



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 22, 2017 REPORT NO. HO-17-009
HEARING DATE: March 29, 2017
SUBJECT: ROBBINS RESIDENCE. Process Three Decision
PROJECT NUMBER: [461154](#)
OWNERS/APPLICANTS: Robert Williamson Robbins and Keri Gray Robbins

SUMMARY:

Issue: Should the Hearing Officer approve the demolition of an existing single dwelling unit and construction of a single dwelling unit on a 0.45-acre site located at 2340 Calle del Oro in the La Jolla Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 461154 and ADOPT the Mitigation, Monitoring, and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1613094; and
3. APPROVE Site Development Permit No. 1613096.

Community Planning Group Recommendation:

On March 7, 2016, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions (Attachment 9).

On February 16, 2016, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the proposed development as a major project without conditions (Attachment 10).

Environmental Review: A Mitigated Negative Declaration No. 461154 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which address potential impacts to Historic Resources (Archeology). A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The project is located at 2340 Calle del Oro, north of La Jolla Shores Drive (Attachment 1) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Development of the proposed project requires the approval of a Process 2 Coastal Development Permit for coastal development in the Non Appealable Area 2 of the Coastal Overlay Zone, and a Process 3 Site Development Permit for development within the La Jolla Shores Planned District. The land use designation for the project site is Very Low Density Residential at a density range of 0-5 dwelling units per acre (Attachment 2) and the site is zoned La Jolla Shores Planned District Single Family (LJSPD-SF) (Attachment 4). Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation, and the Parking Impact (Beach and Coastal), and Residential Tandem Overlay Zones. The project site can accommodate one dwelling unit based on the community plan land use designation and single family zone. The surrounding properties have been previously graded and developed with single dwelling units (Attachment 3).

The project site is an interior lot with frontage on Calle del Oro. The site was previously graded and is developed with an existing single dwelling unit that was constructed in 1950. A historical assessment was performed and City staff has determined that the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

The project proposes the demolition of an existing single dwelling unit and construction of a 6,183-square-foot, two-story single dwelling unit, storage area, and garages on a 0.45-acre site. The proposed ground floor would include a bedroom, office, three full bathrooms, a powder room, an outdoor shower, family room, kitchen, dining room, a one-car garage with storage and two-car garage, covered patio, cabana, pool and spa. The proposed second floor would include three bedrooms, three full bathrooms, laundry room, and three decks. The roof level includes a 574-square-foot roof deck as well as photovoltaic panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is addressed at 2340 Calle del Oro, east of La Jolla Shores Drive. The property is located approximately 1,212 feet from the Pacific Ocean. Calle del Oro is not the first public roadway paralleling the sea. The property is not within a designated view shed or scenic overlook and does not contain intermittent or partial vista views as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The site is approximately 94 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code Section 113.0103. The project proposes a maximum building height of 25 feet 5 inches, so the building and any projections will not exceed the maximum 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone.

The La Jolla Community Plan Residential Element goals recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed development incorporates various horizontal and vertical offsetting planes and complies with the maximum allowable height of the zone and with the required setbacks. The proposed combination of lap siding, and shake siding in white and light gray with brown/red brick veneer exterior finishes with multiple pitched roof is coastal traditional in style and is consistent with other structures in the surrounding area. The proposed setbacks, offsetting planes, variation in building materials, and separated garages help reduce the structure bulk and scale. The architectural design provides continuity between the proposed development and the existing surrounding dwelling units and is consistent with the La Jolla Community Plan.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.


Conclusion:

The project is consistent with the recommended land use designation of the community plan and the regulations of the San Diego Municipal Code. Therefore, staff recommends the Hearing Officer to approve the project.

ALTERNATIVES:

1. ADOPT Mitigated Negative Declaration No. 461154 and ADOPT the Mitigation, Mitigation, Monitoring, and Reporting Program; and APPROVE Coastal Development Permit No. 1613094 and Site Development Permit No. 1613096 with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 461154 and DO NOT ADOPT the Mitigation, Monitoring, and Reporting Program; and DENY Coastal Development Permit No. 1613094 and Site Development Permit No. 1613096, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

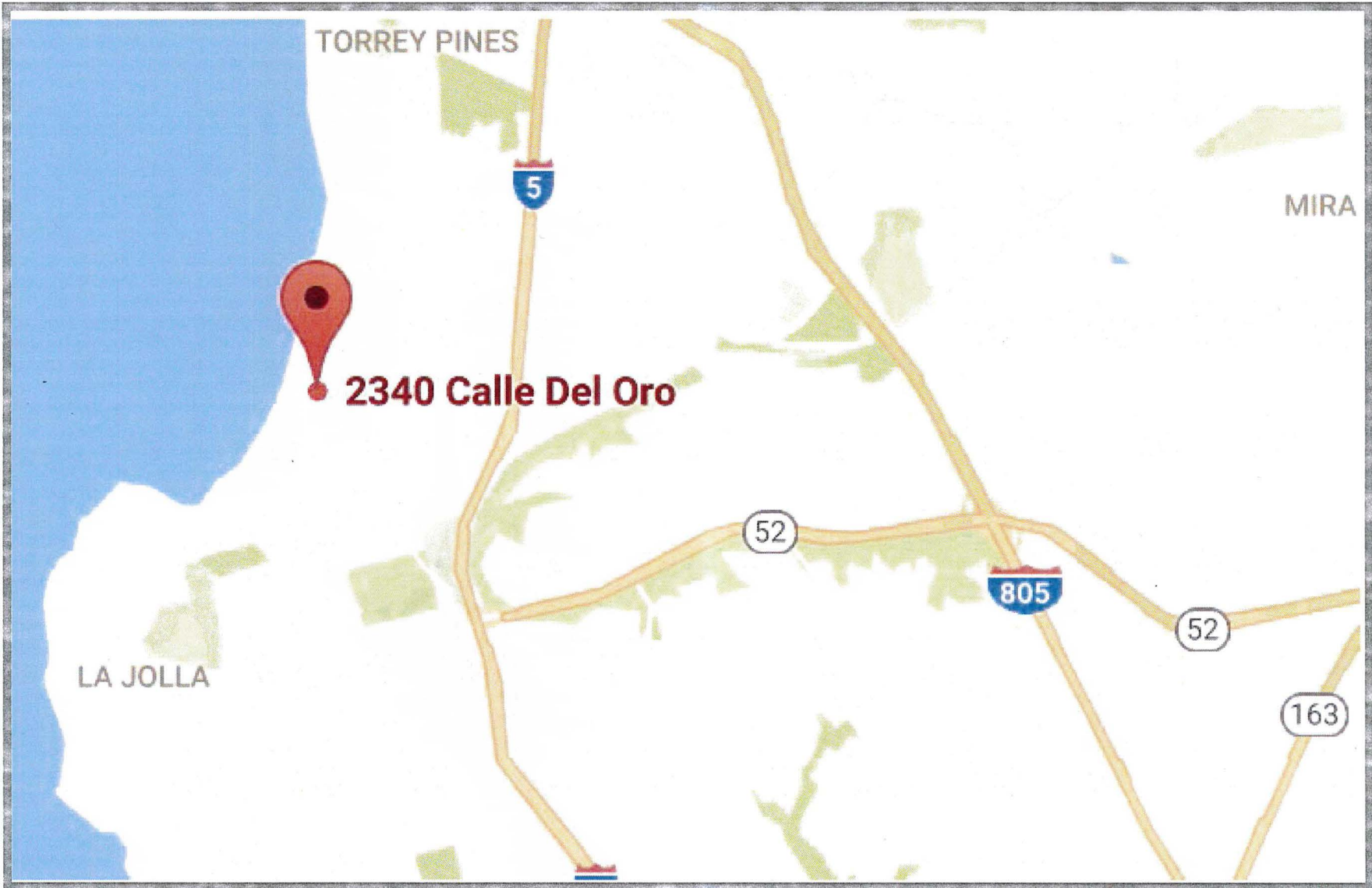


Karen Bucey, Development Project Manager

Attachments:

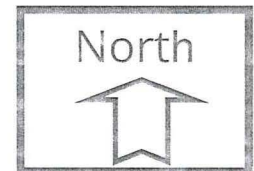
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Zoning Map
5. Project Data Sheet
6. Draft Resolution with Findings

7. Draft Permit with Conditions
8. Draft Environmental Resolution with MMRP (MND)
9. La Jolla Community Planning Association Recommendation
10. La Jolla Shores Planned District Advisory Board Recommendation
11. Ownership Disclosure Statement
12. Project Plans



Location Map

Robbins Residence; Project No. 461154
2340 Calle del Oro





La Jolla (Shores) Community Plan Land Use Map

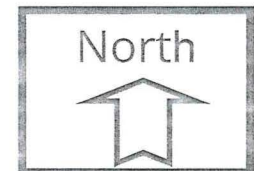
Robbins Residence; Project No. 461154
2340 Calle del Oro

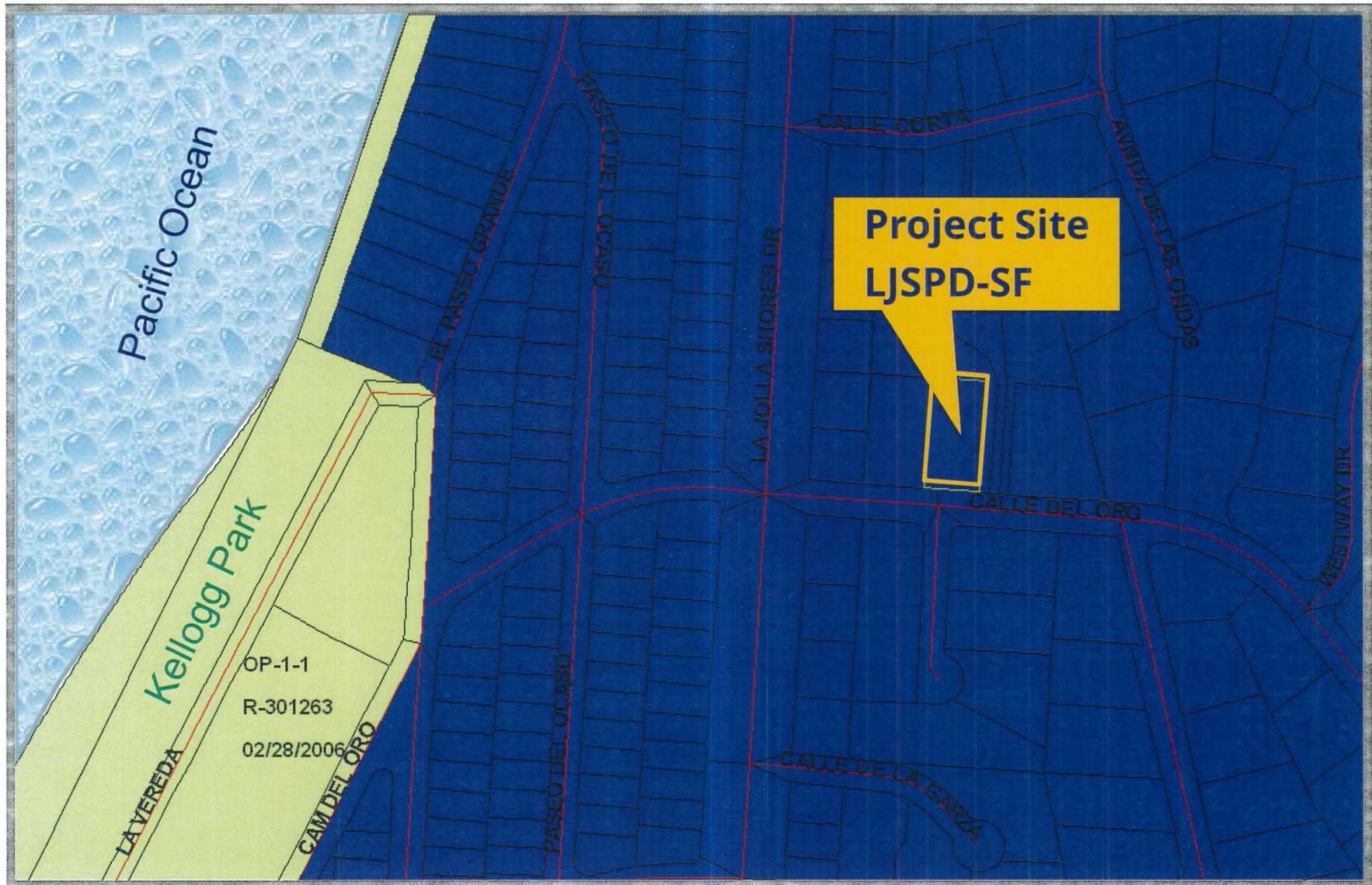




Aerial Photograph

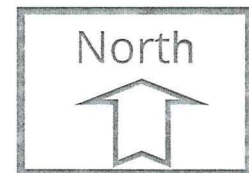
Robbins Residence; Project No. 461154
2340 Calle del Oro





Zoning Map

Robbins Residence; Project No. 461154
 2340 Calle del Oro





PROJECT DATA SHEET

Project Name:	Robbins Residence – Project No. 461154	
Project Description:	Permit to demolish an existing single dwelling unit and construct a 6,183-square-foot single dwelling unit.	
Community Plan Area:	La Jolla Community Plan and Local Coastal Program	
Discretionary Actions:	Coastal Development Permit / Site Development Permit	
Community Plan Land Use Designation:	Very Low Density Residential (0-5 DU/AC)	
ZONING INFORMATION:		
Zone:	La Jolla Shores Planned District Single Family zone (LJSDP-SF)	
Height Limit:	30-foot maximum Coastal Height.	
Lot Size:	0.45 acres	
Floor Area Ratio:	No FAR requirement in La Jolla Shores Planned District	
Front Setback:	General Conformity to the Neighborhood	
Side Setback:	General Conformity to the Neighborhood	
Streetside Setback:	N/A	
Rear Setback:	General Conformity to the Neighborhood	
Parking:	2	
Adjacent Properties:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
North:	Very Low Density Residential (0-5 DU/AC); LJSDP-SF	Single Family Residential
South:	Very Low Density Residential (0-5 DU/AC); LJSDP-SF	Single Family Residential
East:	Very Low Density Residential (0-5 DU/AC); LJSDP-SF	Single Family Residential
West:	Very Low Density Residential (0-5 DU/AC); LJSDP-SF	Single Family Residential
Deviation Requested:	None	
Community Planning Group Recommendations:	<p>February 16, 2016 the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend the development as a Major Project-Process 3 and in conformance to the La Jolla Shores Planned District.</p> <p>On March 3, 2016 the La Jolla Community Planning Association (LJCPA) voted 14-0-1 to recommend approval of the project.</p>	

ATTACHMENT 6

HEARING OFFICER RESOLUTION NO. HO-17-009
COASTAL DEVELOPMENT PERMIT APPROVAL NO. 1613094 /
SITE DEVELOPMENT PERMIT APPROVAL NO. 1613096
ROBBINS RESIDENCE - PROJECT NO. 461154 [MMRP]

WHEREAS, ROBERT WILLIAMSON ROBBINS and KERI GRAY ROBBINS, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish an existing single dwelling unit and construct a 6,183-square-foot single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1613094 and 1613096), on portions of a 0.45 acre site;

WHEREAS, the project site is located at 2340 Calle del Oro in the La Jolla Community Plan and Local Coastal Program Land Use Plan area, La Jolla Shores Planned District Single Family zone, Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact (Beach and Coastal) Overlay Zone, and the Residential Tandem Parking Overlay Zone;

WHEREAS, the project site is legally described as all that portion of lot 1297 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to the map thereof, made by James Pascoe in 1870, a copy of which said map was filed in the office of the County Recorder of San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36 described as follows: Commencing at the point of intersection of the center line of Camino del Oro with the easterly line of La Jolla Shores Unit No.1, as shown on Map thereof, No. 1913, records of San Diego County, said easterly line of said subdivision being also the westerly line of La Jolla Shores Drive, formerly Torrey Pines Road; thence at right angles to said westerly line of La Jolla Shores Drive, south 87°05' east, 150 feet to a point on the easterly line of said drive; thence north 2°55' east along said easterly line, 20.13 feet to the northwesterly corner of a 60 foot strip of land conveyed to Edward R. Dale and wife. As an easement and right of way for ingress and egress and described in deed dated April 26, 1945, and recorded in Book 1872, Page 389, of Official Records, being also the southwest corner of a parcel of land conveyed to Stanley K. Burgess and wife, by deed dated January 26, 1946 and recorded in Book 2065, Page 277 of Official Records, thence south 87°05' east along the southerly line of said land conveyed to Burgess and along the easterly extension thereof, being along the northerly line of the aforementioned 60 foot right of way, 200 feet to the true point of beginning; thence at right angles north 2°55' east, 196 feet; thence south 87°05' east, 100 feet; thence south 2°55' west 196 feet to a point on the northerly line of said right of way; thence north 87°05' west, along said northerly line 100 feet to the true point of beginning.

WHEREAS, on March 29, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1613094 / Site Development Permit No. 1613096 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 March 29, 2017.

FINDINGS:**I. Coastal Development Permit – Land Development Code 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; and**

The project proposes the demolition of an existing single dwelling unit and the construction of a two-story, 6,183-square-foot single dwelling unit including two garages, pool, spa, and cabana on a 0.45-acre site located at 2340 Calle del Oro. The La Jolla Community Plan designates the site Very Low Density Residential at a density range of 0-5 dwelling units per acre and the site is zoned Single Family in the La Jolla Shores Planned District. The site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation, and the Parking Impact (Beach and Coastal), and Residential Tandem Overlay Zones.

Calle del Oro adjacent to the site is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, view sheds or scenic overlooks within the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. The project will protect public views through a structure height maximum of 25-feet, three inches, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The height, bulk and scale of the project is reduced by a stepped back second floor, various pitched roof planes at the first and second floors, and articulation on all sides of the structure breaking up the massing, consistent with the La Jolla Community Plan residential Element. The entryway includes a pillared porch with pitched roof to provide a lighter element to the façade and help step down the structures size to pedestrian scale.

The site is located on the north side of Calle del Oro and adjacent to a private driveway along the eastern property line. A 10-foot parkway exists on Calle del Oro in addition to the structures' front setback of 21 feet. A 13-foot parkway is adjacent to the eastern property line and the structure observes a 15-foot, one and three-quarter-inch setback from the property line. The observed parkways, structural setbacks contribute to the enhanced and protected public views.

The project does not impact or encroach on any existing or proposed public accessway, vista, or view shed and enhances and protects public views through design features, parkways, and setbacks consistent with the with the goals and policies of the certified Local Coastal Program.

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

The project proposes the demolition of an existing single dwelling unit and the construction of a two-story, 6,183-square-foot single dwelling unit including two garages, pool, spa, and cabana on a 0.45-acre site. The subject property is 1,212 feet from the Pacific Ocean, 94 feet

above Mean Sea Level and is located above the 100-year floodplain. The site is not within, or adjacent to, the Multiple Species Conservation Program / Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA), which addresses potential impacts to Historical Resources (Archaeology); and a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to below a level of significance. Therefore, it has been determined that the development will not adversely affect environmentally sensitive lands.

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

The project proposes the demolition of an existing single dwelling unit and the construction of a two-story, 6,183-square-foot single dwelling unit including two garages, pool, spa, and cabana on a 0.45-acre site. The La Jolla Community Plan designates the site as Very Low Density Residential at a density range of 0-5 dwelling units per acre and the site is zoned as Single Family in the La Jolla Shores Planned District. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation, and the Parking Impact (Beach and Coastal), and Residential Tandem Overlay Zones.

The Local Coastal Program provides policy and recommendations to protect the unique coastal environment and development pattern. Fourteen areas of protection are provided including: Public Access to the Beaches and Coastline; Environmentally Sensitive Habitat Areas and Marine Resources; Recreation and Visitor Serving Retail Areas; Preservation or Conservation of Historic Resources; Provision of Parks and Recreation Areas; Provision of Affordable Housing; Coastal Bluff, Hillside Development and Preservation; Nonpoint Source Pollution in Urban Runoff; Seismic Risk Areas; Impact of Buildout on Residential Development; Visual Resources; Public Works; and Facilitating Public Access.

The project site does not contain a public accessway to nearby beaches or the coastline, it is not within an environmentally sensitive habitat area or marine resources. The site is an infill development and has a residential land use designation and is not within a recreation or visitor serving retail area. The existing residential structure to be demolished has been reviewed under the Secretary of the Interior Standards and determined not to be a historic resource or located in a conservation area. The parcel is not designated a park or recreation area and the proposed development will not encroach upon, or impact the use or preservation of the recreational resources. The development is a market-rate single dwelling unit and the applicant does not propose the unit as affordable housing. The parcel is a mid-block location 1,212 feet from the Pacific Ocean and is not in a coastal bluff area. The site drops eight feet from the high point to the low point and therefore does not meet the definition for hillside development. The project integrates storm water management techniques, as demonstrated by the water quality study and geotechnical investigation technical reports. The project has been designed to the satisfaction of the City Engineer. The

community plan land use designation for this site is Very Low Density Residential (0-5 dwelling units per acre). The demolition of an existing residential unit and the construction of a new residential unit will not impact land use buildout or residential development. The geologic hazard classification for the site is 52, the site contains gently sloping to steep terrain, favorable geologic structure, and the site is not within the Alquist-Priolo earthquake fault zone. The development does not contain, nor is proposed for, community serving water, sewage, gas and electric utilities. Development of the site will not impact the existing community utilities or future provision of services.

The site is located on the north side of Calle del Oro and adjacent to a private driveway along the eastern property line. A 10-foot parkway exists on Calle del Oro in addition the structures front setback of 21 feet. A 13-foot parkway is adjacent to the eastern property line and the structure observes a 15-foot, one and three-quarter-inch setback from the property line. The observed parkways, structural setbacks provide public access.

The visual quality of the site and community is preserved through a structure height of 25-feet, three inches, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The height, bulk and scale of the project is reduced by a stepped back second floor, various pitched roof planes at the first and second floors, and articulation on all sides of the structure breaking up the massing, consistent with the La Jolla Community Plan residential Element. The entryway includes a pillared porch with pitched roof to provide a lighter element to the façade and help step down the structures size to pedestrian scale.

All fourteen areas of protection are met through avoidance or project design. The project is not requesting nor does it require any deviations or variances from the applicable regulations. Therefore the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

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

The project proposes the demolition of an existing single dwelling unit and the construction of a two-story, 6,183-square-foot single dwelling unit including two garages, pool, spa, and cabana on a 0.45-acre site. The subject property is 1,212 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

Therefore, the proposed development does not have to demonstrate conformance with the public access and recreation policies of the California Coastal Act as required by this finding.

II Site Development Permit – Land Development Code Section 126.0504(A)

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

The project proposes the demolition of an existing single dwelling unit and the construction of a two-story, 6,183-square-foot single dwelling unit including two garages, pool, spa, and

cabana on a 0.45-acre site. The site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation, and the Parking Impact (Beach and Coastal), and Residential Tandem Overlay Zones. The structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the site's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project site is located at 2340 Calle del Oro, east of La Jolla Shores Drive, in the in the La Jolla Community Plan and Local Coastal Program. The La Jolla Community Plan designates the site as Very Low Density Residential at a density range of 0-5 dwelling units per acre and the site is zoned as Single Family in the La Jolla Shores Planned District. The 0.45 acre site could accommodate one dwelling unit based on the applicable community plan land use designation and implementing zone.

The project is not requesting nor does it require any deviations or variances from the policy documents and applicable regulations and is consistent with the recommended land use designation and development standards in effect for this site, including conformance with the La Jolla Shores Planned District. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 6,183-square-foot single dwelling unit, including two garages, pool, spa, and cabana. The subject property is 1,212 feet from the Pacific Ocean, 94 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program / Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

A Mitigated Negative Declaration No. 461154 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA), which addresses potential impacts to Historical Resources (Archaeology); and a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to below a level of significance.

The permit for the project includes conditions relevant to achieving project compliance with the applicable regulations in effect for this project. The permit conditions, such as driveway, drains, curb and gutter have been determined to be necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Prior to the Owners/Permittees obtaining grading, public improvement and building permits the proposed development will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with development standards

in effect for this site, including conformance with the La Jolla Shores Planned District. The project is conditioned to comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 1613094 and Site Development Permit No. 1613096. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

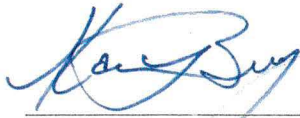
3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project site is located at 2340 Calle del Oro, east of La Jolla Shores Drive, in the in the La Jolla Community Plan and Local Coastal Program. The La Jolla Community Plan designates the site as Very Low Density Residential at a density range of 0-5 dwelling units per acre and the site is zoned as Single Family in the La Jolla Shores Planned District. The site is within the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact (Beach and Coastal) Overlay Zones, and the Residential Tandem Parking Overlay Zone.

The 0.45 acre site could accommodate one dwelling unit based on the applicable community plan land use designation and implementing zone. The project conforms to the Coastal Height Limitation Overlay Zone through design height of 25 feet, three inches, below the maximum allowable height of 30 feet. The height, bulk and scale of the project is reduced by a stepped back second floor, various pitched roof planes at the first and second floors, and articulation on all sides of the structure breaking up the massing, consistent with the La Jolla Community Plan residential Element. The entryway includes a pillared porch with pitched roof to provide a lighter element to the façade and help step down the structures size to pedestrian scale. The four-bedroom single dwelling unit meets the Parking Impact (Beach and Coastal) Overlay Zones, and the Residential Tandem Parking Overlay Zone by providing off-street garage parking for three vehicles.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation and development standards in effect for this site, including conformance with the La Jolla Shores Planned District. Therefore, the proposed development will not adversely affect the applicable land use plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1613094 and Site Development Permit No.1613096 is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 1613094 and No.1613096, a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: March 29, 2017

IO#: 24006379

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006379

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT APPROVAL NO. 1613094 /

SITE DEVELOPMENT PERMIT APPROVAL NO. 1613096

ROBBINS RESIDENCE - PROJECT NO. 461154

HEARING OFFICER

This Coastal Development Permit No. 1613094 / Site Development Permit 1613096 is granted by the Hearing Officer of the City of San Diego to ROBERT WILLIAMSON ROBBINS and KERI GRAY ROBBINS, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] Section 126.0708 and 126.0504. The 0.45-acre site is located at 2340 Calle del Oro in the La Jolla Community Plan and Local Coastal Program Land Use Plan and the La Jolla Shores Planned District Single Family (LJSPD-SF) zone, Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact (Beach and Coastal) Overlay Zone, and the Residential Tandem Parking Overlay Zone. The project site is legally described as: all that portion of lot 1297 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to the map thereof, made by James Pascoe in 1870, a copy of which said map was filed in the office of the County Recorder of San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36 described as follows: Commencing at the point of intersection of the center line of Camino del Oro with the easterly line of La Jolla Shores Unit No.1, as shown on Map thereof, No. 1913, records of San Diego County, said easterly line of said subdivision being also the westerly line of La Jolla Shores Drive, formerly Torrey Pines Road; thence at right angles to said westerly line of La Jolla Shores Drive, south 87°05' east, 150 feet to a point on the easterly line of said drive; thence north 2°55' east along said easterly line, 20.13 feet to the northwesterly corner of a 60 foot strip of land conveyed to Edward R. Dale and wife. As an easement and right of way for ingress and egress and described in deed dated April 26, 1945, and recorded in Book 1872, Page 389, of Official Records, being also the southwest corner of a parcel of land conveyed to Stanley K. Burgess and wife, by deed dated February 26, 1946 and recorded in Book 2065, Page 277 of Official Records, thence south 87°05' east along the southerly line of said land conveyed to Burgess and along the easterly extension thereof, being along the northerly line of the aforementioned 60 foot right of way, 200 feet to the true point of beginning; thence at right angles north 2°55' east, 196 feet; thence south 87°05' east, 100 feet; thence south 2°55' west 196 feet to a point on the northerly line of said right of way; thence north 87°05' west, along said northerly line 100 feet to the true point of beginning.

Subject to the terms and conditions set forth in this Permit, permission is granted to, Owners/ Permittees, to demolish an existing single dwelling unit and construct a 6,183-square-foot single

dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 29, 2017, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing single dwelling unit and construction of a 6,183-square-foot, two-story single dwelling unit, storage area, and garages on a 0.45-acre site. The ground floor includes a bedroom, office, three full bathrooms, a powder room, family room, kitchen, dining room, a one-car garage with storage and two-car garage, covered patio, cabana, outdoor shower, pool and spa. The second floor includes three bedrooms, three bathrooms, play loft, laundry room, and decks. The roof level includes a 574-square-foot roof deck as well as photovoltaic panels.
- b. Off-street parking;
- c. Accessory improvements including pool and spa, outdoor shower, covered patio, hardscape, and landscape improvements; and
- d. A roof-mounted photovoltaic system sufficient to generate at least 50 percent of the project's projected energy consumption in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; 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 April 13, 2020.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owners/Permittees 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.

ATTACHMENT 7

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owners/Permittees and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owners/Permittees for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owners/Permittees shall secure all necessary building permits. The Owners/Permittees is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to

cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, NO. 461154, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owners/Permittees shall comply with the MMRP as specified in the Mitigated Negative Declaration, NO. 461154, 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:

14. The Owners/Permittees 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."

15. 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:

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

17. Prior to the issuance of any building permits, the Owners/Permittees shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for the sidewalk underdrains/curb outlets in Calle Del Oro right-of-way.

ATTACHMENT 7

18. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the construction of a new 12-foot driveway per current City Standards, adjacent to the site on Calle Del Oro.
19. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond replacement of existing curb/gutter with new curb and gutter per City Standard.
20. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, installation of sidewalk under drains/curb outlets per City Standard on Calle Del Oro right-of-way.
21. Prior to the issuance of any construction permit, the Owners/Permittees shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owners/Permittees 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.
23. Prior to the issuance of any construction permit the Owners/Permittees shall submit a Water Pollution Control Plan (WPCP) to the City Engineer. The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any construction permits for structures, the Owners/Permittees shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department.
25. Prior to issuance of construction permits for grading or building, the Owners/Permittees shall submit a landscape plan consistent with Approved Exhibit "A". The planting plan shall show the required 30 percent landscaped area in a crosshatch pattern and labeled "Landscape Area" [SDMC 1510.0304(h)]. Artificial turf shall not count towards the required 30 percent landscaped area.
26. The Owners/Permittees shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
27. All required La Jolla Shores Planned District Ordinance landscaping shall be installed prior to final inspection.

28. All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence.

29. 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.

30. Prior to issuance of any construction permits for structures, the Owners/Permittees shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

31. Prior to issuance of a building permit for the pool cabana, the Owners/Permittees shall submit a signed Habitable Accessory Agreement to the Development Services Department. The City will provide the agreement to the County Recorder for recordation.

32. Owners/Permittees 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.

33. 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 Owners/Permittees.

34. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

35. 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 permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this 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.

ATTACHMENT 7

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 29, 2017 and HO-17-009.

ATTACHMENT 7

CDP NO. 1613094 / SDP NO. 1613096
Date of Approval: March 29, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

Robert Williamson Robbins
Owner/Permittee

By _____
Robert Williamson Robbins
Owner

Keri Gray Robbins
Owner/Permittee

By _____
Keri Gray Robbins
Owner

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

HEARING OFFICER
RESOLUTION NO. HO-17-009
ROBBINS RESIDENCE - PROJECT NO. 461154 [MMRP]
MITIGATED NEGATIVE DECLARATION NO. 461154

WHEREAS, on December 10, 2015, Robert Williamson Robbins and Keri Gray Robbins submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the Robbins Residence (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 issue was heard by the Hearing Officer on March 1, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 461154 (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 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: _____
Karen Bucey
Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

PROJECT NO. 461154

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.461154 shall be made conditions of Coastal Development Permit / Site Development Permit as may be further described below.

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.

B. 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.

C. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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

A. If night and/or weekend work is included in the contract

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

- c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact 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
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.

La Jolla Community Planning Association

Karen Bucey
Development Project Manager II
City of San Diego
Development Services Department

Date: March 7th, 2016

Subject: La Jolla Community Planning Association Decision

RE: "Robbins Residence"

On March 3rd 2016 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **Robbins Residence** as an Action Item.

ACTION ITEM as Noticed: ROBBINS RESIDENCE 2340 Calle del Oro CDP, SDP.

LA JOLLA (Process 3) To obtain a Coastal Development Permit and Site Development Permit to demolish existing 1-story single-family residence currently 1552 SF and attached garage and construct a new 2-story single-family residence with attached garage. Scope includes a new 1-story pool cabana as well as site and landscape improvements. Lot size: 19,597 sf. Proposed Square Footages: 4,797 SF living, 1,017 SF garage, 295 SF pool cabana.

PRC RECOMMENDATION: Findings CAN be made for an SDP and CDP to demolish an existing one story single-family residence and attached garage and construct a new 4,797 SF two-story single family residence with attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot size within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District (5-0)

LJCPA RECOMMENDATION: on 3/3/2016: To ratify PRC Recommendation via the Consent Agenda (14-0-1)

Sincerely,



Cindy Greatrex
Chair
858-456-7900

**THE CITY OF SAN DIEGO**

La Jolla Shores Planned District Advisory Board
Meeting Minutes for February 16, 2016
615 Prospect Street, Room 1
La Jolla, California 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Susanne Weissman	Present
Dan Goese	Present		
Jane Potter	Present		

1. **Call to Order:** 12:05 pm
2. **Approval of the Agenda**
Staff informed board members that Item-B on the agenda was for preliminary feedback and not a formal Preliminary Review Submittal to the City.
Motion: Approve agenda as presented. Weissman/Donovan: 4/0/0.
3. **Approval of the Minutes**
January 19, 2015 Minutes Motion: Approve minutes as presented. Donovan/Weissman: 4/0/0
4. **Public Comment:** None.
5. **Project Review**

ACTION ITEM**ITEM A**

Project: 450023 – Paseo del Ocaso Residence APN: 346-081-06 **Presented by:** Tim Golba and Sasha Varone of Golba Architecture, Inc.

Description: Site Development Permit and Coastal Development Permit (Process 3) for demolition of an existing 1,938 sf single-family residence with an existing FAR of 0.35. Construction of a new 2-story, 3,816 sf single-family residence with a proposed FAR of 0.69, partial basement, and a 467 sf garage. The 0.13-acre site is located within the Coastal Overlay Zone (Appealable Area) and the LJSPD-SF zone of the La Jolla Shores Planned District, and within the La Jolla Shores Community Plan area.

Presentation:

- Project went to PRC to “test drive” the project and returned to present refinements
- Square footage has been revised so that the project is at or within 10% difference
- Project is now at 0.63 FAR
- Revised renderings presented
- Setbacks increased

Comments:

- Significant changes have been made to improve the project
- Board was appreciative that the clients were open to make changes to the project and responsive to concerns – which is rare to see

Motion: Recommend as a Major Project-Process 3. Project conforms to the LJSPD as adopted by City Council. Potter/Weissman: 4/0/0

ITEM B

Project: 467306 –Via Siena Addition, 2345 Via Siena APN: 352-165-03

Presented by: Claude-Anthony Marengo, Marengo Morton Architects

Description: Preliminary Review for a remodel of an existing 2,667.30 sf, one story single-family residence. Addition of 499.6 sf to create a 3,774.23 sf proposed residence. Improvements include new roof deck, covered patio and new entry stairs

Presentation:

- +/- 500 sf addition
- Existing lot coverage is 26.8 sf, proposed will be 30.9 sf
- Project does not exceed height limit
- Project includes a decorative wall and roof deck is in the back

Public Comment:

- Clarification on increase of square footage yields a 19% increase, however increase in square footage is not physically visible
- Potential future discussion needed on allowing flexibility when increases are located in the rear or not physically visible
- Concerns about community review being bypassed were discussed and that it is better for projects to get community input upfront
- Project appears to fit within PDO

Motion: Recommend project as a Minor Project-Process 1. Project conforms to the LJSPD as adopted by City Council. Donovan/Potter: 4/0/0

ITEM C

Project: 461154 – Robbins Residence, 2340 Calle Del Oro APN: 346-12-08

Presented by: Tim Golba and Sasha Varone, Tim Golba Architecture, Inc.

Description: Site Development Permit and Coastal Development Permit to demolish an existing one story, single-family residence and attached garage on a 19,597 sf lot and construct a new 2-story, single-family 4,797 sf residence with a proposed 0.24 FAR along with an attached 1,017 sf garage, one story 295 sf pool cabana, and landscape improvements.

Presentation:

- Project is located on a 22,000 square foot lot
- Project has cleared historic review at the City
- 40 feet of Right-of-Way associated with the house
- Home has been pushed forward to take view from Calle del Oro
- Hammerhead driveway included so that residents don't back into the Calle del Oro
- Architecture style is Coastal Modern

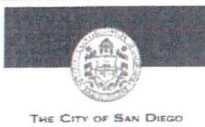
Public Comment:

- General questions about height and landscaping asked – project within requirements

Motion: Recommend as a Major Project-Process 3. Project conforms to the LJSPD as adopted by City Council. Weissman/Potter: 4/0/0

Board Discussion: Board members are fine with no August or December meetings.

Adjournment: 1:00



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**
 Robbins Residence

Project Address:
 2340 Calle Del Oro, 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):
Keri Robbins
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
2340 Calle del Oro
 City/State/Zip:
La Jolla, CA 92037
 Phone No: 858-731-7419 Fax No:
 Signature: [Signature] Date: 11/28/15

Name of Individual (type or print):
Robert Robbins
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
2340 Calle del Oro
 City/State/Zip:
La Jolla, CA 92037
 Phone No: 858-342-3215 Fax No:
 Signature: [Signature] Date: 11/28/15

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:

ROBBINS RESIDENCE

2340 CALLE DEL ORO
LA JOLLA, CA 92037



COASTAL DEVELOPMENT PERMIT &
SITE DEVELOPMENT PERMIT RESUBMITTAL

July 29, 2016



Prepared By:
GOLBA ARCHITECTURE
1940 GARNET AVENUE
SUITE 100
SAN DIEGO, CA 92104
OFFICE: (619) 281-4905
FAX: (619) 750-3471
CONTACT: SASHA VARONE

Project Address:
2340 CALLE DEL ORO
LA JOLLA, CA 92037

Project Name:
ROBBINS RESIDENCE

Sheet Title:

COVER SHEET

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 07-24-16
Revision 2: 06-21-16
Revision 1: 05-21-16

Original Date: 12-10-15
Sheet 1 of 11

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
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Phone: (619) 231-9905 Fax: (619) 750-3471

ROBBINS RESIDENCE
2340 CALLE DEL ORO
LA JOLLA, CA 92037

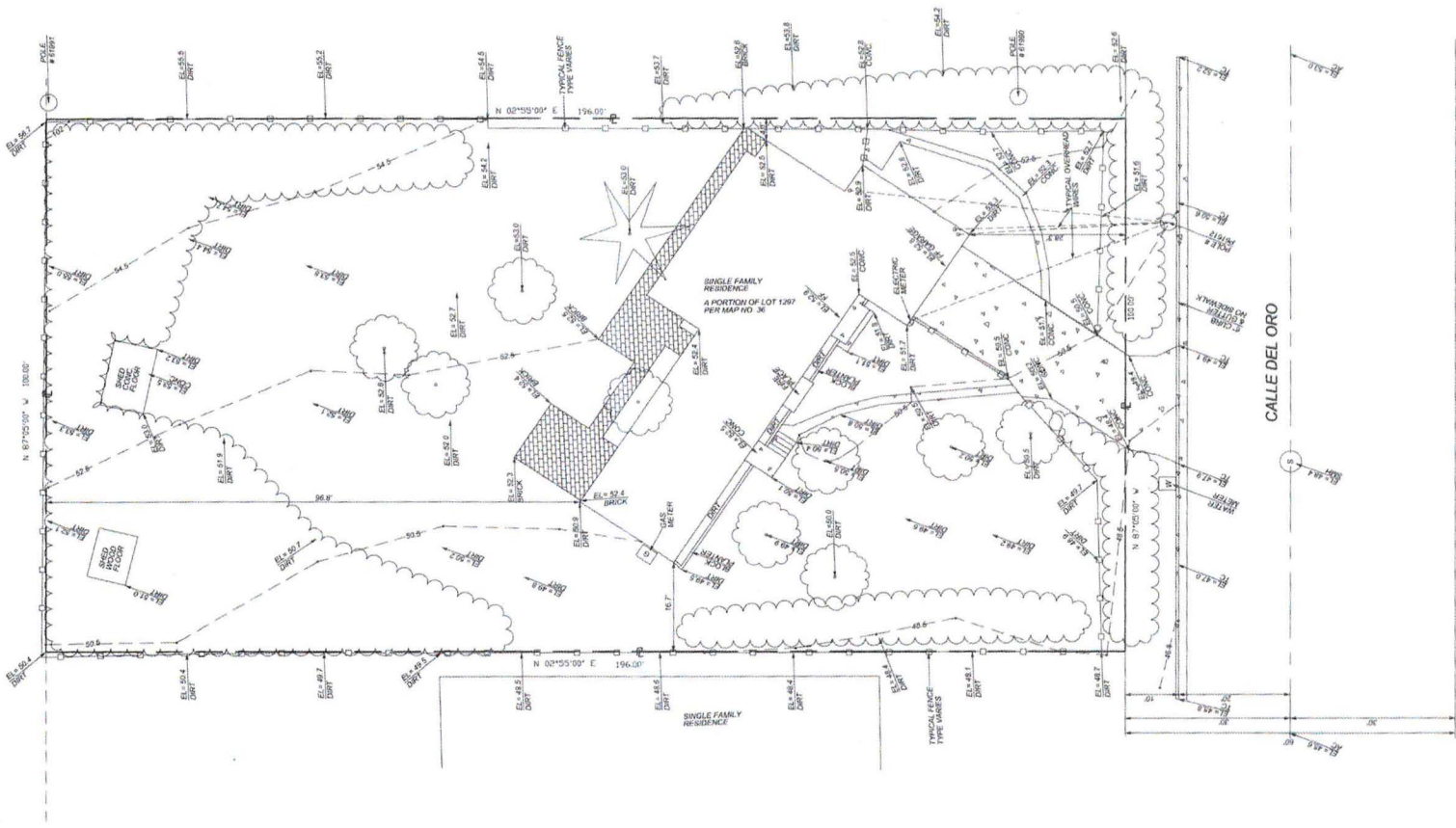


Attachment 12
T 10



NOTES: THIS PLOT IS IN SUPPORT OF FUTURE SITE IMPROVEMENTS BY OTHERS. BOUNDARY BEARINGS & DISTANCES SHOWN ARE RECORD FROM RECORD OF SURVEY MAP NO. 303. NOT ALL LANDSCAPE AND HOUSE FEATURES ARE SHOWN. ALL BUILDING THE SHOTS TAKEN AT OUTSIDE WOOD, BRICK OR STUCCO WALL. NO FLOOR OR PART OVERHANG SHOWN. ELEVATION BASED ON CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK TRICE 122 DEL ORO COURT, SEBP. ELEVATION 48.013 MSL. N-2534 E-16925. EXISTING METAL / WOOD AND WALL / FENCE WAS FOUND TO BE IN NEARLY AND VARIOUS STAGES OF DISREPAIR. LEARNING, MARKING LOCATION APPROPRIATE. NO ATTEMPT WAS MADE OR IMPLIED TO ESTABLISH PROPERTY LINE PER GRANT DEED RECORDED 06/05/15 AS DOCUMENT NO. 2015-022022. AC = ASPHALT. CONC = CONCRETE AND OR BRICK. BLDG = BUILDING. (FF) FINISH FLOORS ARE APPROXIMATE. E = PROPERTY LINE.

- INDICATES MATURE TREE. TYPE & SIZE VARIES
- INDICATES MATURE PALM TREE
- INDICATES THICK BUSH AREA WITH TREES. SIZE AND TYPE VARIES



PLAT PREPARED BY
 "A QUICK SURVEY"
 2163 WOODLAND HEIGHTS GLEN
 ESCONDIDO, CA 92026
 (760) 525-0694 CELL
 26493766-wa@qjsh.com

PLAT PREPARED FOR
 ROBBIE ROBBINS
 3240 CALLE DEL ORO
 LA JOLLA, CA 92037

SITE MAP

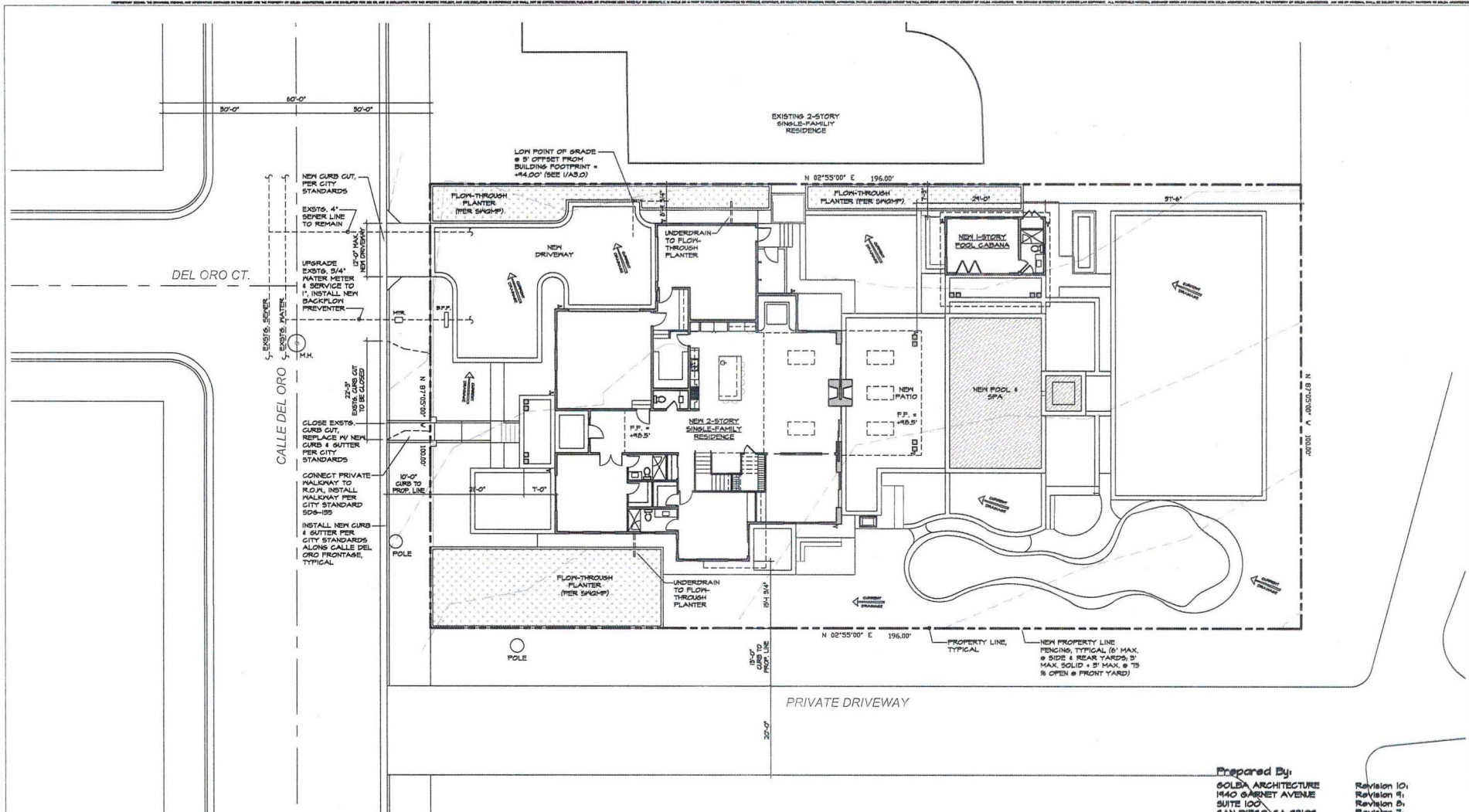
SITE DATA:
 APN 346-170-08
 2340 CALLE DEL ORO
 LA JOLLA, CA 92037
 PORTION OF LOT 1297, MAP NO. 36

REVISION DATE: 03-11-16
 20 15-1008
 AREA 10,897 SQ. FT.
 PLUS OR MINUS

CONTACT:
 TIM GOLBA (GOLBA ARCHITECT INC.)
 1800 GARNET AVENUE
 SAN DIEGO, CA 92109
 (619) 231-9925
 TGolba@Golba.com

MICHAEL THOMPSON, PLS 5706

DATE



GENERAL SITE NOTES

- 1) PROVIDE BUILDINGS ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UFG 901.4.4)
- 2) THERE ARE NO TRANSIT STOPS ADJACENT TO THE PROPERTY
- 3) THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON SITE
- 4) THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS ON SITE
- 5) SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
- 6) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (PER PROP. 'D')
- 7) 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.

8) PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

9) THE PROJECT SITE IS LOCATED ON THE CITY OF SAN DIEGO'S HISTORICAL RESOURCES SENSITIVITY MAP. THEREFORE, MONITORING BY AN ARCHEOLOGIST AND A NATIVE AMERICAN MONITOR WILL BE REQUIRED DURING GROUND-DISTURBING ACTIVITIES.

10) SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

11) THIS PROJECT IS LOCATED IN 'ASBS' WATERSHED. OWNER/PERMITTEE IS RESPONSIBLE TO COMPLY WITH ALL 'ASBS' REQUIREMENTS ACCORDINGLY.

SITE PLAN
SCALE: 1" = 10'-0"



DISTURBANCE TABLE

TOTAL DISTURBANCE	MAXIMUM CUT
HOUSE: 11 CUBIC YARDS	DEPTH OF MAXIMUM CUT = 3'-0"
POOL: 93 CUBIC YARDS	MAXIMUM HEIGHT OF FILL
TOTAL: 104 CUBIC YARDS	MAXIMUM HEIGHT OF FILL = 3'-0"
IMPORT/EXPORT	
IMPORT: 0 CUBIC YARDS	
EXPORT: 10 CUBIC YARDS	

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SUITE 100
SAN DIEGO, CA 92101
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FAX: (619) 750-8471
CONTACT: SASHA VARONE

Project Address:
2540 CALLE DEL ORO
LA JOLLA, CA 92037

Project Name:
ROBBINS RESIDENCE

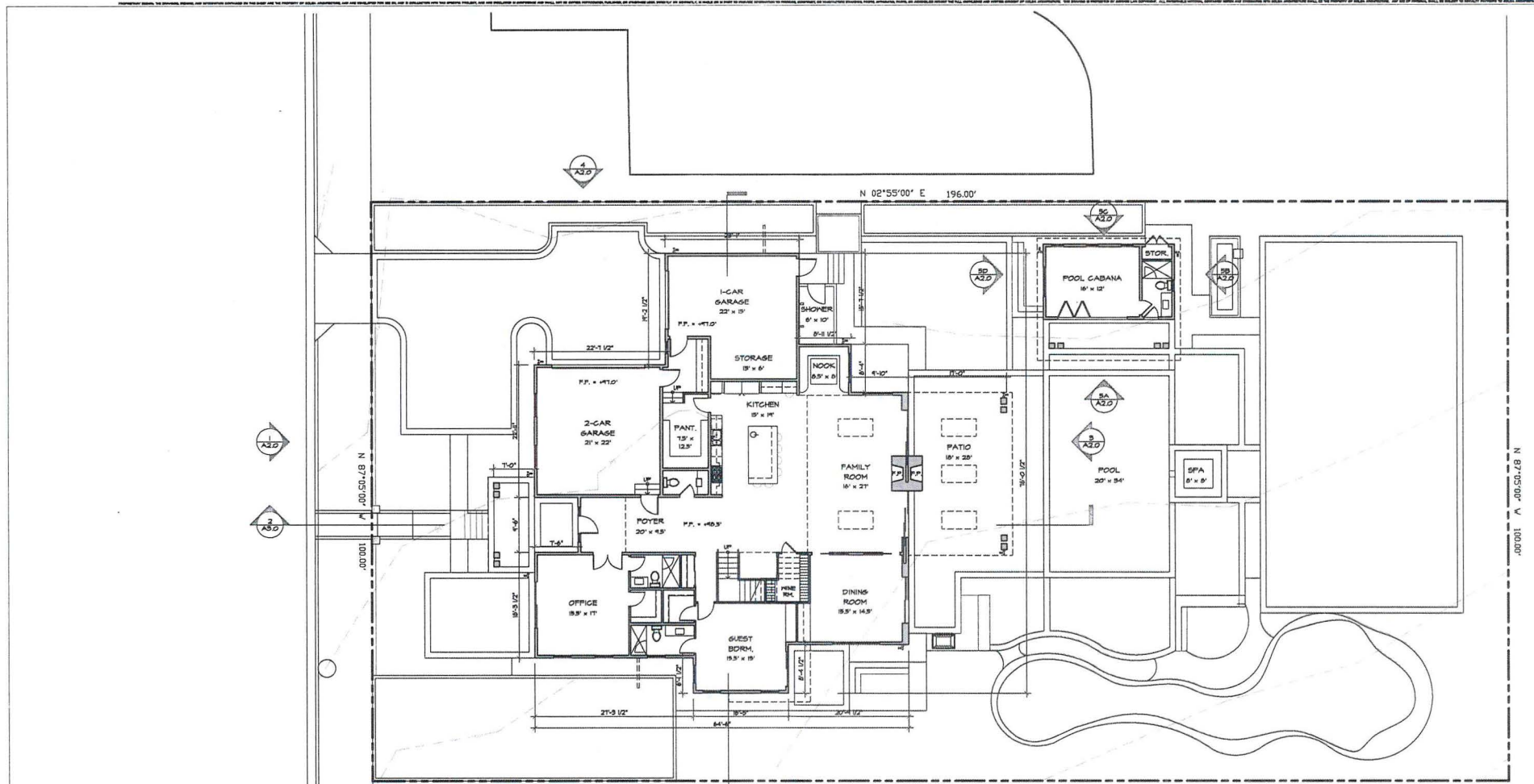
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SITE PLAN

- Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 07-21-16
Revision 2: 06-21-16
Revision 1: 05-21-16

Original Date: 12-10-15
Sheet 4 of 11





1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

Prepared By:
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Revision 10:
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 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3: 07-25-16
 Revision 2: 06-21-16
 Revision 1: 05-21-16

Project Address:
 2840 CALLE DEL ORO
 LA JOLLA, CA 92087

Project Name:
 ROBBINS RESIDENCE

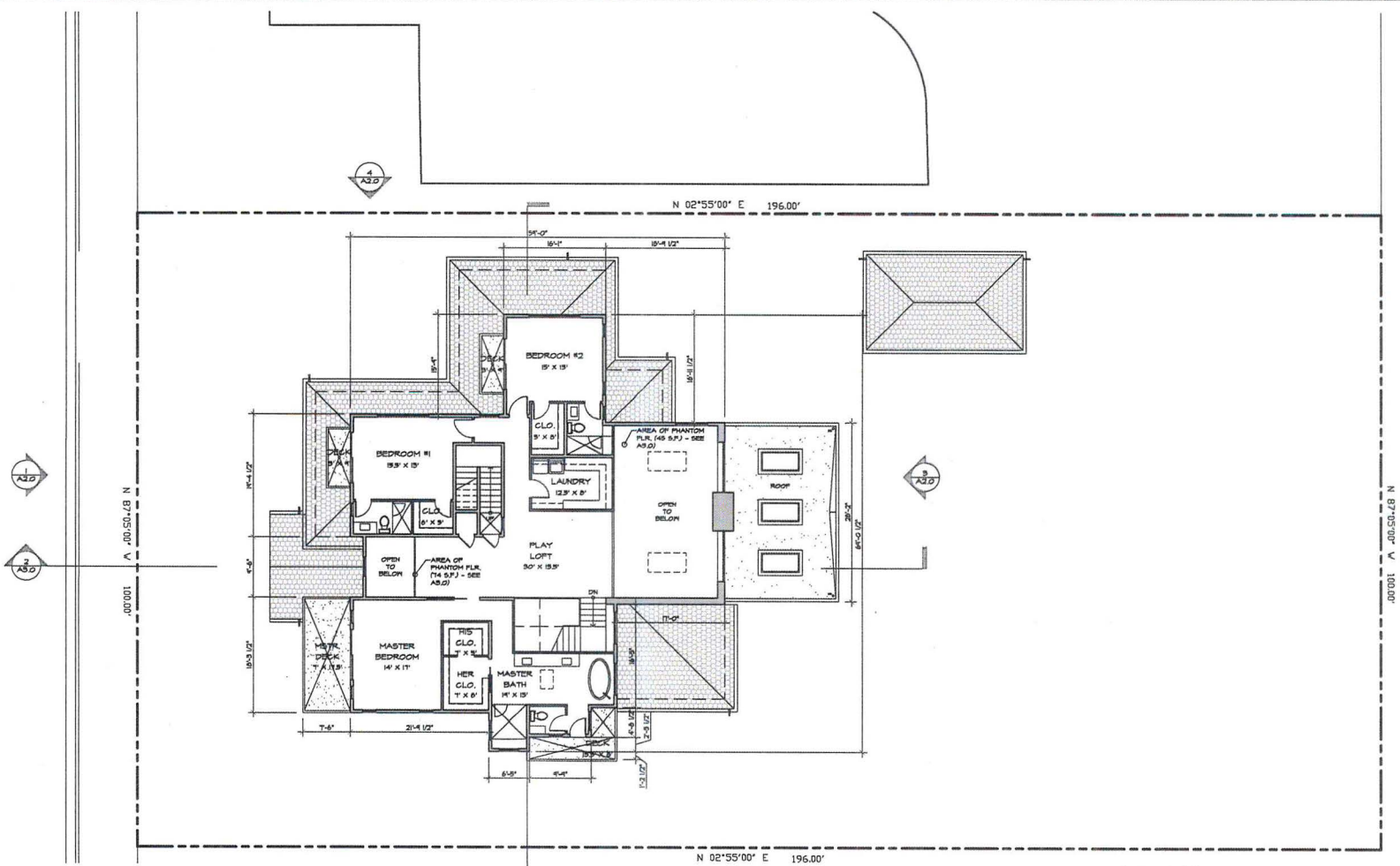
Original Date: 12-10-15
 Sheet 5 of 11

Sheet Title:
**FLOOR PLAN -
 1ST FLOOR**

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 Architecture ■ Space Planning ■ Interior Design
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 Phone: (619) 231-9905 Fax: (858) 750-3471

ROBBINS RESIDENCE
 2840 CALLE DEL ORO
 LA JOLLA, CA 92087





2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

Prepared By:
GOLBA ARCHITECTURE
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 SUITE 100
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 CONTACT: SASHA VARONE

Revision 10:
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 Revision 2:
 Revision 3:
 Revision 4:
 Revision 5:
 Revision 6:
 Revision 7:
 Revision 8:
 Revision 9:
 Revision 11:
 Revision 12:
 Revision 13:

Project Address:
 2540 CALLE DEL ORO
 LA JOLLA, CA 92037

Project Name:
 ROBBINS RESIDENCE

Sheet Title:
 FLOOR PLAN -
 2ND FLOOR

Original Date: 12-10-15
 Sheet 6 of 11

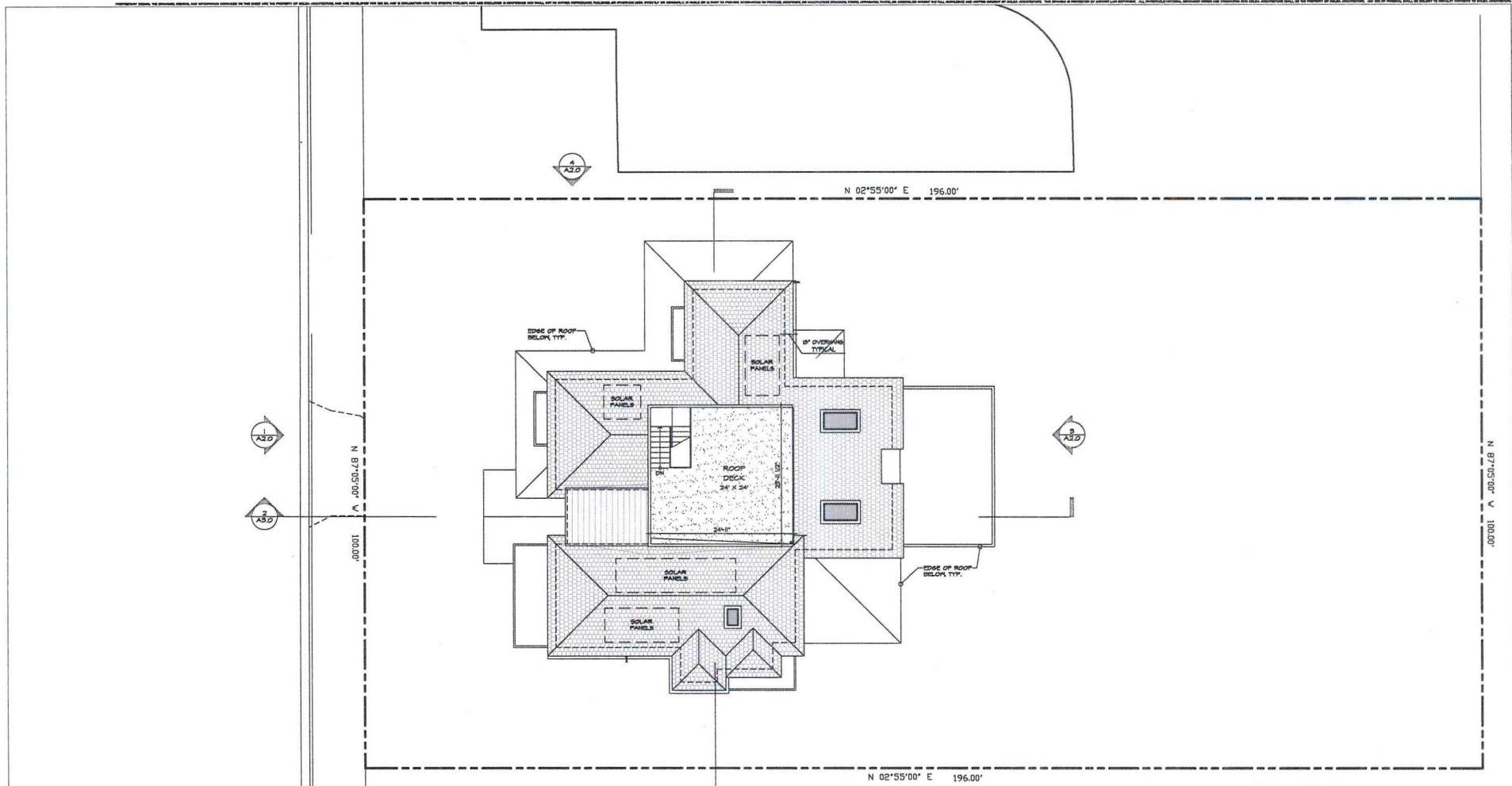
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ROBBINS RESIDENCE
 2540 CALLE DEL ORO
 LA JOLLA, CA 92037



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 ARCHITECTURE
 Attachment 12

A 11



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

Prepared By:
 GOLBA ARCHITECTURE
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 OFFICE: (619) 291-4905
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 CONTACT: SASHA VARONE

Project Address:
 2840 CALLE DEL ORO
 LA JOLLA, CA 92037

Project Name:
 ROBBINS RESIDENCE

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Sheet 1 of 11

**FLOOR PLAN -
 ROOF PLAN**

GOLBA ARCHITECTURE
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 Phone: (619) 231-9905 Fax: (858) 750-3471

ROBBINS RESIDENCE
 2840 CALLE DEL ORO
 LA JOLLA, CA 92037





NORTH (REAR) ELEVATION ③
SCALE: 1/8"=1'-0"



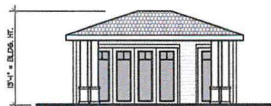
SOUTH (FRONT) ELEVATION ①
SCALE: 1/8"=1'-0"



WEST (SIDE) ELEVATION ④
SCALE: 1/8"=1'-0"



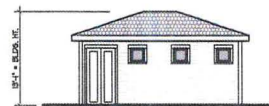
EAST (SIDE) ELEVATION ②
SCALE: 1/8"=1'-0"



A - EAST (FRONT)



B - NORTH (SIDE)



C - WEST (REAR)



D - SOUTH (SIDE)

POOL CABANA ELEVATIONS ⑤
SCALE: 1/8"=1'-0"

PROP. 12' NOTE:
1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

MATERIAL LEGEND		
	HARDIE LAP SIDING, 8" REVEALS (PAINT)	
	HARDIE BOARD, 8" REVEALS (PAINT)	
	HARDIE BRICK SIDING (LIGHT GRAY)	
	BRICK VENEER (BROWN/RED)	
	GLASS IN ASPHALT SHINGLES (DARK GRAY)	

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CONTACT: SASHA VARONE

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Project Address:
2840 CALLE DEL ORO
LA JOLLA, CA 92037

Project Name:
ROBBINS RESIDENCE

Original Date: 12-10-15
Sheet 8 of 11

Sheet Title:
EXTERIOR ELEVATIONS

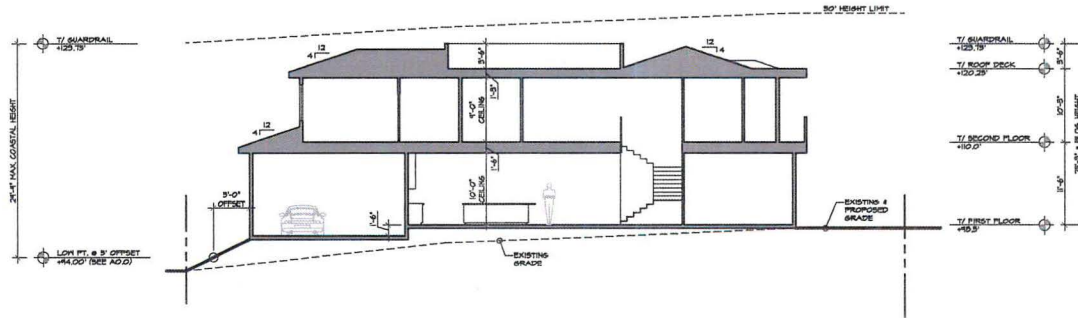
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. # 100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ROBBINS RESIDENCE
2840 CALLE DEL ORO
LA JOLLA, CA 92037

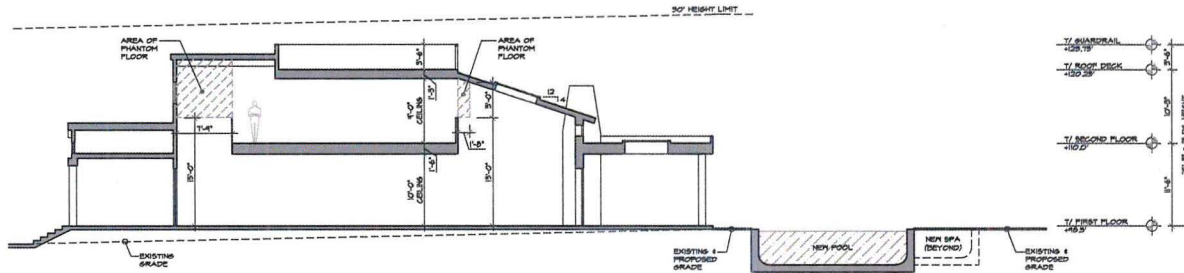


Attachment 12
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PROP. 2' NOTE:
 1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.



EAST-WEST SECTION ①
 SCALE: 1/8"=1'-0"



NORTH-SOUTH SECTION ②
 SCALE: 1/8"=1'-0"

Prepared By:
 GOLBA ARCHITECTURE
 1940 GARNET AVENUE
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Project Address:
 2540 CALLE DEL ORO
 LA JOLLA, CA 92037

Project Name:
 ROBBINS RESIDENCE
 Original Date: 12-10-15
 Sheet 4 of 11

Sheet Title:
 SECTIONS

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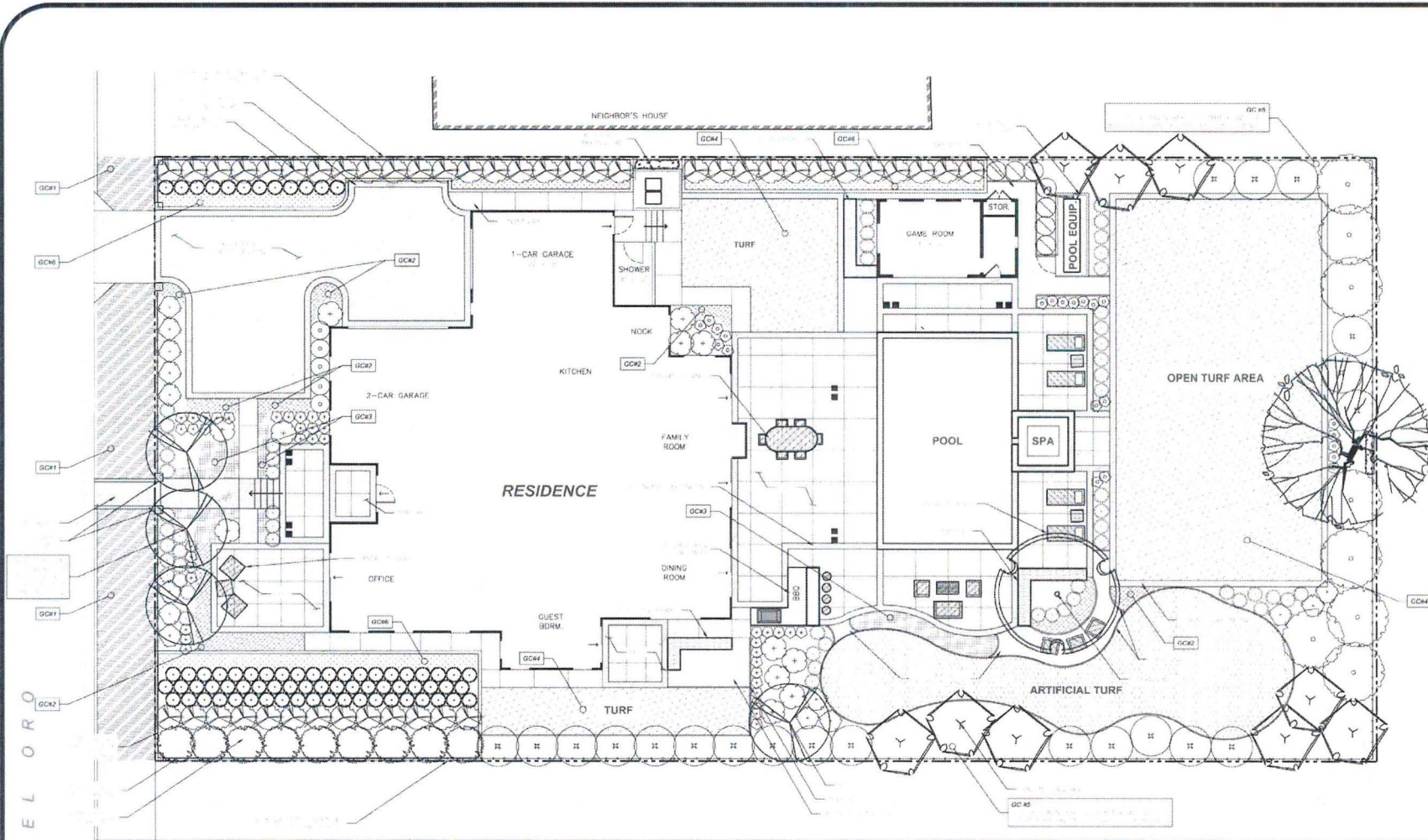
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 2540 CALLE DEL ORO
 LA JOLLA, CA 92037



Attachment 12
 A 3.0

CALLE DEL ORO

PRIVATE DRIVEWAY



General Notes

LANDSCAPE CONCEPT PLAN

#1		
#2		
No.	Revision/Issue	Date

TORREY PINES
LANDSCAPE COMPANY

10700 SAN DIEGO AVE. SUITE 100
LA JOLLA, CA 92037
619-454-1433

Project Name and Address
ROBBINS RESIDENCE
2340 CALLE DEL ORO
LA JOLLA, CA

Project	Sheet
Date	LI
Drawn	

DESIGN STATEMENT

The landscape design is intended to provide a functional and aesthetically pleasing outdoor environment for the residence. The design is based on the client's requirements and the site conditions. The design is intended to provide a functional and aesthetically pleasing outdoor environment for the residence. The design is based on the client's requirements and the site conditions.

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS

LANDSCAPE AREA	10,000	MINIMUM STREET TREE SEPARATION	100
REQUIRED LANDSCAPE AREA	10,000	MINIMUM STREET TREE SEPARATION	100
EXISTING LANDSCAPE AREA	10,000	MINIMUM STREET TREE SEPARATION	100
REQUIRED LANDSCAPE AREA	10,000	MINIMUM STREET TREE SEPARATION	100

LANDSCAPE AREA DIAGRAM

STREET TREES IN PUBLIC RIGHT OF WAY

MINIMUM STREET TREE SEPARATION



PLANTING & IRRIGATION NOTES

1. ALL PLANTING SHALL BE MAINTAINED THROUGH THE LIFE OF THE PROJECT. LANDSCAPE SHALL BE MAINTAINED THROUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL PLANTING THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL PLANTING THROUGHOUT THE LIFE OF THE PROJECT.
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PLANT LEGEND

SYMBOL	PLANT NAME	COMMON NAME	SIZE	SPACING
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA

PLANT LEGEND

SYMBOL	PLANT NAME	COMMON NAME	SIZE	SPACING
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA

PLANT LEGEND

SYMBOL	PLANT NAME	COMMON NAME	SIZE	SPACING
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA

PLANT LEGEND

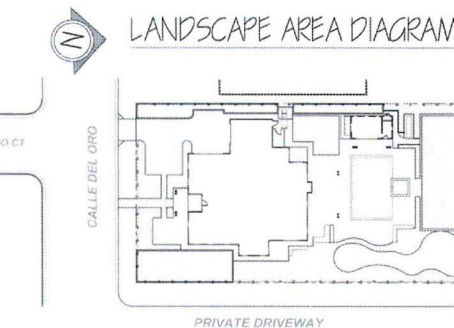
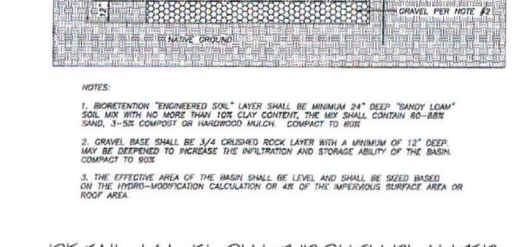
SYMBOL	PLANT NAME	COMMON NAME	SIZE	SPACING
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA

PLANT LEGEND

SYMBOL	PLANT NAME	COMMON NAME	SIZE	SPACING
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA

PLANT LEGEND

SYMBOL	PLANT NAME	COMMON NAME	SIZE	SPACING
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA
	AGAVE TREE (SAGE)	AGAVE TREE (SAGE)	12" DIA	12" DIA



General Notes

LANDSCAPE PLANT SCHEDULE



NOTE: THESE PLANS ARE CONCEPTUAL. SEE PERMITS FOR CONSTRUCTION.

#	DATE	BY	DATE
#1	10/15/2024	J.P.	10/15/2024
#2	10/15/2024	J.P.	10/15/2024

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