



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 22, 2017 REPORT NO. HO-17-017  
HEARING DATE: March 29, 2017  
SUBJECT: 6651-53 VISTA DEL MAR CDP. Process Three Decision  
PROJECT NUMBER: [435966](#)  
OWNER/APPLICANT: Paul and Jeannette Ruchlewicz/Scott Spencer and Associates.

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of two existing residential units and construction of two new two-story units totaling 3,933 square feet located at 6651-53 Vista Del Mar within the La Jolla Community Planning area?

Staff Recommendation:

1. Approve Coastal Development Permit No. 1533191.

Community Planning Group Recommendation: On January 7, 2016, the La Jolla Planning Association ratified and approved the recommendation of the Development Project Review (DPR) Committee, 13-0-2, to recommend approval of the proposed project without recommendations.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 that consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purposes and capacity as the structure replaced. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 24, 2017 and the opportunity to appeal that determination ended February 7, 2017.

## BACKGROUND

The proposed project site is located at 6651-53 Vista Del Mar, in the Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Overlay Zone, the Coastal Height Limit, and Coastal Overlay Zone (Appealable area), in the RM-1-1 Zone (Residential Multiple) of the La Jolla Community Plan. The project requires a Coastal Development Permit for development located within the Coastal Overlay Zone per SDMC Section [126.0704](#) where the demolition or removal of 50 percent or more of the exterior walls of the existing structure is proposed.

## DISCUSSION

### Project Description:

The project proposes to demolish two existing residential units and to construct two new residential units totaling 3,933 square feet.

### Community Plan Analysis:

The project site is located adjacent to an identified Public Vantage Point of the La Jolla Community Plan for Kolmar Street (Attachment 9). The two proposed structures are within six (6) feet of each other and are therefore counted as one structure for height measurement purposes. The project will be observing the side setbacks and height limits of the RM-1-1 zone and will not impact the Public Vantage Point. The La Jolla Community Plan designates the property for low medium density development (9-15 dwelling units per acre). The proposed demolition of two existing dwelling units and construction of two new two-story dwelling units conforms to the La Jolla Community Plan.

The neighborhood is developed with single one and two-story dwelling units of various architectural styles and sizes. The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics. The project site designated for residential-multiple units in the La Jolla Community Plan (LJCP) and the proposal will be consistent with that land use. The two, two-story single dwelling units on a 0.12-acre-site will create a density equivalent to 17 dwelling units/acre (du/ac). The RM-1-1 zone permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area. The project site is approximately 5,300 square feet. The San Diego Municipal Code Chapter 11 Division 2 "Rules for Calculation and Measurement" [Section 113.0222](#) states that when calculating maximum permitted density, if the quotient exceeds a whole number by 0.5 or more, the number of dwelling units shall be increased to the next whole number. The project as proposed would create a density of 1.77 dwelling units on the project site, thereby allowing the proposed second dwelling unit.

The Urban Design Element of the General Plan encourages residential design that is sensitive to the existing character of a neighborhood. The General Plan welcomes change through innovation demonstrated by high-quality architectural design that is compatible with the surrounding neighborhood. The General Plan recommends that change is incremental and is accomplished, in part, utilizing City-wide zoning and the general design regulations within Planned Districts to create a "coherent image of the City as a whole."

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

The project incorporates vertical and horizontal offsetting planes, roofline variation, architectural details, the use of balconies, courtyards, and patios, along Vista Del Mar, and the use of building materials and color compatible with the character of the surrounding area. The project incorporates a Mediterranean style residence that is in a neighborhood with historically similar style homes. The paved area fronting Vista Del Mar the Owner includes a Versailles' pattern with grass bands and enhanced concrete. The project will be compatible with bulk, scale, and height of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color, and appearance of the existing neighborhood.

As proposed the project would remain consistent with the La Jolla Community Plan, is in general conformity with the surrounding homes in the neighborhood, and is in conformance with the development regulations of the RM-1-1 zone, including building setbacks, and the 30-foot maximum building height. Therefore the project is in conformity with the land use plan and complies with all regulations.

Conclusion:

The proposed project complies with all applicable development regulations of the RM-1-1- Zone and the La Jolla Community Plan (LJCP) including height, setback, and density, and would remain consistent with the La Jolla Community Plan.

Therefore, staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1533191, with modifications.
2. Deny Coastal Development Permit No. 1533191, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Gaetano Martedi  
Development Project Manager

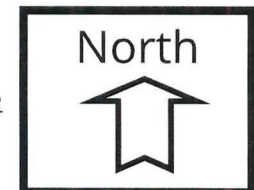
Attachments:

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



## Project Location Map

6651-53 Vista Del Mar Coastal Development Permit / 6651 and 6653 Vista Del Mar Avenue  
 PROJECT NO. 435966





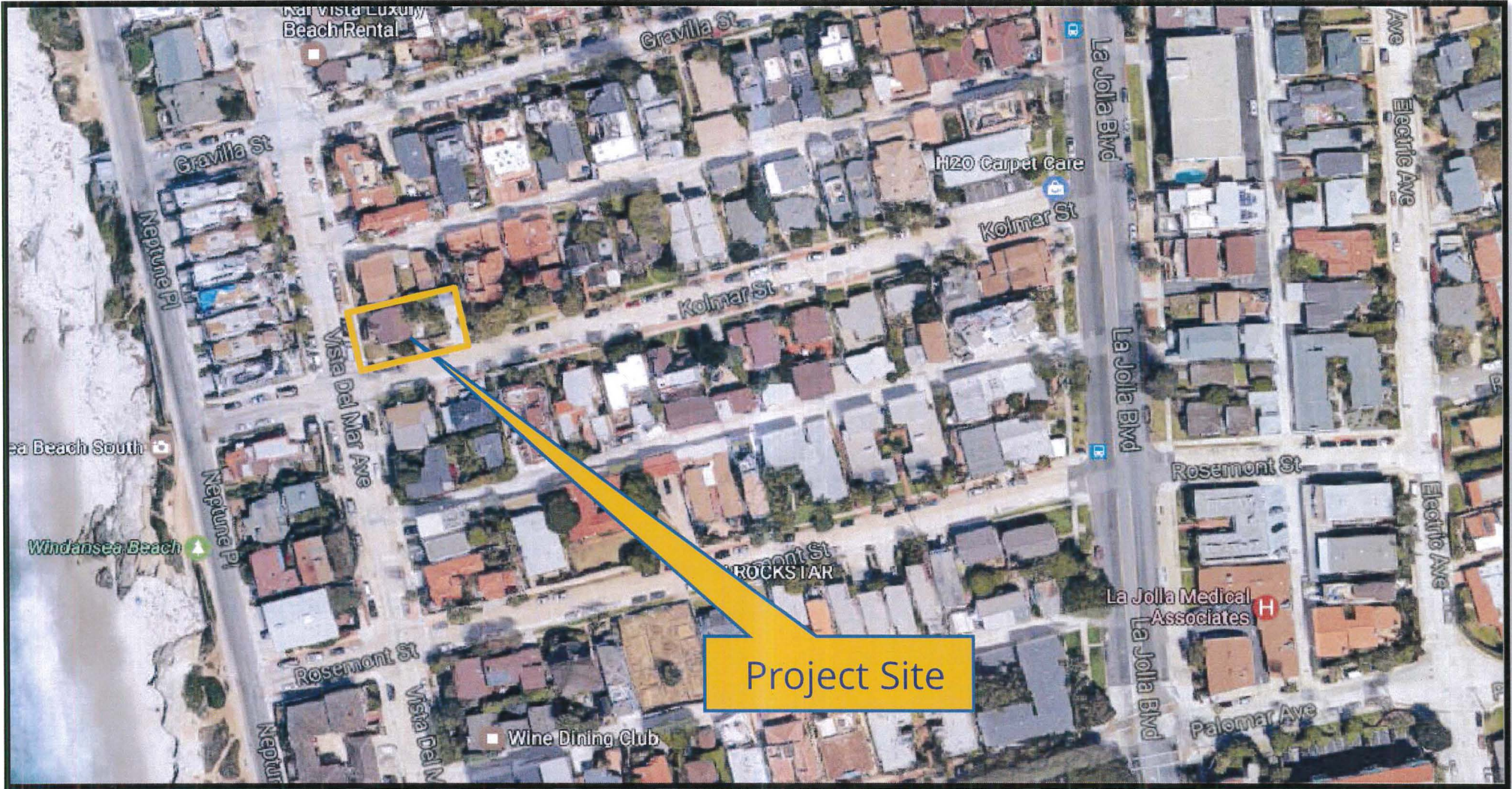
**Project Site**



## Land Use Map

6651-53 Vista Del Mar Coastal Development Permit  
PROJECT NO. 435966





## Aerial Photo

6651-53 Vista Del Mar Coastal Development Permit  
PROJECT NO. 435966



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	6651-53 Vista Del Mar	
<b>PROJECT DESCRIPTION:</b>	Demolition of two existing residential units and construction of two new two-story units totaling 3,933 square feet	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit Process 3	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low medium density residential at 9-15 dwelling units per acre (du/ acre) in the La Jolla Community Plan and Local Coastal Program.	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	RM-1-1	
<b>HEIGHT LIMIT:</b>	30 feet	
<b>LOT SIZE:</b>	0.12 acres	
<b>FLOOR AREA RATIO:</b>	0.75 maximum/0.74 proposed	
<b>FRONT SETBACK:</b>	15 foot minimum/22 proposed	
<b>SIDE SETBACK:</b>	5 foot minimum/5 proposed	
<b>STREETSIDE SETBACK:</b>	10 foot minimum/10 proposed	
<b>REAR SETBACK:</b>	15 foot minimum/15 proposed	
<b>PARKING:</b>	4 minimum/6 proposed	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	RM-1-1	Multi-Family
<b>SOUTH:</b>	RM-1-1	Multi-Family
<b>EAST:</b>	RM-1-1	Multi-Family
<b>WEST:</b>	RM-1-1	Multi-Family
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On January 7, 2016, the La Jolla Planning Association ratified and approved the recommendation of the Development Project Review (DPR) Committee, 13-0-2, to recommend approval of the proposed project without recommendations.	



HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 1533191  
**6651-53 VISTA DEL MAR - PROJECT NO. 435966**

WHEREAS, Paul A. Ruchlewicz and Jeanette L. Ruchlewicz, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish two existing residential units and construct two, new residential units totaling 3,933 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1533191), on portions of a 0.12-acre-site;

WHEREAS, the project site is located at 6651-53 Vista Del Mar in the Parking Impact Overlay zone (Coastal and Beach), Residential Tandem Overlay Zone, the Coastal Height Limit, and the Coastal Overlay Zone (Appealable area) in the RM-1-1 zone, of the La Jolla Community plan;

WHEREAS, the project site is legally described as Lots 1 and 2 in Block 8 of LA JOLLA STRAND, according to Map thereof No. 1216, filed in the Office of the County Recorder of said San Diego County, October 18, 1909;

WHEREAS, on March 29, 2017, the HEARING OFFICER of the City of San Diego considered Coastal Development Permit No. 1533191 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 24, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302 that consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purposes and capacity as the structure replaced; 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:

Coastal Development Permit - Section 126.0708

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

There is no existing or proposed public accessway on or adjacent to the project site, as shown in the La Jolla Community Plan.

The project site is located adjacent to an identified Public Vantage Point of the La Jolla Community Plan for Kolmar Street. The proposed development observes all required setbacks and height limits of the RM-1-1- Zone and will not impede any public view corridors, viewsheds, intermittent or partial vista views, public vantage view points, or scenic overlooks on or adjacent to the project site. The proposed development will be constructed entirely on private property,

Therefore, the proposed coastal development will not impede any physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and will enhance and protect the public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The 0.12-acre-site is currently developed with two existing single-family residences and is not located on or adjacent to environmentally sensitive lands. The project site is located in a built urbanized location. The project was determined to be exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project site is located at 6651-53 Vista Del Mar, in the Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Overlay Zone, the Coastal Height Limit, and the Coastal Overlay Zone (Appealable area) in the RM-1-1 Zone (Residential Multiple) of the La Jolla Community Plan.

The project site is located in an area designated for residential-multiple units in the RM-1-1 Zone. The La Jolla Community Plan designates the property for low medium density development (9-15 dwelling units per acre). The two, two-story single dwelling units on a 0.12-acre-site will create a density equivalent to 17 dwelling units/acre (du/ac). The proposed demolition of two, existing dwelling units and construction of two new dwelling units conforms to the La Jolla Community land use plan. The RM-1-1 zone permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area. The project site is approximately 5,300 square feet. The San Diego Municipal Code Chapter 11 Division 2 "Rules for Calculation and Measurement" [Section 113.0222](#) states that when calculating maximum permitted density, if the quotient exceeds a whole number by 0.5 or more, the number of dwelling units shall be increased to the next whole number. The project as proposed would create a density of 1.77 dwelling units on the project site, thereby allowing the proposed second dwelling unit.

The neighborhood is developed with single one-and two-story dwelling units of various architectural styles and sizes. The purpose of the RM zones is to provide for multiple

dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics.

The proposed project is in conformance with the development regulations of the RM-1-1 zone, including building setbacks and the 30-foot maximum building height.

Therefore, 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.

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

The project site is located at 6651-53 Vista Del Mar, on the South-East corner of Vista Del Mar Avenue and Kolmar Street, and is not located between the first public road and the Pacific Ocean. Therefore, the project is not required to conform to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, Coastal Development Permit No. 1533191 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1533191, a copy of which is attached hereto and made a part hereof.

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Gaetano Martedi  
Development Project Manager  
Development Services

Adopted on: March 29, 2017

IO#: 24006181

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

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

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INTERNAL ORDER NUMBER: 24006086 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1533191  
**6651-53 VISTA DEL MAR, PROJECT NO. 435966**  
HEARING OFFICER

This Coastal Development Permit No. 1533191 is granted by the Hearing Officer of the City of San Diego to Paul A. Ruchlewicz, Owner, and Jeanette L. Ruchlewicz, Owner, pursuant to San Diego Municipal Code [SDMC] section 126.0707. The 0.12-acre-site is located at 6651-53 Vista Del Mar in the Parking Impact Overlay zone (Coastal and Beach), Residential Tandem Overlay Zone, the Coastal Height Limit, and the Coastal Overlay Zone (Appealable area) in the RM-1-1 zone, of the La Jolla Community plan. The project site is legally described as: Lots 1 and 2 in Block 8 of LA JOLLA STRAND, according to Map thereof No. 1216, filed in the Office of the County Recorder of said San Diego County, October 18, 1909.

The project shall include:

- a. Demolishing two existing residential units and constructing two, new units totaling 3,933 square feet.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable

guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 13, 2020.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

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

a. The 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.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owners/Permittees and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the 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.).

8. 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.

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

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

If any condition of this Permit, on a legal challenge by the 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.

11. 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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. The Owner/Permittee shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."

13. 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:**

14. 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 on Vista Del Mar and trees/landscaping on Kolmar Avenue right-of-way.

15. 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 Kolmar Avenue.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to the reconstruction of existing sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Kolmar Avenue and Vista Del Mar Avenue.

17. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the removal of existing curb and replace with standard curb and gutter per City Standard along frontages on Kolmar Avenue and Vista Del Mar Avenue.

18. Prior to the issuance of any building permits, the Owners/Permittees shall assure by permit and bond, closure of non-utilized curb cut and restore curb/gutter per city standard along Vista Del Mar frontage.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of existing curb ramp and replacing it with a City standard ramp on north east corner of Vista Del Mar and Kolmar Avenue.

20. Prior to the issuance of any construction permit the Owners/Permittees 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.

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.

**LANDSCAPE REQUIREMENTS:**

22. Prior to issuance of any engineering permits for right-of-way improvements, the Owners/Permittees shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. 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. Construction plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under San Diego Municipal Code (SDMC) Section 142.0403(b)(5).

24. Prior to issuance of any construction permits for structures, the Owner/Permittee 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.

25. 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 unless specifically noted in this Permit.

26. 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, the Owners/Permittees shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within thirty (30) days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

27. 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.

28. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

29. 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.

**TRANSPORTATION REQUIREMENTS**

30. The Owners/Permittees shall maintain a minimum of six (6) 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 San Diego Municipal Code (SDMC) and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

31. Prior to the issuance of any building permits, the Owners/Permittees shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation). The installation shall be approved in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.



32. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

33. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

34. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

35. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

36. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

37. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

38. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

**INFORMATION ONLY:**

- 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- .

Permit Type/PTS Approval No.: Coastal Development Permit No. 1533191  
Date of Approval: March 29, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Gaetano Martedi  
Development Project Manager

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

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

By \_\_\_\_\_  
Paul A. Ruchlewicz  
Owner/Permittee

By \_\_\_\_\_  
Jeanette L. Ruchlewicz  
Owner/Permittee

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

**Project Name:** 6651 – 53 Vista Del Mar

**Project No. / SCH No.:** 435966

**Project Location-Specific:** 6651 – 53 Vista Del Mar Avenue, San Diego, California 92037

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

**Description of nature and purpose of the Project:** A COASTAL DEVELOPMENT PERMIT to demolish two existing residential units and construct two, two-story residential units totaling 3,934-square-feet with 979.5-square-feet of decks. Various site improvements would also be constructed that include associated hardscape and landscape. The 0.12 acre (5,325-square-foot) project site is located at 6651 - 53 Vista Del Mar Avenue. The land use designation is Low Medium density development (9 - 15 dwelling units per acre). Additionally, the project site is located in the RM-1-1 zone (Residential – Multiple Unit, permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area) and within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the La Jolla Community Plan and Local Coastal Program. (LEGAL DESCRIPTION: Lots 1 & 2, Block 8, La Jolla Strand, Recorded Map No. 1216.)

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

**Name of Person or Agency Carrying Out Project:** Paul Ruchlewicz, PO Box 9884, Rancho Santa Fe, California 92067, (619) 379-6153

Exempt Status: (CHECK ONE)

- ( ) Ministerial (Sec. 21080(b)(1); 15268);
- ( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ( ) Emergency Project (Sec. 21080(b)( 4); 15269 (b)(c))
- (X) Categorical Exemption: 15302 (Replacement or Reconstruction)

Reasons why project is exempt: The City of San Diego conducted an environmental review, which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15302 that consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purposes and capacity as the structure replaced. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

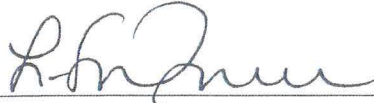
Lead Agency Contact Person: L. Sebastian

Telephone: (619) 236-5993

If filed by applicant:

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

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

 Sr-Planner

Signature/Title

March 29, 2017

Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



# La Jolla Community Planning Association

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

## Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Cindy Greatrex

Vice President: Bob Steck

2<sup>nd</sup> Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

## FINAL MINUTES

### Regular Meeting | Thursday, 7 January 2016, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, David Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman  
Trustee absent: Bob Collins

Vacant: One Seat, term ending in 2018

**1.0 Welcome and Call To Order by Cindy Greatrex, President**, at 6:04 pm who announced that the meeting was being recorded-- in audio by the LJCPA and in video by a party who does not wish to be identified. She also asked that all mobile devices be silenced.

#### 2.0 Adopt the Agenda

**Approved Motion: To adopt the motion as posted (Fitzgerald, Steck: 13-0-1).**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Greatrex, (Chair)

#### 3.0 Meeting Minutes Review and Approval: 3 December 2015

**Approved Motion: To approve the minutes as distributed (Donovan, Ragsdale: 13-0-2).**

In favor: Ahern, Boyden, Costello, Donovan, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Greatrex, (Chair), Brady (absent)

#### 4.0 Elected Officials – Information Only

##### 4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov) reported that the City has created a web Page [www.sandiego.gov/el-nino](http://www.sandiego.gov/el-nino) that provides information about El Nino preparedness. Sherri Lightner was unanimously elected to continue to serve as City Council President and the Council approved the City of San Diego Climate Action Plan. The Mayor's annual State of the City Address is slated to be Thursday, January 14th.

##### 4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov) was not present

##### 4.3 39<sup>th</sup> Senate District – State Senator Marty Block

Rep: Sarah Fields, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) was not present.

##### 4.4 78th Assembly District – Speaker of the Assembly Toni Atkins Rep:

TBD

#### 5.0 President's Report – Information only unless otherwise noted.

**5.1** Bylaw Amendment to conform to 600-24: Review at Smart Growth & Land Use Committee, Jan 20. City Council Review Date, in either January or February

- 5.2** Maintenance Assessment District Presentation, Julie Bronstein Executive Director of La Jolla Community Foundation-San Diego Foundation; Phyllis Pfeiffer, President & GM of Union-Tribune Community Press told about "Enhance La Jolla" a 501 (c)(3) being established by the La Jolla Community Foundation. The organization is being led by a board of volunteer residential and business property owners and chaired by Mark Dibella. Their goal is to establish a MAD (Maintenance Assessment District) in a central area in La Jolla Village with about 1250 parcels. This will be funded by a fixed fee on residential properties and variable fees for commercial properties. The fees will appear on the property tax bill. It will seek additional donations to also fund CIPs (Capital Improvement Projects). In order to go into effect it needs to be approved by a simple majority of the property owners, weighted by parcel size. Then it needs passage by the City Council. They are hoping for approval by July 16 so that funds would be available by 2017. The initial provisions would have a five-year lifetime. The City, the largest property owner, would pay about \$50,000 a year and would be in favor. The Bird Rock assessment district has been a success.  
**Dave Schwab and Sally Miller commented as did Trustees Costello, LaCava, Outwater, Emerson, Weiss, Ahern and Ragsdale.**

- 5.3** Recommendation to City of San Diego on Item # 9 in *Tenth Update to the LDC*.

**Trustee LaCava**, Chair of the Community Planners Group, reported that the Tenth Update has 38 different proposed changes, of which the CPG referred 4-5 to individual Community Planning Groups for action, making its own decision on the remainder. The purpose of item 9 is to establish new criteria for ministerial approval of development of properties in the Coastal Development Zone replacing the current 50% rule. The City staff proposal included height limits of 27' (30' allowed now) and less than 80% of the allowable FAR. He made a motion which was a slight variant of a recommendation of the Ad Hoc Committee on Residential Single Family- (RS) Zoning (which recommendation had been emailed to the trustees) asking the City to suspend action on this subject for a year. He indicated that Item #9 had been rushed through without thorough consideration and review. **Trustee Costello** presented a list of substitute criteria. It was argued that such a list proposed at this time would likely not get consideration.

**Trustees Donovan, Boyden, Little, Ragsdale, Fitzgerald, Weiss, Ahern, Zimmerman and Brady** also commented.

**Approved Motion: The La Jolla Community Planning Association asks the City of San Diego to suspend action on Issue #9 of the 10th Update to the Land Development Code for one year. A one-year suspension will enable the community of La Jolla, and other coastal communities, to craft tailored criteria for a Coastal Residential Development Overlay Zone with ministerial processing for single-family residences. The adoption of this overlay zone could replace the Coastal Development Permit process for those projects that comply with the criteria of the zone, enabling regulatory relief from the existing costly and time-consuming discretionary processes while more effectively implementing the La Jolla Community and Coastal Development Plan. (LaCava, Emerson: 11-3-1).**

In favor: Ahern, Boyden, Brady, Donovan, Emerson, Fitzgerald, LaCava, Ragsdale, Steck, Weiss, Will

Opposed: Costello, Little, Zimmerman

Abstain: Greatrex (Chair)

- 5.4 Update on Children's Pool: Monica Munoz, Senior Public Information Officer** (President to proxy; Ms. Munoz will make a presentation in February) Interior work on the Lifeguard Station will continue, but the remaining exterior work cannot be completed until after the pupping season. It was stated that the new retaining wall was needed for structural support and compliance with storm water regulations and can be removed in the future.
- 5.5 Sewer Groups Update: Rex Narvaez & Sheila Gamueda**, City of SD Public Works and Right-of-Way Design Division—they reported that they will replace-in-place 1.8 miles of sewer and are in the process of bidding the contract. Work is expected to start in November 2016, but the project includes 26 locations city wide, so an exact La Jolla start date is not known. The streets will be

repaved with concrete where it exists now and slurry sealed otherwise. The La Jolla streets, including West Muirlands Drive, are not affected by the summer moratorium. They will be coordinating with the schools.

**Sally Miller** and **Tricia Riha** commented.

## 6.0 Non-Agenda Comment

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

**6.1 City of San Diego – Community Planner:** will be **Marlon Pangilinan**.

**6.2 UCSD - Planner:** **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> stated that construction of the Center

for Novel Therapeutics in the Science Research Park would begin this quarter. The ten or eleven units of Mesa housing built in the 1960's would be demolished and replaced with several residential buildings, one of which would be 9 stories tall. She thanked those who had attended the meet-and-greet at Revelle College in December and would like to open an invitation for another one for all LJCPA members.

## 6.3 Others

**Bob Whitney** asked that the Ad Hoc Committee on Residential Single-Family (RS) Development be disbanded as of the February meeting, as there was no point in it existing if the LJCPA trustees were just going to revise. **Trustee Weiss** commented that recommendations from the LJCPA were its responsibility to make and it was in the LJCPA purview to alter subcommittee recommendations. **President Greatrex** stated that the committee would be disbanded after it made its report at the February meeting.

**Phil Merten** asked that a special meeting be called to review two other proposals in the 10<sup>th</sup> Update to the Land Development Code—those with respect to visibility triangles and the method of calculating GFA in mixed use development. He had expected it to be an action item at this meeting.

**Sally Miller** asked that Anu Delouri be called on earlier in the meeting.

**Tony Crisafi** asked who had pulled the Huennekens project.

**Ed Comartin** announced that he was running for a trustee seat.

## 7.0 Trustee Comment

**Trustee Little** said that Diane Kane ought to have given the report for the Ad Hoc Committee on Single-Family Residential Development and that Phil Merten's concerns about the 10<sup>th</sup> Update ought to have been heard tonight and asked for a Special Meeting to consider those issues.

**Trustee Costello** suggested Bylaws revisions should be made to allow only La Jolla Residents to serve as trustees.

## 8.0 Officers' Reports

### 8.1 Treasurer

**Trustee Fitzgerald** reported that he had filed the annual 199-N form with the state. He thanked those present for their previous generous contributions to the LJCPA expense fund and noted that there would be a \$500 allowance from the City but that additional donations were needed to cover expenses.

<b>Beginning Balance</b> as of 12/1/15	\$ 302.96
<b>Income</b>	
• Collections	\$ 128.00
• CD Sales	<u>5.00</u>
<b>Total Income</b>	\$ 133.00

<b>Expenses</b>	
• Rec Center Rent (Jan-June 2016)	\$ 254.00
• AT&T telephone	\$ <u>69.55</u>
<b>Total Expenses</b>	<u>\$ 323.55</u>
<b>Net Income/(Loss)</b>	\$(190.55)
<b>Ending Balance of 12/31/15</b>	\$ 112.41

## 8.2 Secretary

**Trustee Boyden** stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

## 9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

- 9.1 **Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml> No report.
- 9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> No report.
- 9.3 **Ad Hoc Committee on Residential Single-Family (RS) Zoning – Final Report due next month.**

## 10.0 Consent Agenda- Action Items

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

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm  
 DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tuesday, 4:00 pm  
 PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tuesday, 4:00 pm  
 T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm



The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

- **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**
- **Anyone may request a consent item be pulled for full discussion by the LJCPA.**
- **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

**10.1 VISTA DEL MAR 6651-6653 Vista Del Mar Avenue CDP**

(Process 3) Coastal Development Permit to demolish two existing residential units currently of 1124 SF and construction of two new units totaling 3,933 square feet: a 2770 SF front unit and 1160 SF rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 & 6653 Vista Del Mar Avenue in the RM-1-1 zone, Coastal Overlay Zone (Appealable), Parking Impact overlay zone, Geologic Hazard Area 52, in the La Jolla Community Plan.

**DPR Recommendation:** Findings **CAN** be made for a CDP, SDP and demolition permit for two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces 4-0-1.

**10.2 EADS DUPLEX CONDO 7363 Eads Avenue CDP**

(Process 3) Coastal Development Permit and Map Waiver to demolish an existing 576 SF residence and construct two detached residential condominium units totaling 5,250 SF located at 7363 Eads Ave. The 0.160 acre site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan area.

**DPR Recommendation:** Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct two detached residential condominium units totaling 5,250 SF located at 7363 Eads Ave (3-2-1).

**10.3 1250 PROSPECT 1250 Prospect Street Façade Improvement**

There is no change in use and the existing building will not be increased in floor area or glass area. All setbacks and coverage will remain as existing. The building exterior will remain primarily stucco, but be re-painted from the current pink color to a light beige – this conforms to the PDO 150.C. The building trim will be the same green color that is existing with occasional dark warm grey used with the handrails and other minor trim. Rooftop equipment screens will be installed as requested by the LJCPA during the George’s Ocean View Terrace permit review: PDO 159.0408 Mechanical Screening. The awnings that currently extend across the sidewalk will be removed and permanent entrance covers and trellises will be installed but not over the sidewalk. The sidewalk will be returned to City standard and the non-conforming tile will be removed: PDO 159.0405 Streetscape Development Regulations/Encroachment Permits.

**PDO Recommendation:** Findings **CAN** be made that façade improvement conforms with PDO (10-0-0).

**10.4 HUENNEKENS RESIDENCE 8476 Westway Drive SDP and CDP (Pulled by two neighbors)**

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

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

**10.5 LA JOLLA HALF MARATHON- KIWANIS**

Request for Temporary Road Closures and No Parking areas for the La Jolla Half Marathon on April 24, 2016. No Parking Signs have April 8 -10 dates but it is only Friday night April 8 and all day Sunday April 10 when it is really needed directly in front of the Park to set up their production. Staff will remove the No Parking signs at the top of Coast Blvd on Saturday April 9 to avoid disruption to nearby businesses as they have done in the past. Street Closures from the top of Coast Boulevard to Girard and Prospect Streets are mainly needed for Sunday April 10, the day of the Event.

**T&T Recommendation:** Findings **CAN** be made 8-0-0.

**10.6 LA JOLLA CONCOURS D' ELEGANCE**

Request for Temporary Road Closures and No Parking Areas related to 12th annual event on April 8, 9,10 2016. Saturday April 23 AM: No Parking begins at Cove set up; 8 am finish line set up begins at Ellen Browning Scripps Park. Sunday April 24 3:30 am: Event Staff and Security arrive at Finish Line to close Streets adjacent to Cove. 7:30 am Half Marathon and 5K Start in Del Mar. 11 AM: Course opens to vehicles and remaining participants become pedestrians

**T&T Recommendation:** Findings **CAN** be made 8-0-0.

**NOTE: Item 10.4 Huennekens residence has been pulled and will be scheduled for a de novo hearing at the February 3, 2016 LJCPA regular meeting.**

**Approved Motion: To accept the recommendations of the DPR Committee that for 10.1 VISTA DEL MAR 6651-6653 Vista Del Mar Avenue CDP that the findings CAN be made for a CDP, SDP and demolition permit for two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces 4-0-1 and that for 10.2 EADS DUPLEX CONDO 7363 Eads Avenue CDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct two detached residential condominium units totaling 5,250 SF located at 7363 Eads Ave (3-2-1); and to accept the recommendation of the PDO Committee for 10.3 1250 PROSPECT 1250 Prospect Street Façade Improvement that the findings CAN be made that façade improvement conforms with PDO (10-0-0); and to accept the recommendations of the T&T Board for 10.5 La JOLLA HALF MARATHON- KIWANIS that the findings can be made for Temporary Road Closures and No Parking areas for the La Jolla Half Marathon on April 24, 2016 and for 10.6 LA JOLLA CONCOURS D'ELEGANCE that the findings can be made for Temporary Road Closures and No Parking Areas related to 12th annual event on April 8, 9,10 2016 and forward the recommendations to the City (Emerson, Ahern: 13-0-2)**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, LaCava, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstain: Greatrex (Chair), Little (hadn't been able to review)

**11.0 NGALA RESIDENCE 5612-5646 Rutgers Road CDP and SDP**

ACTION ITEM (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 SF from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona 5-3-1.

**Mark Brencizk** presented, stating that this was a lot line adjustment affecting 6 properties. All of the owners are in agreement. One of the properties had a use easement on land at the level of his property about 20' higher than the

owner's land and mistook his rights and built a wall, resulting in lawsuits and the current agreement to adjust the lot lines.

**Trustee Costello** had voted against it at DPR because one of the lots was already substandard and the lot line adjustment would cause it to lose additional square footage. 10,000 sf is standard in this zone and one lot would be reduced from 9794 sf to 8820 sf.

**Sally Miller and Trustees Donovan, Fitzgerald and LaCava** also commented.

**Approved Motion: To ratify the action of the DPR Committee that the findings CAN be made that the proposal for the Ngala residence, 5612-5646 Rutgers Road, conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 SF from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. (Fitzgerald, Will: 13-0-1)**

In favor: Ahern, Boyden, Brady, Fitzgerald, LaCava, Little, Steck, Weiss, Will, Zimmerman

Opposed: Costello, Donovan, Emerson

Abstain: Greatrex (Chair)

### **12.0 FAN RESIDENCE 8295 Prestwick Drive CDP and SDP**

**ACTION ITEM** CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot located at 8295 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. Original SF 3,366.

**PRC Recommendation:** Findings **CAN** be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot 3-2-0.

Presented by **Tony Crisafi** and staff from Island Architects. They decided to demolish and rebuild rather than remodel in order to reduce the prominence of the driveway and garage. In response to feedback from neighbors, they increased the north setback, removed a front fence, increased the width of the greenway, articulated the roof, and lowered the pad by one foot. The pad had been raised to allow for a below level garage with a gated single-width driveway with room to park a car behind the gate. The top of the chimney is 29' from the existing grade. The landscaped area has been increased to 67% and the hardscape reduced to 33%. There are other modern homes and two-story homes in the area. The square footage of the house is being increased by 1500 sf plus basement. The sweet gum trees are approved by the city and a mat foundation including the garage is being used. The property will drain to the street. Walls are allowed up to the property line. PRC members opposing had been concerned about bulk and scale and possible appearance of a third story.

**Sally Miller, Peggy Davis, Kim Whitney and Trustees Costello, Emerson and Little** commented.

**Approved Motion: To ratify the action of the PRC that for the Fan residence at 8295 Prestwick Drive that the findings CAN be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1381 SF basement on a 0.132 acre lot (Little, Will: 13-0-1).**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, LaCava, Little, Steck, Weiss, Will, Zimmerman.

Abstain: Greatrex (Chair)

### **13.0 EDDIE V's RESTAURANT 1298 Prospect Street Request for Additional Valet Parking Spaces**

**ACTION ITEM** Requesting four more valet spaces in addition to the four existing valet spaces at 1298 Prospect Street.

**T&T Recommendation:** Findings **CAN** be made to approve Two Additional Valet Parking Spaces with Modifications to Signage to clearly indicate a 2-hour parking zone during non-valet hours for all the valet

spaces; staffing at a level of 1 per 10 cars; institution of a free Parking Validation Program for the benefit of area merchants; and an annual review from LJT&T. The two new valet spaces are to be only for the hours 6pm to 11pm seven days each week 7-1-0.

Presented by **CA Marengo** and **Eddie V's Manager Christophe Cevasco**. These are public valets. The landlord provides parking available to employees. The free Parking Validation covering business from Cave Street to just before Donovan's program has been well received.

**Bob Whitney**, and **Trustees Brady, LaCava** and **Zimmerman** commented.

**Approved Motion: To ratify the action of the T&T board that by Eddie V's Restaurant at 1298 Prospect Street that the findings CAN be made to approve Two Additional Valet Parking Spaces with Modifications to Signage to clearly indicate a 2-hour parking zone during non-valet hours for all the valet spaces; staffing at a level of 1 per 10 cars; institution of a free Parking Validation Program for the benefit of area merchants; and an annual review from LJT&T. The two new valet spaces are to be made to approve Two Additional Valet Parking Spaces with Modifications to Signage to clearly indicate a 2-hour parking zone during non-valet hours for all the valet spaces; staffing at a level of 1 per 10 cars; institution of a free Parking Validation Program for the benefit of area merchants; and an annual review from LJT&T. The two new valet spaces are to be only for the hours 6pm to 11pm seven days each week (Fitzgerald, Steck: 13-0-1).**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, LaCava, Little, Steck, Weiss, Will, Zimmerman.

Abstain: Greatrex (Chair)

#### **14.0 SU CASA 6738 La Jolla Boulevard Public ROW Vacation, SDP and CDP**

**ACTION ITEM** (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

**DPR Recommendation:** Findings **CAN** be made for a Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF, 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. It is further recommended that the Applicant present this project to Traffic & Transportation Committee, and that the applicant continue the negotiations with the City Engineering Department for the design of the traffic direction / calming elements on La Jolla Boulevard 4-2-0.

Presented by **CA Marengo** who addressed the "condition" on the T & T recommendation—likely the result of concerns for left turns coming out of the project driveway onto La Jolla Boulevard. He stressed that there was good visibility in either direction and that there was a painted center aisle which would allow drivers to merge and get up to speed. He said restricting left turns here would divert traffic away from the collector street onto smaller neighborhood streets. The average daily trips will be lower as a restaurant is being replaced by retail and the residential will stay the same. There will be dedicated parking for both retail and residential. There will be four one-bedroom units over the retail and 12 two-bedrooms. The two-story element will be 26' and the three-story will be 29'. The land being vacated from the PROW is underground and will not affect traffic patterns. Underground garages are being proposed to avoid unworkable traffic patterns. City staff proposed a 24' driveway where only 18' is allowed, but CA thinks that will be reversed. Suggestion was made to coordinate the traffic lights. T&T can do street vacations and deal with private developments. Cannot vacate

more of the PROW to make a more corner, but it can be proposed as a separate project by a new owner when the property, now for sale, is sold.

Kirk Clemonson and Trustees Little, Brady, Will, Costello, Emerson, Zimmerman, Ahern, Fitzgerald, LaCava commented

**Approved Motion: To approve the Su Casa project at 6738 La Jolla Boulevard for a Public Right of Way Vacation and for Site Development and Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF, 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. (Steck, Will: 7-4-2)**

In favor: Ahern, Boyden, Emerson, Fitzgerald, LaCava, Steck, Will

Opposed: Brady, Costello, Little, Zimmerman

Abstain: Greatrex (Chair) Weiss (on the fence)

#### **15.0 KLEIN RESIDENCE 2585 Calle de Oro CDP and SDP**

**ACTION ITEM** (Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached. The 0.46-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 2585 Calle Del Oro in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1. Original SF 2867.

**PRC Recommendation:** Findings **CANNOT** be made to approve a Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached 5-0-1.

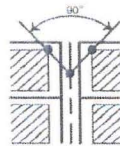
The applicant asked that consideration of this item be postponed until February 2016, therefore it was not heard.

**16.0 Adjourn at 9:40 pm to next LJCPA Meeting: February 4, 2016, 6:00 pm**

1. Torrey Pines City Park
2. La Jolla Farms Road
3. Scripps Natural Reserve
4. Bluff - top easement at La Jolla Shores Lane
5. Ellentown Road
6. La Jolla Shores Drive from Torrey Pines Rd.
7. La Jolla Shores Dr.  
(looking south from the vicinity of Scripps Institution of Oceanography)
8. Allen Field
9. Bordeaux Ave., western half
10. El Paseo Grande after it turns east
11. Camino del Oro after it turns east
12. Whale Watch Way
13. Cliffridge Park
14. Kellogg Park
15. Calle Frescota
16. Prestwick Drive
17. Vallecitos
18. Avenida de la Playa
19. Calle del Cielo
20. Pottery Canyon Park
21. Costabelle Drive
22. Spindrift Drive, South of the Marine Room Restaurant
23. Charlotte Park at the foot of Charlotte Street
24. Coast Blvd., Children's Pool, Shell Beach, Ellen B. Scripps Park & La Jolla Cove
25. Prospect St. and Cave Street
26. Coast Walk
27. North end of Park Row
28. View of La Jolla Shores from Torrey Pines Road
29. Pubic open space on Torrey Pines Road between St. Louis Terrace and Calle de la Plata
30. Azure Coast Drive
31. Hidden Valley Road
32. Ardath Road
33. Girard Avenue
34. Jenner Street
35. View corridor easement through 7963 Prospect Place to ocean
36. Easement across from John Coal Book Store from Prospect Street and Recreation Center
37. Hillside Drive (portions)
38. Caminito Avola/Via Avola
39. Via Siena at Hillside Drive
40. Rue Denise
41. Portions of La Jolla Scenic Drive South
42. Mt. Soledad, north of Ardath Road
43. Rue Adriane
44. Rue Michael
45. Senn Way
46. Rue de Roark
47. Coast Blvd. Park and South Coast Blvd.
48. View corridor at southwest side of Scripps Hotel site, from Prospect Street
49. La Jolla Community Center Park, Cuvier Street
50. From top of Cuvier Street at Prospect
51. Via Capri (portions)

**View Cone**

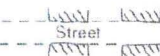
Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners of the buildable envelope as defined by the setbacks of each corner property closest to the ocean or shoreline.



note: All views are to a coastal body of water

**View Corridor**

Unobstructed framed view down a public right-of-way



**Viewshed**

Usually from high elevations looking down over large areas



**Intermittent or Partial Vista**

Roads from which coastal body of water can be seen



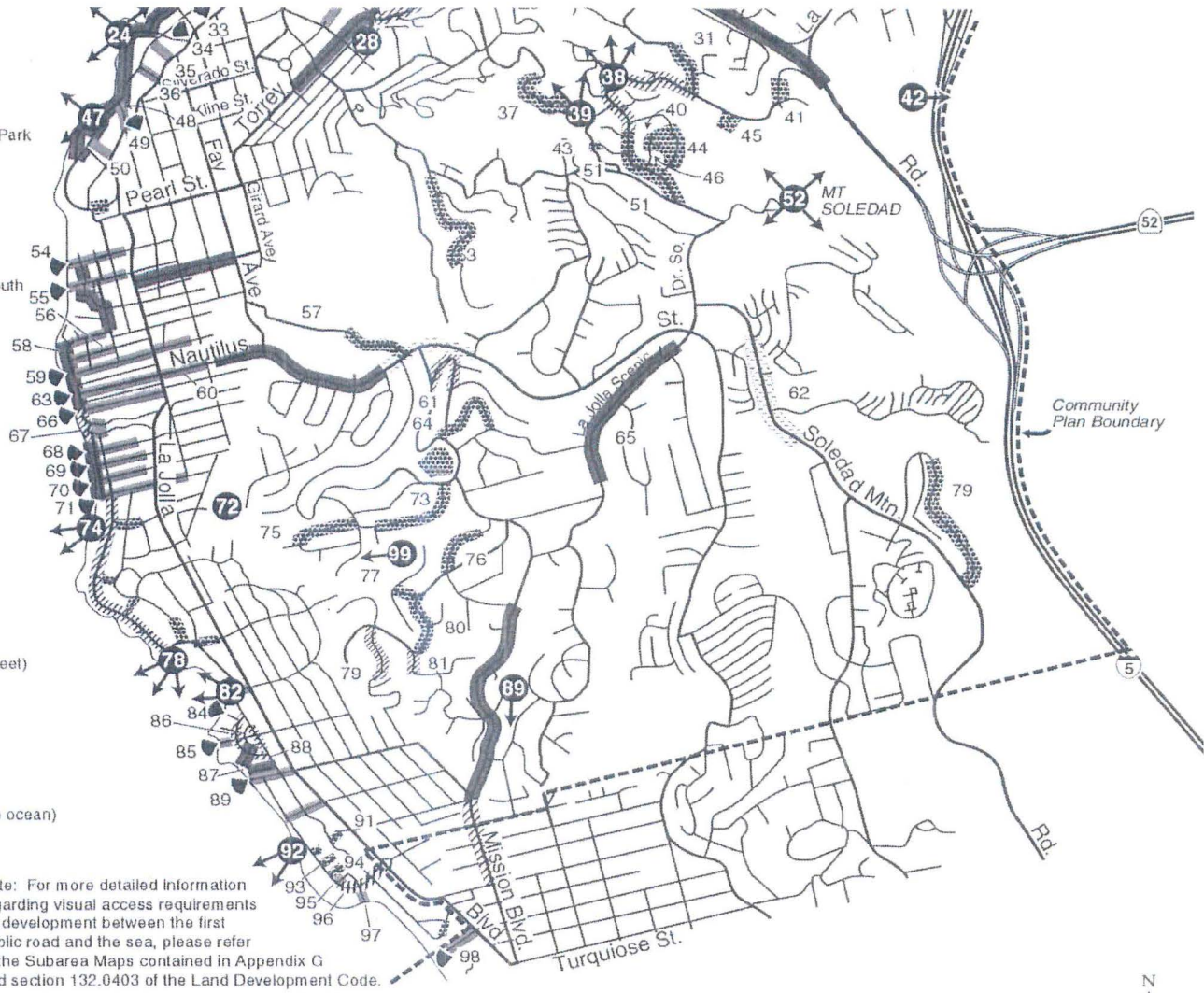
**Scenic Overlook**

Defined as a view over private property from a public right-of-way.



- 52. Mount Soledad
- 53. Country Club Drive
- 54. Marine St. (Jones Beach)
- 55. Sea Lane
- 56. Belvedere Street
- 57. West Muirlands Drive
- 58. Neptune Place and La Jolla Strand Park
- 59. Westbourne Street
- 60. Nautilus Street
- 61. Muirlands Drive between Nautilus and La Jolla Mesa Drive
- 62. Soledad Mountain Road
- 63. Windandsea Park
- 64. El Camino del Teatro
- 65. Portions of La Jolla Scenic Drive South
- 66. Bonair Street
- 67. Plaza del Norte and Playa del Sur
- 68. Gravilla Street
- 69. Kolmar Street
- 70. Rosemont Street
- 71. Palomar Street
- 72. Fay Avenue Bike Path
- 73. Inspiration Drive
- 74. Hermosa Terrace Park
- 75. Newkirk Drive
- 76. Rodeo Drive
- 77. Via España
- 78. Camino de la Costa includes Cortez Place, Costa Place
- 79. Desert View Drive
- 80. La Jolla Rancho Road
- 81. Ravenswood Road
- 82. La Jolla Hermosa Park
- 83. La Jolla Mesa Drive (from Cottontail Lane to Skylark Street)
- 84. Moss Lane, off Dolphin Place
- 85. Bird Rock Avenue
- 86. Dolphin Place
- 87. Coral Lane
- 88. Chelsea Place
- 89. Forward Street
- 90. Midway Street
- 91. End of Colima Street (closest to the ocean)
- 92. Calumet Park
- 93. San Colla Street
- 94. Ricardo Place
- 95. Bandera Street
- 96. Sea Ridge Drive
- 97. Linda Way
- 98. Tournaline Surfing Park
- 99. La Cañada Canyon
- 100. Princess Street

Note: For more detailed information regarding visual access requirements for development between the first public road and the sea, please refer to the Subarea Maps contained in Appendix G and section 132.0403 of the Land Development Code.



## Identified Public Vantage Points

Figure 9



# 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** \_\_\_\_\_

C0051-53 VISTA DEL MAR RESIDENCE

**Project Address:**

C0051-53 VISTA DEL MAR, 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):  
PAUL RUCHLEWICZ  
 Owner  Tenant/Lessee  Redevelopment Agency

Name of Individual (type or print):  
JEANETTE RUCHLEWICZ  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
P.O. Box 9884

Street Address:  
P.O. Box 9884

City/State/Zip:  
LANCHO SANTA FE, CA 92007

City/State/Zip:  
LANCHO SANTA FE, CA 92007

Phone No: 619-379-0153 Fax No: NA

Phone No: 619-379-0153 Fax No: \_\_\_\_\_

Signature: [Signature] Date: 5/20/2015

Signature: [Signature] Date: 5/20/2015

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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

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

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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Owner     Tenant/Lessee

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City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print): \_\_\_\_\_

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Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

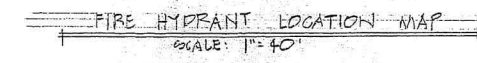
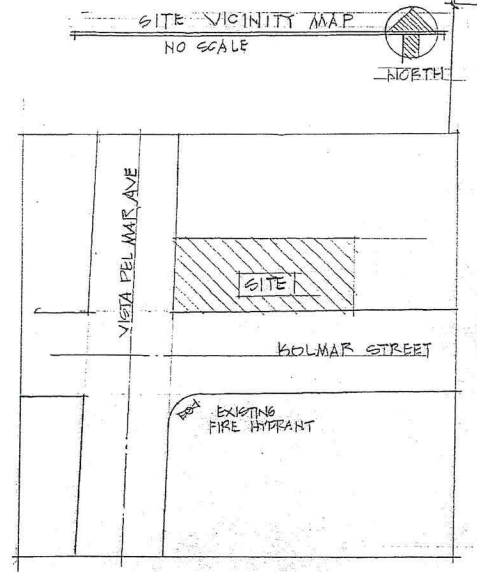
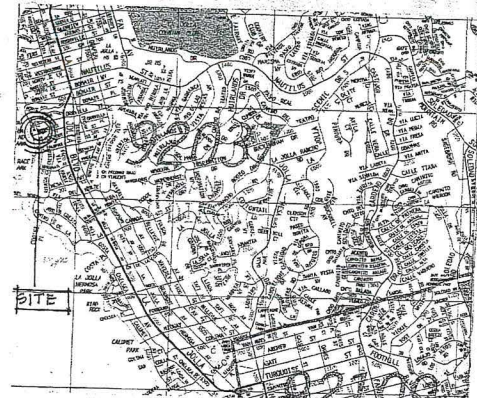
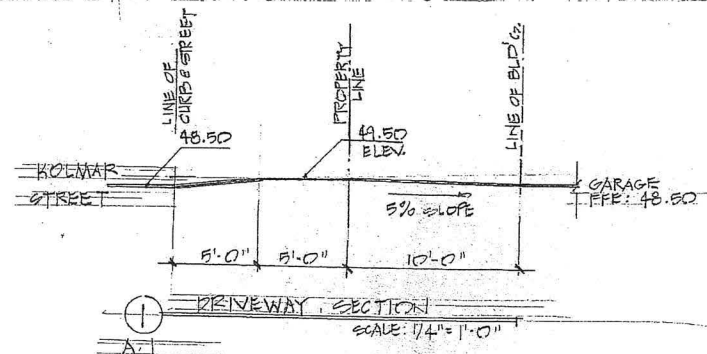
City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_



Sheet	Description	Quantity
A-1	SITE PLAN, PROJ. INFO.	1 OF 11
C-1	EXISTING TOPOGRAPHY	2 OF 11
C-2	GRADING PLAN	3 OF 11
A-2	BASEMENT FLOOR PLAN	4 OF 11
A-3	FIRST FLOOR PLAN	5 OF 11
A-4	SECOND FLOOR PLAN	6 OF 11
A-5	ROOF PLAN	7 OF 11
A-6	EXTERIOR ELEVATIONS	8 OF 11
A-7	EXTERIOR ELEVATIONS	9 OF 11
A-8	SITE SECTIONS	10 OF 11
L-1	LANDSCAPE PLAN	11 OF 11

**DEVELOPMENT SUMMARY**

- PROPOSED TO DEMO ALL EXISTING STRUCTURES.
- CONSTRUCT A NEW DUPLEX.
- UNIT NO.1 2000 SQ.FT. W/ 1 BCL GARAGE/EXERCISEMENT
- UNIT NO.2 831 SQ.FT. W/ 300 GARAGE/CARPORT
- A COASTAL DEVELOPMENT PERMIT
- TYPE OF CONSTRUCTION V-B SPINKLERED
- OCCUPANCY R-3 GARAGES - U
- GEOLOGIC HAZARD CATEGORY 53

**WATER & SEWER NOTES**

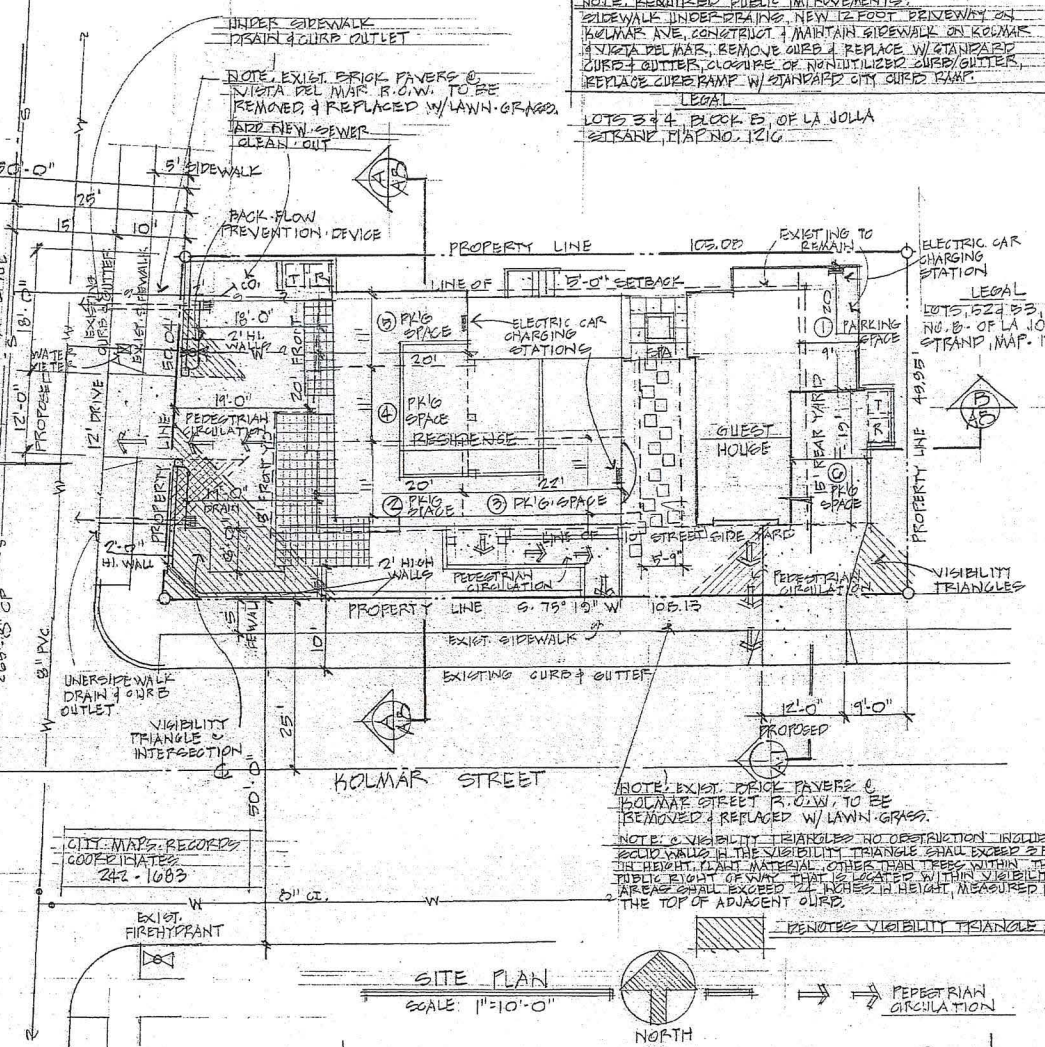
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL APPLY FOR A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON EACH WATER SERVICE CONNECTION AND REGISTRATION IN A MANUAL SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND THE CITY ENGINEER. DEVICES SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY IN LINE WITH THE SERVICE IMMEDIATELY ADJACENT TO THE FRONT OF WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIREMENTS TO BE LOCATED BELOW GRADE OF THE SERVICE.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE DESIGN AND CONSTRUCTION OF ALL PUBLIC WATER & SEWER FACILITIES ARE TO BE IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO WATER & SEWER DESIGN GUIDES.
- ALL PUBLIC WATER AND SEWER FACILITIES ARE TO BE IN ACCORDANCE WITH THE ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDES.
- ALL PROPOSED PRIVATE WATER & SEWER FACILITIES LOCATED WITHIN A SINGLE LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECKS.

- NO TREES AND SHRUBS EXCEEDING THREE FEET IN HEIGHT AT NATURALITY SHALL BE REMOVED WITHIN 10 FEET OF ANY SEWER FACILITIES AND 5 FEET OF ANY WATER FACILITIES.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND (AS APPLICABLE) AT THE PROPERTY LINE AND EXISTING UNDERGROUND LATERAL AND INSTALL NEW POWER LATERALS WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VEHICULAR USE AREA.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND TO REMOVE (MILL) AT THE MAIN ANY EXISTING UNDERGROUND WATER SERVICE.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT FROM THE CITY ENGINEER FOR THE SIDEWALK UNDERPAINS ON VISTA DEL MAR AND THESE LANDSCAPING ON KOLMAR AVE. RIGHT OF WAY.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE CONSTRUCTION OF A NEW 12 FT. DRIVEWAY PER CURRENT CITY STANDARDS, ADJACENT TO THE SIDE ON KOLMAR AVE.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND TO RECONSTRUCT EXISTING SIDEWALK WITH CURRENT CITY STANDARD SIDEWALK MAINTAINING THE EXISTING SIDEWALK SLOPING PATTERN & PRESERVING THE CONTRACTORS STAMP ADJACENT TO THE SITE ON KOLMAR AND VISTA DEL MAR AVE.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND TO REMOVE EXISTING CURB AND REPLACE W/ STANDARD CURB & GUTTER PER CITY STANDARDS ALONG FRONTCAGES ON KOLMAR AND VISTA DEL MAR AVENUE.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE CLOSURE OF NON-UTILIZED CURB OUT & REPAIR CURB/GUTTERS PER CITY STANDARDS ALONG VISTA DEL MAR AVENUE.

**PROJECT INFORMATION:**

OWNER: PAUL & JEANETTE RUCKLEWICZ  
 P.O. BOX 28824  
 RANCHO SANTA FE CA 92007  
 PH: 619 579-6183 F: 619 220-6020  
 (E): PAULPW & AOL.COM

ARCHITECT: SCOTT A. SPENCER  
 1110 TORREY PINES RD, STE D  
 LA JOLLA, CA 92037  
 PH: 858-459-8898  
 (E) SCOTT.SPENCER@ARCHITECTSMAIL.COM



**NOTE REQUIRED PUBLIC IMPROVEMENTS:**  
 SIDEWALK UNDERPAINS, NEW 12 FOOT DRIVEWAY ON KOLMAR AVE, CONSTRUCT & MAINTAIN SIDEWALK ON KOLMAR & VISTA DEL MAR, REMOVE CURB & REPLACE W/ STANDARD CURB & GUTTERS, CLOSURE OF NON-UTILIZED CURB/GUTTERS, REPLACE CURB/RAMP W/ STANDARD CITY CURB/RAMP.

**LEGAL:**  
 LOTS 3 & 4, BLOCK 8, OF LA JOLLA STRAND MAP NO. 1216

**PROPERTY ADDRESS:** 6651-53 VISTA DEL MAR AVENUE

**TAX ASSESSORS NO.:** 391-462-28

**LEGAL DESCRIPTION:** LOTS 3 & 4, BLOCK 8, LA JOLLA STRAND RECORDED MAP 1216

**ZONING:** RMT-1 COASTAL ZONE, COASTAL HT. LIMIT.

**LOT SIZE:** 5325 SQ.FT. .12 ACRES

**MAXIMUM FAR:** .75 3903.75 SF. ACTUAL 73.85%

**BUILDING AREAS:**

Area	Main Residence	Guest House
A) GROUND FLOOR:		
BASEMENT		
FLOOR AREA:	112.5 SF	FIRST FLOOR: 735.9 SF
B) FIRST FLOOR	1374.8 SF	SECOND FLOOR: 386.9 SF
C) SECOND FLOOR	1191.9 SF	
D. ROOF AREA:	112.0 SF	
<b>SUBTOTALS:</b>	<b>2811.2 SF</b>	<b>1122.8 SF</b>

**TOTAL FLOOR AREA:** 3934.0 SF

**DECK AREA:** 448.0 SF

**ROOF DECK:** 305.0 SF

**CONSTRUCTION TYPE:** V-B FIRE SPINKLERED

**OCCUPANCY:** R-3 & U

**DATE OF CONSTRUCTION:** 1925

**GEOLOGIC HAZARD CATEGORY:** 53

**AREA OF LANDSCAPING:** 52% 1600 SQ.FT.

**REQUIRED PARKING:**

MAIN RESIDENCE 5.4 BEDRM UNIT REQUIRES 2.35 SPACES

GUEST HOUSE - 1 BEDROOM UNIT REQUIRES 1.5 SPACES

TOTAL REQ'D PARKING PER SDMG TABLE 142-05C 4 SPACES

SPACES PROVIDED 6 SPACES

**NOTE BENCHMARK - BRASS PLUG AT VISTA DEL MAR AVE & PLATA DEL MAR PER CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, EL = 34.54 MSL.**

- NOTE: THERE ARE NO "NONE" EASEMENTS ON THIS PROPERTY.
- NOTE: PROVIDE BUILDING ADDRESS NUMBERS, VEHICLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PAR 904.6 (IFC 904.4).
- NOTE: WATER SERVICE IS EXISTING & TO BE USED.
- NOTE: EXISTING SEWER LATERAL TO BE USED. ADD NEW CLEAN-OUT.
- NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

**NOTE:** PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) TO 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.

**NOTE:** IN ACCORDANCE WITH SDMG SECTION 142.0500 (H)(1), ALL PARKING AREAS, PARKING SPACES, LOADING AREAS AND DRIVEWAYS SHALL BE SURFACED WITH ASPHALTIC CONCRETE AT LEAST 2 INCHES IN DEPTH OF ITS EQUIVALENT.

**TITLE BLOCK INFO**

PROJECT: 6651-53 VISTA DEL MAR AVE. SHT. NO. 1

SHEET TITLE: SITE PLAN SHT 1 OF 11

DATE: JUN 21 2016 REVISIONS:

SCOPE OF WORK: COASTAL DEVELOP. PERMIT

ARCHITECT: SCOTT A. SPENCER  
 PH: 858-459-8898  
 (e) scottspencerarchitects@gmail.com

CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: 52

LEGAL: Lots 14, 2, 8, 8, Map 1216  
 APN NO: 351-452-28  
 OWNERS: PAUL & JEANETTE RUCKLEWICZ  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/O ZONE: RMT-1  
 SITE AREA: 5325 SQ.FT. LA JOLLA COMMUNITY PLAN AREA  
 Existing Use: Duplex Proposed Use: Duplex/Resident.

6651-53 Vista del Mar, La Jolla

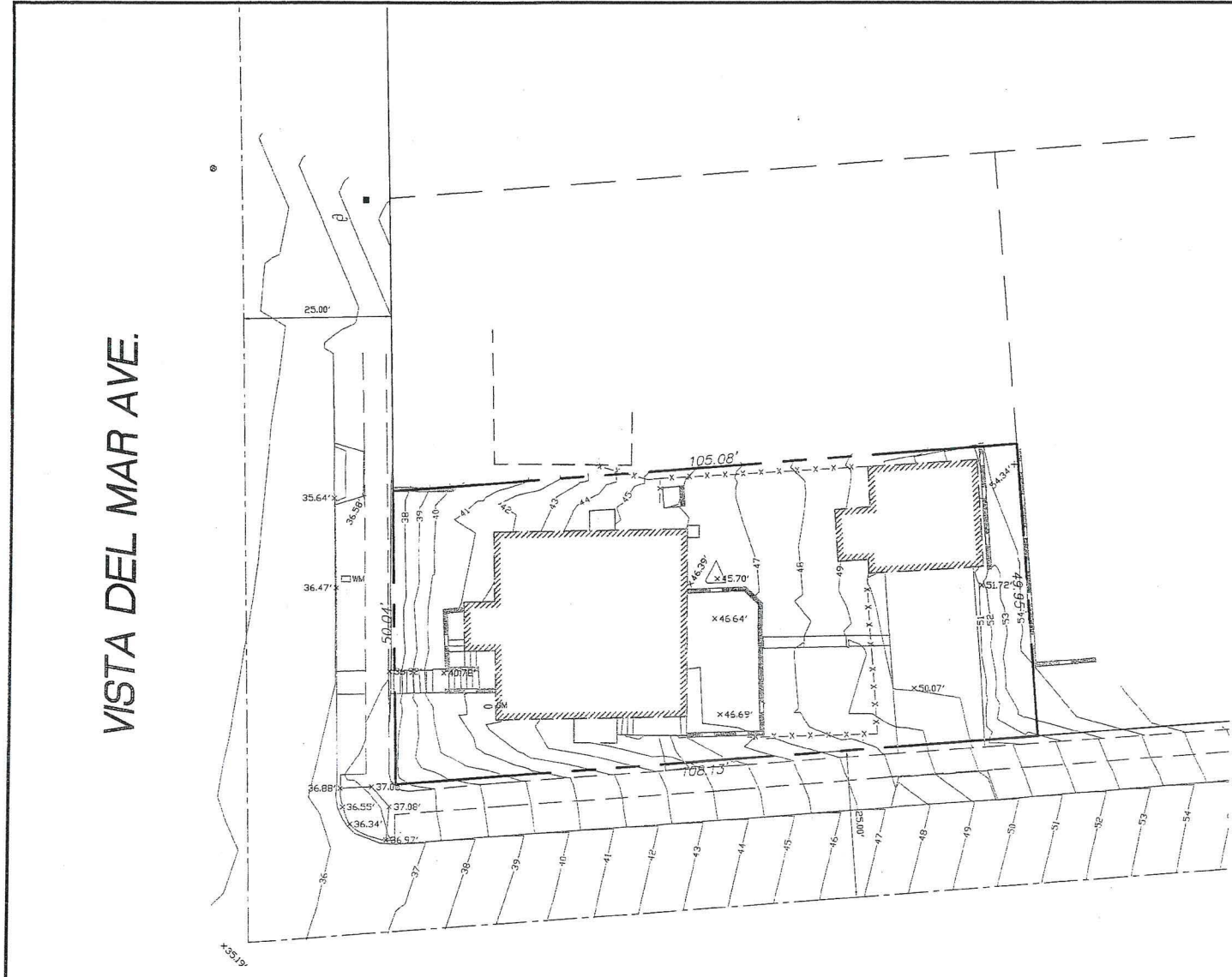
Scott A. Spencer & Associates  
 1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE

SHEET

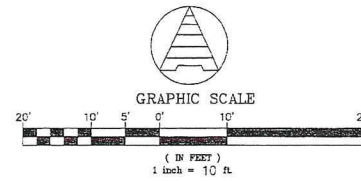
A-1



VISTA DEL MAR AVE.

KOLMAR ST.

PRELIMINARY



**LEGAL DESCRIPTION:**  
 LOTS 1 & 2, BLOCK 8, MAP NO. 1216, RECORDED OCTOBER 6, 1909 WITH THE SAN DIEGO CITY CLERK'S OFFICE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

**ADDRESS:**  
 6651 & 6653 VISTA DEL MAR,  
 SAN DIEGO, CA 92037

**ASSESSOR'S PARCEL NO.:**  
 351-462-28

**BENCHMARK:**  
 BRASS PLUG AT VISTA DEL MAR AVE. & PLAYA DEL SUR ST. FER CITY OF SAN DIEGO  
 VERTICAL CONTROL BENCHMARK: EL=34.54, MSL

**CLIENT:**  
 PAUL RUCHLEWICZ  
 3525 CAMINO DEL RIO SOUTH, STE. 170  
 SAN DIEGO, CA 92108

**LEGEND:**

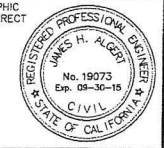
---	PROPERTY LINE
---	LOT LINES
---	OFFSET LINES
---	EXISTING RIGHT-OF-WAY
---	CENTERLINE LINES
---	SETBACK LINE
---	EXISTING WALL
---	EXISTING CURB & GUTTER
---	EXISTING FENCE
---	EXISTING BUILDING
---	EXISTING SIDEWALK
---	EXISTING CONTOUR
---	FF 100.50
---	GFF 100.20
---	v100.35
---	EXISTING TREE
---	EXISTING WATER METER
---	EXISTING GAS METER
---	EXISTING FIRE HYDRANT
---	EXISTING STREET LIGHT
---	EXISTING POWER POLE
---	ARCHITECTURAL PROJECTION
---	FOUND SURVEY MONUMENT
---	SET LEAD & DISC "RCE 19073"
---	SET 3/4" x 18" IRON PIPE W/ DISC "RCE 19073"

**AREA**  
 5325 SQ. FT. = 0.12 AC.


**NOTES:**  
 THIS TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY AND REPRESENTS THE TOPOGRAPHIC FEATURES OF THIS SITE. IT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVES TO FIELD VERIFY ANY CURRENT SITE CONDITIONS AND TO NOTIFY THE SURVEYOR OF ANY DISCREPANCIES INDICATED ON THIS TOPOGRAPHIC SURVEY.

**DATE OF FIELD SURVEY:**  
 NOVEMBER 20, 2014

**STATEMENT:**  
 I, JAMES H. ALBERT, DO HEREBY STATE THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION THEREOF.



JAMES H. ALBERT, RCE 19073      DATE

**PREPARED BY:**  

**ALBERT ENGINEERING, INC.**  
 428 BROADWAY  
 CHULA VISTA, CA 91910  
 TEL. (619) 420-7090  
 FAX. (619) 420-9139  
 EMAIL: albert@algertengineering.com

**TOPOGRAPHIC SURVEY FOR:**  
 PAUL RUCHLEWICZ

**DATE:** December 1, 2014      **JOB NO.:** 7672-TOPO

**REVISION:**

Z:\7672 DEL MAR\DWG\7672-TOPO.DWG December 1, 2014

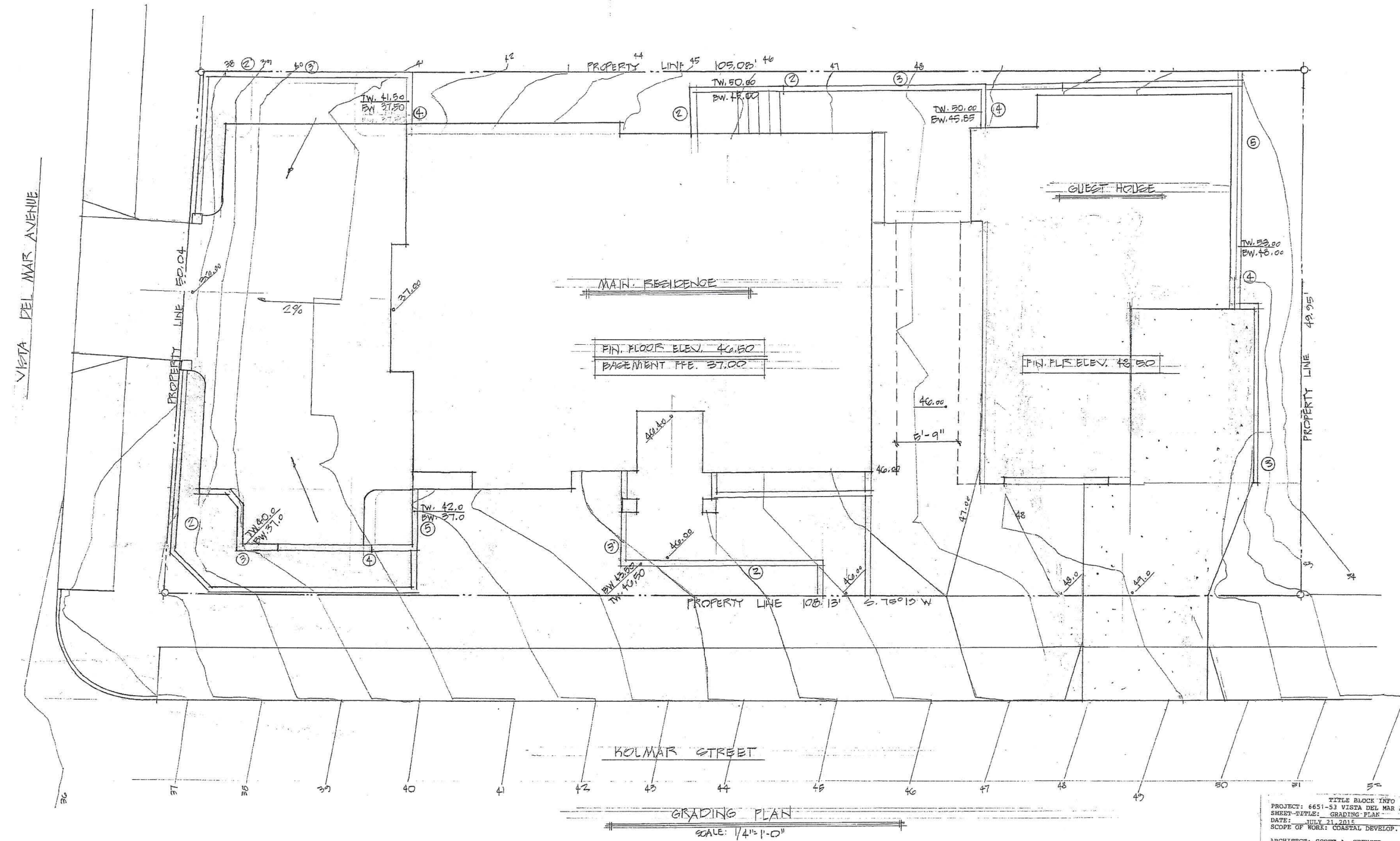
Scott A. Spencer & Associates  
 1110 TORREY PINES ROAD, STE D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

**TITLE BLOCK INFO**

PROJECT: 6651-53 VISTA DEL MAR AVE.	SHEET: 2 OF 2
DATE: JULY 21, 2015	REVISIONS:
SCOPE OF WORK: COASTAL DEVELOP. PERMIT	
ARCHITECT: SCOTT A. SPENCER	10-14-2016
PH: 858-459-8898	09-15-2016
(e) scottspencerarchitect@gmail.com	10-26-2016
CIVIL ENGINEER:	12-9-2016
LANDSCAPE ARCHITECT:	2-22-2017
GEOLOGIC HAZARD CATEGORY: 52	
LEGAL: Lots 1 & 2, Blk 8, Map 1216	
APN NO: 351-462-28	
OWNERS: PAUL & JEANETTE RUCHLEWICZ	
TYPE OF CONSTRUCTION: V-B	OCCUPANCY: R-3/U ZONE: RM-1
SITE AREA: 5325 Sq.Ft.	La Jolla Community Plan Area
Existing Use: Duplex	Proposed Use: Duplex/ Resident.

ARCHITECT  
 DATE  
 SHEET  
 G-1  
 OF

GRADING DATA:	
TOTAL AMOUNT OF SITE TO BE GRAZED:	
AREA: 5300 SQ. FT.	% OF TOTAL SITE: 100%
AMOUNT OF CUT: 50 CUBIC YARDS	
MAXIMUM DEPTH OF CUT: 3 FT.	
AMOUNT OF FILL: 20 CUBIC YARDS	
MAXIMUM DEPTH OF FILL: 1.5 FT.	
MAXIMUM HT. OF FILL SLOPE: 0	SLOPE RATIO: NA
MAXIMUM HT. OF CUT SLOPE: 0	SLOPE RATIO: NA
AMOUNT OF EXPORT: 00 CUBIC YARDS	
RETAINING WALLS LENGTH: 100 LF	MAXIMUM HEIGHT: 5'

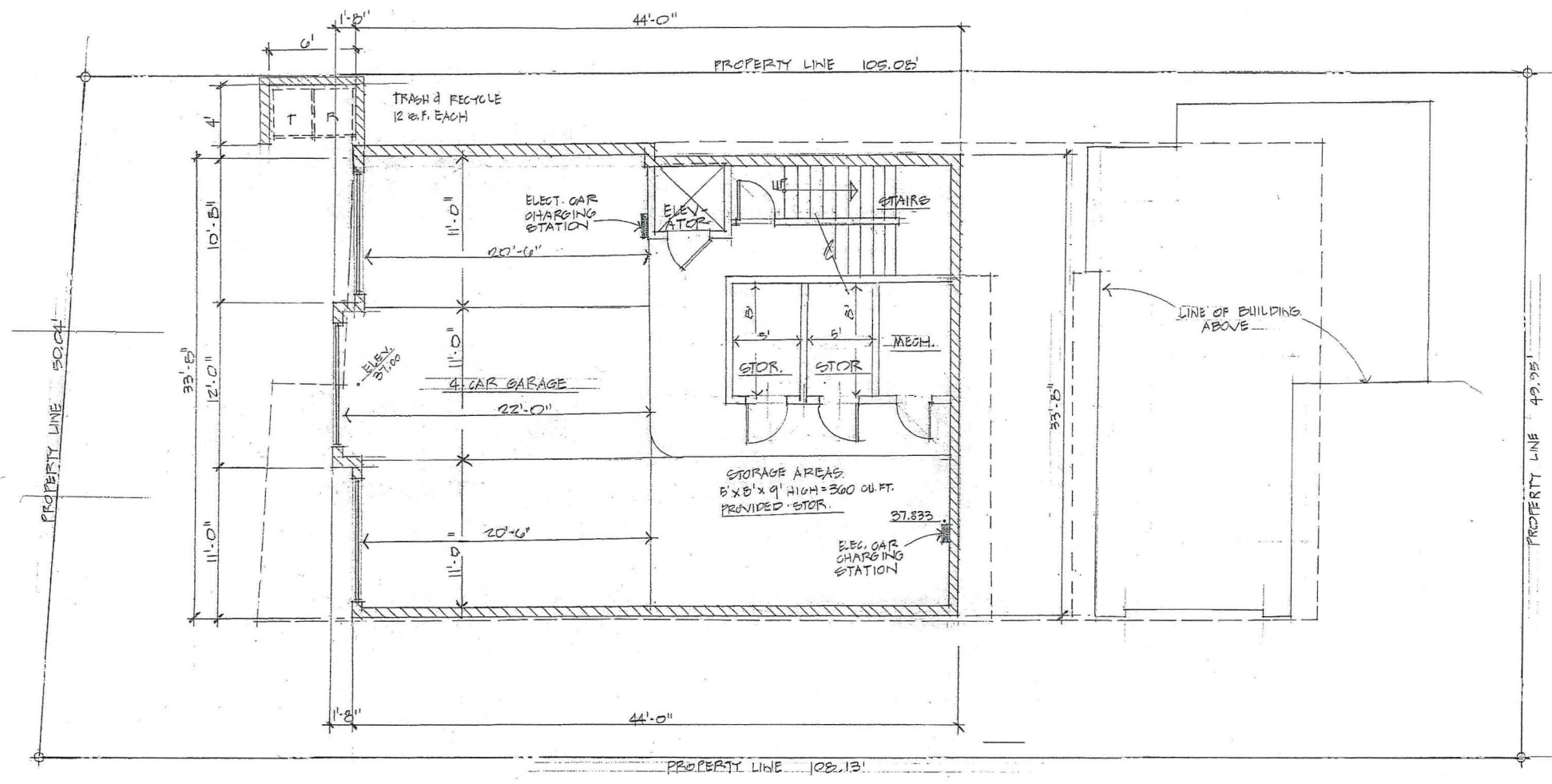


GRADING PLAN  
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO  
 PROJECT: 6651-53 VISTA DEL MAR AVE. SHEET NO. 3  
 SHEET-TITLE: GRADING PLAN SHEET 3 OF 12  
 DATE: JULY 31, 2016 REVISIONS:  
 SCOPE OF WORK: CONCEPT DEVELOP. PERMIT  
 ARCHITECT: SCOTT A. SPENCER  
 PE: 051-459-8896  
 (e) scottspencerarchitect@gmail.com  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: 52  
 LEGAL: Lots 1 & 2, Blk 8, Map 121E  
 RPN NO: 351-462-28  
 OWNERS: PAUL & JEANNETTE RUCHENRICK  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/U ZONE: SM-1  
 SITE AREA: 5325 Sq. Ft. La Jolla Community Plan Area  
 Existing Use: Duplex Proposed Use: Duplex/Resident.

Scott A. Spencer & Associates  
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 (858) 459-8898 (Fax) 459-8901

ARCHITECT  
 DATE  
 SHEET  
 G-2  
 OF



GROUND FLOOR (BASEMENT) PLAN  
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO  
 PROJECT: 6651-53 VISTA DEL MAR AVE.  
 SHEET TITLE: BASEMENT FLOOR PLAN  
 DATE: JULY 21, 2015  
 SCOPE OF WORK: COASTAL DEVELOP. PERMIT

ARCHITECT: SCOTT A. SPENCER  
 PH: 858-459-8898  
 (e) scottspencerarchitect@gmail.com  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: 52  
 LEGAL: Lots 14, 2, Blk 8, Map 1216  
 RPN NO: 351-469-28  
 OWNERS: PAUL & JEANNETTE RUCHLEWICZ  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-37U ZONE: RM1-1  
 SITE AREA: 5325 Sq. Ft. La Jolla Community Plan Area  
 Existing Use: Duplex Proposed Use: Duplex/Resident

SHT. NO. 4  
 SET 4 OF 12  
 REVISIONS:  
 6.14.2014  
 9.15.2016  
 10.26.2016  
 12.9.2016  
 2.22.2017

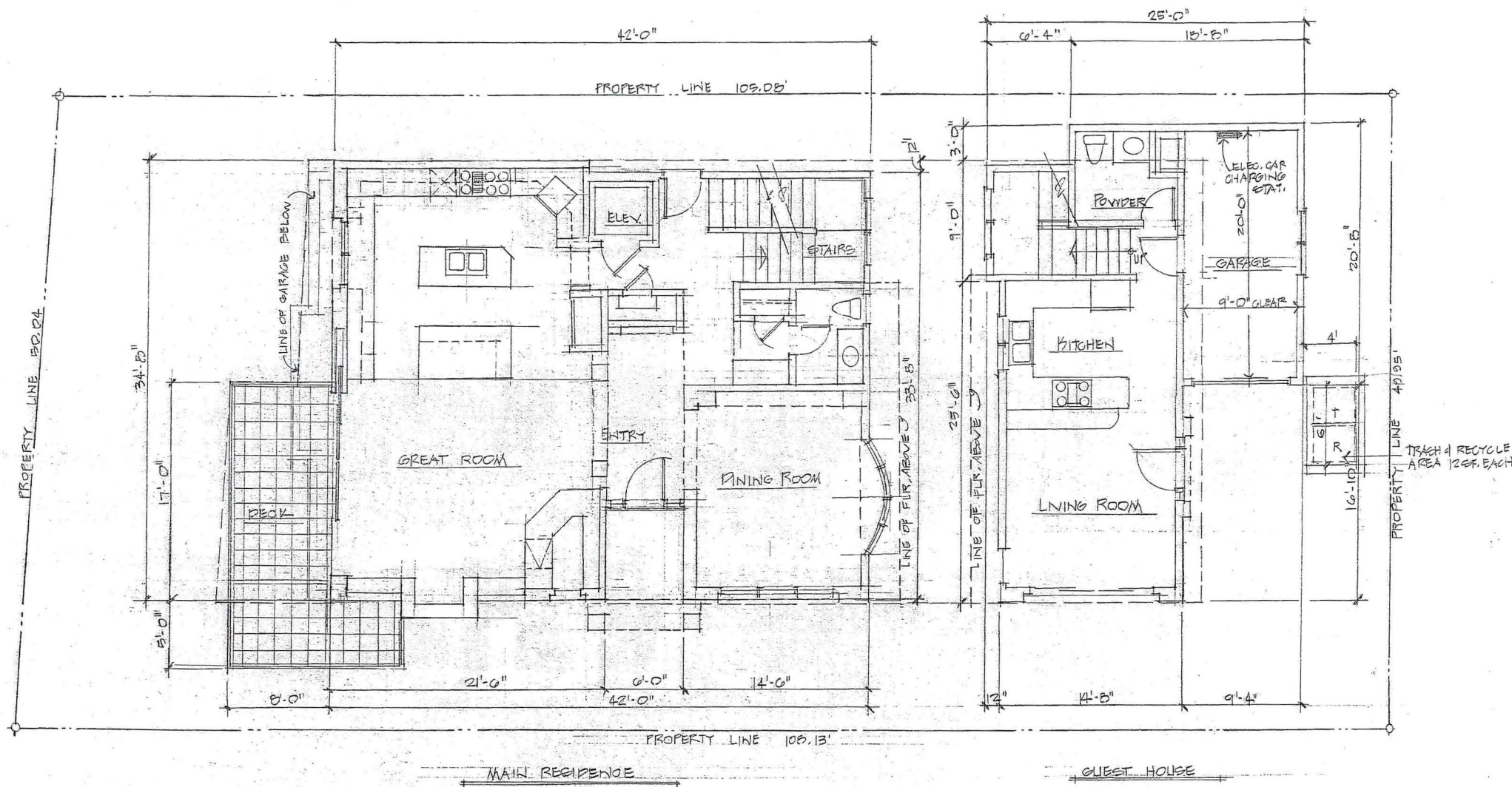
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 (858) 459-8898

ARCHITECT

DATE

SHEET  
 A-2  
 OF



FIRST LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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(858) 459-8898 (Fax) 459-8901

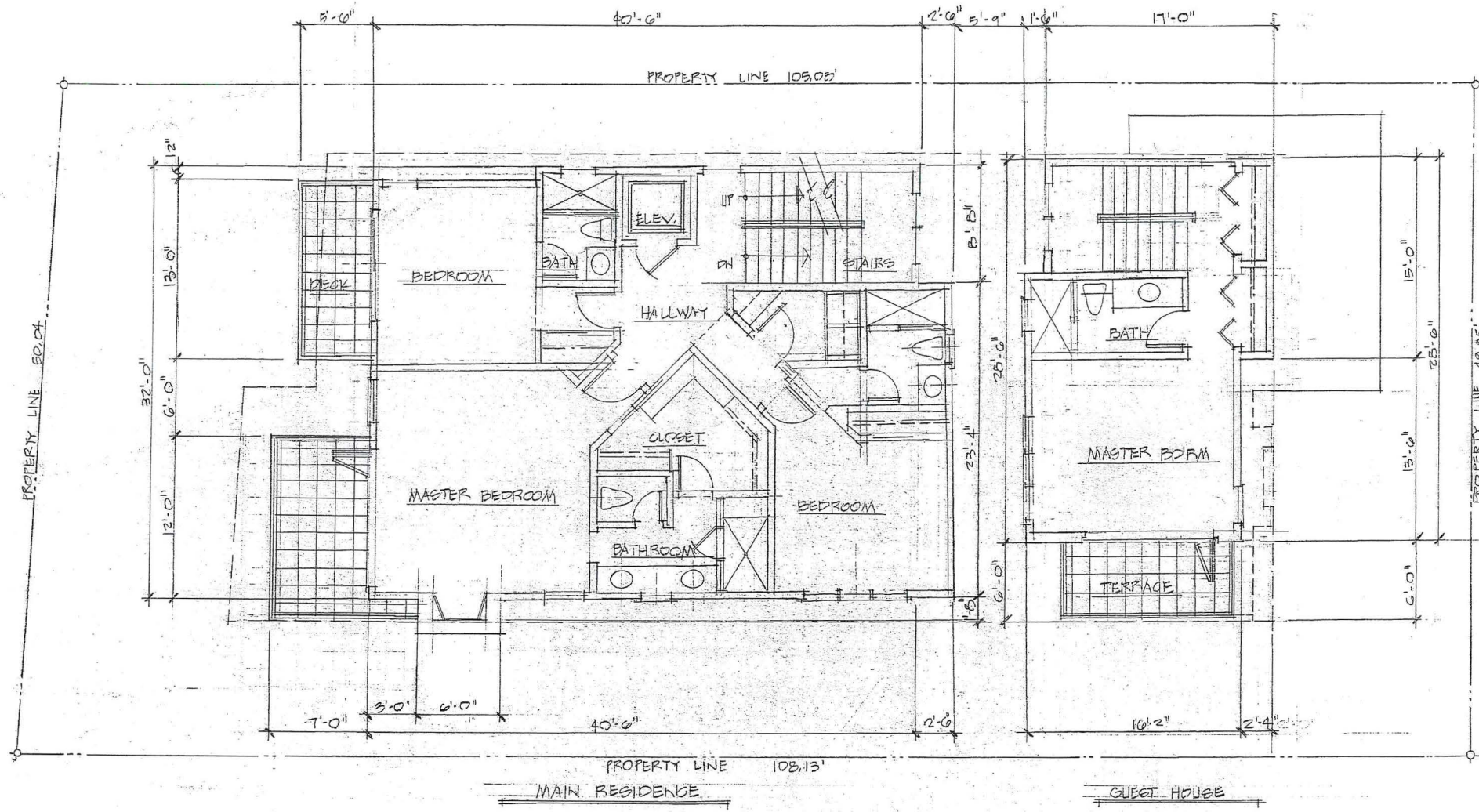
TITLE BLOCK INFO		REVISITONS	
PROJECT: 6651-53 VISTA DEL MAR AVE.	SHEET: 5	DATE: 6-14-2016	REVISED BY:
SHEET TITLE: FIRST FLOOR PLAN	SHT. OF 1	DATE: 9-15-2016	REVISED BY:
DATE: JULY 21, 2015	REVISITONS:	DATE: 10-26-2016	REVISED BY:
SCOPE OF WORK: COASTAL DEVELOP. PERMIT		DATE: 12-9-2016	REVISED BY:
ARCHITECT: SCOTT A. SPENCER		DATE: 2-22-2017	REVISED BY:
PH: 858-459-8898			
(e) scottspencerarchitect@gmail.com			
CIVIL ENGINEER:			
LANDSCAPE ARCHITECT:			
GEOLOGIC HAZARD CATEGORY: 52			
LEGAL: Lots 1 & 2, Blk 8, Map 1276			
APN NO: 351-462-28			
OWNERS: SADI & JEANETTE RUCKLEWICZ			
TYPE OF CONSTRUCTION: V-B	OCCUPANCY: RES		
SITE AREA: 5325 Sq.Ft.	La Jolla Community Plan Area		
Existing Use: Duplex	Proposed Use: Duplex/ Resident.		

ARCHITECT

DATE:

SHEET

A3 OF



SECOND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO		SET, No. 6
PROJECT: 6551-53 VISTA DEL MAR AVE.		SHEET 6 OF 12
SHEET TITLE: SECOND FLOOR PLAN		REVISIONS:
DATE: JULY 31, 2015		
SCOPE OF WORK: COASTAL DEVELOP. PERMIT		
ARCHITECT: SCOTT A. SPENCER	1	4.14.2016
PH: 858-459-8898	2	0.15.2016
(e) scottspencerarchitect@gmail.com	3	10.26.2016
CIVIL ENGINEER:	4	12.9.2016
LANDSCAPE ARCHITECT:		
GEOLOGIC HAZARD CATEGORY: 53		
LEGEND: Lots 16, 2, 314 & Map 121E		
APN NO: 351-462-28		2.22.2017
OWNERS: PAUL & JEANETTE ROCHLANICKS		
TYPE OF CONSTRUCTION: V-3		
SITE AREA: 5325 Sq.Ft.		
Existing Use: Duplex		
Proposed Use: Duplex/Resident		

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(858) 459-8898 (Fax) 459-8901

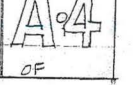
ARCHITECT



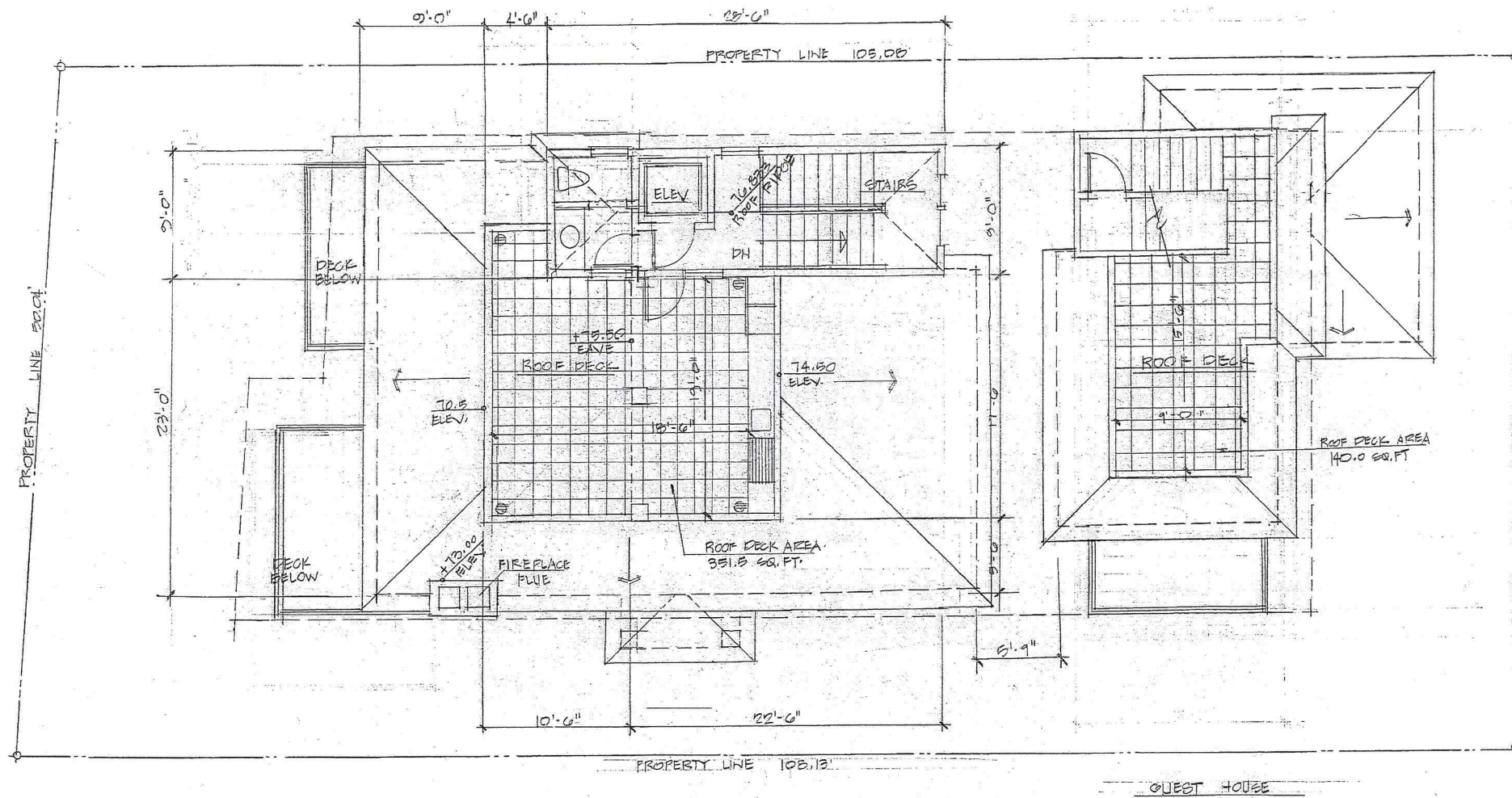
DATE:



SHEET



OF



ROOF PLAN  
 SCALE: 1/4" = 1'-0"  
 NOTE: THERE IS NO ROOF MOUNTED EQUIPMENT PROPOSED.

PROJECT: 6651-53 VISTA DEL MAR AVE.	TITLE BLOCK INFO	SHT. NO. 7
SHEET TITLE: ROOF PLAN		SHT. 7 OF 11
DATE: JULY 21, 2015		REVISIONS:
SCOPE OF WORK: CONSERVATION DEVELOP. PERMIT		
ARCHITECT: SCOTT A. SPENCER		1. 6.14.2016
PH: 858-459-8898		2. 9.15.2016
(s) scottspencerarchitect@gmail.com		3. 10.26.2016
CIVIL ENGINEER:		4. 12.9.2016
LANDSCAPE ARCHITECT:		5. 2.22.2017
GEOLOGIC HAZARD CATEGORY: 52		
LEGAL: Lots 18 2, Blk 8, MAP 1215		
APN NO: 351-462-28		
OWNERS: PAUL & JEANETTE RUCHLEWICZ		
TYPE OF CONSTRUCTION: V-B	OCCUPANCY: R-3/D	ZONE: RMT-1
SITE AREA: 5325 Sq.Ft.	La Jolla CommunityPlan Area	
Existing Use: Duplex	Proposed Use: Duplex/ Resident.	

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 (858) 459-8898 (Fax) 459-8901

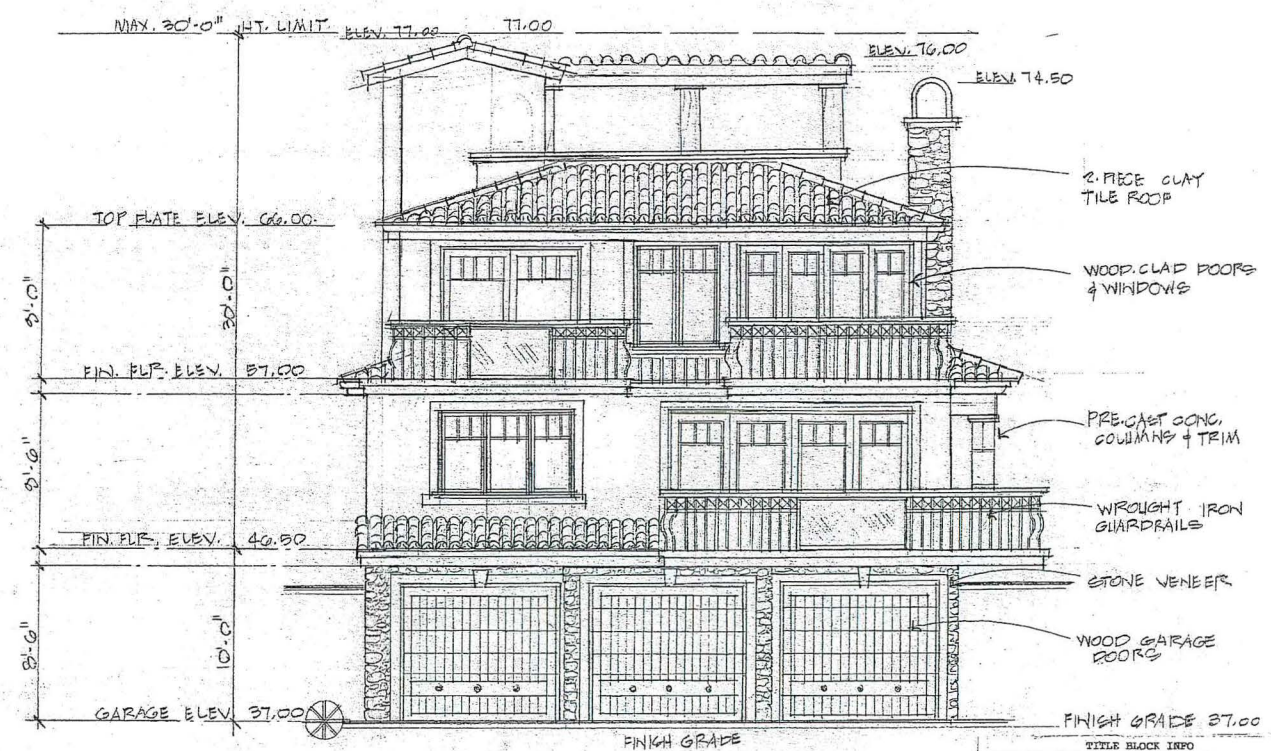
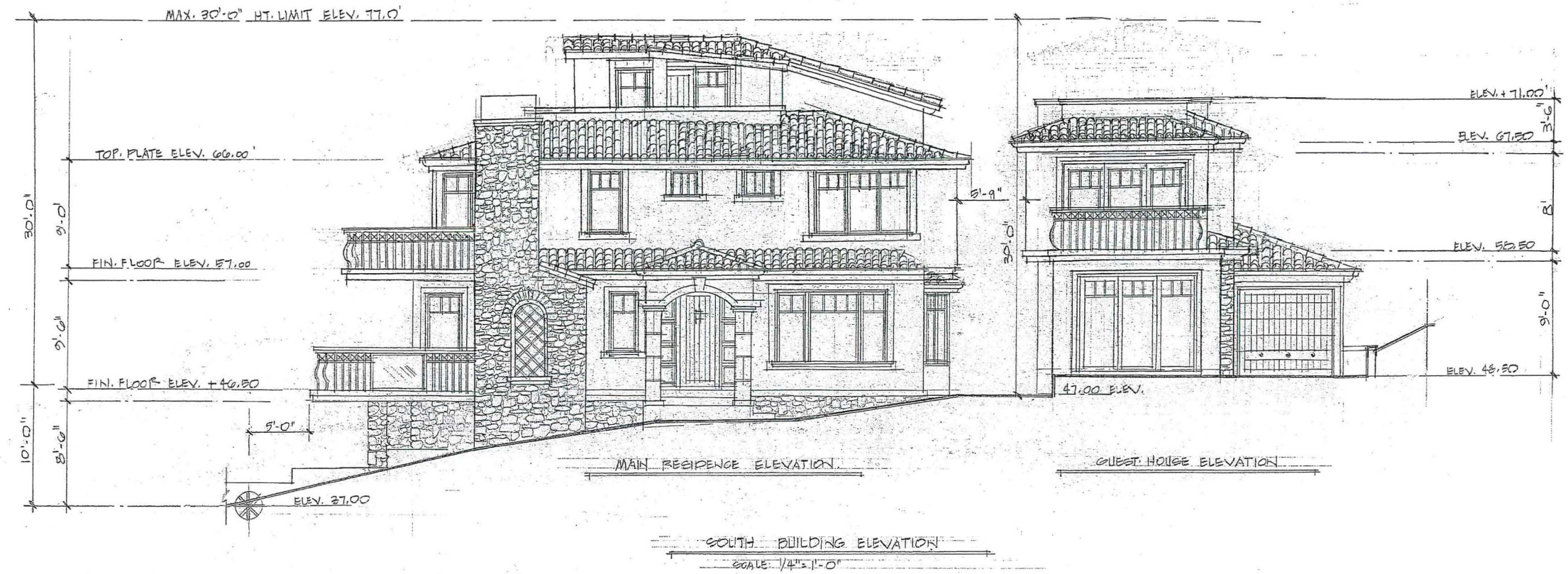
ARCHITECT

DATE:

SHEET

A5  
 OF





TITLE BLOCK INFO		SHT. NO. 5
PROJECT: 6651-53 VISTA DEL MAR AVE.	SHT. 20F 12	
SHEET TITLE: EXTERIOR ELEVATIONS	REVISIONS:	
DATE: JULY 21, 2015		
SCOPE OF WORK: COASTAL DEVELOP. PERMITS		
ARCHITECT: SCOTT A. SPENCER	PH: 858-459-8895	10.14.2016
PH: 858-459-8895	(s) scottspencerarchitect@gmail.com	9.15.2016
CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	10.26.2016
GEOLOGIC HAZARD CATEGORY: 55	APN NO: 351-462-28	12.9.2016
LEGAL: Lots 14, 2, B1K 8, Map 121E	TYPE OF CONSTRUCTION: V-3 OCCUPANCY: R-370	2.27.2017
OWNERS: PAUL & JEANETTE RUCHELENIC	SITE AREA: 5325 Sq.Ft. La Jolla CommunityPlan Area	
Existing Use- Duplex	Proposed Use: Duplex/ Resident.	

Scott A. Spencer & Associates

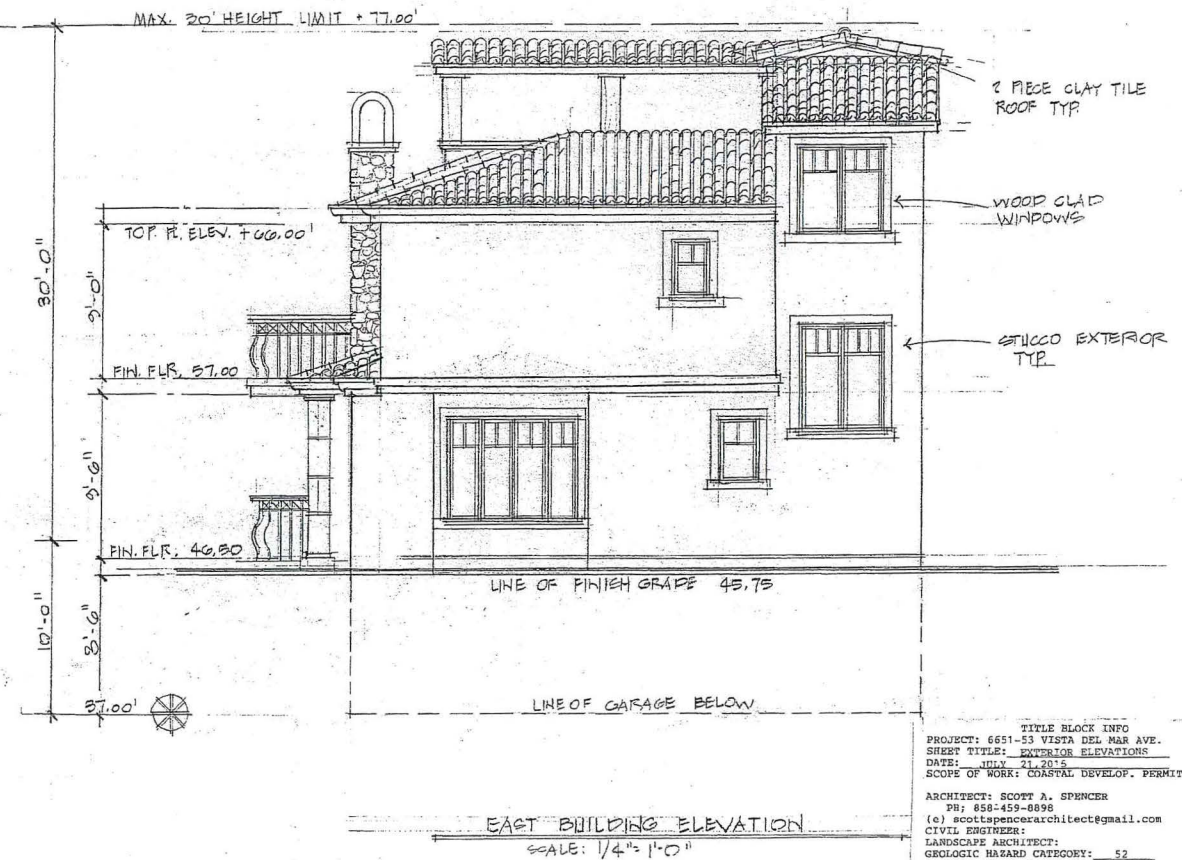
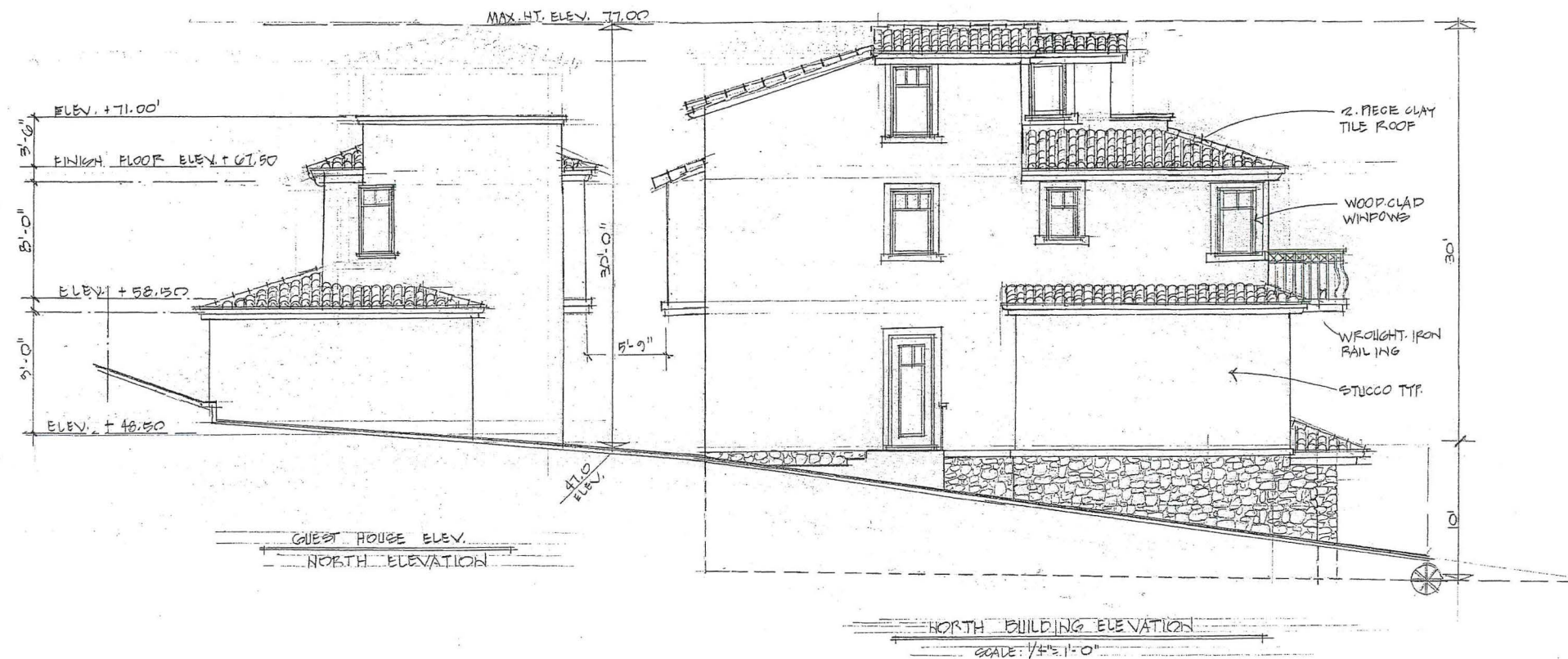
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(858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE

SHEET

A-6



GUEST HOUSE ELEVATION  
SCALE: 1/4" = 1'-0"  
EAST ELEVATION

EAST BUILDING ELEVATION  
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO  
PROJECT: 6551-53 VISTA DEL MAR AVE. SHEET NO 9  
SHEET TITLE: EXTERIOR ELEVATIONS SHEET 9 OF 12  
DATE: JULY 21, 2016 REVISIONS:  
SCOPE OF WORK: COASTAL DEVELOP. PERMIT  
ARCHITECT: SCOTT A. SPENCER  
PR: 858-459-8896  
(c) scottspencerarchitect@gmail.com  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: 52  
LEGAL: Lots 18 2, Bk 8, Map 1216  
APN NO: 251-462-28  
OWNERS: PAUL & JEANETTE RUCHLEWICZ  
TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/UD ZONE: RM-1  
SITE AREA: 5325 Sq.Ft. La Jolla CommunityPlan Area  
Existing Use: Duplex Proposed Use: Duplex/Resident

- 1 6-14-2016
- 2 9-13-2016
- 3 10-26-2016
- 4 2-22-2017

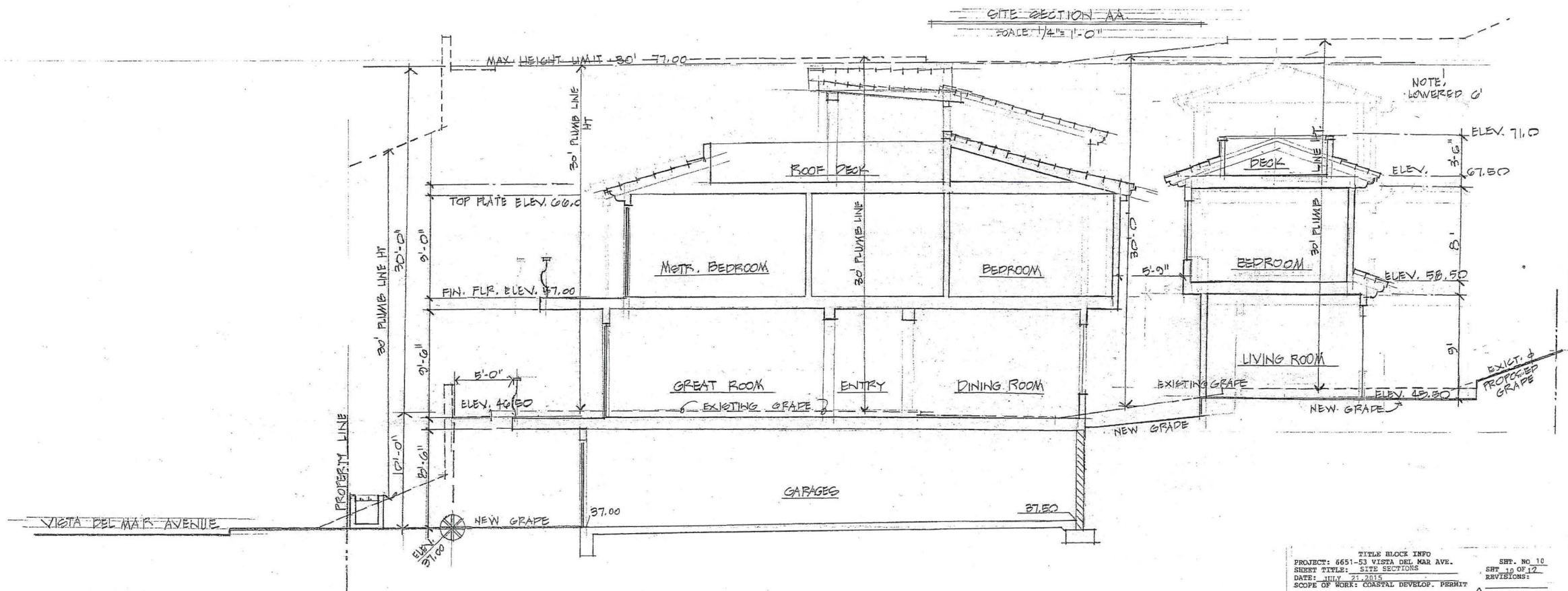
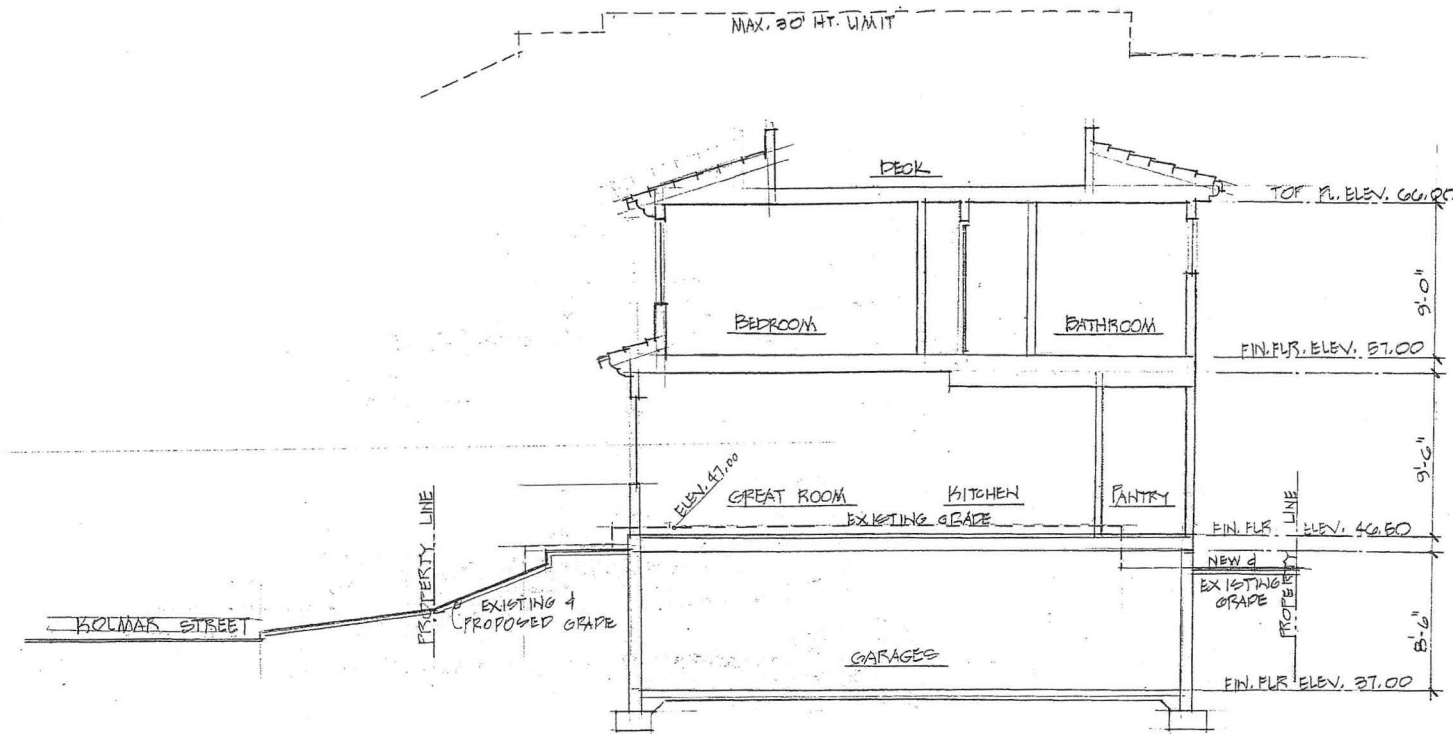
Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037  
(858) 459-8896 (Fax) 459-8901

ARCHITECT

DATE

SHEET  
**A7**  
OF



TITLE BLOCK INFO

PROJECT: 6551-53 VISTA DEL MAR AVE.	SHT. NO. 10
SHEET TITLE: SITE SECTIONS	SHT. 10 OF 12
DATE: JULY 21, 2015	REVISIONS:
SCOPE OF WORK: COASTAL DEVELOP. PERMIT	
ARCHITECT: SCOTT A. SPENCER	6-14-2016
PH: 858-459-8898	9-15-2016
(e) scottspencerarchitect@gmail.com	10-26-2016
CIVIL ENGINEER:	12-9-2016
LANDSCAPE ARCHITECT:	2-22-2017
GEOLOGIC HAZARD CATEGORY: 52	
LEGAL: Lots 1 & 2, Blk 8, Map 1215	
APN NO: 351-462-28	
OWNERS: PAUL & JENNIFER RUCKENWITZ	
TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/G ZONE: RH1-1	
SITE AREA: 5325 Sq.Ft. La Jolla Community Plan Area	
Existing Use: Duplex Proposed Use: Duplex/Resident.	

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

ARCHITECT

PATE

SHEET

A-8

OF

**City of San Diego Development Services**  
1222 First Ave., MS-501  
San Diego, CA 92101-4154  
(619) 448-3000

**Landscape Calculations Worksheet**  
Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

**STREET YARD:**

A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.  
At least one-half of the required planting points shall be achieved with trees.

Planting Area Required (142.040)	Planting Area Provided	Excess Area Provided
Total Area 1795 sq. ft. x 50% = 897 sq. ft.	911 sq. ft.	14 sq. ft.
Planting Points Required (142.040)	Plant Points Provided	Excess Points Provided
Total Area 1795 sq. ft. x 0.05 = 89.75 points	200 points	110 points
Points achieved with trees:	100 points	
Planting Area allowable as hardscape or unshaded unit pavers (142.040)(1)(B)	Provided	
Total Area 464 sq. ft. x 10% = 46.4 sq. ft.	0 sq. ft.	

**REMAINING YARD - 2 Dwelling Units:**

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points in the remaining yard	110 points	100 points

**REMAINING YARD - 3 or more Dwelling Units:**

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points x 3 of buildings	points	Points

**VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)**

**ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS**

If any of the requirements of Landscape Regulations, Section 142.040 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)  
Upon request, this information is available in alternative formats for persons with disabilities.  
DS-508 (03-09)

**City of San Diego Development Services**  
1222 First Ave., MS-501  
San Diego, CA 92101-4154  
(619) 448-3000

**Landscape Calculations Worksheet**  
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 4 ft. lowest trunk height) is required within 15 ft. of each parking space.)

**VEHICULAR USE AREA (142.040) (1) (42.040 - 142.0407)**

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

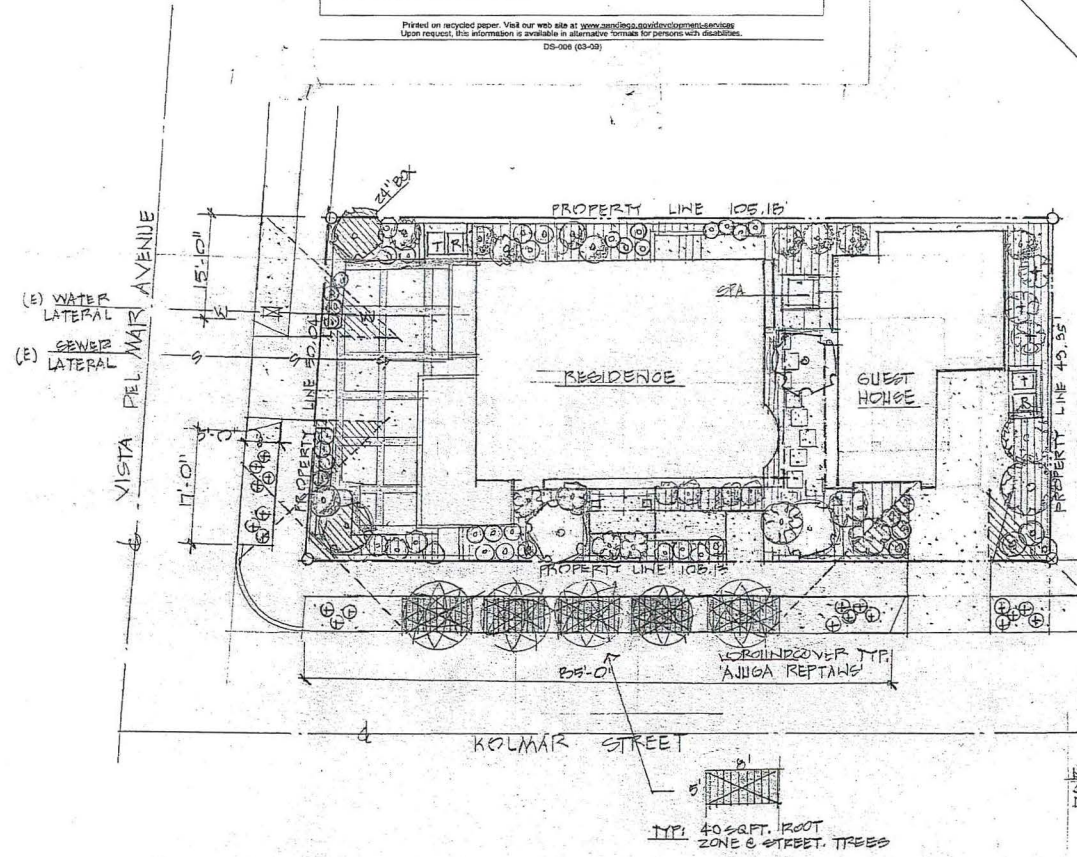
Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA 924 sq. ft. x 0.05 = 46.2 points	100 points	54 points

Points achieved through trees (at least half): \_\_\_\_\_ points

**VEHICULAR USE AREA (142.040) (1) (42.040 - 142.0407)**

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard sq. ft. x 0.05 = sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard sq. ft. x 0.05 = sq. ft.	sq. ft.	sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard sq. ft. x 0.05 = points	points	points
VUA outside Street Yard sq. ft. x 0.05 = points	points	points



**LANDSCAPE DESIGN STATEMENT**

NOTE: SITE IS LOCATED WITHIN STREET TREE DISTRICT OF THE LA JOLLA COMMUNITY PLAN AREA.

THEME IS A MEDITERRANEAN, STYLE THEMED PLANT PALETTE, STREET TREES SELECTED TO SUPPORT THIS COLOR & PLANT GROUP MATERIAL THAT ARE SAN DIEGO CLIMATE ZONE COMPATIBLE.

FORM & FUNCTION	HEIGHT	QUANTITY	PROPOSED PLANT PALETTE:	POINTS	SPREAD
STREET TREE	15'	5	ARCHONTOPHOENIX KING PALM 24" BOX (MIN. 6' (BROWN TRUNK IN HEIGHT).	20	10'
	15'	2	GABBA LEPTOPHYLLA GOLD BRONZALIAN. 24" BOX.	20	10'
THEME	15'	-	ARCHONTOPHOENIX KING PALM 24" BOX	20	10'
FRAGRANCE	10'	2	CITRUS LIME LEMON, ORANGE 24" BOX	20	5'
SHADE	12'	3	PLUMERIA PLUMERIA 24" BOX	20	5'
THEME	5'	43	ZARIBBA GREEN CARPET NATAL PLUM 5 GALLON	2	2'
FRAGRANCE	3'	20	SALVIA WENDERS WISH PINK SAGE 5 GALLON	2	2'
	5'	15	TIBOUCHINA URVILLEANA PRINCESS FLOWER 5 GALLON	2	2'
	4'	3	HIPPOCYPSELUS HIPPOCYPSELUS 5 GALLON	2	2'
	5'	7	XYRISSEA IMPERIALIS XYRISSEA BROMELIAD 15 GALLON	10	4'

**GROUND COVER**

ALUGA REPTANS 'BRONZE BEAUTY' CARPET BUGLE FLATS	12" ON CENTER SPACING
--	-----------------------

NOTE: TREATMENT FOR PLANTED AREAS TO BE MULCH.

**HARDSCAPE**

ACID WASH CONCRETE W/ STAMPED BORDER.
CONCRETE W/ 8" WIDE PLANTING STRIPS.

NOTE: NO EXISTING PLANTS OR LANDSCAPING IS TO REMAIN.

**NOTES - CONT.**

1. IRRIGATION: AN AUTOMATIC ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 (a) FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY PERSISTENT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. CARE SHALL BE TAKEN TO BE PROPER IRRIGATION SYSTEM.

2. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMG 142.0411.

3. NOTE: WATER BUDGET: THE PROJECT WILL BE SUBJECT TO A WATER BUDGET CALCULATION BECAUSE THE SITE IS PROPOSED TO BE MORE THAN 500 SQ. FT. OF LANDSCAPE AREA PER SDMG 142.0413. PROVIDE THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) ON THE LANDSCAPE DEVELOPMENT PLAN CONSISTENT WITH SDMG 142.0413 AND THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL. THE ESTIMATED TOTAL WATER USE MAY BE REFERRED WITH THE BUILDING PERMIT.

**LANDSCAPE NOTES:**

1. A WATER BUDGET IS REQUIRED FOR NEW MULTI-FAMILY DEVELOPMENT AND NEW NON-RESIDENTIAL DEVELOPMENT WITH 1000 SQ. FT. OR MORE OF LANDSCAPE AREA AND MUST COMPLETE A WATER BUDGET (SEE SDMG 142.0413 (d) AND APPENDIX "E" OF THE LANDSCAPE STANDARDS. WATER BUDGET TO BE PROVIDED WITH BUILDING PERMIT.

2. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

3. MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENTS MINIMUM DISTANCE TO STREET TREE

- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
- ABOVE GROUND UTILITY LINES - 10 FEET
- DEWEAVEL ENTRIES - 10 FEET
- INTERSECTIONS - 25 FEET

4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNERS. LANDSCAPE IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISPOSE OF DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

5. NOTE: IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLAN 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.

6. NOTE: ILLUMINATE

**TITLE BLOCK INFO**

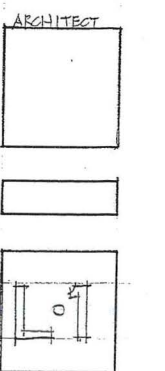
PROJECT: 6651-53 VISTA DEL MAR AVE.  
SHEET TITLE: LANDSCAPE DEVELOPMENT  
DATE: JULY 21, 2015  
SCOPE OF WORK: COASTAL DEVELOPER, PERMIT

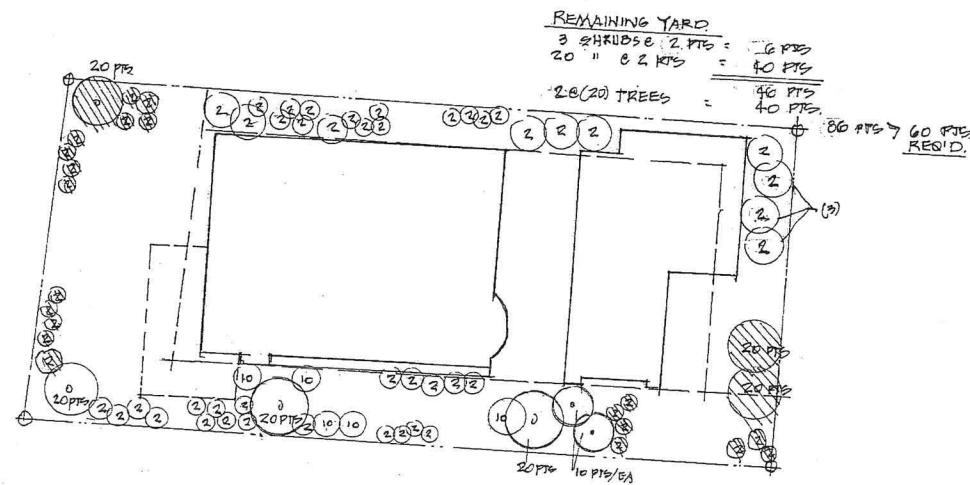
SHT. NO. 11  
SHT. 11 OF 12  
REVISIONS:

6-14-2016  
2-13-2016  
10-26-2016  
12-9-2016  
2-22-2017

ARCHITECT: SCOTT A. SPENCER  
PH: 858-459-8898  
(a) scottspencerarchitect@gmail.com  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: 52  
LEGAL: Lots 14, 2, Bk 8, Map 1218  
APN NO: 351-462-28  
OWNER: PAUL & JEREMY RICHLEWICZ  
TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/U ZONE: RM-1  
SITE AREA: 5325 Sq. Ft. La Jolla Community Plan Area  
Existing Use: Duplex Proposed Use: Duplex/Resident.

Scott A. Spencer & Associates  
1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901





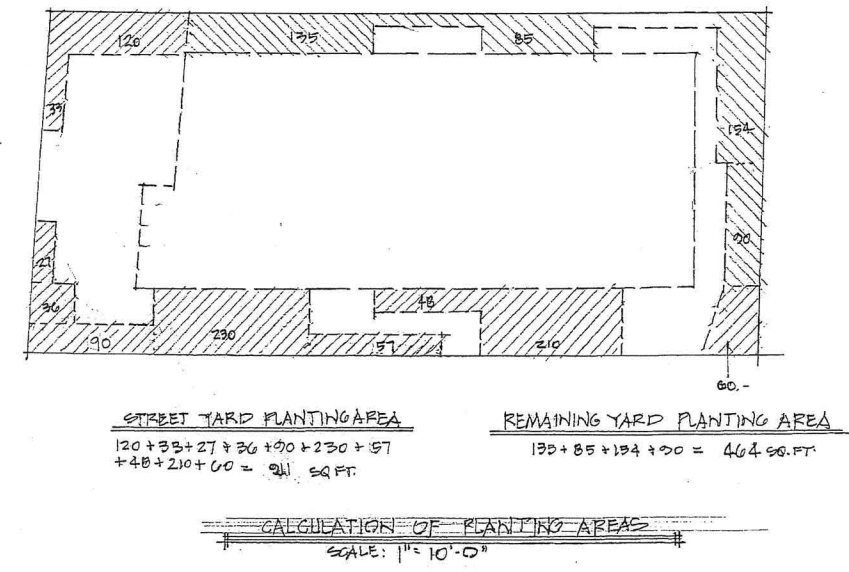
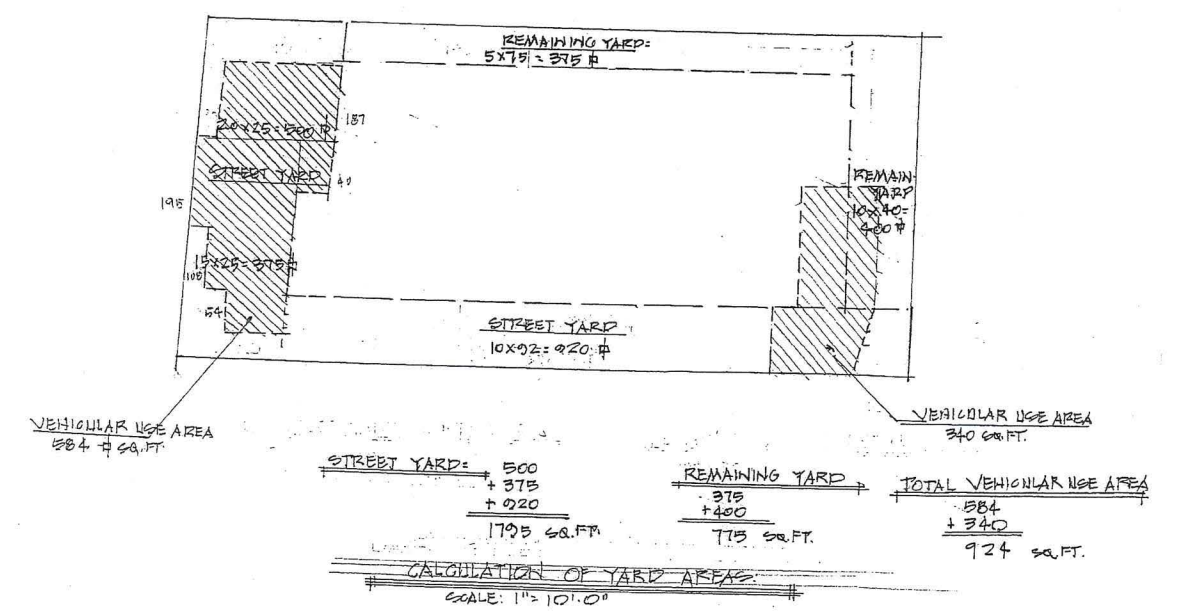
FRONT/STREET YARDS  
 4 TREES @ 20 PTS/EA = 80 PTS  
 80 PTS TREES

SHRUBS  
 7 SHRUBS @ 10 PTS = 70 PTS  
 40 SHRUBS @ 2 PTS = 80 PTS  
 150 PTS SHRUBS

230 TOTAL POINTS  
 GREATER THAN 90 PTS REQ'D

LANDSCAPE POINTS CALCULATIONS

VEHICULAR USE AREAS  
 80 PTS TREES  
 40 PTS SHRUBS  
 120 PTS TOTAL  
 120 > 46 PTS REQ'D



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TITLE BLOCK INFO  
 PROJECT: 6651-53 VISTA DEL MAR AVE. SHEET NO. 12  
 SHEET TITLE: SST 12 OF 12  
 DATE: REVISIONS:  
 SCOPE OF WORK: COASTAL DEVELOP. PERMIT

ARCHITECT: SCOTT A. SPENCER  
 PH: 858-459-8898  
 (e) scottspencerarchitect@gmail.com  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY:  
 LEGAL: Lots 14 2, Blk B, Map 1216  
 APR NO: 351-462-28  
 OWNERS: PAUL & JEANETTE RUCHENWICZ  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: F-3/B ZONE: RM-1  
 SITE AREA: 5325 Sq. Ft. La Jolla Community Plan Area  
 Existing Use- Duplex Proposed Use: Duplex/ Resident.

6-14-2016  
 9-15-2016  
 10-26-2016  
 12-9-2017  
 2-22-2017

ARCHITECT  
 SHEET  
 12