVEY IS: MAY 28, 2018.

BENCHMARK

THE BENCHMARK USED FOR THE PURPOSES OF THIS PLAT IS A BRASS PLUG IN THE TOP OF CURB LOCATED AT THE NORTHWEST CORNER OF PRESTWICK DRIVE AND PRESTWICK COURT. ELEV: 350.289'  
DATUM: MSL, NGVD '29 (RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL)

TOTAL DISTURBED AREA

TOTAL SITE DISTURBED AREA IN ACRES IS REQUIRED FOR STORM WATER PURPOSES

GRADING QUANTITIES

- GRADED AREA 0.46 ACRES.
- MAX. CUT DEPTH 14 FEET (ALL BENEATH BUILDING ENVELOPE)
- MAX CUT SLOPE RATIO (2:1MAX), THERE ARE NO CUT SLOPES
- CUT QUANTITIES 2,170 CY
- FILL QUANTITIES 240 CY
- MAXIMUM FILL DEPTH 2 FT
- IMPORT/EXPORT 1,930 CY
- MAX FILL SLOPE RATIO (2:1MAX), THERE ARE NO FILL SLOPES.
- THIS PROJECT PROPOSES TO EXPORT 1,930 CY OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ASSESSORS PARCEL NUMBER

THE ASSESSORS PARCEL NUMBER OF THIS SITE IS: 346-690-25-00

LEGAL DESCRIPTION

THE EXISTING AND PROPOSED LEGA DESCRIPTION OF THIS SITE IS,  
LOT 25 OF MAP NO. 6865, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER.

SHEET INDEX SHEET

SHEET DESCRIPTION	SHEET NO
GENERAL NOTES AND SPECIFICATIONS	DRN.1
DRAINAGE NOTES AND FORM D5-560	DRN.2
DRAINAGE SITE PLAN	DRN.3
DRAINAGE AND GRADING SECTIONS	DRN.4
EROSION CONTROL / BMP PLAN	DRN.5

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

ENGINEERING PERMIT NO: \_\_\_\_\_  
DISCRETIONARY PERMIT NO: \_\_\_\_\_  
RETAINING WALL PROJECT NO: \_\_\_\_\_  
CONSTRUCTION SITE STORM WATER PRIORITY: \_\_\_\_\_

DRAINAGE NOTES & SPECIFICATIONS

MORGAN RESIDENCE, 8441 WHALE WATCH WAY, LA JOLLA, CA

ADMINISTRATIVE OFFICES  
EARTH/WIND/WATER/CIVIL  
RANCHO BERNARDO, CALIFORNIA 92127  
PHONE: 858-792-2800  
EMAIL: INFO@EARTH-WIND-WATER.COM



KEY PLAN	NTS	VICINITY MAP	NTS
PROJECT DATA		PROJECT ADDRESS	
Construction: VB Sprinklered		8441 Whale Watch Way La Jolla, CA 92037	
Occupancy: R-3 S.F.R.		PROJECT OWNER	
Code: 2016 Edition-C.R.C.		Ronnie & Marci Morgan	
Zoning: LUSPD-SF		ASSESSORS' PARCEL NO.:	
No. of Stories: 2 Stories		346-690-25-00	
Site Area: 20,020 sf.		LEGAL DESCRIPTION:	
Gross Floor Area: 11,652 sf.		LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6865	
F.A.R.: 58.2%		BENCHMARK:	
Geo Hazard Area: 26 & 53		Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court	
Landscape Area: 7,590 sf.		Record from: City of San Diego Vertical Control 350.289' MSL, NGVD 1929	
EXISTING BUILDING		PROJECT NO:	
Status: To Be Demolished		635054	
Occupancy: R-3 S.F.R.		PROJECT NAME:	
Constructed: 1983 Non-Historic		MORGAN RESIDENCE	
Soil Condition: Prev. Developed		SHEET TITLE:	
APPROVALS:		DRAINAGE NOTES AND SPECIFICATIONS	
PERMITS REQUIRED:		SHEET NUMBER:	
Coastal Development Permit Site Development Permit		2	
ORIGINAL DATE: 05-23-2019		REVISED: 02-05-2020 06-29-2020 10-06-2020	
		OF 16	

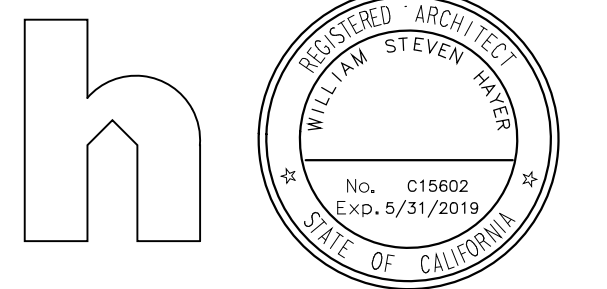












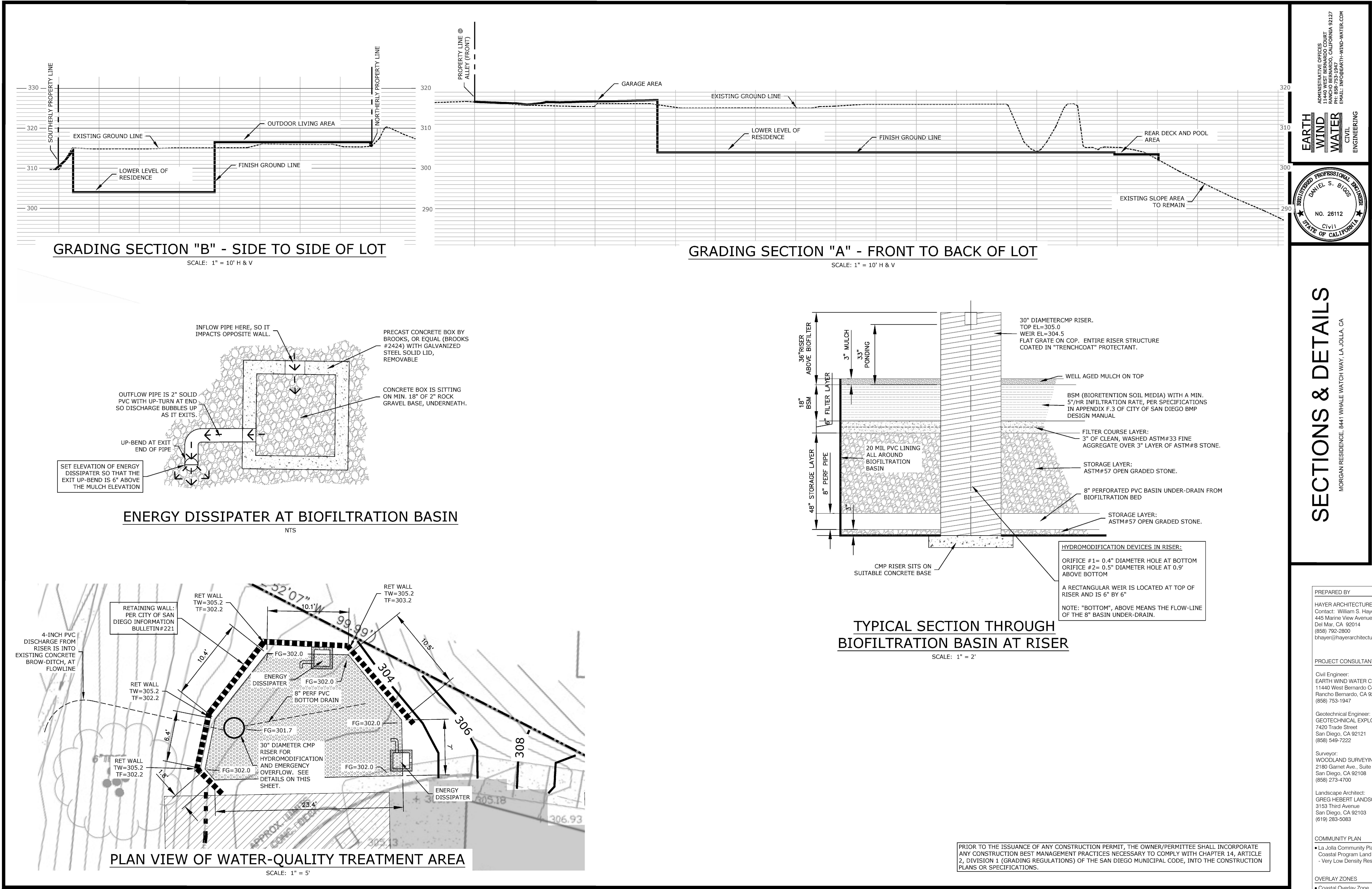
consultant

project

Morgan  
Residence

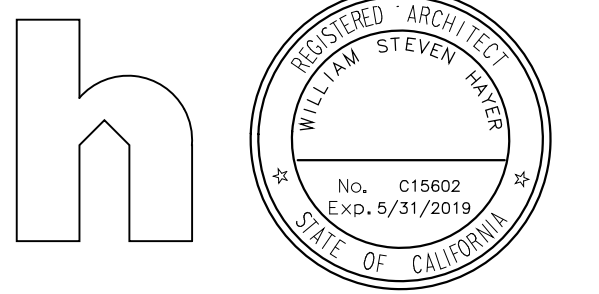
8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00

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PREPARED BY HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com	KEY PLAN	NTS	VICINITY MAP	NTS
PROJECT CONSULTANTS  Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 759-1947  Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222  Surveyor: WOODLAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700  Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083	PROJECT ADDRESS 8441 Whale Watch Way La Jolla, CA 92037			
	PROJECT OWNER Romme & Marc Morgan			
COMMUNITY PLAN • La Jolla Community Plan and Local Coastal Program Land Use Plan: - Very Low Density Residential	ASSESSOR'S PARCEL NO.: <b>346-690-25-00</b>			
	LEGAL DESCRIPTION: LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6865			
OVERLAY ZONES • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillides • Campus Parking Impact Overlay Zone • Geological Hazard Categories	BENCHMARK: Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Elevation: 350.289 Datum: MSL, NGVD 1929			
	PROJECT NO.: <b>635054</b>			
APPROVALS:	PROJECT NAME: <b>MORGAN RESIDENCE</b>			
	SHEET TITLE: <b>SECTIONS AND DETAILS</b>			
PERMITS REQUIRED: Coastal Development Permit Site Development Permit	SHEET NUMBER: <b>5</b> OF 16			
	EXISTING BUILDING Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed			
ORIGINAL DATE: 05-23-2019		REVISIONS: 02-05-2020 06-29-2020 10-06-2020		





+ consultant + + +

+ project + + +

## Morgan Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00

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### SPECIAL RAINY SEASON PROVISIONS

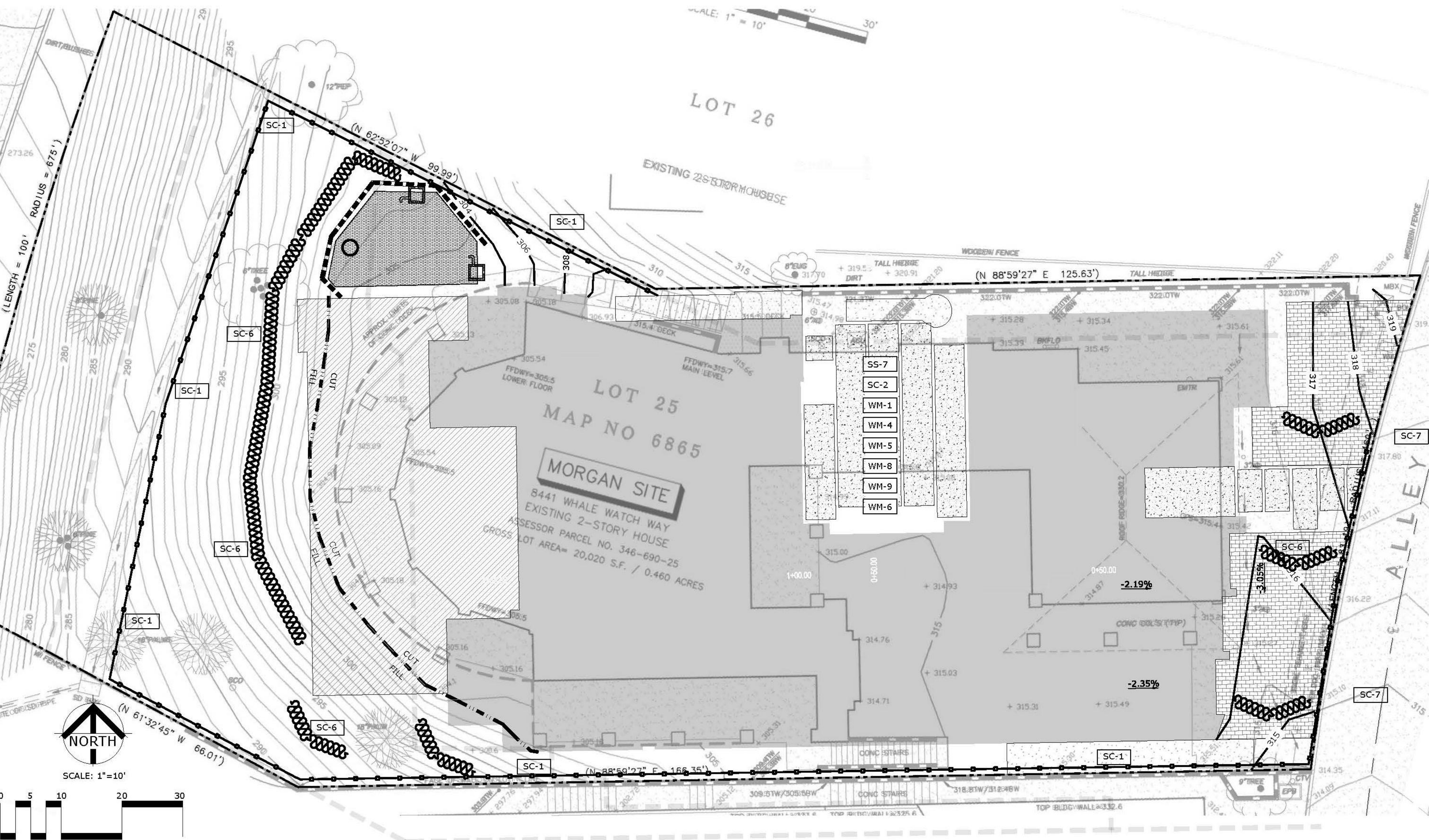
DURING THE RAINY SEASON, THE CONTRACTOR MUST TAKE SPECIAL CARE TO MAKE SURE THAT ALL PROVISIONS OF THIS PLAN AND THE WATER POLLUTION CONTROL PROGRAM ARE FULLY IMPLEMENTED.

1. THE RAINY SEASON IS DEFINED AS FROM OCTOBER 1ST TO MAY 1ST.
2. ALL EROSION CONTROL FEATURES (BMPs) SHALL BE INSPECTED AT LEAST ONCE EACH WEEK.
3. SEE PROVISIONS OF THE WATER POLLUTION CONTROL PROGRAM FOR REQUIRED WORK WHEN A RAIN EVENT IS ANTICIPATED.

### EROSION CONTROL LEGEND

THE FOLLOWING EROSION CONTROL BMPs WILL BE USED ON THIS PROJECT, ALONG WITH ALL ELEMENTS OF THE PROJECT'S WATER POLLUTION CONTROL PROGRAM (WPCP) WHICH ARE INCLUDED HEREIN BY REFERENCE.

TEMPORARY BMP NAME	BMP DWG. NO.	SYMBOL
EROSION CONTROL METHOD		
PHYSICAL STABILIZATION, EROSION CONTROL BLANKET (WINTER)	SS-7	
LOT PERIMETER PROTECTION DETAILS	SC-2	
SEDIMENT CONTROL FOR DISTURBED AREAS		
SILT FENCE	SC-1	
GRAVEL BAGS	SC-6, SC-8	
PREVENTION OF OFF-SITE TRACKING OF SEDIMENT		
STREET SWEEPING & VACUUMING	SC-7	
GENERAL SITE MANAGEMENT FOR WASTE		
MATERIAL DELIVERY & STORAGE	WM-1	
SPILL PREVENTION & CONTROL	WM-4	
CONCRETE WASTE MANAGEMENT	WM-8	
SOLID WASTE MANAGEMENT	WM-5	
SANITARY WASTE MANAGEMENT	WM-9	
HAZARDOUS WASTE MANAGEMENT	WM-6	



### EROSION CONTROL PLAN

MORGAN RESIDENCE, 8441 WHALE WATCH WAY, LA JOLLA, CA

### GENERAL EROSION CONTROL / BMP NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON (S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET (S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE

RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
15. AS NECESSARY, THE RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR, IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE.
18. NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

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

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

### AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

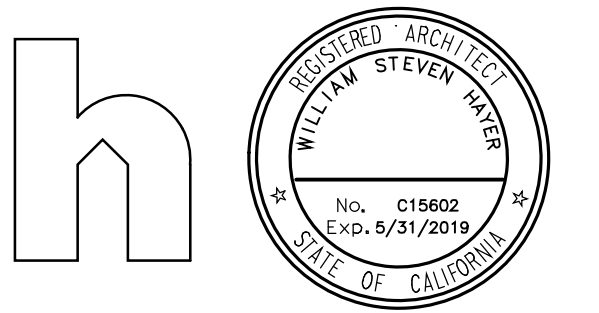
THIS PROJECT IS LOCATED WITHIN AN ASBS. APPLICANT/PERMITTEE SHALL COME WITH ALL ASBS REQUIREMENTS ACCORDINGLY

KEY PLAN	NTS	VICINITY MAP	NTS
<b>PROJECT DATA</b>		<b>PROJECT ADDRESS</b>	
Construction: VB Sprinklered		8441 Whale Watch Way	
Occupancy: R-3 S.F.R.		La Jolla, CA 92037	
Code: 2016 Edition-C.R.C.		<b>PROJECT OWNER</b>	
Zoning: LUSPD-SF		Romme & Marco Morgan	
No. of Stories: 2 Stories		<b>ASSESSOR'S PARCEL NO.:</b>	
Site Area: 20,020 sf.		346-690-25-00	
Gross Floor Area: 11,652 sf.		<b>LEGAL DESCRIPTION:</b>	
F.A.R.: 58.2%		LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6865	
Geo Hazard Area: 26 & 53		<b>BENCHMARK:</b>	
Landscape Area: 7,590 sf.		Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court	
<b>EXISTING BUILDING</b>		Record from: City of San Diego	
Status: To Be Demolished		Vertical Control	
Occupancy: R-3 S.F.R.		Elevation: 350.289	
Constructed: 1983 Non-Historic		Datum: MSL, NGVD 1929	
Soil Condition: Prev. Developed		<b>PROJECT NO.:</b>	
<b>OVERLAY ZONES</b>		635054	
• Coastal Overlay Zone		<b>PROJECT NAME:</b>	
• Coastal Height Limit Overlay Zone		MORGAN RESIDENCE	
• Steep Hillides		<b>SHEET TITLE:</b>	
• Campus Parking Impact Overlay Zone		EROSION CONTROL PLAN	
• Geological Hazard Categories		<b>SHEET NUMBER:</b>	
<b>APPROVALS:</b>		6 OF 16	
<b>PERMITS REQUIRED:</b>		ORIGINAL DATE: 05-23-2019	
Coastal Development Permit		REVISIONS: 02-05-2020	
Site Development Permit		06-29-2020	
		10-06-2020	



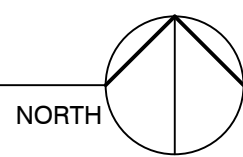
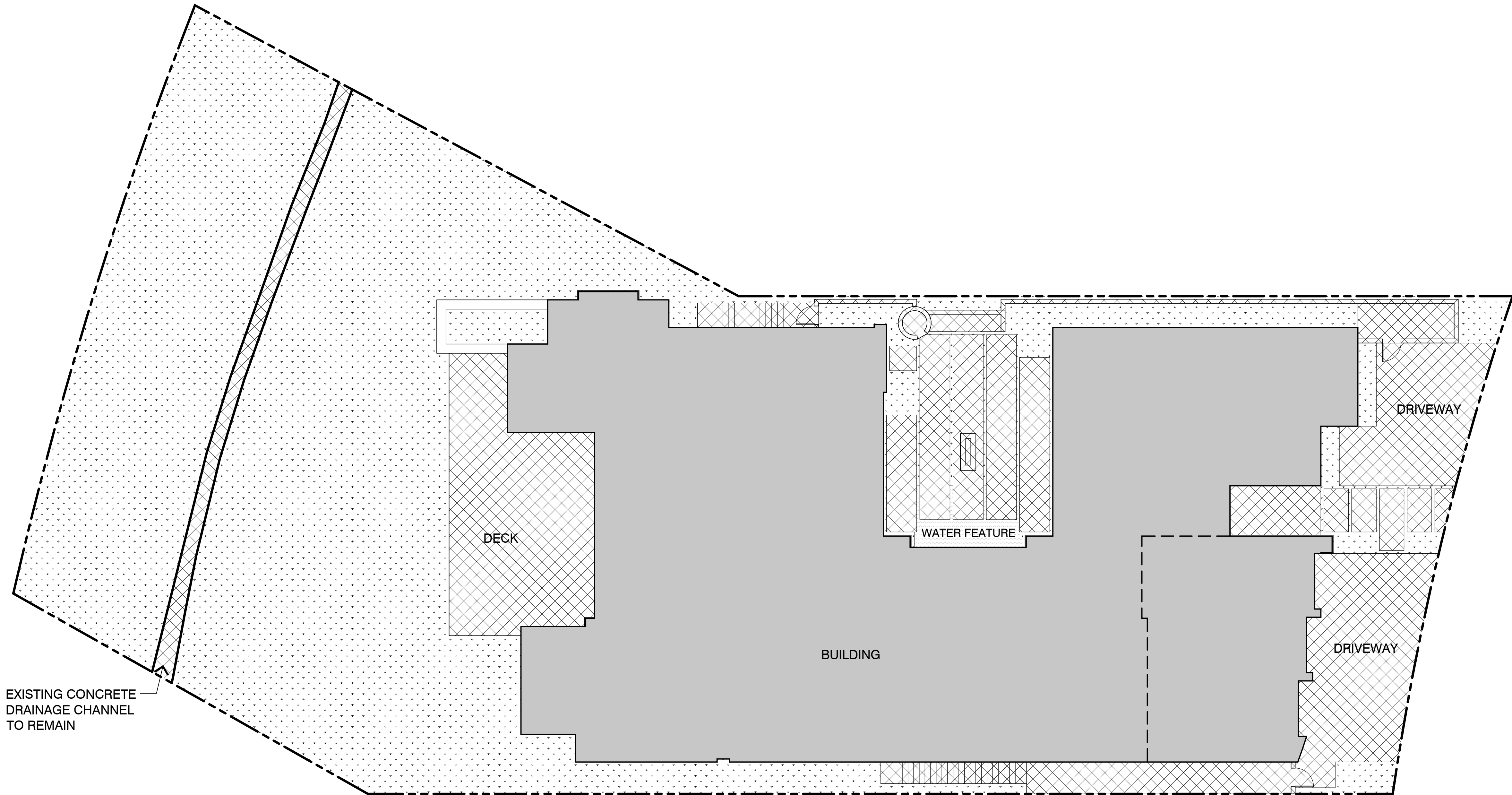






Morgan  
Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED 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.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY A COMPLETELY AUTOMATED IRRIGATION SYSTEM - UTILIZING AN AUTOMATIC CONTROLLER, REMOTE CONTROL VALVES, LOW PRECIPITATION HEADS AND UNDERGROUND PIPING. THE POTABLE SYSTEM WILL BE PROTECTED BY A REDUCED PRESSURE BACKFLOW PREVENTER.
- THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
- PLANTING AREAS TO RECEIVE A 3" LAYER OF "ECO-MULCH" EARTHWISE PRODUCTS OR EQUAL. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. [LCD 142.0413(b)]
- ALL TREES WITHING 5' OF HARDSCAPE SHALL BE INSTALLED WITH ROOT BARRIERS PER CITY OF SAN DIEGO REQUIREMENTS.
- ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(a)].
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

KEY

- BUILDING FOOTPRINT = 7,803 SF. / 38.98%
- LANDSCAPED AREA = 8,371 SF. / 41.81%
- HARDSCAPED AREA = 3,846 SF. / 19.21%

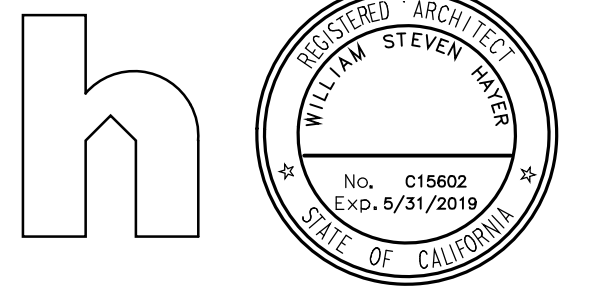
LANDSCAPE DATA

LOT AREA:	20,020 SF.
LANDSCAPE PERCENTAGE REQUIRED:	30% = 6,006.00 SF.
LANDSCAPED AREA PROVIDED:	8,371 SF
LANDSCAPE PERCENTAGE PROVIDED:	41.81%
HARDSCAPED AREA PROVIDED:	3,846 SF
HARDSCAPED PERCENTAGE PROVIDED:	19.21%

NOTE 1: A MINIMUM OF 30% LANDSCAPE AREA SHALL BE PROVIDED AS REQUIRED AND DEFINED BY THE LA JOLLA SHORES PLANNED DISTRICT. PER THE LJSFD, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND IN NO CASE SHALL THIS AREA BE LESS THAN 30% OF THE TOTAL PARCEL AREA.

NOTE 2: ALL OF THE LANDSCAPE MEETING THE 30% AREA REQUIREMENTS SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE AND ALL REQUIRED LANDSCAPE INSPECTIONS MUST BE OBTAINED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

<b>PREPARED BY</b> HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com	<b>KEY PLAN</b> NTS 	<b>VICINITY MAP</b> NTS 
<b>PROJECT CONSULTANTS</b>  Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 755-1947  Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222  Surveyor: WOODLAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700  Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083	<b>PROJECT DATA</b> Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: LJSFD-SF No. of Stories: 2 Stories Site Area: 20,020 sf. Gross Floor Area: 11,652 sf. F.A.R.: 58.2% Geo Hazard Area: 26 & 53 Landscape Area: 7,590 sf.	<b>PROJECT ADDRESS</b> 8441 Whale Watch Way La Jolla, CA 92037  <b>PROJECT OWNER</b> Romnie & Marci Morgan  <b>ASSESSOR'S PARCEL NO.:</b> 346-690-25-00  <b>LEGAL DESCRIPTION:</b> LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6665  <b>BENCHMARK:</b> Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Vertical Control Elevation: 350.289 Datum: MSL, NGVD 1929 <b>PROJECT NO.:</b> 635054 <b>PROJECT NAME:</b> MORGAN RESIDENCE  <b>SHEET TITLE:</b> LANDSCAPE PLAN  <b>SHEET NUMBER:</b> 8 OF 16
<b>COMMUNITY PLAN</b> • La Jolla Community Plan and Local Coastal Program Land Use Plan: - Very Low Density Residential	<b>OVERLAY ZONES</b> • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillside • Campus Parking Impact Overlay Zone • Geological Hazard Categories	<b>EXISTING BUILDING</b> Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed
<b>APPROVALS:</b>	<b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit	<b>ORIGINAL DATE:</b> 05-23-2019 <b>REVISIONS:</b> 02-05-2020 06-29-2020 10-06-2020



consultant

project

Morgan  
Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00

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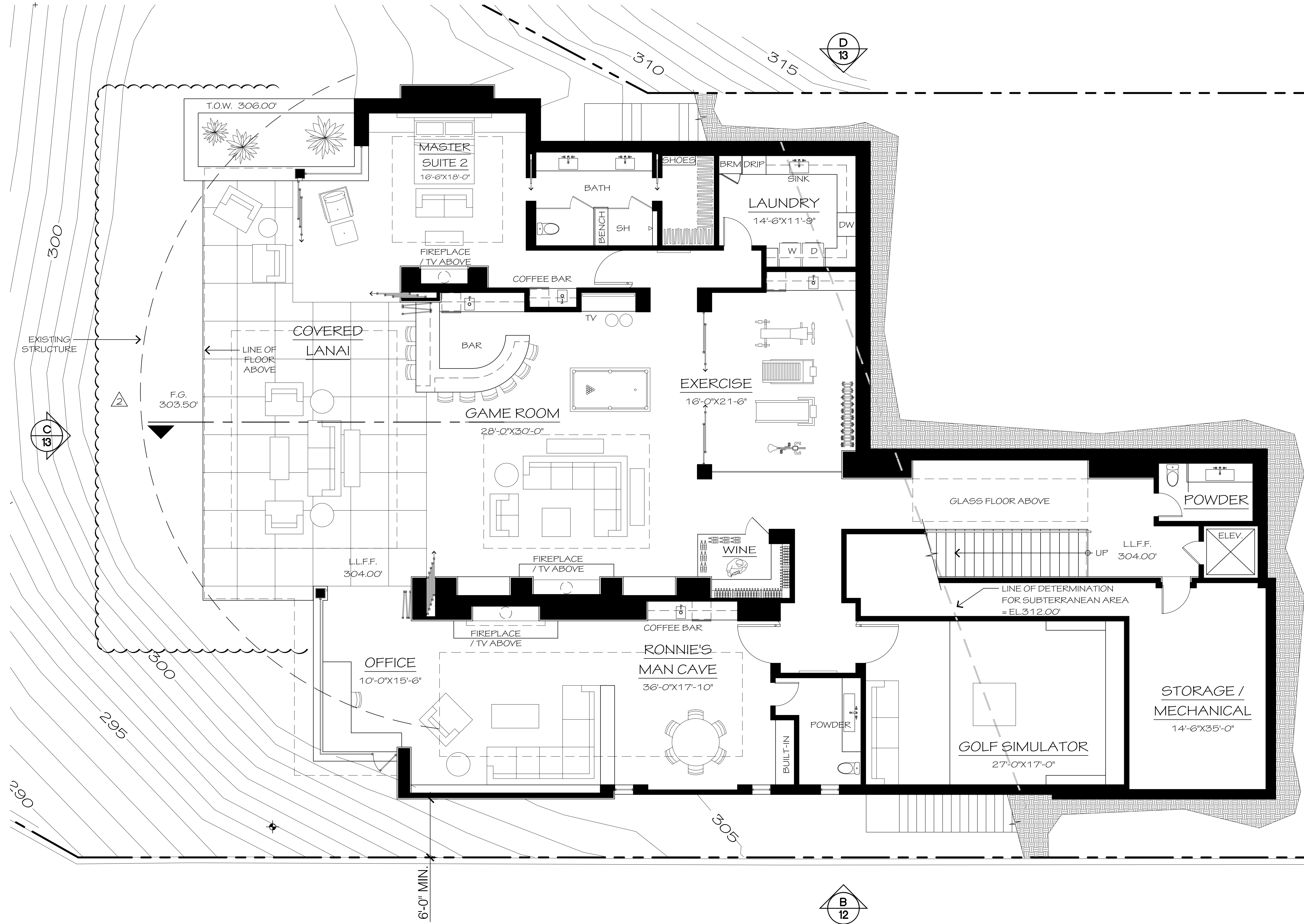
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LOWER LEVEL FLOOR PLAN

0 2 6 12 FT. SCALE: 3/16" = 1'-0"

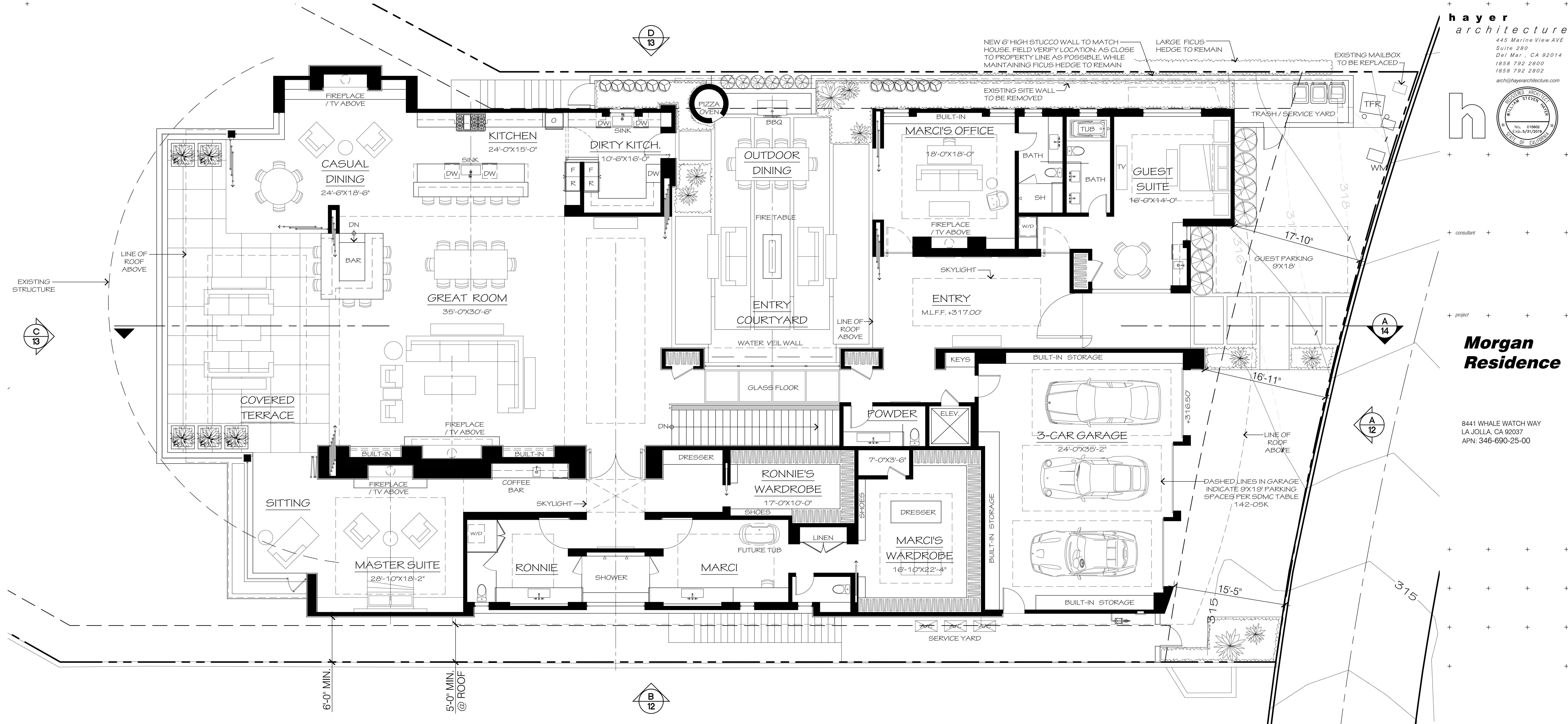
NORTH

<p>PREPARED BY</p> <p>HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com</p> <p>PROJECT CONSULTANTS</p> <p>Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 755-1947</p> <p>Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222</p> <p>Surveyor: WOODLAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700</p> <p>Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083</p> <p>COMMUNITY PLAN</p> <p>La Jolla Community Plan and Local Coastal Program Land Use Plan: - Very Low Density Residential</p> <p>OVERLAY ZONES</p> <ul style="list-style-type: none"><li>Coastal Overlay Zone</li><li>Coastal Height Limit Overlay Zone</li><li>Steep Hillside</li><li>Campus Parking Impact Overlay Zone</li><li>Geological Hazard Categories</li></ul> <p>APPROVALS:</p> <p>PERMITS REQUIRED:</p> <p>Coastal Development Permit Site Development Permit</p>	<p>KEY PLAN</p> <p>NTS</p> <p>VICINITY MAP</p> <p>NTS</p> <p>PROJECT DATA</p> <p>Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: LUSPD-SF No. of Stories: 2 Stories Site Area: 20,020 sf. Gross Floor Area: 11,652 sf. F.A.R.: 58.2% Geo Hazard Area: 26 &amp; 53 Landscape Area: 7,590 sf.</p> <p>EXISTING BUILDING</p> <p>Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed</p> <p>ORIGINAL DATE: 05-23-2019</p> <p>REVISIONS:</p> <p>02-05-2020 06-29-2020 10-06-2020</p>	<p>PROJECT ADDRESS</p> <p>8441 Whale Watch Way La Jolla, CA 92037</p> <p>PROJECT OWNER</p> <p>Ronnie &amp; Marci Morgan</p> <p>ASSESSOR'S PARCEL NO.:</p> <p>346-690-25-00</p> <p>LEGAL DESCRIPTION:</p> <p>LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6665</p> <p>BENCHMARK:</p> <p>Brass plug in top of curb at Northwest corner of Prestwick Drive &amp; Prestwick Court Record from: City of San Diego Vertical Control Elevation: 350.289 Datum: MSL, NGVD 1929</p> <p>PROJECT NO.:</p> <p>635054</p> <p>PROJECT NAME:</p> <p>MORGAN RESIDENCE</p> <p>SHEET TITLE:</p> <p>FLOOR PLAN LOWER LEVEL</p> <p>SHEET NUMBER:</p> <p>9 OF 16</p>
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**Morgan  
Residence**

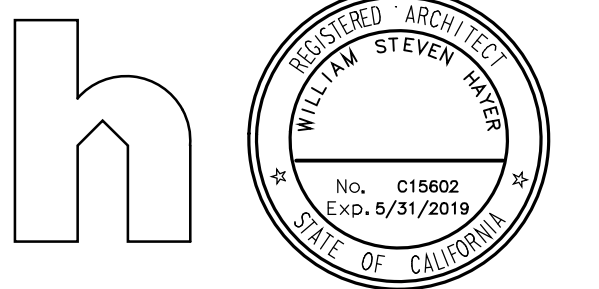
8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



MAIN LEVEL FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
NORTH

<b>PREPARED BY</b> HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com	<b>KEY PLAN</b> 	<b>VICINITY MAP</b> 
<b>PROJECT CONSULTANTS</b>  Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 755-1947  Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC. 7420 Trade Street San Diego, CA 92121 (858) 549-7222  Surveyor: WOODLAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700  Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083	<b>PROJECT DATA</b> Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: L1SPD-SF No. of Stories: 2 Stories Site Area: 20,020 sf. Gross Floor Area: 11,652 sf. F.A.R.: 58.2% Geo Hazard Area: 26 & 53 Landscape Area: 7,590 sf.	<b>PROJECT ADDRESS</b> 8441 Whale Watch Way La Jolla, CA 92037  <b>PROJECT OWNER</b> Ronnie & Marcie Morgan  <b>ASSESSOR'S PARCEL NO.:</b> <b>346-690-25-00</b>  <b>LEGAL DESCRIPTION:</b> LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6665  <b>BENCHMARK:</b> Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Vertical Control Elevation: 350.289 Datum: MSL, NGVD 1929  <b>PROJECT NO.:</b> <b>635054</b>  <b>PROJECT NAME:</b> <b>MORGAN RESIDENCE</b>  <b>SHEET TITLE:</b> <b>FLOOR PLAN</b> <b>MAIN LEVEL</b>  <b>10</b> OF 16
<b>COMMUNITY PLAN</b> • La Jolla Community Plan and Local Coastal Program Land Use Plan: - Very Low Density Residential  <b>OVERLAY ZONES</b> • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillside • Campus Parking Impact Overlay Zone • Geological Hazard Categories	<b>EXISTING BUILDING</b> Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed	<b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit
<b>APPROVALS:</b>	<b>ORIGINAL DATE:</b> 05-23-2019	<b>REVISIONS:</b> 02-05-2020 06-23-2020 10-06-2020



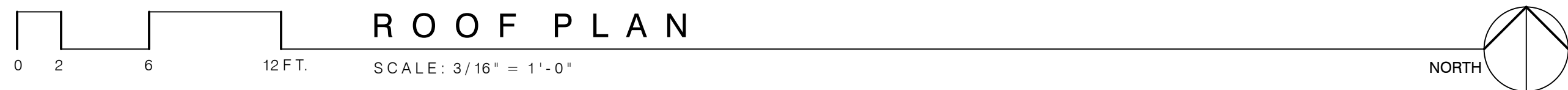
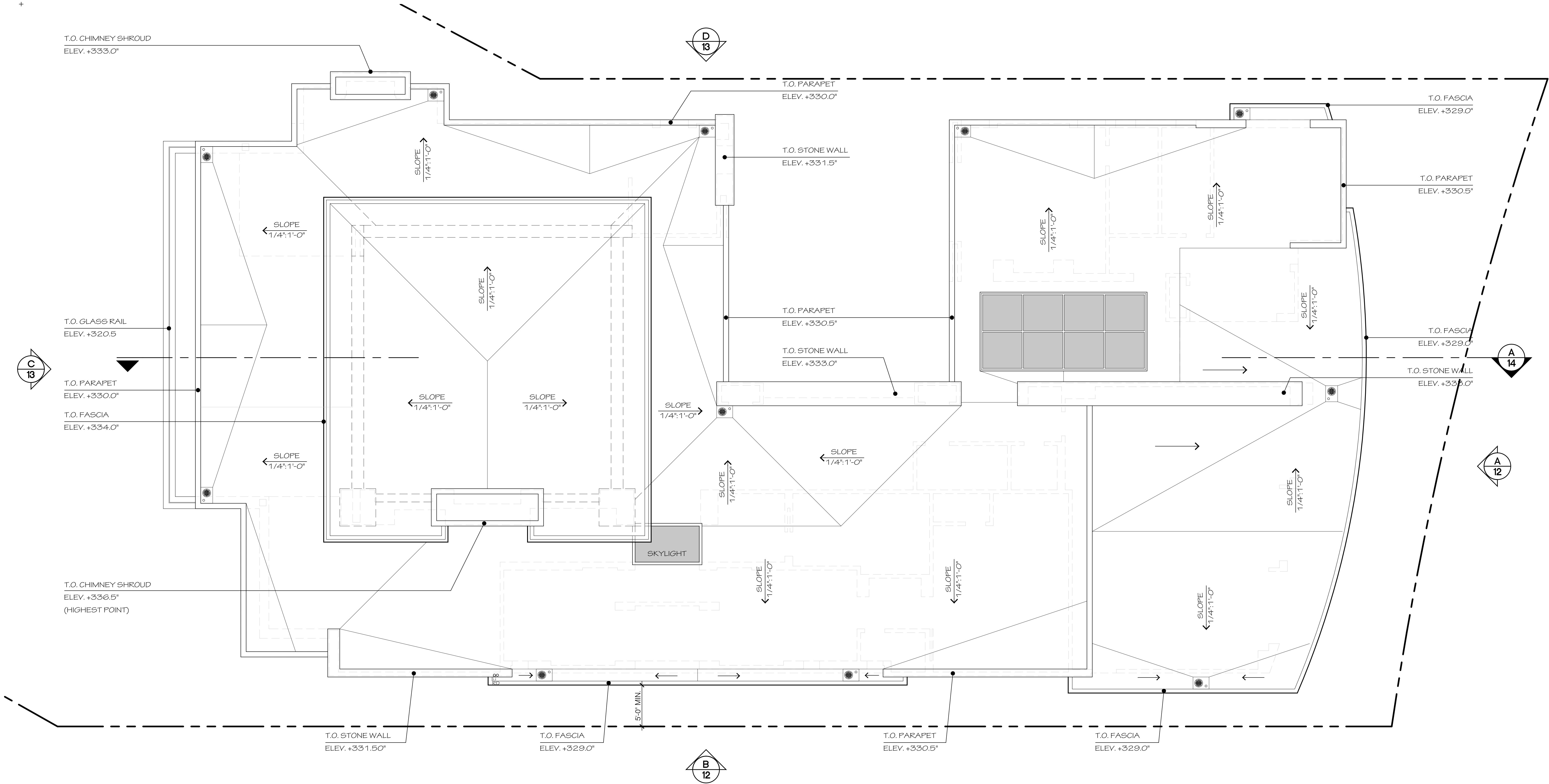


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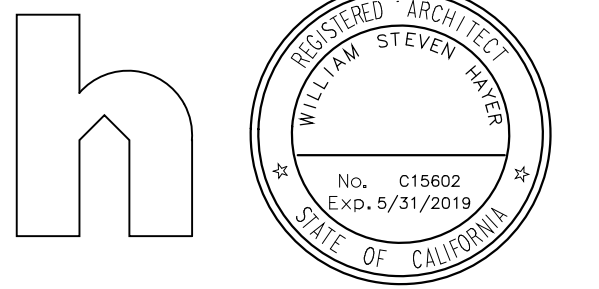
project

## Morgan Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



PREPARED BY HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (658) 792-2800 bhayer@hayerarchitecture.com	KEY PLAN	NTS	VICINITY MAP	NTS
PROJECT CONSULTANTS Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (658) 755-1947 Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (658) 549-7222 Surveyor: WOODLAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (658) 273-4700 Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083	PROJECT ADDRESS 8441 Whale Watch Way La Jolla, CA 92037			
	PROJECT OWNER Romnie & Marci Morgan			
COMMUNITY PLAN • La Jolla Community Plan and Local Coastal Program Land Use Plan: - Very Low Density Residential	ASSESSOR'S PARCEL NO.: <b>346-690-25-00</b>			
	LEGAL DESCRIPTION: LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6665 BENCHMARK: Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Elevation: Vertical Control 350.289 Datum: MSL, NGVD 1929			
OVERLAY ZONES • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillside • Campus Parking Impact Overlay Zone • Geological Hazard Categories	PROJECT NO.: <b>635054</b>			
	PROJECT NAME: <b>MORGAN RESIDENCE</b>			
APPROVALS:	SHEET TITLE: <b>ROOF PLAN</b>			
PERMITS REQUIRED: Coastal Development Permit Site Development Permit	ORIGINAL DATE: 05-23-2019	REVISIONS: 02-05-2020 06-23-2020 10-06-2020	SHEET NUMBER: <b>11</b> OF 16	

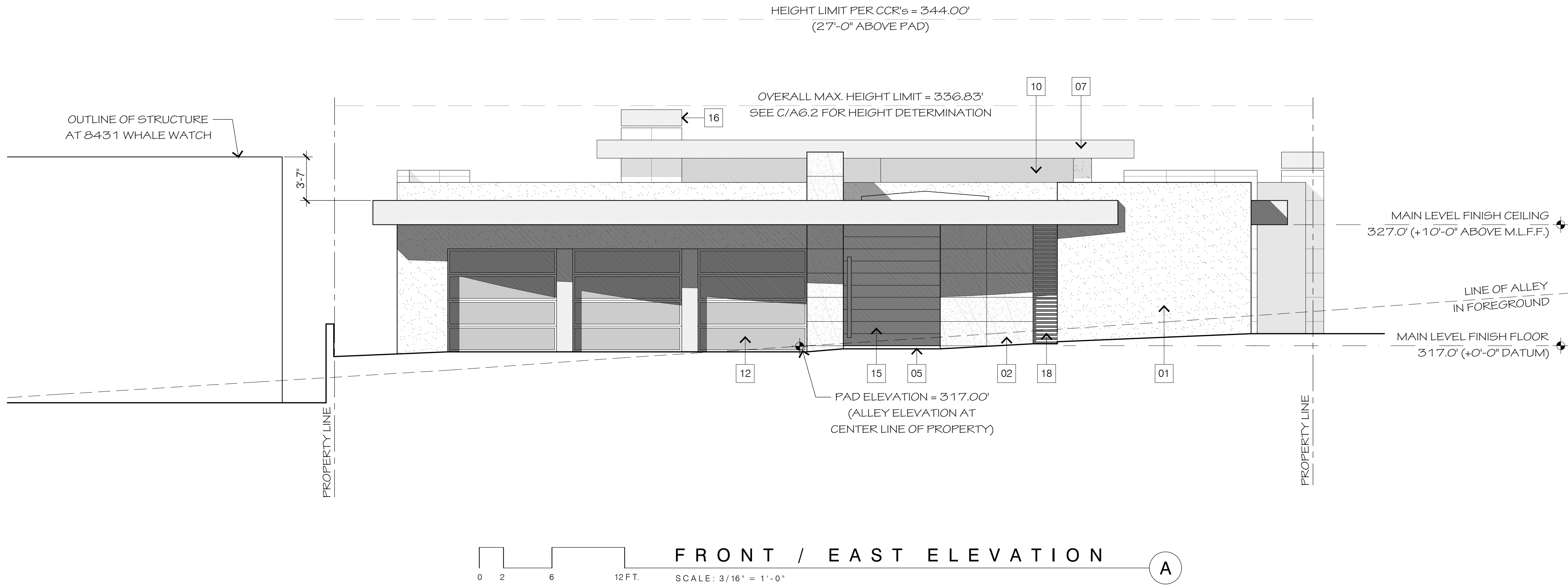
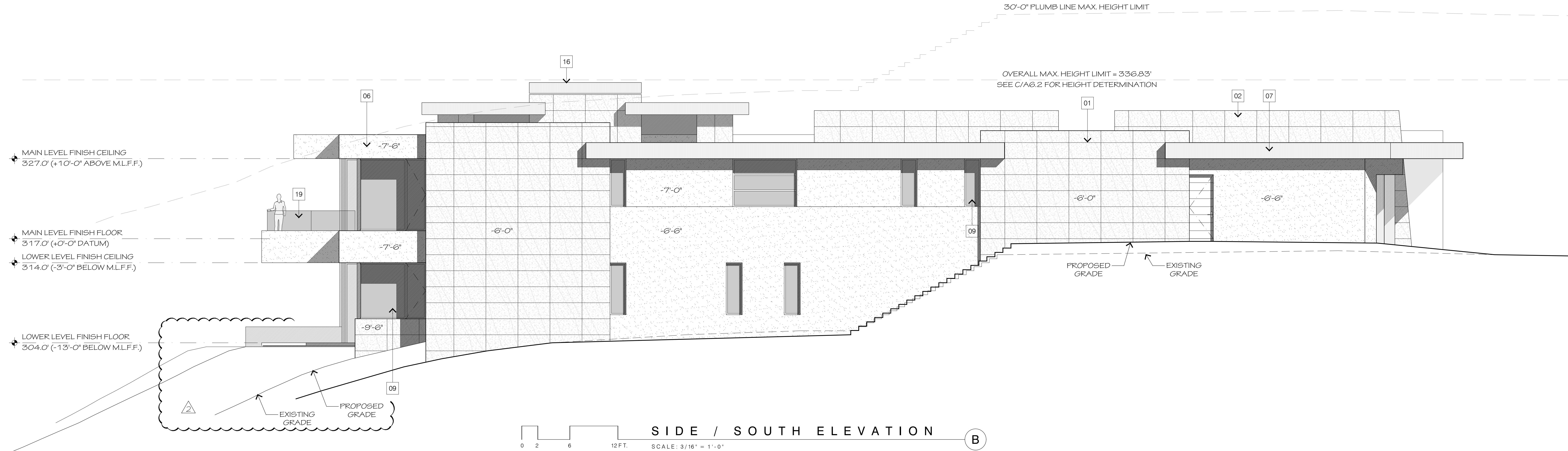


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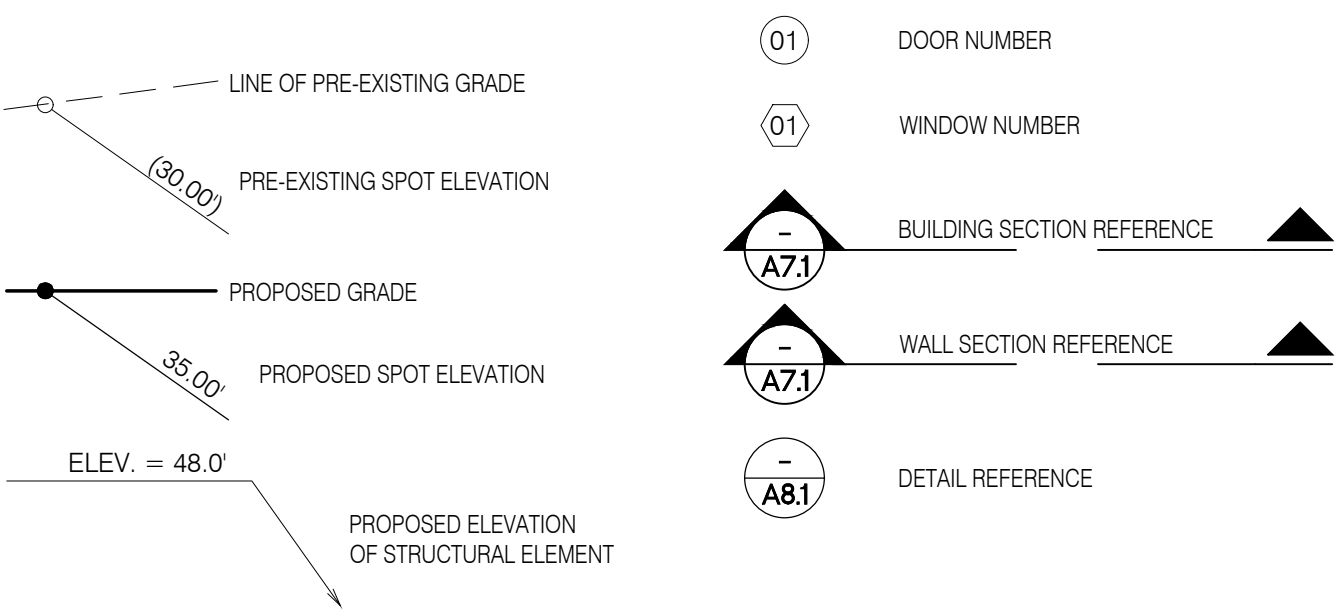
project

Morgan  
Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



KEY

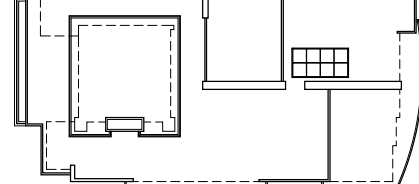
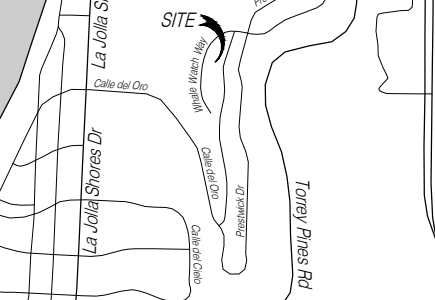



ELEVATION NOTES

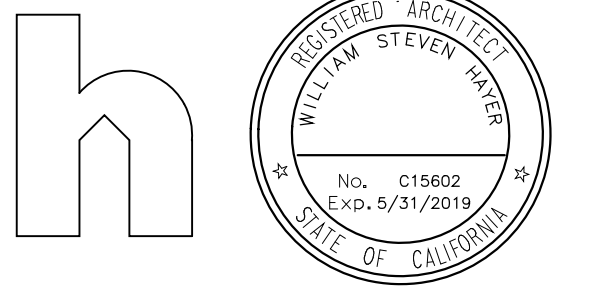
- WALL INSULATION (R-21) AND CEILING INSULATION (R-38) THROUGHOUT PER TITLE-24 ENERGY CALC.
- FINISH FLOOR ELEVATION IS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS:  
0'-0" OR 0.00'  
EQUIVALENT TO SURVEYOR'S ELEVATION OF 146'-6" OR 146.5'
- CONTRACTOR SHALL VERIFY ALL SLAB AND FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND / OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.
- IF DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR OR SUB-CONTRACTOR, EACH SHOULD NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR RESOLUTION.

NUMBERED NOTES

- EXTERIOR PLASTER WALLS:  
3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS. FINE SAND TEXTURE W/ INTEGRAL 'SENERGY' COLOR PER ARCHITECT
- EXTERIOR STONE CLAD WALLS:  
HONED LIMESTONE PANELS  
24X48 & COLOR PER ARCHITECT
- FLAT ROOF: CLASS A ASSEMBLY  
3-PLY, MODIFIED BIT. B.U. ROOFING  
w/ STONE BALLAST
- FLAT CANOPY ROOF: CLASS A ASSEMBLY  
MEDIUM BRONZE METAL FASCIA W/ E.P.D.M. MEMBRANE ROOF SYSTEM
- EXTERIOR STONE PAVERS:  
MUD-SET LIMESTONE, COLOR PER ARCHITECT
- PLASTER FASCIA:  
3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS. FINE SAND TEXTURE W/ INTEGRAL 'SENERGY' COLOR PER ARCHITECT
- METAL FASCIA: 1/8" ALUMINUM WITH  
'KYNAR' FINISH, COLOR PER ARCHITECT
- DOORS:  
CUSTOM UNITS PER SPECIFICATIONS -  
MEDIUM BRONZE COLOR WITH CLEAR, LOW E. INSUL. GLASS. TEMPER ALL GLASS DOORS.  
OPERATION PER DOOR SCHEDULE.
- WINDOWS:  
CUSTOM UNITS PER SPECIFICATIONS -  
MEDIUM BRONZE COLOR WITH CLEAR, LOW E. INSUL. GLASS. TEMPERED GLASS AND OPERATION PER WINDOW SCHEDULE.
- CLERESTORY WINDOWS:  
CUSTOM FRAMELESS GLASS. CLEAR, LOW E. INSUL. GLAZED
- VENTS & FLUES:  
ALL VENTS & FLUES FROM FAUL, WATER HEATERS, WASTE VENTS, ETC. ARE TO BE CONCEALED BEHIND PARAPETS OR SHROUDS
- GARAGE DOORS:  
CUSTOM UNITS PER SPECIFICATIONS -  
MEDIUM BRONZE COLOR WITH PRIVACY GLASS. TEMPER ALL GLASS DOORS.  
OPERATION PER DOOR SCHEDULE.
- SITE WALL:  
MAXIMUM 6 FT. HIGH C.M.U. WALL W/ PLASTER OR STONE SURFACE PER PER PLANS. VERIFY COLOR SELECTION WITH ARCHITECT
- GATES:  
CUSTOM UNITS. ALL SHOP DRAWINGS, DETAILS. COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION
- ENTRY DOOR:  
CUSTOM WOOD PIVOT DOOR
- CHIMNEY CAP:  
CHIMNEY KING - METAL KYNAR PAINTED  
STYLE: #10 IMPERIAL - OPEN TOP  
UL: DGOU-MH25027
- BUILDING ENVELOPE:  
ENVELOPE LOCATION PER ZONING STANDARDS
- FIXED METAL LOUVERS:  
ALUMINUM WITH 'KYNAR' FINISH, COLOR PER ARCHITECT
- GLASS GUARDRAIL:  
42" MIN. HEIGHT ABOVE F.F.
- INFINITY EDGE AT POOL

PREPARED BY HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com	KEY PLAN NTS 	VICINITY MAP NTS 
PROJECT CONSULTANTS  Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (658) 759-1947  Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222  Surveyor: WOODLAND SURVEYING, INC. 2189 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700  Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083	 NORTH	PROJECT ADDRESS 8441 Whale Watch Way La Jolla, CA 92037  PROJECT OWNER Romnie & Marci Morgan  ASSESSOR'S PARCEL NO.: <b>346-690-25-00</b>  LEGAL DESCRIPTION: LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6865  BENCHMARK: Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Vertical Control 350.289 MSL, NGVD 1929
COMMUNITY PLAN • La Jolla Community Plan and Local • Coastal Program Land Use Plan • Very Low Density Residential	OVERLAY ZONES • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillside • Campus Parking Impact Overlay Zone • Geological Hazard Categories	PROJECT DATA Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: LUSPD-SF No. of Stories: 2 Stories Site Area: 20,020 sf. Gross Floor Area: 11,652 sf. F.A.R.: 58.2% Geo Hazard Area: 26 & 53 Landscape Area: 7,590 sf.
APPROVALS:  PERMITS REQUIRED: Coastal Development Permit Site Development Permit	EXISTING BUILDING Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed	PROJECT NAME: <b>MORGAN RESIDENCE</b>  SHEET TITLE: <b>EXTERIOR ELEVATIONS</b>  SHEET NUMBER: <b>12</b> OF 16



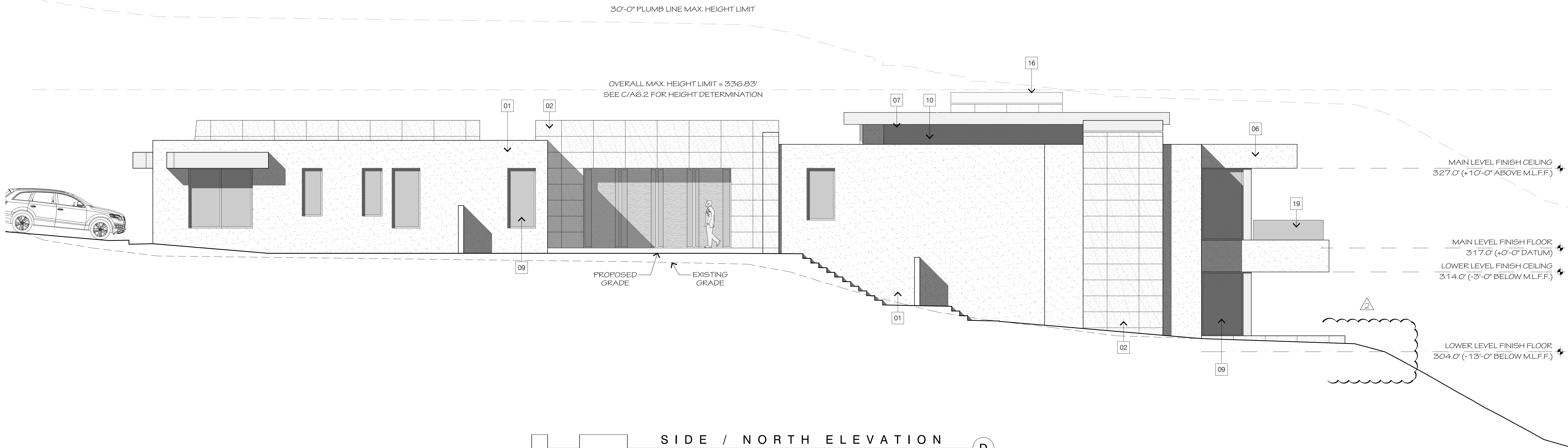


consultant

project

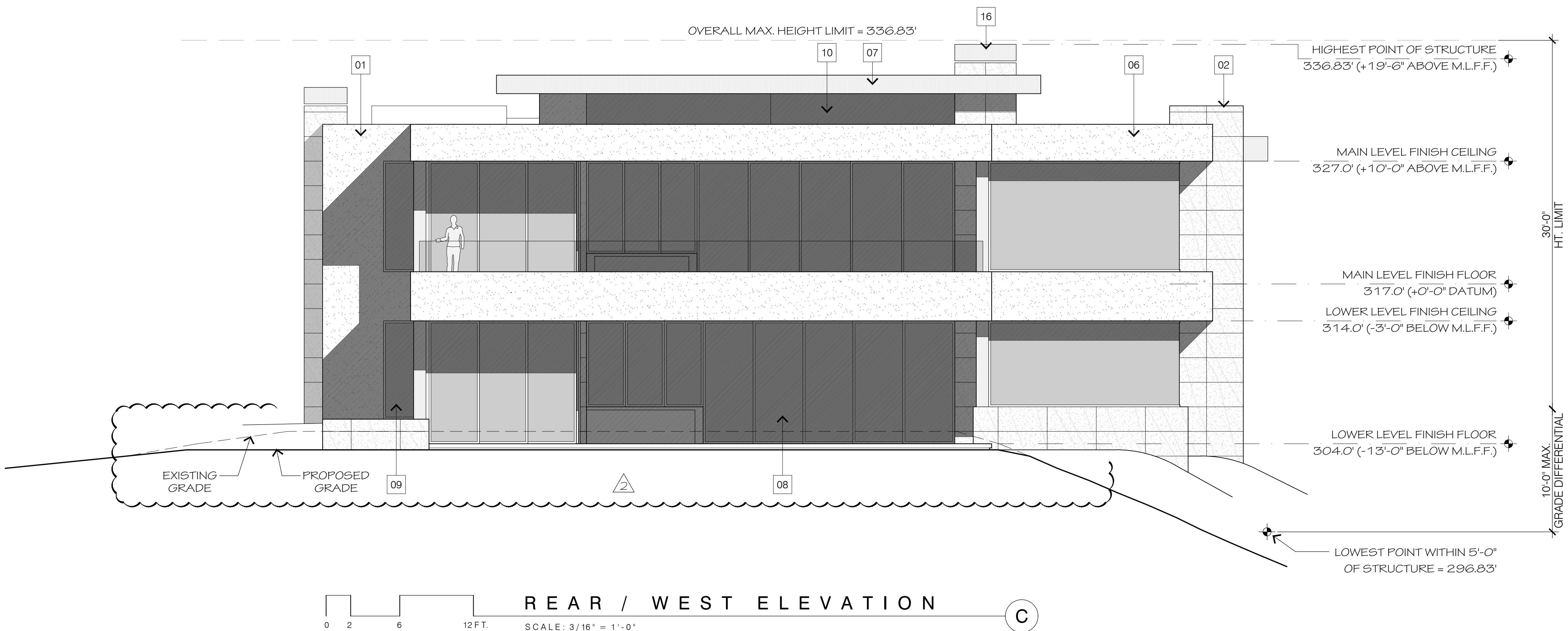
Morgan  
Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



SIDE / NORTH ELEVATION

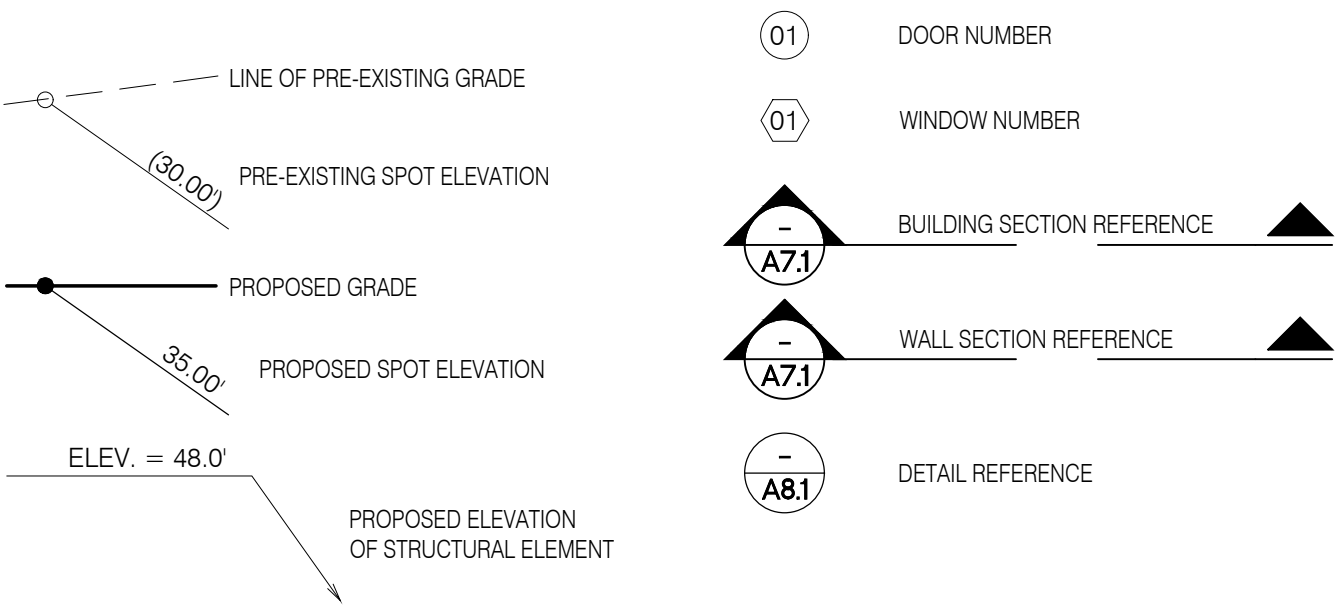
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REAR / WEST ELEVATION

C

KEY



ELEVATION NOTES

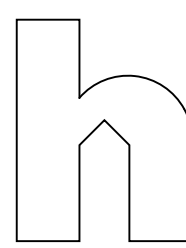
1. WALL INSULATION (R-21) AND CEILING INSULATION (R-38) THROUGHOUT PER TITLE-24 ENERGY CALC.
2. FINISH FLOOR ELEVATION IS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS:  
0'-0" OR 0.00'  
EQUIVALENT TO SURVEYOR'S ELEVATION OF 146'-6" OR 146.5'
3. CONTRACTOR SHALL VERIFY ALL SLAB AND FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND / OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.
4. IF DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR OR SUB-CONTRACTOR, EACH SHOULD NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR RESOLUTION.

NUMBERED NOTES

1. EXTERIOR PLASTER WALLS:  
3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS. FINE SAND TEXTURE W/ INTEGRAL 'SENERGY' COLOR PER ARCHITECT
2. EXTERIOR STONE CLAD WALLS:  
HONED LIMESTONE PANELS  
24X48 & COLOR PER ARCHITECT
3. FLAT ROOF: CLASS A ASSEMBLY  
3-PLY, MODIFIED BIT. B.U. ROOFING  
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MEDIUM BRONZE METAL FASCIA W/ E.P.D.M. MEMBRANE ROOF SYSTEM
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8. DOORS:  
CUSTOM UNITS PER SPECIFICATIONS -  
MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS. TEMPER ALL GLASS DOORS.  
OPERATION PER DOOR SCHEDULE.
9. WINDOWS:  
CUSTOM UNITS PER SPECIFICATIONS -  
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11. VENTS & FLUES:  
ALL VENTS & FLUES FROM FAUL, WATER HEATERS, WASTE VENTS, ETC. ARE TO BE CONCEALED BEHIND PARAPETS OR SHROUDS
12. GARAGE DOORS:  
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13. SITE WALL:  
MAXIMUM 6 FT. HIGH C.M.U. WALL W/ PLASTER OR STONE SURFACE PER PLANS. VERIFY COLOR SELECTION WITH ARCHITECT
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CUSTOM UNITS. ALL SHOP DRAWINGS, DETAILS, COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION
15. ENTRY DOOR:  
CUSTOM WOOD PIVOT DOOR
16. CHIMNEY CAP:  
CHIMNEY KING - METAL KYNAR PAINTED STYLE: #10 IMPERIAL - OPEN TOP  
UL: DGOU-MH25027
17. BUILDING ENVELOPE:  
ENVELOPE LOCATION PER ZONING STANDARDS
18. FIXED METAL LOUVERS:  
ALUMINUM WITH 'KYNAR' FINISH, COLOR PER ARCHITECT
19. GLASS GUARDRAIL:  
42" MIN. HEIGHT ABOVE F.F.
20. INFINITY EDGE AT POOL

KEY PLAN	NTS	VICINITY MAP	NTS
<b>PREPARED BY</b> HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com			
<b>PROJECT CONSULTANTS</b>  Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (658) 759-1947  Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222  Surveyor: WOODLAND SURVEYING, INC. 2189 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700  Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083			
<b>PROJECT DATA</b> Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: LUSPD-SF No. of Stories: 2 Stories Site Area: 20,020 sf. Gross Floor Area: 11,652 sf. F.A.R.: 58.2% Geo Hazard Area: 26 & 53 Landscape Area: 7,590 sf.		<b>PROJECT ADDRESS</b> 8441 Whale Watch Way La Jolla, CA 92037  <b>PROJECT OWNER</b> Romme & Marci Morgan  <b>ASSESSOR'S PARCEL NO.:</b> <b>346-690-25-00</b>  <b>LEGAL DESCRIPTION:</b> LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6865  <b>BENCHMARK:</b> Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Elevation: Vertical Control Datum: 350.289 MSL, NGVD 1929  <b>EXISTING BUILDING</b> Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed	
<b>OVERLAY ZONES</b> • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillside • Campus Parking Impact Overlay Zone • Geological Hazard Categories		<b>APPROVALS:</b>  <b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit	
<b>ORIGINAL DATE:</b> 05-23-2019		<b>REVISIONS:</b> 02-05-2020 06-29-2020 10-06-2020	
<b>SHEET NUMBER:</b> <b>13</b>		<b>PROJECT NAME:</b> <b>MORGAN RESIDENCE</b>  <b>SHEET TITLE:</b> <b>EXTERIOR ELEVATIONS</b>	



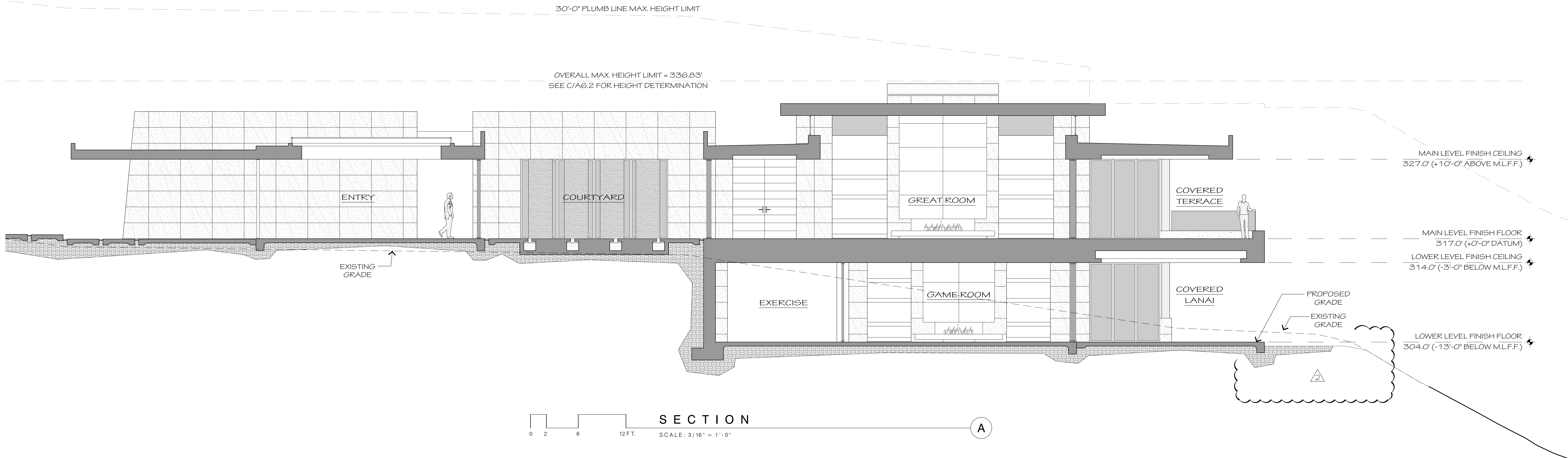


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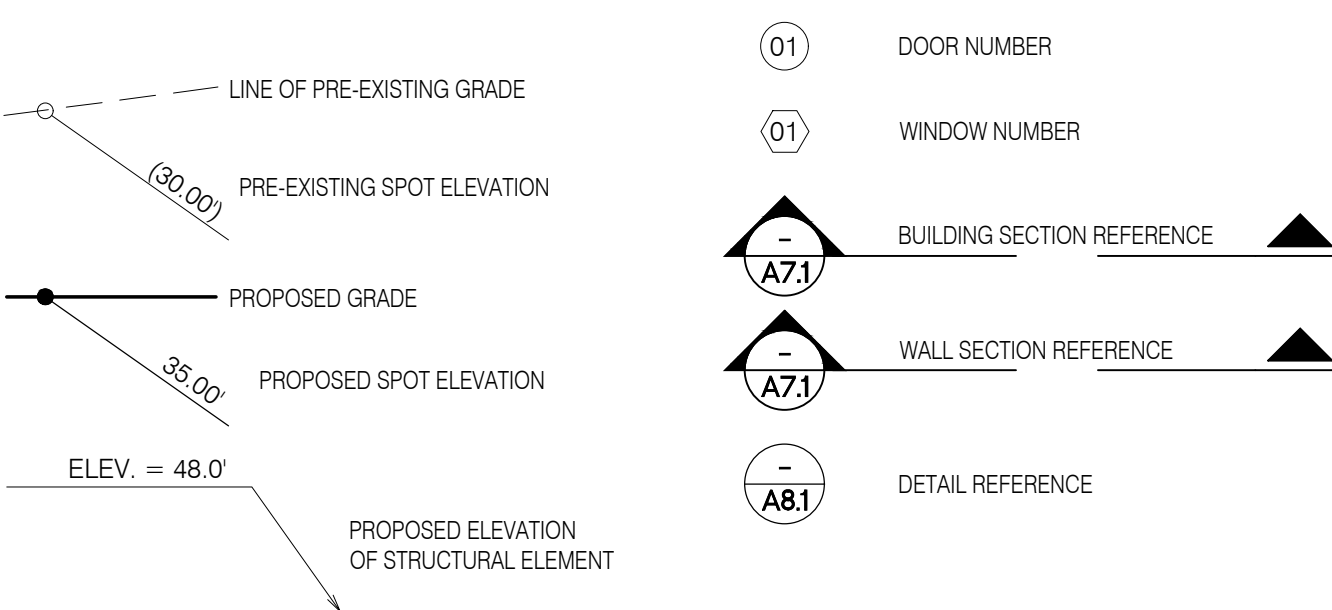
project

## Morgan Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



### KEY



### ELEVATION NOTES

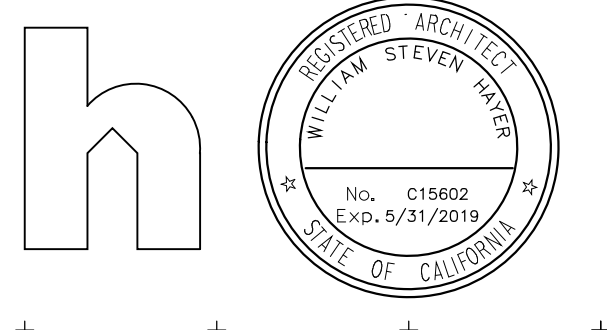
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CHIMNEY KING - METAL KYNAR PAINTED  
STYLE: #10 IMPERIAL - OPEN TOP  
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- BUILDING ENVELOPE:  
ENVELOPE LOCATION PER ZONING STANDARDS
- FIXED METAL LOUVERS:  
ALUMINUM WITH "KYNAR" FINISH, COLOR PER ARCHITECT
- GLASS GUARDRAIL:  
42" MIN. HEIGHT ABOVE F.F.
- INFINITY EDGE AT POOL

<b>PREPARED BY</b>  HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com  <b>PROJECT CONSULTANTS</b>  Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 759-1947  Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222  Surveyor: WOODLAND SURVEYING, INC. 3155 Third Avenue, Suite 3G San Diego, CA 92108 (858) 273-4700  Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3155 Third Avenue San Diego, CA 92103 (619) 283-5083  <b>COMMUNITY PLAN</b> • La Jolla Community Plan and Local Coastal Program Land Use Plan: - Very Low Density Residential  <b>OVERLAY ZONES</b> • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillides • Campus Parking Impact Overlay Zone • Geological Hazard Categories  <b>APPROVALS:</b>  <b>PERMITS REQUIRED:</b> Coastal Development Permit Site Development Permit	<b>KEY PLAN</b>  <b>NTS</b> <b>VICINITY MAP</b>  <b>NTS</b>  <b>PROJECT DATA</b> Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: LUSPD-SF No. of Stories: 2 Stories Site Area: 20,020 sf. Gross Floor Area: 11,652 sf. F.A.R.: 58.2% Geo Hazard Area: 26 & 53 Landscape Area: 7,590 sf.  <b>EXISTING BUILDING</b> Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed  <b>ORIGINAL DATE:</b> 05-23-2019 <b>REVISIONS:</b> 02-05-2020 06-29-2020 10-06-2020	<b>PROJECT ADDRESS</b> 8441 Whale Watch Way La Jolla, CA 92037  <b>PROJECT OWNER</b> Romme & Marci Morgan  <b>ASSESSOR'S PARCEL NO.:</b> <b>346-690-25-00</b>  <b>LEGAL DESCRIPTION:</b> LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6865  <b>BENCHMARK:</b> Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Vertical Control: 350.289 Datum: MSL, NGVD 1929  <b>PROJECT NO.:</b> <b>635054</b> <b>PROJECT NAME:</b> <b>MORGAN RESIDENCE</b>  <b>SHEET TITLE:</b> <b>SITE ELEVATION</b>  <b>SHEET NUMBER:</b> <b>14</b> OF 16
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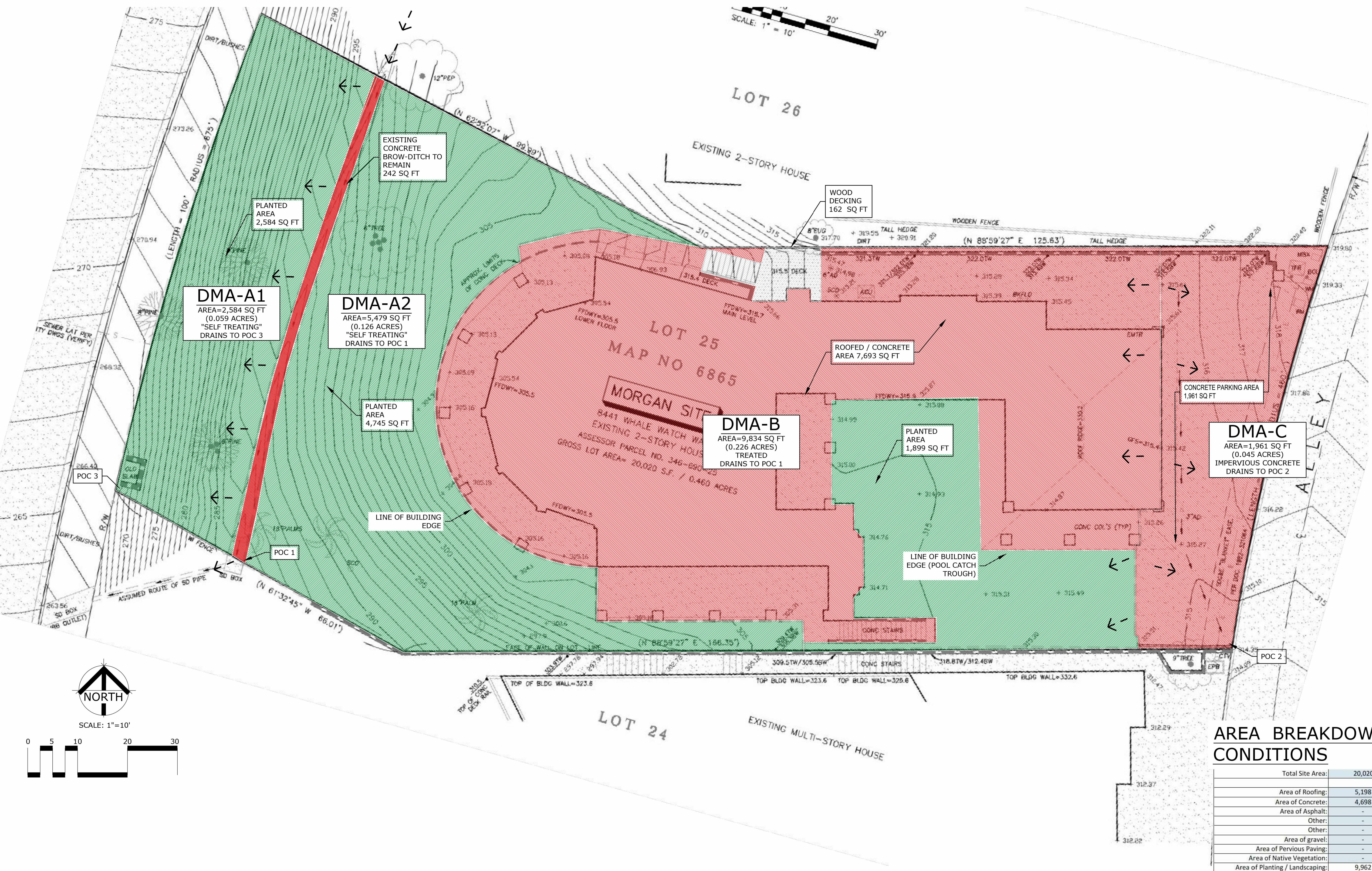


consultant

project

## Morgan Residence

8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



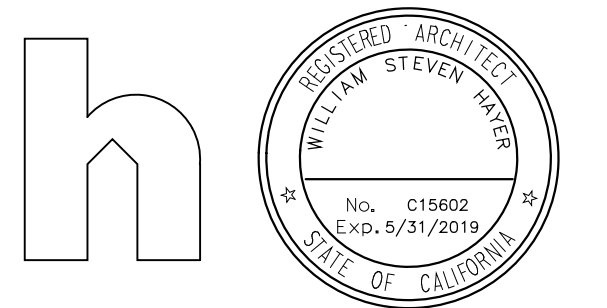
### AREA BREAKDOWN OF EXISTING SITE CONDITIONS

Total Site Area:	20,020	Sq-Ft	0.46	Acres	Impervious	Pervious
Area of Roofing:	5,198	Sq-Ft	0.12	Acres	5,198	
Area of Concrete:	4,698	Sq-Ft	0.11	Acres	4,698	
Area of Asphalt:	-	Sq-Ft	-	Acres	-	
Other:	-	Sq-Ft	-	Acres	-	
Area of gravel:	-	Sq-Ft	-	Acres	-	
Area of Pervious Paving:	-	Sq-Ft	-	Acres	-	
Area of Native Vegetation:	-	Sq-Ft	-	Acres	-	
Area of Planting / Landscaping:	9,962	Sq-Ft	0.23	Acres	9,962	
Permeable Wood Decking:	162	Sq-Ft	0.00	Acres	162	
Other:	-	Sq-Ft	-	Acres	-	
Subtotals:	20,020	Sq-Ft	0.46	Acres	9,896	10,124
Percentages:	100.0%				49.4%	50.6%

## DMA MAP OF PROJECT SITE "BEFORE THE PROJECT"

PREPARED BY: HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com	KEY PLAN NTS VICINITY MAP NTS
PROJECT CONSULTANTS: Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 759-1947 Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222 Surveyor: WOODLAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700 Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083	PROJECT DATA Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: L1SPD-SF No. of Stories: 2 Stories Site Area: 20,020 sf. Gross Floor Area: 11,652 sf. F.A.R.: 58.2% Geo Hazard Area: 26 & 53 Landscape Area: 7,590 sf.
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OVERLAY ZONES • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillides • Campus Parking Impact Overlay Zone • Geological Hazard Categories	EXISTING BUILDING Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed
APPROVALS:	PROJECT NO.: 635054 PROJECT NAME: MORGAN RESIDENCE SHEET TITLE: WATER QUALITY DMA MAP BEFORE PROJECT
PERMITS REQUIRED: Coastal Development Permit Site Development Permit	ORIGINAL DATE: 05-23-2019 REVISIONS: 02-05-2020 06-29-2020 10-06-2020
	SHEET NUMBER: 15 OF 16



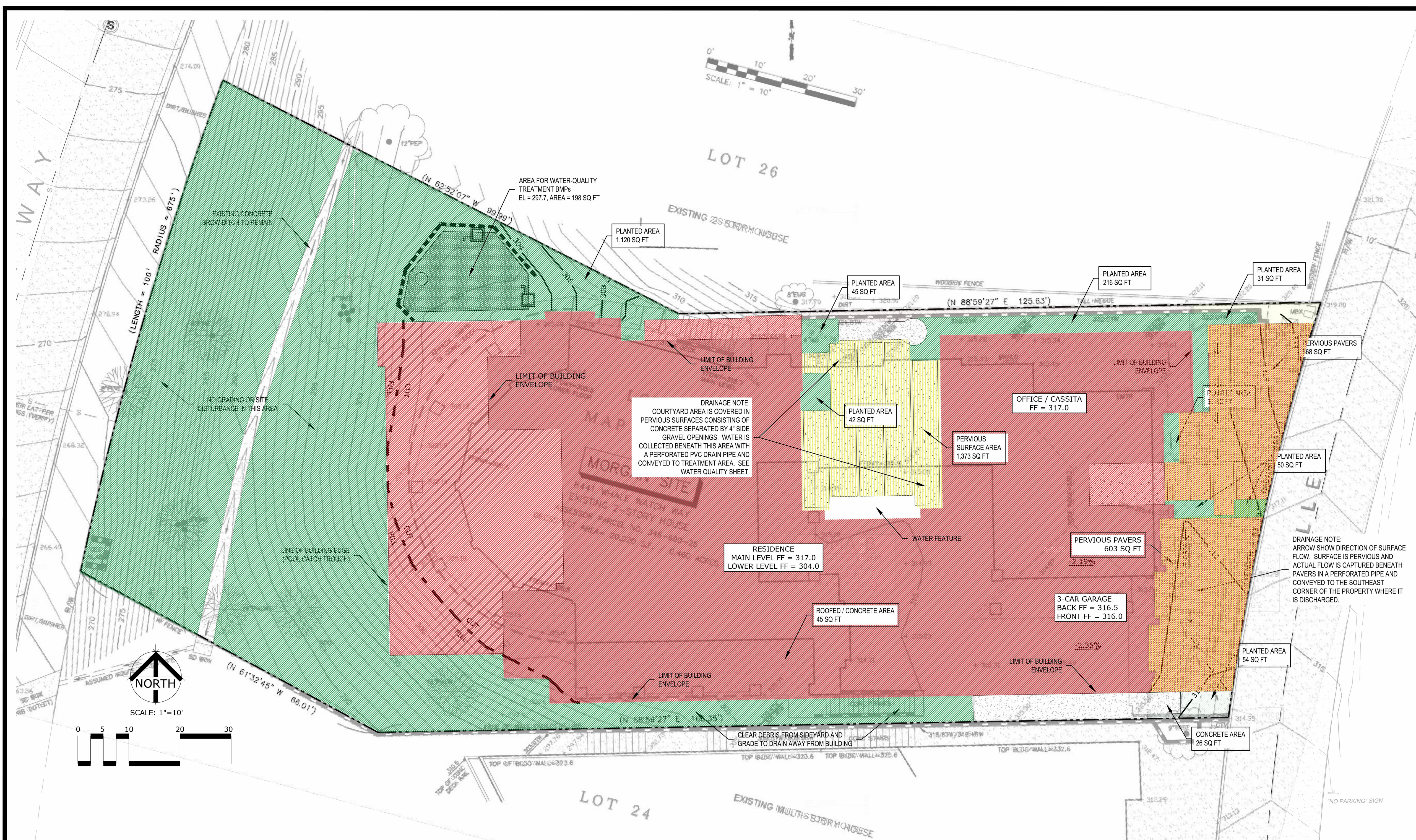


+ consultant + + +

+ project + + +

***Morgan  
Residence***

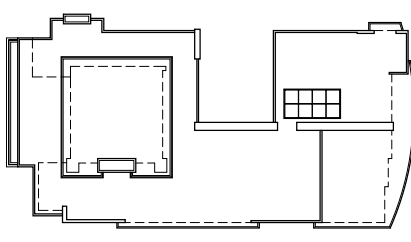
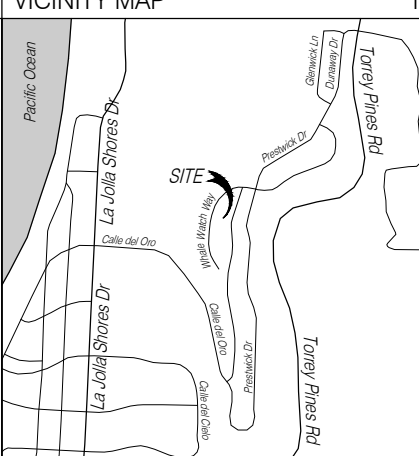
8441 WHALE WATCH WAY  
LA JOLLA, CA 92037  
APN: 346-690-25-00



Project: MORGAN RESIDENCE, 8441 Whale Watch Way, LJ								
Version: 03/17/19								
Calculation of Weighted Runoff Factor using Method of Appendix B.1.1								
ANALYSIS OF SURFACES FOR POLLUTANT TREATMENT								
DMA Identification: DMA A								
Total Site Area:	5,940	Sq-Ft	0.14	Acres	Impervious	Pervious	Factor	Part Calc
Area of Roofing:	-	Sq-Ft	-	Acres	-	-	0.90	-
Area of Concrete:	400	Sq-Ft	0.01	Acres	400	-	0.90	0.061
Area of Asphalt:	-	Sq-Ft	-	Acres	-	-	0.90	-
Other:	-	Sq-Ft	-	Acres	-	-	0.90	-
Other:	-	Sq-Ft	-	Acres	-	-	0.90	-
Area of gravel:	-	Sq-Ft	-	Acres	-	-	0.30	-
Area of Pervious Paving:	-	Sq-Ft	-	Acres	-	-	0.30	-
Area of Native Vegetation:	-	Sq-Ft	-	Acres	-	-	0.30	-
Area of Planting / Landscaping:	5,540	Sq-Ft	0.13	Acres	-	5,540	0.10	0.093
Permeable Wood Decking:	-	Sq-Ft	-	Acres	-	-	0.30	-
Other:	-	Sq-Ft	-	Acres	-	-	0.30	-
Subtotals:	5,940	Sq-Ft	0.14	Acres	400	5,540		
Percentages:	100.0%				6.7%	93.3%		
Runoff Factor Ave Calc:							0.154	

Project: MORGAN RESIDENCE, 8441 Whale Watch Way, U									
Version: 03/17/19									
Calculation of Weighted Runoff Factor using Method of Appendix B.1.1									
ANALYSIS OF SURFACES FOR POLLUTANT TREATMENT									
DMA Identification: DMA B									
	Total Site Area:	12,418	Sq-Ft	0.29	Acres	Impervious	Pervious	Factor	Part Calc.
	Area of Roofing:	9,422	Sq-Ft	0.22	Acres	9,422		0.90	0.683
	Area of Concrete:	200	Sq-Ft	0.00	Acres	200		0.90	0.014
	Area of Asphalt:	-	Sq-Ft	-	Acres	-		0.90	-
	Other:	-	Sq-Ft	-	Acres	-		0.90	-
	Other:	-	Sq-Ft	-	Acres	-		0.90	-
	Area of gravel:	-	Sq-Ft	-	Acres	-		0.30	-
	Area of Pervious Paving:	1,373	Sq-Ft	0.03	Acres	1,373		0.30	0.033
	Area of Native Vegetation:	-	Sq-Ft	-	Acres	-		0.30	-
	Area of Planting / Landscaping:	1,423	Sq-Ft	0.03	Acres	1,423		0.10	0.011
	Permeable Wood Decking:	-	Sq-Ft	-	Acres	-		0.30	-
	Other:	-	Sq-Ft	-	Acres	-		0.30	-
	Subtotals:	12,418	Sq-Ft	0.29	Acres	9,622	2,796		
	Percentages:	100.0%				77.5%	22.5%		
								Runoff Factor Ave Calc:	0.742

Project: MORGAN RESIDENCE, 8441 Whale Watch Way, LJ								
Version: 03/17/19								
Calculation of Weighted Runoff Factor using Method of Appendix B.1.1								
ANALYSIS OF SURFACES FOR POLLUTANT TREATMENT								
DMA Identification: DMA C								
Total Site Area:	1,662	Sq-Ft	0.04	Acres	Impervious	Pervious	Factor	Part Calc
Area of Roofing:	-	Sq-Ft	-	Acres	-	-	0.90	-
Area of Concrete:	26	Sq-Ft	0.00	Acres	26	-	0.90	0.014
Area of Asphalt:	-	Sq-Ft	-	Acres	-	-	0.90	-
Other:	-	Sq-Ft	-	Acres	-	-	0.90	-
Other:	-	Sq-Ft	-	Acres	-	-	0.90	-
Area of gravel:	-	Sq-Ft	-	Acres	-	-	0.30	-
Area of Pervious Paving:	1,471	Sq-Ft	0.03	Acres	-	1,471	0.30	0.266
Area of Native Vegetation:	-	Sq-Ft	-	Acres	-	-	0.30	-
Area of Planting / Landscaping:	165	Sq-Ft	0.00	Acres	-	165	0.10	0.010
Permeable Wood Decking:	-	Sq-Ft	-	Acres	-	-	0.30	-
Other:	-	Sq-Ft	-	Acres	-	-	0.30	-
Subtotals:	1,662	Sq-Ft	0.04	Acres	26	1,636	-	
Percentages:	100.0%				1.6%	98.4%		
Runoff Factor Ave Calc:								0.290

PREPARED BY		KEY PLAN		NITS VICINITY MAP		NITS	
<p>HAYER ARCHITECTURE Contact: William S. Hayer 445 Marino View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com</p>							
<p>PROJECT CONSULTANTS</p> <p>Civil Engineer: EARTH-WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 753-1947</p> <p>Geotechnical Engineer: GEO TECHNICAL EXPLORATION, INC. 7420 Trista Street San Diego, CA 92121 (858) 549-7222</p> <p>Surveyor: WOODLAND SURVEYING, INC. 2180 Gannet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700</p> <p>Landscape Architect: GREG HERBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083</p>		<p>PROJECT DATA</p> <p>Construction: VB Sprinklered</p> <p>Occupancy: R-3 S.F.R.</p> <p>Code: 2016 Edition C-F.C.C.</p> <p>Zoning: LUSPD-SF</p> <p>No. of Stories: 2 Stories</p> <p>Site Area: 20,020 sq.ft.</p> <p>Gross Floor Area: 11,652 sq.ft.</p> <p>F.A.R.: 58.2%</p> <p>Geo Hazardous Area: 26 &amp; 53</p> <p>Landscape Area: 7,590 sq.ft.</p>		<p>PROJECT ADDRESS</p> <p>8441 Whale Watch Way La Jolla, CA 92037</p> <p>PROJECT OWNER</p> <p>Rommie &amp; Marc Morgan</p> <p>ASSESSORS PARCEL NO. :</p> <p><b>346-690-25-00</b></p> <p>LEGAL DESCRIPTION:</p> <p>LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6865</p> <p>BENCHMARK:</p> <p>Bress plumb in top of curb at Northwest corner of Prestwick Drive &amp; Prestwick Court</p> <p>Record from: City of San Diego Vertical Control 350.289 MSL NGVD 1929</p>			
<p>COMMUNITY PLAN</p> <ul style="list-style-type: none"><li>• La Jolla Community Plan and Local Coastal Program Land Use Plan - Very Low Density Residential</li></ul>		<p>EXISTING BUILDING</p> <p>Status: To Be Demolished</p> <p>Occupancy: R-3 S.F.R.</p> <p>Constructed: 1983 Non-Historic</p> <p>Soil Condition: Prev. Developed</p>		<p>Elevation: Datum:</p> <p>PROJECT NO:</p> <p><b>635054</b></p> <p>PROJECT NAME:</p> <p><b>MORGAN RESIDENCE</b></p>			
<p>OVERLAY ZONES</p> <ul style="list-style-type: none"><li>• Coastal Overlay Zone</li><li>• Coastal Height Limit Overlay Zone</li><li>• Steep Hillides</li><li>• Campus Parking Impact Overlay Zone</li><li>• Geological Hazard Categories</li></ul>							
<p>APPROVALS</p>							
<p>PERMITS REQUIRED:</p> <p>Coastal Development Permit Site Development Permit</p>		<p>ORIGINAL DATE: 03-23-2019</p>		<p>REVISIONS: 02-05-2020 06-29-2020 10-03-2020</p>		<p>SHEET NUMBER:</p> <p><b>16</b></p> <p>OF 16</p>	