



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 2, 2016 REPORT NO. HO-16-077

HEARING DATE: November 9, 2016

SUBJECT: CARDENAS RESIDENCE CDP / SDP
PTS PROJECT NUMBER: 445629. Process Three Decision

PROJECT NUMBER: [445629](#)

OWNER/APPLICANT: El Paseo Grande LLC, Owner
Bill Hayer, Architect/Agent

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new two story, single residential dwelling unit with an attached two car garage located at 8466 El Paseo Grande in the La Jolla Community Planning Area?

Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 445629 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1558398 and Site Development Permit No. 1558399.

Community Planning Group Recommendation: On October 6, 2016, the La Jolla Community Planning Association voted 7-3-0 to recommend approval of the project with no conditions. (Attachment 8).

La Jolla Shores Advisory Board: This project was on the agenda of the August 22, 2016, meeting which was cancelled due to a lack of quorum. The applicant was on the September 19, 2016 agenda and present at that meeting. However, that meeting ended early due to a lack of quorum prior to this item being heard. The applicant was on the agenda for October 17, 2016, and that meeting was also cancelled due to a lack of quorum. Due to these circumstances, the applicant has chosen to move forward with this project without a formal recommendation from this group.

Environmental Review: A Mitigated Negative Declaration No. 445629 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

BACKGROUND

The project site is currently developed with an existing residential dwelling unit, originally built in 1950, located on the west side of El Paseo Grande directly adjacent to the Pacific Ocean (Attachment 1). The surrounding properties are fully developed and form a well established single dwelling unit residential neighborhood (Attachment 3). The existing structure is more than 45 years old and was evaluated for historical significance by Planning Department Staff. Based on the materials submitted, staff concluded that the existing building is not significant, and not eligible for historic designation under local, state or federal criteria.

The 11,878-square-foot project site is located in the SF Zone (Single Family Zone) of the La Jolla Shores Planned District, Coastal Overlay Zone (appealable), Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, within the First Public Roadway (El Paseo Grande) and within the La Jolla Community Planning Area. A Coastal Development Permit is required by the San Diego Municipal Code (SDMC) Section 126.0702 for the proposed demolition and construction on property within the Coastal Overlay Zone. A Site Development Permit is required by the SDMC Section 1510.0201(d) for major development within the La Jolla Shores Planned District and for development on premises with Environmentally Sensitive Lands (ESL) in the form of Coastal Beaches, per SDMC Section 143.0110.

DISCUSSION

The project proposes to demolish an existing residence and construct a new 6,698-square-foot, two-story residential dwelling unit with an attached two-car garage on an 11,878-square-foot property. The developable portion of project site has been fully disturbed by previous development; however the site contains ESL in the form of a Coastal Beach along the western portion of the site. The proposed new residence will be located within the previously developed portion of the property. Based on a submitted neighborhood survey of the existing development pattern, bulk and scale comparisons, the proposed residence was found to be in general conformity of setbacks, bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance's SF Zone. The proposed driveway width was narrowed to a maximum width of 12 feet in order to provide more on-street parking and comply with Beach Parking Impact Overlay Zone. All surface drainage run-off is conveyed through an existing drain system which will convey surface flow to El Paseo Grande. During the project's review with City staff, the applicant has modified the project to conform to all other development regulations of the La Jolla Shores Planned District Ordinance's SF Zone, along with the applicable regulations of the Coastal Overlay Zone and Sensitive Coastal Overlay Zone.

The proposed residence will be designed to include beige cement plaster exterior walls with dark bronze color fascias, beige color garage door, bronze colored metal or vinyl clad frame windows and

a pitched slate tile china, multicolor roof. The project proposes 130 cubic yards of cut grading and 180 cubic yards of fill, with 50 cubic yards of import. The proposed residence will be approximately 28 feet in height, under the allowed 30-foot height limit.

The project site is located east of the Pacific Ocean coastline, however is not located within or adjacent to a public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (Attachment 10). The project site is also within the First Public Roadway (El Paseo Grande) and the sea, which requires that the side yard views be protected. As a condition of the permit, View Corridor Easements will be recorded to protect and maintain these side yard views (Attachment 6, Condition Nos. 34 and 35).

The site is located on the west side of El Paseo Grande which has an Alternative Pedestrian Access (Attachment 11) along the street frontage within the public right-of-way that will be maintained. Along the rear or west side of the project site an Unrestricted Lateral Access is identified by the La Jolla Community Plan and Local Coastal land Use Plan. This existing Unrestricted Lateral Access will be maintained through the recording of a Lateral Access Easement, which is a permit condition (Attachment 6, Condition No. 36). Based on the review of the project's plans, conformance with public access and coastal public views the proposed redevelopment of this property was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1558398 and Site Development Permit No. 1558399, with modifications.
2. Deny Coastal Development Permit No. 1558398 and Site Development Permit No. 1558399, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn Gargas, Development Project Manager

Attachments:

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. Draft Environmental Resolution with MMRP
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. La Jolla Community Plan – Figure C – Subarea C La Jolla Shores – Visual Access
11. La Jolla Community Plan – Figure C – Subarea C La Jolla Shores – Physical Access

12. Project Plans (Include as appropriate/relevant)



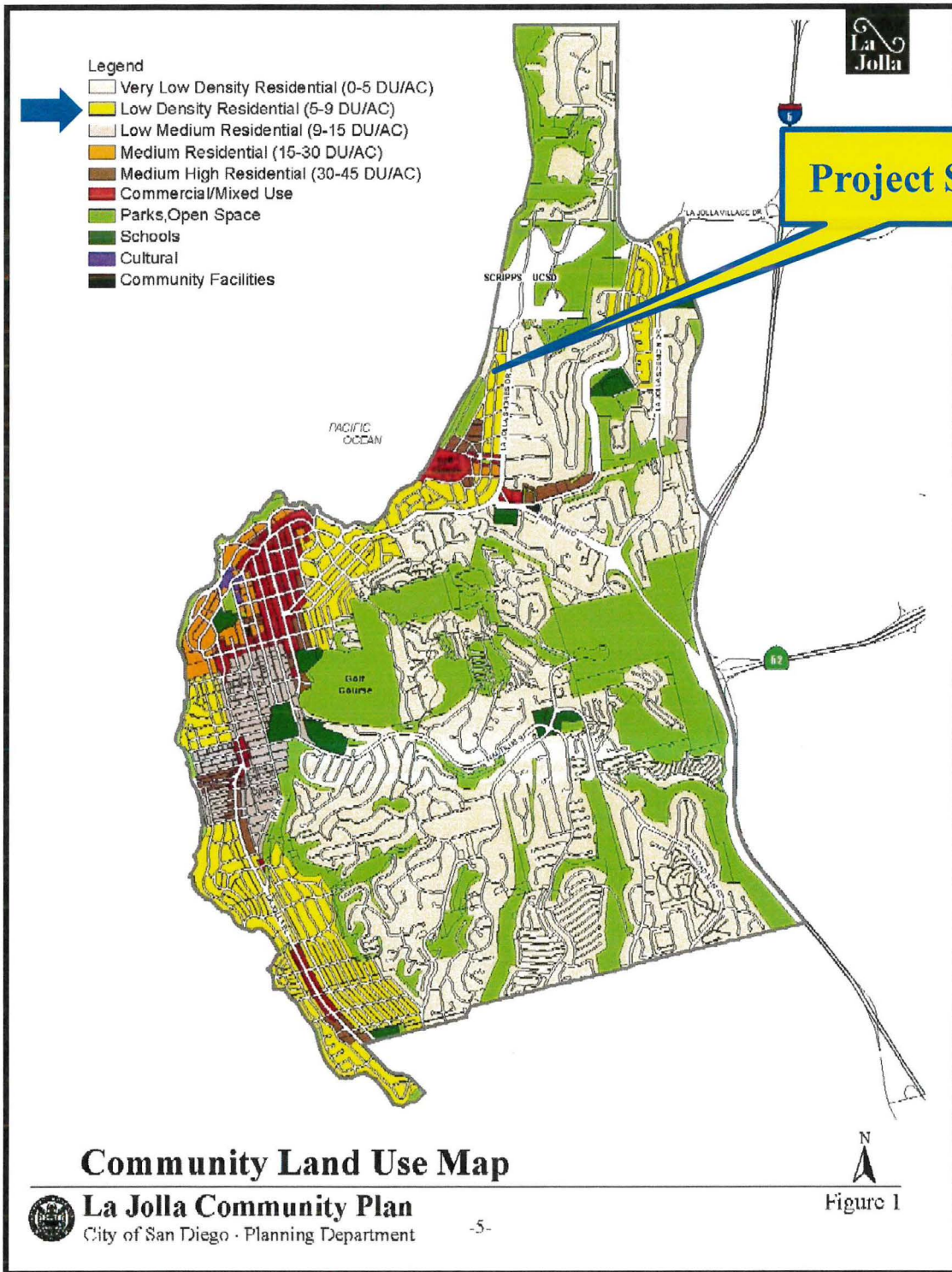
Project Site



Aerial Photo

**CARDENAS RESIDENCE CDP - 8466 EL PASEO GRANDE
PROJECT NO. 445629**





Land Use Map

CARDENAS RESIDENCE CDP / SDP - 8466 EL PASEO GRANDE
PROJECT NO. 445629 La Jolla





Project Location Map

**CARDENAS RESIDENCE CDP / SDP - 8466 EL PASEO GRANDE
PROJECT NO. 445629**



PROJECT DATA SHEET

PROJECT NAME:	Cardenas Residence CDP / SDP – Project No. 445629	
PROJECT DESCRIPTION:	CDP & SDP for demolition of an existing residence and construction of a new, two-story, 6,698 square-foot single-family residence with a two-car garage on a 11,878 square foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)	
ZONING INFORMATION:		
ZONE: SF Zone La Jolla Shores Planned District		
HEIGHT LIMIT: 30/24-Foot maximum height limit.		
LOT SIZE: Approx. 6,000 square-foot minimum lot size – existing lot 11,878 sq. ft.		
FLOOR AREA RATIO: NA – 0.563 proposed		
FRONT SETBACK: 15 feet proposed		
SIDE SETBACK: 4 feet (north) & 5 feet 2 inches (south) proposed		
STREETSIDE SETBACK: NA		
REAR SETBACK: 41 feet 7 inches proposed		
PARKING: 2 parking spaces required –2 proposed.		
<u>ADJACENT</u> PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
SOUTH:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
EAST:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
WEST:	Open Space; OP-1-1 Zone	Pacific Ocean
DEVIATIONS OR VARIANCES REQUESTED:	None	

ATTACHMENT 4

<p>COMMUNITY PLANNING GROUP RECOMMENDATION:</p>	<p>The La Jolla Community Planning Association voted 7-3-0 to recommended approval the project at their October 6, 2016 meeting.</p>
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HEARING OFFICER RESOLUTION NO. ____
COASTAL DEVELOPMENT PERMIT NO. 1558398 AND
SITE DEVELOPMENT PERMIT NO. 1558399
CARDENAS RESIDENCE CDP/SDP - PROJECT NO. 445629

WHEREAS, Machelles Cardenas, Trustee of El Paseo Grande LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence and construct a two-story residential dwelling unit with an attached two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1558398 and 1558399), on portions of a 11,878-square-foot property;

WHEREAS, the project site is located at 8466 El Paseo Grande, in the SF Zone of the La Jolla Shores Planned District, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, La Jolla Archaeological Study Area, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; Lot 2, Ocean Terrace, Map No. 2615, filed in the Office of County Recorder of San Diego, January 20, 1950; excepting therefrom that portion thereof heretofore or now lying below the mean high tide line of the Pacific Ocean.

WHEREAS, on November 9, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1558398 and Site Development Permit No. 1558399, 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 as follows:

That the Hearing Officer adopts the following written Findings, dated November 9, 2016.

FINDINGS:

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 project site is currently developed with an existing, one-story, residence. This project proposes to demolish the residence and construct a new two story residential dwelling unit. The new residence will be situated in approximately the same location as the existing residence. The project site is located directly adjacent to the Pacific Ocean coastline. The proposed project is contained within the existing legal lot area which will not encroach upon any existing or proposed physical access to the coast. The project site is located within the First Public Roadway (El Paseo Grande) and the Pacific Ocean. The site is on the west side of El Paseo Grande which has an Alternative Pedestrian Access identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The Alternative Pedestrian Access is along the project site's street frontage within the El Paseo Grande public right-of-way. This pedestrian access is existing and will be maintained open in its current form.

Along the rear or west side of the project site, an Unrestricted Lateral Access is identified by the La Jolla Community Plan and Local Coastal Land Use Plan. This existing Unrestricted Lateral Access will be maintained through the recording of a Lateral Access Easement, which is a condition of the permit. There is no identified public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is located along the west side of El Paseo Grande and there are intermittent views along that public right of way between the structures. Intermittent views down the north and south side setback areas are being preserved and enhanced through the recording of view easements along those setback areas as a condition of the permit. The proposed project meets all of the development standards, such as building setbacks, bulk and scale required by the underlying zone. Thus, the proposed residential dwelling unit development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed redevelopment will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project site is currently developed with a residence, which has been fully graded and developed in its current state since 1950. The site contains environmentally sensitive resources in the form of coastal beaches on the project's west side. The project proposes to demolish the existing residence and construct a new two-story, residential dwelling unit with an attached two car garage in approximately the same location on the lot as the existing residence. The western portion of the site that contains the coastal beach area that will remain and be kept open for public use with the recording of a lateral access easement for public access and passive recreational uses as a condition of the permit. Site drainage currently exists and is designed to drain predominately toward the public street. All surface drainage will be conveyed to El Paseo Grande. The environmental review determined that this project may have a significant environmental effect on Historic Resources (Archaeology) and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Historic Resources (Archaeology), to reduce the potential impacts to a level below significance. The project was previously graded and redevelopment of this site proposes 130 cubic yards of cut, 180 cubic yards of fill, for a total import of 50 cubic yards. Thus, this proposed redevelopment of an existing residence 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 proposed development to demolish an existing residence and construct a new two story, residential dwelling unit is located on a site which has a Low Density Residential (5-9 DU/AC) land use designation. Based on the review of the project plans along with a setback and bulk/scale neighborhood survey of the surrounding development pattern, the project's design was determined to be in general conformity with all of the applicable development regulations of the La Jolla Shores Planned District's SF-Zone, the Coastal Overlay Zone and the Sensitive Coastal Overlay Zone. The project site is located directly adjacent to the coastline with an identified intermittent view between the structures from the public right of way of El Paseo Grande, as identified within the La Jolla

Community Plan and Local Coastal Land Use Plan. As a permit condition, the project will record view easements down each side setback area to preserve these intermittent views. The project site is located in an area identified as containing Alternative Pedestrian Access along the El Paseo Grande street frontage which will remain the same with improved public sidewalks. Unrestricted Lateral Access is identified along the rear or western side of the project site. A Lateral Access Easement to maintain an open access will be recorded prior to construction as a condition of the permit. Project development will be fully contained within the existing legal lot area. Due to these factors the proposed residential dwelling unit redevelopment of this property was found to be in compliance with the allowed density, identified public access, identified public views and all applicable regulations as adopted by the La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

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 11,878-square-foot site, currently developed with an existing residence, is located within a well developed residential neighborhood directly adjacent to the Pacific Ocean coastline. The project site is located within the first public road (El Paseo Grande) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The proposed redevelopment of the property will maintain the existing public walkway within the public right-of-way. Lateral Access across the rear or western portion of the property will remain open and a Lateral Access Easement will be recorded on the property prior to building permit issuance as a condition of approval. Due to these factors the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

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

The proposed demolition of an existing residence and construction of a new 6,698 square foot, two-story, residential dwelling unit with an attached two-car garage will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the plan's Low Density Residential land use designation (5-9 DU/AC), the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Land Use Plan, and the SF Zone of the La Jolla Shores Planned District development regulations, allowed density and design recommendations. Thus, this residential dwelling unit redevelopment will not adversely affect the La Jolla Community land use plan.

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

The proposed demolition of an existing residence and construction of a new 6,698-square-foot, two-story, residential dwelling unit with an attached two-car garage has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay Zone and the Sensitive Coastal Overlay Zone. The environmental review determined that this project may have a significant environmental effect on

Historic Resources (Archaeology) requiring the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures into the project for potential impacts to Historic Resources (Archaeology), to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed demolition of an existing residence and construction of a new 6,698-square-foot, two-story, residential dwelling unit with an attached two-car garage, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone, Sensitive Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. There are no proposed variances or deviations to the development regulations of the Land Development Code. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and found that the project will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands

1. 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 proposes demolition of an existing residence and construction of a new 6,698-square-foot, two-story, residential dwelling unit with an attached two-car garage. The site is located at 8466 El Paseo Grande, zoned Single Family (SF) within the La Jolla Shores Planned District within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, Beach Parking Impact Overlay Zone.

The project site contains Environmentally Sensitive Lands in the form of Coastal Beaches. The proposed new residence will be located, in approximately the same location of the existing residence, outside of the coastal beach area and will not affect any establish view corridors. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply

to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and BMP filters to collect all run-off and avoid any potential drainage from happening on to the public areas from private improvements. The project site is relatively flat and grading operations would entail approximately 130 cubic yards of cut, 180 cubic yards of fill and 50 cubic yards of import to the site. 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.

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

The project proposes demolition of an existing residence and construction of a new 6,698-square-foot, two-story, residential dwelling unit with an attached two-car garage. The site is located at 8466 El Paseo Grande, zoned Single Family (SF) within the La Jolla Shores Planned District within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, Beach Parking Impact Overlay Zone.

Three geotechnical reports were reviewed, the Cardenas Residence, Coastal Development and Site Development Permit – April 2010; Faulting and Bluff Geologic Evaluation - February 2007; by CTE Inc.; Proposed Cardenas Residence; by CTE Inc., June 2016) for the site. It was determined that existing and proposed development is not located on a fault. The site was also determined to be outside the defined Sensitive Coastal Bluff Zone per the City of San Diego's Coastal Bluffs and Beaches & Steep Slopes Guidelines. Compliance with the City's Geological Engineering Staff would ensure that new structures would be built to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and emotional forces, flood hazards, or fire hazards.

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

The project proposes to demolition of an existing residence and construction of a new 6,698-square-foot, two-story, residential dwelling unit with an attached two-car garage. The site is located at 8466 El Paseo Grande, zoned Single Family (SF) within the La Jolla Shores Planned District within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone "B", Residential Tandem Parking Overlay Zone, Beach Parking Impact Overlay Zone.

The project site contains Environmentally Sensitive Lands in the form of Coastal Beaches. The proposed development will takes place entirely within private property and not encroach on to the coastal beach or any environmentally sensitive lands. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch

basins and Best Management Practices filters to collect all run off and avoid any potential drainage from spilling on to the public areas from private improvements. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The project proposes to demolition of an existing residence and construction of a new 6,698-square-foot, two-story, single family residence with an attached two-car garage and landscaping. The site is located at 8466 El Paseo Grande, zoned Single Family (SF) within the La Jolla Shores Planned District within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, Beach Parking Impact Overlay Zone.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). Therefore, the subject finding does not apply to this project.

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

The project proposes to demolition of an existing residence and construction of a new 6,698-square-foot, two-story, residential dwelling unit with an attached two-car garage and landscaping. The site is located at 8466 El Paseo Grande, zoned Single Family (SF) within the La Jolla Shores Planned District within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, Beach Parking Impact Overlay Zone.

The proposed development takes place entirely within private property and stays within the area of existing development. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and BMP filters to collect all runoff and avoid any potential drainage from happening on to the public areas from private improvements. The project site is relatively flat and grading operations would entail approximately 130 cubic yards of cut, 180 cubic yards of fill and 50 cubic yards of import to the site. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply

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

The project proposes to demolition of an existing residence and construction of a new 6,698-square-foot, two-story, residential dwelling unit with an attached two-car garage and landscaping. The site is located at 8466 El Paseo Grande, zoned Single Family (SF) within the La Jolla Shores Planned District

within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, Beach Parking Impact Overlay Zone.

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact following areas:

- Archaeological Resources;

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to archaeological resources in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1558398 and Site Development Permit No. 1558399 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1558398 and 1558399, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: November 9, 2016.

Job Order No. 24006206



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: 24006206

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1558398 AND SITE DEVELOPMENT PERMIT NO. 1558399
CARDENAS RESIDENCE - PROJECT NO. 445629 MMRP
HEARING OFFICER

This Coastal Development Permit No. 1558398/Site Development Permit No. 1558399 is granted by the Hearing Officer of the City of San Diego to Machelle Cardenas, Trustee of El Paseo Grande LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707 and 15100201. The 0.27-acre site is located at 8466 El Paseo Grande, in the SF Zone of the La Jolla Shores Planned District, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, La Jolla Archaeological Study Area, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area. The project site is legally described as: Lot 2, Ocean Terrace, Map No. 2615, filed in the Office of County Recorder of San Diego, January 20, 1950; excepting therefrom that portion thereof heretofore or now lying below the mean high tide line of the Pacific Ocean.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing dwelling unit and construct a new two-story dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 9, 2016, on file in the Development Services Department. The project shall include:

- a. Demolish the existing residence and construct a two-story, single dwelling unit, with an attached two car garage totaling 6,698-square-feet on a 11,878-square-foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Existing deck with glass rails to remain and new site walls; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 445629, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 445629, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Historical Resources (Archeology)

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

15. The 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."

16. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

17. Project is within the La Jolla Area of Special Biological Significance (ASBS) and is subject to all requirements of the Final Compliance Plan for La Jolla ASBS dated September 20, 2014.

18. The project proposes to import material to 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.

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

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized portions of the existing driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on El Paseo Grande, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12-foot wide concrete driveway, adjacent to the site on El Paseo Grande, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on El Paseo Grande.

23. 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.

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

25. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

26. 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.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of construction permits for grading or building, the Permittee or Subsequent Owner shall submit a landscape plan consistent with Approved Exhibit "A" [Landscape Development Plan]. The planting plan shall show the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Plan" [LDC 1510.0304(h)]. The plan shall also show the location of the required Street Trees as per Section 142.0610 of the Land Development Code, Public Facility Regulations.

28. Provide the following note on the "Landscape Plan": "All of the landscape to meet the 30% area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance [LDC 1510.0304(h)] prior to final inspection."

29. Any modifications or changes to the "Landscape Plan" and existing or proposed plant material, as shown on the Approved Exhibit "A," Landscape Development Plan, is permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance [LDC 1510.0304(h)].

30. 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.

31. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

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

PLANNING/DESIGN REQUIREMENTS:

33. Owner/Permittee shall maintain a minimum of two (2) 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.

34. 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.

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

36. Prior to the issuance of any construction permits, the Owner/Permittee shall record a View Corridor Easement that is 4-feet wide along the northern side setback, and 5-feet, 2-inches wide along the southern side setback, as shown on Exhibit "A," in accordance with SDMC section 132.0403.

37. Open fencing and landscaping may be permitted within the side setback visual corridors provided such improvements do not significantly obstruct public views to the ocean. Landscaping shall be planted and maintained not to exceed 3 feet in height in order to preserve public views.

38. Prior to the issuance of a construction permit, an easement for public access and passive recreational uses located along the shoreline paralleling the water's edge shall be offered for dedication as a public easement as a condition of development permit approval (as shown on the site plan of Exhibit A) pursuant to the Land development Code Section 143.0144(e).

39. 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.

ATTACHMENT 6

APPROVED by the Hearing Officer of the City of San Diego on November 9, 2016, by Resolution No.

_____.

ATTACHMENT 6

Permit Type/PTS Approval No.: CDP No. 1558398 SDP No. 1558399
Date of Approval: Nov. 9, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
Development Project Manager

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

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

Owner/Permittee

By _____
Machelle Cardenas, Trustee of El Paseo
Grande LLC,

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

RESOLUTION NUMBER R-_____

ADOPTED ON NOVEMBER 9, 2016

WHEREAS, on October 20, 2015, Mabelle Cardenas submitted an application to the Development Services Department for a Coastal Development Permit No. 1558398 and Site Development Permit No. 1558399 for the CARDENAS RESIDENCE CDP/SDP (Project); and

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

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 445629 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the

ATTACHMENT 7

changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

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

By: _____
Glenn R. Gargas, Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 1558398 SITE DEVELOPMENT PERMIT NO. 1558399

PROJECT NO. 445629

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 445629 shall be made conditions of **[INSERT PERMITS/APPROVALS/ENTITLEMENTS/ACTIONS]** as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

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

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

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

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

Qualified Archeologist, Native American Monitor

Note:

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

CONTACT INFORMATION:

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

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) # 445629 and /or Environmental Document # 445629, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

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

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

Not Applicable

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating

when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable,

individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

- a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

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

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

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

Remains. Discovery of human remains shall always be treated as a significant discovery.

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

VI. Post Construction

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

ATTACHMENT 7

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

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

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

Email: info@lajollacpa.org

President: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

DRAFT AGENDA

Regular Meeting | Thursday, 6 October 2016, 6:00 pm

1.0 Welcome and Call To Order: Cindy Greatrex, President

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval

4.0 Elected Officials – Information Only

4.1 Council District 1: Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, jgarver@sandiego.gov

4.2 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins

Rep: **Victor Brown**, 619-645-3090, victor.brown@asm.ca.gov

4.3 39th Senate District: State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

5.0 President's Report – Information only unless otherwise noted

5.1 Notice of Upcoming Special Election: Two Seats

6.0 Non-Agenda Public Comment

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

6.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov


6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.0 Non-Agenda Trustee Comment

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



DRAFT Agenda, Thursday, 6 October 2016
Regular Meeting of the La Jolla Community Planning Association
Page 5 of 23

- 11.0 2016 SAN DIEGO TRIATHLON CHALLENGE** Street, Lane Closures and No Parking
Request by Challenged Athletes Foundation for temporary street closure, lane closure and no parking related to athletic competition event at Scripps Park on October 23, 2016.
Set up begins at 5 am Friday October 21 and is dismantled 9 pm Sunday October 23. The same structure has been in place for the last seven years. **Road Closure** 5:00am to 4:00pm - Coast Boulevard. The closure is from point of split with Prospect Blvd until intersection with Girard (midpoint through Scripps Park). Traffic barricades and traffic monitor personnel posted at each end of the closure **Lane Closure** 8:00am to 10:00am – The number 1 lane of North Torrey Pines road from Prospect to La Jolla Shores Dr. SDPD monitor this lane closure. **No Parking** “No parking” is posted on Coast Blvd. on Friday PM and Saturday for 10 spaces, includes ADA spot relocation, for set up.
T&T RECOMMENDATION: Findings can be made to approve. 8-0-0
-  **12.0 CARDENAS RESIDENCE** 8466 El Paseo Grande CDP SDP **ACTION ITEM**
La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish a 3,113 sq ft existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.
PRC RECOMMENDATION: Findings can be made for CDP and SDP. 4-1-1
- 13.0 Selection of the November LJCPA Minutes-Taker**
- 13.0 Adjourn to next LJCPA Meeting: November 3rd 2016, 6:00 PM**

Gargas, Glenn

From: Greg Friesen [gfriesen@hayerarchitecture.com]
Sent: Friday, October 07, 2016 7:28 AM
To: Gargas, Glenn
Cc: Pangilinan, Marlon; Bill Hayer
Subject: Cardenas CPA Approved

Glenn (CC Marlon)

Cardenas 445629

Just a brief note to let you know the project was approved 7-3-0 last night at the LJ CPA as an Action Item. I'll let Bill share more regarding details if he wishes.

We now look forward to our LJS Advisory Board presentation on October 17, and hope this session is not cancelled! Please let us know any further confirmation and agenda when you and Marlon have that, so we can move forward to our Hearing.

Your assistance is greatly appreciated!

Greg Friesen | *hayerarchitecture*

www.hayerarchitecture.com

445 marine view ave, suite 280 | del mar, ca 92014
<tel:858.792.2800> | fax:858.792.2802





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**

Cardenas Residence

445629

Project Address:

8466 El Paseo Grande, 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): _____
 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: _____

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) <u>445629</u>
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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? AZ File # Corporate Identification No. L41050850
 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):
EL PASO Grande LLC

Owner Tenant/Lessee

Street Address: 4370 W. Grand Ave

City/State/Zip: El Paso, AZ 86531

Phone No: 928 235 9902 Fax No:

Name of Corporate Officer/Partner (type or print):
W. Michelle Cardenas

Title (type or print): Trustee

Signature: [Signature] Date: 0831.15

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:

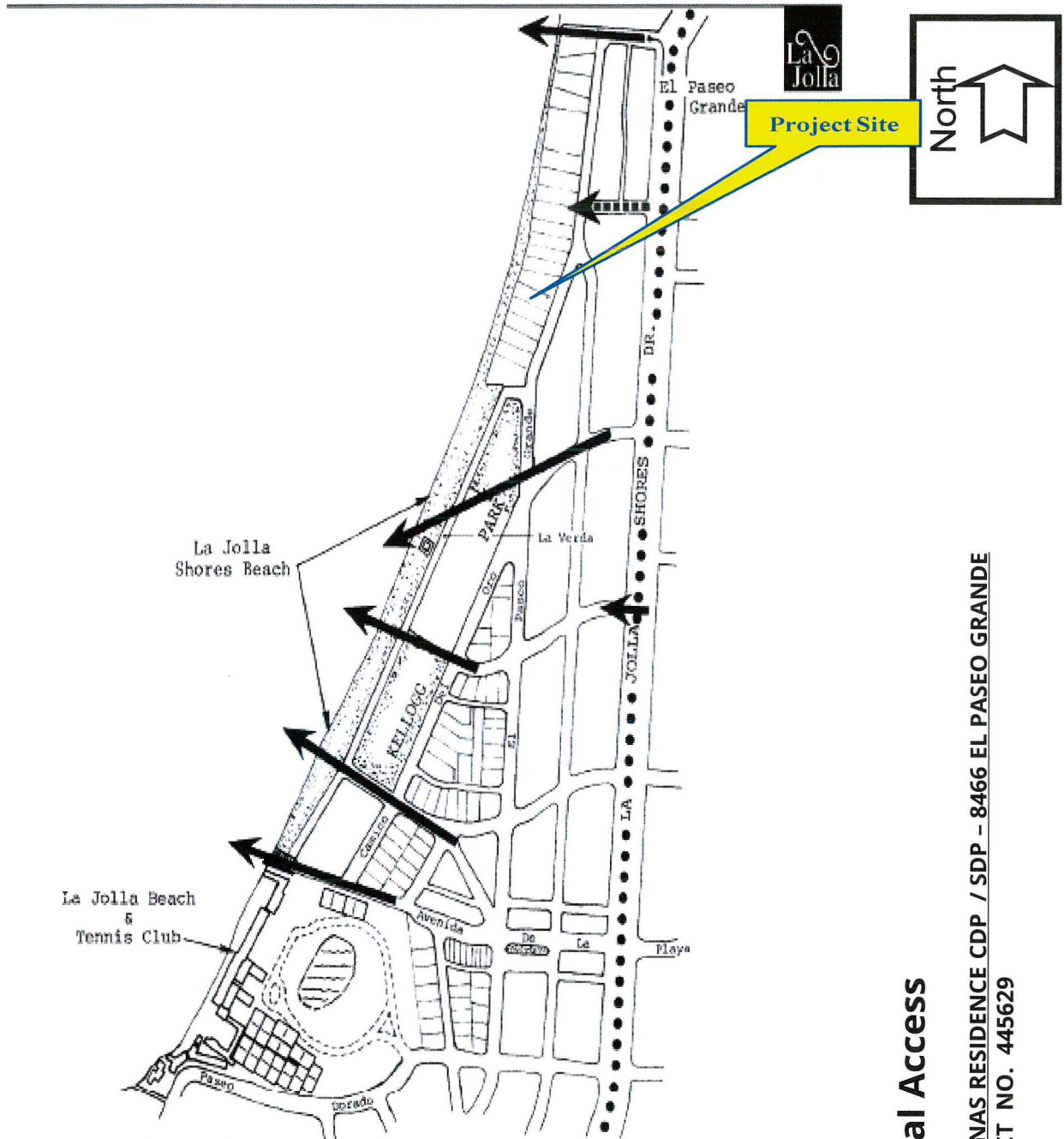
City/State/Zip:




Phone No: Fax No:

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

Title (type or print):

Signature: Date:



- NOTE: All views are to a coastal body of water
-  VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.
 -  SCENIC OVERLOOK: View over private properties from a public R.O.W.
 -  SCENIC ROADWAY: Partially obstructed views over private properties and down public R.O.W.s

0 400 FEET

Visual Access

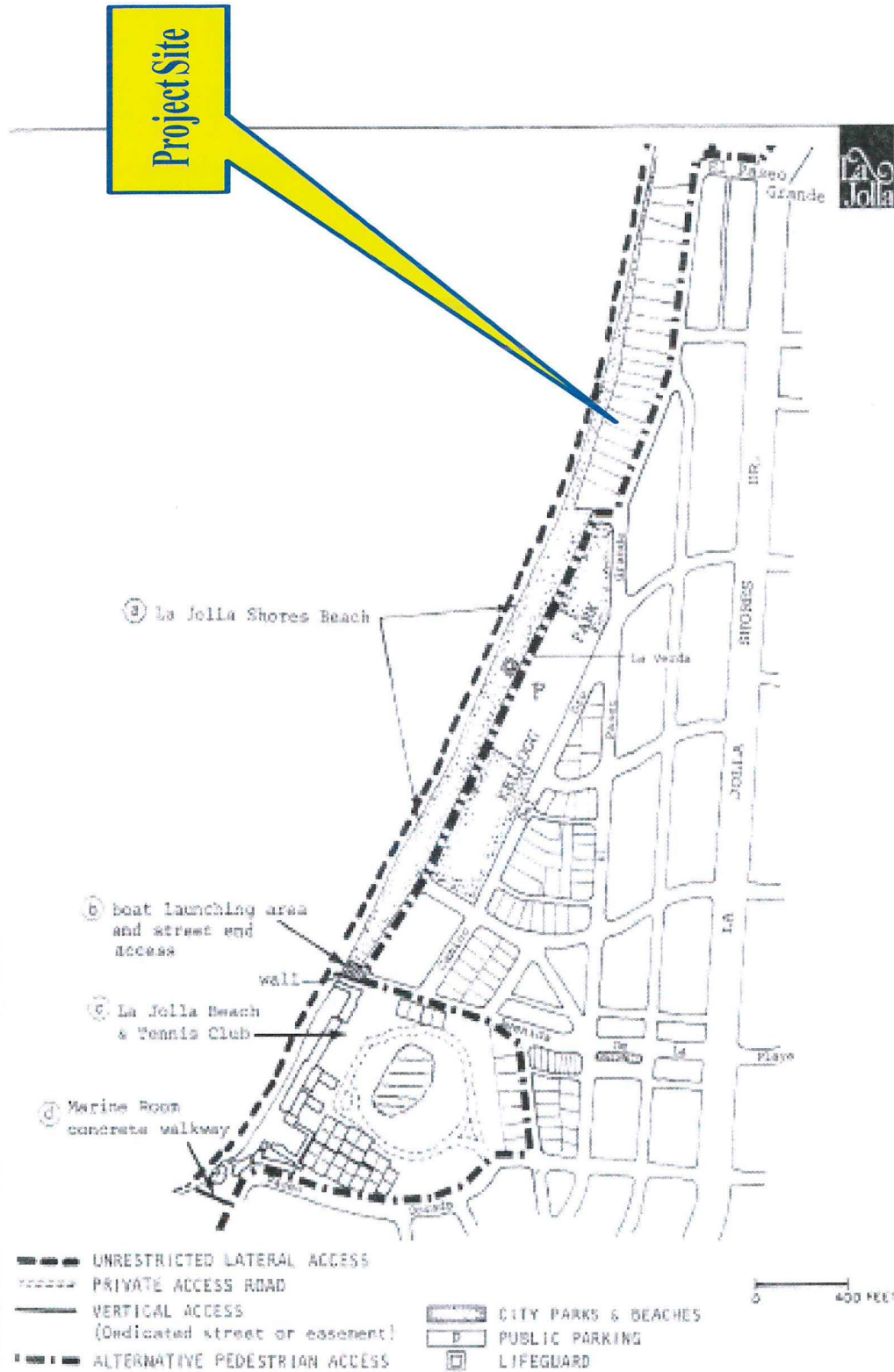
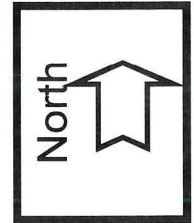
CARDENAS RESIDENCE CDP / SDP - 8466 EL PASEO GRANDE
PROJECT NO. 445629



Subarea C: La Jolla Shores - Visual Access

 **La Jolla Community Plan**
City of San Diego - Planning Department

Figure C



Physical Access

**CARDENAS RESIDENCE CDP / SDP - 8466 EL PASEO GRANDE
PROJECT NO. 445629**

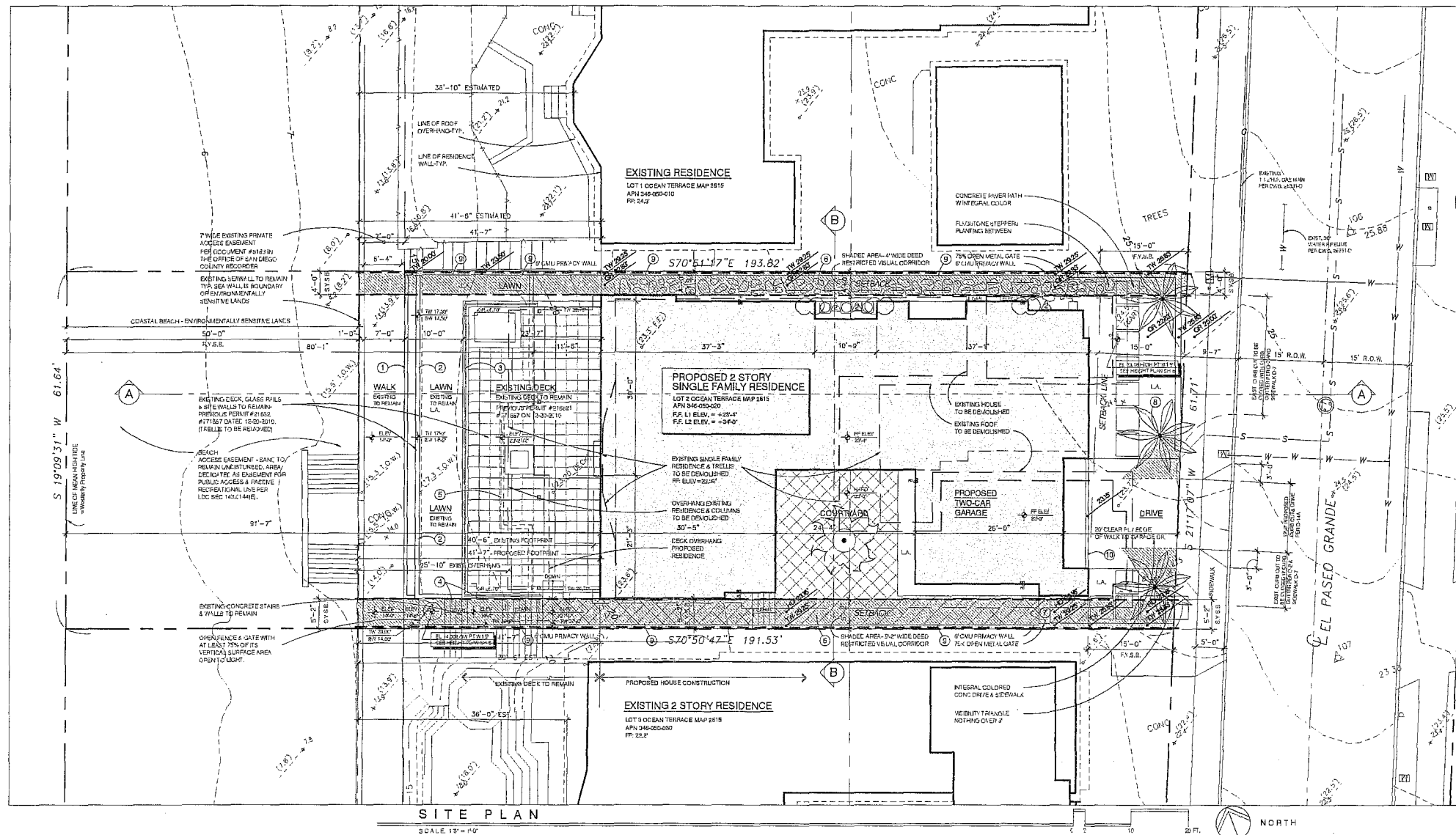
Subarea C: La Jolla Shores - Physical Access



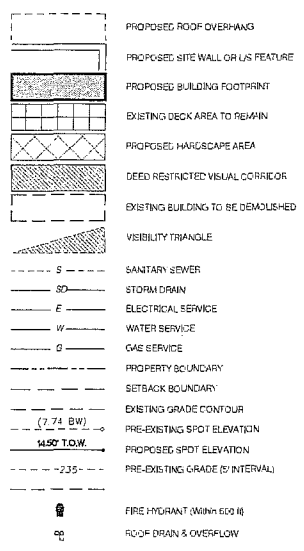
La Jolla Community Plan
City of San Diego - Planning Department

Figure C





SYMBOLS **SITE CONDITIONS** **SITE NOTES** **AREA SUMMARY** **BUILDING NOTES** **DRAWING INDEX**



CONDITIONS

- PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS, OWNER / PERMITTEE SHALL RECORD A DEED RESTRICTION PREVENTING VISUAL CORRIDOR THE WIDTH OF EACH SIDE VISC. RUNNING THE FULL LENGTH OF PROPERTY IN ACCORDANCE WITH REQUIREMENTS OF SAN DIEGO MUNICIPAL CODE SECTION 13.03.01. OPEN FENCING AND LANDSCAPING WITHIN THE VISUAL CORRIDOR MAY BE PERMITTED WITHIN THE VISUAL CORRIDOR PROVIDED SUCH IMPROVEMENTS DO NOT OBSCURE OR DISTRACT PUBLIC VIEWS OF THE COASTAL LANDSCAPE WITHIN THE VISUAL CORRIDOR SHALL BE PLANTED AND MAINTAINED NOT EXCEED 2' IN HEIGHT IN ORDER TO PRESERVE PUBLIC VIEWS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE OWNER'S PERMANENT SIGN MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP) TO THE WPP SHALL BE REVIEWED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORMWATER FANGHS.
- THE PROJECT SHALL COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MINIMUM HEIGHT OF STRUCTURES NOT TO EXCEED 30 FEET BE TALL SECTION 13.04.04. (4.00.01). HEIGHT POINT OVERSEER EQUIPMENT, PIPE, VENT, ANTENNA OR PROJECTION SHALL NOT EXCEED 2' ABOVE GRADE.
- THE PROJECT PROPOSED IMPORT OF HAZARDOUS MATERIAL FOR THE PROJECT SITE SEE CIVIL PLANS. ALL EXPORT MATERIAL MUST BE DISPOSED TO LOCAL DISPOSAL SITE. THE IMPORT OF THIS PROJECT DOES NOT ALLOW THE PROCESSING AND STORAGE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

GENERAL

- RESIDENTIAL TRASH RECEPTACLE TO BE LOCATED IN A WALLED AREA, NO BUS OR TRAM STOP ADJACENT TO SITE.
- ALL PRIVATE OUTDOOR LIGHTING FIXTURES SHALL BE LIGHTSHIELDING SHIELDED AND ADJUSTED TO FALL ON THE SAME RELEASED WHERE SUCH LIGHTING IS LOCATED.
- BLINDING ACCESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (MUC 90.14.4)
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE LIGHTSHIELDING AND SHIELDED SUCH THAT NO LIGHT SHALL FALL EXCESSIVELY BEYOND THE SITE BOUNDARIES.
- THERE IS AN EXISTING 7 FT WIDE PEDESTRIAN ACCESS EASEMENT EAST OF THE SEA WALL ON THE SUBJECT PROPERTY.
- DEED RESTRICTED VISUAL CORRIDORS TO BE PROVIDED THE WIDTH OF EACH SIDE VISC. RUNNING THE LENGTH OF PROPERTY AS SHOWN ON THE SITE PLAN.
- THE PROJECT SHALL COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MINIMUM HEIGHT OF STRUCTURES NOT TO EXCEED 30 FEET BE TALL SECTION 13.04.04. (4.00.01). HEIGHT POINT OVERSEER EQUIPMENT, PIPE, VENT, ANTENNA OR PROJECTION SHALL NOT EXCEED 2' ABOVE GRADE.
- THE PROJECT PROPOSED IMPORT OF HAZARDOUS MATERIAL FOR THE PROJECT SITE SEE CIVIL PLANS. ALL EXPORT MATERIAL MUST BE DISPOSED TO LOCAL DISPOSAL SITE. THE IMPORT OF THIS PROJECT DOES NOT ALLOW THE PROCESSING AND STORAGE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

AREA SUMMARY

SITE	11,878 SF	8273 AC
RESIDENCE		
HABITABLE AREA	4,871 SF	4,871 SF
Level 1	4,871 SF	4,871 SF
Level 2	0 SF	0 SF
GARAGE/MECH/STORAGE	107 SF	107 SF
Level 1	107 SF	107 SF
SDMG GROSS AREA	4,978 SF	4,978 SF
COVERAGE		
FLOOR AREA RATIO	0.416	0.416
LOT COVERAGE	41.6%	41.6%
EXTERIOR AREAS		
COVERED AREA	597 SF	597 SF
Level 1	597 SF	597 SF
UPPER DECKS	951 SF	951 SF
Level 2	951 SF	951 SF

SEE AREAS DIAGRAM SHT 8 FOR ALL BUILDING AREAS

BUILDING NOTES

PROJECT SCOPE
 DEMOLISH EXISTING 1-STORY S.F.R. (PREVIOUSLY PERMITTED WEST SIDE DECK, WALLS & STAIRS) TO REMAIN.
 CONSTRUCT NEW 2-STORY S.F.R. WITH ATTACHED 2-CAR GARAGE & STORAGE.
 CONSTRUCT ASSOCIATED SITE WALLS, HARDSCAPE & LANDSCAPE.

DEVELOPMENT PERMIT
 COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT

CODES IN EFFECT
 THE 2013 CALIFORNIA BUILDING MANUALLY CODE, CIRC TITLE 24 THE 2013 CALIFORNIA RESIDENTIAL CODE

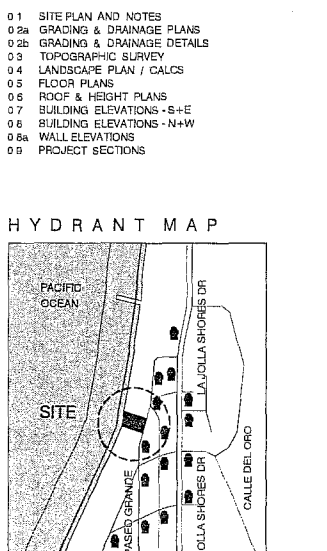
CONSTRUCTION TYPE
 1. OCCUPANCY CLASS: R-2 RESIDENTIAL
 2. CONSTRUCTION TYPE: U - GARAGE
 3. FIRE PROTECTION: 100% SFR/RESURFIC
 4. ALLOW. FLOOR AREA: LIMITED TO 30 FT. PROJ. E.D.
 5. BUILDING HEIGHT: 2 STORIES
 6. ND. OF STORES: 2
 7. CLIMATE ZONE: 7

ZONING DATA
 1. ZONE: SF / LA JOLLA SHORES PLANNED DISTRICT COASTAL OVERLAY ZONE
 2. OVERLAY ZONES: COASTAL OVERLAY ZONE SENSITIVE COASTAL OVERLAY ZONE RESIDENTIAL PLANNED DISTRICT LA JOLLA SHORES PLANNED DISTRICT LA JOLLA COMMUNITY PLAN

3. SITE AREA (SD FT.) (ACRES)
 11,878 SF (0.273 AC)

REGULATORY REQUIREMENTS

REGULATORY REQUIREMENT	ACTUAL PROVIDED
4. L.O.R. BUILDING GROSS AREA	4,978 SF
5. LOT COVERAGE	41.6%
6. FLOOR AREA RATIO (FAR)	0.416
7. LANDSCAPE AREA	24%
8. HARDSCAPE AREA	24%
9. PARKING	2
10. BUILDING SETBACKS	CONFORMS
FRONT YARD	15'-0"
SIDE YARD	5'-0"
REAR YARD	5'-0"
11. NO. OF STORES	2
12. BUILDING HEIGHT	24'-0"



- KEY NOTES**
- EXISTING WALK & CURB TO REMAIN WITH 7' WIDE ACCESS EASEMENT PER DOC #1613 OFFICE OF COUNTY RECORDER. EXISTING PLANTER, RETAINING WALL & LAWN TO REMAIN.
 - EXISTING DECK & GLASS WALL TO REMAIN - PREVIOUSLY PERMITTED #214821 #77187 ON 10-20-010.
 - EXISTING DECK, STAIRS & WALLS TO REMAIN - PREVIOUSLY PERMITTED #214821 #77187 ON 10-20-010.
 - EXISTING RETAINING WALL BELOW DECK TO REMAIN. DEED RESTRICTED VISUAL CORRIDORS PROVIDED THE WIDTH OF EACH SIDE VISC. SHALL RUN THE LENGTH OF PROPERTY. OPEN METAL GATE & FENCE - 75% OF VERTICAL AREA OPEN TO LIGHT INCL. SOLID CMU PORTION PER #6201042020.
 - STREET FREE TYP 3 LOCATIONS - SEE LANDSCAPE PLAN 4.
 - CMU & PLASTER FINISH FINANCY WALL.
 - TRENCH / STRIP DRAIN IN DRIVEWAY.
 - EXISTING SINGLE FAMILY RESIDENCE & TRELLIS TO BE DEMOLISHED. FF. ELEV. = 30.2'
 - OVERHANG EXISTING RESIDENCE & COLUMN TO BE DEMOLISHED. DECK OVERHANG PROPOSED RESIDENCE. 30'-0" DECK OVERHANG PROPOSED RESIDENCE.
 - EXISTING HOUSE TO BE DEMOLISHED. EXISTING ROOF TO BE DEMOLISHED.
 - EXISTING HOUSE TO BE DEMOLISHED. EXISTING ROOF TO BE DEMOLISHED.
 - EXISTING HOUSE TO BE DEMOLISHED. EXISTING ROOF TO BE DEMOLISHED.
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 - EXISTING HOUSE TO BE DEMOLISHED. EXISTING ROOF TO BE DEMOLISHED.

PREPARED BY:
 HAYER ARCHITECTURE
 Contact: William S. Hayer
 445 Marine View Avenue
 Suite 305
 Del Mar, CA 92014
 (619) 792-2800
 shayer@hayerarchitecture.com

PROJECT CONSULTANTS:
 CIVIL ENGINEER: CHRYSLER ENGINEERING, 7848 Sherman Ave., Suite J, San Diego, CA 92128, (619) 271-6601
 GEOTECHNICAL ENGINEER: CONSTRUCTION TESTING & ENG., 1414 Montford Road, Suite 113, Escondido, CA 92025, (760) 746-9252
 SANITARY ENGINEER: K.S. ENGINEERING, INC., 7801 Alvarado Center Court, Suite 100, San Diego, CA 92128, (619) 296-5585

PROJECT DATA:
 Construction: V3 Unimproved
 Occupancy: R-2 S.F.R.
 Code: 2013 Edition C.R.C.
 Zoning: La Jolla Shores P.D.C.
 No. of Stories: 1 + 2 stories
 Gross Site Area: 11,878 sq. ft.
 LDP Gross Area: 4,978 sq. ft.
 F.A.R.: 0.416
 Curb Hazard Free: 45 ft. x 20 ft.
 Landscaping Area: 4,100 sq. ft.

PERMITTING:
 City of San Diego, Planning & Development Department
 Planning & Development Department
 City of San Diego, Planning & Development Department
 Planning & Development Department
 City of San Diego, Planning & Development Department
 Planning & Development Department

APPROVALS:
 ORIGINAL DATE: 04-15-2015
 REVISIONS: 01-27-2015

RESULTS REQUIRED:
 Coastal Development Permit
 Site Development Permit

KEY PLAN: [Map showing project location in San Diego]

PROJECT AREA: 8465 El Paseo Grande, La Jolla, CA 92037

PROJECT OWNER: Joseph & Maureen Cravenas

ASSISTANT PROJECT MANAGER: 346-050-020

LEGAL DESCRIPTION: LOT 2 OF OCEAN TERRACE, MAP #215, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO

BENCHMARK: City of San Diego Benchmark (B.P.) at El Paseo Grande & Paseo del Oceano, Record from City of San Diego, Benchmark # 31.222101, Datum: NGVD 1928

PROJECT NO.: No. - P15-45629

PROJECT NAME: CARDENAS RESIDENCE

SHEET TITLE: SITE PLAN / PROJECT DATA

SHEET NUMBER: 01 of 9

hayer architecture
 445 Marine View Avenue
 Suite 305
 Del Mar, CA 92014
 (619) 792-2800
 shayer@hayerarchitecture.com

hayer
architecture
 445 Marine View Avenue
 San Diego, CA 92014
 619.782.2800
 619.782.2802
 info@hayerarchitecture.com

CONSTRUCTION NOTES

- 1 EX BUMP WITH PUMP TO CONVEY SITE RUNOFF TO FILTERRA UNIT
- 2 2" SIDEWALK UNDERDRAINS PER D-27
- 3 REMOVE EX CURB GUTTER AND DRIVEWAYS FRONTING SITE AND REPLACE WITH NEW CURB, GUTTER AND SIDEWALK PER SDG 161 & SDG-162 AS SHOWN
- 4 PROPOSED 12" DRIVEWAY PER SDG-160
- 5 PERMEABLE PAVING (SEE LANDSCAPE PLAN)
- 6 EX DRAIN SYSTEM TO REMAIN
- 7 PROPOSED DRAIN SYSTEM TO JOIN EXISTING DRAIN SYSTEM
- 8 MASONRY RETAINING WALL
- 9 MASONRY RETAINING WALL
- 10 4" AREA DRAIN (TYPICAL)
- 11 4" PVC DRAIN
- 12 EX WATER SERVICE (PROTECT IN PLACE)
- 13 EX SEWER LATERAL. RELOCATE OUT OF PROPOSED DRIVEWAY
- 14 PROPOSED 4" SEWER LATERAL
- 15 VISIBILITY TRIANGLE. NOTHING GREATER THAN 4' IN HEIGHT ALLOWED IN THIS AREA.
- 16 1212 GRAVITY CATCH BASIN
- 17 EX SUMP PUMP PRESSURE LINE TO FILTERRA UNIT
- 18 PROPOSED TRENCH DRAIN
- 19 PROPOSED 24x36 CATCH BASIN WITH PUMP TO CONVEY RUNOFF FROM FILTERRA UNIT TO GRAVITY CATCH BASIN

LEGAL DESCRIPTION

LOT 2, OCEAN TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2815, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1965.

APN / ADDRESS

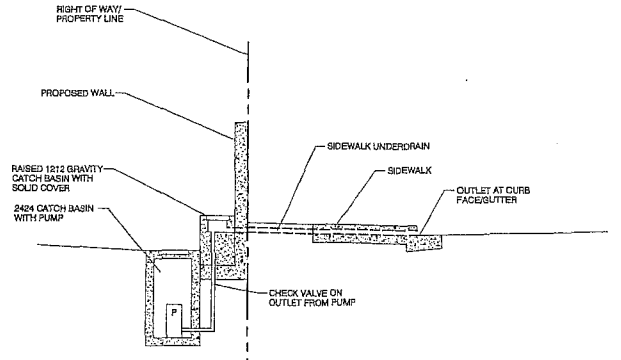
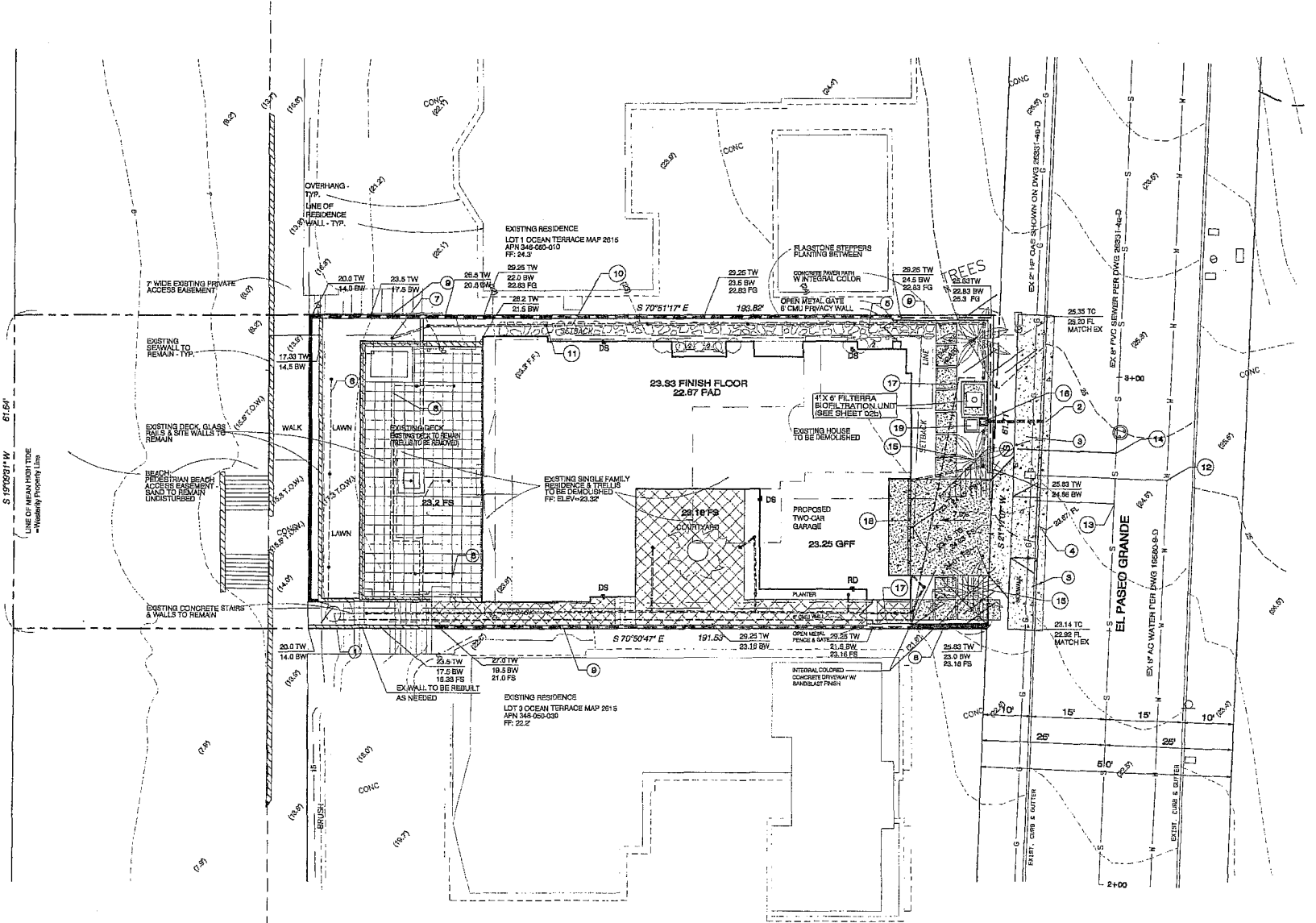
ASSESSOR'S PARCEL NUMBER: 346-050-02-00
 ADDRESS: 8498 EL PASO GRANDE
 LA JOLLA, CA 92037

GRADING DATA

AREA OF SITE - 11,879 SF (0.272 AC)
 AREA OF SITE TO BE GRADED - 8,862 SF (0.202 AC)
 PERCENT OF SITE TO BE GRADED - 74.6%
 AMOUNT OF SITE WITH SLOPES OF GREATER AREA - 0SF,
 PERCENT OF TOTAL SITE - 0%
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO EBL REQS.
 (LDC SEC. 143.0110): 0
 AMOUNT OF SITE WITH ENCRoACHMENT INTO STEEP SLOPES: 0 SF (0.0 AC)
 PERCENT OF TOTAL SITE: 0%
 AMOUNT OF CUT - 139 C.Y.
 AMOUNT OF FILL - 160 C.Y.
 AMOUNT OF IMPORT - 50 C.Y.
 MAXIMUM HEIGHT OF FILL - 2' VERTICAL FILL
 MAXIMUM FILL SLOPE RATIO NA
 MAXIMUM FILL SLOPE REDUCT. NONE
 MAXIMUM HEIGHT OF CUT - NA
 MAXIMUM HEIGHT OF CUT SLOPE - NA
 MAXIMUM CUT SLOPE RATIO - 2:1
 EARTHWORK IS APPROXIMATE

LENGTH OF SITE RETAINING WALLS - 288'
 MAX HEIGHT OF SITE RETAINING WALL - 3' PORTION OF WALL RETAINING

NOTE:
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (ERODION REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX B OF THE CITY'S STORM WATER STANDARDS.
 AN EMBA WILL BE REQUIRED FOR PRIVATE SIDEWALK UNDERDRAINS AND NON STANDARD DRY APRON SURFACE (PEDESTRIAN PORTION) IN RIGHT OF WAY
 RUNOFF WILL BE TREATED BY THE FILTERRA BIOFILTRATION UNIT BEFORE BEING CONVEYED OFFSITE. SEE SWAMP.
 TOPOGRAPHIC SURVEY PROVIDED BY K & S ENGINEERING, INC. PERFORMED IN DECEMBER 2003. SURVEY WAS UPDATED FOLLOWING ITS INITIAL ISSUANCE.
 THIS PROJECT WILL NOT DISCHARGE ANY STORM WATER RUNOFF DIRECTLY INTO THE LA JOLLA ASBS
 NO ACCESS GATE SHALL SWING OPEN INTO THE EL PASO GRANDE RIGHT OF WAY



GRAVITY CATCH BASIN TO SIDEWALK UNDERDRAIN DETAIL
 NOT TO SCALE

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING OVERHEAD UTILITY
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EX. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SITE WALL
- PROPOSED RETAINING WALL
- PVC DRAIN
- CATCH BASIN
- EX WALL TO REMAIN
- PROPOSED 4" SEWER LATERAL
- PROPOSED 4" TRENCH DRAIN
- CONCRETE SURFACE
- DIRECTION OF DRAINAGE
- PERMEABLE PAVING SURFACE (SEE LANDSCAPE PLAN)
- DOWNSPOUT LOCATION
- EXISTING DRAIN SYSTEM
- AREA DRAIN
- PRESSURE LINE FROM SUMP TO FILTERRA

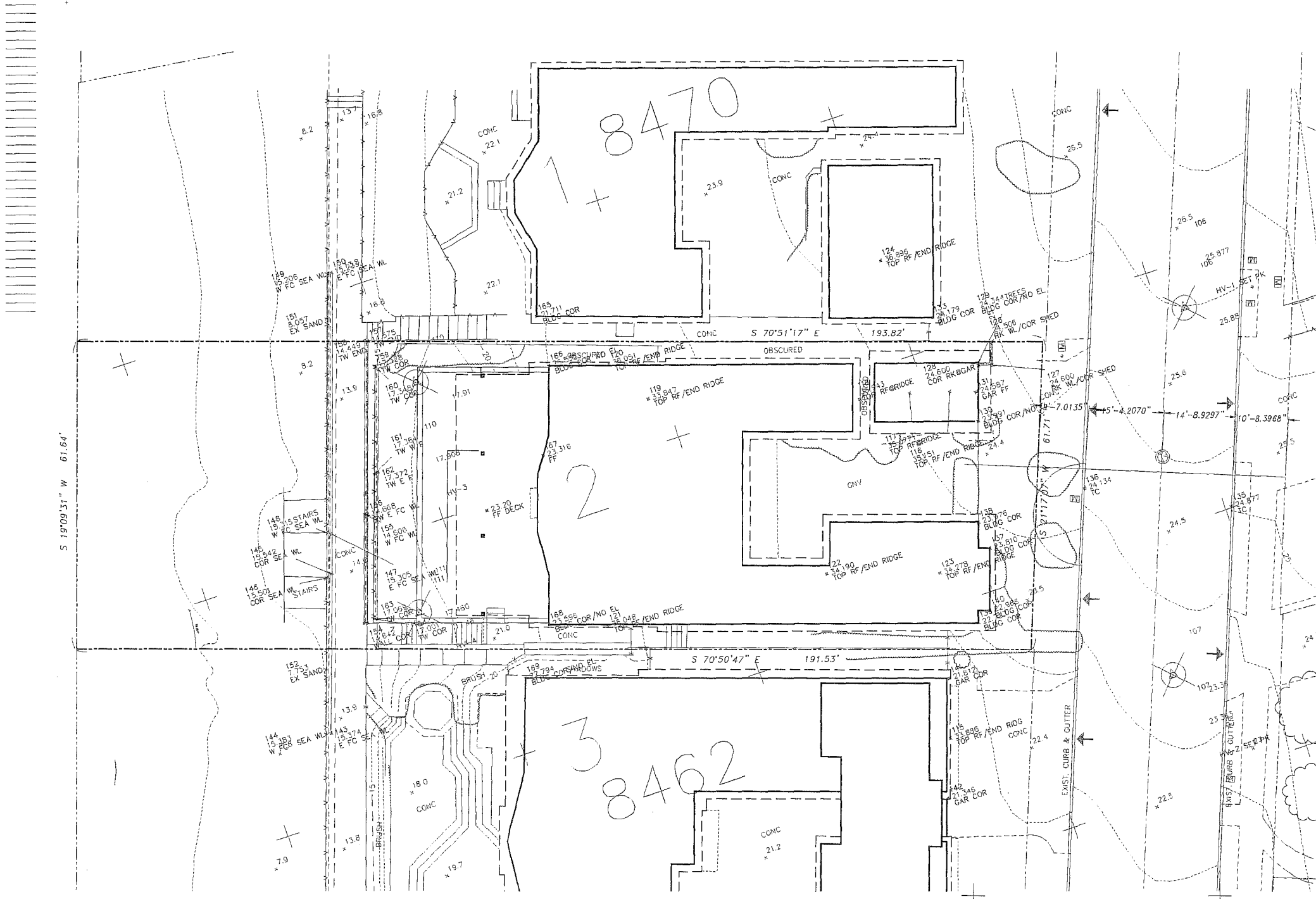
SCALE: 1" = 10'

ANTHONY K. CHRISTENSEN
 PLS 84201
 EXP. 12-31-17

JULY 27, 2018
 Date



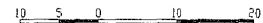
<p>PREPARED BY HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue Suite 200 Del Mar, CA 92014 (619) 782-2800 whayer@hayerarchitecture.com</p>	<p>KEY PLAN</p>	<p>MAP</p>
<p>PROJECT CONSULTANTS</p> <p>Civil Engineer: CHRISTENSEN ENGINEERING 7880 Skerton Ave., Suite J San Diego, CA 92125 (858) 271-0901</p> <p>Geotechnical Engineer: CONSTRUCTION TESTING & ENG. 1411 Monte Road, Suite 110 Escondido, CA 92025 (760) 745-4525</p> <p>Surveyor: K & S ENGINEERING, INC. 7801 Mission Center Court, Suite 100 San Diego, CA 92108 (619) 296-6568</p>	<p>PROJECT DATA</p> <p>Construction: V8 Sprinklered Occupancy: R-3 S.F.F. Code: 2018 Edition-C.R.C. Zoning: La Jolla Shores SF No. of Stories: 2 Stories Gross Site Area: 11,879 sq. ft. LDP Gross Area: 8,862 sq. ft. FAR: 0.560 Use Hazard Area: 45.8 sq. ft. Landscape Area: 4,262 sq. ft.</p>	<p>PROJECT ADDRESS 8498 El Paseo Grande La Jolla, CA 92037</p> <p>PROJECT OWNER Joseph A. Maczella Cardenas</p> <p>ASSESSOR'S PARCEL NO.: 346-050-02-00</p> <p>LEGAL DESCRIPTION: LOT 2 OF OCEAN TERRACE, MAP 2815, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO</p> <p>BENCHMARK: City of San Diego Benchmark 8498 El Paseo Grande & Paseo del Oeste Record from City of San Diego</p> <p>EXISTING BUILDING Status: To Be Demolished Occupancy: R-3 S.F.F. District: NVDV 1620 Ordinance: 1850 NorthHill No. of Units: 2 Bldg. Condition: Prev. Developed</p> <p>PROJECT NAME: CARDENAS RESIDENCE</p> <p>SHEET TITLE: GRADING & DRAINAGE PLAN</p> <p>PERMITS REQUIRED: Coastal Development Permit Site Development Permit</p> <p>ORIGINAL DATE: 10-16-2015 REVISIONS: 1 (08-10-2016) 2 (02-28-2018)</p>



S 19°09'31" W 61.64'

BENCH MARK
 City of San Diego BM - 58P
 Located at El Paseo Grande and
 Paseo del Océano. Record from City
 of San Diego. Elevation 31.722
 M.S.L. Datum NVD 1929.

PROJECT 03-1143 PLOT SCALE 1" = 10'
 This map in either graphic or digital form
 was produced by photogrammetric methods from
 1:2400 scale aerial photography dated 12-15-03
 for K&S ENGINEERING



EXISTING SITE PLAN

SCALE 1" = 10'

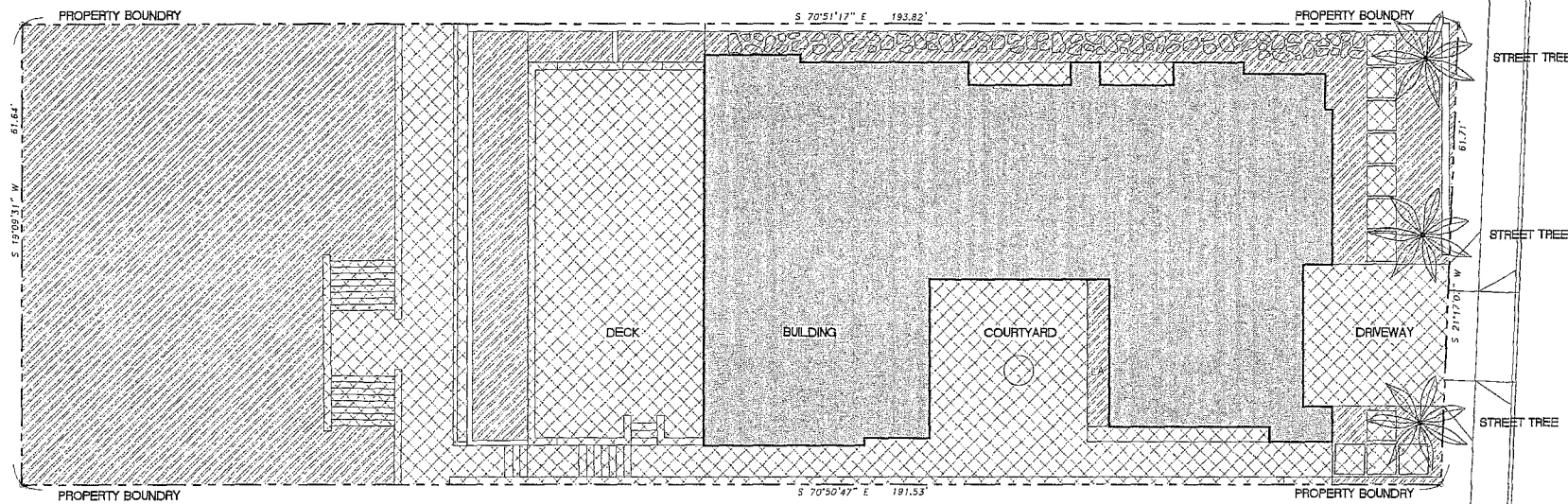


FILE L:\0303 EWH SHK_PLOT DATE:04-11-08

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<p>PREPARED BY HAYER ARCHITECTURE Contact: William A. Hayer 445 Marine View Avenue Suite 205 Del Mar, CA 92014 (760) 792-2600 whayer@hayerarchitecture.com</p> <p>PROJECT CONSULTANTS Civil Engineer CIVIL DESIGN ENGINEERS 7888 Burnham Ave., Suite J San Diego, CA 92126 (619) 271-6671</p> <p>Geotechnical Engineer CONSTRUCTION TESTING & ENG. 1461 Municipal Road, Suite 115 Escondido, CA 92026 (760) 745-9422</p> <p>Surveyor K&S ENGINEERING, INC. 7803 Mission Center Court, Suite 100 San Diego, CA 92108 (619) 205-5555</p>	<p>KEY PLAN</p>	<p>MAP</p>
<p>PROJECT DATA Construction: VS 30/1/Head Community: R-3 S.F.R. Code: 2013 Edition C.R.C. Zoning: Lx Multi-Family SP No. of Stories: 2 Stories Gross Site Area: 11,072 sq. ft. LDP Gross Area: 6,665 sq. ft. F.A.R.: 0.593 Site Max. Height: 45.2 ft. Livable Area: 4,282 sq. ft.</p> <p>OVERLAY ZONES City Coastal Overlay Zone Coastal Height Limit Overlay Zone La Jolla Districts Planned Overlay La Jolla Community Plan Beach Fronting Overlay Zone</p> <p>APPROVALS</p> <p>PERMITS REQUIRED Coastal Development Permit Site Development Permit</p>	<p>PROJECT OWNER Joseph A. Cardenas 346-050-020</p> <p>LEGAL DESCRIPTION LOT 3 OF OCEAN TERRACE MAP 215, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO</p> <p>BENCHMARK City of San Diego Benchmark 58P at El Paseo Grande & Paseo del Océano Record from City of San Diego. Elevation = 31.722 MSL Datum = NVD 1929</p> <p>PROJECT NO. No. - PTE 445629</p> <p>PROJECT NAME CARDENAS RESIDENCE</p> <p>SHEET TITLE SURVEY</p> <p>SHEET NUMBER 03</p>	<p>CREATED DATE 10-15-2015</p> <p>PROJECT NO. 03-1143</p> <p>DATE 01-27-2016</p>



LANDSCAPE PLAN

SCALE: 1" = 8'



LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY A COMPLETELY AUTOMATED IRRIGATION SYSTEM UTILIZING AN AUTOMATIC CONTROLLER, REDUCED CONTROL VALVES, LOW PRECIPITATION HEADS AND UNDERGROUND PIPING. THE POTABLE SYSTEM WILL BE PROTECTED BY A REDUCED PRESSURE BACKFLOW PREVENTER.
- THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
- PLANTING AREAS TO RECEIVE A 3" LAYER OF "ECO-MULCH" EARTHWISE PRODUCTS OR EQUAL. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. (LCD 1420413B)
- ALL TREES WITHIN 9' OF HARDSCAPE SHALL BE INSTALLED WITH ROOT BARRIERS PER CITY OF SAN DIEGO REQUIREMENTS.
- ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 14204F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL. (14204F11a)
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

STREET TREE NOTES

STREET TREES ARE 24" BOX WITH A MINIMUM 40 SF ROOT ZONE AREA. THE MINIMUM DIMENSION FOR THE ROOT ZONE AREA SHALL BE 3 FEET, PER S.D.M.C. 142043(b)(5). LOT WIDTH IS 62'-3" 24" BOX STREET TREES ARE REQUIRED PER S.D.M.C. 142.06.10. PER LA JOLLA COMMUNITY PLAN RESIDENTIAL STREET TREE PROGRAM - DISTRICT 1 - OPTIONS - KING PALM OR QUEEN PALM.

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	HEIGHT / SPREAD
	PALM TREES			
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	VERTICAL ACCENT TREE	30'-40' / 15'-25'
	PALM TREES			
	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	VERTICAL ACCENT TREE	30'-40' / 15'-25'

MINIMUM TREE SEPARATION

- IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS (ENTRIES) - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

CONSTRUCTION DRAWINGS

APPLICANT WILL PROVIDE COMPLETE LANDSCAPE DRAWINGS WITH DETAILED DESCRIPTIONS OF ALL PLANTING MATERIAL DURING THE CONSTRUCTION PERMIT PHASE PER S.D.M.C. CHAPTERS 14 AND 15 - LA JOLLA SHORES PLANNED DISTRICT - 1510.02(4)(1), (2) AND TABLE 14204c - CATEGORY 6 - SINGLE DWELLING RESIDENTIAL PROJECT REQUIREMENTS.

KEY

- INDICATES BUILDING FOOTPRINT = 3,592 SF. / 30.2%
- INDICATES LANDSCAPED AREA = 4,262 SF. / 35.9%
- INDICATES HARDSCAPED AREA = 4,025 SF. / 33.8%

LANDSCAPE DATA

LOT AREA:	11878.7 SF.
LANDSCAPE PERCENTAGE REQUIRED:	30% = 3563.4 SF.
LANDSCAPED AREA PROVIDED:	4,262 SF
LANDSCAPE PERCENTAGE PROVIDED:	35.9%
HARDSCAPED AREA PROVIDED:	4,025 SF
HARDSCAPE PERCENTAGE PROVIDED:	33.8%

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

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

<p>DESIGNED BY</p> <p>HAYER ARCHITECTURE</p> <p>Contact: William S. Hayer</p> <p>445 Marine View Avenue</p> <p>Suite 200</p> <p>San Diego, CA 92104</p> <p>(619) 792-9800</p> <p>whayer@hayerarchitecture.com</p>	<p>PROJECT CONSULTANTS</p> <p>Civil Engineer</p> <p>DR. R. T. TAYLOR ENGINEERING</p> <p>7888 Silverside Ave., Suite J</p> <p>San Diego, CA 92126</p> <p>(619) 271-1600</p> <p>Geotechnical Engineer</p> <p>CONSTRUCTION TESTIMONIAL & ENCL.</p> <p>1441 Normal Road, Suite 115</p> <p>Escondido, CA 92027</p> <p>(760) 746-4600</p> <p>Surveyor</p> <p>K & S ENGINEERING, INC.</p> <p>7801 Mission Center Court, Suite 100</p> <p>San Diego, CA 92108</p> <p>(619) 586-5000</p>	<p>PROJECT DATA</p> <p>Commissioner: V3 Spectrum</p> <p>Consistency: R-3 S.F.A.</p> <p>Class: 2018 Edition-CALC</p> <p>Zoning: Lr 36.6 Single SF</p> <p>No. of Stories: 2 Stories</p> <p>Owner Site Area: 11,878.7 sq. ft.</p> <p>LDP Dist Area: 2,688 sq. ft.</p> <p>F.A.R.: 0.52</p> <p>Uses Hazardous: No</p> <p>Neighborhood Area: 4,262 sq. ft.</p>	<p>PROJECT ADDRESS</p> <p>5460 El Paseo Grande</p> <p>La Jolla, CA 92037</p> <p>PROJECT OWNER</p> <p>Joseph & Maureen Cardenas</p> <p>ARRESIDORS PARCEL NO.</p> <p>346-050-020</p> <p>LEGAL DESCRIPTION</p> <p>LOT 7 OF OCEAN TERRACE MAP 10116</p> <p>CITY OF SAN DIEGO, COUNTY OF SAN DIEGO</p> <p>BENCHMARK</p> <p>City of San Diego Benchmark ESP at 10' from Center of Proposed Drive</p> <p>Record from City of San Diego</p> <p>Benchmark = 31,250 NAD83</p> <p>Station = 400.1108</p> <p>PROJECT NO.</p> <p>MA - PTE 445829</p> <p>PROJECT NAME</p> <p>CARDENAS RESIDENCE</p> <p>SHEET TITLE</p> <p>LANDSCAPE PLAN / CALCS</p> <p>SHEET NUMBER</p> <p>04</p>
<p>OVERLAY / ZONING</p> <p>City Coastal Overlay Zone</p> <p>General Hazard Overlay Zone</p> <p>La Jolla Shores Planned District</p> <p>La Jolla Community Plan</p> <p>North Housing Project Zone</p>	<p>PERMITS REQUIRED</p> <p>General Development Permit</p> <p>Site Development Permit</p>	<p>PERMITS REQUIRED</p> <p>General Development Permit</p> <p>Site Development Permit</p>	<p>DATE</p> <p>10-20-2015</p>

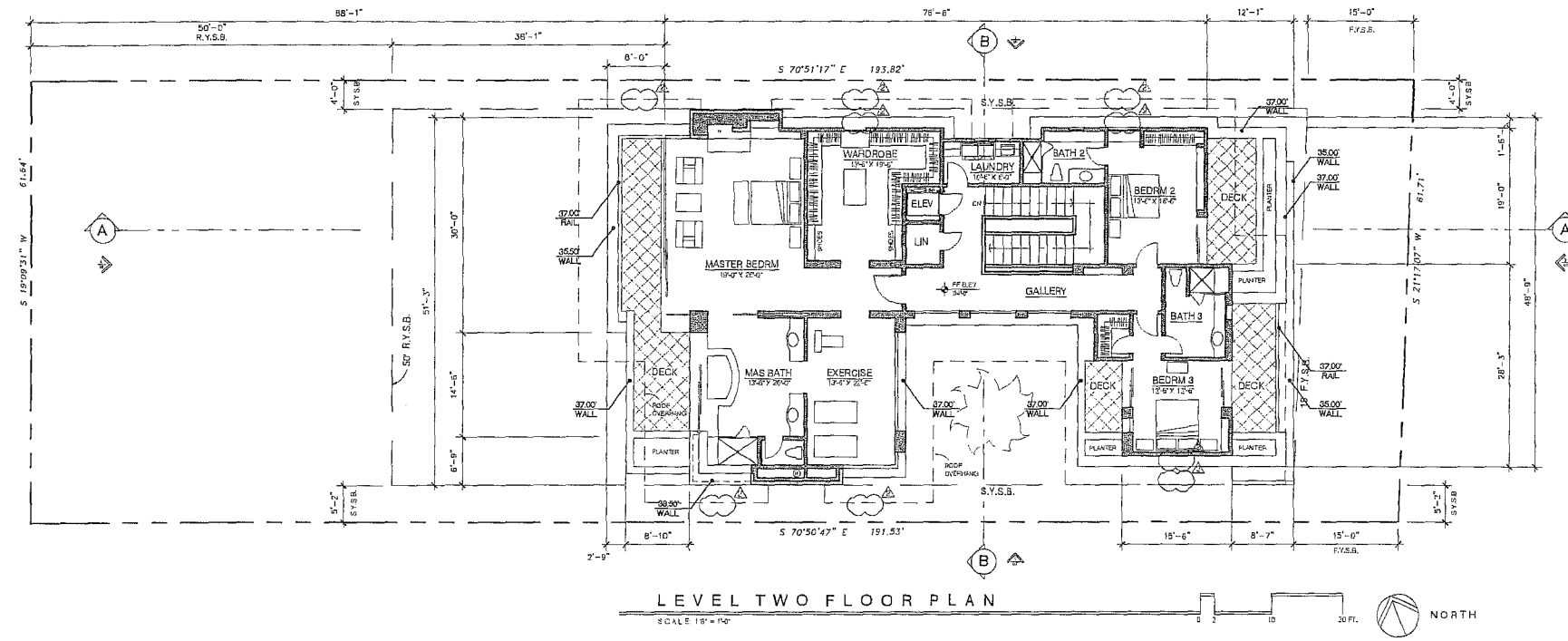
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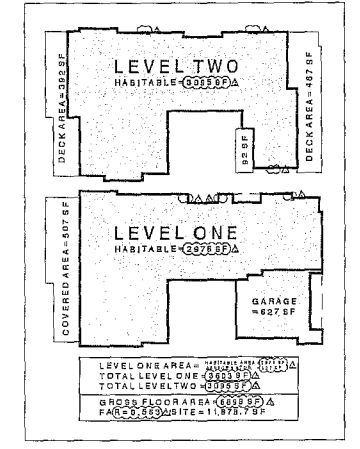
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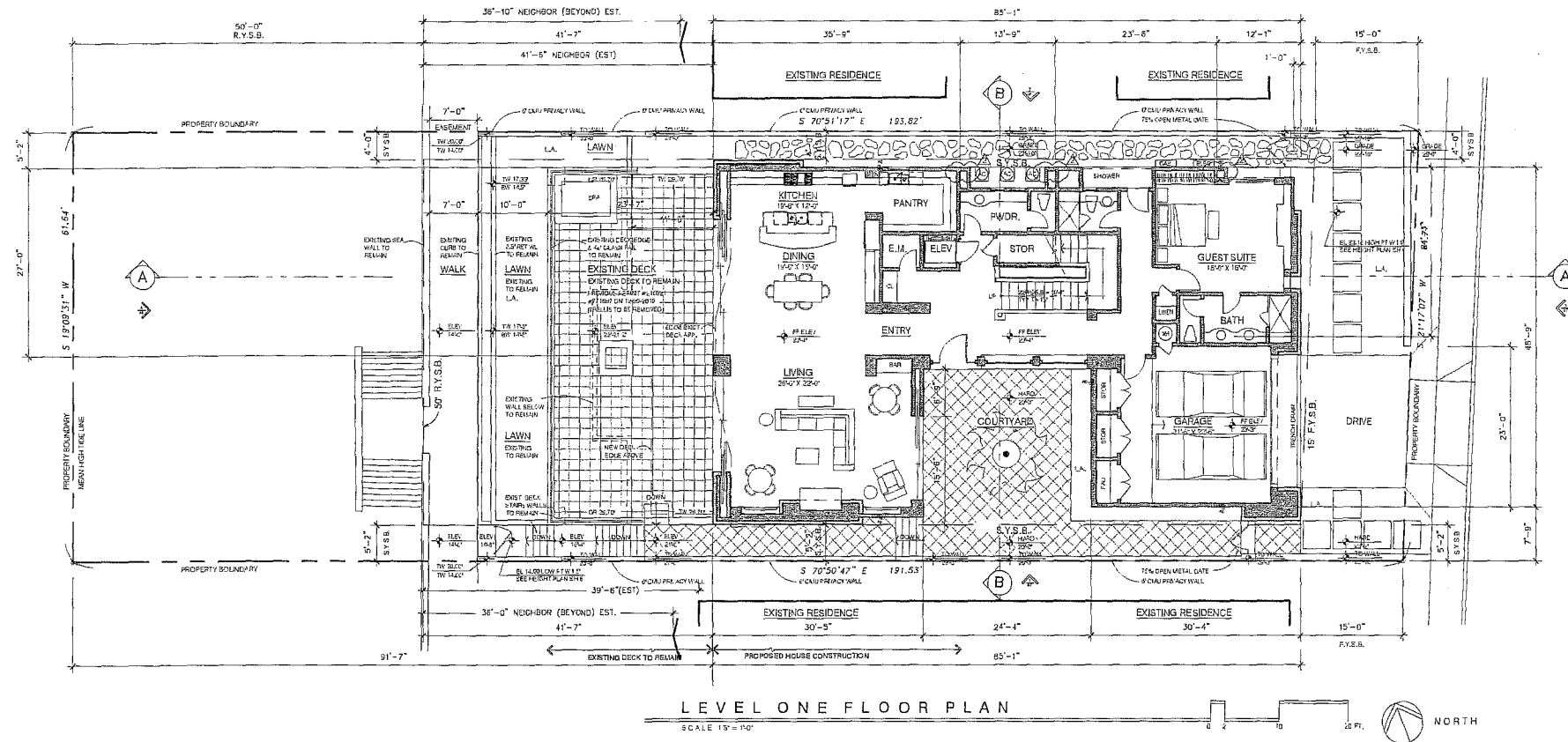
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LEVEL TWO FLOOR PLAN
SCALE 1/8" = 1'-0"



AREAS DIAGRAM
NOT TO SCALE

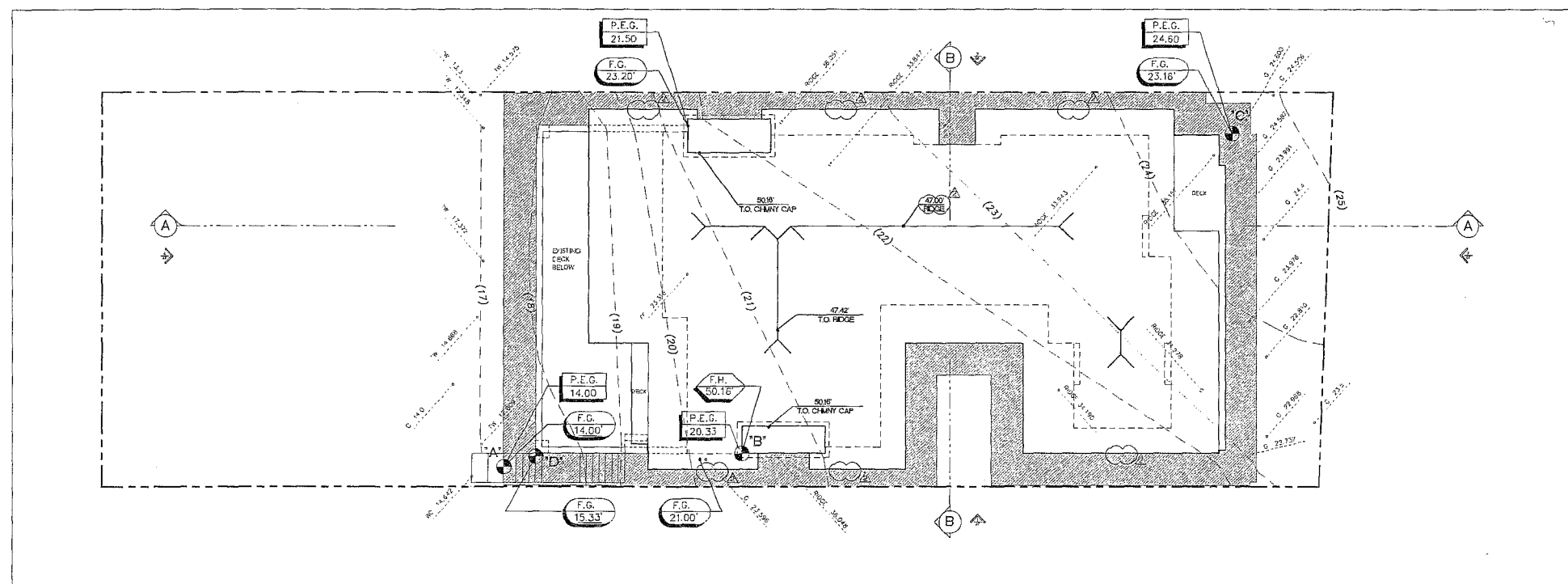


LEVEL ONE FLOOR PLAN
SCALE 1/8" = 1'-0"

<p>PREPARED BY HAYER ARCHITECTURE 445 Marine View Avenue Suite 200 CA 92014 (619) 792-2600 hayerarch@hayerarchitecture.com</p>	<p>PROJECT CONSULTANTS Civil Engineer CIVIL ENGINEERING 7885 Serrano Ave., Suite J San Diego, CA 92126 (619) 571-9911</p>	<p>PROJECT DATA Construction VS. Approved Compliance R-3 S.F.F. Code 3313 Edition-C.I.C. Zoning La Jolla Urban SF</p>	<p>PROJECT ADDRESS 6400 El Paseo Grande La Jolla, CA 92037</p>
<p>Buyer: K & S ENGINEERING, INC. 7801 Mission Center Court, Suite 102 San Diego, CA 92108 (619) 586-5527</p>	<p>DESIGNER CONSTRUCTION TESTING & ENCL. 144 Model Road, Suite 115 Escondido, CA 92025 (760) 746-1625</p>	<p>No. of Stories 2 Stories Gross Site Area 11,472 sq. ft. LSP Ocean Area 4,027 sq. ft. F.A.R. 0.35 New Structure Area 4,262 sq. ft. Landscape Area 4,262 sq. ft.</p>	<p>PROJECT OWNER Joseph & Michelle Cortinas</p>
<p>OVERLAY ZONES City Coastal Overlay Zone County Regional Center Overlay Zone La Jolla Urban Planned District La Jolla Community Plan Neighborhood Project Zone</p>	<p>EXISTING REGULATIONS Status To Be Determined Designated R-3 S.F.F. Compliance 100% Non-4-Units Soil Condition Prev. Controlled</p>	<p>APPROVALS</p>	<p>REMARKS REQUIRED Final Development Permit Site Development Permit</p>
<p>DATE: 06-14-2015</p>	<p>REVISIONS 01-14-2015 01-27-2015</p>	<p>PROJECT NO. No. - P16 44829</p>	<p>PROJECT NAME CARDENAS RESIDENCE</p>
<p>PROJECT MANAGER</p>	<p>SHEET NUMBER 05</p>	<p>FLOOR PLANS</p>	<p>BENCHMARK City of San Diego Benchmark, CDP at El Paseo Grande & Paseo del Ocaso Record from City of San Diego. Benchmark: 01.762 NAD83 Datum: NAD83 1983</p>

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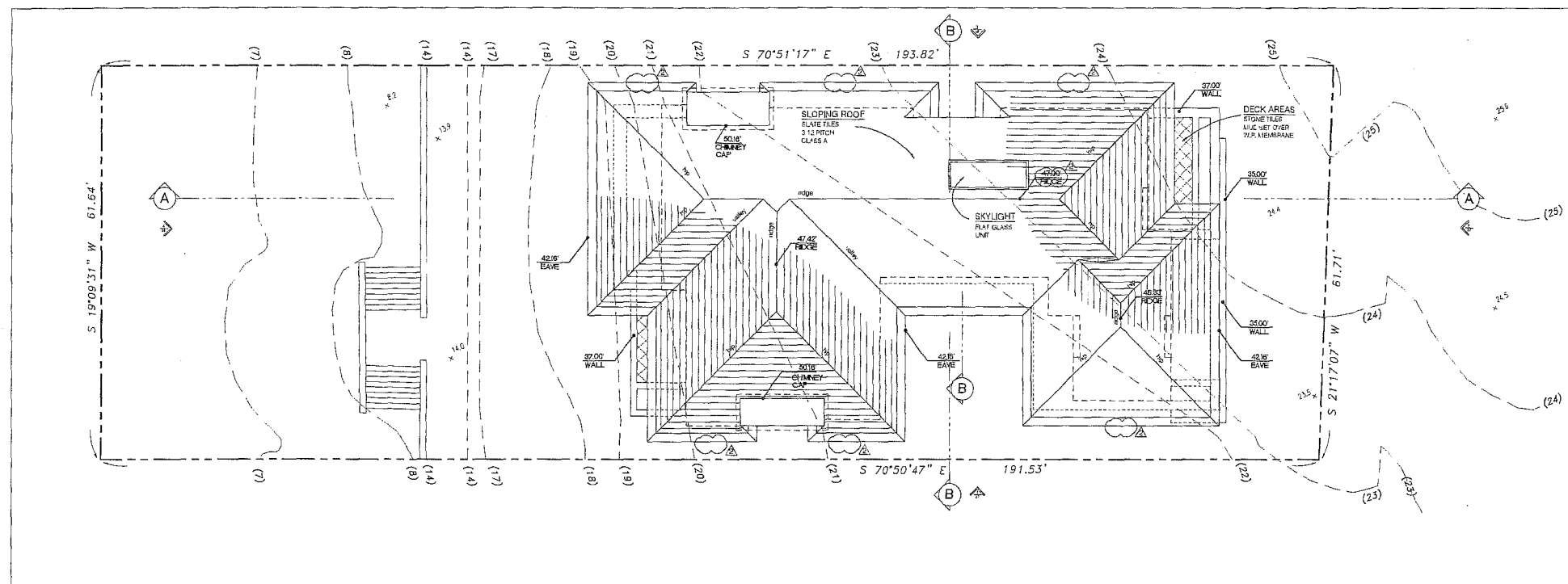
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DETERMINATION OF PROJECT HEIGHT
 PER S.D.M.C. 113.0270 (a)(2) - TWO PART METHOD

METHOD 1 - S.D.M.C. 113.0270 (a)(2)(A) - PLUMB LINE - HIGHEST BUILDING POINT - CHIMNEY @ 'B' = 50.16' - LOWEST ADJ. PLUMB LINE GRADE @ 'B' = 20.33' = 29.83 FT.
 METHOD 2 - S.D.M.C. 113.0270 (a)(2)(B) - OVERALL HEIGHT - LOW POINT DATUM FOR FINAL HEIGHT MEASUREMENT WITHIN 5' OFFSET OF STRUCTURE @ 'A' = 14.00' MAX HEIGHT DIFFERENTIAL: HIGH PT OF STRUCTURE FOOTPRINT @ 'C' = 23.16' MINUS LOW PT OF STRUCTURE FOOTPRINT @ 'D' = 13.33' = 7.83 FT DIFFERENTIAL. MAX ALLOWABLE OVERALL HEIGHT: FROM LOW PT. DATUM @ 14.00' + 7.83' DIFFERENTIAL = 30' = 51.83' ALLOWABLE OVERALL HEIGHT. PROPOSED IS 50.16'.

HEIGHT PLAN
 SCALE 1/8" = 1'-0"



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

NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE. (ORD. 11833NS)

KEY:

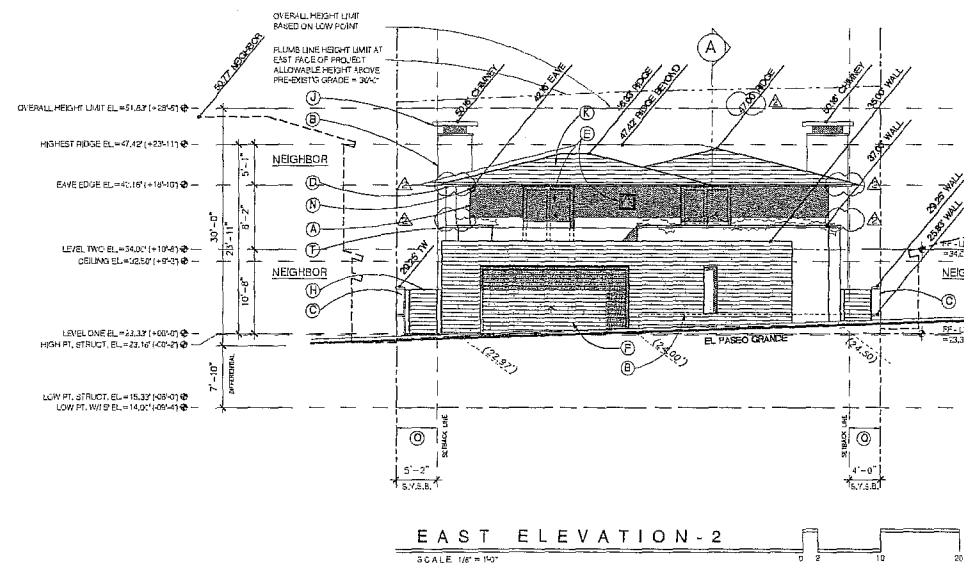
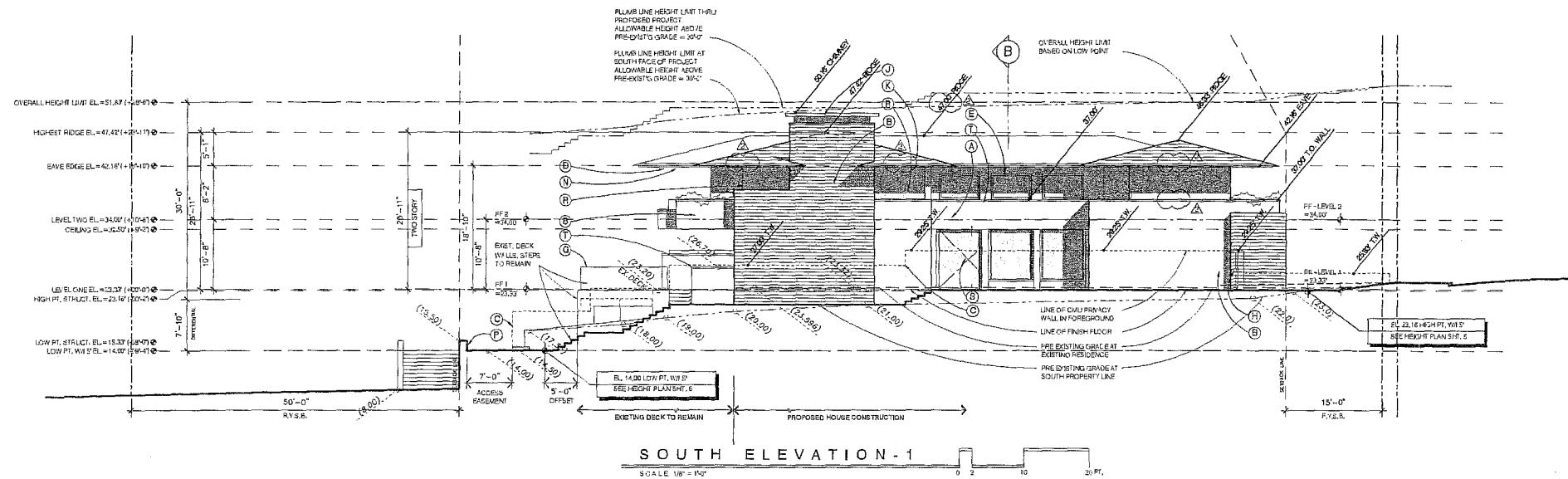
	PRE-EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PERIMETER BOUNDARY
	REFERENCE POINT
	PRE-EXISTING GRADE ELEV. @ POINT INDICATED
	FINISH GRADE ELEVATION AT POINT INDICATED
	FINISH HEIGHT ELEVATION AT POINT OR LINE INDICATED

FILE L:\A09 Roof Plan, PLOT DATE: 04-11-06

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<p>PREPARED BY: HAYER ARCHITECTURE Contact: William S. Hayer 445 Marina View Avenue Suite 300 San Diego, CA 92104 (619) 730-0000 whayer@hayerarchitecture.com</p> <p>PROJECT CONSULTANTS: Civil Engineer CHRISTENSEN ENGINEERING 7888 Elvaston Ave., Suite J San Diego, CA 92126 (619) 571-0591</p> <p>Geotechnical Engineer CONSTRUCTION TESTING & ENGR. 1444 Alameda Road, Suite 115 San Diego, CA 92108 (619) 736-4434</p> <p>Surveyor K & S ENGINEERING, INC. 7801 Mission Center Court, Suite 100 San Diego, CA 92126 (619) 205-6500</p> <p>OVERLAY ZONES: City Coastal Overlay Zone Coastal Height Limit Overlay Zone La Jolla Village Planning Ordinance La Jolla Community Plan Neighboring Planning Ordinance</p> <p>APPROVALS:</p> <p>PERMITS REQUIRED: Coastal Development Permit Site Development Permit</p>	<p>PROJECT DATA: Contribution: VB Squireland Community: R-3 S.F.R. Code: 3013 Edition-C.R.C. Zoning: Lx Jolla Shores SF No. of Stories: 2 Stories Gross Floor Area: 11,477 sq. ft. LDP Gross Area: 4,469 sq. ft. P.A.R.: 0.563 Open Hazard Area: 45,825 sq. ft. Landscape Area: 4,562 sq. ft.</p> <p>EXISTING BUILDING: Status: To Be Demolished Occupancy: R-3 S.F.R. Construction: 1950 Approximate Soil Condition: Poor, Overlaid</p>	<p>PROJECT OWNER: Joseph S. Machado Ordovas</p> <p>ASBERG'S PARCEL NO.: 346-050-020</p> <p>LEGAL DESCRIPTION: LOT 2 OF OCEAN TERRACE MAP 2615, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO</p> <p>RECORDING: City of San Diego Building Dept of El Paseo Grande, El Paseo del Oceano Record 3 from City of San Diego. Elevation = 31,722 MSL Datum = NAVD 83</p> <p>PROJECT NO.: No. - P18 44926</p> <p>PROJECT NAME: CARDENAS RESIDENCE</p> <p>SHEET TITLE: ROOF PLAN / HEIGHT PLAN</p> <p>SHEET NUMBER: 06 of 8</p>
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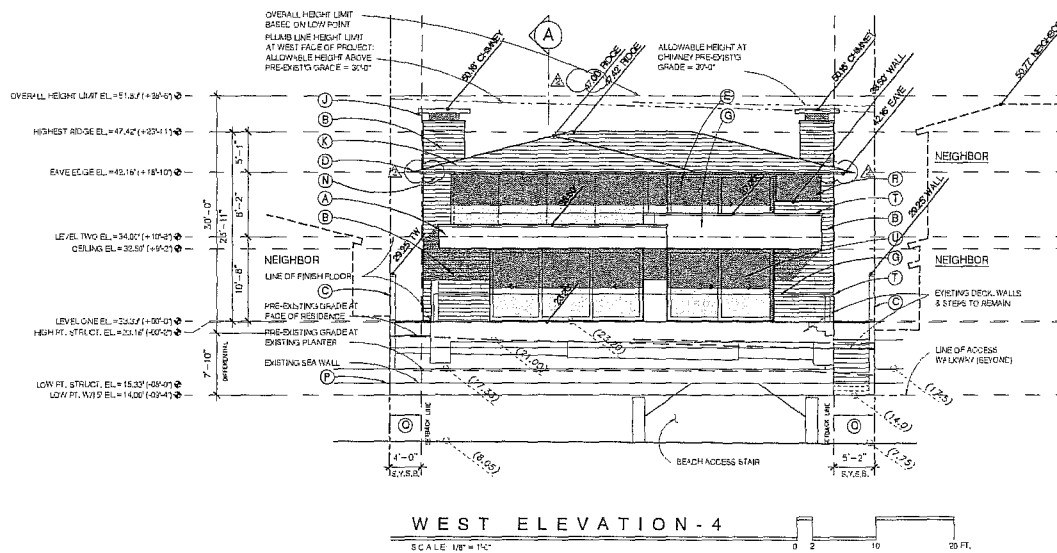
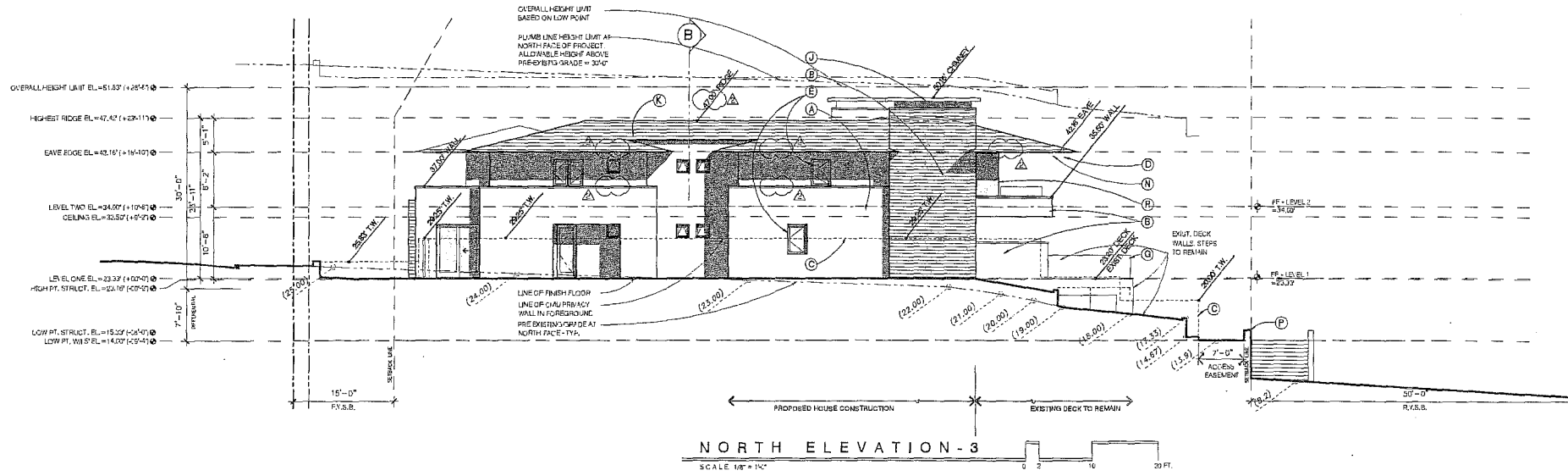
KEY	
	LINE OF PRE-EXISTING GRADE
	PRE-EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

MATERIALS	
A	EXTERIOR WALLS EXTERIOR CEMENT PLASTER LIGHT SAND TEXTURE MEDIUM BEIGE COLOR
B	EXTERIOR WALLS CONCRETE VENEER BOARD FORMED MEDIUM BEIGE COLOR
C	NEW 6 CMU FINANCY WALLS EXTERIOR CEMENT PLASTER w/ LIGHT BEIGE PAINT OVER C.M.U. OR C.I.P. CONC.
D	FASCIAS METAL W/ FINISH FINISH - DARK BRONZE COLOR
E	WHELCHOR & DOORS METAL OR W/ P.L. CLAD, WOOD IN SET BRONZE COLOR
F	GARAGE DOOR SECTIONAL LIFT MEDIUM BEIGE COLOR
G	DECK & WALL RAILS CLEAR TEMPERED GLASS w/ BRONZE CAP WHERE INDICATED
H	OPEN GATES/FENCES: OPEN BRONZE METAL GATES / FENCES WITH 75% OF VERTICAL AREA OPEN TO LIGHT INCLUDING SOLID CMU PORTION PER 14.2.03(10)(2)(V)
J	CHIMNEY CAPS METAL W/ FINISH FINISH DARK BRONZE COLOR
K	PITCHED ROOFS - CLASS A RATED 3/12 PITCH SLATE TILES CHINA MULTICOLOR
L	FLAT ROOFS - CLASS A RATED 1/4" PER FT. PITCH MODIFIED BETWEEN ROOF w/ BEIGE GRAVEL BALLAST
M	EXTERIOR DECK 1/4" PER FT. PITCH STONE TILED OVER W.R. MEMBRANE MEDIUM - DARK BEIGE COLOR
N	SOFFITS PRESERVATIVE/STAIN FINISH
P	SEA WALL EXISTING TO REMAIN
Q	DEED RESTRICTED VISUAL CORRIDOR PROVIDED THE WIDTH OF EACH SIDEWALK RUNNING THE FULL LENGTH OF PROPERTY.
R	MIRROR GLASS CLEAR TEMPERED
S	BIFOLD DOOR CLEAR TEMPERED HERCULENE TYPE DOOR CONCEALED PIVOT HARDWARE
T	WALL CAP STONE
U	LIFT & SLIDE DOORS CUSTOM METAL CONSTRUCTION/ w/ BRONZE CLADDING CLEAR TEMPERED GLASS
V	RETAINING WALL C.I.P. CONC. w/ EXTERIOR CEMENT PLASTER MED. BEIGE COLOR

<p>PREPARED BY:</p> <p>HAYER ARCHITECTURE Corie Lee, William S. Hayer 445 Marina View Avenue Suite 210 Del Mar, CA 92014 954 792-2800 hayerarch@hayerarchitecture.com</p> <p>PROJECT CONSULTANTS:</p> <p>Civil Engineer CIVIL ENGINEERING 7845 Shilburn Ave., Suite J San Diego, CA 92128 858 271-0981</p> <p>Geotechnical Engineer CONSTRUCTION TESTING & ENCS 1411 Montez Road, Suite 115 Escondido, CA 92025 760 745-4955</p> <p>Surveyor K & S ENGINEERING, INC. 7901 Mission Center Court, Suite 100 San Diego, CA 92126 619 555-5522</p> <p>OVERLAY ZONING:</p> <p>City Coastal Overlay Zone Central Height Limit Overlay Zone La Jolla Shores Historic District La Jolla Community Plan Beach Neighboring Project Zone</p>	<p>KEY PLAN</p> <p>PROJECT ADDRESS</p> <p>8465 El Paseo Grande La Jolla, CA 92037</p> <p>PROJECT OWNER</p> <p>Joseph & Lizabeth Cardenas</p> <p>ASSISTED BY PARCEL NO.</p> <p>346-050-020</p> <p>LEGAL DESCRIPTION</p> <p>LOT 3 OF OCEAN TERRACE SUBP 21E CITY SAN DIEGO, COLON SAN DIEGO</p> <p>BENCHMARK</p> <p>City of San Diego Benchmark, SDP at El Paseo Grande & Paseo del Carme Record from City of San Diego. Elevation = 31.224861 Datum: NAVD 83</p> <p>PROJECT NO.</p> <p>No. - P18 44860</p> <p>PROJECT NAME</p> <p>CARDENAS RESIDENCE</p> <p>SHEET TITLE</p> <p>ELEVATIONS - S+E</p> <p>SHEET NUMBER</p> <p>07</p>
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FILE: L:\14-10-10 Elevations - PLOT DATE: 04-11-20



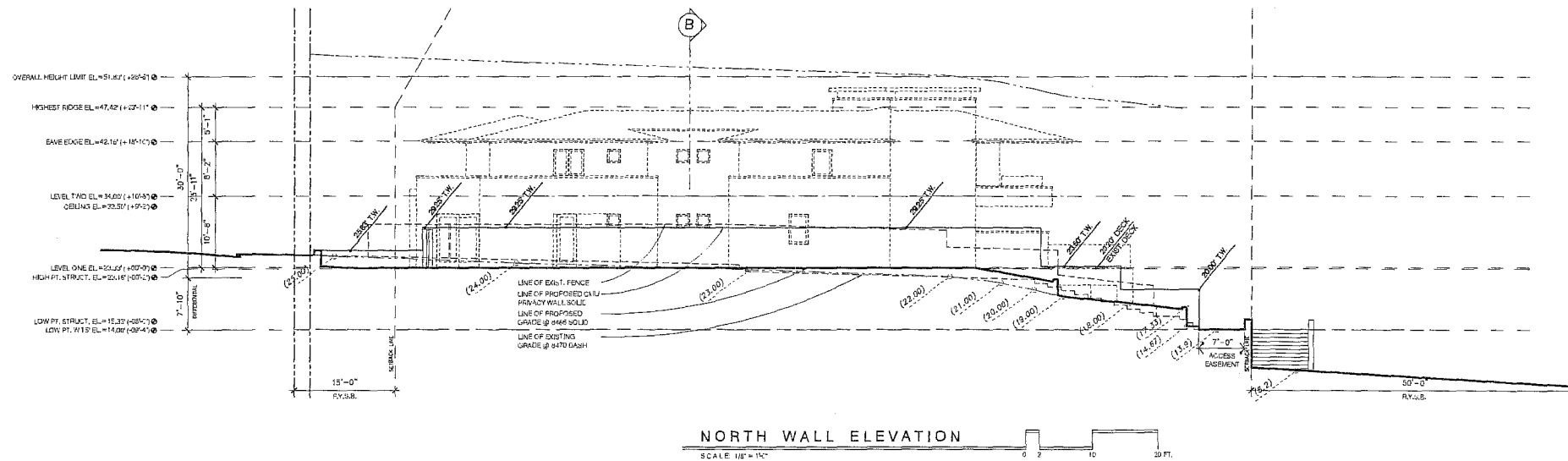
KEY	
	LINE OF PRE-EXISTING GRADE
	PRE-EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

MATERIALS	
A	EXTERIOR WALLS EXTERIOR CEMENT PLASTER LIGHT SAND TEXTURE MEDIUM BEIGE COLOR
B	EXTERIOR WALLS CONCRETE VENEER BOARD FORMED MEDIUM BEIGE COLOR
C	NEW 5/8" GYPSUM BOARD EXTERIOR CEMENT PLASTER w/ LIGHT BEIGE PAINT OVER G.M.U. OR G.C.P. CONC.
D	FASCIAE METAL W/ KYNAR FINISH DARK BRONZE COLOR
E	WINDOWS & DOORS METAL OR WOOD CLAD, WOOD UNITS BRONZE COLOR
F	GARAGE DOOR SECTIONAL UNIT MEDIUM BEIGE COLOR
G	DECK & WALL RAILS CLEAR TEMPERED GLASS w/ BRONZE CAP WHERE INDICATED
H	OPEN GATES/FENCES: OPEN BRONZE METAL GATES / FENCES WITH 75% OF VERTICAL AREA OPEN TO LIGHT INCLUDING SOLID GYMU PORTION PER 142.63(10)(C)
J	CHIMNEY CAPS METAL W/ KYNAR FINISH DARK BRONZE COLOR
K	PITCHED ROOFS - CLASS A RATED 3/12 PITCH SLATE TILES GRAY MULTICOLOR
L	FLAT ROOFS - CLASS A RATED 1/4" PER FT. PITCH MODIFIED BITUMEN ROOF w/ BEST GRAVEL BALLAST
M	EXTERIOR DECK 1/4" PER FT. PITCH STONE TILES OVER W.P. MEMBRANE MEDIUM - DARK BIRCH COLOR
N	SOFFITS: T & G WOOD PRESERVATIVE/STAIN FINISH
P	SEA WALL EXISTING TO REMAIN
Q	DEED RESTRICTED VISUAL CORRIDOR PROVIDED THE WIDTH OF EACH SIDEYARD RUIRBJG THE FULL LENGTH OF PROPERTY.
R	MITERED GLASS CLEAR TEMPERED
S	ENTRY DOOR CLEAR, TEMPERED MERCURITE TYPE DOOR CONCEALED PULL HANDLE
T	WALL CAP STONE
U	LIFT & SLIDE DOORS CUSTOM METAL CONSTRUCTION w/ BRONZE GLASS CLEAR, TEMPERED GLASS
V	REFINISH WALL C.F.E. COINC. w/ EXTERIOR CEMENT PLASTER MED. BEIGE COLOR

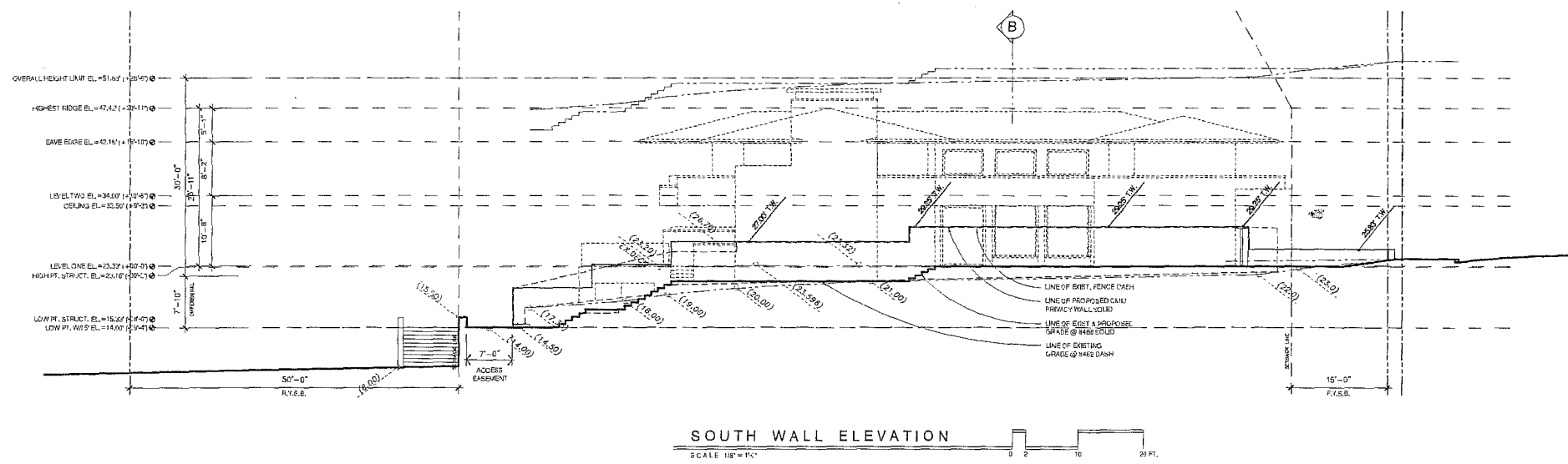
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<p>PREPARED BY HAYER ARCHITECTURE Corbin, William D., Owner 445 Marine View Avenue Suite 200 San Diego, CA 92114 (619) 792-2600 info@hayerarchitecture.com</p>	<p>KEY PLAN</p>	<p>MAP</p>
<p>PROJECT CONSULTANTS Civil Engineer CHRYSTOPHER ENGINEERS 7668 Sherman Ave., Suite J San Diego, CA 92129 (619) 271-9971</p> <p>Geotechnical Engineer CONSTRUCTION TESTING & ENG. 1411 Market Road, Suite 115 Escondido, CA 92025 (760) 745-9522</p> <p>Surveyor R.E. ENGINEERING, INC. 7801 Mauldin Center Court, Suite 100 San Diego, CA 92109 (619) 385-3527</p>	<p>PROJECT DATA Construction: V8 Approved Codebook: R-3, S.F.S. Code: 2013 Edition-CALC Zone: La Jolla Special SP No. of Stories: 2 Stories Gross Floor Area: 11,972 sq. ft. LDP Gross Area: 6,689 sq. ft. F.A.R.: 1.05 Open Hazardous Area: 45,872 Landscape Area: 4,282 sq. ft.</p>	<p>PROJECT ADDRESS 8468 El Paseo Grande La Jolla, CA 92037</p> <p>PROJECT OWNER Joseph S. Cardenas 346-050-020</p> <p>LEGAL DESCRIPTION LOT 2 OF OCEAN TERRACE AMP DRIVE, CITY SAN DIEGO, COUNTY SAN DIEGO</p> <p>DEVELOPER City of San Diego Benchmark SP# at 19 Marine Square & Peninsula Claret Revised from City of San Diego, Resolution = 21,722 MBL Ordinance = None, 1923</p>
<p>OVERLAY ZONING City Coastal Overlay Zone Coastal Height Limit Overlay Zone La Jolla Special Management District La Jolla Community Plan Beach Parking District Zone</p>	<p>EXISTING BUILDING Status: To Be Demolished Occupancy: R-3, S.F.P. Constructed: 1970 Approximate Soil Condition: Prev. Developed</p>	<p>PROJECT NO. No. - PTE 44589</p> <p>PROJECT NAME CARDENAS RESIDENCE</p> <p>SHEET TITLE ELEVATIONS - N+W</p> <p>SHEET NUMBER 08</p>
<p>APPROVALS</p>	<p>PERMITS REQUIRED Coastal Development Permit Site Development Permit</p>	<p>ORIGINAL DATE 10-15-2015</p> <p>REVISIONS 1-14-2016 07-27-2016</p>

FILE: L:\p110-Drawings_PLOT-DWG-04-11-20



NORTH WALL ELEVATION
SCALE 1/8" = 1'-0"



SOUTH WALL ELEVATION
SCALE 1/8" = 1'-0"

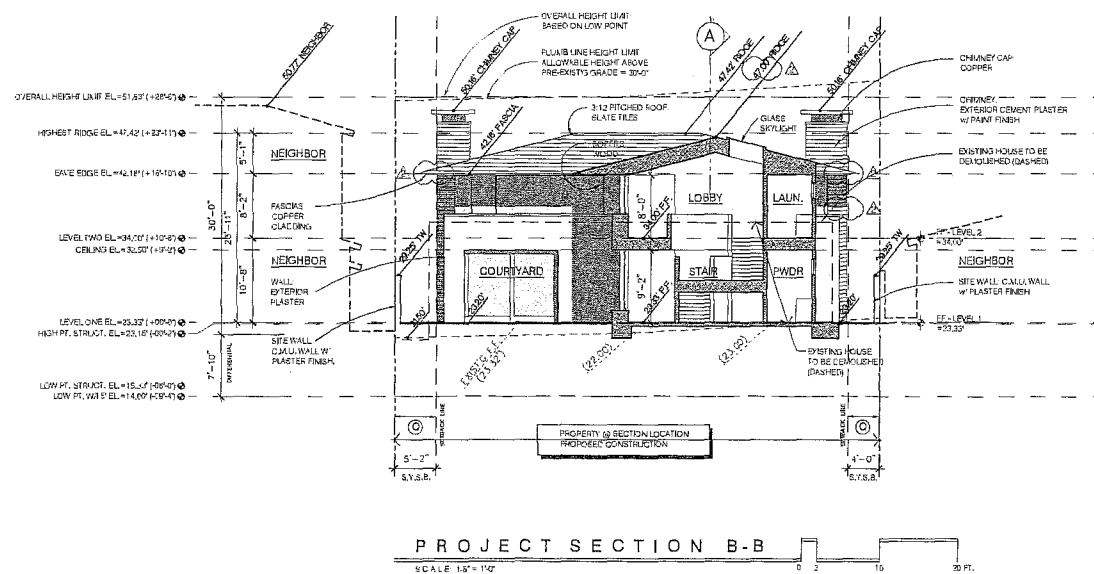
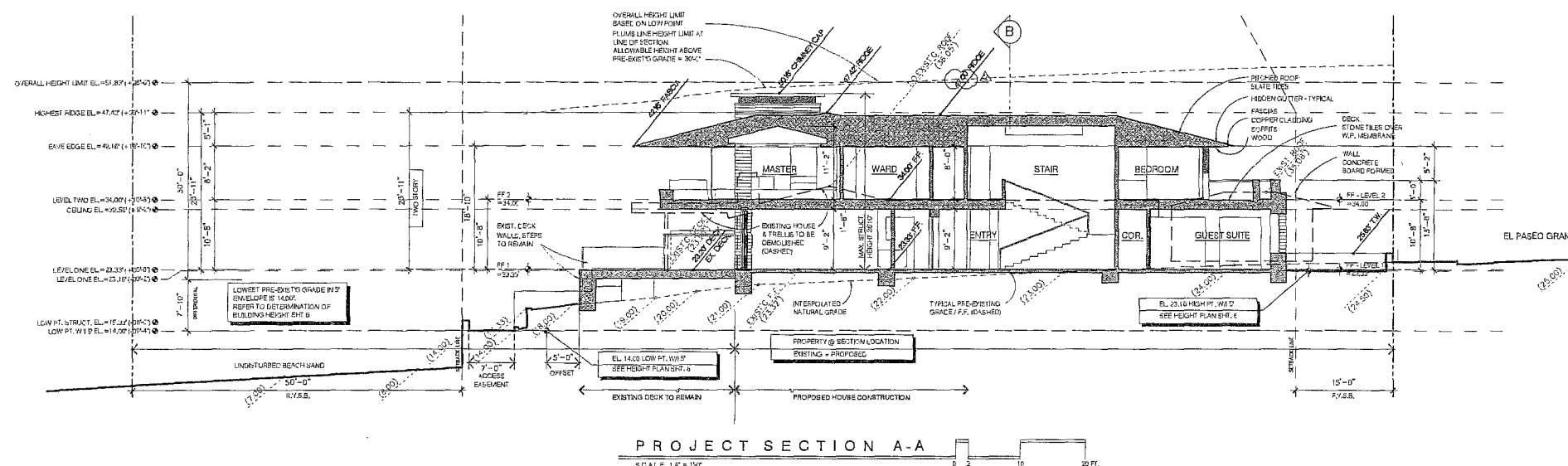
KEY	
	LINE OF PRE-EXISTING GRADE
	PRE-EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

MATERIALS	
A	EXTERIOR WALLS EXTERIOR CEMENT PLASTER LIGHT SAND TEXTURE MEDIUM BEIGE COLOR
B	EXTERIOR WALLS CONCRETE VENEER BOARD FORMED MEDIUM BEIGE COLOR
C	NON-CALU FINISH WALLS EXTERIOR CEMENT PLASTER w/ LIGHT BEIGE PAINT OVER C.M.U. OR C.I.P. CONC.
D	FASCIOS METAL W/ KHAKI FINISH DARK BRONZE COLOR
E	WINDOWS & DOORS METAL OR WOOD CLAD, WOOD UNITS BRONZE COLOR
F	GARAGE DOOR SECTIONAL UNIT MEDIUM BEIGE COLOR
G	DECK & WALL RAILS CLEAR TEMPERED GLASS w/ BRONZE CAP WHERE INDICATED
H	OPEN GATES/FENCES OPEN BRONZE METAL GATES/ FENCES WITH 75% OF VERTICAL AREA OPEN TO LIGHT (INCLUDE SOLID CLAY PORTION PER 142.03 110(2)(C))
J	CHIMNEY CAPS METAL W/ KHAKI FINISH DARK BRONZE COLOR
K	PITCHED ROOFS - CLASS A RATED 3/12 PITCH SLATE TILES CHINA MULTICOLOR
L	FLAT ROOFS - CLASS A RATED 1/4" PER FT. PITCH MODIFIED BITUMEN ROOF w/ 2" DEEP GRAVEL BALLAST
M	EXTERIOR DECK 1/4" PER FT. PITCH STONE TILES OVER W.P. MEMBRANE MEDIUM - DARK BEIGE COLOR
N	SOFFITS PRESERVATIVE/ESTER FINISH
P	SEA WALL EXISTING TO REMAIN
Q	DEED RESTRICTIONS VISUAL CORRIDOR PROVIDED THE WIDTH OF EACH SIDEYARD RUNNING THE FULL LENGTH OF PROPERTY.
R	MITERED GLASS CLEAR TEMPERED
S	ENTRY DOOR CLEAR, TEMPERED HERCULITE TYPE DOOR CORNERED PHOTO HANDRAIL
T	WALL CAP STONE
U	LIFT & SLIDE DOORS CUSTOM METAL CONSTRUCTION w/ BRONZE CLADDING
V	RETURNING WALL CLIP, CONC. w/ EXTERIOR CEMENT PLASTER MED. BEIGE COLOR

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<p>PREPARED BY HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue Suite 205 San Diego, CA 92014 760.792.2600 shaw@hayerarchitecture.com</p> <p>PROJECT CONSULTANTS Civil Engineer CHRISTOPHER ENGINEERS 7638 Mission Ave., Suite 7 San Diego, CA 92176 (619) 571-9951</p> <p>Geotechnical Engineer CONSTRUCTION TESTING & ENG. 1411 Montford Road, Suite 115 Escondido, CA 92026 (760) 745-4952</p> <p>Surveyor A.S. ENGINEERING, INC. 7801 Mission Center Court, Suite 100 San Diego, CA 92126 (619) 556-8852</p>	<p>KEY PLAN</p>	<p>MAP</p>
<p>PROJECT DATA Construction: V/S 3000 sq ft Construction: R-3 S.F.R. Cafe: 3013 BLDG+CLG Zoning: Lu Jolla Shores SP No. of Stories: 2 Stories Gross Site Area: 11,379.7 sq ft LUP Gross Area: 4,038 sq ft F.A.R.: 0.35 Gross Maximum Floor: 4' 2 1/2" Lot/Block Area: 4,261 sq ft</p> <p>EXISTING BUILDINGS Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1959 Non-Habitat End Construction: Prev. Demolished</p> <p>APPROVALS</p> <p>RESULTS REQUIRED Consent/Consultant/Permit EIA/Development Permit</p>	<p>PROJECT ADDRESS: 8465 El Paseo Grande La Jolla, CA 92037</p> <p>PROJECT OWNER: Joseph S. Machado Cardenas</p> <p>ASSISTANT PROJECT ARCHITECT: 346-050-020</p> <p>LEGAL DESCRIPTION: LOT 2 OF OCEAN TERRACE, 1st P.P.S.E., CITY OF SAN DIEGO, COUNTY OF SAN DIEGO</p> <p>DEMOGRAPHIC: City of San Diego Benchmark SDF at El Paseo Grande & Paseo del Camino Revised from City of San Diego. Revision = 3/1/2014 Date: April 1979</p> <p>PROJECT NO.: No. - PFS 445679</p> <p>PROJECT NAME: CARDENAS RESIDENCE</p> <p>SHEET TITLE: WALL ELEVATIONS - N+S</p> <p>SHEET NUMBER: 8a</p>	

FILE: L:\14-110-00\Drawings_PLOT\DATE: 04-11-2015



KEY	
	LINE OF PRE-EXISTING GRADE PRE-EXISTING SPOT ELEVATION
	LINE OF PRE-EXISTING NATURAL GRADE - INTERPOLATED
	PROPOSED SPOT ELEVATION

MATERIALS	
(A)	EXTERIOR WALLS EXTERIOR CEMENT PLASTER LIGHT SAND TEXTURE MEDIUM BEIGE COLOR
(B)	EXTERIOR WALLS CONCRETE VENEER BOARD FORMED MEDIUM BEIGE COLOR
(C)	NEW 5/8" CMU FINISH WALLS EXTERIOR CEMENT PLASTER w/ LIGHT BEIGE PAINT OVER C.M.U. OR C.L.P. COIC.
(D)	FASCIES METAL W/ RYHAR FINISH DARK BRONZE COLOR
(E)	WINDOWS & DOORS METAL OR WOOD CLAD, WOOD UNITS BRONZE COLOR
(F)	GARAGE DOOR SECTIONAL UNIT MEDIUM BEIGE COLOR
(G)	DECK & WALL PANELS CLEAR TEMPERED GLASS w/ BRONZE CAP WHERE INDICATED
(H)	DRIVE GATES/ENCLOSURES OPEN BRONZE METAL GATES / FENCIBLES WITH 75% OF VERTICAL AREA OPEN TO LIGHT EXCLUDING SOLID GATE PORTION PER 142.02(10)(2)
(J)	CHIMNEY CAPS METAL W/ RYHAR FINISH DARK BRONZE COLOR
(K)	PITCHED ROOFS - GLASS RATED 1/2 PITCH SLATE TILES CHINA MIXED COLOR
(L)	FLAT ROOFS - GLASS RATED WOODFIBER BURDEN ROOF w/ INSIDE GRAYCEL BALLAST
(M)	EXTERIOR DECK 1/4" PER FT. PITCH STONE TILES OVER W.P. MEMBRANE MICRAL - DARK BEIGE COLOR
(N)	SOFFITS PRESERVATIVES/STAIN FINISH
(P)	SEA WALL EXISTING TO REMAIN
(Q)	DEED RESTRICTED VERTICAL CORRIDOR PROVIDED THE WIDTH OF EACH SIDEYARD RUNNING THE FULL LENGTH OF PROPERTY.
(R)	METERED GLASS CLEAR TEMPERED
(S)	ENTRY DOOR CLEAR, TEMPERED FIBERGLASS TYPE DOOR CORNER RATED PIVOT HARDWARE
(T)	WALL CAP ETCHED
(U)	LIFT & SLIDE DOORS CUSTOM METAL CONSTRUCTION w/ BRONZE CLADDING CLEAR, TEMPERED GLASS
(V)	RETAINING WALL C.L.P. CONG. w/ EXTERIOR CEMENT PLASTER MED. BEIGE COLOR

PREPARED BY	KEY PLAN	NTS	MAP	NTS		
HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue Suite 250 San Diego, CA 92114 (619) 721-0000 whayer@hayerarchitecture.com						
PROJECT CONSULTANTS Civil Engineer: CHRISTOPHER ENGINEERING 7888 Miramar Ave., Suite 7 San Diego, CA 92126 (619) 211-9811 Civil/Structural Engineer: CONSTRUCTION TESTING & ENCL. 1441 Miramar Road, Suite 113 Escondido, CA 92025 (760) 745-4444 Surveyor: K & S ENGINEERING, INC. 7801 Mission Center Court, Suite 100 San Diego, CA 92116 (619) 266-0000	PROJECT DATA Construction: WE approved Occupancy: R-3 S.F.P. Code: 2013 Edition - C.R.C. Zoning: Lr-1.5 (Urban Single-Family) No. of Stories: 3 Stories Gross Site Area: 11,778.7 sq. ft. LDP Gross Area: 4,205 sq. ft. F.A.R.: 0.35 Use Hazardous: 48.8% Landscape Area: 4,205 sq. ft.	PROJECT ADDRESS 8468 El Paseo Grande La Jolla, CA 92037 PROJECT OWNER Joseph & Michelle Cardenas 346-050-020 LEGAL DESCRIPTION LOT 7 OF OCEAN TERRACE, LOT 2016, CITY SAN DIEGO, COUNTY SAN DIEGO	APPROVALS PERMITS REQUIRED: Coastal Development Permit Site Development Permit	SPRINTING BUILDING Status: To Be Determined Occupancy: R-3 S.F.P. Constructed: 1989 Non-Hazardous Soil Condition: Rev. Overlaid	OVERLAY ZONES City Coastal Overlay Zone Coastal High/Low Overlay Zone La Jolla Urban Forming Overlay La Jolla Community Plan Beach Parking Overlay Zone	PROJECT NO. No. 1 - P12-41000 PROJECT NAME CARDENAS RESIDENCE SHEET TITLE SECTIONS SHEET NUMBER 09 of 9

FILE L-10111 Sections, PLOT DATE: 04-11-05