THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 5, 2017 REPORT NO. HO-17-019

HEARING DATE: April 12, 2017

SUBJECT: JONES RESIDENCE CDP/SDP, Process Three Decision

PROJECT NUMBER: 432689

OWNER/APPLICANT: Tom Waters, Oreo LLC, Owner
Brian Will, Architect/Agent

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development and Site Development Permit to demolish an existing single family dwelling unit and construct a new two story, single family dwelling unit with an attached three car garage and pool located at 2315 Rue De Anne in the La Jolla Community Plan area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1522880 and Site Development Permit No. 1522881.

Community Planning Group Recommendation: On September 1, 2016, the La Jolla Community Planning Association voted 10-2-2 to recommend approval of the project with no conditions. (Attachment 8).

La Jolla Shores Advisory Board: On March 21, 2016, the La Jolla Shores Advisory Board was unable to gain sufficient votes to approve a motion (4 affirmative votes are needed). Therefore, no action was taken by the Advisory Board (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 26, 2017, and the opportunity to appeal that determination ended February 9, 2017.

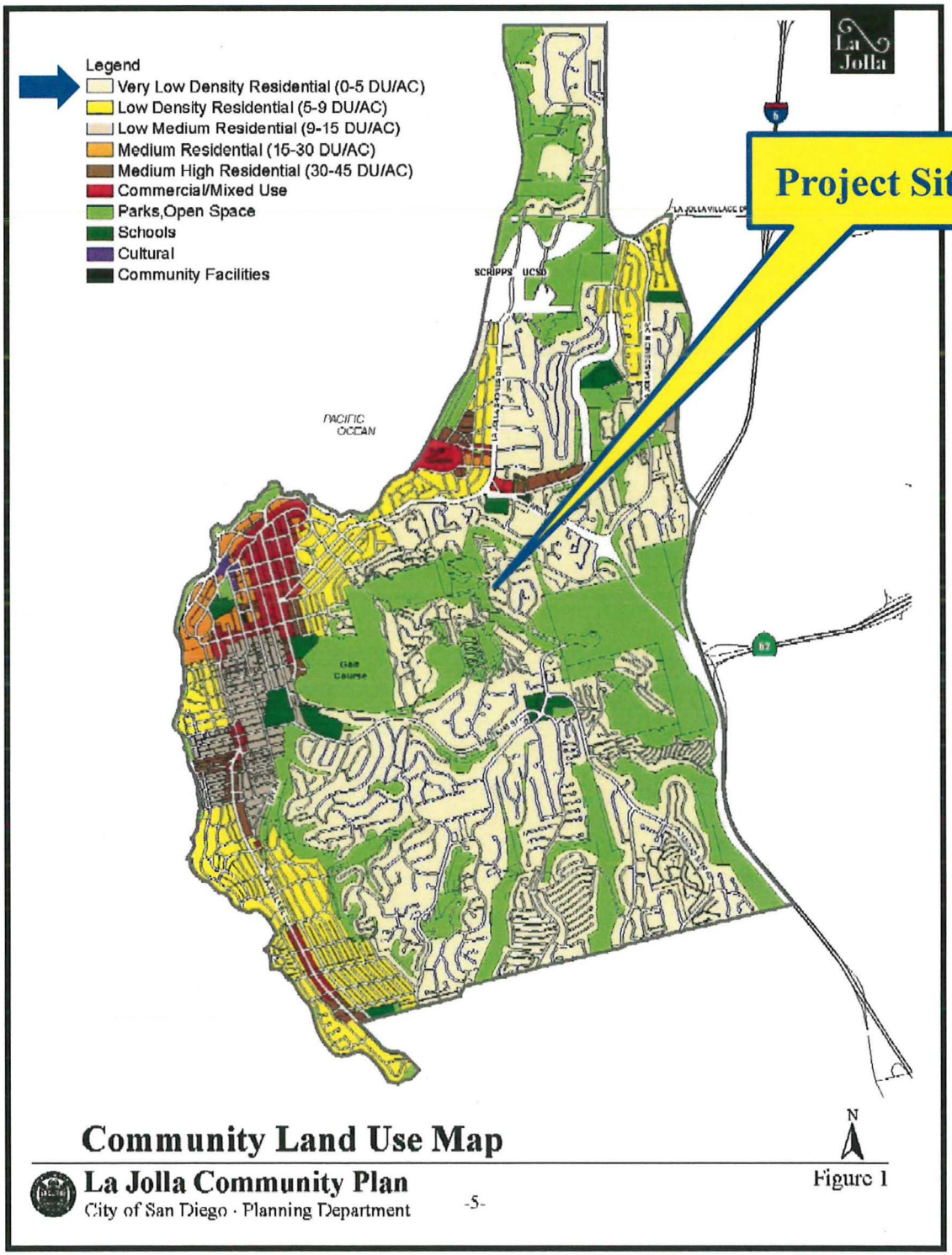
BACKGROUND

The existing home was built in 1963, at the west end of Rue De Anne, west of Via Capri approximately one mile east of the Pacific Ocean (Attachment 1). The surrounding properties are fully developed and form a well- established single dwelling unit residential neighborhood (Attachment 3). As the existing structure is more than 45 years old staff evaluated it and concluded it is not significant, and not eligible for historic designation under local, state or federal criteria.

The 15,300-square-foot project site is located in the SF Zone (Single Family Zone) of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, and within the La Jolla Community Plan area. The proposal would demolish the existing home and construct a new 4,873-square-foot, two-story single family dwelling unit with an attached, three-car garage and pool on an 15,300-square-foot property. A Coastal Development Permit is required by the San Diego Municipal Code (SDMC) Section 126.0702 for the proposed demolition and construction on property within the Coastal Overlay Zone. A Site Development Permit is required by the SDMC Section 1510.0201(d) for major development within the La Jolla Shores Planned District.

DISCUSSION

The La Jolla Community Plan designates the site as Very Low density (0-5 DU/acre) residential. The residential use of the property is consiste[redacted]



Land Use Map

JONES RESIDENCE CDP / SDP – 2315 RUE DE ANNE
PROJECT NO. 432689 La Jolla

North

Aerial Photo

JONES RESIDENCE CDP SDP – 2315 REU DE ANNE
PROJECT NO. 432689

North

ATTACHMENT 3

PROJECT DATA SHEET

PROJECT NAME:	Jones Residence CDP / SDP – Project No. 432689
PROJECT DESCRIPTION:	CDP & SDP for demolition of an existing residence and construction of a new, two-story, 4,873 square-foot single-family residence with a three-car garage on a 0.351-acre property.
COMMUNITY PLAN AREA:	La Jolla
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 DUs per acre)

ZONING INFORMATION:

ZONE: SF Zone La Jolla Shores Planned District

HEIGHT LIMIT: 30 Foot maximum height limit – 23 feet 3 inches proposed.

LOT SIZE: Approx. 8,000 square-foot minimum lot size – existing lot 15,300 sq. ft.

FLOOR AREA RATIO: NA – 0.32 proposed

FRONT SETBACK: NA – 41 feet proposed

SIDE SETBACK: NA - 10 feet (east) & 14 feet 11.5 inches (west) proposed

STREETSIDE SETBACK: NA

REAR SETBACK: NA – 12 feet proposed

PARKING: 2 parking spaces required –3 proposed.

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
SOUTH:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
EAST:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
WEST:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence

DEVIATIONS OR VARIANCES REQUESTED:	None
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 10-2-2 to recommended approval the project at their September 1, 2016 meeting.

HEARING OFFICER RESOLUTION NO. ____
COASTAL DEVELOPMENT PERMIT NO. 1522880 AND
SITE DEVELOPMENT PERMIT NO. 1522881
JONES RESIDENCE CDP/SDP - PROJECT NO. 432689

WHEREAS, Tom Waters, Member, Oreo LLC, A California Limited Liability Company Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family dwelling unit and construct a two-story single family dwelling unit with an attached three-car garage and pool (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1522880 and 1522881), on portions of a 15,300-square-foot property;

WHEREAS, the project site is located at 2315 Rue De Anne, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; Lot 22, Chateau Ville, in the City of San Diego, County of San Diego, according to the Map thereof No. 3926 filed in the Office of the Recorder of San Diego County July 10, 1958.

WHEREAS, on April 12, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1522880 and Site Development Permit No. 1522881, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 26, 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 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 April 12, 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.

The project site is currently developed with an existing, one-story, residence. This project proposes to demolish the existing single family dwelling unit and construct a new two-story single family dwelling unit The proposed structure will be situated in approximately the same location as the existing residential structure. The project site is located approximately one mile from the Pacific Ocean coastline. The proposed project is contained within the existing legal lot area which will not encroach

upon any existing or proposed physical access to the coast. The project site is not located within the First Public Roadway and the Pacific Ocean.

The project site is located at the western terminus of Rue De Anne and there is no identified public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. As the proposal will meet all setbacks requirements, the proposed home will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan. Therefore the proposed redevelopment 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 La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The fully graded project site is currently developed with a single family dwelling unit and within a residential neighborhood developed since 1963. Review of resources maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, Multi Habitat Planning Area (MHPA) designated lands. The project proposes to demolish the existing single family dwelling unit and construct a new two-story, single family dwelling unit with an attached three car garage and pool in approximately the same location on the lot as the existing residence. The southern and western portion of the site contain slope areas that will remain with the existing retaining walls to remain in place. A Preliminary Geotechnical Investigation indicates that this area has been cut and filled to accommodate the existing homes. Site drainage currently drains predominately toward Rue De Anne. All surface drainage from the project will be conveyed to Rue De Anne. Environmental review determined that the project would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA). The project site was previously graded and redevelopment of this site proposes 130 cubic yards of cut, 340 cubic yards of fill, for a total import of 210 cubic yards. Thus, this proposed redevelopment of an existing residence will not adversely affect Environmentally Sensitive Lands.

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

The proposed development to demolish an existing residence and construct a new two-story, residential dwelling unit is located on a site which has a Very Low Density Residential (0-5 DU/AC) land use designation. Based on the review of the project plans along with a setback and bulk/scale neighborhood survey of the surrounding development pattern, the project's design was determined to be in general conformity with all of the applicable development regulations of the La Jolla Shores Planned District's SF-Zone and the Coastal Overlay Zone. The project site is located approximately one mile from the coastline with no identified public view on or adjacent to the subject property, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is not located in an area identified as containing Pedestrian Access. The Rue De Anne street frontage will remain with improved public right-of-way. Project development will be fully contained within the

existing legal lot area. Due to these factors the proposed residential dwelling unit redevelopment of this property is in conformity with the certified La Jolla Community Plan and 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 15,300-square-foot site, currently developed with an existing residence, is located within an established residential neighborhood approximately one mile from the Pacific Ocean coastline and is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The proposed redevelopment of the property will maintain the existing public right-of-way.

Site Development Permit - Municipal Code Section 126.0504

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

The project proposes to demolish an existing single family dwelling unit and construction of a new 4,873 square foot, two-story, single family dwelling unit with an attached three-car garage and pool in approximately the same location on the lot as the existing structure. The proposed project is located in an area identified as Very low density (0-5 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consisted with the land use designation. The project site does not contain or is not adjacent to any identified public access or any identified public views identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed single family dwelling unit was found consistent with the SF Zone of the La Jolla Shores Planned District development regulations, allowed density and design recommendations. Thus, this single family residential dwelling unit redevelopment will not adversely affect the La Jolla Community land use plan.

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

The proposed demolition of an existing single family dwelling unit and construction of a new 4,873-square-foot, two-story, single family dwelling unit with an attached three-car garage and pool has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District and the Coastal Overlay Zone. The environmental review, determined that the project, a proposed two-story single family residence, would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA). The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review

and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed demolition of an existing single family dwelling unit and construction of a new 4,873-square-foot, two-story, single family dwelling unit with an attached three-car garage and pool, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. There are no proposed variances or deviations to the development regulations of the Land Development Code. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, landscaping, public views, public access, and found that the project will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1522880 and Site Development Permit No. 1522881 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1522880 and 1522881, a copy of which is attached hereto and made a part hereof.

_____

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: April 12, 2017.

Job Order No. 24006037

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006037 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1522880 AND SITE DEVELOPMENT PERMIT NO. 1522881
JONES RESIDENCE - PROJECT NO. 432689
HEARING OFFICER

This Coastal Development Permit No. 1522880/Site Development Permit No. 1522881 is granted by the Hearing Officer of the City of San Diego to Oreo LLC, A California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0704 and 1510.0201. The 0.351-acre site is located at 2315 Rue De Anne, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone and within the La Jolla Community Plan area. The project site is legally described as: Lot 22, Chateau Ville, in the City of San Diego, County of San Diego, according to the Map thereof No. 3926 filed in the Office of the Recorder of San Diego County July 10, 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single family dwelling unit and construct a new, two-story, single family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 12, 2017, on file in the Development Services Department.
The project shall include:

a. Demolish an existing single family dwelling unit and construct a two story, 4,873-square-foot, single family dwelling unit with an attached three car garage and pool on a 0.351-acre property;

b. Landscape and brush management plan (planting, irrigation and landscape related improvements);

c. Off-street parking;

d. Existing site walls to remain, pool and glass pool fence; and

e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 26, 2020.

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

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

11. 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."

12. 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:

13. Prior to issuance of any construction permit, Owner/Permittee shall obtain and complete a demolition permit with soil compaction report for pool removal.

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

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private drainage system and driveway within water easement and sidewalk underdrains/curb outlet and non-standard driveway in Rue De Anne Public Right-of-Way.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot driveway on Rue De Anne.

17. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional three (3) feet on Rue De Anne to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

21. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the property in substantial conformance with Exhibit "A" in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

22. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee 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. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape

Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

24. Prior to issuance of any construction permits for structures, the Owner/Permittee 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 LDC 142.0403(b)(5).

25. 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.

26. The Owner/Permittee 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.

27. 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 Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

28. Prior to issuance of a grading or building permit, the Owner/Permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30% landscaped area in a crosshatch pattern and labeled 'Landscape Area Diagram.'

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

29. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.

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

31. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

32. The Brush Management Program shall consist of an expanded Zone One of 52' dimensioned from the structure out to the west property line with a corresponding Zone Two of 39'5" offsite on the adjacent property owned by La Jolla Soledad West. Alternative compliance measures shall consist of one-hour fire rated west facing walls and all openings along those walls shall be dual glazed, dual tempered panes.

33. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

34. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

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

PLANNING/DESIGN REQUIREMENTS:

36. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

37. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

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

APPROVED by the Hearing Officer of the City of San Diego on April 12, 2017, by Resolution No. _____.

Permit Type/PTS Approval No.: CDP 1522880 & SDP 1522881
Date of Approval: April 12, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____

Glenn R. Gargas
Development Project Manager

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

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

Oreo LLC, A California Limited Liability Company, Owner/Permittee

By _____
Tom Waters, Member

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

THE CITY OF SAN DIEGO

Date of Notice: January 26, 2017

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006037

PROJECT NAME/NUMBER: Jones Residence / 432689

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 2315 Rue de Anne, San Diego, California 92037

PROJECT DESCRIPTION: A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish an existing 1,961-square-foot single-family residence and 540-square-foot garage and construct a 4,873-square-foot, split-level, single-family residence with garage and pool. Various site improvements would also be constructed that include associated hardscape and landscape. The 0.35 acre (15,300-square-feet) project site is located at 2315 Rue De Anne. The land use designation is Very Low Density Residential (0 – 5 dwelling units per acre). Additionally, the project site is located in the Single-Family zone of the La Jolla Shores Planned District (LJSPD-SF) and within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-appealable, Area 2), the Coastal Parking Impact Overlay Zone, and the La Jolla Community Plan and Local Coastal Program. (LEGAL DESCRIPTION: Lot 22 of Map No. 3926.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. 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 purpose and capacity as the structure replaced. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were

identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER:	Glenn Gargas
MAILING ADDRESS:	1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER:	(619) 446-5142 / ggargas@sandiego.gov

On January 26, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (February 9, 2017). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD

Posted JAN 24 2017 mc

Removed FEB 10 2017

Posted by mjpalee

La Jolla Community Planning Association

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

Contact Us
Mail: PO Box 889, La Jolla, CA 92038
Web: http://www.LaJollaCPA.org
Voicemail: 858.456.7900
Email: info@LaJollaCPA.org

President: Cindy Greatrex
Vice President: Helen Boyden
2nd Vice President: Bob Steck
Secretary: Patrick Ahern
Treasurer: Janie Emerson

DRAFT MINUTES

Regular Meeting | Thursday, 1 September 2016, 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Donovan, Emerson, Greatrex, Little, Merten, Ragsdale, Rasmussen, Shannon, Steck, Weiss, Will
Trustees Absent: Courtney

1.0 **Welcome and Call To Order: Cindy Greatrex, President. Meeting called to order at 6:00 with advisory to silence mobile devices and that meeting is being recorded on audio and video.**

2.0 Motion to Adopt the Agenda (Ragsdale/Will 11-0-1). Motion Carries.

3.0 Motion to Approve September Meeting Minutes as corrected (Boyden/Brady 8-0-5). Motion Carries.

4.0 Elected Officials – Information Only

4.1 Council District 1: Council President Sherri Lightner
Rep: **Justin Garver**, 619-236-6611, jgarver@sandiego.gov Not present

4.2 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins
Rep: **Victor Brown**, 619-645-3090, victor.brown@asm.ca.gov Not present

4.3 39th Senate District: State Senator Marty Block
Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov Not present

5.0 President's Report – Information only unless otherwise noted

5.1 Notice of Upcoming Special Election: Two Seats

6.0 Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.
Bob Whitney notes that comments he had made from the floor at the August 2016 meeting were not recorded. Chair notes that Minutes record Vote counts and project summaries but not necessarily stenography.

6.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov
6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, http://commplan.ucsd.edu/

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

inquires on coverage area and heights of antennas in relation to coastal height limits, and it is noted that the mounts have not changed and the height is the same size as it was. Trustee Emerson inquires on comparison between existing site and coverage map. Discussion on power outputs and radiation. Antennas are within FDA regulations.

Motion to Approve Amendment to a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for an existing Wireless Communication Facility (Little/Will 13-1-1). Motion Carries

12.0 **JONES RESIDENCE** 2315 Rue De Anne SDP CDP **ACTION ITEM**
La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing 1961 sq ft. single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 acre site is 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.
PRC RECOMMENDATION: Findings can be made for a Site Development Permit and Coastal Development Permit. 4-1-1
MAY PRC RECOMMENDATION: Motion by Gordon, second by Emerson, that findings can be made on a preliminary basis for the split level house design dated 5/21/2016, and that applicant shall return with city cycle issues for final review. 6-0-0.
APRIL PRC RECOMMENDATION: Motion by Ducharme, second by Gordon: that the project return to the LJSPRC with: 1. Street massing diagram in elevation form and 2. Include adjacent neighbor structure setbacks on east/west site section. 6-0-0.
MARCH PRC RECOMMENDATION: Motion by Crisafi, second by Donovan to be continued to future meeting. Request the appliance respond to the following issues:

1. Proposed massing, bulk and scale, step back second floor on East side.
2. Refer to first 2 bullet points and images on page 5, La Jolla Shores Design Manual for guidance.
3. Provide photo survey/ massing study of proposed design in context with existing homes on the South side of Rue de Anne
4. Provide Shading Study along East property line.
5. Consider utilizing existing North yard grade rather than raising 18". 5-0-0.

Trustee Brian Will is the Architect on this Project and presents a PPT showing the Project from different vantage points and grades. Attorney Julie Hamilton presents PPT on the project. Noted that the LJCPA cannot adjudicate CC&R's/HOA guidelines. Neighbor Ed Furtek speaks to what he states are the intentions of the builder of the community, namely that there are to be no two-story houses other than the one he (the builder) built for himself. Furtek notes that there are 11 houses noted as historically significant and 2 of the 11 are on Rue De Anne. Neighbor Joe Bevash speaks to his experience in working on the CCR's and maintaining a one-story rule. Neighboring Manno family speaks to the pool of this Project to be close to their home office. Don Bearioni (sp) speaks to the fact that while Will's presentation noted that the neighbors are aware of the project and happy, he was not aware and did not know. His property is higher than the Project property and he is concerned that "Lincoln Log" walls that he has placed on his property will be cut into and will collapse as a result of the cuts. Peggy Davis discusses earthquake fault levels. Trustee Boyden questions the foliage on the property (Ficus and Juniper) and asks for clarification on whether the "Lincoln Log" wall will be displaces by the Project. ***Note that Trustee Will made his presentation and answered related Trustee and questions but physically left the building for the Trustee Deliberation*.**

Motion to Approve Site Development Permit and Coastal Development Permit to demolish an existing 1961 sq ft. single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. (Emerson/Rasmussen 10-2-2). Motion Carries

13.0 **CARDENAS RESIDENCE** 8466 El Paseo Grande CDP SDP **ACTION ITEM**
La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish a 3,113 sq ft existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.
PRC RECOMMENDATION: Findings can be made for CDP and SDP. 4-1-1

ITEM POSTPONED UNTIL OCTOBER BY ARCHITECT.

14.0 **HAAS-BERNER WEDDING STREET CLOSURE** Lane Closure **ACTION ITEM**
Date: September 17, 2016. Forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street. Road closure barriers have been approved by SDPD and will be placed at Girard Avenue and Coast Blvd South. Purpose of road closure is small wedding procession led by one horse and a 2 x 4 x 4 battery-operated mobile disc-jockey cart. Horse will have bun bag. Local businesses have been formally notified of lane closure request.
T&T RECOMMENDATION: Unable to present to T&T due to scheduling misunderstanding. Chair Abrams endorses premise of LJCPA providing the community advisory, as does City of San Diego Special Events Director Cindy Kodama.

Trustee Emerson raises concerns on precedent in regard to street closures. Trustee Weiss notes that there is a cultural component to this wedding and further notes that the lane closure is not disruptive as described.
Motion to Deny forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street. (Emerson/Little 3-10-1). Motion Fails.
Motion to Approve forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street. (Donovan/Brady 10-3-1). Motion Carries.

15.0 **Selection of the October LJCPA Minutes-Taker: David Little**

16.0 **Adjourn to next LJCPA Meeting: October 6th, 2016, 6:00 PM. Meeting adjourns at 8:22.**

ATTACHMENT 8

La Jolla Shores Planned District (LJSPD)
Advisory Board Agenda Item Record

Project: PTS 432689 – Jones Residence **Item:** A **Date:** 3/21/16

Applicant: Brian Will, Brian Alan Will Design

Description:
Site Development Permit and Coastal Development Permit to demolish an existing single-family residence on a 15,300 sf lot (0.35 acres) and construct a 4,738 sf, two-story single-family residence.

Recommendation motion:

- ☐ A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- ☐ B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council
- ☒ C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- ☐ D. Approval subject to the following modifications to ensure conformity to the LJSPD.

result:

- ☑ E. No recommendation due to a lack of four affirmative votes. (2-2-0)
- ☐ F. Concept Review Only

Board Signatures

Trustee	Approve	Disapprove/Abstain
Dolores Donovan		
Dan Goese		
Jane Potter		Jane Potter
Susanne Weissman	Susanne Weissman	

Absentees:

Dan Goese
Chairperson

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

THE CITY OF SAN DIEGO

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
Rue de Anne - JONES RESIDENCE

Project No. *For City Use Only*
432689

Project Address:
2315 Rue de Anne, 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):
OREO LLC
☑ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
4350 Executive Drive Suite320
City/State/Zip:
San Diego, CA 9212
Phone No: 714-454-6544 Fax No: 858-412-6765
Signature : Date: 6/26/15

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

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

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

JONES RESIDENCE
2315 RUE DE ANNE, LA JOLLA, CA 92037

COASTAL DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT

PROJECT DATA

SITE: 2315 RUE DE ANNE, LA JOLLA, CA 92037
A.P.N. 352-321-09
LEGAL DESCRIPTION: LOT 22, MAP 3926, COUNTY OF SAN DIEGO, JULY 10, 1958
YEAR BUILT (EXIST'G): 1963

SCOPE OF WORK: SITE DEVLOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT TO DEMOLISH EXISTING SINGLE FAMILY RESIDENCE OF 1,961 SQ. FT. (+ 540 SF GARAGE) AND CONSTRUCT A NEW SINGLE STORY - SPLIT LEVEL, SINGLE FAMILY RESIDENCE OF 4,059 SQ. FT. (+814 SF GARAGE) WITH IN GROUND POOL. NO DEVIATIONS OR VARIANCES REQUESTED FROM DEVELOPMENT REGULATIONS.

ZONE: LJSPD-SF
GROSS SITE: 15,300 SF (.35 AC)
HABITABLE AREA: 4,059 SF
GROSS FLOOR AREA: 4,873 SF
FAR: .32
NUMBER OF STORIES: 1 (SPLIT LEVEL)
BUILDING HEIGHT: 23' - 3"

LOT COVERAGE: BUILDING: 4,445 SF (29%)
HARDSCAPE: 3,570 SF (23%)
LANDSCAPE: 7,285 SF (48%)

DENSITY: ALLOWED: 1
PROPOSED: 1

SETBACKS: STREETREQUIRED: N/A PROPOSED: 30'-8"
SIDE: REQUIRED: N/A PROPOSED: 10'-0"
SIDE: REQUIRED: N/A PROPOSED: 12'-2"
REAR: REQUIRED: N/A PROPOSED: 28'-2"

PARKING: REQUIRED: 2
PROPOSED: 3

FAR CALCULATIONS

Name	EXISTING	ADDITION	TOTAL
GARAGE	0	814	814
DECK		969	
FIRST FLOOR	0	2102	2102
SECOND FLOOR	0	1957	1957
TOTAL GROSS FLOOR AREA:			4873

TOTAL COUNTABLE TOWARDS FAR: 4,873 sf
TOTAL FAR: .32
TOTAL HABITABLE: 4,059 sf
TOTAL NON-HABITABLE: 814 sf
TOTAL TERRACES & BALCONIES: 969 sf

PARCEL INFORMATION CHECKLIST

Base Zone: LJSPD-SF Planned District (if Applicable): LJSPD-SF
Overlays (check all that apply):
❑ Airport Influence Area (AIA)
☒ Coastal (non-appealable)
❑ Coastal Height Limit

Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?
❑ Yes ☒ No Sensitive Biologic Resources ❑ Yes ☒ No Sensitive Coastal Bluffs
☒ Yes ❑ No Steep Hillsides ❑ Yes ☒ No 100-Year Floodplain
❑ Yes ☒ No Coastal Beaches

Historic District: ❑ Yes ☒ No (If Yes) Name: N/A
Designated Historic ❑ Yes ☒ No

Geologic Hazard Categories: 21 Earthquake Fault Buffer? ❑ Yes ☒ No

Airports:
FAA Part 77 Notification Area ❑ Yes ☒ No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

CODE ANALYSIS

OCCUPANCY
R3

TYPE OF CONSTRUCTION
TYPE VB - SPRINKLERED

APPLICABLE CODES
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE

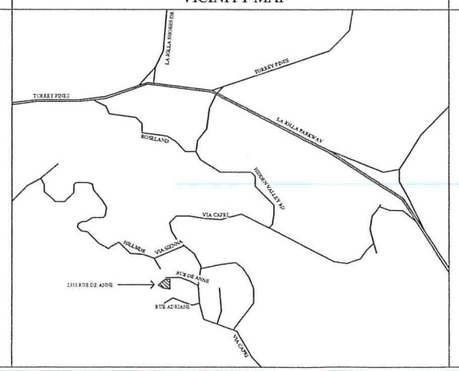
THIS PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24)

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

VICINITY MAP



DRAWING INDEX

DWG#	DRAWING TITLE
T1	TITLE SHEET
C-0	TOPO SURVEY
C-1	DRAINAGE/GRADING
C-2	CONSTRUCTION BMP
C-3	BMP DETAILS
A1	SITE PLAN
A2	FLOOR PLANS
A4	ELEVATIONS
A5	SECTIONS
L1	LANDSCAPE

PROJECT DIRECTORY

OWNER
OREO LLC,
4350 EXECUTIVE DR, STE 320,
SAN DIEGO, CA 92121

DESIGNER
BRIAN ALAN WILL DESIGN
1530 29TH STREET
SAN DIEGO, CA 92102
PH: 619.204.3739

CONTACT:
BRIAN WILL

CIVIL ENGINEER/
SURVEYOR
COFFEY ENGINEERING
10660 SCRIPPS RANCH BLVD, STE 102
SAN DIEGO, CA 92131
PH: 858 831 0111
FX: 858 831 0179

CONTACT:
JOHN COFFEY

SOILS ENGINEER
GEOTECHNICAL EXPLORATION, INC
7420 TRADE ST.
SAN DIEGO, CA 92121
PH: 858 549 7222

CONTACT:
JAY HEISER

CITY STANDARD TITLE BLOCK

PREPARED BY:
Name: brian alan will DESIGN
Contact: Brian Will
1530 29th st.
San Diego, CA 92102
Phone: (619) 204-3739

Street Address:
2315 Rue de Anne
La Jolla, CA 92037

Project Name:
Jones Residence

Sheet Title:
TITLE SHEET

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06: 12/8/2016
Revision 05: 10/5/2016
Revision 04: 6/15/2016
Revision 03: 5/21/2016
Revision 02: 4/25/2016
Revision 01: 3/11/2016

Original Date: 11/3/2015
Sheet: 1 of: 10
DEP#:

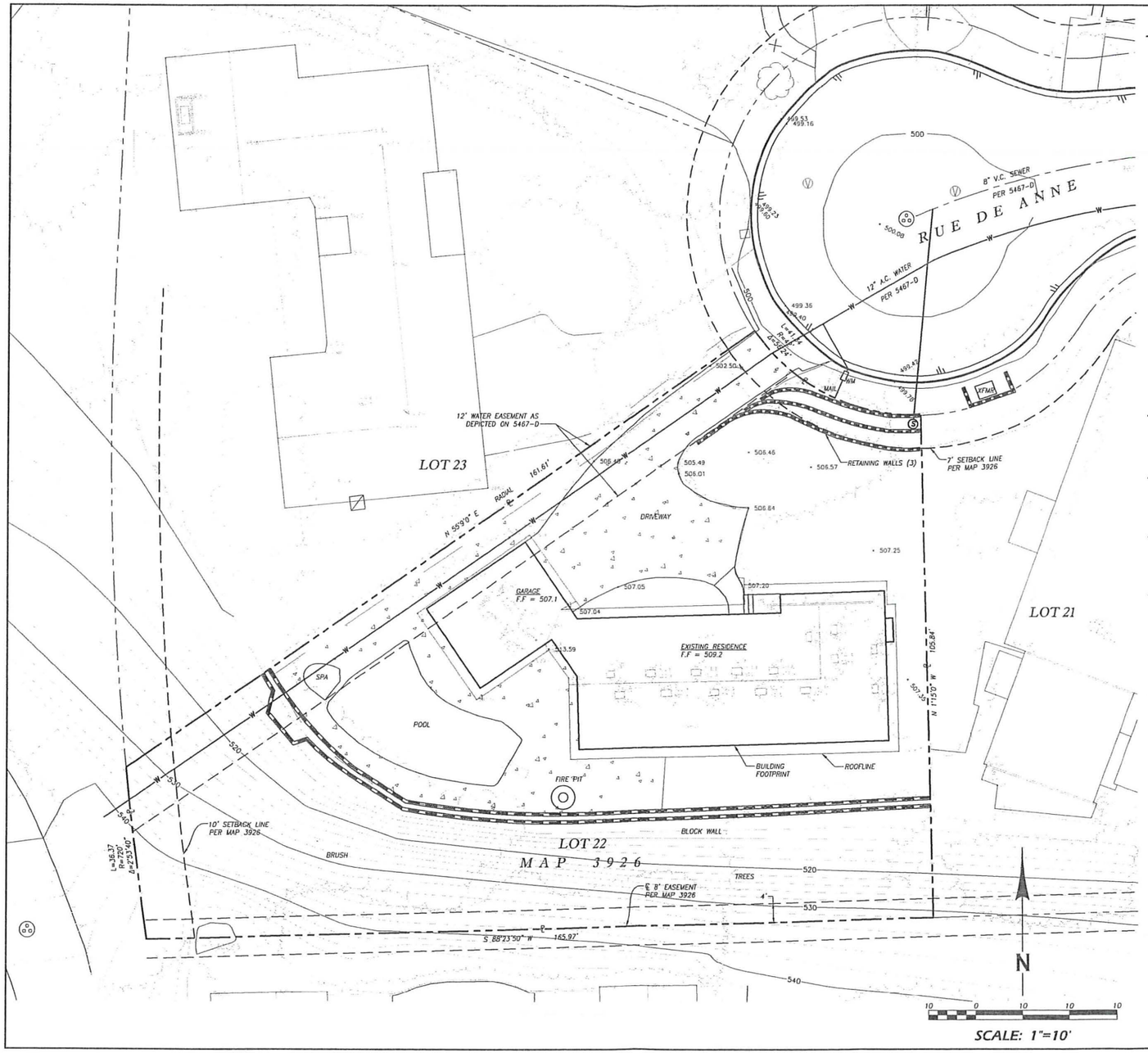
brian alan will DESIGN
1530 29TH STREET, SAN DIEGO, CA 92102
PH: 619.204.3739 | BRIAN_WILL@HOTMAIL.COM

JONES RESIDENCE
2315 Rue de Anne, La Jolla CA 92037

11-3-2015
3-11-2016
4-25-2016
5-21-2016
6-15-2016
10-5-2016

T1

Copyright Brian Alan Will Designs 2015



LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		N45°45'45"W
STREET CENTERLINE		
PROPERTY LINE – OFFSITE		
SPOT ELEVATION		+100.00 100.00
EDGE OF PAVING		
P.C.C. CURB		BACK OVER HIGHER SIDE FL
RETAINING WALL		
RETAINING WALL (ON SITE)		
CONTOUR		90
FENCE		
BRUSHLINE / TREE CANOPY		
POWER POLE		PP
WATER VALVE		
STREET SIGN		
OVERHEAD UTILITIES		
STREET LIGHT		
BUILDING FOOTPRINT W/ ROOF LINE		
TREE; PALM		
BLOCK WALL		
WATER SERVICE		W
SEWER SERVICE		S
WATER METER		
POLE OR POST		

LEGAL DESCRIPTION

LOT 22 OF MAP 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, JULY 10, 1958 OF OFFICIAL RECORDS.

APN: 352-321-09

BENCHMARK

SWBP AT RUE DE ANNE & VIA CAPRI
ELEV= 502.15 NGVD 29, MSL, CITY OF SAN DIEGO VERT CONTROL BOOK

EASEMENTS

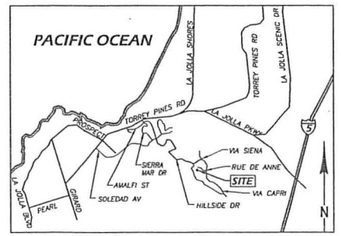
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS OTHER THAN THOSE DEPICTED MAY BE PRESENT ON THE SUBJECT PROPERTY.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	GNV	GROUND NOT VISIBLE
A.C.	ASBESTOS CEMENT	PP	POWER POLE
BLDG	BUILDING	PVMT	PAVEMENT
℄	CENTER LINE	SMH	SEWER MANHOLE
C. CONC	CONCRETE	TRC	TOP OF ROLLED CURB
DWY	DRIVEWAY	TG	TOP OF GRATE
FF	FINISH FLOOR	VC	VITRIFIED CLAY
FL; ℄FLOW LINE		WM	WATER METER
		WV	WATER VALVE

NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.



VICINITY MAP
THOMAS BROS. MAP 1227-H7
NO SCALE

COFFEY ENGINEERING, INC.
10680 SCRIPPS RANCH BLVD. SUITE 102, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

PROFESSIONAL LAND SURVEYOR JOHN S. COFFEY 3/17/15 No. 8733 STATE OF CALIFORNIA

JONES RESIDENCE

2315 Rue de Anne
La Jolla, CA 92037

DRAWN BY:	GC
CHECKED BY:	JC
ORIGINAL	3/17/15
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	

TOPOGRAPHIC SURVEY

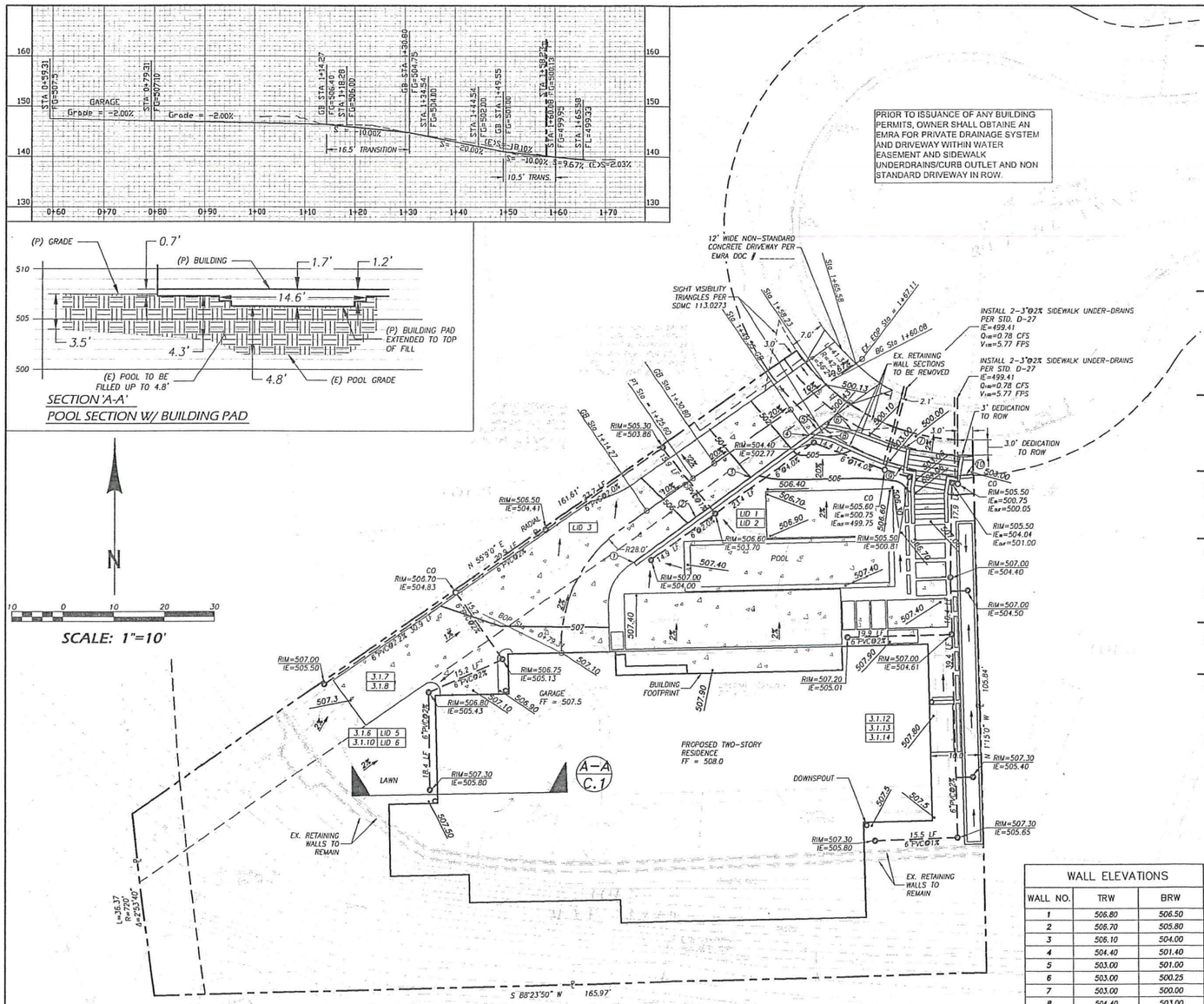
SCALE: 1" = 10'

C.0

SHT 1 OF 1 SHTS

SECTION 'A-A'
POOL SECTION W/ BUILDING PAD

SCALE: 1"=10'



WALL ELEVATIONS

WALL NO.	TRW	BRW
1	506.80	506.50
2	506.70	505.80
3	506.10	504.00
4	504.40	501.40
5	503.00	501.00
6	503.00	500.25
7	503.00	500.00
8	504.40	503.00
9	505.60	503.00

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: 0.26 ACRES
AMOUNT OF CUT: 130 CUBIC YARDS
AMOUNT OF FILL: 340 CUBIC YARDS
MAXIMUM HEIGHT OF FILL SLOPE(S): 4.8 FEET
MAXIMUM HEIGHT OF CUT SLOPE(S): 4.8 FEET
AMOUNT OF IMPORT/ ~~EXPORT~~ SOIL: 210 CUBIC YARDS
RETAINING/ CRIB WALLS: LENGTH 190 FEET

% OF TOTAL SITE: 36%
MAXIMUM DEPTH OF CUT: 4.8 FEET
MAXIMUM DEPTH OF FILL: 4.8 FEET
SLOPE RATIO: 2:1
SLOPE RATIO: 2:1
MAXIMUM HEIGHT: 4.8' FEET

LEGEND

DESCRIPTION	REFERENCE
PROPERTY LINE	N45°45'45"W
ROW CENTERLINE	
BUILDING FOOTPRINT	
CMU RETAINING WALL	
EXISTING CONTOUR	
PROPOSED CONTOUR	90
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	100.00
6" LANDSCAPE/HARDSCAPE DRAIN	
CATCH BASIN	
DIRECTION OF FLOW	
6" PVC DRAIN LINE (1% MIN.)	SDR-35 (U.N.O.)

ABBREVIATIONS

BRW	BOTTOM OF RETAINING WALL GRADE
(E)	EXISTING
FH	FIRE HYDRANT
PA	PLANTING AREA
PVC	POLYVINYLCHLORIDE
TRW	TOP OF RETAINING WALL GRADE
U.N.O.	UNLESS OTHERWISE NOTED

SOURCE OF TOPOGRAPHY

FIELD TOPO BY:
COFFEY ENGINEERING
9666 BUSINESSPARK AVE, SUITE 210, SAN DIEGO CA 92131
PHONE: (858) 831-0111, JANUARY 2015

LEGAL DESCRIPTION

LOT 22 OF MAP 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, JULY 10, 1958 OF OFFICIAL RECORDS.

APN: 352-321-09

UTILITY NOTE

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

VISIBILITY TRIANGLES

NO OBJECT TALLER THAN 3' IS ALLOWED WITHIN VISIBILITY TRIANGLES SHOWN ON PLAN.

DRAINAGE NOTES

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
3. ALL DRAINAGE PIPES ARE ASSUMED 6" PVC @ 2% UNLESS SPECIFIED OTHERWISE.

SOURCE CONTROL BMPS

DESCRIPTION	SYMBOL
EFFICIENT IRRIGATION	3.1.6
TRASH STORAGE	3.1.7
MATERIALS STORAGE	3.1.8
PEST MANAGEMENT PRINCIPLES	3.1.10
MANAGE FIRE SPRINKLER SYSTEM DISCHARGES	3.1.12
MANAGE AIR CONDITIONING CONDENSATE	3.1.13
USE NON-TOXIC ROOFING MATERIALS	3.1.14

LID BMPS

DESCRIPTION	SYMBOL
OPTIMIZE THE SITE LAYOUT	LID 1
MINIMIZE IMP. FOOTPRINT	LID 2
DISPERSE RUNOFF TO LANDSCAPING AND IMPS	LID 3
MINIMIZE SOIL COMPACTION	LID 5
STABILIZE THE SITE	LID 6

*SOURCE CONTROL BMPS (3.1.6, ETC.) CAN BE FOUND IN THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL 2012

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10/4/2016
DANIEL VALDEZ DATE
RCE 076074

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La Jolla, CA 92037

DRAWN BY: MR
CHECKED BY: JC

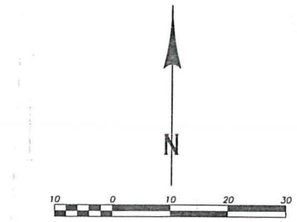
ORIGINAL	9/24/15
REVISION 1	7/01/16
REVISION 2	10/4/2016
REVISION 3	
REVISION 4	
REVISION 5	

GRADING & DRAINAGE PLAN

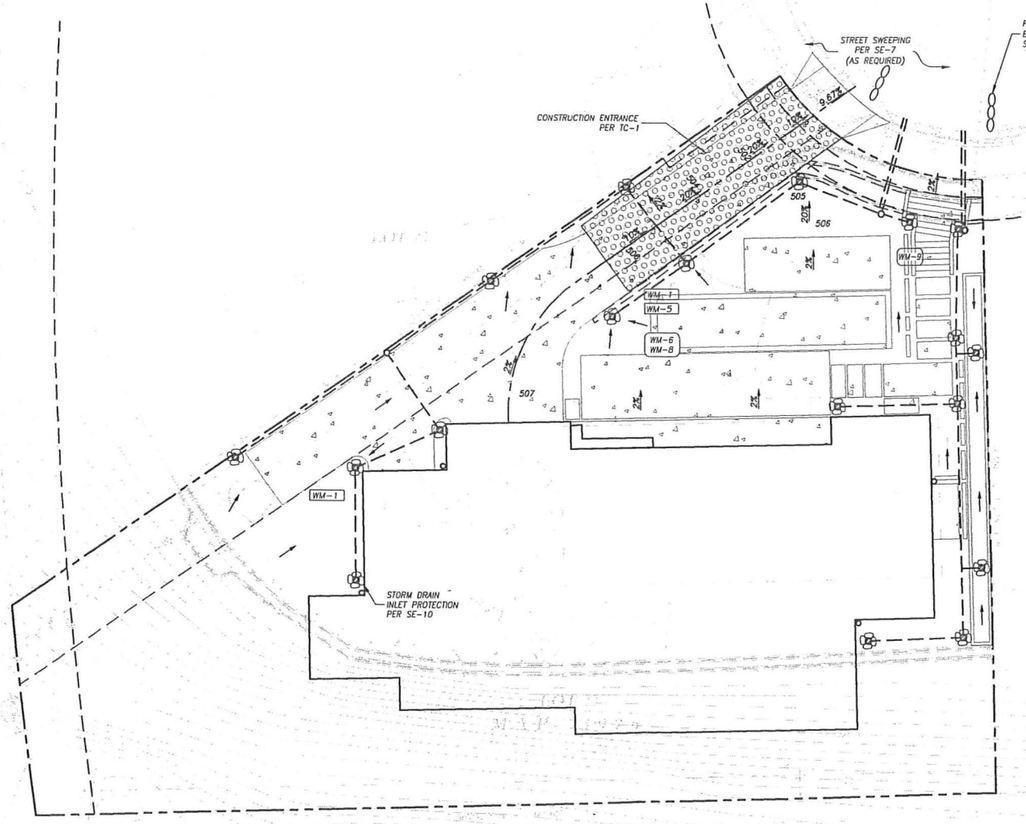
SCALE: 1" = 10'

C.1

SHT 1 OF 3 SHTS



SCALE: 1"=10'



LEGEND

DESCRIPTION	STD DWG *	SYMBOL
PROPERTY LINE		N45°45'45"W
LIMITS OF CONSTRUCTION AREA	EC-2	
DIRECTION/COURSE OF FLOW		
GRAVEL BAG BERM/BARRIER	SE-6 (DTL. B/3)	
STABILIZED CONSTRUCTION ENTRANCE	TC-1 (DTL. G/3)	
MATERIALS DELIVERY AND STORAGE AREA	WM-1	WM-1
TEMPORARY TRASH/SOLID WASTE	WM-5	WM-5
HAZARDOUS AND CONCRETE WASTE MANAGEMENT	WM-6, WM-8 (DTL. A/3)	WM-6 WM-8
SANITARY WASTE (PORTABLE TOILET)	WM-9 (DTL. J/3)	WM-9
STREET SWEEPING	SE-7	(NO SYMBOL)
INLET PROTECTION	SE-10 (DTL. L/3)	

* STANDARD DRAWINGS (SE-5, WM-5, ETC.) CAN BE FOUND IN HANDBOOK LOCATED AT THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) WEBSITE: https://www.casqa.org/resources/bmp-handbooks

SITE MANAGEMENT REQUIREMENTS

DRY SEASON REQUIREMENTS (APRIL 1 THRU SEPT 30)

A. EXPOSED DISTURBED AREAS MUST HAVE EROSION PROTECTION BMPs PROPERLY INSTALLED. THIS WOULD INCLUDE ALL BUILDING PADS, UNFINISHED ROADS AND SLOPES. THE ONLY RELIEF FROM THIS REQUIREMENT FOR SLOPES GREATER THAN 3:1 (HOR TO VERT) IS IF THE SITE HAS PROPERLY-DESIGNED DE-SILTING BASINS AT ALL DISCHARGE POINTS.

B. ADEQUATE PERIMETER PROTECTION BMP'S MUST BE INSTALLED AND MAINTAINED.

C. ADEQUATE SEDIMENT CONTROL BMP'S MUST BE INSTALLED AND MAINTAINED.

D. ADEQUATE BMP'S TO CONTROL OFF-SITE SEDIMENT TRACKING MUST BE INSTALLED AND MAINTAINED.

E. A MINIMUM OF 125% OF THE MATERIAL NEEDED TO INSTALL STANDBY BMP'S NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION, AND TO PREVENT SEDIMENT DISCHARGES, MUST BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMP'S AS DESCRIBED BELOW ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.

F. THE PROJECT PROPONENT MUST HAVE AN APPROVED "WEATHER TRIGGERED" ACTION PLAN AND HAVE THE ABILITY TO DEPLOY STANDBY BMPs AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT. A PREDICTED STORM EVENT IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN. ON REQUEST, THE PROJECT PROPONENT MUST PROVIDE PROOF OF THIS CAPABILITY.

G. DEPLOYMENT OF PHYSICAL OR VEGETATION EROSION CONTROL BMP'S MUST COMMENCE AS SOON AS SLOPES ARE COMPLETED FOR ANY PORTION OF THE SITE. THE PROJECT PROPONENT MAY NOT CONTINUE TO RELY ON THE ABILITY TO DEPLOY STANDBY BMP MATERIALS TO PREVENT EROSION OF SLOPES THAT HAVE BEEN COMPLETED.

H. THE AREA THAT CAN BE CLEARED OR GRADED AND LEFT EXPOSED AT ONE TIME IS LIMITED TO THE AMOUNT OF ACREAGE THAT THE PROJECT PROPONENT CAN ADEQUATELY PROTECT PRIOR TO A PREDICTED RAINSTORM.

RAINY SEASON REQUIREMENTS (OCT 1 THRU MARCH 31)

IN ADDITION TO THE REQUIREMENTS LISTED UNDER THE DRY SEASON REQUIREMENTS:

1. PERIMETER PROTECTION AND SEDIMENT CONTROL BMP'S MUST BE UPGRADED IF NECESSARY TO PROVIDE SUFFICIENT PROTECTION FOR STORMS LIKELY TO OCCUR DURING THE RAINY SEASON.

2. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMP'S MUST BE INSTALLED AND ESTABLISHED FOR ALL COMPLETED SLOPES PRIOR TO THE START OF THE RAINY SEASON. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP SHOWS THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENT MUST THEREFORE PUT A MORE ROBUST BMP IN PLACE.

3. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMP'S PRIOR TO A PREDICTED RAINSTORM.

4. A DISTURBED AREA THAT IS NOT COMPLETED BUT THAT IS NOT BEING ACTIVELY GRADED MUST BE FULLY PROTECTED FROM EROSION IF LEFT FOR 10 OR MORE DAYS. THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. BMP'S MUST ACTUALLY BE DEPLOYED.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND PERMIT HOLDER TO SELECT, INSTALL AND MAINTAIN APPROPRIATE BMP'S.

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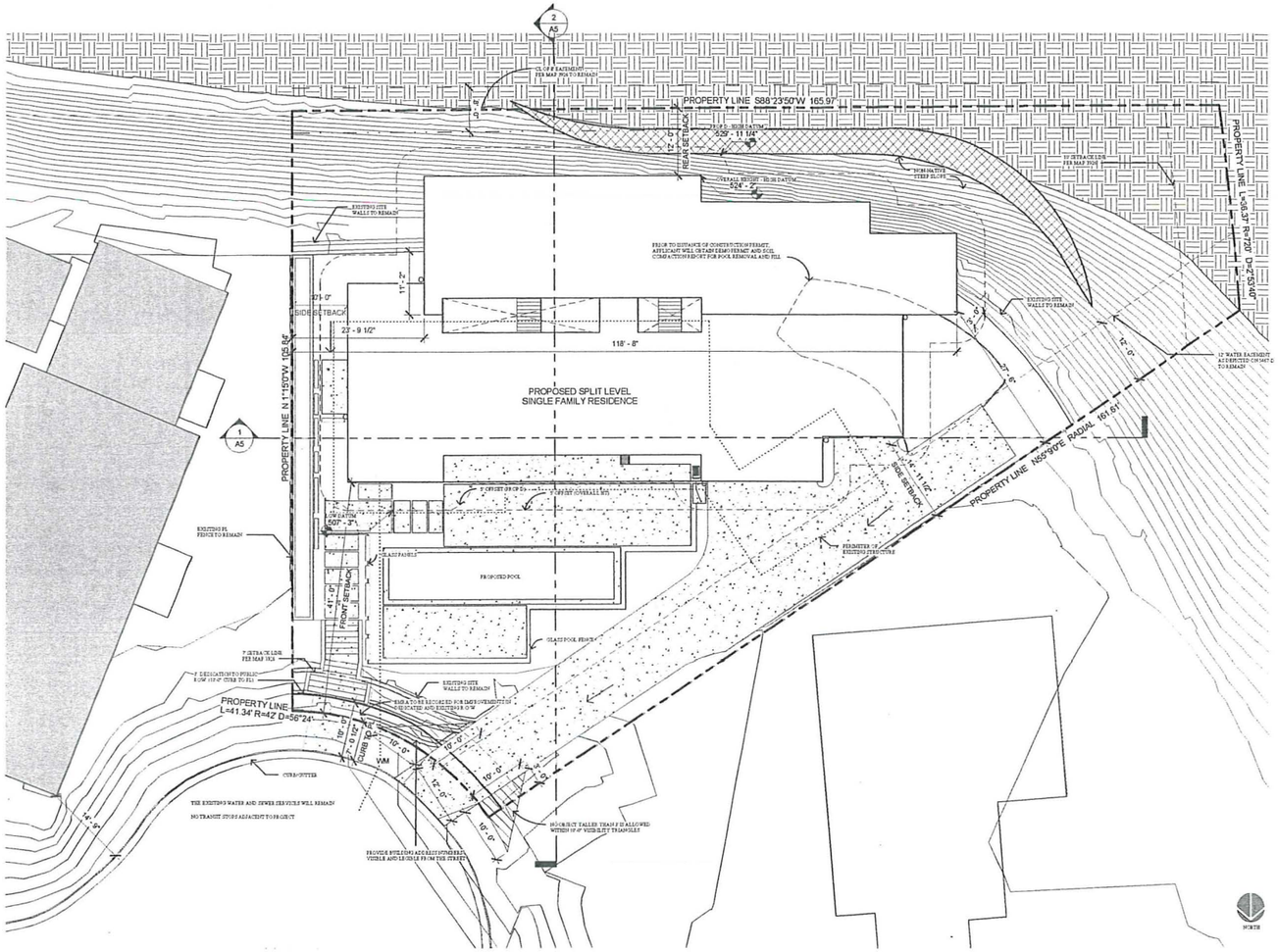
CHECKED BY:	JC
ORIGINAL	9/24/15
REVISION 1	7/01/16
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	

CONSTRUCTION BMP PLAN

SCALE: 1" = 10'

C.2

SHT 2 OF 3 SHTS



1 FIRST FLOOR PLAN
1" = 10'-0"

Name	EXISTING	ADDITION	TOTAL
GARAGE	0	814	814
DECK		969	
FIRST FLOOR	0	2102	2102
SECOND FLOOR	0	1957	1957
			4873

LOT COVERAGE:
BUILDING: 4,445 SF (29%)
HARDSCAPE: 4,613 SF (30%)*
LANDSCAPE: 6,242 SF (41%)

PERMEABLE: 6,242 SF (41%)
IMPERMEABLE: 9,058 SF (59%)*

*HARDSCAPE AND IMPERMEABLE TOTALS INCLUDE ALL FLAGSTONE WALKS AND STEPPING STONES CALCULATIONS FOR STORMWATER RUNOFF MAY DIFFER PER STORMWATER REPORT

CITY STANDARD TITLE BLOCK

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Phone: (619) 204-3739

Street Address:
2315 Rue de Anne
La Jolla, CA 92037

Project Name:
Jones Residence

Sheet Title:
SITE PLAN

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06: 12/8/2016
Revision 05: 10/5/2016
Revision 04: 6/15/2016
Revision 03: 5/21/2016
Revision 02: 4/25/2016
Revision 01: 3/11/2016
Original Date: 11/3/2015
Sheet 6 of 10
DEP#

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11-3-2015
3-11-2016
4-25-2016
5-21-2016
6-15-2016
10-5-2016
12-8-2016

A1

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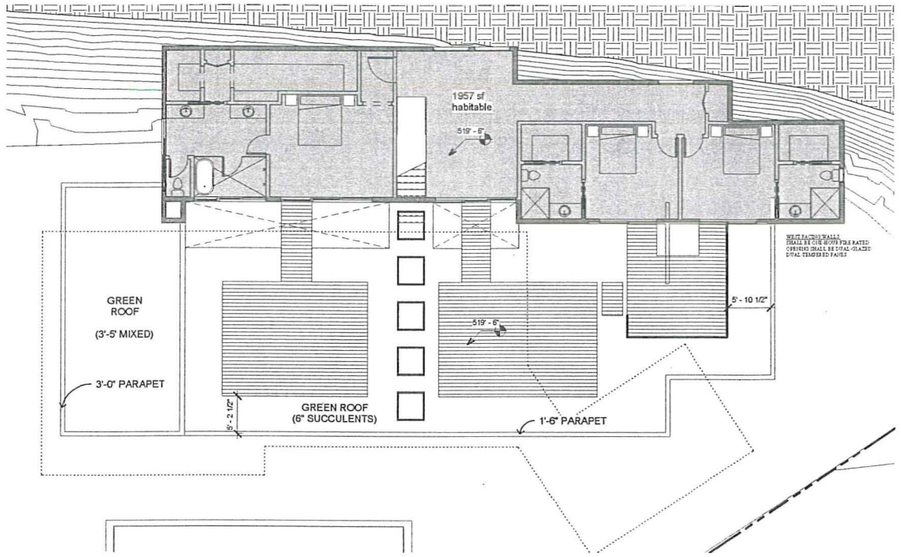
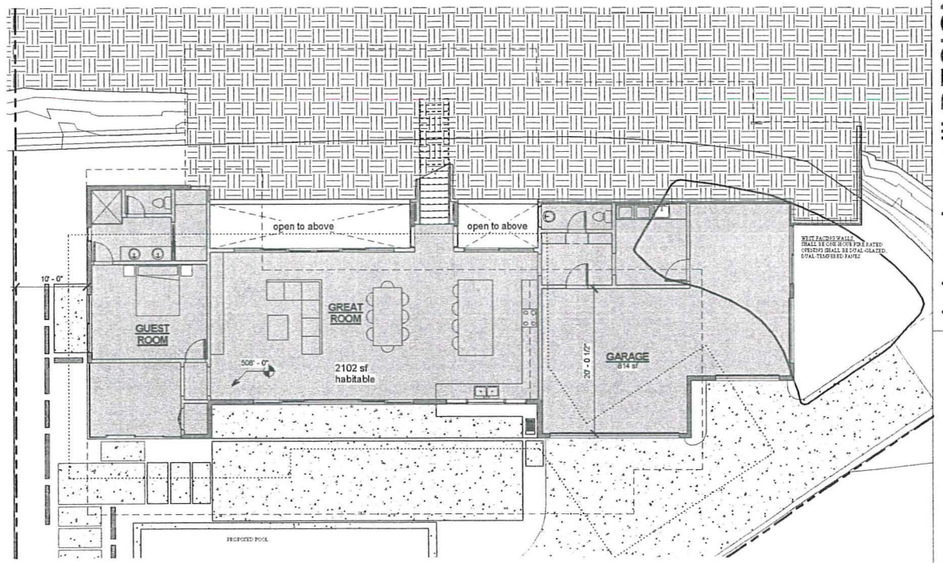
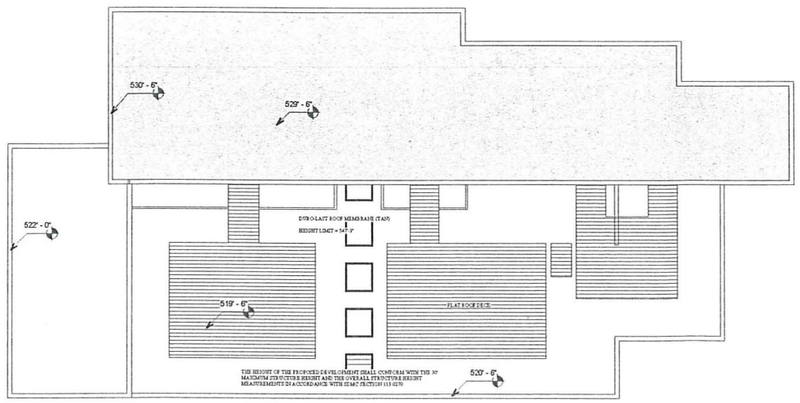


UPPER LEVEL PLAN 1/8" = 1'-0" (2)



MAIN LEVEL PLAN 1/8" = 1'-0" (1)



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

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3-11-2016
4-25-2016
5-21-2016
6-15-2016
10-5-2016

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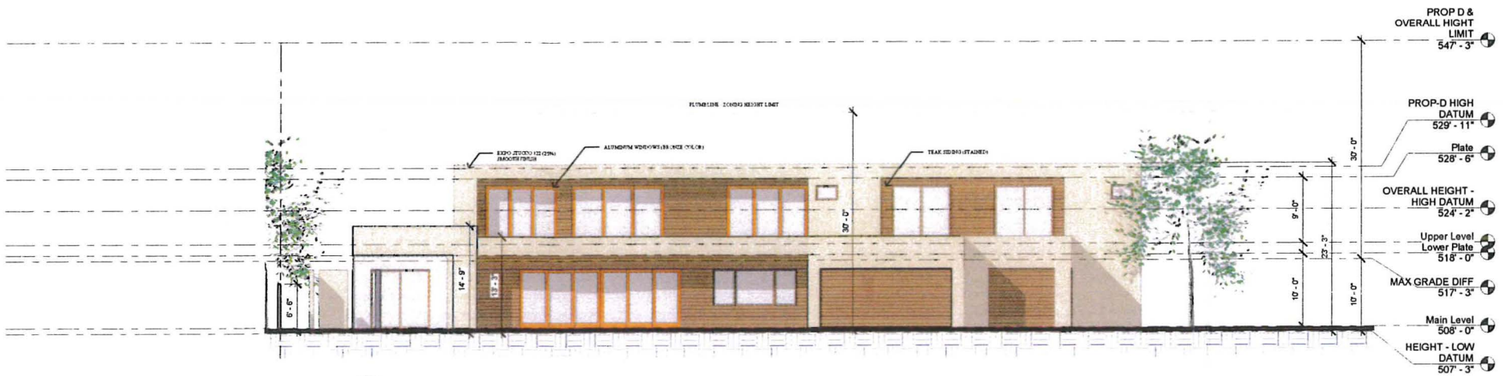
Project Name:
Jones Residence

Sheet Title:
1ST FLOOR PLAN

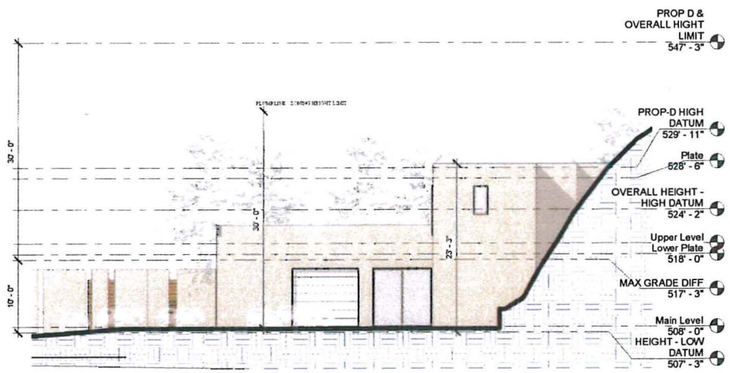
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05: 10/5/2016
Revision 04: 6/15/2016
Revision 03: 5/21/2016
Revision 02: 5/25/2016
Revision 01: 3/11/2016

Original Date: 11/3/2015
Sheet 7 of 10
DEP#:

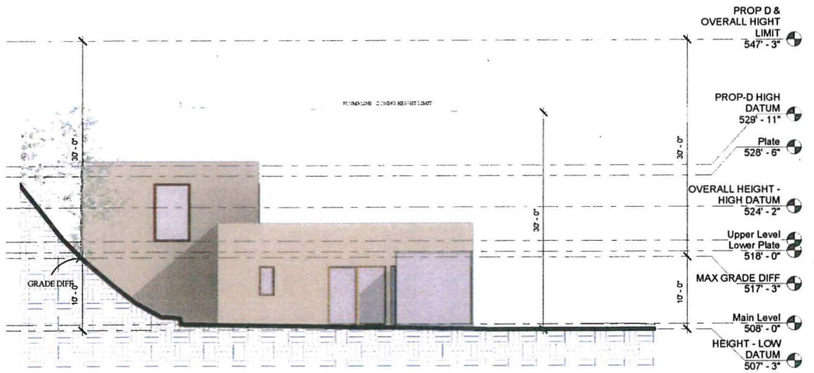
A2



North 1/8" = 1'-0" (1)



West 1/8" = 1'-0" (2)



East 1/8" = 1'-0" (3)

CITY STANDARD TITLE BLOCK

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Project Name:
Jones Residence

Sheet Title:
BUILDING ELEVATIONS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05: 10/5/2016
Revision 04: 6/15/2016
Revision 03: 5/21/2016
Revision 02: 4/25/2016
Revision 01: 3/11/2016

Original Date: 11/3/2015
Sheet 8 of 10
DEP#

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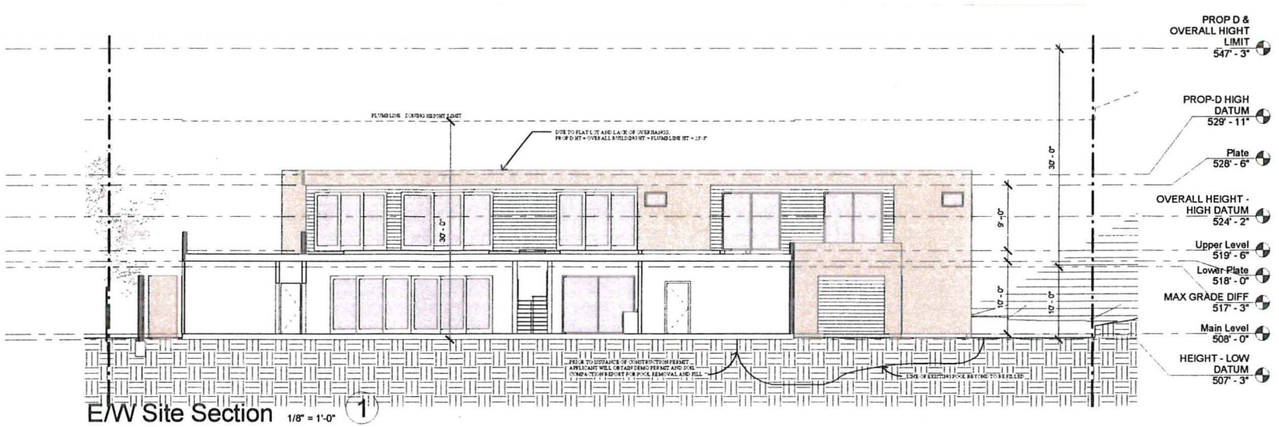
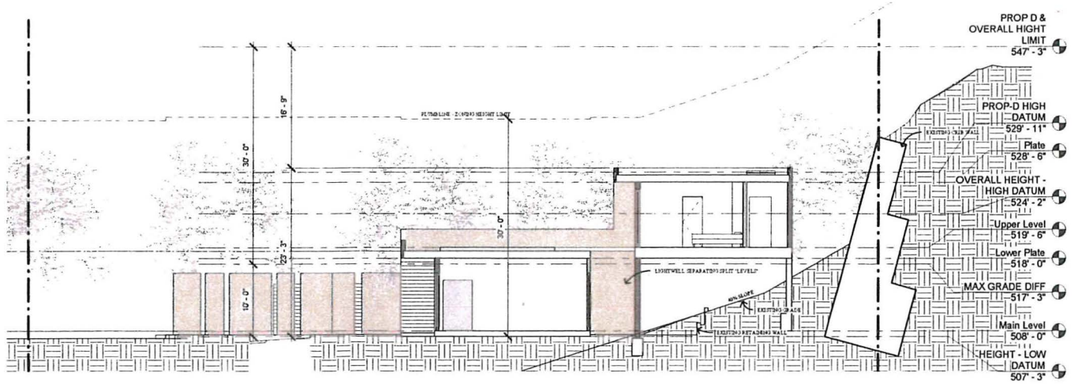
5-21-2016
6-15-2016
10-5-2016

A4



E/W Site Section 1/8" = 1'-0" (1)



N/S Site Section 1/8" = 1'-0" (2)

CITY STANDARD TITLE BLOCK

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