



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 3, 2016 REPORT NO. HO-16-043
HEARING DATE: August 10, 2016
SUBJECT: Huennekens Residence. Process Three Decision
PROJECT NUMBER: [443644](#)
OWNER/APPLICANT: Richard S. and Debbie H. Huennekens/Michelle Meade, Island Architects

SUMMARY:

Issue: Should the Hearing Officer approve a 1,819 square-foot addition to an existing single family dwelling located at 8476 Westway Drive within the La Jolla Community Planning Area?

Staff Recommendations:

1. Approve Site Development Permit No. 1551293.
2. Approve Coastal Development Permit No. 1551292.

Community Planning Group Recommendation: On February 4, 2016, the La Jolla Community Planning Group voted 7-4-3 to recommend approval of the proposed project with a recommendation to have the drainage plan revised to include pop-up emitters. Reference the Community Planning Group section of this report.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 23, 2016 and the opportunity to appeal that determination ended June 7, 2016.

BACKGROUND

The 0.50-acre site is located at 8476 Westway Drive, in the Single Family (SF) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay Zone, and the Parking Impact Overlay Zone (Campus Impact Area). The site is designated as Very Low Density within the La Jolla Community Plan.

A La Jolla Shores Planned District Permit processed as a Site Development Permit per SDMC Section [1510.0201](#) is required for the addition and alteration of any existing structure within the La Jolla Shores Planned District (LJSPD). The project also requires a Coastal Development Permit for development located within the Coastal Overlay Zone per SDMC Section [126.0704\(5\)](#) where the demolition or removal of 50 percent or more of the exterior walls of the existing structure is proposed.

DISCUSSION

Project Description:

The project proposes the construction of a 1,819-square-foot addition and remodel to an existing two-story, 5,456-square-foot residence resulting in a 7,275, two story residence. An existing two-car garage would be maintained.

Community Plan/LJSPDO Analysis:

The project site is designated as Very Low Density Residential (0-5 dwelling units/acre) in the La Jolla Community Plan. The proposed single dwelling unit on a 21,623-square-foot lot will create a density equivalent to two dwelling units/acre consistent with the land use plan density. The project site is also located in an area designated for single-family residential in the La Jolla Community Plan (LJCP) and the proposal remains consistent with that land use.

Concurrent with the adoption of the La Jolla Shores Planned District Ordinance (LJSPDO), the City Council adopted architectural and design standards, by resolution, to be used in evaluating the appropriateness of any development for which a permit is applied for under the La Jolla Shores Planned District Ordinance SDMC Section [1510.0301](#). Therefore, conformance with the LJSPDO facilitates implementation of the goals and policies of the La Jolla Community Plan. The LJSPDO provides standards to guide development under the categories of Character of the Area, Design Principle, and Design Requirements, for evaluating consistency with the Community Plan and the LJSPDO.

The Residential element of the LJCP includes recommendations to maintain and enhance the existing neighborhood character, and to promote visual harmony in the transitions between new and existing structures. The plan recommends the use of off-setting planes and building articulation to promote transitions between new and older structures.

The neighborhood is developed with single dwelling units of various architectural styles and sizes. The project incorporates vertical and horizontal offsetting planes, roofline variation, architectural details, the use of balconies, courtyards, and patios, a low building profile along Westway Drive, and the use of building materials and color compatible with the character of the surrounding area. The project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color, and appearance of the existing neighborhood.

The Urban Design Element of the General Plan encourages residential design that is sensitive to the existing character of a neighborhood. The General Plan welcomes change through innovation demonstrated by high-quality architectural design that is compatible with the surrounding neighborhood. The General Plan recommends that change is incremental and is accomplished, in part, utilizing City-wide zoning and the general design regulations within Planned Districts to create a "coherent image of the City as a whole." In La Jolla Shores, bulk and scale for single dwelling unit redevelopment is subject to the La Jolla Shores Planned District Ordinance. The LJSPDO addresses the use and density of structures that are located within the boundary of the La Jolla Shores Planned District Area.

The LJSPDO does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the LJSPDO contains language in the General Design regulations which references the character of the area and design principles. A neighborhood survey of the lot sizes, gross floor area, and setbacks within a 300-foot radius of the proposed project found the project to be in conformance to bulk and scale and character of the surrounding homes.

The proposed project is in conformance with the development regulations of the Single Family (SF) Zone of the LJSPDO, including building setbacks, the 30-foot maximum building height, the 60 percent maximum lot coverage per SDMC Section [1510.0304](#). Therefore the project is in general conformity with the surrounding neighborhood.

Community Planning Group:

On February 4, 2016, the project was presented to the La Jolla Community Planning Group (LJCPG). The LJCPG voted 7-4-3 to recommend approval of the proposed project with a recommendation to revise the drainage to include pop-up emitters. Although the applicant voluntarily offered to incorporate the emitters, staff concluded that these features were not acceptable.

Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval (Attachments 5 and 6). Staff recommends the Hearing Officer approve the project.

ALTERNATIVES

1. Approve Site Development Permit No. 1551293 and Coastal Development Permit No. 1551292, with modifications.
2. Deny Site Development Permit No. 1551293 and Coastal Development Permit No. 1551292, if the findings required to approve the project cannot be affirmed.

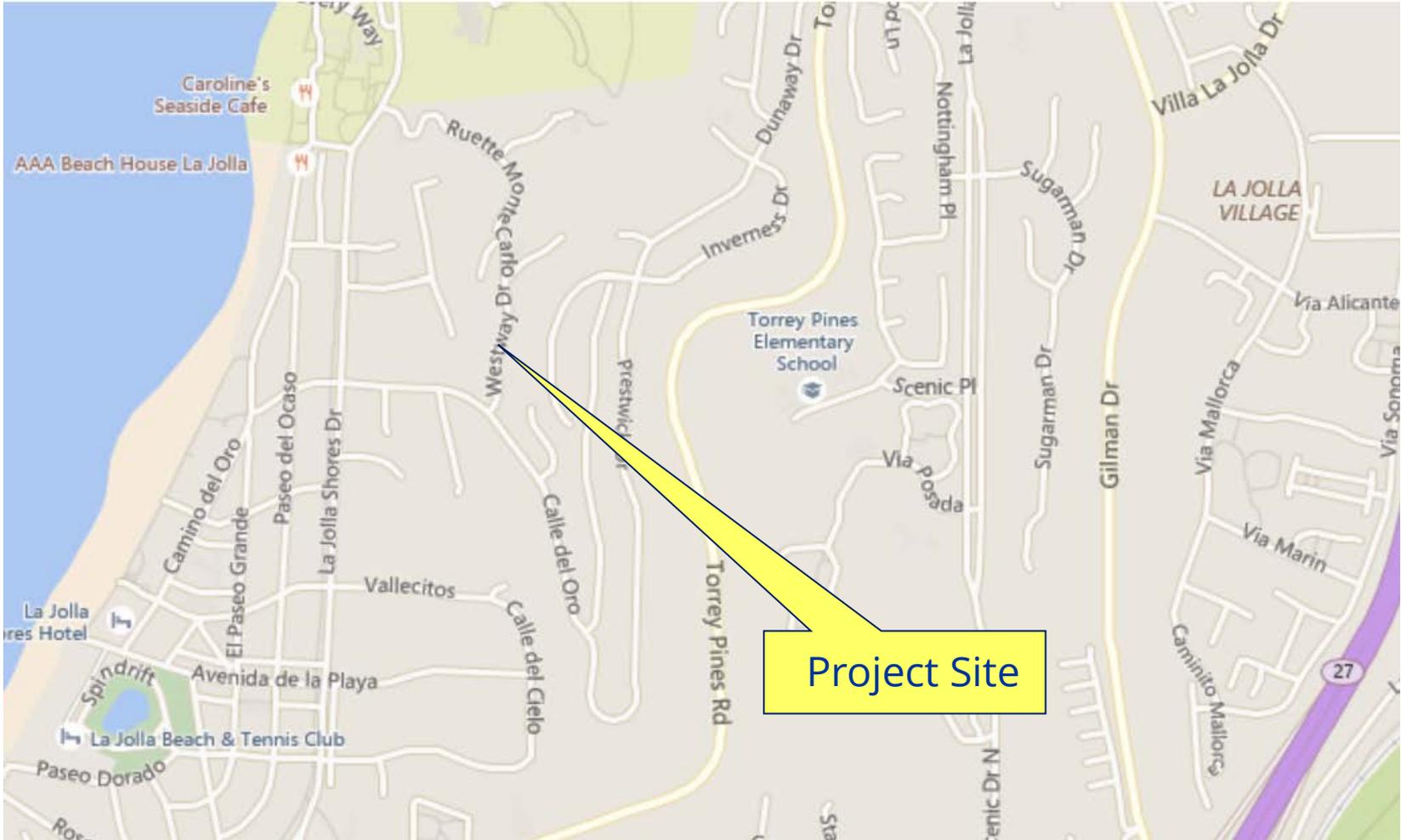
Respectfully submitted,



Gaetano Martedi, Development Project Manager

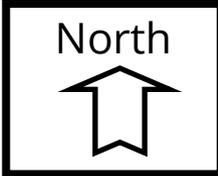
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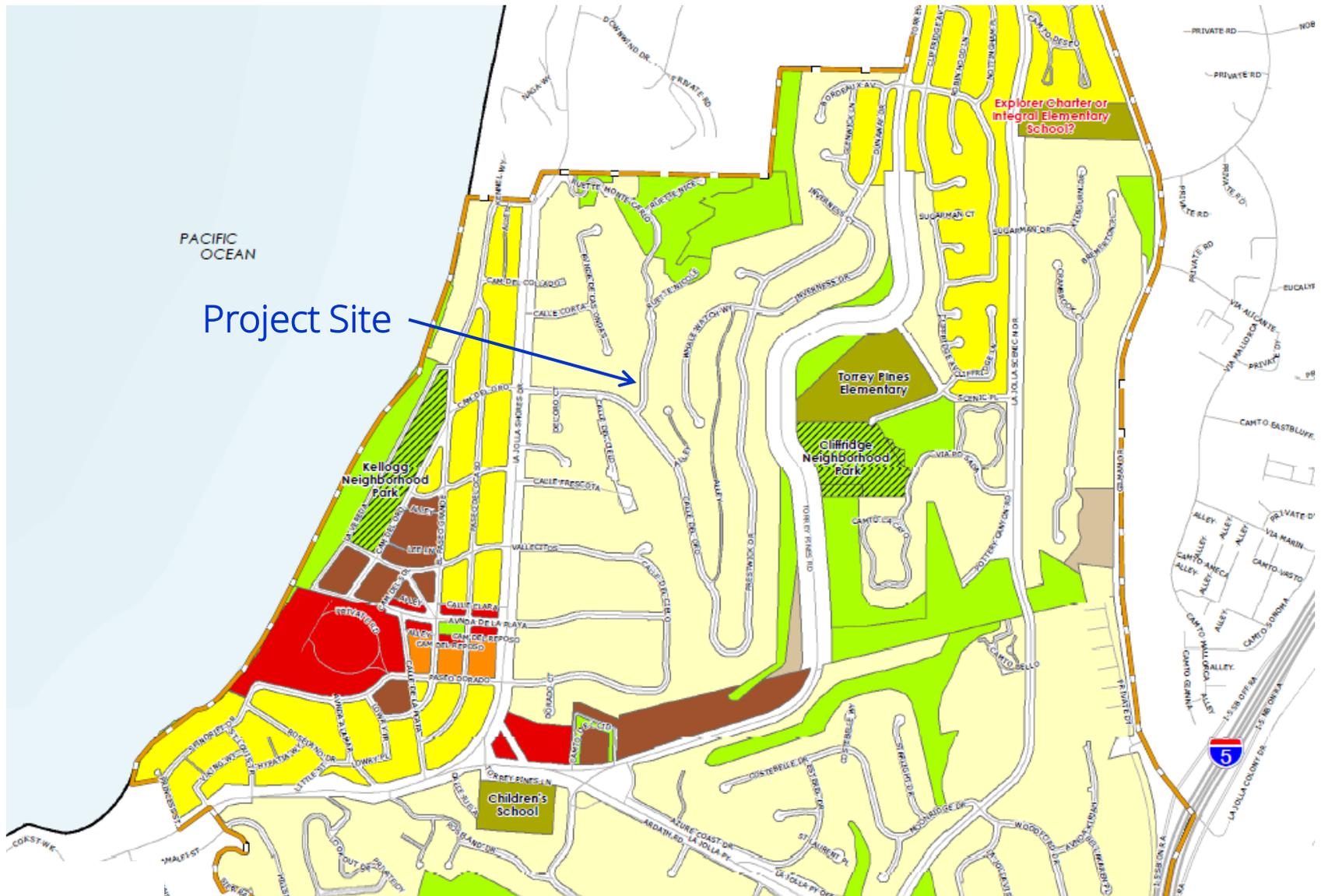
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

Huennekens Residence CDP SDP - 8476 Westway Drive
PROJECT NO. 443644



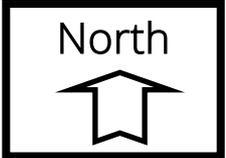


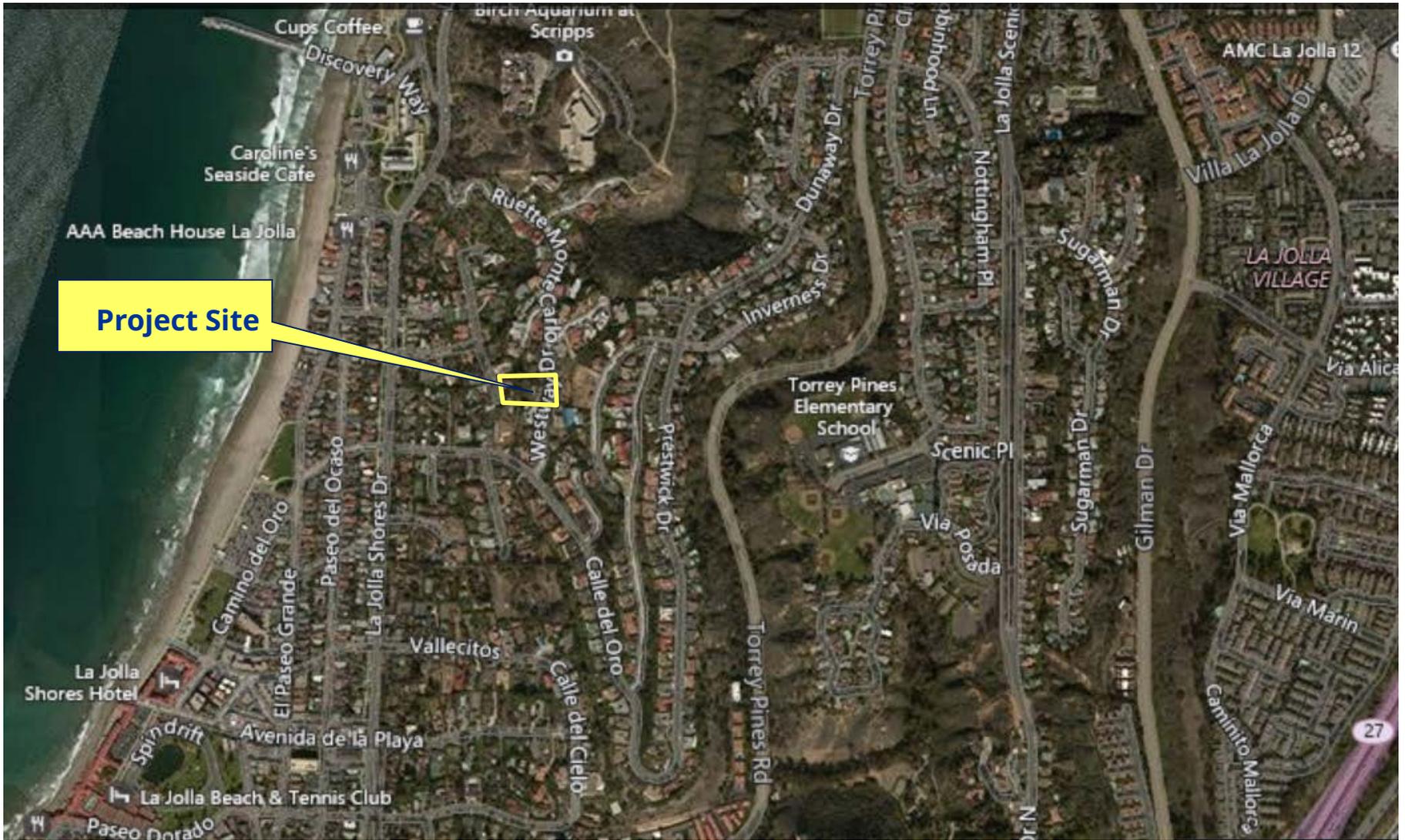
Project Site



Land Use Map

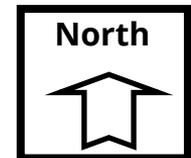
Huennekens Residence CDP SDP- 8476 Westway Drive
PROJECT NO. 443644





Location Aerial Photo

Huenekens Residence CDP SDP - 8476 Westway Drive
PROJECT NO. 443644



PROJECT DATA SHEET		
PROJECT NAME:	HUENNKENE RESIDENCE	
PROJECT DESCRIPTION:	A 1,819 square-foot addition and associated remodel at a site with an existing single-family unit.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit and Coastal Development Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Very low density residential at 0-5 dwelling units per acre (du/ acre) in the La Jolla Community Plan and Local Coastal Program.	
ZONING INFORMATION:		
ZONE:	LJSPD-SF Zone	
HEIGHT LIMIT:	30 feet	
LOT SIZE:	0.50 acres	
FLOOR AREA RATIO:	N/A	
FRONT SETBACK:	In conformance to La Jolla Shores Planned District Bulk & Scale & Setbacks	
SIDE SETBACK:	In conformance to La Jolla Shores Planned District Bulk & Scale & Setbacks	
STREETSIDE SETBACK:	In conformance to La Jolla Shores Planned District Bulk & Scale & Setbacks	
REAR SETBACK:	In conformance to La Jolla Shores Planned District Bulk & Scale & Setbacks	
PARKING:	N/A	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	LJSPD-SF Zone	Single Family Residential
SOUTH:	LJSPD-SF Zone	Single Family Residential
EAST:	LJSPD-SF Zone	Single Family Residential
WEST:	LJSPD-SF Zone	Single Family Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 4, 2016, the La Jolla Community Planning Group voted 7-4-3 to recommend approval of the proposed project with a recommendation to have the drainage plan revised to include pop-up emitters. Although the applicant voluntarily revised the drainage plan and drainage study to include pop-up emitters, staff reviewed the revisions and concluded that these features are not acceptable.	

HEARING OFFICER RESOLUTION NO. _____
 SITE DEVELOPMENT PERMIT NO. 1551293 AND COASTAL DEVELOPMENT PERMIT NO. 1551292
HUENNEKENS RESIDENCE - PROJECT NO. 443644

WHEREAS, Richard S. and Debbie H. Huennekens, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 1,819-square-foot addition and remodel to an existing two-story, 5,456-square-foot single family residence, for a total gross floor area of 7,275 square-feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1551293 and 1551292), on portions of a 0.50-acre-site;

WHEREAS, the project site is located at 8476 Westway Drive in the Single-Family (SF) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay Zone, and the Parking Impact Overlay Zone (Campus Impact Area) within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 2 of La Jolla Costa Dorada, according to Map thereof No. 6865, filed in the office of the County Recorder of San Diego County, February 26, 2971;

WHEREAS, on August 10, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1551293 and Coastal Development Permit No. 1551292 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 23, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and Section 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 10, 2016.

FINDINGS:

Site Development Permit Findings Section 126.0504:

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

The project proposes an addition to an existing single family residence on a 0.50-acre lot. The project site is located at 8476 Westway Drive and is designated for Very Low Density Residential at 0-5 du/acre in the La Jolla Community Plan. The proposed single family dwelling on a 0.50-acre site is consistent with the land use plan density (2 du/ac).

The residential element of the LJCP includes recommendations to maintain and enhance the existing neighborhood character, and to promote visual harmony in the transitions between

new and existing structures. The plan recommends the use of off-setting planes and building articulation to promote transitions between new and older structures.

The Urban Design Element of the General Plan encourages residential design that is sensitive to the existing character of a neighborhood. The General Plan welcomes change through innovation demonstrated by high-quality architectural design that is compatible with the surrounding neighborhood. The General Plan recommends that change is incremental and is accomplished, in part, utilizing City-wide zoning and the general design regulations within Planned Districts to create a "coherent image of the City as a whole." In La Jolla Shores, bulk and scale for single dwelling unit redevelopment is subject to the La Jolla Shores Planned District Ordinance. The LJSPDO addresses the use and density of structures that are located within the boundary of the La Jolla Shores Planned District Area.

The La Jolla Community Plan does not identify an existing or proposed physical accessway or a public view corridor on or adjacent to the site. The project site is approximately 1,600 feet away from the coastline. All proposed development will occur on private property. The proposed coastal development will enhance and protect the public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project will incorporate construction Best Management Practices (BMP) necessary to comply with Chapter 14 Article 2, Division 1 of the San Diego Municipal Code. The project will prepare and implement a Water Pollution Control Plan in accordance with the guidelines in Appendix E of the City's Storm Water Standards. The project will enter into a Maintenance Agreement for ongoing permanent BMP maintenance. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met through building permit review. Therefore, the proposed project will not be detrimental to the public health safety and welfare.

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

The project site is located at 8476 Westway Drive in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone (Campus Impact area). The site is designated for Very Low Density within the La Jolla Community Plan.

Concurrent with the adoption of the La Jolla Shores Planned District Ordinance (LJSPDO), the City Council adopted architectural and design standards, by resolution, to be used in evaluating the appropriateness of any development for which a permit is applied for under the La Jolla Shores Planned District Ordinance SDMC Section [1510.0301](#). Therefore, conformance with the LJSPDO ensures conformance with the goals and policies of the La Jolla Community Plan. The LJSPDO provides standards to guide the development under the

categories of Character of the Area, Design Principle, and Design Requirements, for evaluating consistency with Land Use Plans and the LJPDO.

The La Jolla Planned District Ordinance (LJPDO) does not contain quantitative restrictions on gross floor area (GFA). Bulk and scale are regulated through maximum coverage and height, and an analysis of general conformity with the surrounding neighborhood. The residences within the immediate area are diverse in their sizes, number of stories, and heights. A comparative setback survey of properties within the immediate area demonstrates that a wide range of setbacks exist in the neighborhood, including a front yard setback range of four to 47 feet, a side yard setback range of four to 130 feet, and a rear yard setback range of 16 to 132 feet. The proposed project front yard setback of 12 feet, side yard setback (north and south sides) of six feet, and rear yard setback of 38 feet, fall within the setback range of the neighborhood, and therefore, are in general conformity with the other properties in the area.

The proposal complies with the maximum 30-foot structure height of the underlying SF zone as well as the requirements of the Coastal Height Limit Overlay Zone. The proposed lot coverage of 23 percent complies with the 60 percent maximum allowed, and the proposed landscaped area covering 57 percent of the project site exceeds the minimum 30 percent requirement.

The project is not requesting nor does it require any deviations or variances from the applicable development regulation and policy documents. Therefore, the proposed development will comply with the regulations of the Land Development Code.

Coastal Development Permit - Section 126.0708

- 1. 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 La Jolla Community Plan does not identify an existing or proposed physical accessway nor a public view corridor on or adjacent to the site. The project site is approximately 1,600 feet away from the coastline. All proposed development will occur on private property. Therefore, the proposed coastal development will enhance and protect the public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The 0.50-acre-site is currently developed with an existing single family residence and is not located on or adjacent to environmentally sensitive lands. The project site is located in a built urbanized location. An environmental review is found to be exempt from environmental

review under the California Environmental Quality Act (CEQA) Guidelines. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project proposes to construct a 1,819-square-foot addition to an existing single-family, two-story, 5,456-square-foot home. Single-family residential development is the primary existing land use of the immediate neighborhood. The La Jolla Community Plan (LJCP) and Local Coastal Program (LCP) designates the site and surrounding areas to the north, south, east and west as Very Low Density Residential use (0-5 du/ac) and the proposal is within the range (2 du/ac).

The residential element of the LJCP includes recommendations to maintain and enhance the existing neighborhood character, and to promote visual harmony in the transitions between new and existing structures. The plan recommends the use of off-setting planes and building articulation to promote transitions between new and older structures.

The neighborhood is developed with single dwelling units of various architectural styles and sizes. The project incorporates vertical and horizontal offsetting planes, roofline variation, architectural details, the use of balconies, courtyards, and patios, a low building profile along Westway Drive, and the use of building materials and color compatible with the character of the surrounding area. The project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color, and appearance of the existing neighborhood.

The La Jolla Community Plan does not identify an existing or proposed physical accessway nor a public view corridor on or adjacent to the site. The project site is approximately 1,600 feet away from the coastline. All proposed development will occur on private property.

The Certified Implementation Program for the Local Coastal Program requires compliance with zoning regulations. Because the Project complies with all zoning regulations and does not propose or require deviations, the Project conforms to the Local Coastal Program and complies with the Certified Implementation Program.

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

The project site is located at 8476 Westway Drive, just north of Calle Del Oro and south of Ruelle Nicole, and is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1551293 and Coastal Development Permit No. 1551292 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1551293 and 1551292, a copy of which is attached hereto and made a part hereof.

Gaetano Martedi
Development Project Manager
Development Services

Adopted on: August 10, 2016

IO#: 24006178

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006178

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1551292 AND SITE DEVELOPMENT PERMIT NO. 1551293
HUENNEKENS RESIDENCE - PROJECT NO. 443644
 HEARING OFFICER

This Coastal Development Permit No. 1551292 and Site Development Permit No. 1551293 is granted by the Hearing Officer of the City of San Diego to Richard Scott Huennekens and Deborah Hope Legome Huennekens, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707 and 126.0503. The 0.50-acre-site is located at 8476 Westway Drive, in the Single-Family (SF) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay Zone, and the Parking Impact Overlay Zone (Campus Impact Area), within the La Jolla Community Plan. The project site is legally described as Lot 2 of La Jolla Costa Dorada, according to Map thereof No. 6865, filed in the Office of the County Recorder of San Diego County, February 26, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner /Permittee to construct an addition to an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 10, 2016, on file in the Development Services Department.

The project shall include:

- a. The construction of a 1,819-square-foot addition and remodel to an existing two-story, 5,456-square-foot residence resulting in a 7,275-square-foot residence;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 24, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

11. The project proposes to export 450 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

12. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of all the private improvements within the public right-of-way.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of non-utilized driveway with City Standards, curb and gutter, adjacent to the site on Westway Drive.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 24 foot maximum driveway per current City Standards, adjacent to the site on Westway Drive.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
16. 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.
17. 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.
18. The drainage system proposed for this development as shown on the site plan is private and subject to approval by the City Engineer.

GEOLOGY REQUIRMENTS:

19. 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.

LANDSCAPE REQUIREMENTS:

20. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.
21. All landscaping shall be completed within six months of occupancy or within one year of the notice of completion of a residence.
22. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
23. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

PLANNING/DESIGN REQUIREMENTS:

24. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall

comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

25. 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.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 August 10, 2016 and HO – .

Permit Type/PTS Approval No.: CDP No. 1551292/SDP No. 1551293
Date of Approval: August 10, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Gaetano Martedi
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.

By _____
Richard Scott Huennekens
Owner/Permittee

By _____
Deborah Hope Legome Huennekens
Owner/Permittee

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: **443644**Project Title: **Huennekens SDP/CDP**

Project Location-Specific: 8476 Westway Drive, San Diego, California 92037

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

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT is being requested for a 1,692 square-foot remodel to an existing 5,456 square-foot two-story single dwelling unit. Associated site improvements include landscape, hardscape, a spa and retaining walls. The approximate 0.50 acre (21,623 square-foot) project site is located at 8476 Westway Drive. The land use designation is Very Low Residential (0-5 DU/AC) per the community plan. Furthermore, the project site is located in the Single Family (LJSPD-SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone, Coastal Height Overlay Zone, and Parking Impact Overlay zone (Coastal and Campus). (Legal Description: Lot 2 of La Jolla Coasta Dorada, City of San Diego, County of San Diego Map #6865).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Scott Huennekens
 18565 Soledad Avenue
 San Diego, California 92037
 (858) 459-9291

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15301 (Existing Facilities) 15303 (New Construction)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities) which allows for the operation, repair, leasing, or minor modifications of existing facilities. The project also meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include but are not limited to on single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

Lead Agency Contact Person: Morgan Dresser

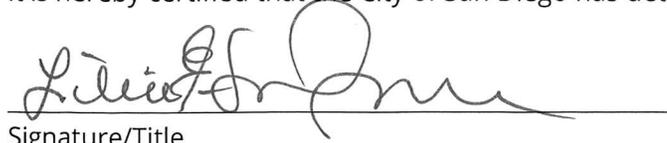
Telephone: (619) 446-5404

Revised 010410mjh

If filed by applicant:

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

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



Signature/Title

May 23, 2016 _____

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association

Date: February 28, 2016

Subject: La Jolla Community Planning Association Ratification

Re: "HUENNEKENS RESIDENCE" 8476 Westway Drive SDP and CDP

On February 4, 2016 at the Regular Monthly meeting of the La Jolla Community Planning Association, Board members Voted as an Action Item on the aforementioned project.

Action Item: Site Development Permit and Coastal Development Permit for a 1,692 square-foot addition and associated interior remodel to an existing single family dwelling unit. The 0.50-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8476 Westway Drive in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area, Council District 1. Original SF 3952.

Previous Committee Recommendation: Findings CAN be made for project 443644 for a Site Development Permit and a Coastal Development Permit 5-0-0.

Approved Motion: That findings **can** be made for a Site Development Permit and Coastal Development Permit for a project 44364, a 1692 sf addition and interior remodel at 8476 Westway Drive as presented with the drainage plan revised to utilize a runoff dispersal system with pop-up emitters and make a good faith effort to resolve drainage issues with the neighbors (7-4-3).

Sincerely,

Cindy Greatrex

Chair

858-456-7900



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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 **Project No.** *For City Use Only*
 Huennekens Residence

Project Address:
 8476 Westway Dr., La Jolla, CA 92037

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Scott Huennekens
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 1865 Soledad Ave
 City/State/Zip:
 La Jolla, CA 92037
 Phone No: (858) 459-9291 Fax No:
 Signature: *[Signature]* Date: 9-3-15

Name of Individual (type or print):
 Debbie Huennekens
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 1865 Soledad Ave
 City/State/Zip:
 La Jolla, CA 92037
 Phone No: (858) 459-9291 Fax No:
 Signature: *[Signature]* Date: 9-3-2015

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

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

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

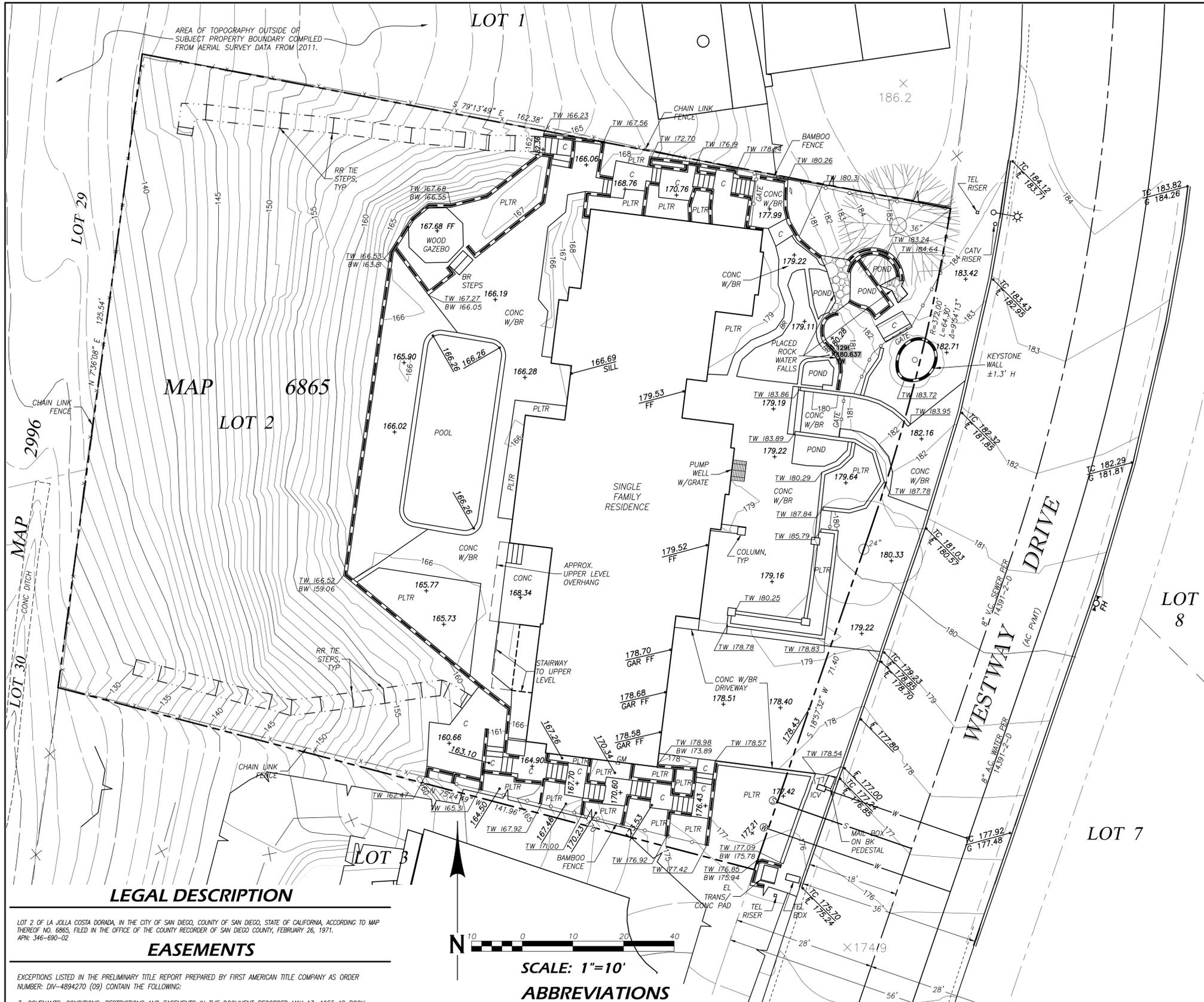
City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

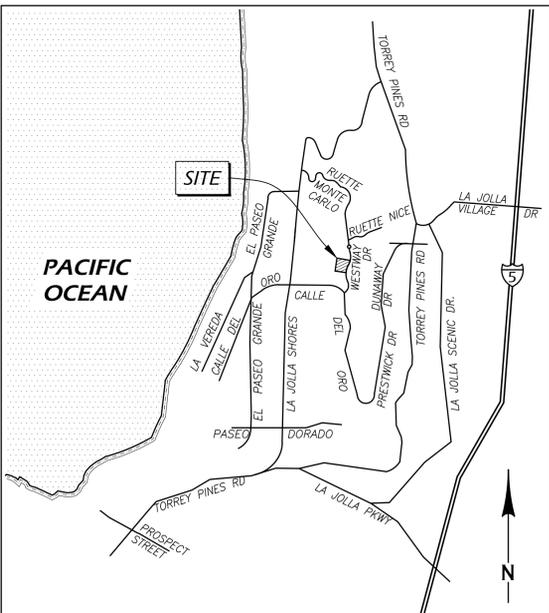


LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		---
STREET CENTERLINE		—+—
CONTOUR		90
CONCRETE CURB & GUTTER		=====
SPOT ELEVATION		100.00 x 100.00
BUILDING FOOTPRINT		[Symbol]
WROUGHT IRON FENCE		[Symbol]
WOOD FENCE		[Symbol]
CHAIN LINK FENCE		[Symbol]
FREE STANDING WALL		[Symbol]
RETAINING WALL		[Symbol]
STREET LIGHT		[Symbol]
TREE; PLANT; PALM, PINE		[Symbol]

NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
3. 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.



VICINITY MAP

THOMAS BROS. MAP 1227-H4
NO SCALE

CITY STANDARD TITLE BLOCK

PREPARED BY: Island Architects	Revision 14:	
Contact: Michelle Meade	Revision 13:	
7626 Herschel Avenue	Revision 12:	
La Jolla, CA 92037	Revision 11:	
Phone: (858) 459-9291	Revision 10:	
Street Address: 8476 Westway Drive	Revision 09:	
La Jolla, CA 92037	Revision 08:	
Project Name: Huennekens Residence	Revision 07:	
	Revision 06:	
	Revision 05:	
	Revision 04:	
	Revision 03:	11/18/2015
	Revision 02:	10/21/2015
	Revision 01:	
Sheet Title: Topographic Survey	Original Date:	09/04/2015
	Sheet:	2 of 7
	DEP#:	

LEGAL DESCRIPTION

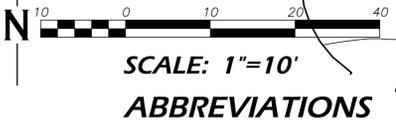
LOT 2 OF LA JOLLA COSTA DORADA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6865, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1971. APN: 346-690-02

EASEMENTS

EXCEPTIONS LISTED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NUMBER: DIV-4894270 (09) CONTAIN THE FOLLOWING:

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 13, 1955 AS BOOK 5642, PAGE 323 OF OFFICIAL RECORDS, AND DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 23, 1956 AS BOOK 6111, PAGE 412 AND RECORDED APRIL 6, 1960 AS INSTRUMENT NO. 70810, BOTH OF OFFICIAL RECORDS. SAID CC&RS MAY DESCRIBE ENCUMBRANCES AND RESTRICTIONS ON THE SUBJECT PROPERTY INCLUDING, BUT NOT NECESSARILY LIMITED TO, BUILDING SETBACKS, EASEMENTS, AND HEIGHT LIMITS.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 01, 1971 AS INSTRUMENT NO. 38013 OF OFFICIAL RECORDS, AND DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 22, 1971 AS INSTRUMENT NO. 54054 AND MAY 4, 1971 AS INSTRUMENT NO. 91531, BOTH OF OFFICIAL RECORDS. DOCUMENT NOTES THAT FRONT AND REAR SETBACKS TO BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO PLANNING AND ZONING REGULATIONS. SAID CC&RS MAY DESCRIBE ENCUMBRANCES AND RESTRICTIONS ON THE SUBJECT PROPERTY INCLUDING, BUT NOT NECESSARILY LIMITED TO, BUILDING SETBACKS, EASEMENTS, AND HEIGHT LIMITS.

AC	ASPHALTIC CONCRETE	GM	GAS METER
BLK	BLOCK	H	HIGH
BRK	BRICK	PLTR	PLANTER
BW	GRADE AT BOTTOM OF WALL	ICV	IRRIGATION CONTROL VALVE
CL	CENTER LINE	PA	PAVING AREA
C:	CONCRETE	PVMT	PAVEMENT
CO	CLEANOUT	SMH	SEWER MANHOLE
EL	ELECTRIC	TEL	TELEPHONE
ELEV	ELEVATION	TRANS	TRANSFORMER
FL	FLOW LINE	TYP	TYPICAL
GAR	GARAGE	WM	WATER METER



BENCHMARK

EBP AT THE CORNER OF CALLE DEL ORO AND WESTWAY DRIVE
ELEV = 120.306 MSL, NGVD 29, CITY OF SAN DIEGO VERTICAL CONTROL BOOK

COFFEY ENGINEERING, INC.
10660 SCRIPPS RANCH BLVD, SUITE 102, SAN DIEGO, CA 92131 | PH: (858) 831-0111 | FAX: (858) 831-0179



HUENNEKENS RESIDENCE
8476 Westway Drive
La Jolla, CA 92037

DATE OF SURVEY: 5/06/15
SURVEYOR: R.M. CAUGHEY

TOPOGRAPHIC SURVEY

DRAWN BY:	RMC
CHECKED BY:	JSC
ORIGINAL:	5/20/2015
REVISION 1:	09/02/2015
REVISION 2:	10/21/2015
REVISION 3:	11/18/2015
REVISION 4:	
REVISION 5:	

TOPOGRAPHIC SURVEY

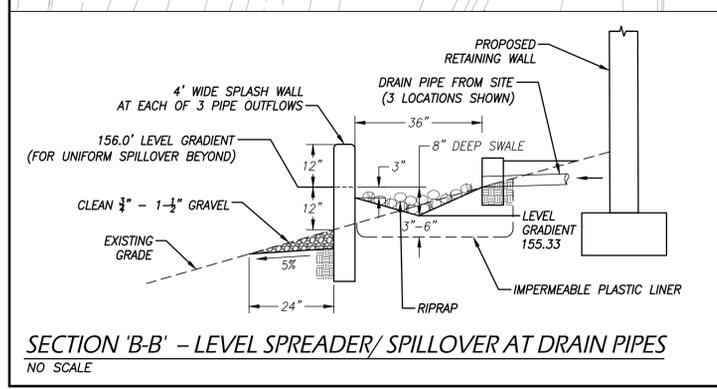
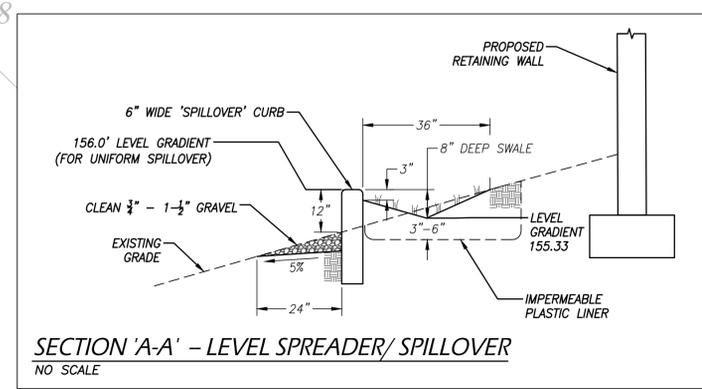
SCALE: 1"=10'
C.O.
SHT 1 OF 1 SHTS



LEGEND

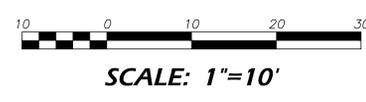
IMPROVEMENT	STANDARD DWGS.	SYMBOL
PVT CONTOUR		90 100.00
PVT SPOT ELEVATION		90 100.00
PVT DRAINAGE SWALE OR DIRECTION OF FLOW	SDR-35 SCH 40	→
PVT PVC DRAIN LINE (SIZE NOTED)	(NDS OR EQ)	○
PVT LANDSCAPE DRAIN (SIZE NOTED)	(BROOKS 1212 OR EQ)	□
PVT 12" CATCH BASIN		⊗
3" POP-UP EMITTER		⊙
PVT RETAINING WALL		▬
PVT CMU STEM WALL		▬
PVT FREESTANDING WALL		▬
PVT BUILDING FOOTPRINT		▬
PVT FENCE (MAT'L PER ARCHITECT)		▬
PVT RIP-RAP DISSIPATER	SDD-104 (MOD)	▬
PVT CONCRETE PAVEMENT		▬
PVT TRENCH DRAIN		▬
PVT DRIVEWAY PER SDG-159		▬
EXISTING IMPROVEMENTS		
ITEM		
PROPERTY LINE		N45°45'45"W
STREET CENTERLINE		90
CONTOUR		100.00
SPOT ELEVATION		90
FENCE TO REMAIN		▬
WATER LINE		W
SEWER LINE		S
WATER SERVICE		W
SEWER SERVICE		S
FIRE HYDRANT		⊗
STANDARD DRIVEWAY		▬

- STORM WATER NOTES:**
- AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
 - MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
 - NO ADDITIONAL RUNOFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.



GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED:	0.35 ACRES	% OF TOTAL SITE:	76%
AMOUNT OF CUT:	200 CUBIC YARDS	MAXIMUM DEPTH OF CUT:	4.8 FEET
AMOUNT OF FILL:	650 CUBIC YARDS	MAXIMUM DEPTH OF FILL:	4.8 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	4.8 FEET	SLOPE RATIO:	2:1
MAXIMUM HEIGHT OF CUT SLOPE(S):	4.8 FEET	SLOPE RATIO:	2:1
AMOUNT OF IMPORT/EXPORT SOIL:	450 CUBIC YARDS		
RETAINING/ CRIB WALLS:	LENGTH 342 FEET	MAXIMUM HEIGHT:	4.8 FEET



CITY STANDARD TITLE BLOCK

PREPARED BY:	Island Architects	Revision 14:	
Name:	Contact: Michelle Meade	Revision 13:	
	7626 Herschel Avenue	Revision 12:	
	La Jolla, CA 92037	Revision 11:	
Phone:	(858) 459-9291	Revision 10:	
		Revision 09:	
Street:	8476 Westway Drive	Revision 08:	
Address:	La Jolla, CA 92037	Revision 07:	
		Revision 06:	
Project:	Huennkens Residence	Revision 05:	
		Revision 04:	
		Revision 03:	
		Revision 02:	03/24/2016
		Revision 01:	1/21/2016
Sheet:	Drainage Plan	Original Date:	09/24/2015
Title:		Sheet:	3 of 8
		DEP#:	

HUENNEKENS RESIDENCE
8476 Westway Drive
La Jolla, CA 92037

COFFEY ENGINEERING, INC.
10660 SCRIPPS RANCH BLVD, SUITE 102, SAN DIEGO, CA 92131 PH: (619) 831-0111 FAX: (619) 831-0179

DRAWN BY: GC
CHECKED BY: JC

ORIGINAL 09/24/2015

REVISION 1
REVISION 2
REVISION 3
REVISION 4
REVISION 5

PRELIMINARY GRADING/ DRAINAGE PLAN

SCALE: 1" = 10'

C.1

SHT 2 OF 8 SHTS



Copyright Island Architects	2015
JOB #:	2015-5100
DRAWN BY:	Author
PROJ. MGR.:	Checker
DATE:	ISSUE:
09/04/15	CDP Submittal

REVISIONS	
#	DESCRIPTION

- GENERAL NOTES:**
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL:
 - ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - 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.
 - SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC). THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 - THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES OR HILLSIDE AREAS.
 - REMOVE NON CONFORMING PRIVATE EXISTING IMPROVEMENTS IN THE RIGHT-OF-WAY.
 - DRIVEWAY, WALKWAY AND LOW WALLS WITHIN THE RIGHT OF WAY TO BE PROCESSED UNDER SEPARATE ROW PERMIT / EMRA.

- SITE NOTES**
- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
 - PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
 - THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (U.F.C. 901.4.4).
 - FIRE HYDRANTS, **00 @ 0'-0" & 0'-0" FROM PROPERTY** SEE SITE PLAN.
 - REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WPCC.
 - WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
 - AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 - Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
 - Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller's. Soil moisture-based controllers are not required to have rain sensor input.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007 (http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://docs.sandiego.gov/municipal/MuniCodeChapter14/Ch14Ar02Division02.pdf>) AND STORM WATER MANUAL (<http://www.sandiego.gov/development-services/pdf/news/stormwatermanual.pdf>)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S) DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
- ALL STOCKPILES OF UNCOMPACTED SOIL AND / OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
- THE CONTRACTOR SHALL RESORE ALL EROSION / SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

CITY STANDARD TITLE BLOCK

PREPARED BY:	Island Architects	Revision 14:	
Name:	Contact: Michelle Meade	Revision 13:	
	7626 Herschel Avenue	Revision 12:	
	La Jolla, CA 92037	Revision 11:	
Phone:	(858) 459-9291	Revision 10:	
		Revision 09:	
Street Address:	8476 Westway Drive	Revision 08:	
	La Jolla, CA 92037	Revision 07:	
		Revision 06:	
Project Name:	Huennekens Residence	Revision 05:	
		Revision 04:	
		Revision 03:	
		Revision 02:	03/24/2016
		Revision 01:	01/21/2016
Sheet Title:		Original Date:	09/04/2015
		Sheet:	4 of 8
		DEP#:	

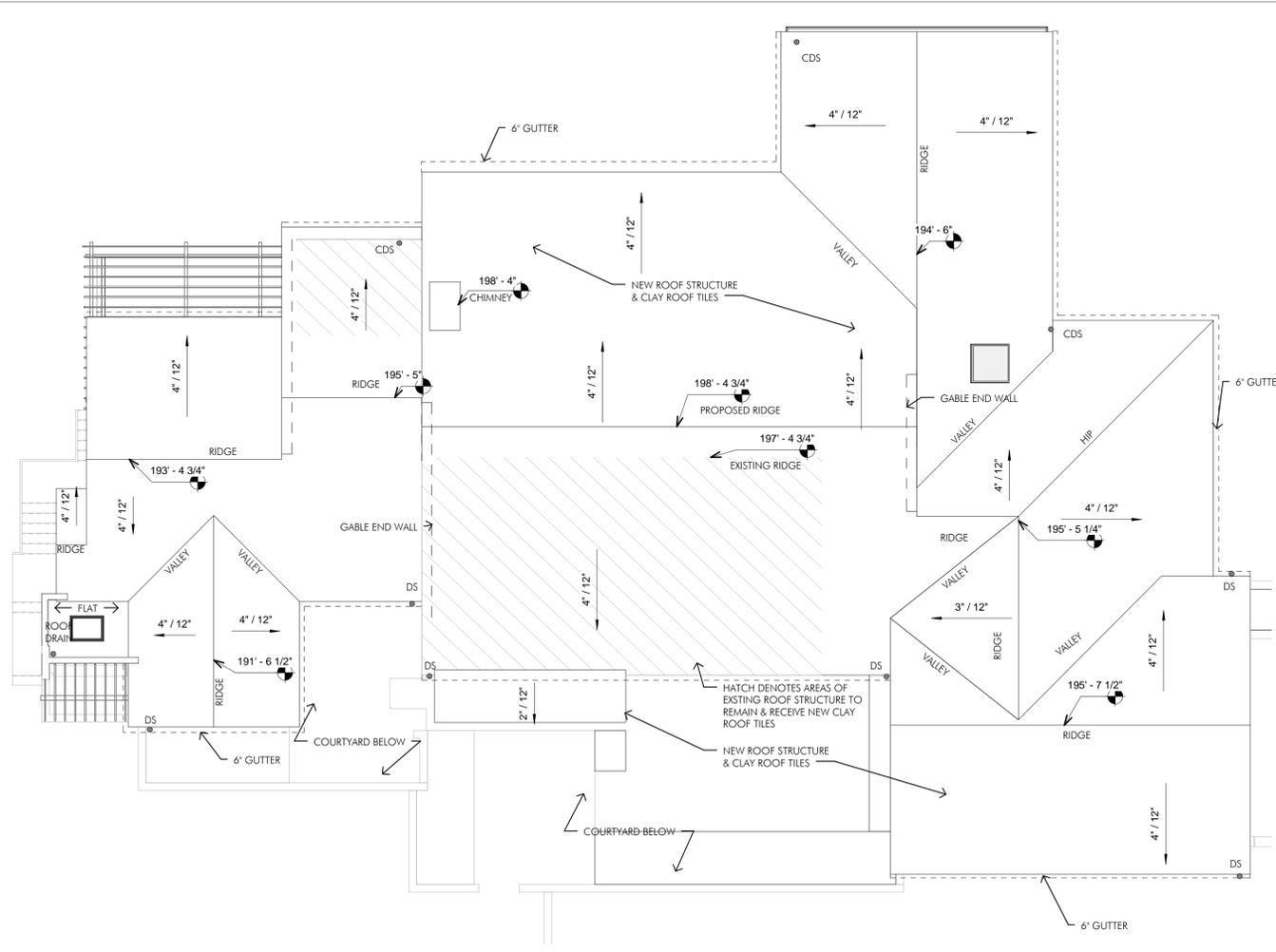
SITE PLAN 1/8" = 1'-0" 1



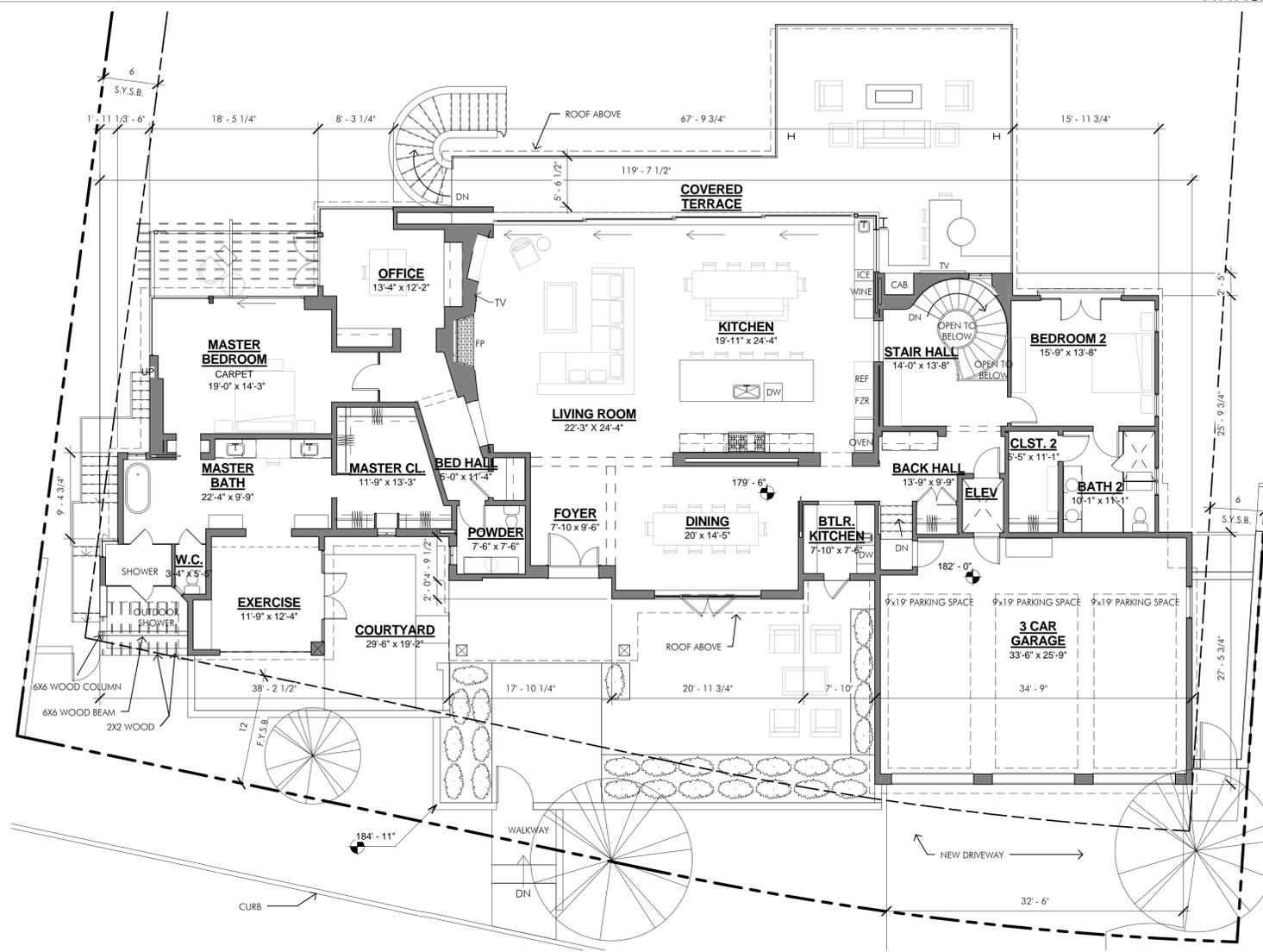
Site Legend

EXISTING SITE IMPROVEMENTS TO BE REDEVELOPED

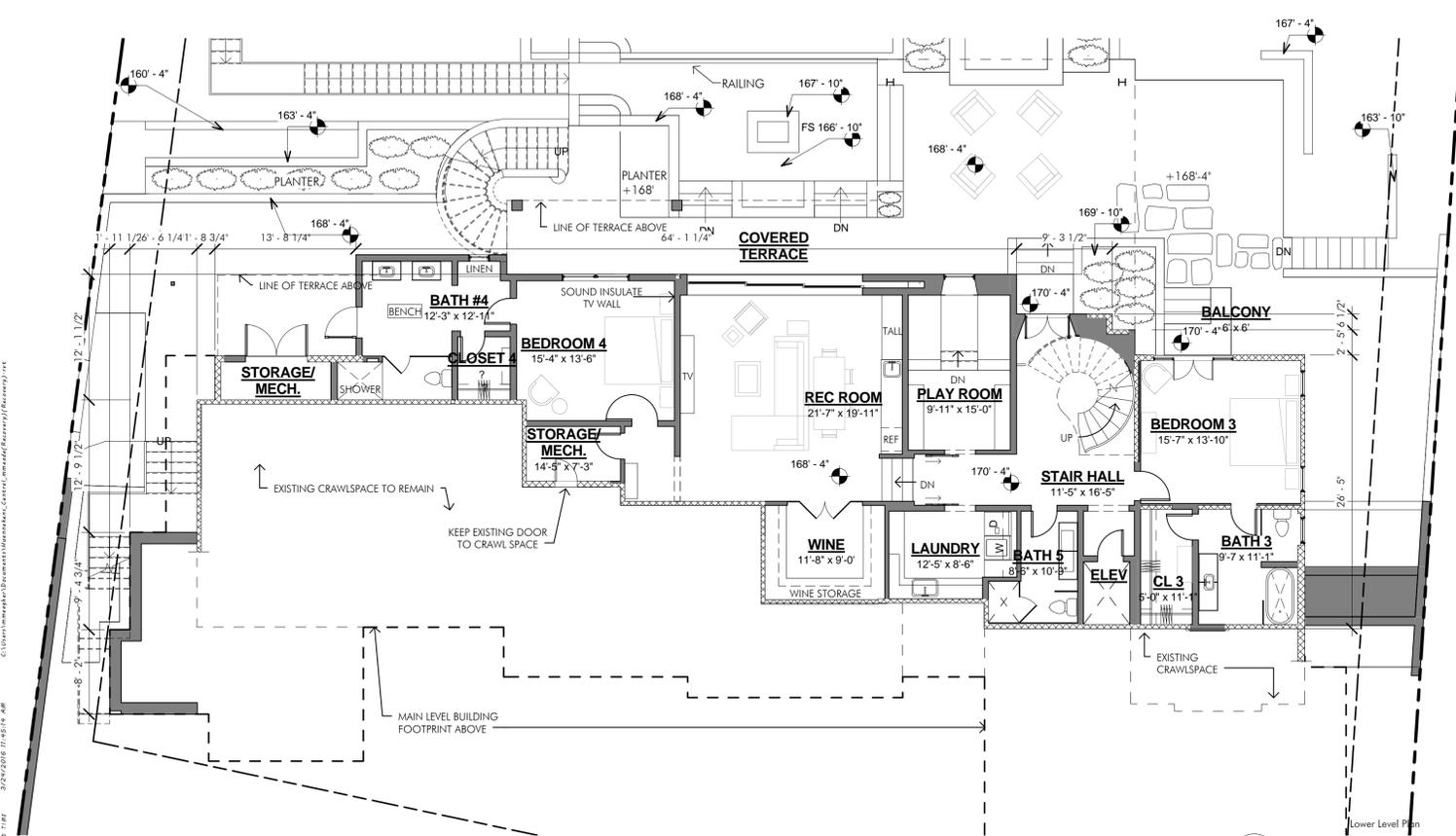
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ROOF PLAN 1/8" = 1'-0" 3



MAIN LEVEL 1/8" = 1'-0" 2



LOWER LEVEL 1/8" = 1'-0" 1

Wall Legend

- NEW CONSTRUCTION WALL
- EXISTING WALL LOCATION TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

PREPARED BY:	Island Architects	Revision 14:	
Name:	Contact: Michelle Meade 7626 Henschel Avenue La Jolla, CA 92037	Revision 13:	
Phone:	(858) 459-9291	Revision 12:	
Street Address:	8476 Westway Drive La Jolla, CA 92037	Revision 11:	
Project Name:	Huennekens Residence	Revision 10:	
Revision 09:		Revision 09:	
Revision 08:		Revision 08:	
Revision 07:		Revision 07:	
Revision 06:		Revision 06:	
Revision 05:		Revision 05:	
Revision 04:		Revision 04:	
Revision 03:		Revision 03:	03/24/2016
Revision 02:		Revision 02:	01/21/2016
Revision 01:		Original Date:	09/04/2015
Sheet Title:	Floor Plans	Sheet:	6 of 8
DEP#:			

ISLAND ARCHITECTS
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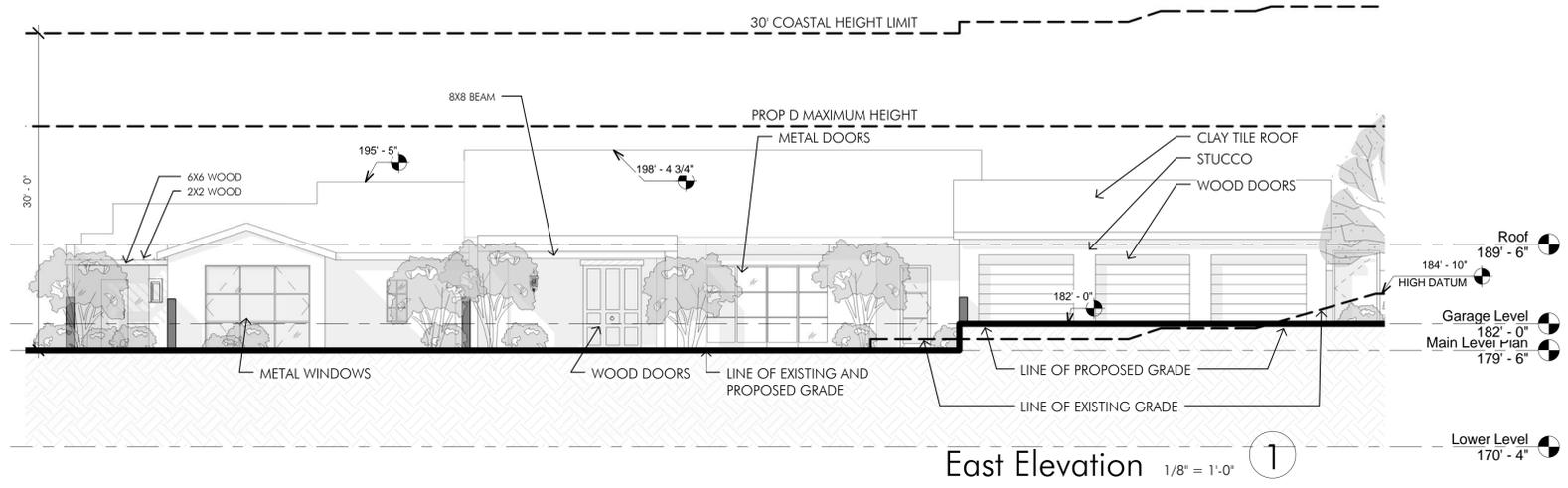
REVISIONS

#	DESCRIPTION	DATE

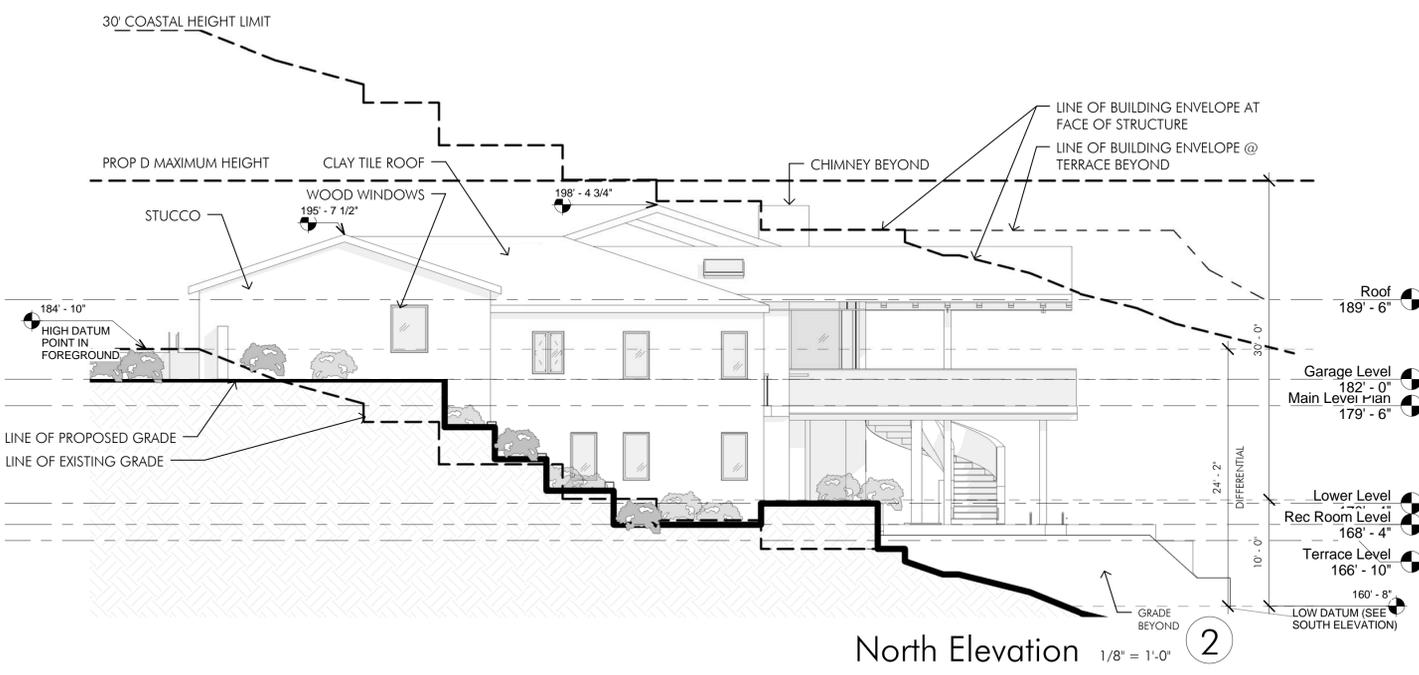
HUENNEKENS RESIDENCE
 8476 Westway Dr. La Jolla CA 92037

A2.1

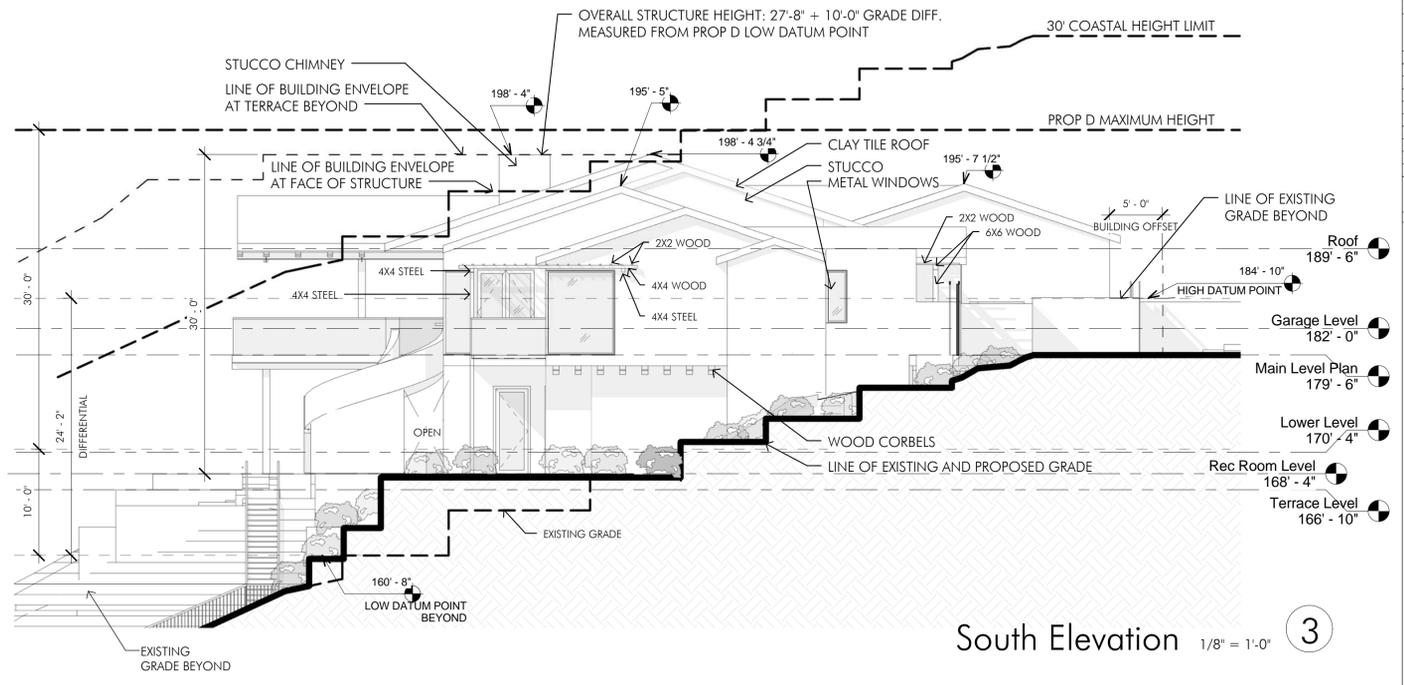
FLOOR PLANS



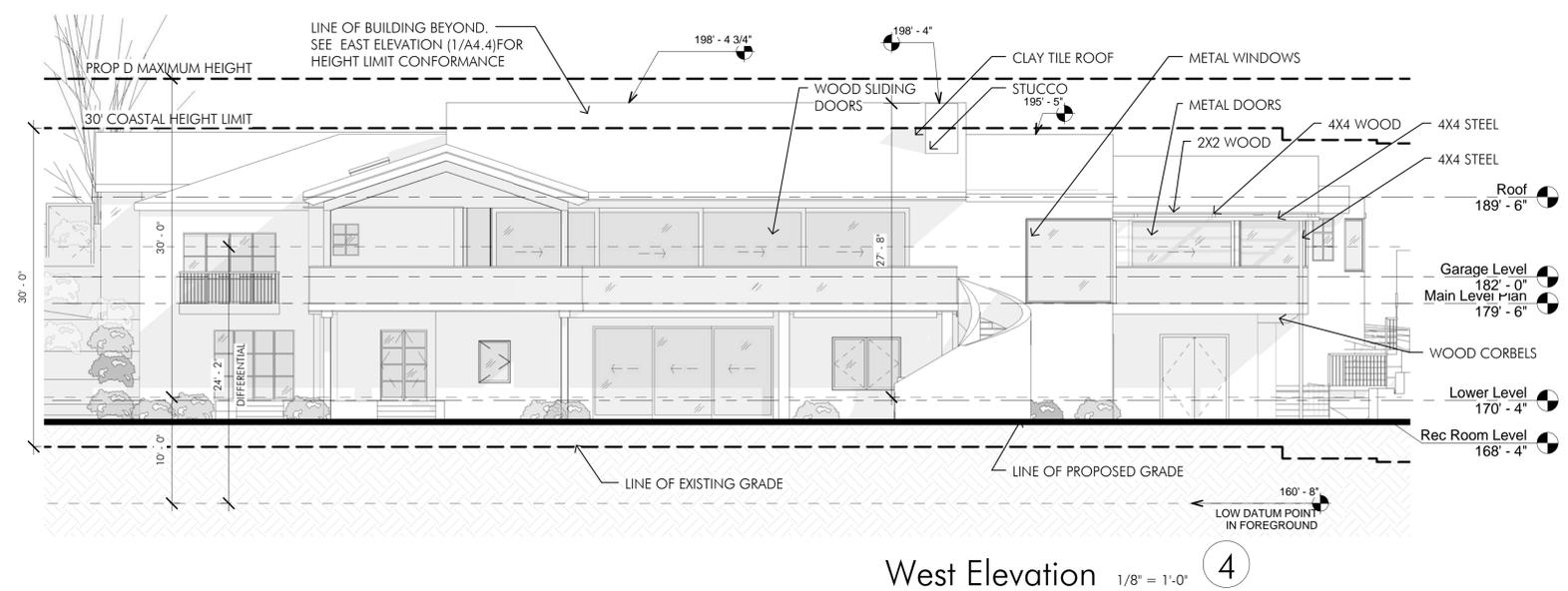
East Elevation 1/8" = 1'-0" ①



North Elevation 1/8" = 1'-0" ②



South Elevation 1/8" = 1'-0" ③



West Elevation 1/8" = 1'-0" ④

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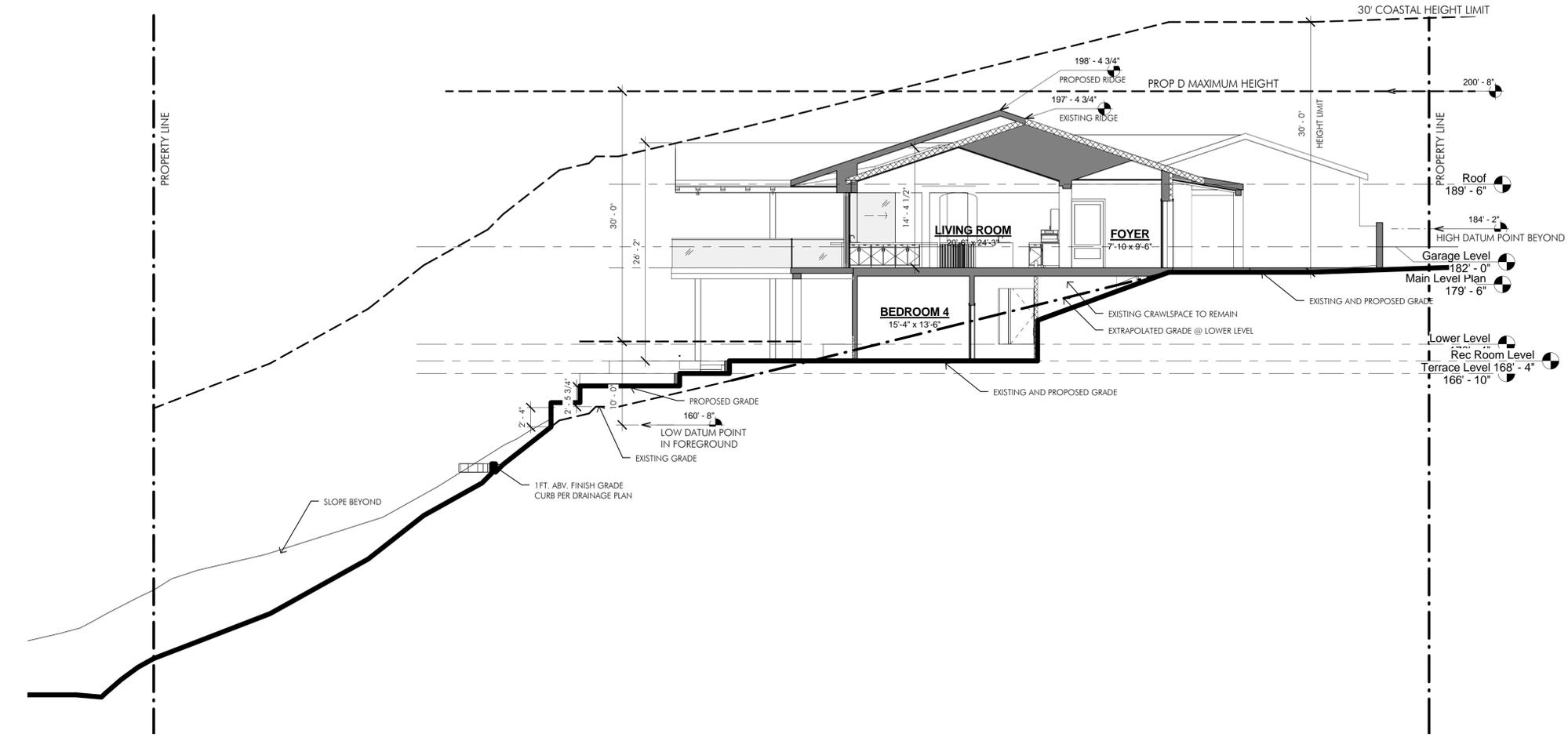
CITY STANDARD TITLE BLOCK

PREPARED BY:	Island Architects	Revision 14:	
Name:	Contact: Michelle Meade 7626 Herschel Avenue La Jolla, CA 92037	Revision 13:	
Phone:	(858) 459-9291	Revision 12:	
Street Address:	8476 Westway Drive La Jolla, CA 92037	Revision 11:	
Project Name:	Huennekens Residence	Revision 10:	
Sheet Title:	Exterior Elevations	Revision 09:	
		Revision 08:	
		Revision 07:	
		Revision 06:	
		Revision 05:	
		Revision 04:	
		Revision 03:	03/24/2016
		Revision 02:	01/21/2016
		Revision 01:	
		Original Date:	09/04/2015
		Sheet:	7 of 8
		DEP#:	

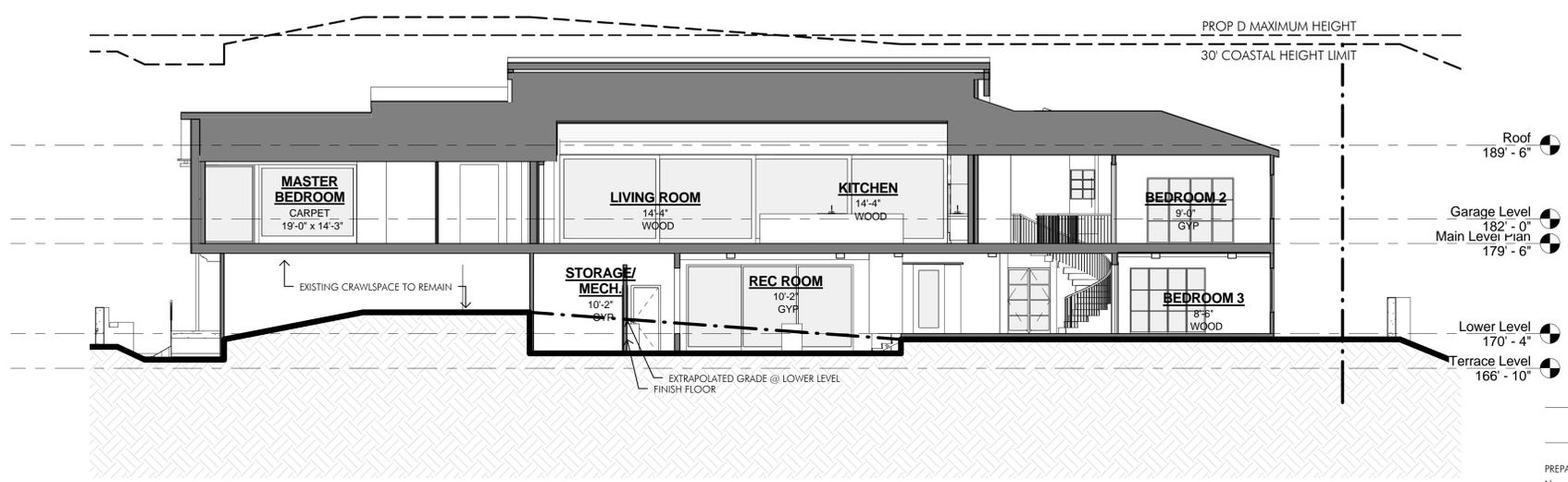
HUENNEKENS RESIDENCE
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A4.1

EXTERIOR ELEVATIONS



1 Site Section
1/8" = 1'-0"



2 Site Section 2
1/8" = 1'-0"

CITY STANDARD TITLE BLOCK

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Name:	Contact: Michelle Meade	Revision 13:	
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		Revision 05:	
Project Name:	Huennekens Residence	Revision 04:	
		Revision 03:	
		Revision 02:	03/24/2016
		Revision 01:	01/21/2016
Sheet Title:		Original Date:	09/04/2015
		Sheet:	8 of 8
		DEP#:	

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#	DESCRIPTION

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A5.1

SITE SECTIONS

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3/24/2016 10:41:42 AM
1/31 2417 412 194