



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 17, 2020 REPORT NO. PC-20-054

HEARING DATE: September 24, 2020

SUBJECT: La Jolla Mesa CDP/SDP, Process Three Decision Appeal

PROJECT NUMBER: [639439](#)

REFERENCE: [Report to Hearing Officer HO-20-033](#)

OWNER/APPLICANT: LJM, LLC, Owner / Bennett & Associates, Applicant

### SUMMARY

Issue: Should the Planning Commission affirm or reverse the Hearing Officer's approval of a Coastal Development Permit and Site Development Permit for additions to an existing one-story, single-family residence located at 5911 La Jolla Mesa Drive within the La Jolla Community Plan area?

Staff Recommendation: Deny the appeals and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696.

Community Planning Group Recommendation: On May 7, 2020, the La Jolla Community Planning Association voted 9-6-1 to recommend approval of the project.

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act pursuant to Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. The environmental exemption determination for this project was made on May 6, 2020, and the opportunity to appeal the determination ended on May 20, 2020. There were no appeals to the environmental determination.

Fiscal Impact Statement: None with this action. All costs associated with the processing of the project are paid from the deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project site is in RS-1-2 Zone, and the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community) area. The community plan land use designation is very low-density residential (0-5) dwelling units per acre. The 0.78-acre

site could accommodate one dwelling unit within the land use designation. The proposed additions to an existing single-family residence are consistent with the General Plan Housing Element and the community plan land use density. There will be no net gain or loss to the available housing stock.

## BACKGROUND

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage for a total of 4,824 square feet. The 0.78-acre site is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation, the Parking Impact (Coastal) Overlay Zone, and contains Environmental Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The site is designated for very low-density residential uses (0-5 dwelling units/acre).

Pursuant to San Diego Municipal Code (SDMC) Section [126.0702\(a\)](#), development within the Coastal Overlay Zone requires a Coastal Development Permit, Process Two, Staff Decision. Development on a site that contains ESL requires a Site Development Permit, Process Three, Hearing Officer Decision per SDMC Section [143.0110\(b\)\(4\)](#). The two discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). A decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

The Project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement. On July 15, 2020, the Hearing Officer approved the Project as proposed. The Hearing Officer Report [HO-20-033](#) (Attachment 1) contains the Project background, analysis, and draft findings with a staff recommendation of approval. The Data Sheet (Attachment 2) also contains the Project land use designation and zoning information.

## PROJECT APPEAL DISCUSSION

On July 23, 2020, John Frangos filed an appeal (attachment 3) on grounds of conflict with matters and findings not supported. Mr. Frangos states that the proposed development is entirely within designated open space, per the La Jolla Land Use Map. Mr. Frangos' appeal also states that the policy limits development of only 25% of the lot, which is already exceeded by the existing development and that the development crosses a straight-line measurement along the Designated Open Space in the canyon. On July 29, 2020, Julie M. Hamilton filed an appeal (attachment 4) on behalf of Brad Cless on the grounds of findings not supported. Ms. Hamilton's appeal also states that the proposed additions are not consistent with the Local Coastal Program Land Use Plan because they are located on designated open space.

As stated above, the project site is zoned RS-1-2 and is designated in the Community Plan for very low-density residential uses (0-5 dwelling units per acre). The Community Plan also identifies a portion of the site as Private Open Space - private property retained as open space through easements or other mechanisms (Figure 7, Page 33). The Community Plan specifies that within the Coastal Overlay Zone, coastal development on premises containing ESL is subject to the use and

encroachment limitations and any other applicable regulations established for those lands (Page 164, Appendix L). In addition, within the Coastal Overlay Zone, the City's ESL regulations (SDMC Section [143.0110](#)) allows development on a premises that does not encroach into ESL through a Site Development Permit.

Staff has determined that the project does not encroach into ESL and is proposed solely on previously disturbed land. The site does not contain Multiple Habitat Planning Area designated lands, public views or access, or any easements dedicated to the City. Based on a Biological Technical Report prepared by Helix, dated February 11, 2020, staff supported the findings of the report and concluded that the proposed development would not result in any impacts to sensitive biological resources. The portion containing ESL is conditioned to be preserved within a Covenant of Easement, pursuant to SDMC Section [143.0152](#).

The project was also designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including density, building setbacks, and height that is below the 30-foot height limit, and floor area ratio that is below the .45 maximum requirement. A Preliminary Geotechnical Report prepared for the site concluded that the consultant has adequately addressed the soil and geologic conditions for the project. Drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas.

#### Conclusion:

Staff has reviewed the appeals and based on the information provided has determined that the appeal issues have been addressed. The Project conforms with the La Jolla Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, staff recommends that the Planning Commission deny the appeals and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 for the Project.

#### ALTERNATIVES

1. Deny the appeals and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696, with modifications.
2. Approve the appeals, reverse the Hearing Officer's decision and deny Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



P. Fitzgerald  
Deputy Director  
Development Services Department



Xavier Del Valle  
Development Project Manager  
Development Services Department

Attachments:

1. Hearing Officer Report HO-20-033
2. Project Data Sheet
3. John Frangos Appeal
4. Julie Hamilton on behalf of Brad Cless Appeal
5. Draft Resolution with Findings
6. Draft Permit with Conditions





THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 8, 2020 REPORT NO. HO-20-033

HEARING DATE: July 15, 2020

SUBJECT: La Jolla Mesa CDP/SDP, Process Three Decision

PROJECT NUMBER: [639439](#)

OWNER/APPLICANT: LJM, LLC, Owner / Bennett & Associates, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for an addition to an existing one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage, and the construction of a detached accessory structure with basement at a site located at 5911 La Jolla Mesa Drive within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696.

Community Planning Group Recommendation: On May 7, 2020, the La Jolla Community Planning Association voted 9-6-1 to recommend approval of the project (Attachment 6).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act pursuant to Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. The environmental exemption determination for this project was made on May 6, 2020, and the opportunity to appeal the determination ended on May 20, 2020. There were no appeals to the environmental determination.

### BACKGROUND

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area (Attachment 1). The surrounding properties are fully developed and consists of a well-established residential neighborhood (Attachment 3). The site is not located within the First Public Roadway, however, contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources.

The 0.78-acre site is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal). Pursuant to San Diego Municipal Code Section (SDMC) Section 143.0110(b)(4), a project that contains ESL within the Coastal Overlay Zone requires a Process Three Site Development Permit and Coastal Development Permit.

### DISCUSSION

The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement. There are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units/acre), and results in a density of one dwelling unit per acre, which implements the prescribed density.

The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.

The project conforms with the above-mentioned Community Plan recommendations. The project is designed to be sensitive to the natural topography of the site by locating the proposed addition and accessory structure on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area. In addition, the relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate since the project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required.

The project will not be detrimental to the public health, safety, and welfare. Staff has reviewed and accepted a Preliminary Geotechnical Report prepared for the site that concluded that the consultant has adequately addressed the soil and geologic conditions for the project. The drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas. There are no flood hazards at the site.

In addition, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water

construction best management practices, and requiring a geotechnical report to address the construction plans.

The project site is not located within a coastal bluff, beach, or special flood area. Staff has reviewed and accepted a Biology Report from the applicant that concludes that the project will not result in any impacts to sensitive biological resources. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Section 15301(e) allows for the additions to existing structures as long as the additions will not result in an increase of more than 50 percent of the floor area of the structure before the addition. Section 15303 (e) applies to the new construction of accessory structures so the proposed accessory structure would be covered under the exemptions.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 for the project.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 with modifications.
2. Deny Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696, if the findings required to approve the project cannot be affirmed.

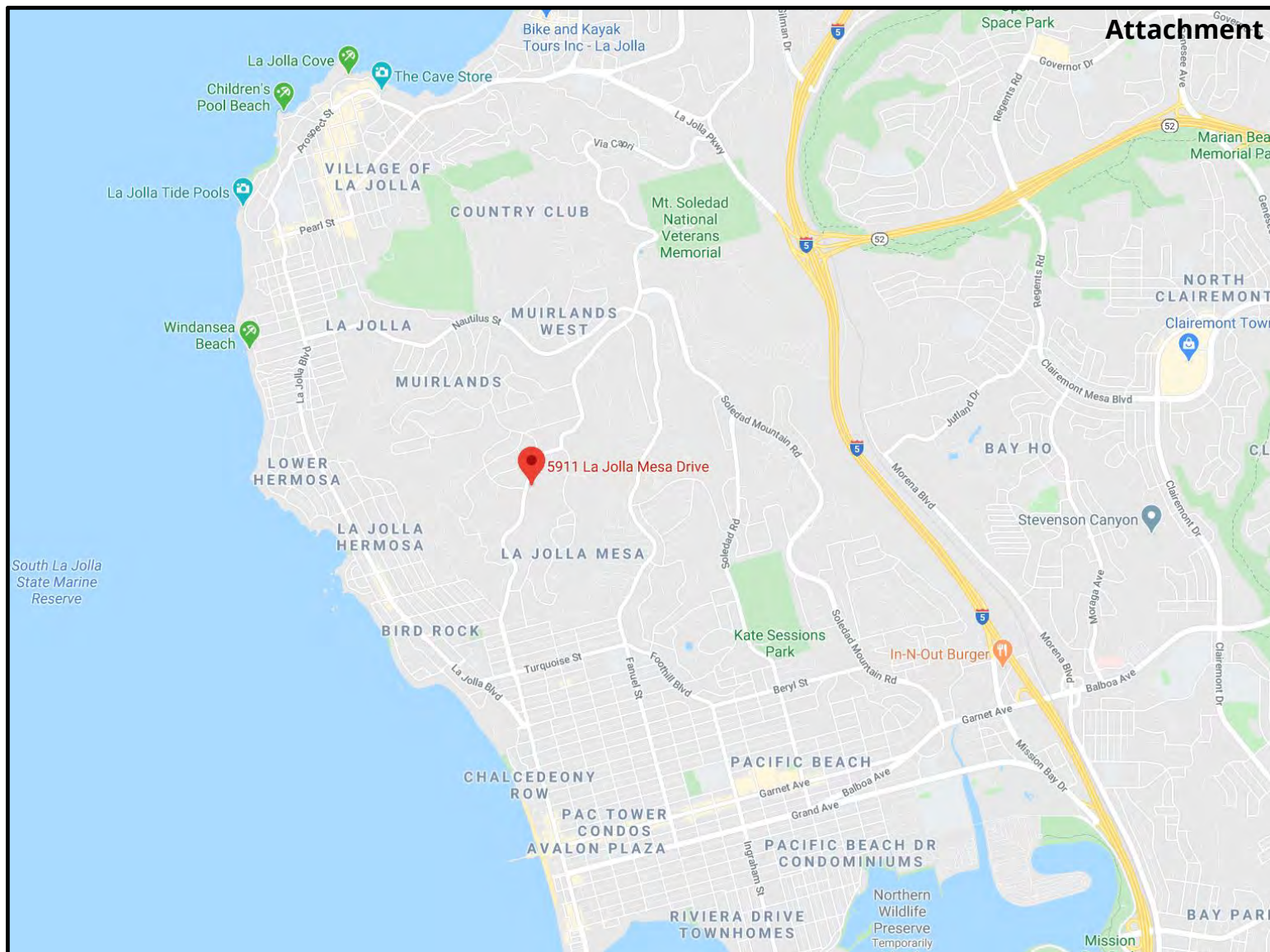
Respectfully submitted,



Xavier Del Valle, Development Project Manager

#### Attachments:

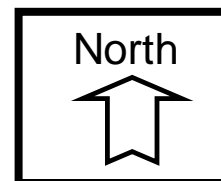
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Association Recommendation
7. Ownership Disclosure Statement
8. Project Plans



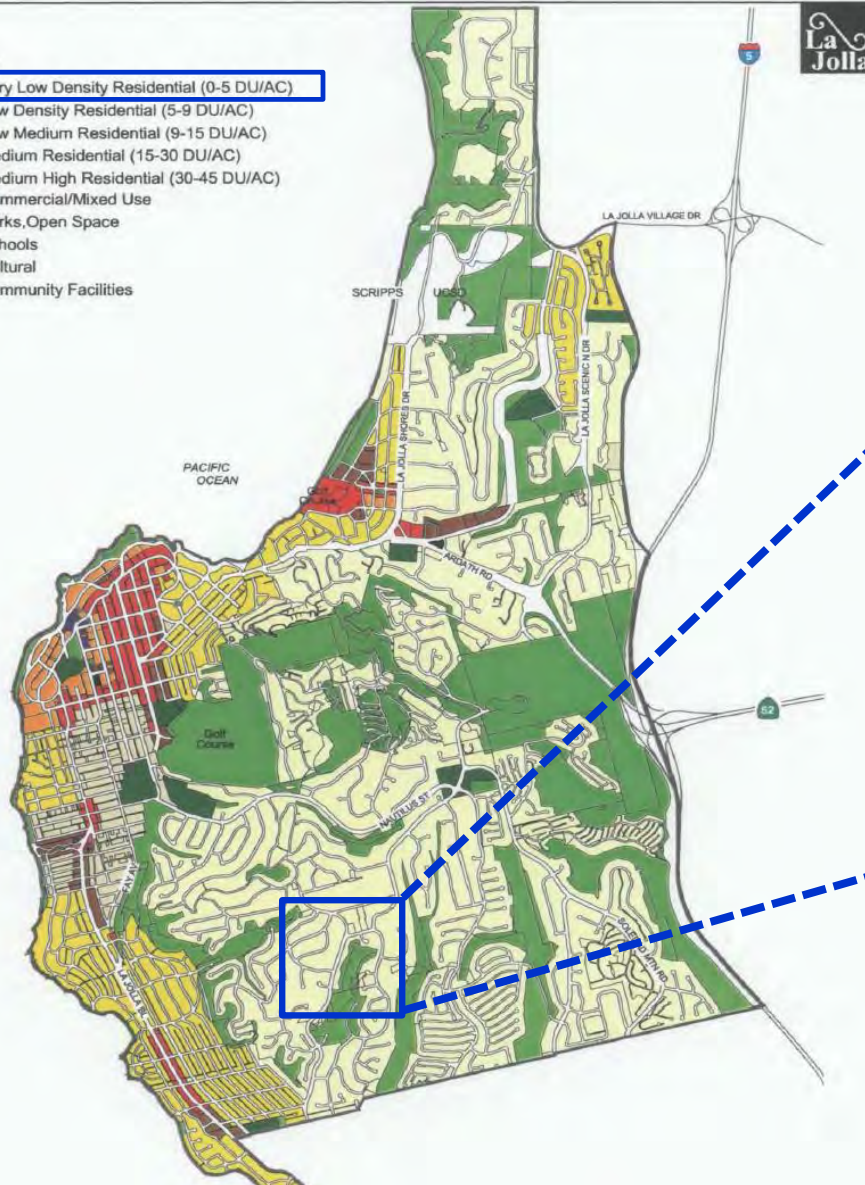
## Project Location Map

La Jolla Mesa CDP/SDP

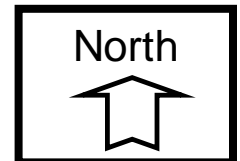
Project No. 639439 – 5911 La Jolla Mesa Drive



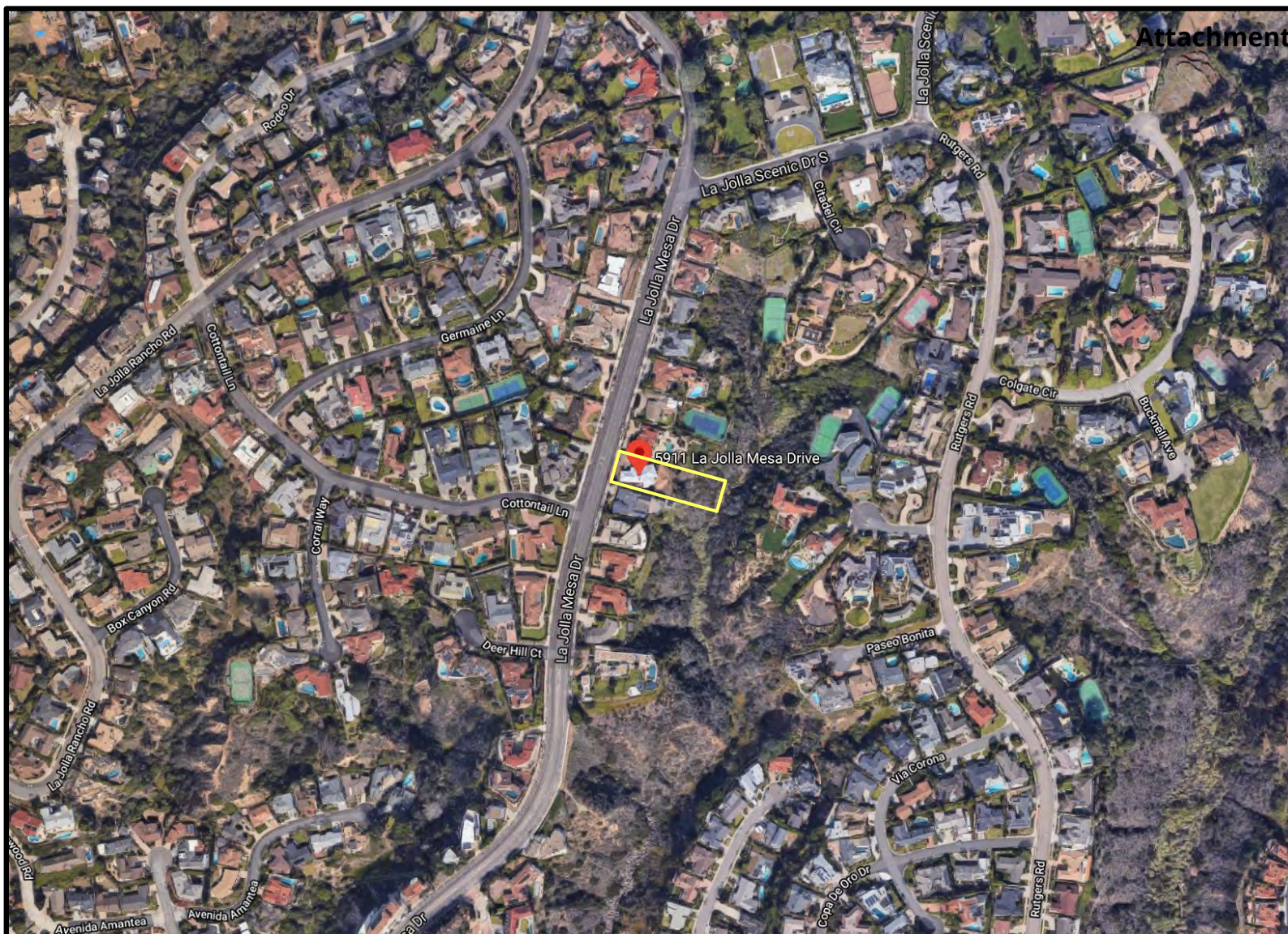




La Jolla Mesa CDP/SDP  
Project No. 639439 – 5911 La Jolla Mesa Drive



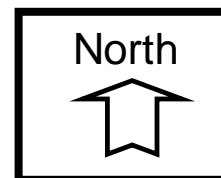




## Aerial Photograph

La Jolla Mesa CDP/SDP

Project No. 639439 - 5911 La Jolla Mesa Drive



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2312695  
SITE DEVELOPMENT PERMIT NO. 2312696  
**LA JOLLA MESA CDP/SDP - PROJECT NO. 639439**

WHEREAS, LJM, LLC, California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for an addition to the existing single-family residence, and construction of a detached accessory structure with basement (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696), on portions of a 0.78-acre site;

WHEREAS, the project site is located at 5911 La Jolla Mesa Drive and contains Environmentally Sensitive Lands and is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal) within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Lot 3, Muirlands Panorama, in the City of San Diego, County of San Diego, State of California, according to Map thereof 3329;

WHEREAS, on May 6, 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 Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Section 15301(e) allows for the additions to existing structures as long as the additions will not result in an increase of more than 50 percent of the floor area of the structure before the addition. Section 15303 (e) applies to the new construction of accessory structures so the proposed accessory structure would be covered under the exemptions. There was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 15, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (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 site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units per acre), and project results in a density of one dwelling unit per acre, which implements the prescribed density. The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.



The project conforms with the above-mentioned Community Plan recommendations. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, the project complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. Therefore, the project 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 project 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.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The project site contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The closest Multiple Habitat Planning Area designated lands are approximately 1,150 feet from the site. Staff has reviewed and accepted a Biology Report from the applicant that indicates that the project will not result in any impacts to sensitive biological resources. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans.

The project site not located within a coastal bluff, beach, or special flood area. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density. The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.

The project conforms with the above-mentioned Community Plan recommendations. The project is designed to be sensitive to the natural topography of the site by locating the proposed addition and accessory structure on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, the relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate since the project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement. The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. In addition, the project site not located within a coastal bluff or shoreline, and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

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

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density. The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.

The project conforms with the above-mentioned Community Plan recommendations. The project is designed to be sensitive to the natural topography of the site by locating the proposed addition and accessory structure on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of

the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, the relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate since the project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The project will not be detrimental to the public health, safety, and welfare. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area. In addition, staff has reviewed and accepted a Preliminary Geotechnical Report prepared for the site that concluded that the consultant has adequately addressed the soil and geologic conditions for the project. The drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas. There are no flood hazards at the site.

In addition, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

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

The project site is located at 5911 LaJolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. In addition, the project complies with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. Therefore, the project will comply with the regulations of the Land Development Code.

**2. Supplemental Findings – Environmentally Sensitive Lands Findings:**

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

The project site is located at 5911 LaJolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The project contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The closest Multiple Habitat Planning Area designated lands are approximately 1,150 feet from the site. Staff has reviewed and accepted a Biology Report from the applicant that indicates that the project will not result in any impacts to sensitive biological resources. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, staff has reviewed and accepted a Preliminary Geotechnical Report prepared for the site that concluded that the consultant has adequately addressed the soil and geologic conditions for the project. The drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas. There are no flood hazards at the site.

The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans.

The project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The project will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The project is designed to be sensitive to the natural topography of the site by locating the project in the previously disturbed portion of the site. Staff has reviewed and accepted a Preliminary Geotechnical Report prepared for the site that concluded that the consultant has adequately addressed the soil and geologic conditions for the project. Drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas. There are no flood hazards at the site.

In addition, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the ESL, implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum

10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans.

An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Therefore, the proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The project contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The closest Multiple Habitat Planning Area designated lands are approximately 1,150 feet from the site. Staff has reviewed and accepted a Biology Report from the applicant that indicates that the project will not result in any impacts to sensitive biological resources. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans.

The project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. An environmental review determined the project to be exempt from the California Environmental

Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Therefore, the proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement.

The project contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The closest Multiple Habitat Planning Area designated lands are approximately 1,150 feet from the site. Staff has reviewed and accepted a Biology Report from the applicant that indicates that the project will not result in any impacts to sensitive biological resources. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area. The project is not subject to the Vernal Pool Habitat Conservation Plan. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement. The site is not located adjacent to a beach or shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.



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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement. There is no mitigation required for the project.

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. 2312695 and Site Development Permit No. 2312696 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696, a copy of which is attached hereto and made a part hereof.

---

Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on: July 15, 2020

IO#: 24008293

**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: 24008293

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2312695  
SITE DEVELOPMENT PERMIT NO. 2312696  
**LA JOLLA MESA CDP/SDP- PROJECT NO. 639439**  
HEARING OFFICER

This Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 is granted by the Hearing Officer of the City of San Diego to LJM, LLC, California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0505. The 0.78-acre site is located at 5911 La Jolla Mesa Drive and contains Environmentally Sensitive Lands and is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal) within the La Jolla Community Plan Area. The project site is legally described as: Lot 3, Muirlands Panorama, in the City of San Diego, County of San Diego, State of California, according to Map thereof 3329.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an addition to the existing single-family residence, and construction of a detached accessory structure with basement described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 15, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure including a basement; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 29, 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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and 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 final inspection, the Owner/Permittee shall dedicate an additional two feet of public right-of-way along the project frontage on La Jolla Mesa Drive to provide a minimum of 10-foot curb-to-property-line distance, in a manner satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, in a manner satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway with a new 19-foot wide City standard driveway along La Jolla Mesa Drive, in a manner satisfactory to the City Engineer.

15. 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.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program as shown on Exhibit "A" on file in the Development Services Department:

16. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width extending out from the structure towards the native/naturalized vegetation, which is consistent with SDMC Section 142.0412. Zone One shall be a minimum of 21 feet in width and Zone Two shall range between 74 feet to 79 feet in width, exercising Zone Two reduction options under SDMC Section 142.0412(f).

17. Prior to the issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

18. Prior to issuance of any construction permits, a complete Brush Management Program shall be submitted to the Development Services Department for approval, and shall be in substantial conformance with Exhibit "A." The Brush Management Program shall comply with the City's Landscape Regulations and Standards.

19. Combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted in Zone One. Accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved in Zone One subject to the Fire Marshal's approval.

20. The Brush Management Program shall be maintained at all times in accordance with the City's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

21. All Environmentally Sensitive Lands on the premises shall be included within a Covenant of Easement, in accordance with the procedures set forth in SDMC Section 143.0152.

22. 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.

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

**GEOLOGY REQUIREMENTS:**

24. 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.

25. 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.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on July 15, 2020 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Coastal Development Permit No. 2312695  
Site Development Permit No. 2312696  
Date of Approval: July 15, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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

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

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

LJM, LLC,  
Owner/Permittee

By \_\_\_\_\_  
Dermot O'Shea

LJM, LLC,  
Owner/Permittee

By \_\_\_\_\_  
Ciara O'Shea

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

# La Jolla Community Planning Association Trustee Meeting Agenda

7 May 2020

Regular Meetings: 1st Thursday each month, La Jolla Recreation Center, 615 Prospect St

PO Box 889, La Jolla CA 92038  
<https://lajollacpa.org>  
[info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Diane Kane  
1<sup>st</sup> Vice President: Greg Jackson  
2<sup>nd</sup> Vice President: Helen Boyden  
Secretary: Suzanne Weissman  
Treasurer: Mike Costello

Due to the COVID-19 public health emergency, LJCPA meetings are being held temporarily as online video/voice teleconferences. Instructions for registering, attending, or making written comments at this meeting are at <https://gregj.us/3alzCbU>. **Those who wish to attend (including viewing, listening, and possibly speaking at the meeting) must register in advance.**

Supplemental materials for the meeting are online via <https://lajollacpa.org/ljcpa-5-7-2020-documents/>

## 1. Welcome and Call to Order (6:00pm)

This is a full agenda, recorded meeting therefore, the following rules will be enforced:

- A. Mobile devices off or on silent mode.
- B. All public and trustee comment will be addressed to the chair.
- C. Public & trustee comment will be limited to 2 minutes.
- D. Comments will be directed to the project or matter stated in the third person for the purpose of respect & clarity.
- E. Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- F. Chair will alternate order of trustee comment. Upon consensus, Chair will close discussion and call for a motion.
- G. Please notify chair of any organized public presentation requests one week prior to meeting

## 2. Adopt the Agenda

## 3. Meeting Minutes Review & Approval

### 3.1. 2 April 2020—regular meeting minutes

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA:

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm  
DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm  
PRC – La Jolla Shores Permit Review Committee, Vice Chair, Andy Fotsch, 3rd Monday, 4:00 pm  
T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

## 4. Consent Agenda

*The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items. See Committee minutes and/or agenda for description of projects, deliberations, and vote. Anyone may request a consent item be pulled for full discussion by the LJCPA.*

*If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five workdays prior to the meeting date to insure availability.*



**4.1. 7365 Remley Place (McNeil)**

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for slope stabilization with soil nail wall located at 7365 Remley Place. The 0.49-acre site is in the RS-1-4 Base Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Planning Area, and Council District 1.

DPR action: Passes 5-1-1

**4.2. 5623 La Jolla Hermosa Ave (Naviaux)**

LA JOLLA (Process 2) Coastal Development Permit to convert an existing 365-square-foot accessory structure into a companion unit located at 5623 La Jolla Hermosa Ave. The 0.12-acre site is in the RS-1-7 Zone and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.

DPR Action: Passes 6-1-1

**4.3. 2521 Calle del Oro (Lowther/Barba)**

La Jolla Shores (Process 3) Site Development Permit for the addition of 4,047 square feet and remodel of 5,920 square feet to an existing 5,920 square-foot, single family residence at 2521 Calle Del Oro. The 0.46-acre site is in La Jolla Shores Planned District SF Zone and Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

PRC Action: Passes 3-2-1

**5. Officer Reports****5.1. Treasurer**

Donations can be made by check payable to "LICPA". Please email the Treasurer (emsmike@san.rr.com) for instructions and address.

**5.2. Secretary****6. Non-Agenda Public Comment**

Opportunity for public to speak on matters not on the agenda, 2 minutes or less

**7. Elected Officials, City Agencies, & Other Entities**

Information only

**7.1. Council District 1: Councilmember Barbara Bry**

Rep: Steve Hadley, 619-236-6611, srhadley@sandiego.gov

**7.2. 78th Assembly District: Assembly member Todd Gloria**

Rep: Mathew Gordon 619-645-3090 mathew.gordon@asm.ca.gov

**7.3. 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore**

Rep: Miller Saltzman, 619-645-3133, Miller.Saltzman@sen.ca.gov

**7.4. City of San Diego**

Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

**7.5. UCSD**

Planner: Anu Delouri, adelouri@ucsd.edu

**8. President's Report**

Information only unless otherwise noted

**9. Non-Agenda Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less

**10. Reports from Ad Hoc and non-LJCPA Committees**

Information only unless noted

**10.1. Membership Committee****10.2. Community Planners Committee****10.3. Hillside Drive Ad Hoc Committee****10.4. La Jolla Shores PDO Update Ad Hoc Committee**

The following are ACTION ITEMS unless otherwise noted and may be *de novo* considerations. Prior actions by committees/boards are listed for information only. Supporting materials from applicants or other interested parties, if any, are available via <https://lajollacpa.org/licpa-5-7-2020-documents/>

**11. LJCPA Review and Action Matters****11.1. 5911 La Jolla Mesa (O'Shea)**

LA JOLLA - (Process 3) Coastal Development Permit and Site Development Permit for an addition to an existing 4,135 SF one-story single-family residence over a basement at 5911 La Jolla Mesa Dr. The scope includes construction of a 1,175 SF master suite to the existing home, and a 907 SF accessory structure over a basement. The 0.77-acre site contains ESL and is in the RS-1-2 Zone and the Coastal (Non-APP. 1) Overlay Zone within the La Jolla Community Plan Area, and Council District 1.

DPR Action: Passes 4-2-2

**11.2. Movable Tiny Homes Ordinance Amendment**

Discussion and possible recommendation to the City regarding process and content for the proposed ordinance amendment (Municipal Code Sec. 141.0302) adding "movable tiny homes" as a permissible type of additional dwelling unit (ADU).

**11.3. Candidate Streets for Mayor's "Slow Street" Initiative**

Discussion and possible recommendation to the City on candidate streets for interim closure to through traffic (but open to residents, construction & deliveries) while social distancing provisions are in effect.

**12. Adjourn to next LJCPA meeting (4 June 2020, 6pm)**



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 1

<b>Project Name:</b>		<b>Project Number:</b>	<b>Distribution Date:</b>
<b>Project Scope/Location:</b>			
<b>Applicant Name:</b>		<b>Applicant Phone Number:</b>	
<b>Project Manager:</b>	<b>Phone Number:</b>	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b>
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b>			
<i>Attach Additional Pages If Necessary.</i>		<b>Please return to:</b> <b>Project Management Division</b> <b>City of San Diego</b> <b>Development Services Department</b> <b>1222 First Avenue, MS 302</b> <b>San Diego, CA 92101</b>	
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

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

## Community Planning Committee Distribution Form Part 2

Project Name:		Project Number:		Distribution Date:	
Project Scope/Location:					
Applicant Name:				Applicant Phone Number:	
Project Manager:		Phone Number:	Fax Number:	E-mail Address:	
			(619) 321-3200		
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME:			TITLE:		
SIGNATURE:			DATE:		
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.					

	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM</b>  <b>DS-318</b>  October 2017
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**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:** 5911 La Jolla Mesa Drive Coastal Development Permit **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 5911 La Jolla Mesa Drive, La Jolla, CA 92037

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 201611810484  
☐ 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: 5911 LJM, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 2403 CORONA COURT  
 City: LA JOLLA State: CA Zip: 92037  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: DOSHBA@TAOGLAS.COM  
 Signature: [Signature] Date: 05/28/2019  
 Additional pages Attached: ☐ Yes ☐ No

**Applicant**

Name of Individual: 5911 LJM, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 2403 CORONA COURT  
 City: LA JOLLA State: CA Zip: 92037  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: DOSHBA@TAOGLAS.COM  
 Signature: [Signature] Date: 05/28/2019  
 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



# 5911 LA JOLLA MESA DRIVE

## COASTAL DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT

### DEVELOPMENT SUMMARY

#### SCOPE OF WORK

- SINGLE STORY MASTER SUITE ADDITION
- ACCESSORY STRUCTURE ADDITION; ONE STORY OVER BASEMENT

#### PROJECT TEAM

##### ARCHITECT

BENNETT + ASSOCIATES  
7755 FAY AVE, SUITE C  
LA JOLLA, CA 92037  
TELE: (858) 454-4555  
FAX: (858) 454-9164

##### CIVIL ENGINEER

COFFEY ENGINEERING  
7755 SCRIPPS RANCH BLVD, SUITE 102  
SAN DIEGO, CA 92131  
TELE: (858) 831-0111  
FAX: (858) 831-0179

#### LEGAL DESCRIPTION

LOT 31, MUIRLANDS PANORAMA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 3329

#### ASSESSOR PARCEL NUMBER

358-113-01-00

#### OWNER

5911 LJM, LLC  
2403 CORONA COUT  
LA JOLLA, CA 92037

#### SITE ADDRESS

5911 LA JOLLA MESA DRIVE  
LA JOLLA, CA 92037

#### EXISTING USE

SINGLE FAMILY RESIDENTIAL  
ORIGINAL CONST. (1957)

#### PROPOSED USE

SINGLE FAMILY RESIDENTIAL

#### ZONING INFO

ZONE: RS-1-2

#### LOT AREA

33,815 SF

#### OVERLAY ZONE DESIGNATION

VERY HIGH FIRE HAZARD SEVERITY ZONE

#### APPROVED DEVELOPMENT PERMITS

NONE

#### NO. OF STORIES

ONE (+ BASEMENT)

#### HEIGHT OF BLDG.

VARIES; REF. BUILDING SECTIONS (MAX. 30'-0")

#### GROSS FLOOR AREA

##### EXISTING FLOOR AREA: MAIN HOUSE

CONDITIONED SPACE	4,135 SF
UNCONDITIONED SPACE (GARAGE - EXISTING)	689 SF

##### PROPOSED: ACCESSORY STRUCTURE:

MAIN LEVEL: (CONDITIONED)	390 SF
BASEMENT LEVEL: (CONDITIONED)	517 SF

##### PROPOSED: MASTER SUITE:

MAIN LEVEL: (CONDITIONED)	111 SF
MASTER SUITE LEVEL: (CONDITIONED)	1,064 SF

TOTAL CONDITIONED 6,217 SF

#### FLOOR AREA RATIO CALCULATION ANALYSIS

EXISTING MAIN HOUSE (CONDITIONED) = 2,745 SQ. FT.  
EXISTING BASEMENT (CONDITIONED) = 1,390 SQ. FT.  
EXISTING GARAGE = 689 SQ. FT.

ADDITION: ACCESSORY STRUCTURE MAIN LEVEL (CONDITIONED) = 390 SQ. FT.  
ADDITION: ACCESSORY STRUCTURE BASEMENT LEVEL (CONDITIONED) = 517 SQ. FT.  
ADDITION: MASTER SUITE (CONDITIONED) = 1,064 SQ. FT.  
ADDITION: MASTER SUITE @ VESTIBULE (CONDITIONED) = 111 SQ. FT.

TOTAL: EXISTING GROSS SQ. FT. (4,824 SQ. FT.) + NEW GROSS SQ. FT. (2,082 SQ. FT.) = 6,906 SQ. FT.

FLOOR AREA RATIO = 6,906 SQ. FT. / 33,815 SQ. FT. = 0.20

THE PROPOSED STRUCTURE IS LOCATED WITHIN A VERY HIGH FIRE SEVERITY ZONE. THE MATERIALS AND METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY BUILDINGS (EG. GARAGES) AND STRUCTURES (EG. PATIO COVERS) SHALL BE IN ACCORDANCE WITH CRC SECTION R327, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO [SDMC 149.0327(a); 55.5001]

### DEVELOPMENT REGULATIONS SUMMARY

(CITY OF SAN DIEGO)

Lot Zone	REQUIRED	PROPOSED	
MAX permitted density (DU per lot)	1	1	
MIN lot area (SQ)	20,000	33,815 Exist.	
MIN lot dimensions			
Lot Width (FT)	80	90.03' Exist.	REF. SITE PLAN
Street Frontage (FT)	80	N/A Exist.	
Lot Width (Corner) (FT)	85	N/A -	
Lot Depth (FT)	100	375' - 8 1/2" Exist.	
Setback Requirements			
MIN Front Setback (FT)	25	15 (E)(ESTABLISHED)	REF. SITE PLAN
MIN Side Setback (Multiplier) (FT)	.08	90.03' x 0.08 = 7' - 2 1/2"	REF. SITE PLAN
MIN Street Side Setback (Multiplier) (FT)	.10	N/A -	-
MIN Rear Setback (FT)	25	25 Exist.	REF. SITE PLAN
Setback Requirements for resubdivided corner lots		N/A	
MAX Structure Height (FT)	24 / 30	COMPLIES	REF. BUILDING SECTIONS
Lot Coverage for Sloping Lots	-	N/A	
MAX Floor Area Ratio	0.45	6,906 / 33,815 SF = 0.20	-
MAX Paving/Hardscape	60% FRONT YARD	COMPLIES; REF. SITE PLAN	
Accessory Uses and Structures	APPLIES	N/A	
Garage Regulations	APPLIES	N/A; EXIST. GARAGE	
Building Spacing	6 FT. CLR. 3 FT. CLR.	COMPLIES; REF. SITE PLAN	
Max Third Story Dimensions	APPLIES	N/A	
Architectural Projections and Encroachments	APPLIES	N/A	
Supplemental Requirements	APPLIES	N/A	
Bedroom Regulation	APPLIES	6 BEDROOMS, MAX. (4 PROVIDED)	
Refuse and Recyclable Material Storage	APPLIES	N/A	
Visibility Area	APPLIES	N/A; EXISTING	

#### CONDITION OF EXISTING SOIL

UNDISTURBED / COMPACTED

#### OCCUPANCY CLASSIFICATION

R-3 / U

#### TYPE OF CONSTRUCTION

V-B

#### APPLICABLE CODES AND STANDARDS:

2016 BUILDING ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R.  
2016 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2, PART 2, TITLE 24 C.C.R.  
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.  
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.  
2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.  
2016 CALIFORNIA GREEN CODE, PART 11, TITLE 24 C.C.R.  
2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

~~NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS - 2016 EDITION~~

#### LANDSCAPE AREA (SF)

13,142 SF 13,142 SF / 33,815 SF = (REMAINING LOT AREA IS NATIVE 38.9% CANYON TO BE UNDISTURBED)

#### TOTAL AREA OF DISTURBANCE

11,458 SF 11,458 SF / 33,815 SF = 33.9%

#### DEFERRED APPROVALS

- NONE -

IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.

I / WE UNDERSTAND THAT I / WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS

### STANDARD ABBREVIATIONS

&	AND	MISC.	MISCELLANEOUS
@	AT	MT.	MOUNT
ABV.	ABOVE	MTL.	METAL
ADDL.	ADDITIONAL	M.O.	MASONRY OPENING
ADJ.	ADJACENT	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	N.T.S.	NOT TO SCALE
APRVD.	APPROVED	O.C.	ON CENTER
ARCH.	ARCHITECT	O.H.	OPPOSITE HAND
BLDG.	BUILDING	OPNG	OPENING
BTWN.	BETWEEN	PAR.	PARALLEL
BLKG.	BLOCKING	PERIM.	PERIMETER
B.O.	BOTTOM OF	PERP.	PERPENDICULAR
BYND.	BEYOND	P.I.P.	POURED IN PLACE
C.I.P.	CAST IN PLACE	PL	PROPERTY LINE
CLG.	CEILING	PLY	PLYWOOD
CLG. HT.	CEILING HEIGHT	PTD.	PAINTED
CLOS.	CLOSET	PCST.	PRECAST
CONC.	CONCRETE	PREFAB.	PREFABRICATED
CONT.	CONTINUOUS	P.T.	PRESSURE-TREATED
CPT.	CARPET	QTY.	QUANTITY
CTR.	CENTER	R.C.P.	REFLECTED CEILING PLAN
DBL.	DOUBLE	REINF.	REINFORCED
DEMO.	DEMOLISH	REQD	REQUIRED
DIAG.	DIAGONAL	R.H.	RIGHT HAND
DIA.	DIAMETER	R.O.	ROUGH OPENING
DN.	DOWN	RM.	ROOM
DTL.	DETAIL	SCRN.	SCREEN
DWG.	DRAWING	SIM.	SIMILAR
EA.	EACH	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	SPKLR.	SPRINKLER
ENG.	ENGINEER	SPKR.	SPEAKER
EQ.	EQUAL	S.S.	STAINLESS STEEL
EQUIP.	EQUIPMENT	STD.	STANDARD
E.W.	EACH WAY	STRUCT.	STRUCTURAL
EXCAV.	EXCAVATE	STOR.	STORAGE
EXT.	EXTERIOR	T.G.	TONGUE AND GROOVE
FDN.	FOUNDATION	T.B.D.	TO BE DETERMINED
F.F.E.	FINISH FLOOR ELEVATION	TEMP.	TEMPORARY
F.G.	FINISH GRADE	TEL.	TELEPHONE
FIN.	FINISH	THK.	THICKNESS
FLR.	FLOOR	TOL.	TOLERANCE
F.O.	FINISH OPENING	T.O.S.	TOP OF SLAB
F.O.F.	FACE OF FINISH	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	U.N.O.	UNLESS NOTED OTHERWISE
GEN.	GENERAL	VAR.	VARIES
GST.	GUEST	VENT.	VENTILATE
GYP. BD.	GYPSON WALLBOARD	VERT.	VERTICAL
HDWR.	HARDWARE	VEST.	VESTIBULE
HORZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W/	WITH
HVAC	HEATING, VENTILATION INSULATION	W/O	WITHOUT
INSUL.	INSULATION	W.C.	WATER CLOSET
INT.	INTERIOR	W.I.	WROUGHT IRON
L.H.	LEFT HAND	WD	WOOD
L.V.	LOW VOLTAGE	W.P.	WEATHERPROOF
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		

### NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER / SUB-CONTRACTOR / OWNER-

BY USING THIS PERMITTED SET OF DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFFSITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

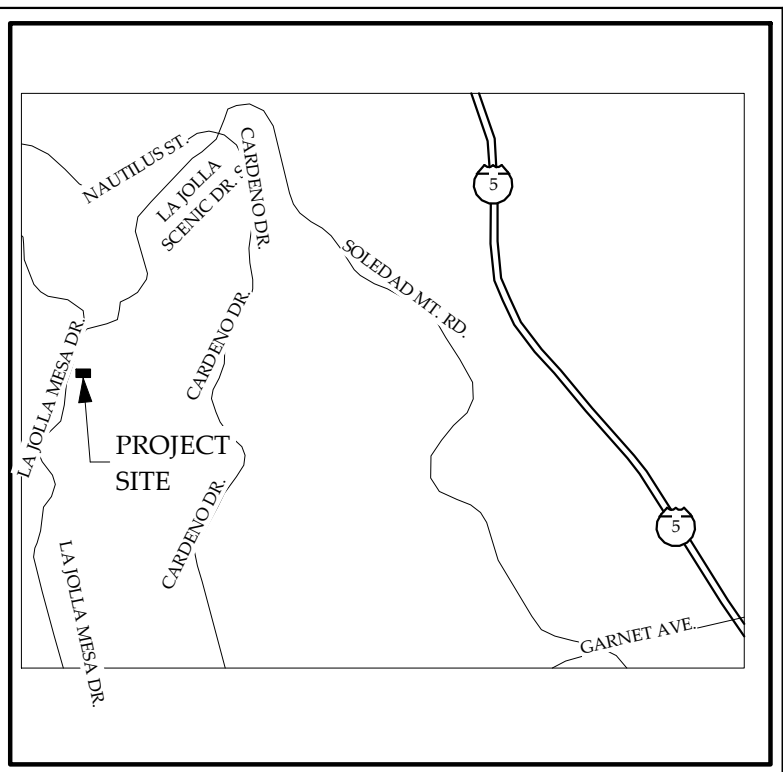
### NOTICE TO THE APPLICANT / OWNER / OWNER'S AGENT / ARCHITECT OR ENGINEER

BY USING THIS PERMITTED SET OF DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFFSITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

### SHEET INDEX

TITLE	TITLE SHEET
T-100	
ARCHITECTURAL (MASTER SUITE)	
A-001	OVERALL SITE PLAN
A-001.1	BMP NOTES
A-002	PROPOSED SITE & BMP PLAN
A-003	SITE SECTIONS
A-100	EXIST. / DEMO PLAN - UPPER LEVEL
A-100.1	EXIST. / DEMO PLAN - LOWER LEVEL
A-101	MASTER SUITE AND ROOF DECK FLOOR PLAN
A-102	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
ARCHITECTURAL (ACCESSORY STRUCTURE)	
A.S-101	FLOOR PLANS AND ROOF PLAN
A.S-201	BUILDING ELEVATIONS
A.S-300	BUILDING SECTIONS
A.S-301	BUILDING SECTIONS
SURVEY	
S-1	TOPOGRAPHIC SURVEY
CIVIL	
C-1	GRADING PLAN
BRUSH MANAGEMENT	
BM-1	SITE PLAN - BRUSH MANAGEMENT
BM-2	BRUSH MANAGEMENT NOTES

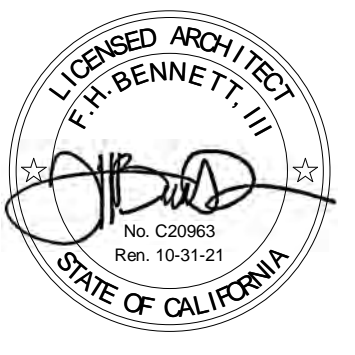
#### VICINITY MAP



**Bennett + ASSOC.**

7755 Fay Avenue, Suite C  
La Jolla, CA 92037  
web: www.balajolla.com

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## 5911 LA JOLLA MESA DRIVE

### COASTAL DEVELOPMENT PERMIT & SITE

#### DEVELOPMENT PERMIT

5911 LA JOLLA MESA DRIVE  
LA JOLLA, CA 92037

#### ISSUE / REVISION SCHEDULE

#	DATE	DESCRIPTION
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

PROJECT #: 2018-001  
DATE: 06/08/2020

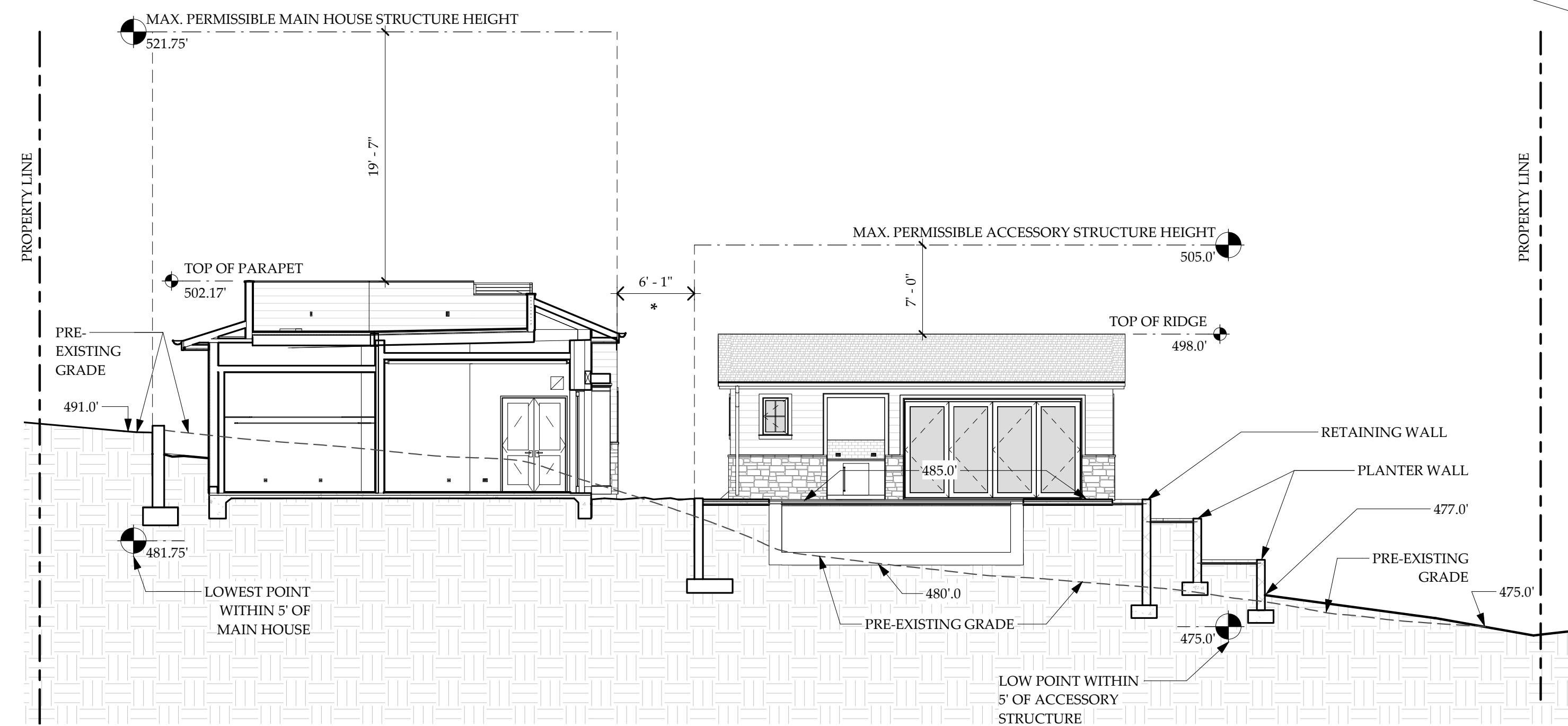
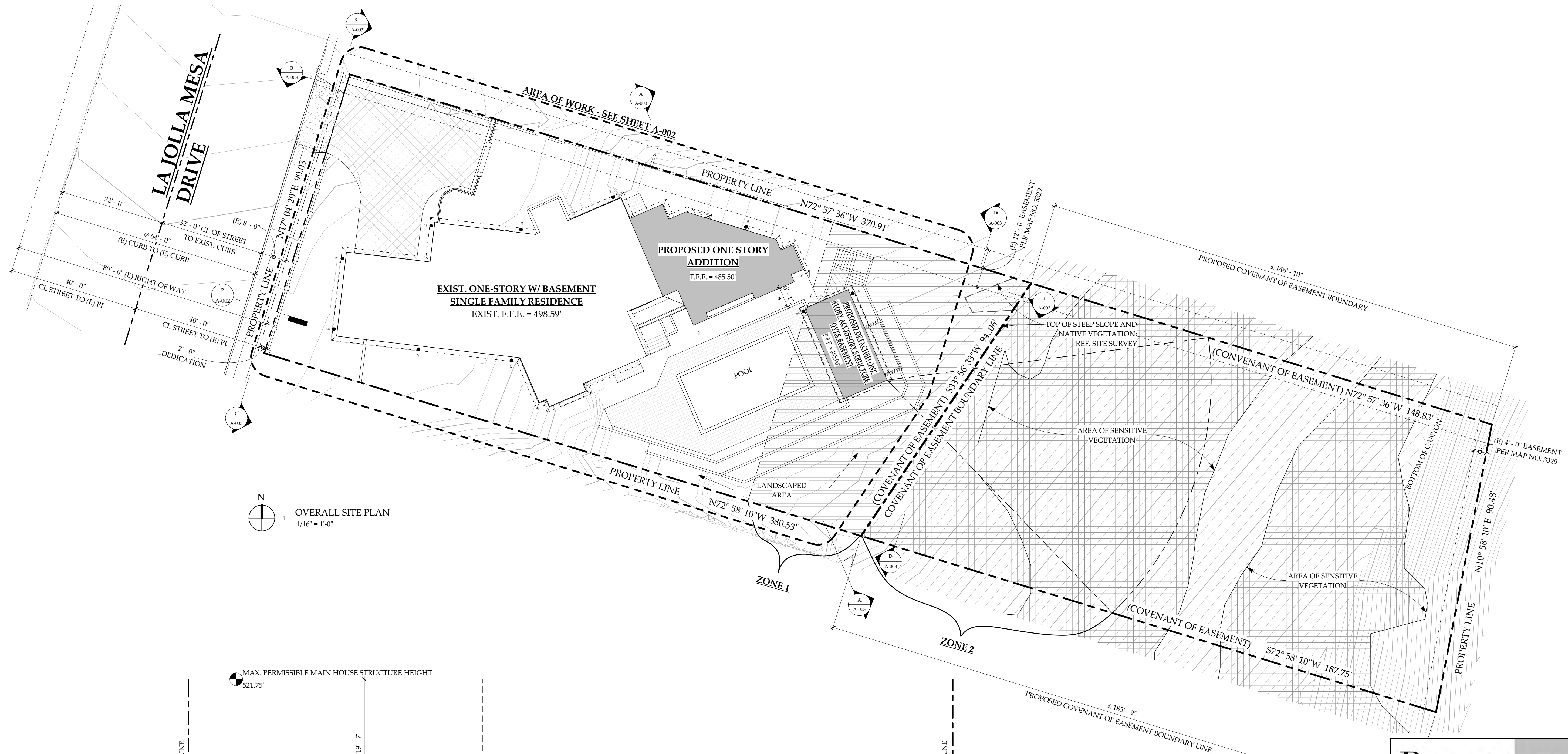
SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-100

SHEET 1 OF 20



SITE SECTION 'A' - LOOKING NORTH-EAST  
1/8" = 1'-0"

\* PER SECTION 113.02070(a)(3)  
THE MINIMUM SEPARATION  
BETWEEN STRUCTURAL  
ENVELOPES IS 6 FEET

THIS PLAN PROPOSES AN  
ADDITION TO THE EXISTING  
MAIN HOUSE STRUCTURE AND A  
NEW DETACHED ACCESSORY  
STRUCTURE

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5911 LA JOLLA MESA DRIVE  
COASTAL DEVELOPMENT PERMIT & SITE  
DEVELOPMENT PERMIT  
5911 LA JOLLA MESA DRIVE  
LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE			PROJECT #	DATE
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL	2018-001	06/08/2020
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL	SHEET TITLE:	
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL	OVERALL SITE PLAN	
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL	SHEET NUMBER:	
			A-001	
			SHEET 2 OF 20	



Site Design BMP Checklist for Standard Projects		Form I-5A	
All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. <b>Note: All selected BMPs must be shown on the construction plans.</b>			
Site Design Requirement		Applied <sup>(1)</sup> ?	
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
4.3.4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
4.3.5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
4.3.6 Runoff Collection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
4.3.7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
4.3.8 Harvest and Use Precipitation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Discussion / justification for <b>all</b> "No" answers shown above:			

<sup>(1)</sup> Answer for each source control and site design category shall be pursuant to the following:

- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

Source Control BMP Checklist for Standard Projects		Form I-4A	
All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. <b>Note: All selected BMPs must be shown on the construction plans.</b>			
Source Control Requirement		Applied <sup>(1)</sup> ?	
4.2.1 Prevention of Illicit Discharges into the MS4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
4.2.2 Storm Drain Stenciling or Signage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
4.2.6 BMPs based on Potential Sources of Runoff Pollutants			
On-site storm drain inlets	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Interior floor drains and elevator shaft sump pumps	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Interior parking garages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Need for future indoor & structural pest control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Landscape/Outdoor Pesticide Use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Pools, spas, ponds, decorative fountains, and other water features	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Food service	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Refuse areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Industrial processes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Fuel Dispensing Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Loading Docks	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Fire Sprinkler Test Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Miscellaneous Drain or Wash Water	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Plazas, sidewalks, and parking lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-6A: Large Trash Generating Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
SC-6B: Animal Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
SC-6C: Plant Nurseries and Garden Centers	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
SC-6D: Automotive Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Discussion / justification for <b>all</b> "No" answers shown above:			

Bennett

+ASSOC.

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la Jolla, CA 92037

web: www.balajolla.com


Architecture

Preservation

Interior Design

LICENSED ARCHITECT

F.H. BENNETT, III



No. C20963

Exp. 10-31-21

STATE OF CALIFORNIA

5911 LA JOLLA MESA DRIVE

COASTAL DEVELOPMENT PERMIT & SITE

DEVELOPMENT PERMIT

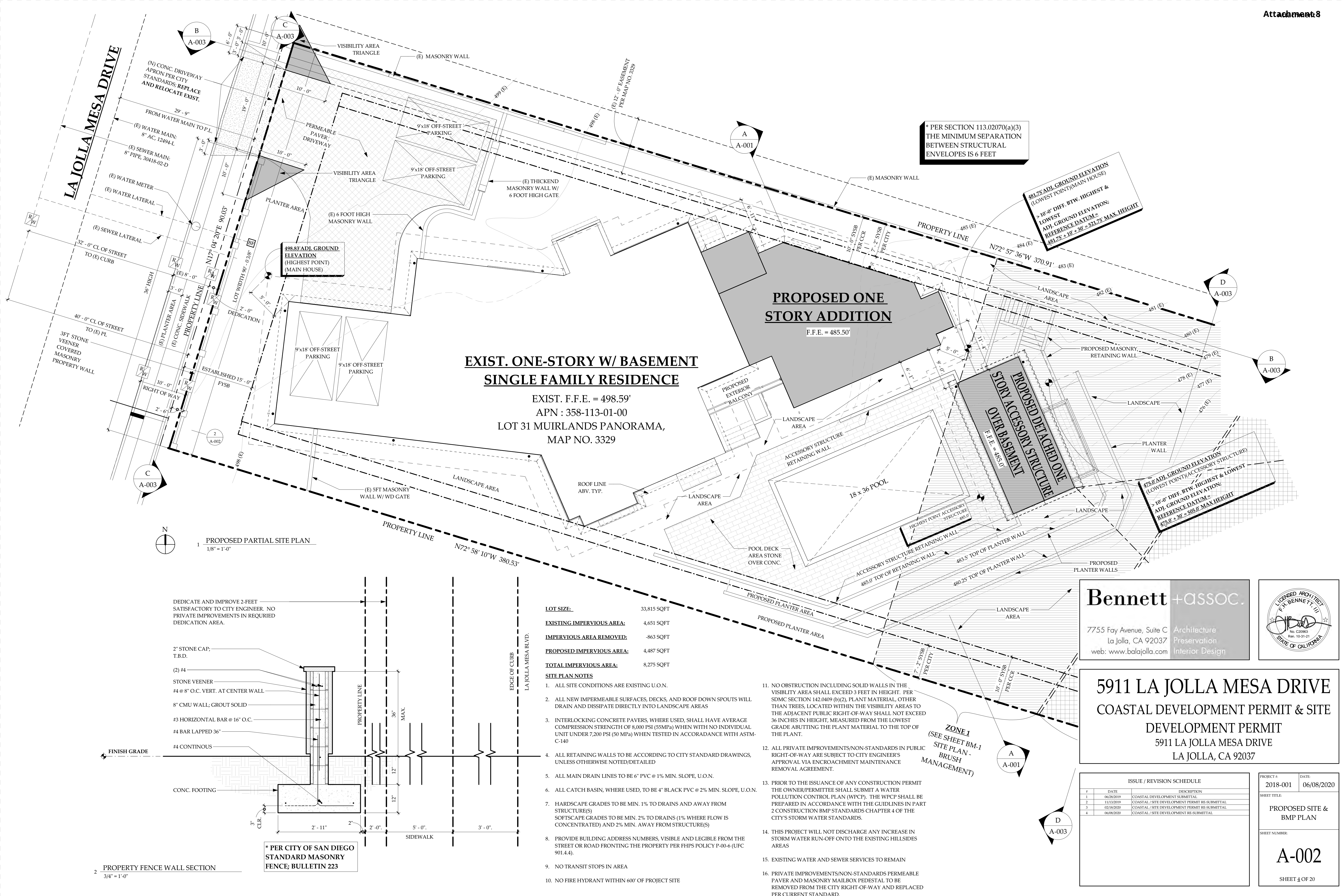
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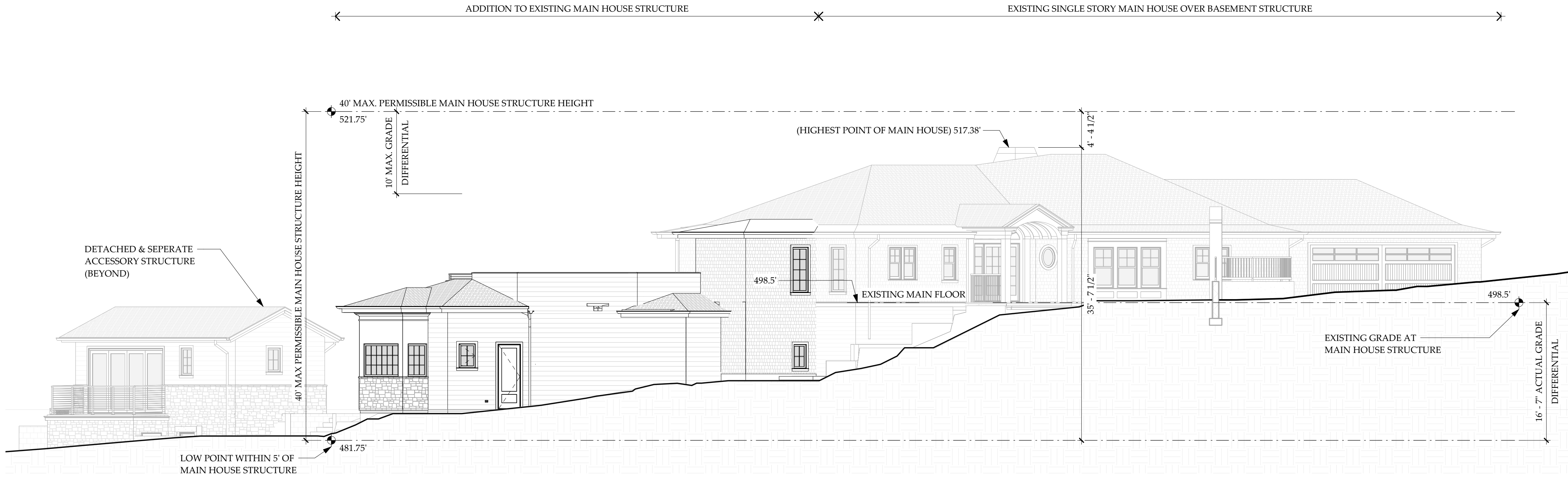
LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

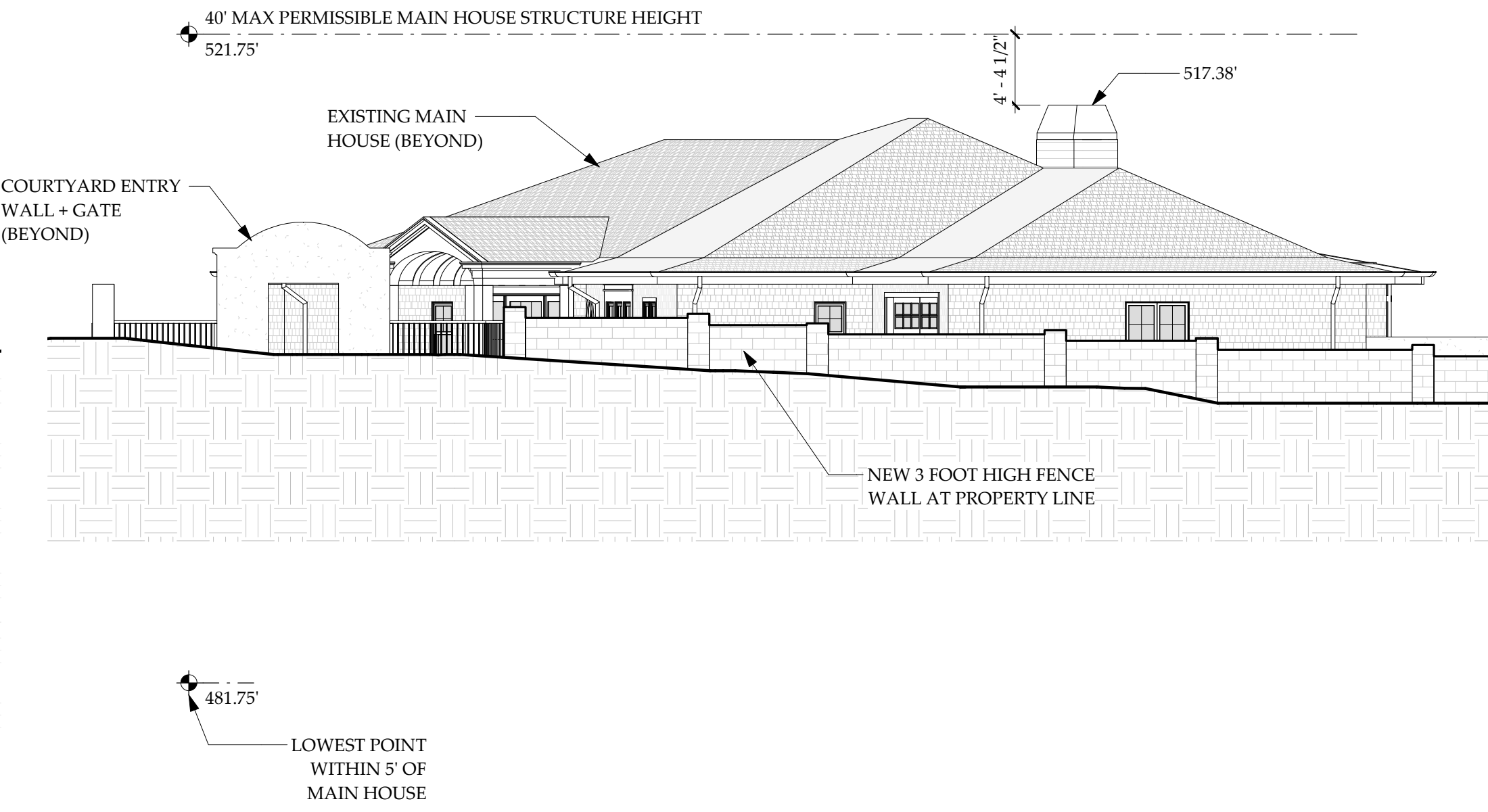
PROJECT #	2018-001	DATE:	06/08/2020
SHEET TITLE:			
BMP NOTES			
SHEET NUMBER:			
A-001.1			
SHEET 3 OF 20			





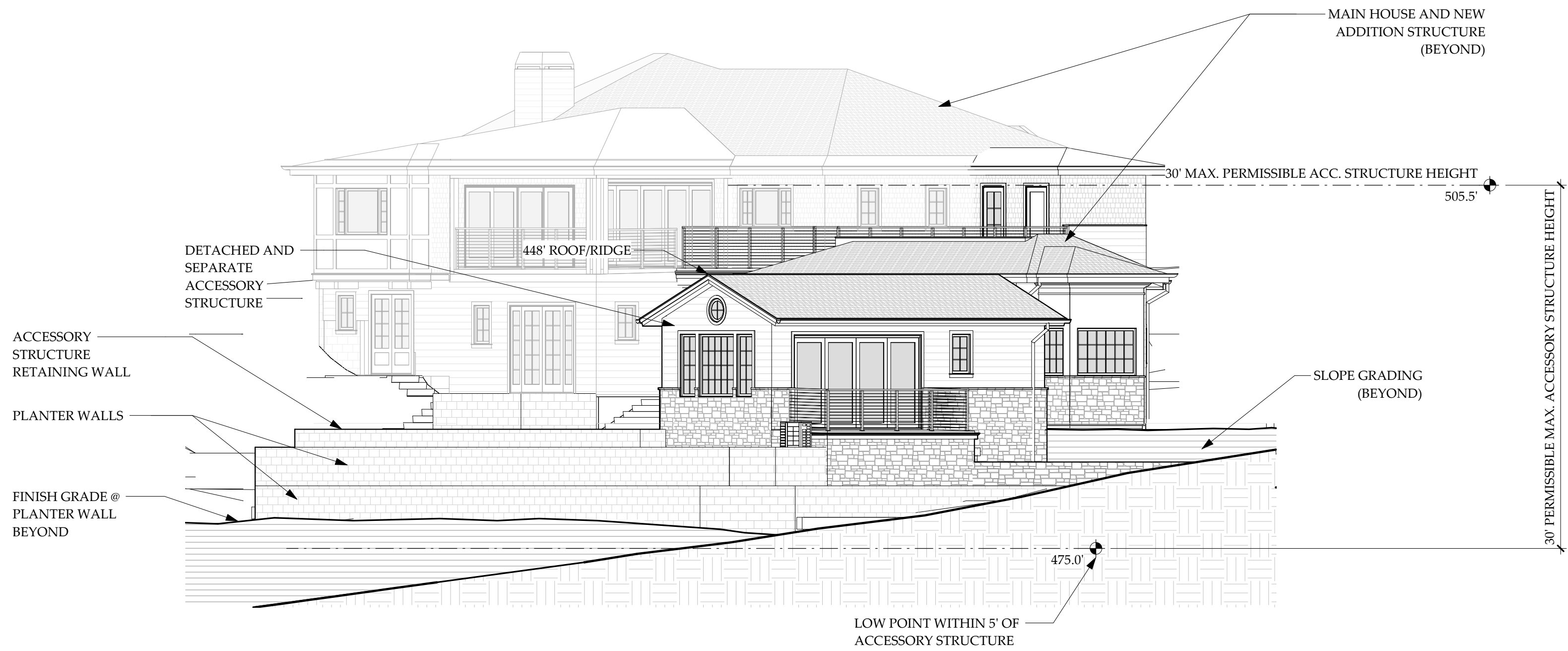


SITE SECTION 'B' - AT NORTH PROPERTY LINE - LOOKING SOUTH  
1/8" = 1'-0"



SITE SECTION 'C' - AT LA JOLLA MESA DRIVE (STREET) - LOOKING SOUTH WEST  
1/8" = 1'-0"

SEE DIAGRAM 113.02LL -  
OVERALL STRUCTURE HEIGHT PER  
CITY OF SDMC SECTION 113.0270



SITE SECTION 'D' - EAST LOOKING WEST  
1/8" = 1'-0"

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**COASTAL DEVELOPMENT PERMIT & SITE**  
**DEVELOPMENT PERMIT**  
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LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

PROJECT #:  
2018-001

DATE:  
06/08/2020

SHEET TITLE:

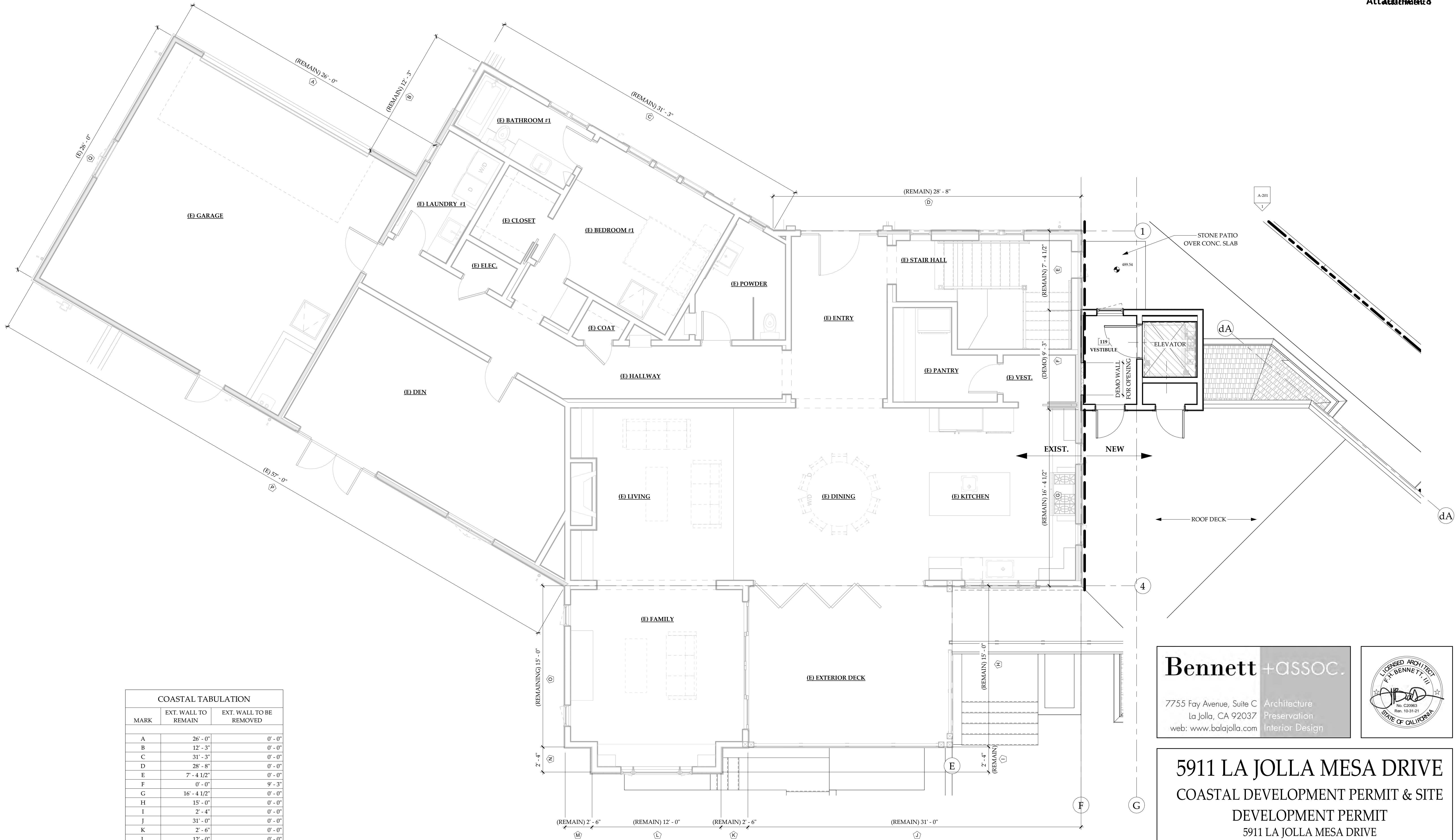
SITE SECTIONS

SHEET NUMBER:

**A-003**

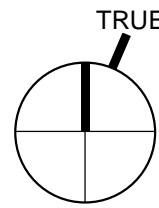
SHEET 5 OF 20





COASTAL TABULATION		
MARK	EXT. WALL TO REMAIN	EXT. WALL TO BE REMOVED
A	26' - 0"	0' - 0"
B	12' - 3"	0' - 0"
C	31' - 3"	0' - 0"
D	28' - 8"	0' - 0"
E	7' - 4 1/2"	0' - 0"
F	0' - 0"	9' - 3"
G	16' - 4 1/2"	0' - 0"
H	15' - 0"	0' - 0"
I	2' - 4"	0' - 0"
J	31' - 0"	0' - 0"
K	2' - 6"	0' - 0"
L	12' - 0"	0' - 0"
M	2' - 6"	0' - 0"
N	2' - 4"	0' - 0"
O	15' - 0"	0' - 0"
P	57' - 0"	0' - 0"
Q	26' - 0"	0' - 0"
R	36' - 0"	0' - 0"
S	15' - 0"	0' - 0"
T	12' - 0"	0' - 0"
U	0' - 0"	14' - 7 1/2"
V	0' - 0"	3' - 7 1/2"
W	0' - 0"	4' - 6 1/2"
X	7' - 4 1/2"	0' - 0"
TOTAL	357' - 11 1/2"	32' - 0 1/2"

1 EXISTING/DEMO PLAN - UPPER LEVEL  
1/4" = 1'-0"



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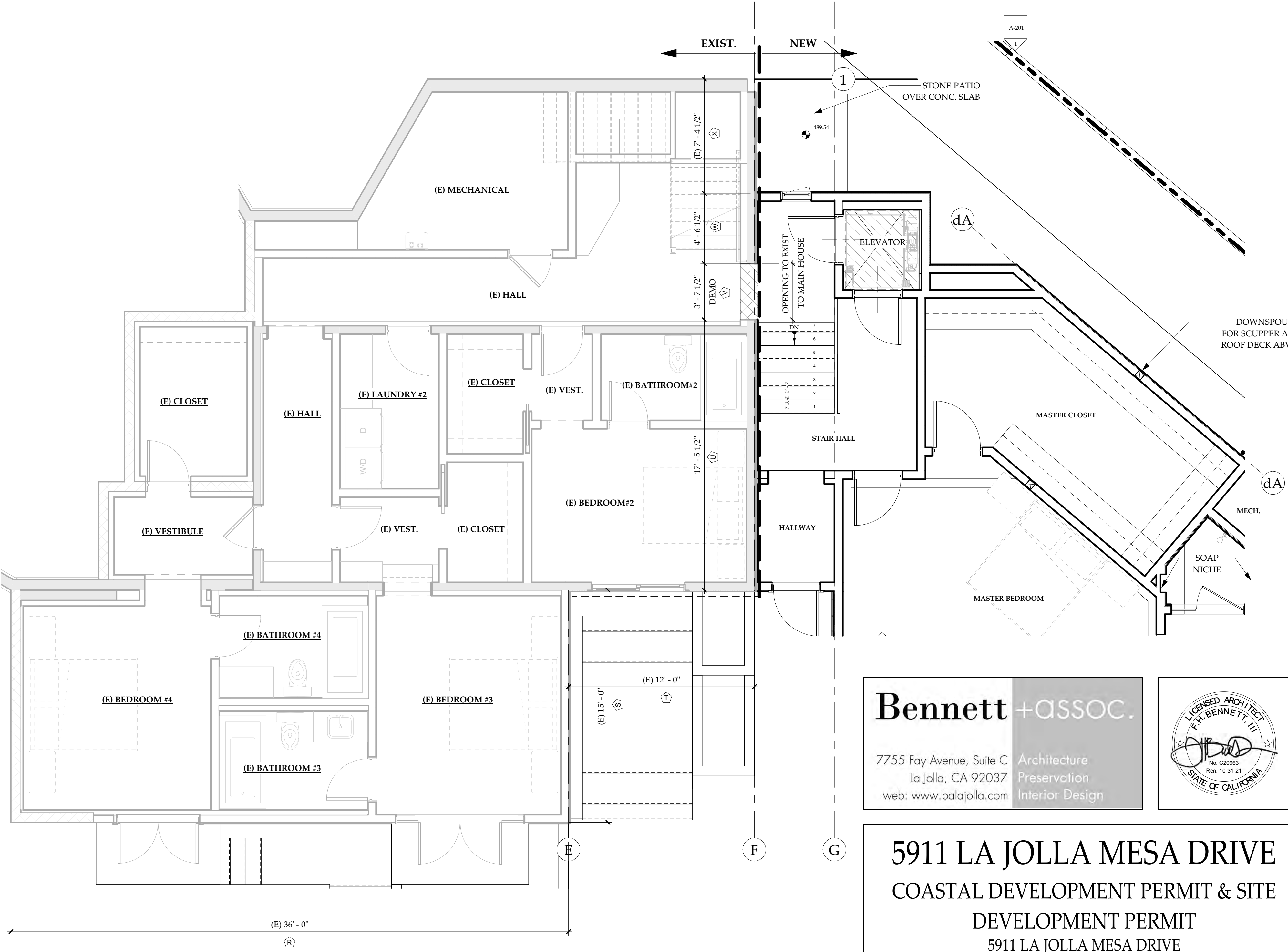
Architecture  
Preservation  
Interior Design

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DEVELOPMENT PERMIT  
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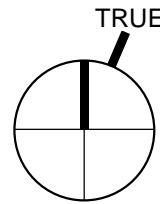
ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

PROJECT #: 2018-001	DATE: 06/08/2020
SHEET TITLE: EXIST. / DEMO PLAN - UPPER LEVEL	
SHEET NUMBER: <b>A-100</b>	
SHEET 6 OF 20	

COASTAL TABULATION			
MARK	EXT. WALL TO REMAIN	EXT. WALL TO BE REMOVED	
A	26' - 0"	0' - 0"	
B	12' - 3"	0' - 0"	
C	31' - 3"	0' - 0"	
D	28' - 8"	0' - 0"	
E	7' - 4 1/2"	0' - 0"	
F	0' - 0"	9' - 3"	
G	16' - 4 1/2"	0' - 0"	
H	15' - 0"	0' - 0"	
I	2' - 4"	0' - 0"	
J	31' - 0"	0' - 0"	
K	2' - 6"	0' - 0"	
L	12' - 0"	0' - 0"	
M	2' - 6"	0' - 0"	
N	2' - 4"	0' - 0"	
O	15' - 0"	0' - 0"	
P	57' - 0"	0' - 0"	
Q	26' - 0"	0' - 0"	
R	36' - 0"	0' - 0"	
S	15' - 0"	0' - 0"	
T	12' - 0"	0' - 0"	
U	0' - 0"	14' - 7 1/2"	
V	0' - 0"	3' - 7 1/2"	
W	0' - 0"	4' - 6 1/2"	
X	7' - 4 1/2"	0' - 0"	
TOTAL	357' - 11 1/2"	32' - 0 1/2"	



1 EXISTING/DEMO PLAN - LOWER LEVEL  
1/4" = 1'-0"



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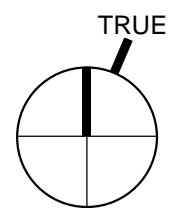
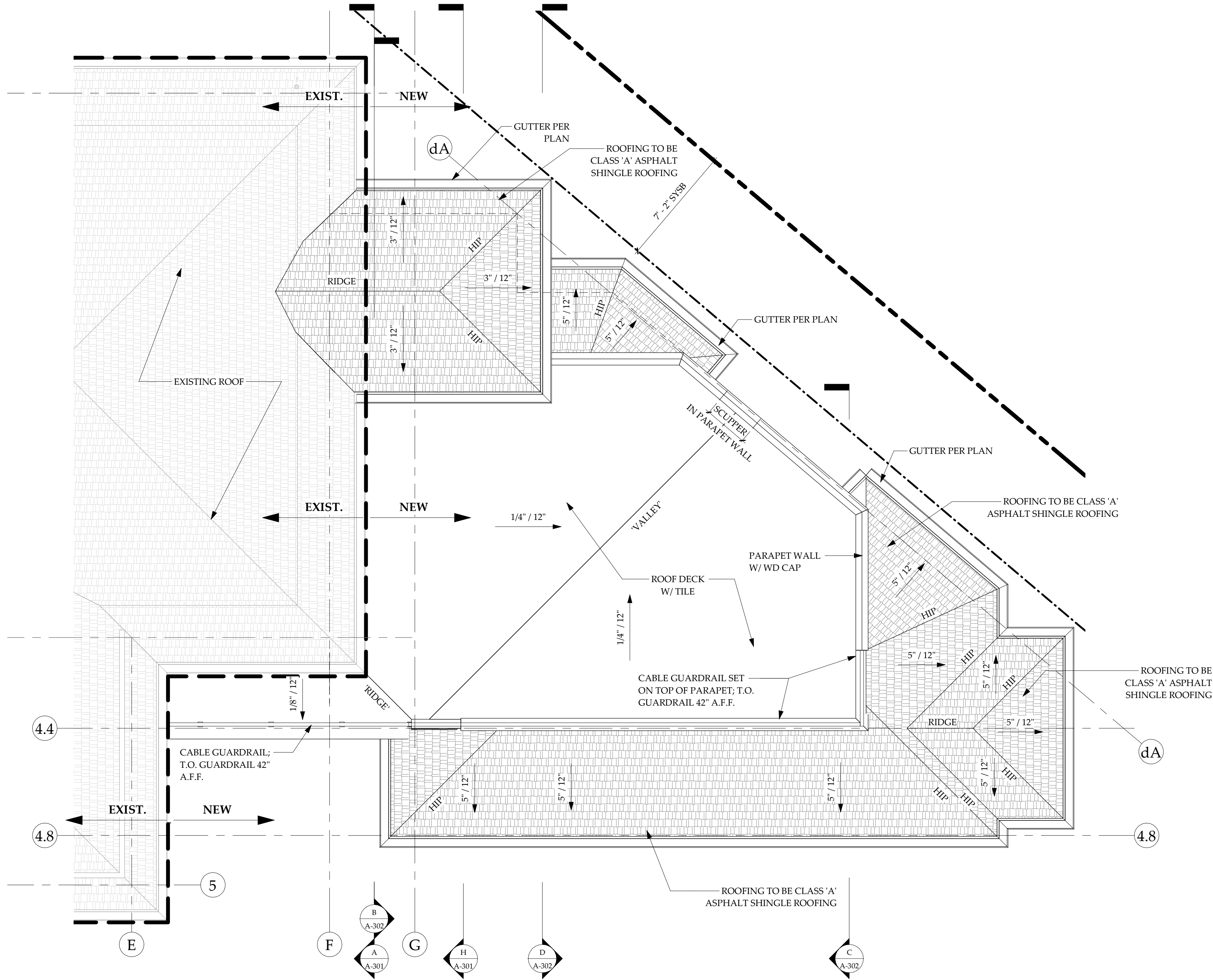
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ISSUE / REVISION SCHEDULE			PROJECT #	DATE
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL	2018-001	06/08/2020
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL	SHEET TITLE: <b>EXIST. / DEMO PLAN - LOWER LEVEL</b>	
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL		
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL		
			SHEET NUMBER: <b>A-100.1</b>	
			SHEET 7 OF 20	





1 MASTER SUITE - ROOF  
1/4" = 1'-0"

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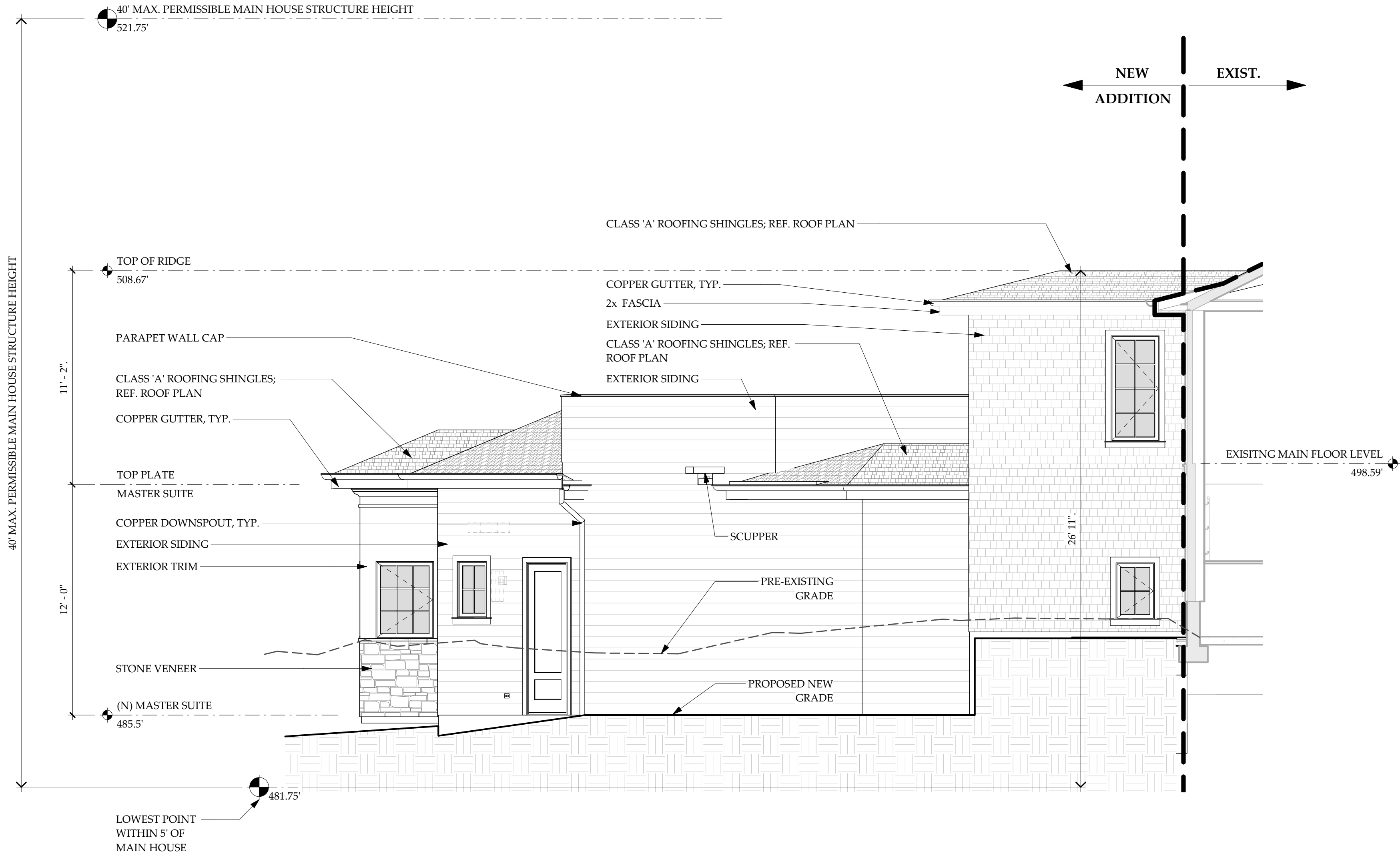
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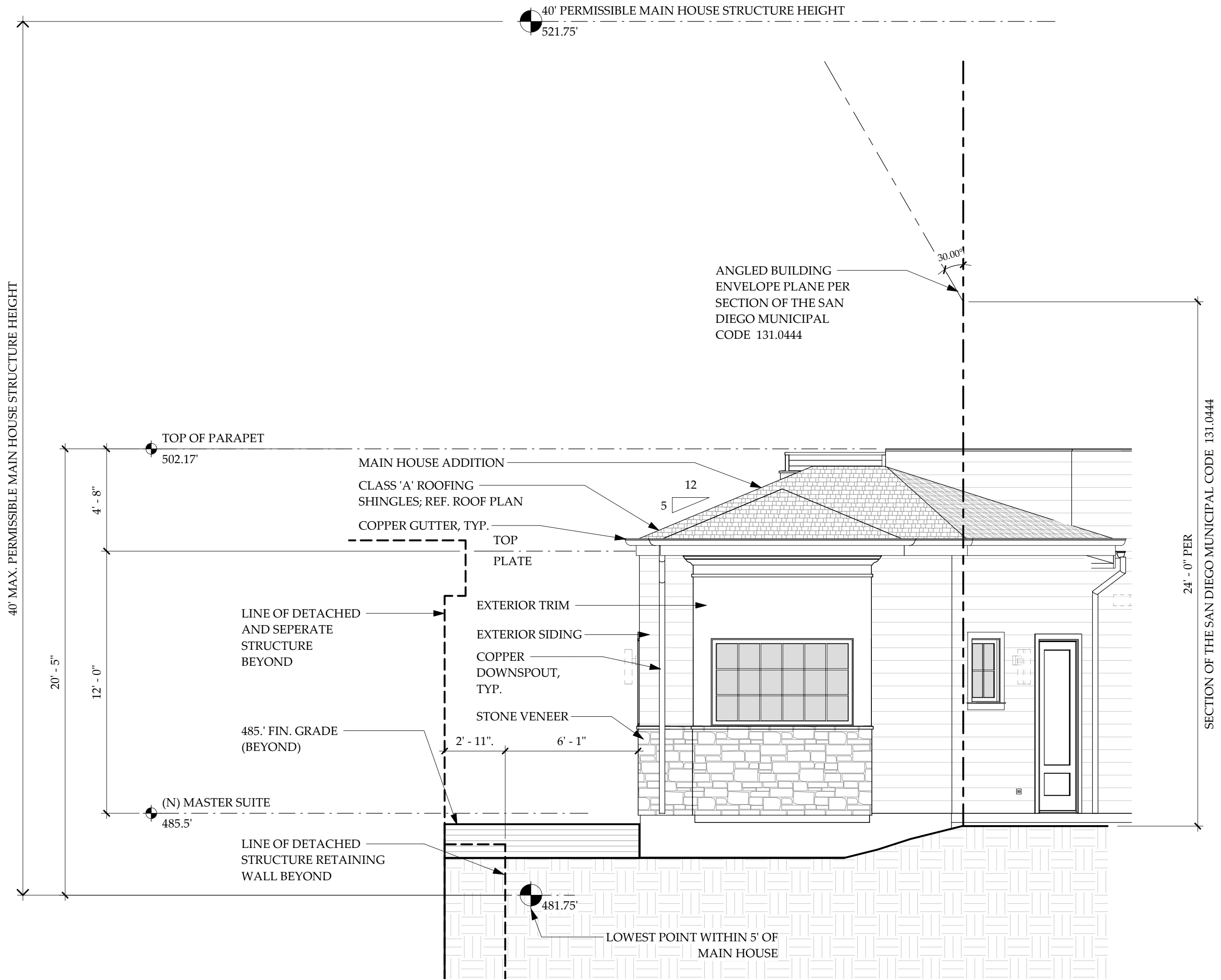
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DEVELOPMENT PERMIT  
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ISSUE / REVISION SCHEDULE			PROJECT #	DATE
#	DATE	DESCRIPTION	2018-001	06/08/2020
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL	SHEET TITLE:  ROOF PLAN	
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL		
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL		
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL		
			SHEET NUMBER:  A-102	
			SHEET 2 OF 20	





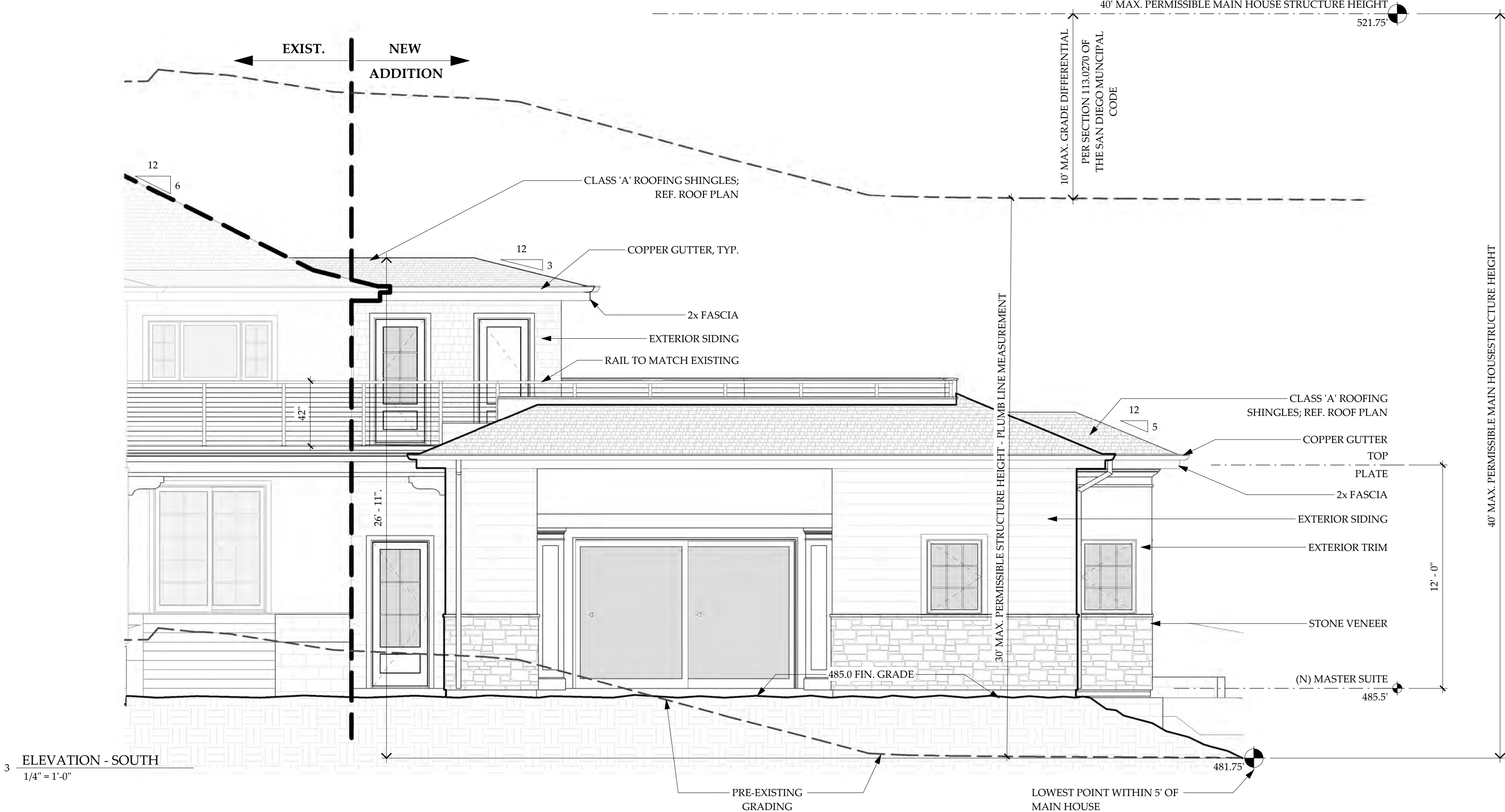
1 MASTER SUITE - NORTH EAST ELEVATION  
1/4" = 1'-0"



2 MASTER SUITE - EAST ELEVATION  
1/4" = 1'-0"

ELEVATION NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE BASE OF MEASUREMENT (REFERENCE DATUM) ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4 [SDMC 132.0505]
2. **EXTERIOR FINISHES:**
  - **MAIN FLOOR:** CEDAR SHAKE SHINGLE SIDING; 5.3" EVEN BUTTLINE COURSE WITH NATURAL WEATHERED STAIN; **90 DEGREE CORNERS AT ALL OUTSIDE CORNERS**
  - **BASEMENT LEVEL:** HARDIE ARTISAN V-GROOVE SIDING; 7" EXPOSURE WITH PRE-PRIMED FINISH [PAINTED]
  - **BASEMENT:** 8" ROCKY MOUNTAIN GRANITE STONE VENEER IN RECTANGULAR ASHLAR PATTERN
3. **EXTERIOR TRIM:**
  - **TRIM:** BORAL 5/4 SMOOTH, REF. DETAILS FOR SPECIFIC WIDTH [PAINTED]
  - **FASCIA:** 2x BORAL SMOOTH TRIM [PAINTED]
  - **SOFFIT:** 2x6 SELECT STRUCTURAL S45 T&G V/J [PAINTED]
4. **PARAPET WALL CAP:**
  - 2x6 ACCOYA WOOD [PAINTED]



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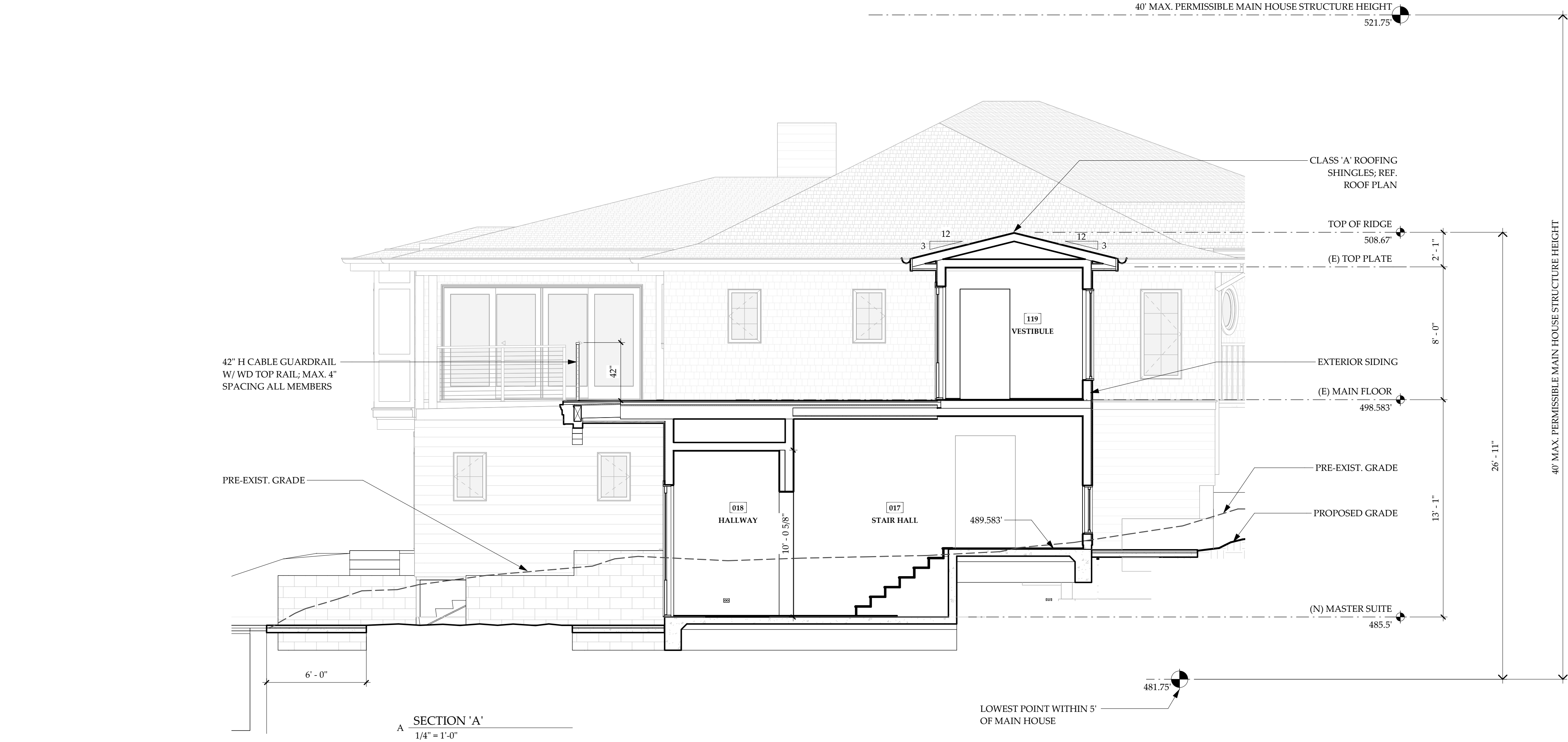
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Preservation  
Interior Design



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**COASTAL DEVELOPMENT PERMIT & SITE**  
**DEVELOPMENT PERMIT**  
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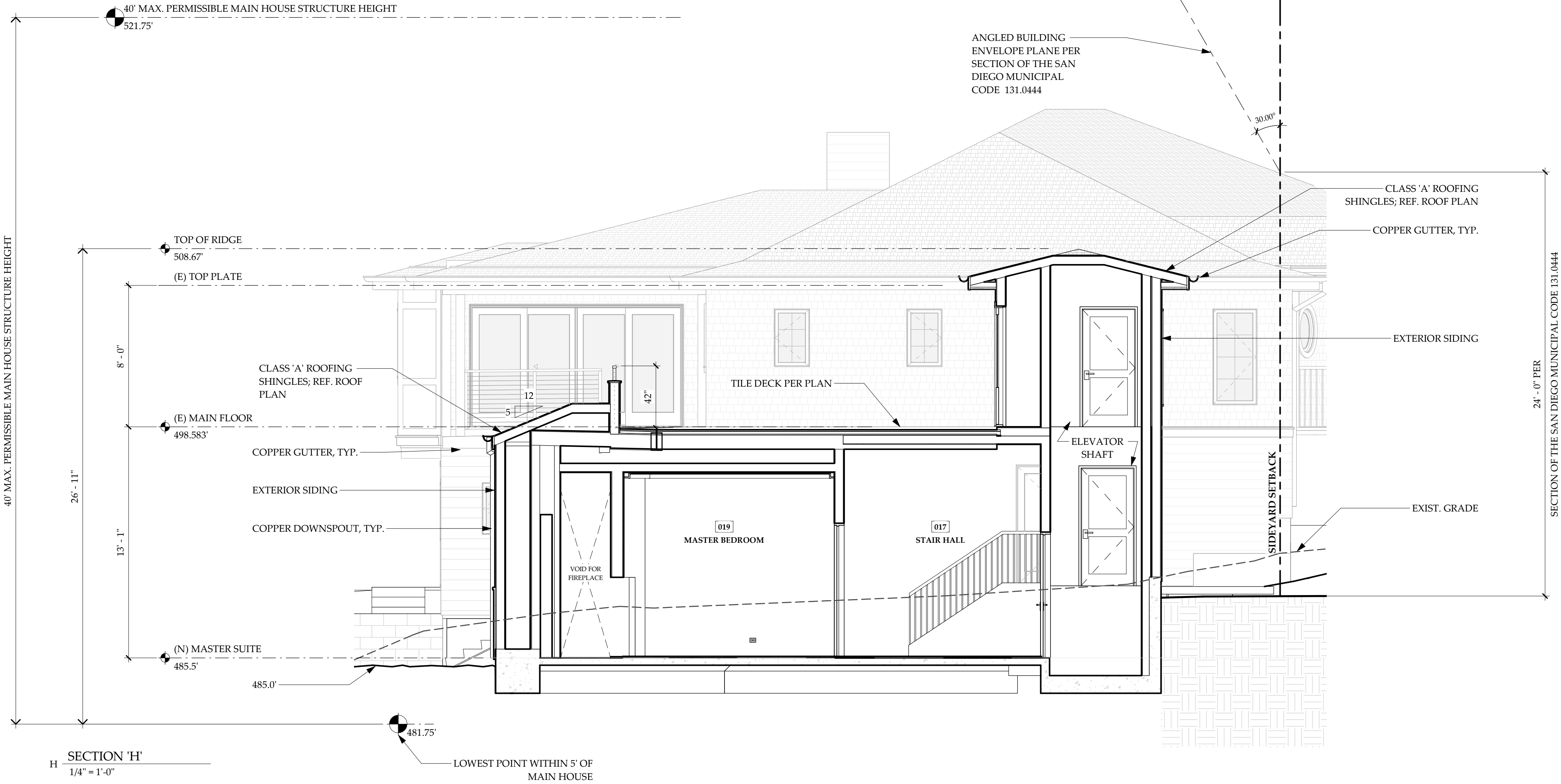
ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

PROJECT # 2018-001	DATE 06/08/2020
SHEET TITLE: <b>BUILDING ELEVATIONS</b>	
SHEET NUMBER: <b>A-201</b>	
SHEET 10 OF 20	



BUILDING SECTION NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE BASE OF MEASUREMENT (REFERENCE DATUM) ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4 [SDMC 132.0505]
2. FOR EXTERIOR MATERIAL CALLOUTS, REF. BUILDING ELEVATIONS



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ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

PROJECT #  
2018-001

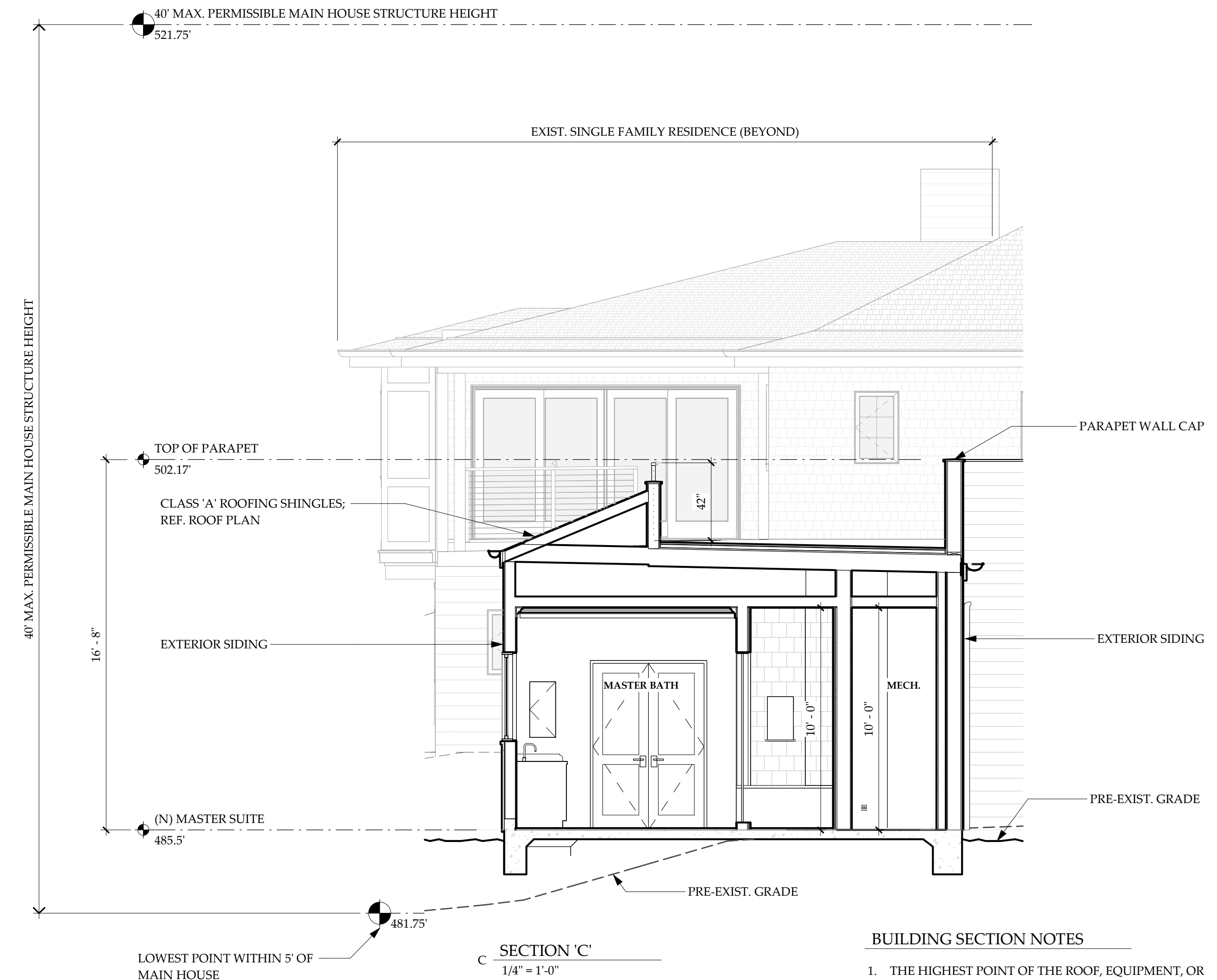
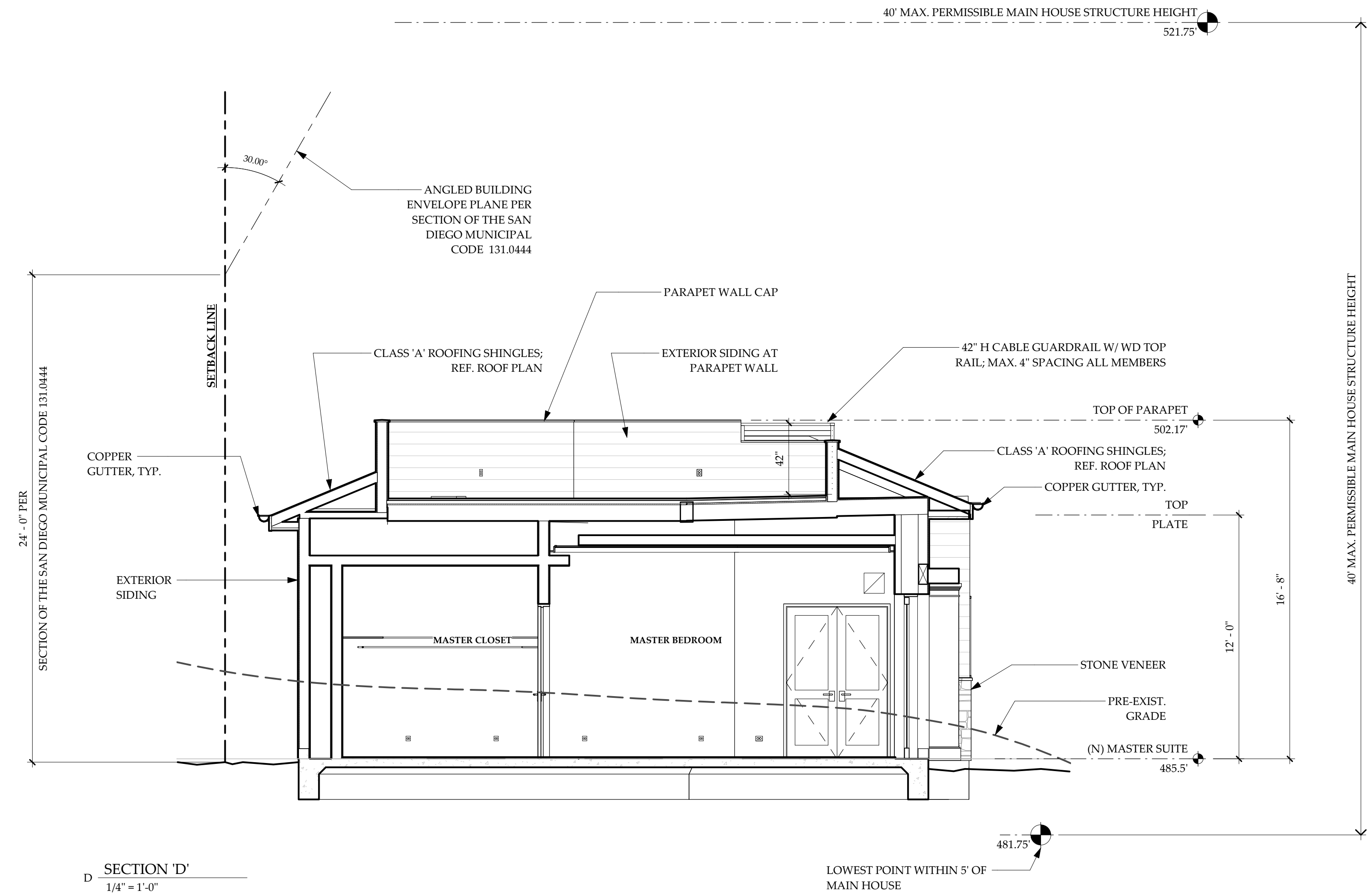
DATE  
06/08/2020

SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
A-301

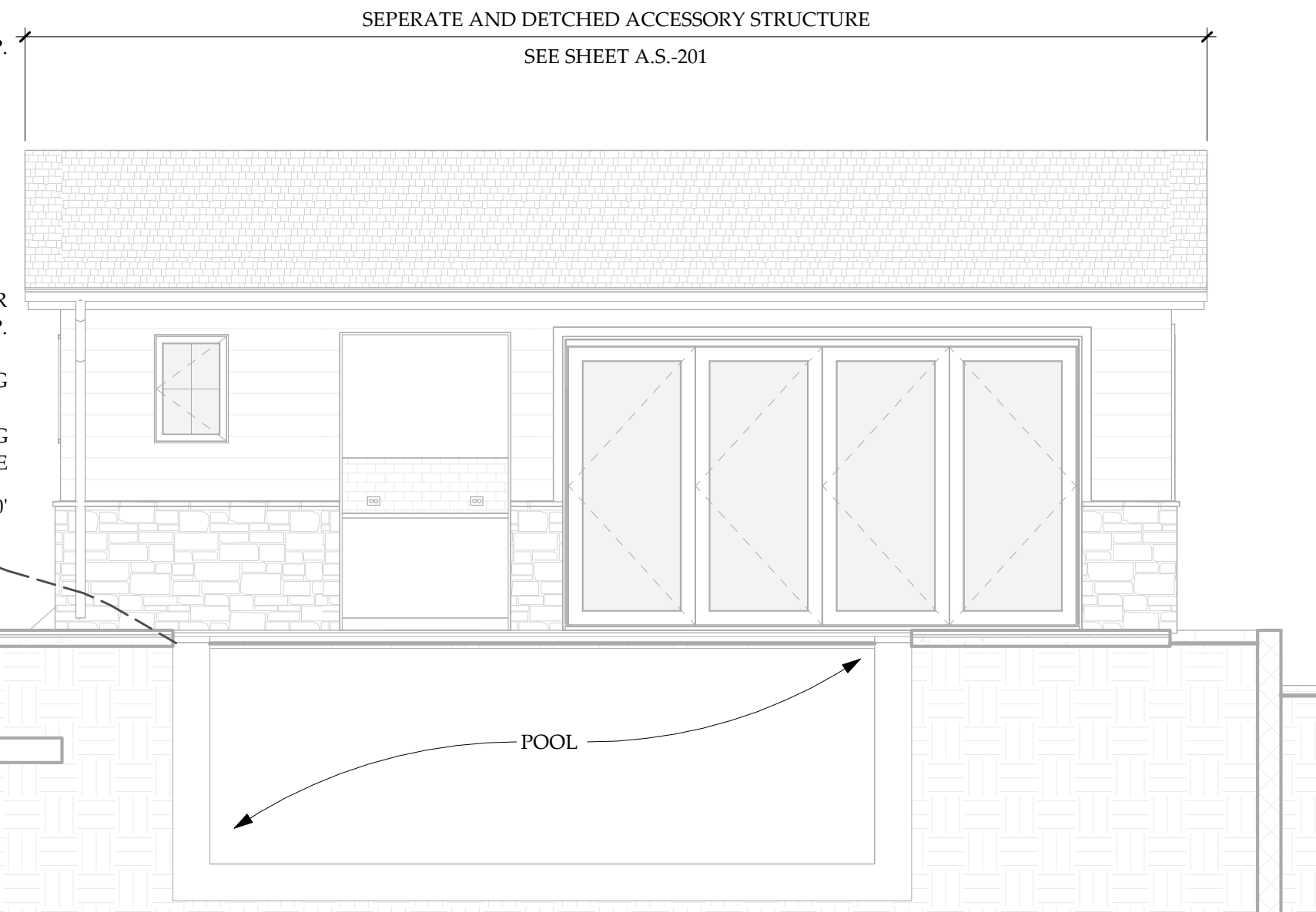
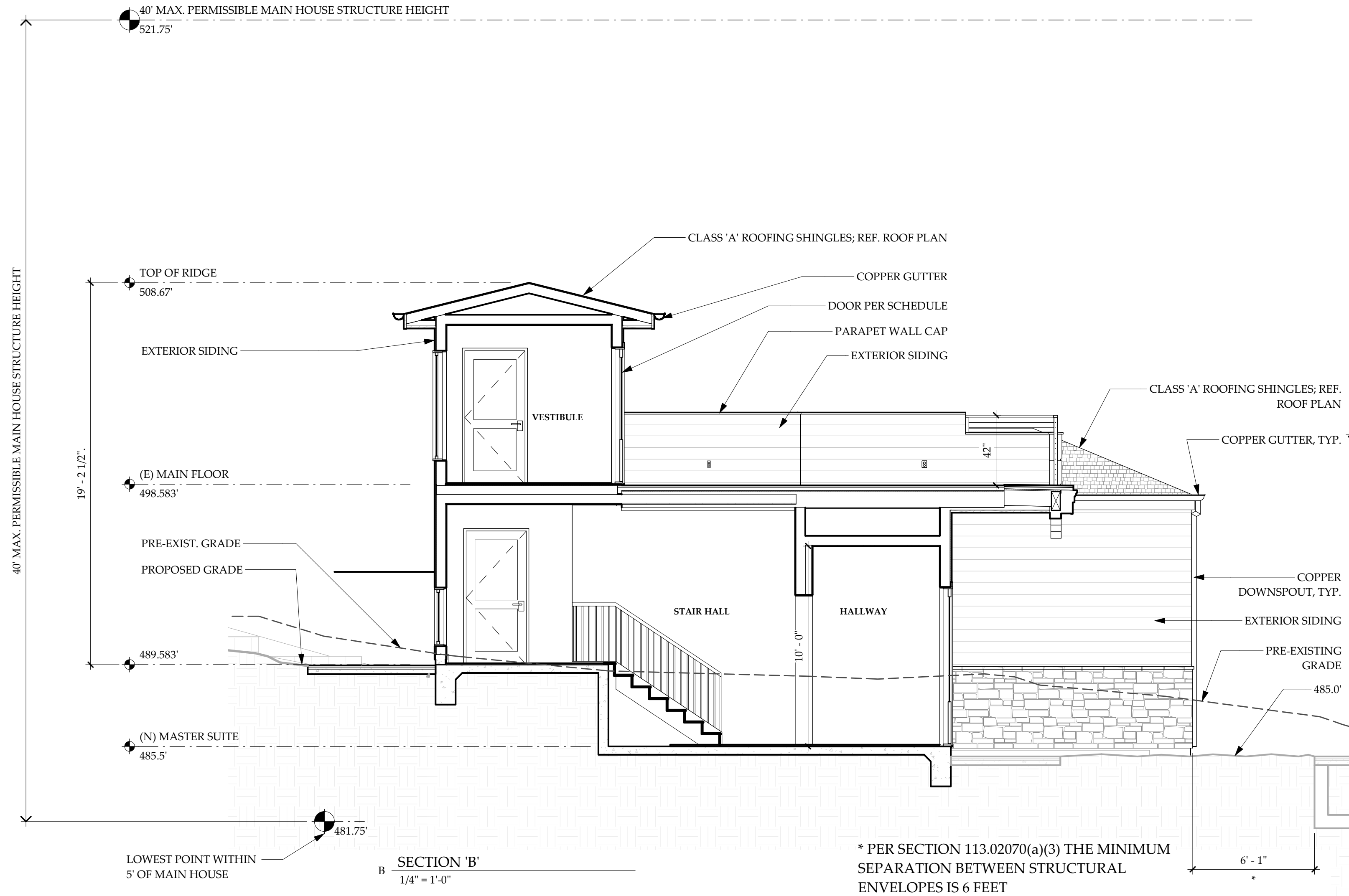
SHEET 11 OF 20





BUILDING SECTION NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE BASE OF MEASUREMENT (REFERENCE DATUM) ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4 [SDMC 132.0505]
2. FOR EXTERIOR MATERIAL CALLOUTS, REF. BUILDING ELEVATIONS

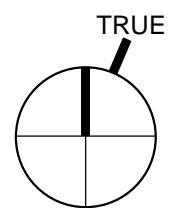


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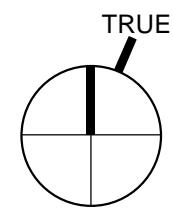
Architecture  
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DEVELOPMENT PERMIT  
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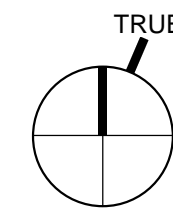
ISSUE / REVISION SCHEDULE			PROJECT #	DATE
#	DATE	DESCRIPTION	2018-001	06/08/2020
1	06/28/2019	COASTAL DEVELOPMENT SUBMITTAL	SHEET TITLE:  BUILDING SECTIONS  SHEET NUMBER:  <b>A-302</b>  SHEET 12 OF 20	
2	11/13/2019	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL		
3	02/18/2020	COASTAL / SITE DEVELOPMENT PERMIT RE-SUBMITTAL		
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL		



3 ACCESSORY STRUCTURE - ROOF PLAN  
1/4" = 1'-0"



2 ACCESSORY STRUCTURE - MAIN FLOOR PLAN  
1/4" = 1'-0"



1 ACCESSORY STRUCTURE - BASEMENT FLOOR PLAN  
1/4" = 1'-0"

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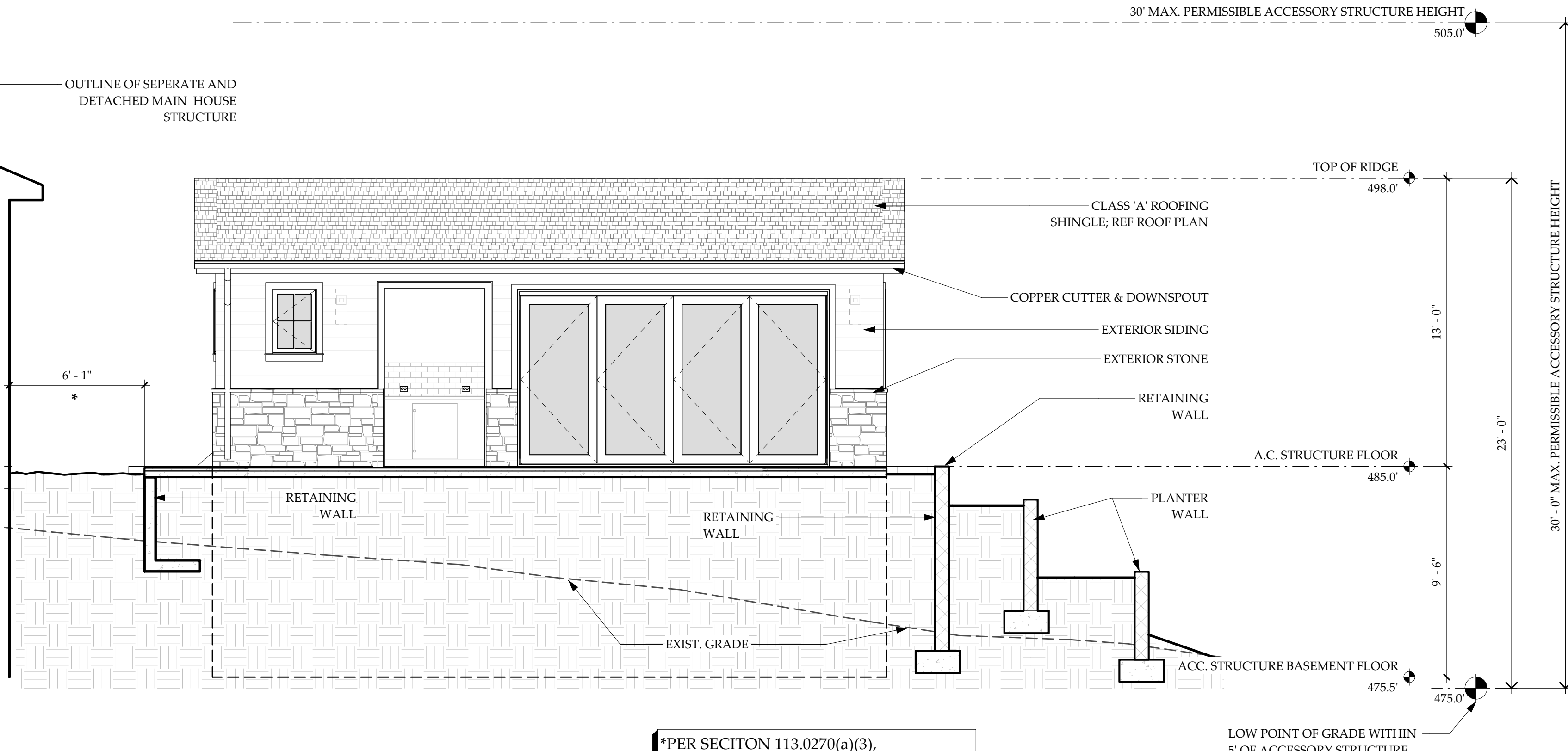
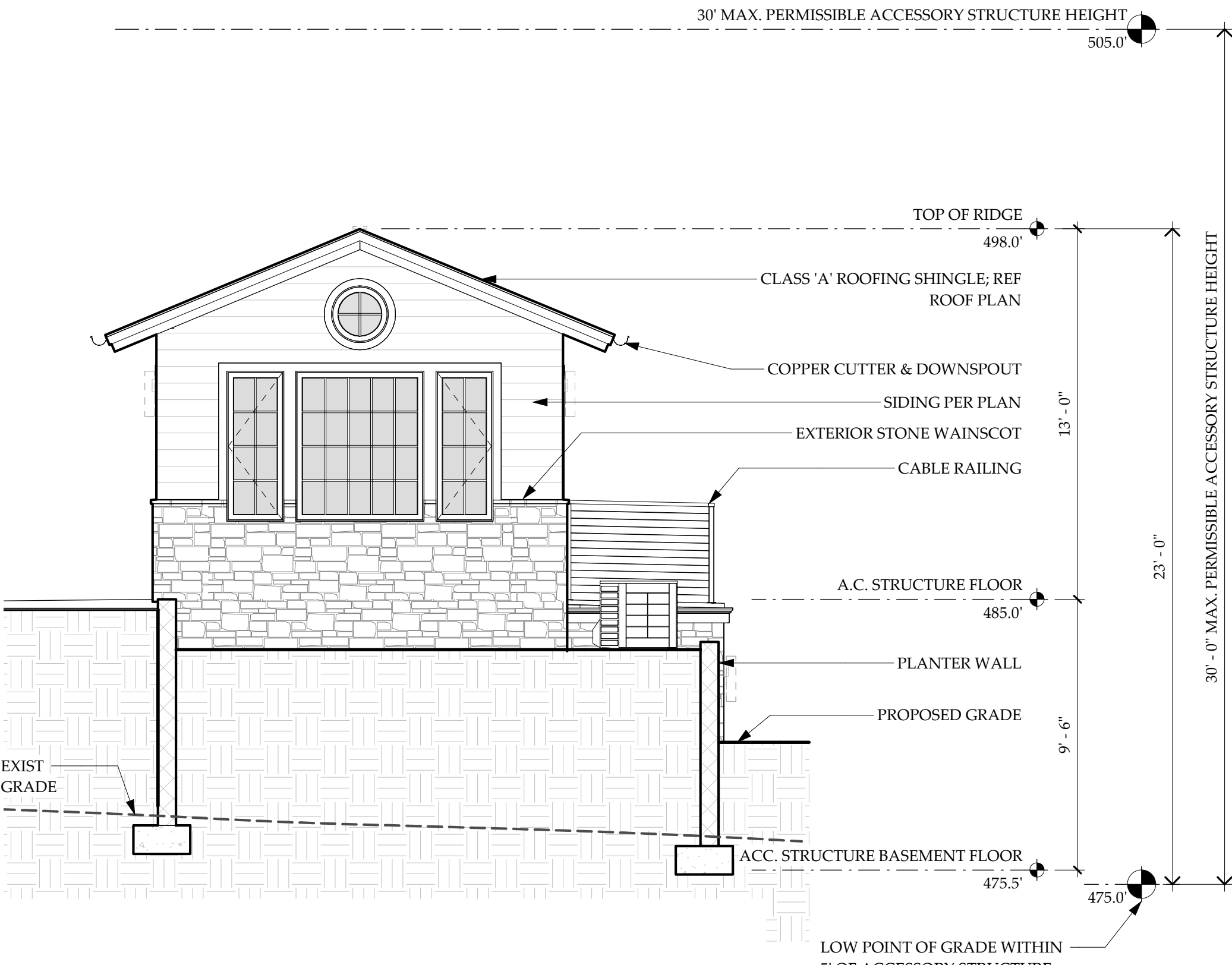
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ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	06/29/2019	COASTAL DEVELOPMENT PERMIT SUBMITTAL
2	11/13/2019	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL
3	02/18/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL
4	06/09/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

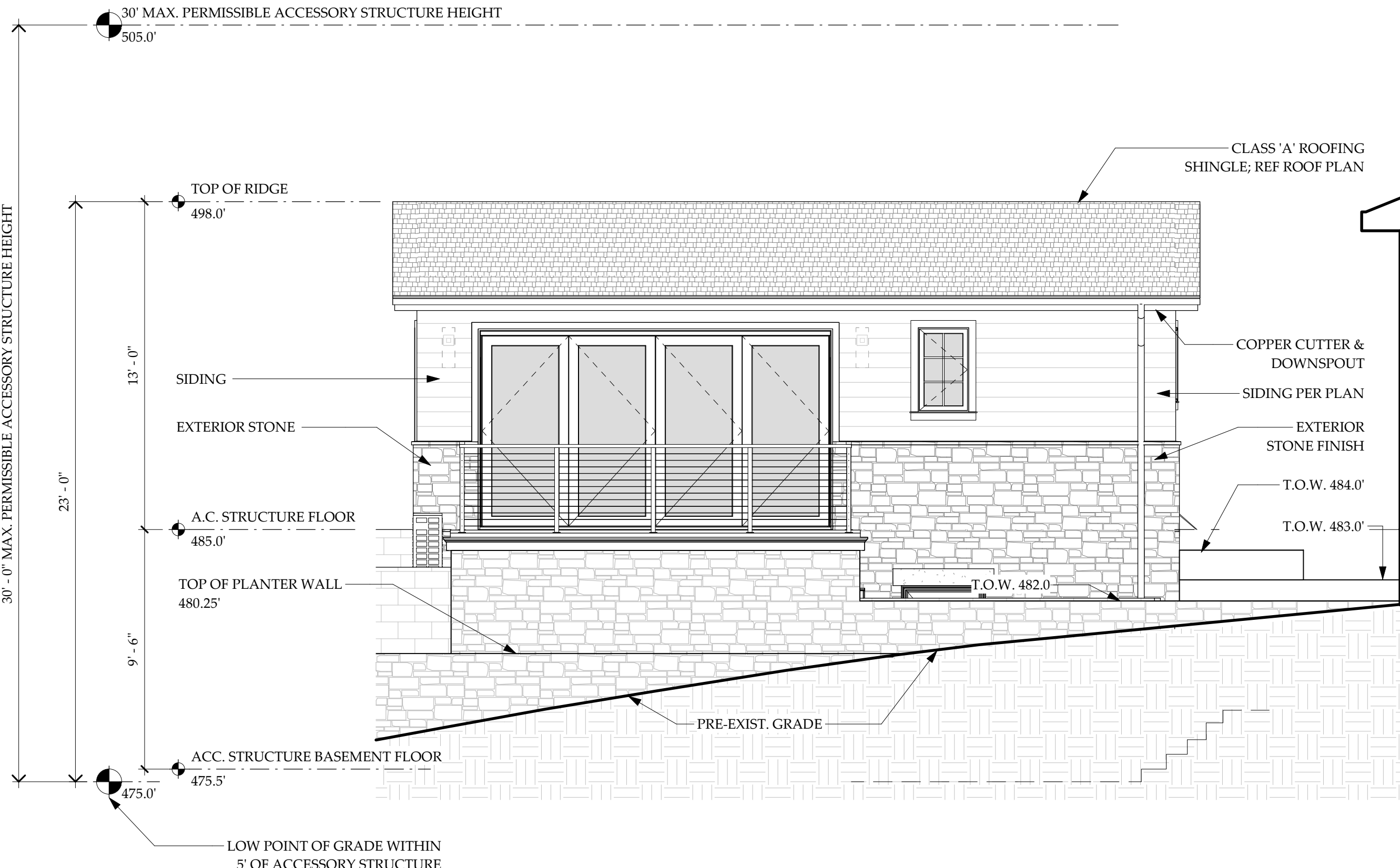
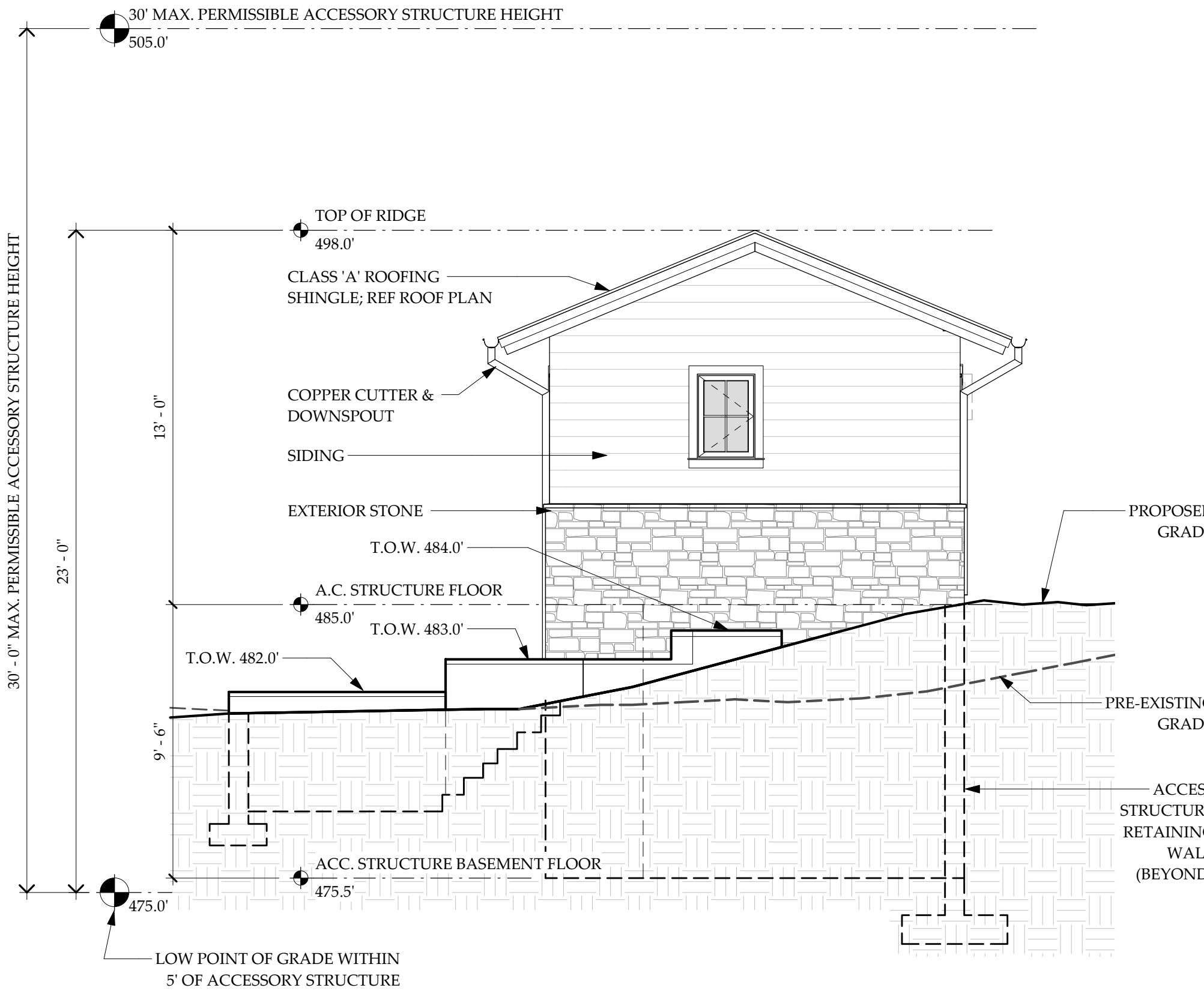
PROJECT #:	DATE:
2018-0001	06/08/2020
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FLOOR PLANS & ROOF PLAN	
SHEET NUMBER:	
A.S.-101	
SHEET 13 of 20	

ELEVATION NOTES

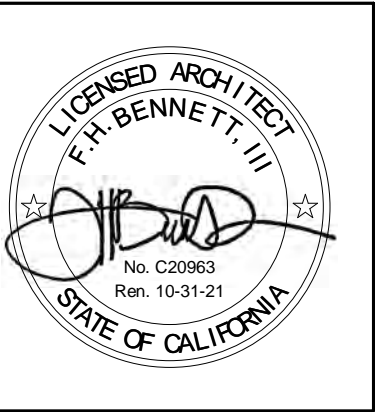
1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE BASE OF MEASUREMENT (REFERENCE DATUM) ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4 [SDMC 132.0505]
2. **EXTERIOR FINISHES:**
  - MAIN FLOOR: HARDIE ARTISAN V-GROOVE SIDING; 7" EXPOSURE WITH PRE-PRIMED FINISH
  - LOWER BASEMENT: 8" ROCKY MOUNTAIN GRANITE STONE VENEER IN RECTANGULAR ASHLAR PATTERN
3. **EXTERIOR TRIM:**
  - TRIM: HARDIE 4x4 'SMOOTH'



\*PER SECITON 113.0270(a)(3),  
THE MINIMUM SEPERATION BETWEEN  
STRUCTURAL ENVELOPES IS 6 FEET.



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**COASTAL & SITE DEVELOPMENT PERMIT**  
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ISSUE / REVISION SCHEDULE		
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1	06/28/2019	COASTAL DEVELOPMENT PERMIT SUBMITTAL
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4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

PROJECT #:  
2018-001  
DATE:  
06/08/2020

SHEET TITLE:  
**BUILDING  
ELEVATIONS**

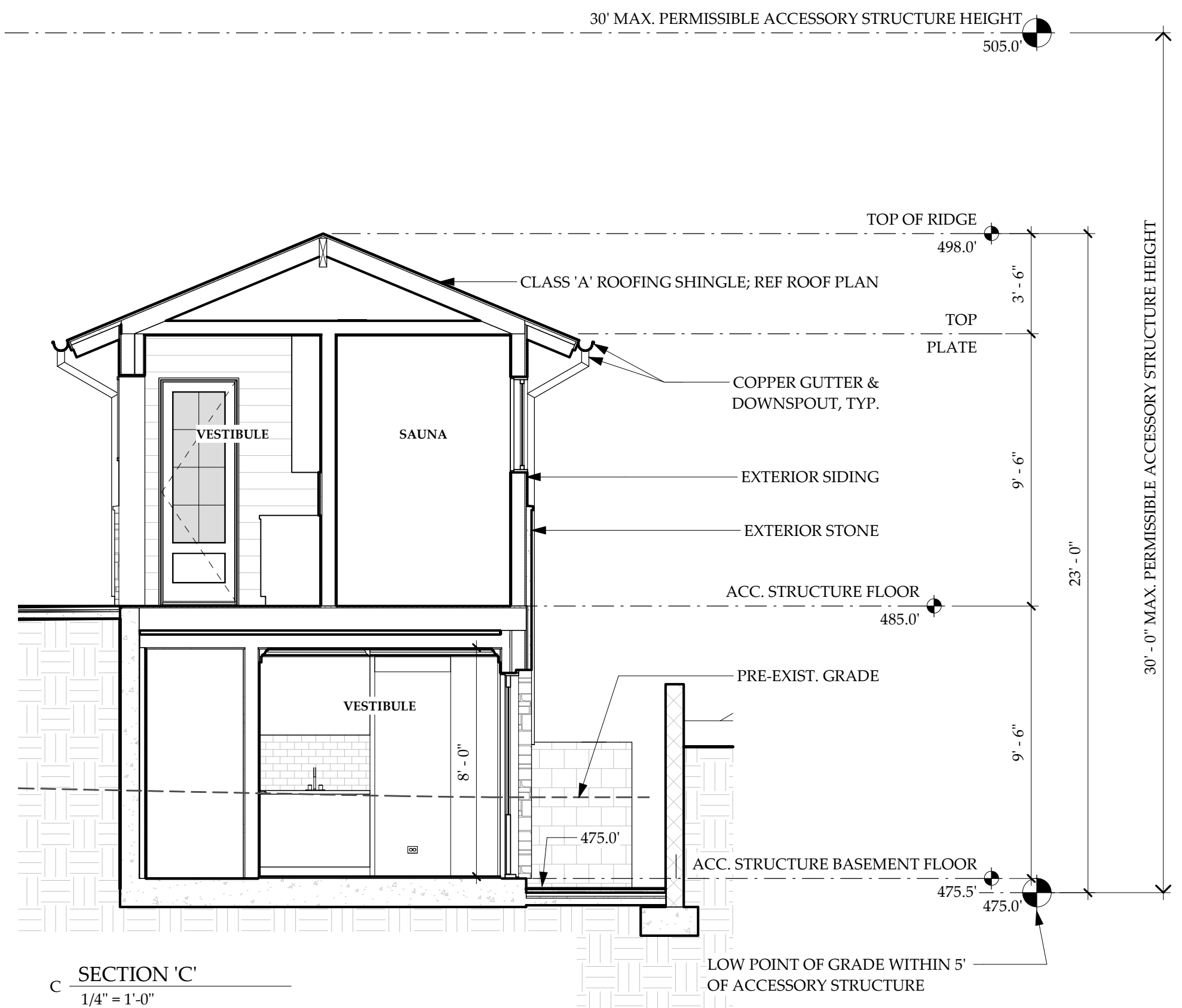
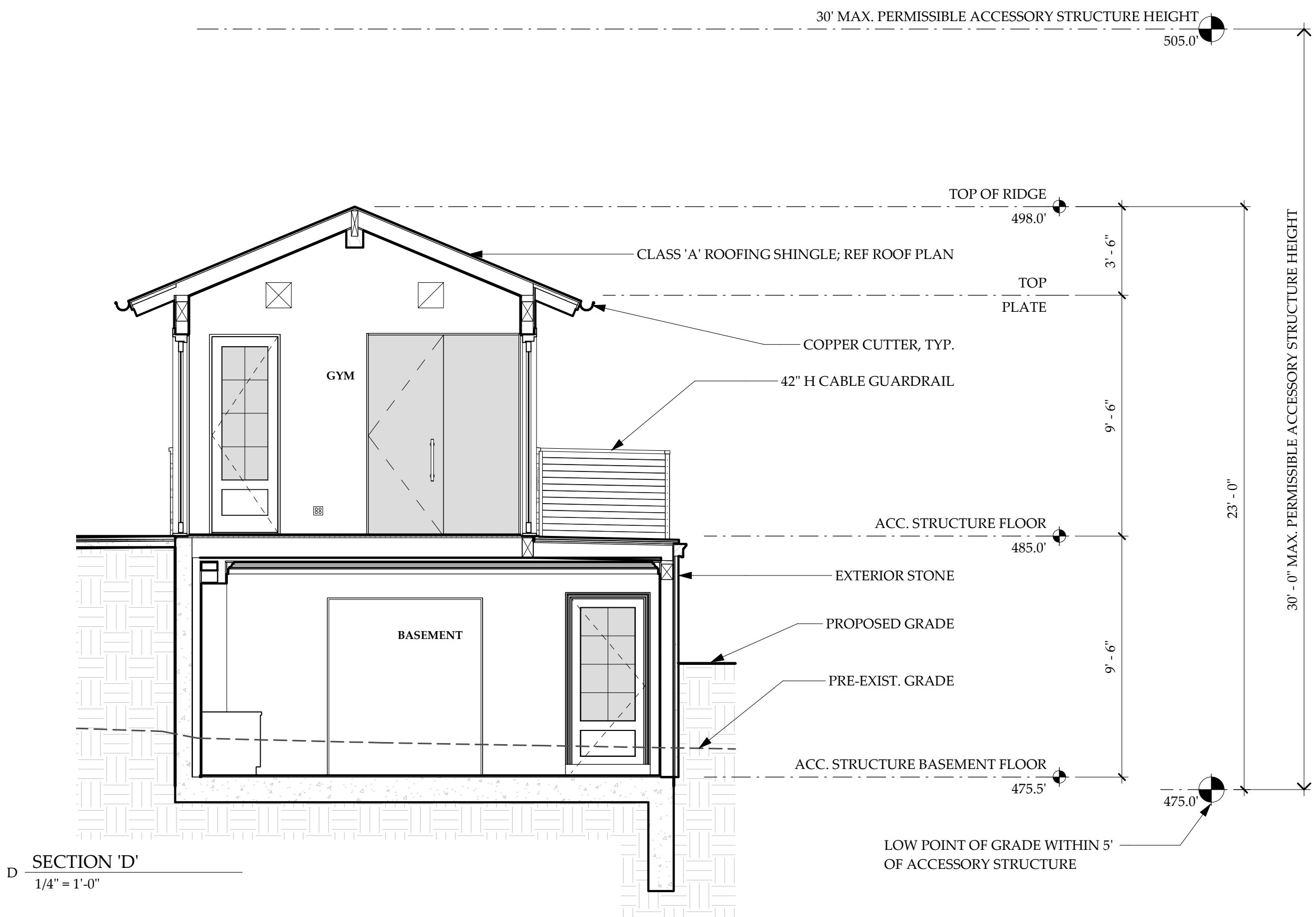
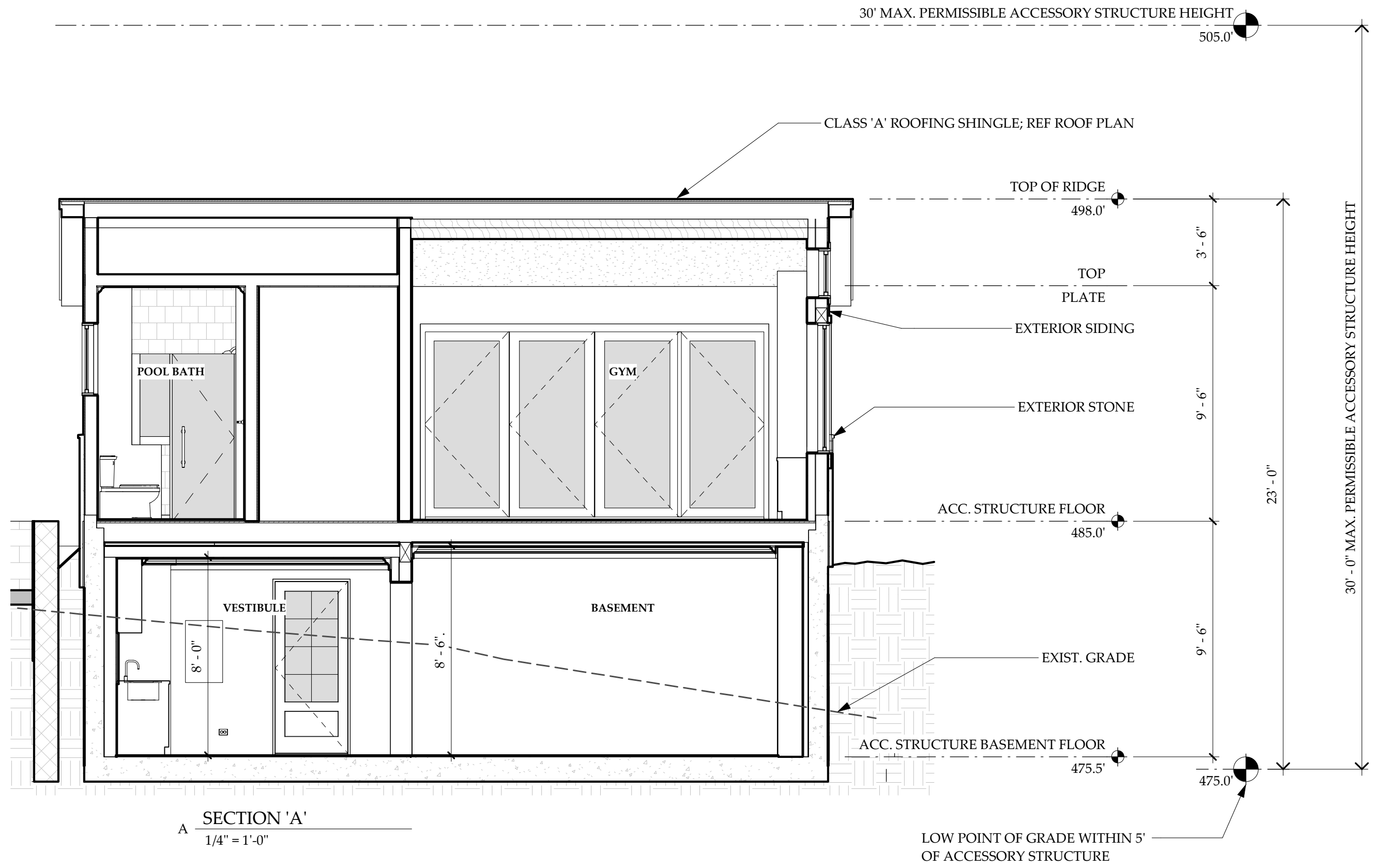
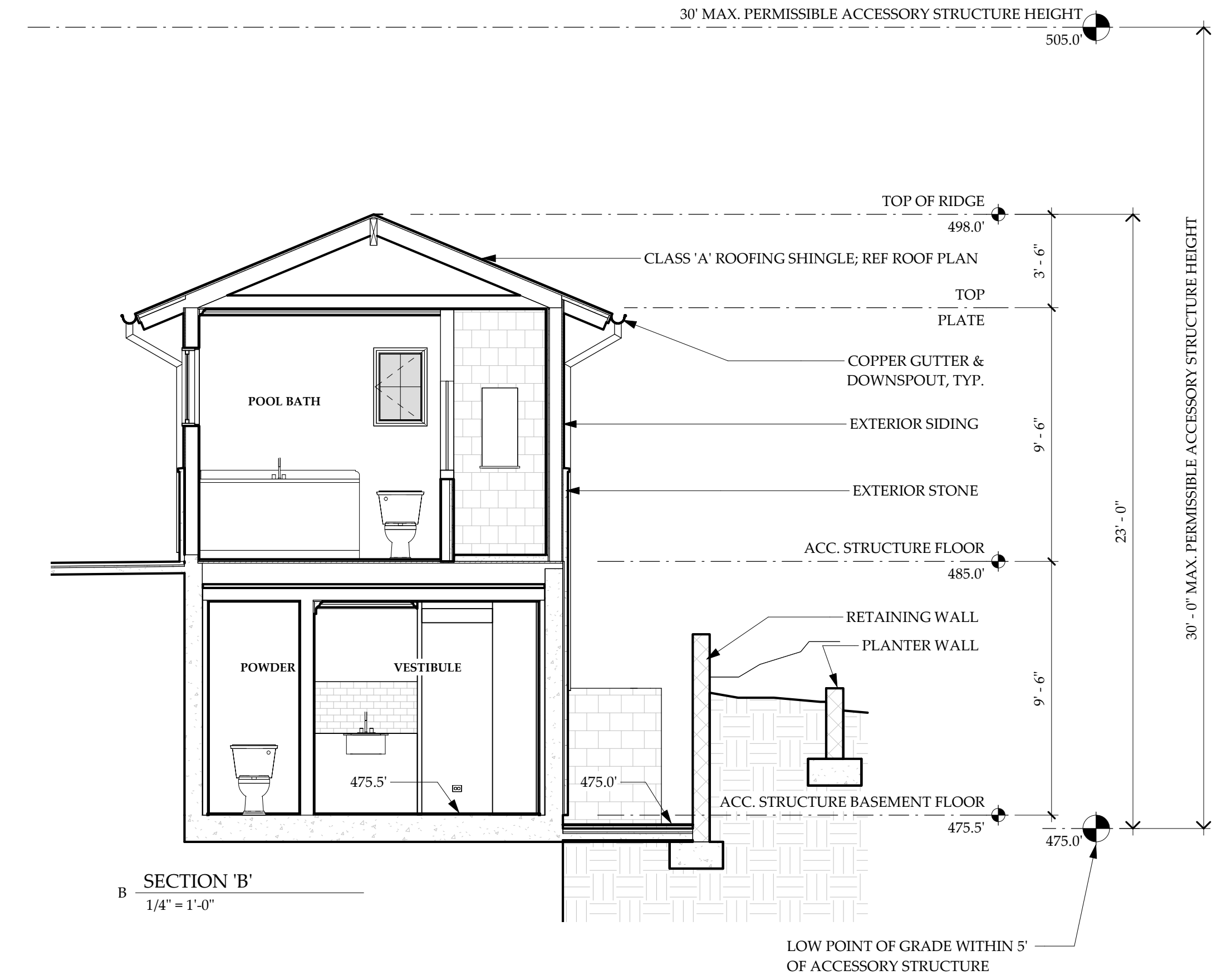
SHEET NUMBER:  
**A.S.-201**  
SHEET 14 OF 20





BUILDING SECTION NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROTECTION SHALL NOT EXCEED 30 FEET ABOVE THE BASE OF MEASUREMENT (REFERENCE DATUM) ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4 [SDMC 132.0505]
2. FOR EXTERIOR MATERIAL CALLOUTS, REF. BUILDING ELEVATIONS

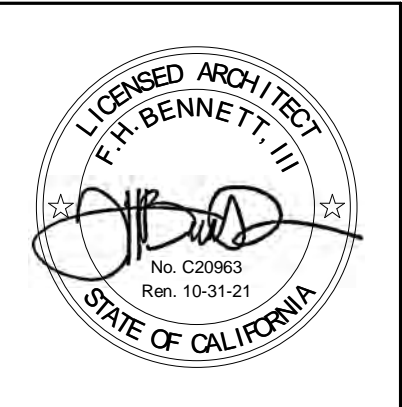


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ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	06/28/2019	COASTAL DEVELOPMENT PERMIT SUBMITTAL
2	11/13/2019	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL
3	02/18/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL

PROJECT #  
2018-001

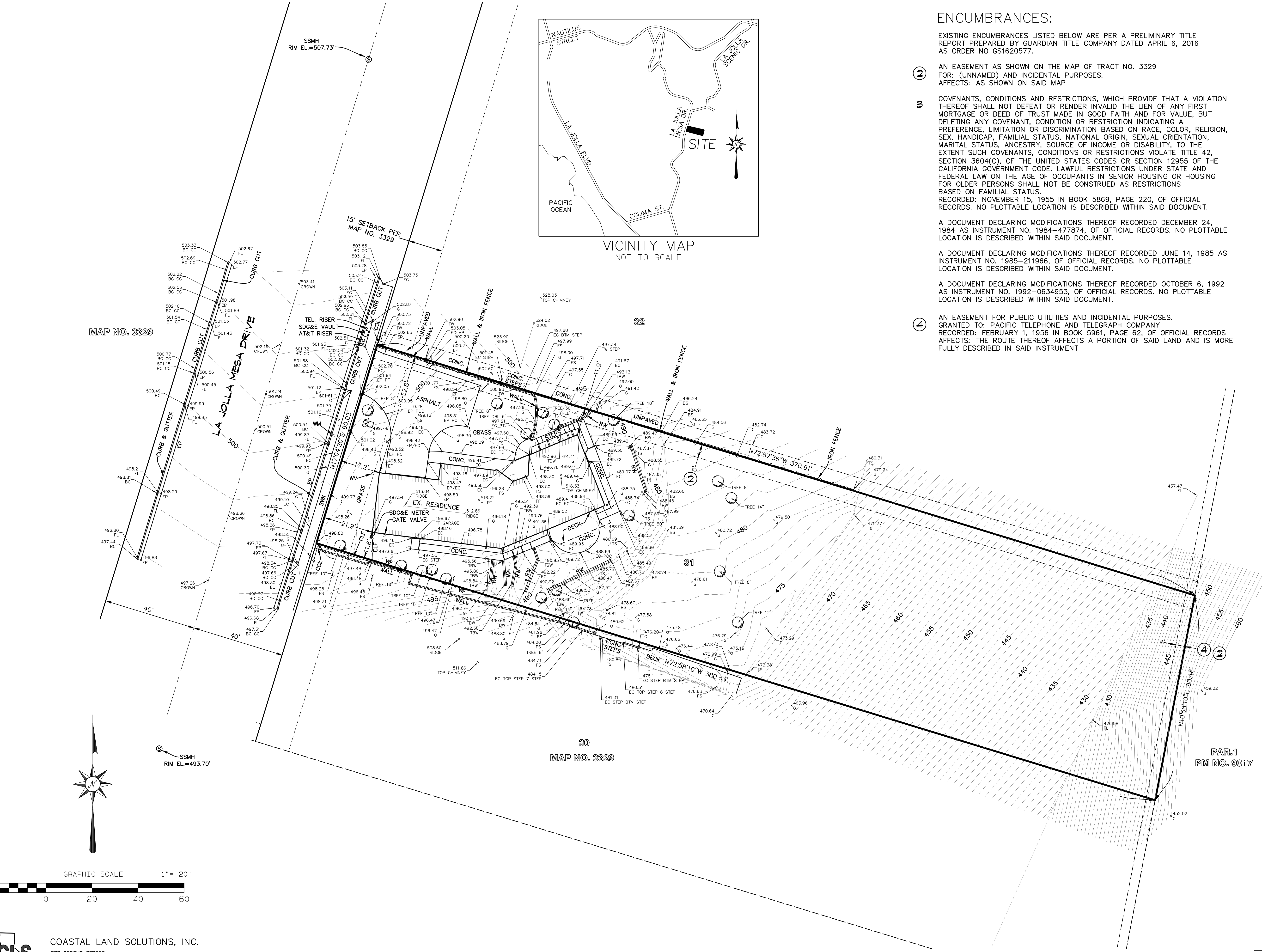
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06/08/2020

SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
A.S.-301

SHEET 16 OF 20

# TOPOGRAPHIC SURVEY



## ENCUMBRANCES:

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY GUARDIAN TITLE COMPANY DATED APRIL 6, 2016 AS ORDER NO GS1620577.

- AN EASEMENT AS SHOWN ON THE MAP OF TRACT NO. 3329 FOR: (UNNAMED) AND INCIDENTAL PURPOSES. AFFECTS: AS SHOWN ON SAID MAP
- COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. RECORDED: NOVEMBER 15, 1955 IN BOOK 5869, PAGE 220, OF OFFICIAL RECORDS. NO PLOTTABLE LOCATION IS DESCRIBED WITHIN SAID DOCUMENT.
- A DOCUMENT DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 24, 1984 AS INSTRUMENT NO. 1984-477874, OF OFFICIAL RECORDS. NO PLOTTABLE LOCATION IS DESCRIBED WITHIN SAID DOCUMENT.
- A DOCUMENT DECLARING MODIFICATIONS THEREOF RECORDED JUNE 14, 1985 AS INSTRUMENT NO. 1985-211966, OF OFFICIAL RECORDS. NO PLOTTABLE LOCATION IS DESCRIBED WITHIN SAID DOCUMENT.
- A DOCUMENT DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 6, 1992 AS INSTRUMENT NO. 1992-0634953, OF OFFICIAL RECORDS. NO PLOTTABLE LOCATION IS DESCRIBED WITHIN SAID DOCUMENT.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED: FEBRUARY 1, 1956 IN BOOK 5961, PAGE 62, OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID INSTRUMENT

## OWNER:

BENNETT AND ASSOCIATES

## ADDRESS:

5911 LA JOLLA MESA DRIVE  
LA JOLLA, CA 92037

## APN:

358-113-01

## BENCHMARK:

CITY OF SAN DIEGO VERTICAL BENCHMARK NO. 1147, BRASS PLUG LOCATED ON THE NORTHWESTERLY SIDE OF THE INTERSECTION OF LA JOLLA MESA DRIVE AND COTTONTAIL LANE PER SAN DIEGO VERTICAL CONTROL BENCHMARK TABLE OF 2011.  
ELEVATION = 496.071'  
DATUM = MSL

## LEGAL DESCRIPTION:

LOT 31, MUIRLANDS PANORAMA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3329.

## NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM AN EVIDENCE BASED BOUNDARY SURVEY PERFORMED IN MAY OF 2016. A CORNER RECORD IS IN PROCESS WITH THE COUNTY OF SAN DIEGO. PLEASE REFER TO SAID CORNER RECORD FOR FULL BOUNDARY PROCEDURE.

## LEGEND:

- AD INDICATES AREA DRAIN
- BC INDICATES BACK OF CURB
- BC CC INDICATES BACK OF CURB AT CURB CUT
- BW INDICATES BOTTOM OF WALL
- CLF INDICATES CHAIN LINK FENCE
- COL INDICATES COLUMN
- EC INDICATES EDGE OF CONCRETE
- EP INDICATES EDGE OF PAVEMENT
- EX INDICATES EXISTING
- FC INDICATES FACE OF CURB
- FF INDICATES FINISHED FLOOR
- FL INDICATES FLOW LINE
- FS INDICATES FINISHED SURFACE
- G INDICATES GROUND
- GB INDICATES GRADE BREAK
- ICV INDICATES IRRIGATION CONTROL VALVE
- IE INDICATES INVERT ELEVATION
- RW INDICATES RETAINING WALL
- SSMH INDICATES SANITARY SEWER MAN HOLE
- SWK INDICATES SIDEWALK
- TG INDICATES TOP OF GRATE
- TW INDICATES TOP OF WALL
- TBW INDICATES TOP BACK OF WALL
- WF INDICATES WOOD FENCE
- WM INDICATES WATER METER
- GRADE BREAK
- WALL

## PREPARED BY:

COASTAL LAND SOLUTIONS, INC.  
577 SECOND STREET  
ENCINITAS, CA 92024  
760-230-6025

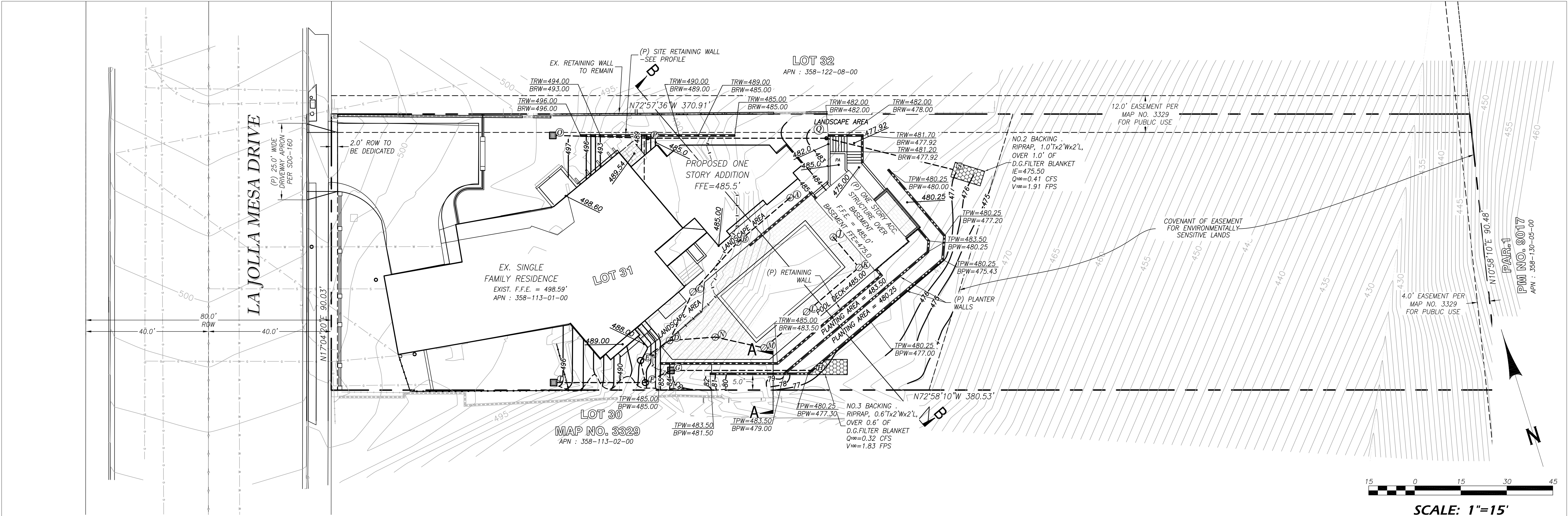
DATE OF SURVEY: MAY 2016.

SHEET 17 OF 20

PRELIMINARY 6-8-16  
SEAN C. ENGLERT, LS 7959 DATE



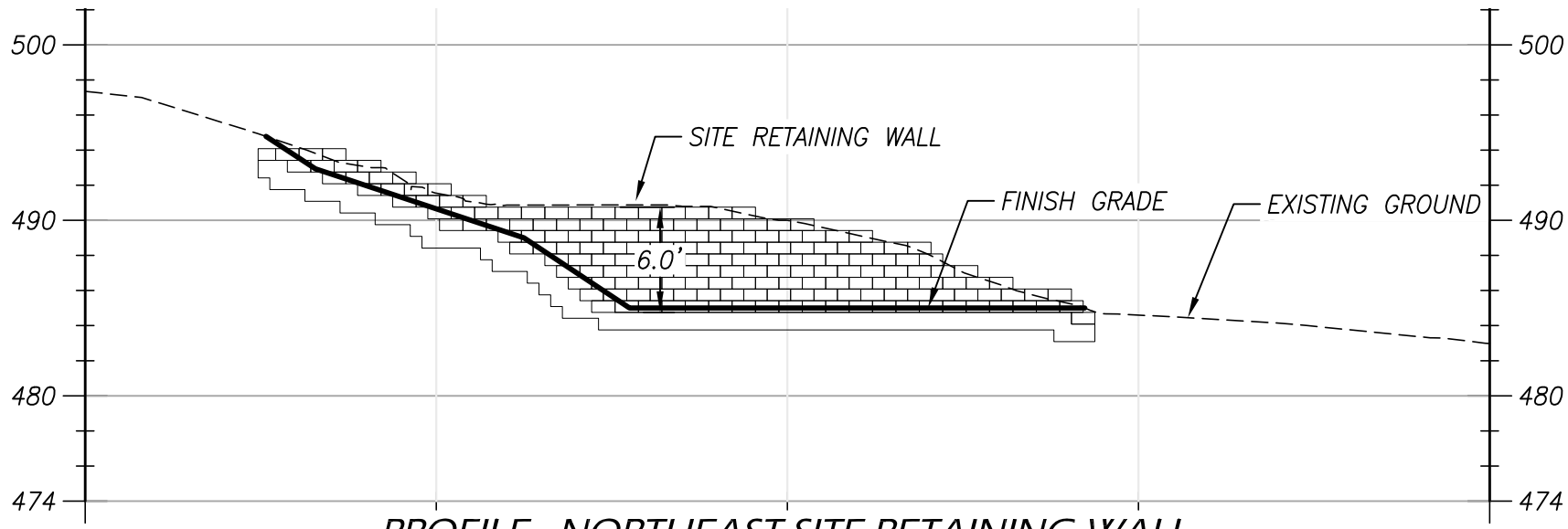
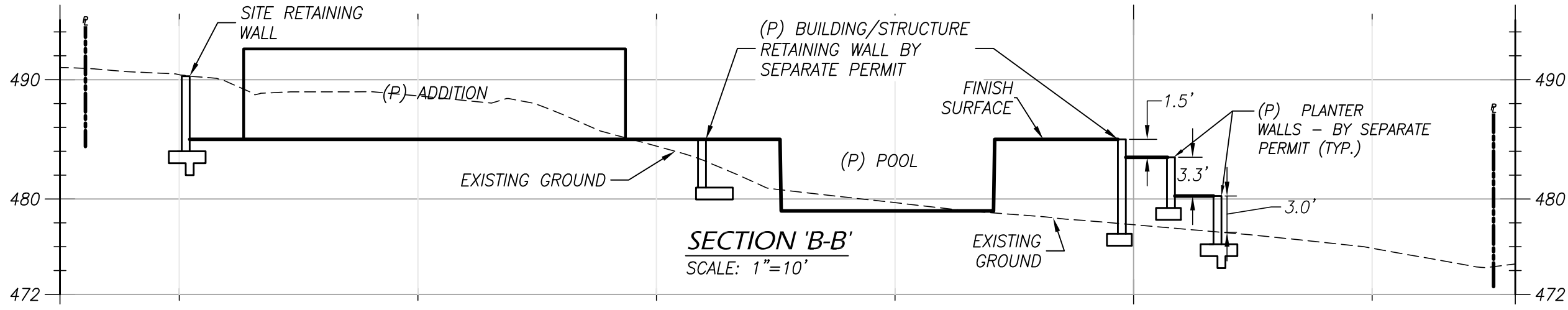
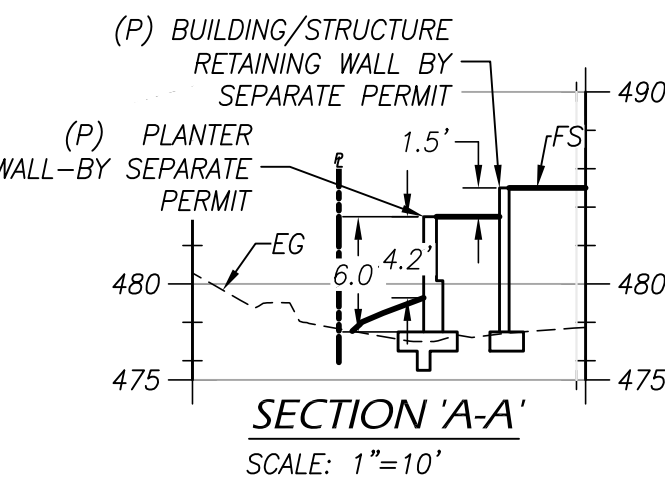
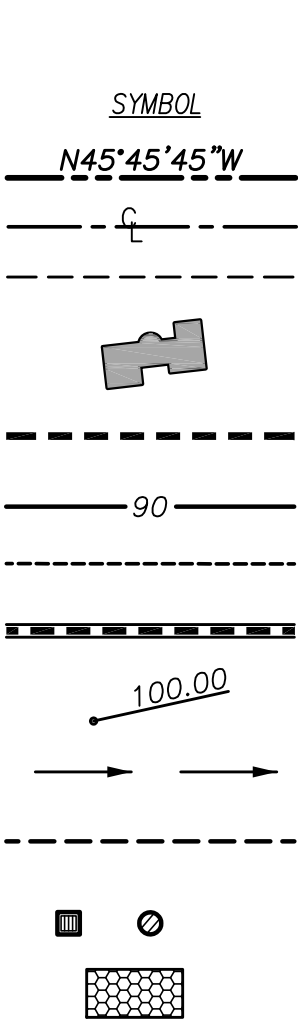




PROPOSED IMPROVEMENTS

IMPROVEMENT STANDARD DWGS.

- PROPERTY LINE  
ROW CENTERLINE  
EASEMENT LINE  
(PVT.) BUILDING FOOTPRINT  
AREA OF DISTURBANCE/  
LIMITS OF GRADING  
PROPOSED CONTOUR  
SLOPE TRANSITION  
(PVT.) CMU RETAINING WALL BY SEPARATE PERMIT  
PROPOSED SPOT ELEVATION  
DRAINAGE SWALE OR DIRECTION OF FLOW  
(PVT.) 6" PVC DRAIN LINE (1% MIN.)  
(PVT.) LANDSCAPE/HARDSCAPE DRAIN  
RIP RAP



GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED:	8,190 SF	% OF TOTAL SITE:	63.6%
AMOUNT OF CUT:	450 CUBIC YARDS	MAXIMUM DEPTH OF CUT:	3.6 FEET
AMOUNT OF FILL:	450 CUBIC YARDS	MAXIMUM DEPTH OF FILL:	10.4 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	4.0 FEET	SLOPE RATIO:	2:1
MAXIMUM HEIGHT OF CUT SLOPE(S):	10.0 FEET	SLOPE RATIO:	n/a
AMOUNT OF IMPORT/EXPORT SOIL:	0- CUBIC YARDS		
RETAINING/ CRIB WALLS:	LENGTH 335 FEET	MAXIMUM HEIGHT:	9.0 FEET

STORM WATER NOTES:

- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
- AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODABLE VELOCITIES.
- MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATION.

CONSTRUCTION PERMIT NOTES:

- 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 SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

TOPOGRAPHY SOURCE

COASTAL LAND SOLUTIONS, INC.  
577 SECOND STREET  
ENCINITAS, CA 92024  
TOPO SOURCE METHOD: FIELD SURVEY  
DATED AUGUST 2018

BENCHMARK

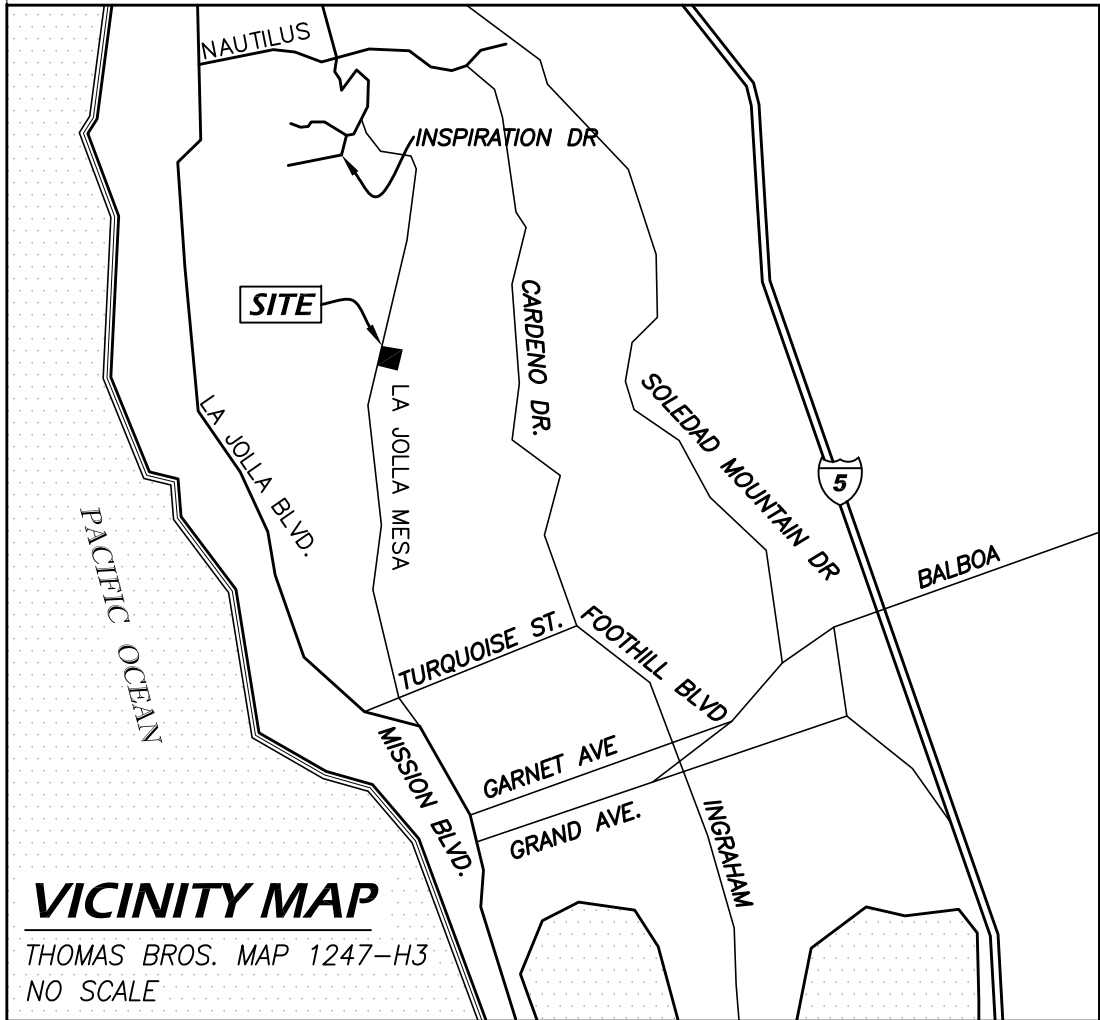
CITY OF SAN DIEGO VERTICAL BENCHMARK NO. 1147, BRASS PLUG LOCATED ON THE NORTHWESTERLY SIDE OF THE INTERSECTION OF LA JOLLA MESA DRIVE AND COTTONTAIL LANE PER SAN DIEGO VERTICAL CONTROL BENCHMARK TABLE OF 2011.  
ELEVATION = 496.071'  
DATUM = MSL

PRIVATE NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

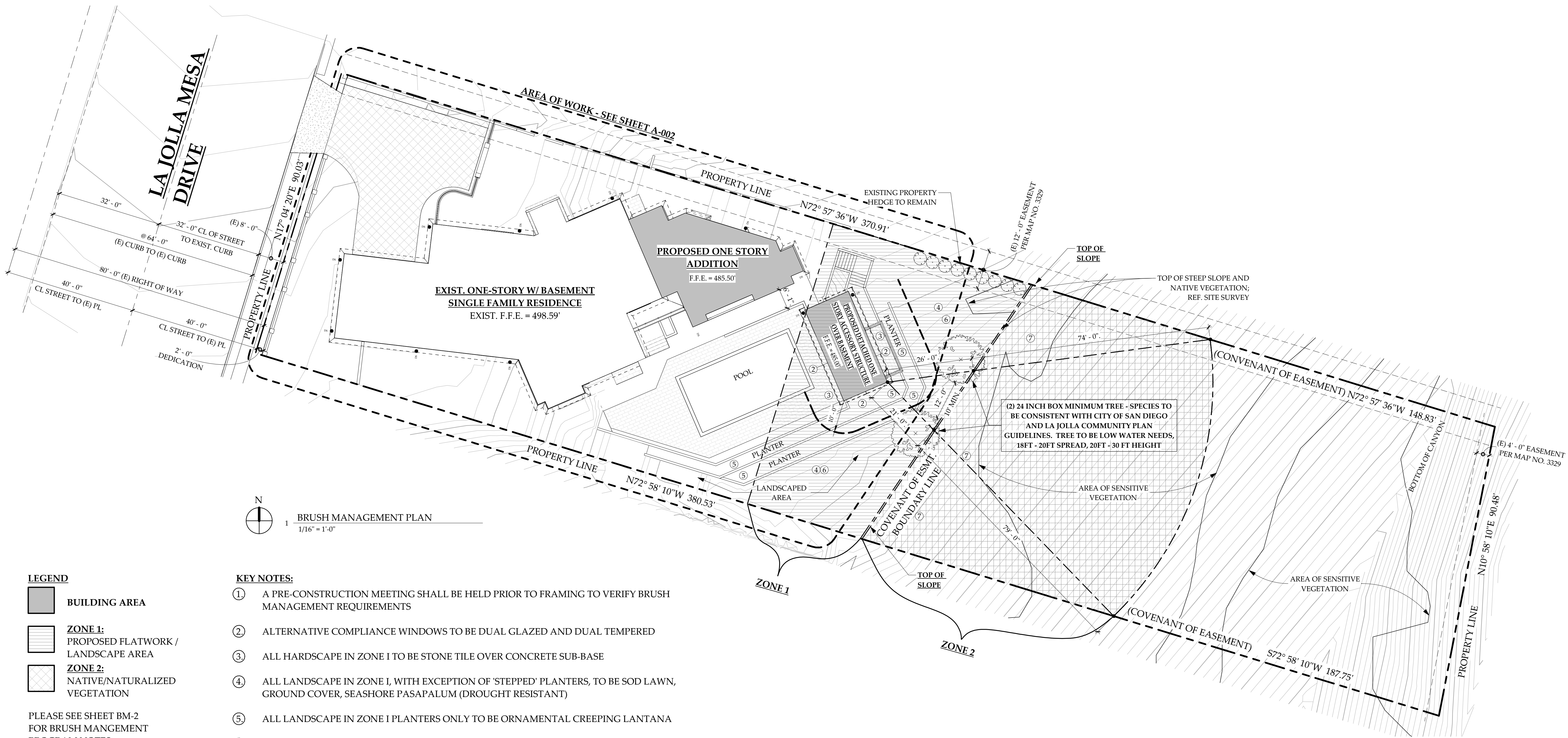
UTILITY NOTE

THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.



CITY OF SAN DIEGO, CALIFORNIA	
COASTAL DEVELOPMENT PERMIT	
LA JOLLA MESA DRIVE 5911 LA JOLLA MESA DRIVE LA JOLLA, CA 92037	ORIGINAL 5/21/19
	2/4/20
	2/12/20
	6/11/20
GRADING PLAN	
DRAWN BY:	SHEET 18 OF 20
CHECKED BY:	





**Bennett**

+ASSOC.

7755 Fay Avenue, Suite C  
La Jolla, CA 92037  
web: www.balajolla.com

Architecture  
Preservation  
Interior Design

5911 LA JOLLA MESA DRIVE  
COASTAL DEVELOPMENT PERMIT & SITE  
DEVELOPMENT PERMIT  
5911 LA JOLLA MESA DRIVE  
LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE			PROJECT #	DATE
#	DATE	DESCRIPTION	2018-001	06/08/2020
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL	SHEET TITLE:	
			SITE PLAN - BRUSH MANAGEMENT	
			SHEET NUMBER:	
			BM-1	
			SHEET 12 OF 20	



San Diego Municipal Code  
§142.0412 - Brush Management

Table 142-041I

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



- (f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements

- (1) The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.
- (2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
- (4) Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
  - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
  - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.
- (2) No *structures* shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:
  - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.
  - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
  - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonge spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

San Diego Landscape Standards  
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

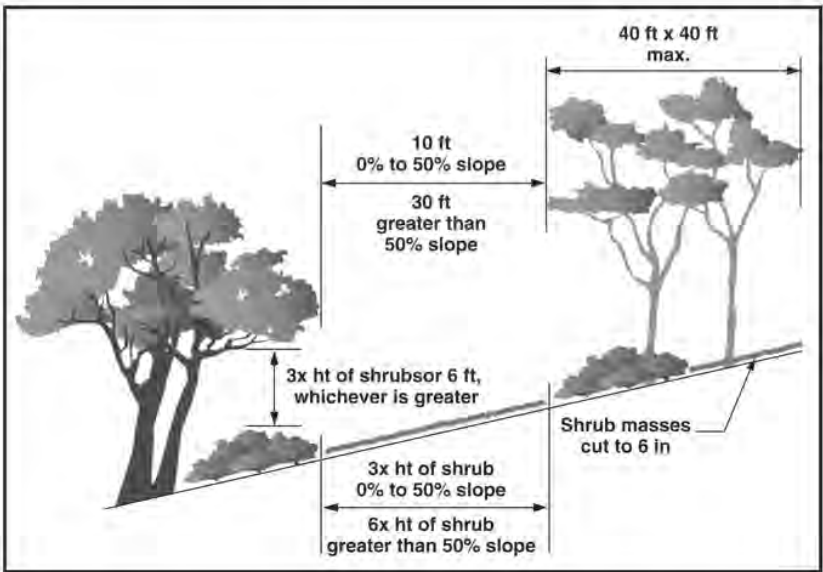
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements – All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

Figure 3-1  
Pruning Trees to Provide Clearance for Brush Management



- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

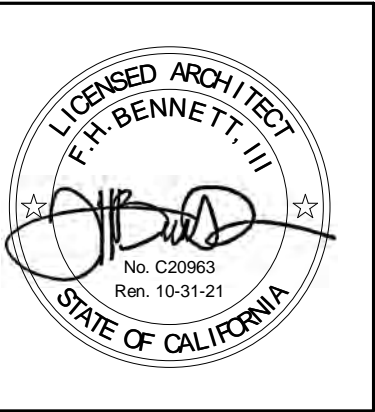
3.2-3 Zone 2 Requirements – All Structures

- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
3. Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of \_\_\_\_\_ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

**Bennett + ASSOC.**  
7755 Fay Avenue, Suite C  
La Jolla, CA 92037  
web: www.balajolla.com  
Architecture  
Preservation  
Interior Design



**5911 LA JOLLA MESA DRIVE**  
**COASTAL DEVELOPMENT PERMIT & SITE**  
**DEVELOPMENT PERMIT**  
**5911 LA JOLLA MESA DRIVE**  
**LA JOLLA, CA 92037**

ISSUE / REVISION SCHEDULE			PROJECT #	DATE
1	DATE	DESCRIPTION	2018-001	06/08/2020
4	06/08/2020	COASTAL / SITE DEVELOPMENT RE-SUBMITTAL	SHEET TITLE: <b>BRUSH MANAGEMENT NOTES</b>	
			SHEET NUMBER: <b>BM-2</b>  SHEET 20 OF 20	

# PROJECT DATA SHEET

<b>PROJECT NAME:</b>	La Jolla Mesa CDP/SDP																												
<b>PROJECT DESCRIPTION:</b>	Construct a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement at a site located at 5911 La Jolla Mesa Drive.																												
<b>COMMUNITY PLAN AREA:</b>	La Jolla																												
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit and Site Development Permit																												
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very low-density residential uses (0-5 dwelling units/acre) and Private Open Space																												
<p align="center"><b>ZONING INFORMATION:</b></p> <p><b>ZONE:</b> RS-1-2: provides for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types.</p> <table border="1"> <thead> <tr> <th></th> <th><u>REQUIREMENT</u></th> <th><u>PROPOSED</u></th> </tr> </thead> <tbody> <tr> <td><b>HEIGHT LIMIT:</b></td> <td>30'-0"</td> <td>28'-2 1/2" (House) 11'-9" (Acc. Struct.)</td> </tr> <tr> <td><b>LOT SIZE:</b></td> <td>20,000 SF min.</td> <td>33,815 SF (Existing)</td> </tr> <tr> <td><b>FLOOR AREA RATIO:</b></td> <td>0.45</td> <td>0.20</td> </tr> <tr> <td><b>FRONT SETBACK:</b></td> <td>25'-0"</td> <td>15'-0" (Established by existing)</td> </tr> <tr> <td><b>SIDE SETBACK:</b></td> <td>7'-2"</td> <td>7'-2"</td> </tr> <tr> <td><b>STREETSIDE SETBACK:</b></td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td><b>REAR SETBACK:</b></td> <td>25'-0"</td> <td>25'-0"</td> </tr> <tr> <td><b>PARKING:</b></td> <td>2</td> <td>2</td> </tr> </tbody> </table>				<u>REQUIREMENT</u>	<u>PROPOSED</u>	<b>HEIGHT LIMIT:</b>	30'-0"	28'-2 1/2" (House) 11'-9" (Acc. Struct.)	<b>LOT SIZE:</b>	20,000 SF min.	33,815 SF (Existing)	<b>FLOOR AREA RATIO:</b>	0.45	0.20	<b>FRONT SETBACK:</b>	25'-0"	15'-0" (Established by existing)	<b>SIDE SETBACK:</b>	7'-2"	7'-2"	<b>STREETSIDE SETBACK:</b>	N/A	N/A	<b>REAR SETBACK:</b>	25'-0"	25'-0"	<b>PARKING:</b>	2	2
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<b>REAR SETBACK:</b>	25'-0"	25'-0"																											
<b>PARKING:</b>	2	2																											
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>																											
<b>NORTH:</b>	RS-1-2; Very low-density residential	Single family residential																											
<b>SOUTH:</b>	RS-1-2; Very low-density residential	Single family residential																											
<b>EAST:</b>	RS-1-2; Very low-density residential	Single family residential																											
<b>WEST:</b>	RS-1-2; Very low-density residential	Single family residential																											
<b>DEVIATION REQUESTED:</b>	None																												
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 7, 2020, the La Jolla Community Planning Association voted 9-6-1 to recommend approval of the project.																												



[illegible]

The proposed development infringes on the Designated Open Space, as shown in the La Jolla Land Use Map provided by San Diego City Planning (attached Exhibit A). The Designated Open Space is also shown in Figure 7 of the La Jolla Community Plan of 2014. The decision of the Hearing Officer **conflicts with the La Jolla Community Plan and findings cannot not be found for this project.**

Policy 1(f) and Appendix L of the La Jolla Community Plan on Open Space Preservation and Natural Resource Protection ensures the preservation of portions of private property that are partially designated as open space. The proposed development is entirely within the Designated Open Space as shown in the attached La Jolla Land Use Map provided by San Diego City Planning. This policy provides for the development of only 25% of the lot, which is already exceeded by existing development. No further development is permitted.

In addition to the Land Use Map of San Diego City Planning, a site-specific analysis of the construction in the neighborhood further supports the existence of the Designated Open Space line. In the attached Exhibit B, that line can be seen clearly by where the neighborhood has been building dwelling structures over the past several decades. The canyon-facing dwelling structures of the homes form a precise straight line along the length of the canyon. This is the Designated Open Space line, and the proposed development of dwelling structures crosses this line. It is an encroachment on the Open Space.

There are other non-dwelling structures situated at a lower elevation but do not detract from the park-like open space values, which are protected by the Open Space designation.

I am an Interested Person in this decision as I am the neighbor immediately adjacent to the proposed development.





Document Path: L:\GIS\POISCommunity Planning\La Jolla\CPA\_PROJECTS\La Jolla\La Jolla\BatesDr\_AerialMap.mxd



# Location of Dwelling Structures Demonstrates Evidence of Long-Standing Observance of Designated Open Space Line

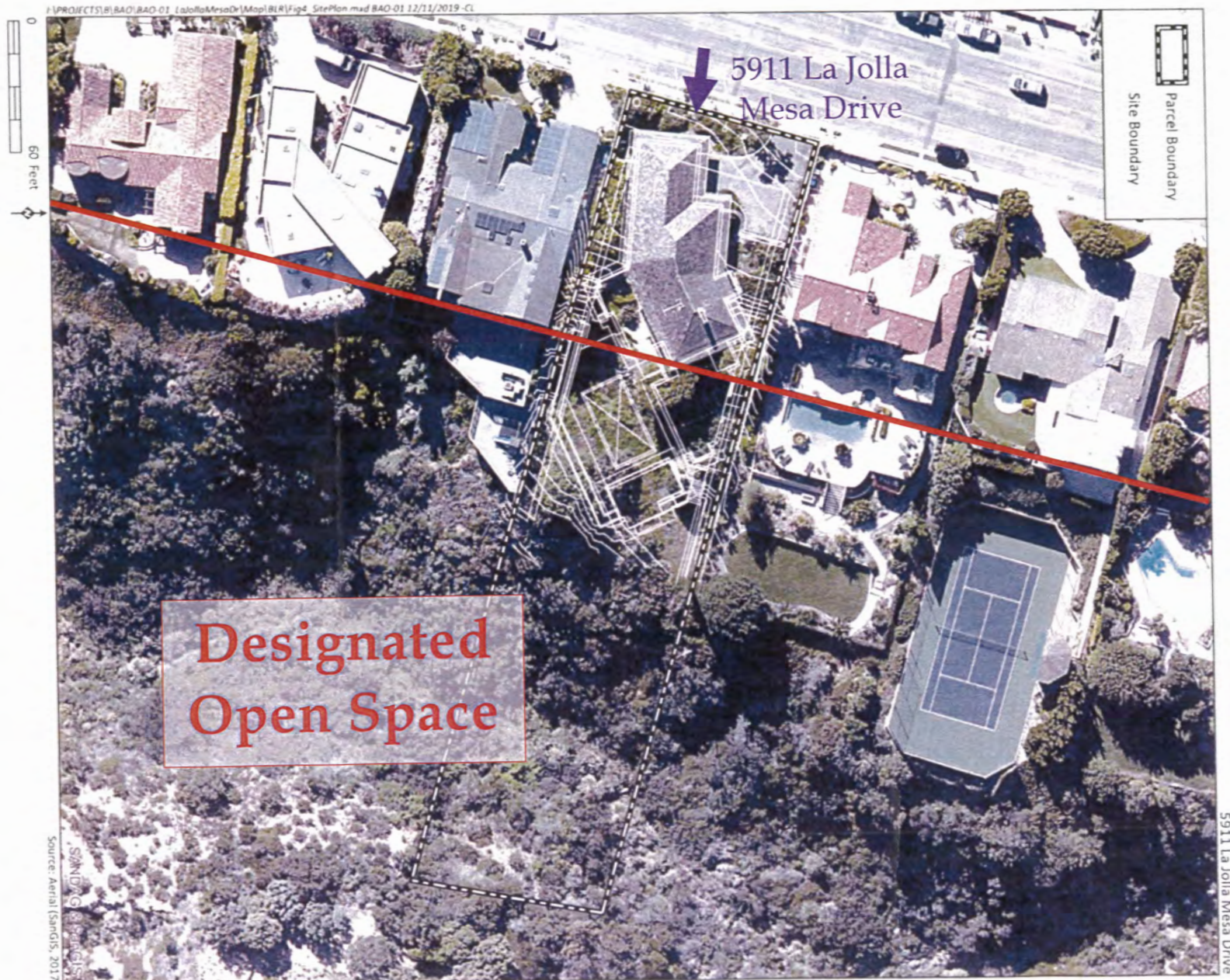


Exhibit B



# Development Permit/ Environmental Determination Appeal Application

November 2017

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development\\_services](http://www.sandiego.gov/development_services).  
Upon request, this information is available in alternative formats for persons with disabilities.  
DS-3032 (11-17)

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2312695  
SITE DEVELOPMENT PERMIT NO. 2312696  
**LA JOLLA MESA CDP/SDP - PROJECT NO. 639439**

WHEREAS, LJM, LLC, California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for an addition to the existing single-family residence, and construction of a detached accessory structure with basement (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696), on portions of a 0.78-acre site;

WHEREAS, the project site is located at 5911 La Jolla Mesa Drive and contains Environmentally Sensitive Lands and is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal) within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Lot 3, Muirlands Panorama, in the City of San Diego, County of San Diego, State of California, according to Map thereof 3329;

WHEREAS, on May 6, 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 Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Section 15301(e) allows for the additions to existing structures as long as the additions will not result in an increase of more than 50 percent of the floor area of the structure before the addition. Section 15303 (e) applies to the new construction of accessory structures so the proposed accessory structure would be covered under the exemptions. There was no appeal of the

## **ATTACHMENT 5**

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on July 15, 2020, the Hearing Officer of the City of San Diego considered and Approved Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on July 23, 2020, John Frangos filed a Development Permit Appeal Application on the Project (Appeal); and

WHEREAS, on July 29, 2020, Julie M. Hamilton filed a Development Permit Appeal Application on the Project (Appeal); and

WHEREAS, on September 24, 2020, the Planning Commission of the City of San Diego considered the Appeal and Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 pursuant to the Land Development Code of the City of San Diego, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; and

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of San Diego, that it denies the Appeals, affirms the Hearing Officer's decision, and adopts the following findings with respect to Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (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 site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units per acre), and project results in a density of one dwelling unit per acre, which implements the prescribed density. The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.

The project conforms with the above-mentioned Community Plan recommendations. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

The project also complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. Therefore, the project 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 project 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.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The project site contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The closest Multiple Habitat Planning Area designated lands are approximately 1,150 feet from the site. Staff has reviewed and accepted a Biology Report from the applicant that indicates that the project will not result in any impacts to sensitive biological resources. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans.

The project site not located within a coastal bluff, beach, or special flood area. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density. The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.

The project conforms with the above-mentioned Community Plan recommendations. The project is designed to be sensitive to the natural topography of the site by locating the proposed addition and accessory structure on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, the relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate since the project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement. The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. In addition, the project site not located within a coastal bluff or shoreline, and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.



**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]****1. Findings for all Site Development Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density. The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.

The project conforms with the above-mentioned Community Plan recommendations. The project is designed to be sensitive to the natural topography of the site by locating the proposed addition and accessory structure on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, the relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate since the project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the

construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The project will not be detrimental to the public health, safety, and welfare. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area. In addition, staff has reviewed and accepted a Preliminary Geotechnical Report prepared for the site that concluded that the consultant has adequately addressed the soil and geologic conditions for the project. The drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas. There are no flood hazards at the site.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. In addition, the project complies with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. Therefore, the project will comply with the regulations of the Land Development Code.

**2. Supplemental Findings – Environmentally Sensitive Lands Findings:**

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The project contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The closest Multiple Habitat Planning Area designated lands are approximately 1,150 feet from the site. Staff has reviewed and accepted a Biology Report from the applicant that indicates that the project will not result in any impacts to sensitive biological resources. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

In addition, staff has reviewed and accepted a Preliminary Geotechnical Report prepared for the site that concluded that the consultant has adequately addressed the soil and geologic conditions for the project. The drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas. There are no flood hazards at the site.

The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans.

The project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Therefore, the site is physically suitable for the

design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The project will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The project is designed to be sensitive to the natural topography of the site by locating the project in the previously disturbed portion of the site. Staff has reviewed and accepted a Preliminary Geotechnical Report prepared for the site that concluded that the consultant has adequately addressed the soil and geologic conditions for the project. Drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas. There are no flood hazards at the site.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the ESL, implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans.

An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Therefore, the proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot

garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.

The project contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The closest Multiple Habitat Planning Area designated lands are approximately 1,150 feet from the site. Staff has reviewed and accepted a Biology Report from the applicant that indicates that the project will not result in any impacts to sensitive biological resources. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing a Brush Management Program, dedicating an additional two feet of right-of-way along La Jolla Mesa Drive to provide a minimum 10-foot curb-to-property-line distance, entering into an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, constructing a new 19-foot wide City standard driveway along La Jolla Mesa Drive, implementing storm water construction best management practices, and requiring a geotechnical report to address the construction plans.

The project was designed to comply with all of the development standards required by the underlying RS-1-2 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. No deviations or variations are required. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15301(e) - Existing Facilities and 15303(e) - New Construction. Therefore, the proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement.



The project contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. The closest Multiple Habitat Planning Area designated lands are approximately 1,150 feet from the site. Staff has reviewed and accepted a Biology Report from the applicant that indicates that the project will not result in any impacts to sensitive biological resources. The project will be developed on previously disturbed portions of the property that do not contain ESL. As a condition of approval, the project includes a Covenant of Easement over the natural steep hillside portion of the site to ensure preservation of the private open space and the ESL that is outside of the allowable development area. The project is not subject to the Vernal Pool Habitat Conservation Plan. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement. The site is not located adjacent to a beach or shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project site is located at 5911 La Jolla Mesa Drive, and is developed with a one-story, 4,135 square-foot single-family residence with an attached 689 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement. There is no mitigation required for the project.

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 Planning Commission, Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form,

## **ATTACHMENT 5**

exhibits, terms and conditions as set forth in Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on September 24, 2020

IO#: 24008293

**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: 24008293

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2312695

SITE DEVELOPMENT PERMIT NO. 2312696

**LA JOLLA MESA CDP/SDP- PROJECT NO. 639439**

PLANNING COMMISSION

This Coastal Development Permit No. 2312695 and Site Development Permit No. 2312696 is granted by the Planning Commission of the City of San Diego to LJM, LLC, California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0505. The 0.78-acre site is located at 5911 La Jolla Mesa Drive and contains Environmentally Sensitive Lands and is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal) within the La Jolla Community Plan Area. The project site is legally described as: Lot 3, Muirlands Panorama, in the City of San Diego, County of San Diego, State of California, according to Map thereof 3329.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an addition to the existing single-family residence, and construction of a detached accessory structure with basement described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 24, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over basement; and
- b. 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 September 24, 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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and 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 final inspection, the Owner/Permittee shall dedicate an additional two feet of public right-of-way along the project frontage on La Jolla Mesa Drive to provide a minimum of 10-foot curb-to-property-line distance, in a manner satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the planter area and irrigation located within the public right-of-way, in a manner satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway with a new 19-foot wide City standard driveway along La Jolla Mesa Drive, in a manner satisfactory to the City Engineer.



15. 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.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program as shown on Exhibit "A" on file in the Development Services Department:

16. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width extending out from the structure towards the native/naturalized vegetation, which is consistent with SDMC Section 142.0412. Zone One shall be a minimum of 21 feet in width and Zone Two shall range between 74 feet to 79 feet in width, exercising Zone Two reduction options under SDMC Section 142.0412(f).

17. Prior to the issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

18. Prior to issuance of any construction permits, a complete Brush Management Program shall be submitted to the Development Services Department for approval, and shall be in substantial conformance with Exhibit "A." The Brush Management Program shall comply with the City's Landscape Regulations and Standards.

19. Combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted in Zone One. Accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved in Zone One subject to the Fire Marshal's approval.

20. The Brush Management Program shall be maintained at all times in accordance with the City's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

21. All Environmentally Sensitive Lands on the premises shall be included within a Covenant of Easement, in accordance with the procedures set forth in SDMC Section 143.0152.

22. 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.

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

**GEOLOGY REQUIREMENTS:**

24. 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.

25. 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.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on September 24, 2020 and [Approved Resolution Number].

**ATTACHMENT 6**

Permit Type/PTS Approval No.: Coastal Development Permit No. 2312695  
Site Development Permit No. 2312696  
Date of Approval: September 24, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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

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

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

LJM, LLC,  
Owner/Permittee

By \_\_\_\_\_  
Dermot O'Shea

LJM, LLC,  
Owner/Permittee

By \_\_\_\_\_  
Ciara O'Shea

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