



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 7, 2017 REPORT NO. HO-17-043
HEARING DATE: June 14, 2017
SUBJECT: McClelland CDP/SDP, Process Three Decision
PROJECT NUMBER: [355787](#)
OWNER/APPLICANT: William and Norma McClelland, Owners
Rick Gombes, 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 three-story, single family dwelling unit with an attached two-car garage located at 8352 La Jolla Shores Drive in the La Jolla Community Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 355787 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1255955 and Site Development Permit No. 1255956.

Community Planning Group Recommendation: On October 2, 2014, the La Jolla Community Planning Association's vote was deadlocked 8-8-0 and could not pass a motion to either recommend approval or denial of this project. The Community Planning Association offers no recommendation on this project (Attachment 8).

La Jolla Shores Advisory Board: On October 21, 2014, the La Jolla Shores Advisory Board voted 4-1-0 to recommend approval of this project (Attachment 8).

Environmental Review: A Mitigated Negative Declaration No. 355787 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be

implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

BACKGROUND

The existing home was built in 1950, at the west side of La Jolla Shores Drive, north of Calle Frescota approximately three blocks 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 5,500-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 4,060-square-foot, three-story dwelling unit with an attached, two-car garage on an 5,500-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 Low Density (5-9 DU/acre) Residential. The residential use of the property is consistent with that land use designation. The site does not contain any form of Environmentally Sensitive Lands. The proposed new residence will be located within the previously developed portion of the property. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance SF Zone. A sump pump will assist all surface drainage run-off through a drain system which will convey surface flow to La Jolla Shores Drive. The project conforms to all development regulations of the La Jolla Shores Planned District Ordinance's SF Zone, along with the applicable regulations of the Coastal Overlay Zone.

The proposed residence will be designed to include smooth sand finish stucco and Accoya wood siding with dark cherry stained finish exterior walls with vinyl clad windows and a flat roof. The project proposes 37 cubic yards of cut grading and zero cubic yards of fill, with 37 cubic yards of export. The proposed residence will be approximately 29 feet, 5 inches in height, under the allowed 30-foot height limit.

The project site is located approximately four blocks east of the Pacific Ocean, and is not located within or adjacent to a public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is not located between the ocean and the First Public Roadway.


The project site is not identified as containing any form of pedestrian access by the La Jolla Community Plan and Local Coastal Land Use Plan. Based on the review of the project plans,

conformance with public access and coastal public views the proposed redevelopment of this property was found to be in conformance with the La Jolla Community Plan and Local Coastal Program Land Use Plan.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1255955 and Site Development Permit No. 1255956, with modifications.
2. Deny Coastal Development Permit No. 1255955 and Site Development Permit No. 1255956, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn Gargas, Development Project Manager

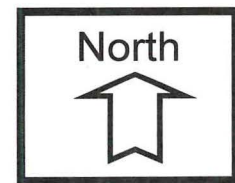
Attachments:

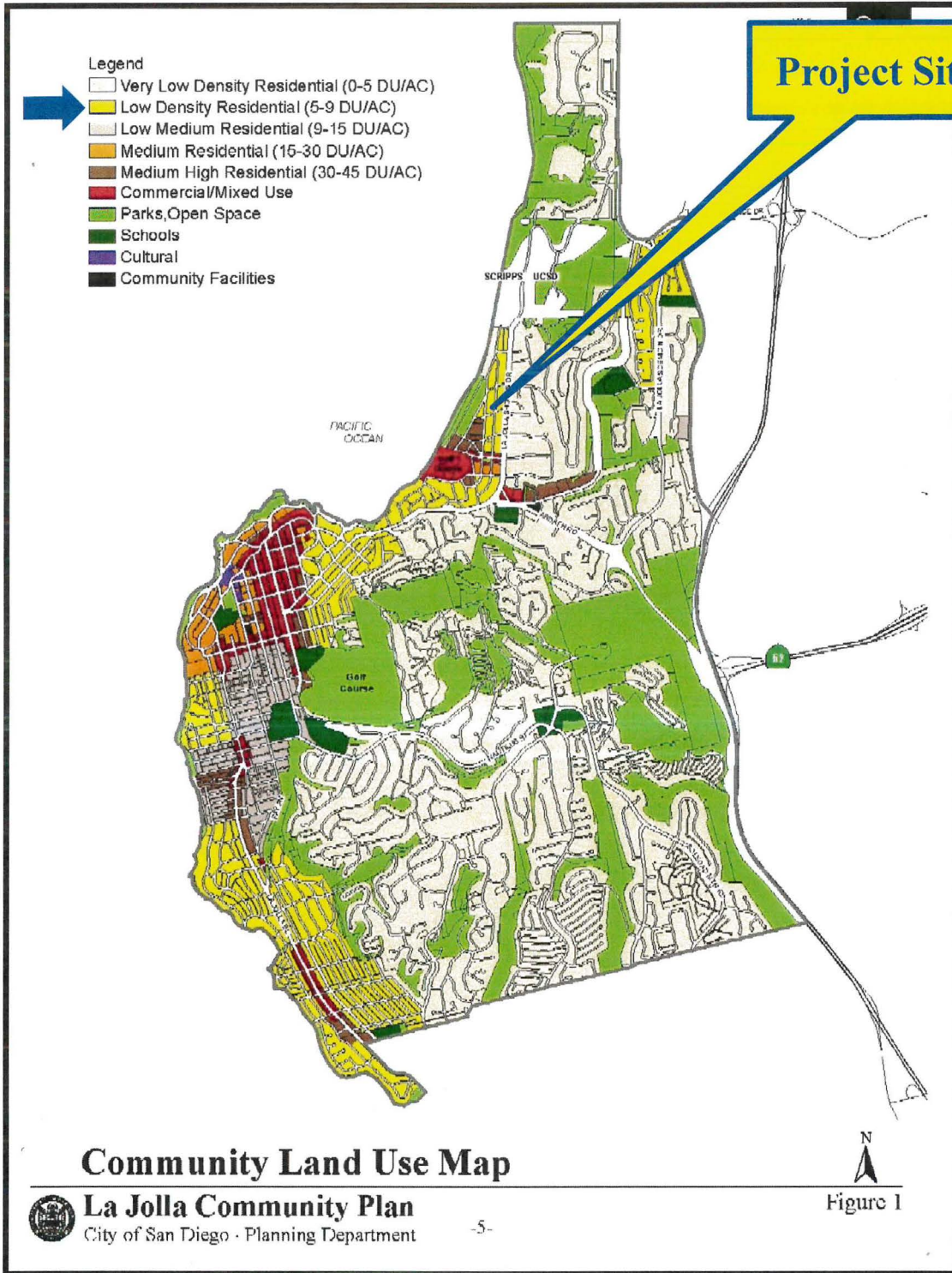
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution
8. Community Planning Group Recommendations
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

McCLELLAND CDP/SDP - 8352 LA JOLLA SHORES DRIVE
PROJECT NO. 355787

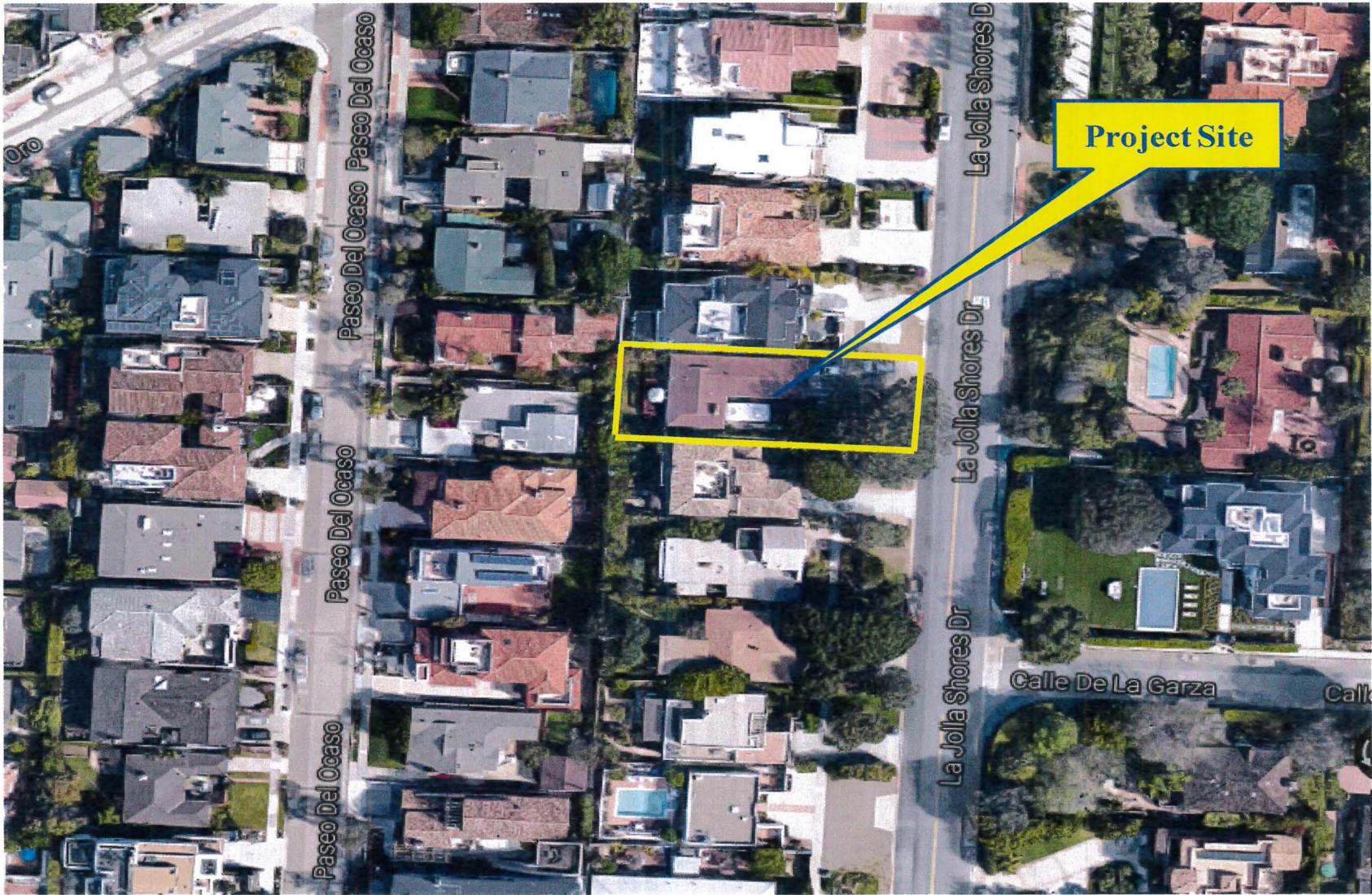




Land Use Map

McCLELLAND RESIDENCE CDP / SDP - 8352 LA JOLLA SHORES DRIVE
PROJECT NO. 355787 La Jolla





Aerial Photo

McCLELLAND CDP/SDP - 8352 LA JOLLA SHORES DRIVE
PROJECT NO. 355787



PROJECT DATA SHEET

PROJECT NAME:	McClelland CDP / SDP – Project No. 355787	
PROJECT DESCRIPTION:	CDP & SDP for demolition of an existing residence and construction of a new, three-story, 4,060 square-foot single-family residence with a two-car garage on a 0.126-acre property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)	
ZONING INFORMATION:		
ZONE: SF Zone La Jolla Shores Planned District		
HEIGHT LIMIT: 30 Foot maximum height limit – 29 feet 5 inches proposed.		
LOT SIZE: Approx. 6,000 square-foot minimum lot size – existing lot 5,500 sq. ft.		
FLOOR AREA RATIO: NA – 0.74 proposed		
FRONT SETBACK: NA – 18 feet 9 inches proposed		
SIDE SETBACK: NA – 5 feet 2 inches (north) & 5 feet 1 inch (south) proposed		
STREETSIDE SETBACK: NA		
REAR SETBACK: NA – 22 feet 5 inches proposed		
PARKING: 2 parking spaces required –2 proposed.		
<u>ADJACENT</u> PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
SOUTH:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
EAST:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
WEST:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence

ATTACHMENT 4

DEVIATIONS OR VARIANCES REQUESTED:	None
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 8-8-0 and could not pass a motion to either recommend approval or denial of the project at their October 2, 2014 meeting.

HEARING OFFICER RESOLUTION NO. ____
COASTAL DEVELOPMENT PERMIT NO. 1255955 AND
SITE DEVELOPMENT PERMIT NO. 1255956
McCLELLAND RESIDENCE CDP/SDP - PROJECT NO. 355787

WHEREAS, Norma J. McClelland and William D. McClelland, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish an existing residence and construct a three-story residential dwelling unit with an attached two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1255955 and 1255956), on portions of a 5,500-square-foot property;

WHEREAS, the project site is located at 8352 La Jolla Shores Drive, in the SF Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, La Jolla Archaeological Study Area, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; Lot 6, Block 16, La Jolla Shores Unit No. 1, Map No. 1913, filed in the Office of County Recorder of San Diego, June 3, 1926;

WHEREAS, on June 14, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1255955 and Site Development Permit No. 1255956, pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated June 14, 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 three-story single family dwelling unit. The proposed structure will be sited in approximately the same location as the existing residential structure. The project site is located approximately three blocks 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 on the west side, mid-block, of La Jolla Shores Drive 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 previously graded project site is currently developed with a single family dwelling unit and within a residential neighborhood developed since 1950. Review of resource 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, three-story single family dwelling unit with an attached two-car garage in approximately the same location on the lot as the existing residence. Site drainage currently drains predominately toward La Jolla Shores Drive. All surface drainage from the project will be conveyed to La Jolla Shores Drive with the aid of a sump pump. The environmental review determined that this project may have a significant environmental effect on Historic Resources (Archaeology) and Tribal Cultural Resources and the City prepared a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Historic Resources (Archaeology), to reduce the potential impacts to a level below significance. The project site was previously graded and redevelopment of this site proposes 37 cubic yards of cut, for a total export of 37 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, three-story residential dwelling unit is located on a site which has a Low Density Residential (5-9 DU/AC) land use designation. Based on the review of the project plans along with a setback and bulk/scale neighborhood survey of the surrounding development pattern, the design of the project 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 three blocks 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 La Jolla Shores Drive 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 5,500-square-foot site, currently developed with an existing residence, is located within an established residential neighborhood approximately three blocks 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. Therefore, the proposed development is not subject to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

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

The project proposes to demolish an existing single family dwelling unit and construction of a new 4,060 square foot, three-story, single family dwelling unit with an attached two-car garage in approximately the same location on the lot as the existing structure. The proposed project is located in an area identified as Low Density (5-9 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation. The project site does not contain and 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 determined to be 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 4,060-square-foot, three-story, single family dwelling unit with an attached two-car garage has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District and the Coastal Overlay Zone. The environmental review determined that this project may have a significant environmental effect on Historic Resources (Archaeology) and Tribal Cultural Resources and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Historic Resources (Archaeology) and Tribal Cultural Resources, to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development 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. 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 including any allowable deviations pursuant to the Land Development Code.

The proposed demolition of an existing single family dwelling unit and construction of a new 4,060-square-foot, three-story, single family dwelling unit with an attached two-car garage, will comply with the development regulations. Based on the review of the project plans along with a setback and bulk/scale neighborhood survey of the surrounding development pattern, the design of the project 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. There are no proposed variances or deviations to the development regulations of the Land Development Code. City staff also reviewed the drainage, lot coverage, 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. 1255955 and Site Development Permit No. 1255956 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. 1255955 and 1255956, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: June 14, 2017.

Job Order No. 24004361

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: 24004361

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1255955 AND SITE DEVELOPMENT PERMIT NO. 1255956

McCLELLAND RESIDENCE - PROJECT NO. 355787 MMRP

HEARING OFFICER

This Coastal Development Permit No. 1255955/Site Development Permit No. 1255956 is granted by the Hearing Officer of the City of San Diego to Norma J. McClelland and William D. McClelland, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707 and 1510.0201. The 0.126-acre site is located at 8352 La Jolla Shores Drive, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, La Jolla Archaeological Study Area, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan area. The project site is legally described as: Lot 6, Block 16, La Jolla Shores Unit No. 1, Map No. 1913, filed in the Office of County Recorder of San Diego, June 3, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing dwelling unit and construct a new three-story residential dwelling unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 14, 2017, on file in the Development Services Department. The project shall include:

- a. Demolish the existing residence and construct a three-story, single dwelling unit, with an attached two car garage totaling 4,060-square-feet on a 0.126-acre (5,500-square-foot) property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. New site walls; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 28, 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 355787 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 355787, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Historical Resources (Archeology) and Tribal Cultural Resources

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

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

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

ENGINEERING REQUIREMENTS:

17. The project proposes to export 37 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized driveway with current City Standard curb and gutter, adjacent to the site on La Jolla Shores Drive, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standards 12-foot wide concrete driveway, adjacent to the site on La Jolla Shores Drive, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on La Jolla Shores Drive.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

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

24. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

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

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

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

28. 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.

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

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

PLANNING/DESIGN REQUIREMENTS:

31. Owner/Permittee shall maintain 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.

32. 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.

33. 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 June 14, 2017, by Resolution No. ____ .

Permit Type/PTS Approval No.: CDP No. 1255955 SDP No. 1255956

Date of Approval: June 14, 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.

Owner/Permittee

By _____
Norma J. McClelland

Owner/Permittee

By _____
William D. McClelland

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

RESOLUTION NUMBER R-_____

McCLELLAND CDP/SDP – PROJECT NO. 355787

ADOPTED ON JUNE 14, 2017

WHEREAS, on May 12, 2014, Norma and William McClelland submitted an application to Development Services Department for a Coastal Development Permit and a Site Development Permit for the McClelland Project; and

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

WHEREAS, the issue was heard by the Hearing Officer on June 14, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 355787 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

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

By: _____
Glenn R. Gargas, Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

PROJECT NO. 355787

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 355787 shall be made conditions of **COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT** as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

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

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

Qualified Archaeologist

Note:

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

CONTACT INFORMATION:

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

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #355787 and /or Environmental Document # 355787, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

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

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

Not Applicable

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Historical Resources	Monitoring Report(s)	Monitoring Report
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site

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

III. During Construction

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

determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

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

IV. Discovery of Human Remains

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

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human

remains and associated grave goods.

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

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

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

VI. Post Construction

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

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



P.O. BOX 889
• LA JOLLA •
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 2 October 2014

Attention: Glenn Gargas, DPM, City of San Diego

Project: McClelland Residence CDP
8352 La Jolla Shores Drive
PN: 355787

Motion: None. After two attempts, the LJCPA was deadlocked 8-8-0 and could not pass a motion to either approve or deny. The LJCPA appreciates the opportunity to consider this application and offers no recommendation. **Vote:** n/a

Submitted by:

Joseph LaCava

10/02/2014

Joe LaCava, President
La Jolla CPA

Date

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

Project: PTS 355787 - McClelland Item: 13 Date: 10/21/14

Applicant: McClelland

Description: 18352 LJ Shores Dr.


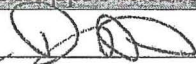


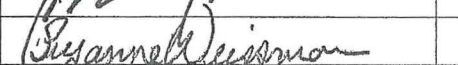


Recommendation

- 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.

4-1

- E. No recommendation due to a lack of four affirmative votes.
- F. Concept Review Only

Board Signatures

Trustee	Approve	Disapprove/Abstain
Dolores Donovan		
Nathaniel Fisher		
Dan Goese		
Jane Potter		
Susan Starr		
Susanne Weissman		

Absentees:


Chairperson



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title MCCLELLAND RESIDENCE Project No. For City Use Only 355787

Project Address:
8352 LA JOLLA SHORES DR.
LA JOLLA, CA. 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):
NORMA JEAN MCCLELLAND
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
8352 LA JOLLA SHORES DRIVE
 City/State/Zip:
LA JOLLA, CA. 92037
 Phone No: (858) 663-2045 Fax No:
 Signature: [Signature] Date: 1-10-14

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):

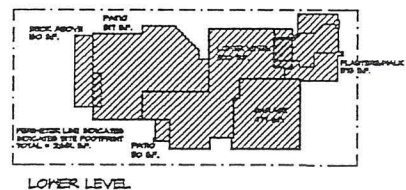
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Signature: _____ Date: _____

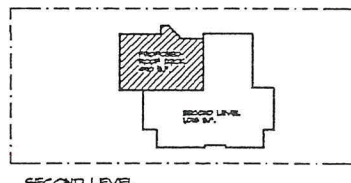
COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT

LOT COVERAGE DIAGRAM



LOWER LEVEL

GROSS FLOOR AREA DIAGRAM



SECOND LEVEL

SHEET INDEX

- C-0 COVER SHEET
- A1-1 SITE PLAN
- A1-2 BMP SITE PLAN
- C-1 SITE SURVEY PLAN
- A2-0 LOWER LEVEL FLOOR PLAN
- A2-1 FIRST FLOOR PLAN
- A2-2 SECOND FLOOR PLAN
- A2-3 ROOF PLAN/ROOF DECK
- A3-1 ELEVATIONS
- A3-2 ELEVATIONS
- A4-1 SECTIONS
- L1-1 LANDSCAPING PLAN

ALL ROOF DRAINS AND FLAT WORK DRAIN DIRECTLY INTO THE STORM DRAINAGE SLUMP PUMP SYSTEM. GRADE SITE TO DIRECT WATER AWAY FROM BUILDINGS AND STRUCTURES TOWARDS SLUMP PUMP WHICH DISCHARGES RAINWATER UP AND ONTO LA JOLLA SHORES DRIVE THRU CURB FACE. SURFACE RUNOFF IS NOT ALLOWED TO RUN OFF ONTO ADJACENT PROPERTIES.

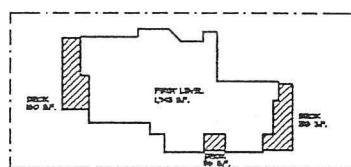
THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE DISCHARGE TO NON-ERODIBLE VELOCITIES. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.

THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET SDMC, SECTIONS 131.0444 AND 132.0555. HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

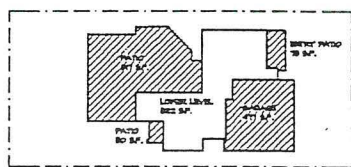
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

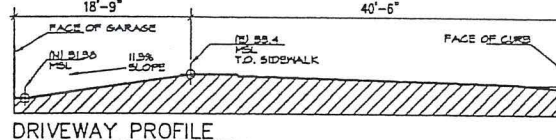
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT SWP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.



FIRST LEVEL



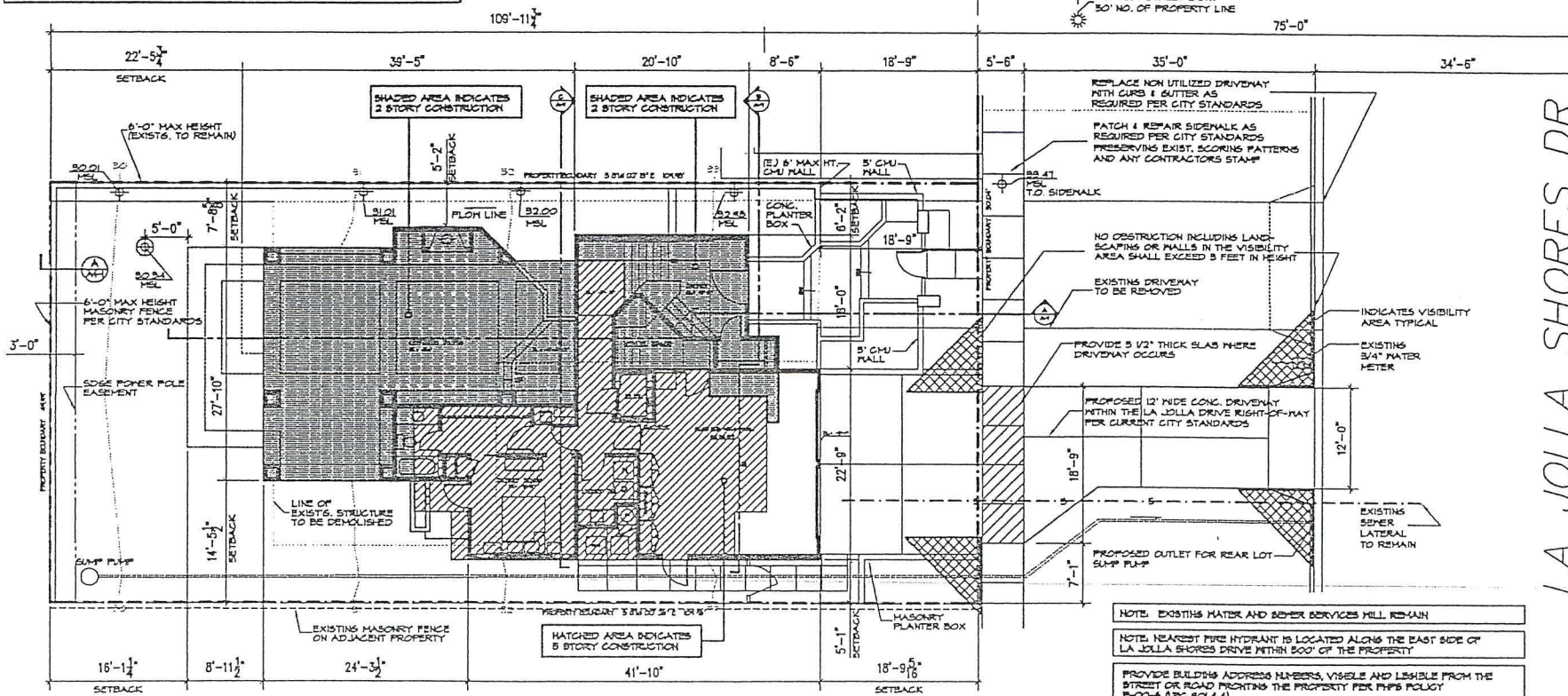
LOWER LEVEL



DRIVEWAY PROFILE

FOOTING EXCAVATION DATA

FOOTINGS	21.0 YARDS (EXPORT)
DRIVEWAY AND GARAGE CUT (15' DEEP X 50' X 23' WIDE)	31.4 YARDS
(15' DEEP X 33' X 8' WIDE)	7.3 YARDS
(2.0' DEEP FILL @ FRONT PLANTERS)	39.2 YARDS
	-23.0 YARDS (USED ON SITE)
TOTAL	16.2 YARDS (EXPORT)
	87.2 YARDS (EXPORT)



SITE PLAN

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

PLAN NORTH

EXISTING GRADE
NEW GRADE

DEVELOPMENT SUMMARY

LOCATION: 8352 LA JOLLA SHORES DRIVE
LA JOLLA, CA 92037

LEGAL DESCRIPTION: LOT 6, BLOCK 16, LA JOLLA SHORES UNIT NO. 1, MAP NO. 1913

APN NUMBER: 346-172-19

OWNER: WILLIAM D. & NORMA J. McCLELLAND
8352 LA JOLLA SHORES DRIVE,
LA JOLLA, CA 92037

ZONING: L1SPD-SF: SINGLE FAMILY AREA OF THE LA JOLLA SHORES PLANNED DISTRICT, WITHIN THE LA JOLLA SHORES COMMUNITY PLAN AREA

ZONING OVERLAY: COASTAL OVERLAY ZONE (NON-APPEALABLE AREA), COASTAL HEIGHT LIMIT OVERLAY ZONE, PARKING IMPACT OVERLAY ZONE (BEACH & COASTAL IMPACT AREA), AND THE RESIDENTIAL TANDEM PARKING OVERLAY ZONE

GEOLOGIC ZONE: GEOLOGIC HAZARD CATEGORY 52

YEAR BUILT: ORIGINAL STRUCTURE BUILT IN 1950

CONSTRUCTION TYPE: TYPE V B

SCOPE OF WORK: DEMOLISH EXISTING RESIDENCE, AND CONSTRUCT NEW 3 STORY 4 BEDRM. 4 1/2 BATH RESIDENCE W/ ROOF DECK

AREA CALCULATIONS

LOT SIZE	5500 SQ. FT.
EXISTING STRUCTURE (DEMOLISHED)	1,447 SQ. FT.
PROPOSED HABITABLE	3,585 SQ. FT.
TOTAL HABITABLE	3,585 SQ. FT.

EXISTING (DEMOLISHED) BUILD'S.	PATIO/DECK
FIRST FLOOR	1,447 SQ. FT.
GARAGE	375 SQ. FT.
PROPOSED BUILD'S.	PATIO/DECK
LOWER LEVEL	822 SQ. FT.
GARAGE	477 SQ. FT.
FIRST FLOOR	1,743 SQ. FT.
SECOND FLOOR	1,018 SQ. FT.
ROOF DECK	440 SQ. FT.
TOTALS	4,060 SQ. FT. / 1,766 SQ. FT.

TOTAL GROSS AREA 4,060 SQ. FT.

F.A.R.

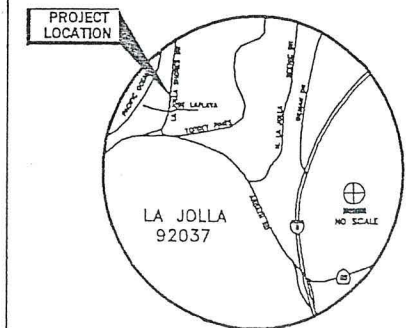
F.A.R. W/ GARAGE	4,060 SQ. FT./5,500 SQ. FT. = .74
F.A.R. W/ LOH PATIO	4,871 SQ. FT./5,500 SQ. FT. = .89

LOT COVERAGE

TOTAL BUILDING FOOTPRINT	2,521 SQ. FT.
LOT COVERAGE	2,521 SQ. FT. / 5,500 SQ. FT. = .46

NOTE:

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (LFC 901.4.4)



VICINITY MAP

REVISIONS	BY
2-28-2014	AK

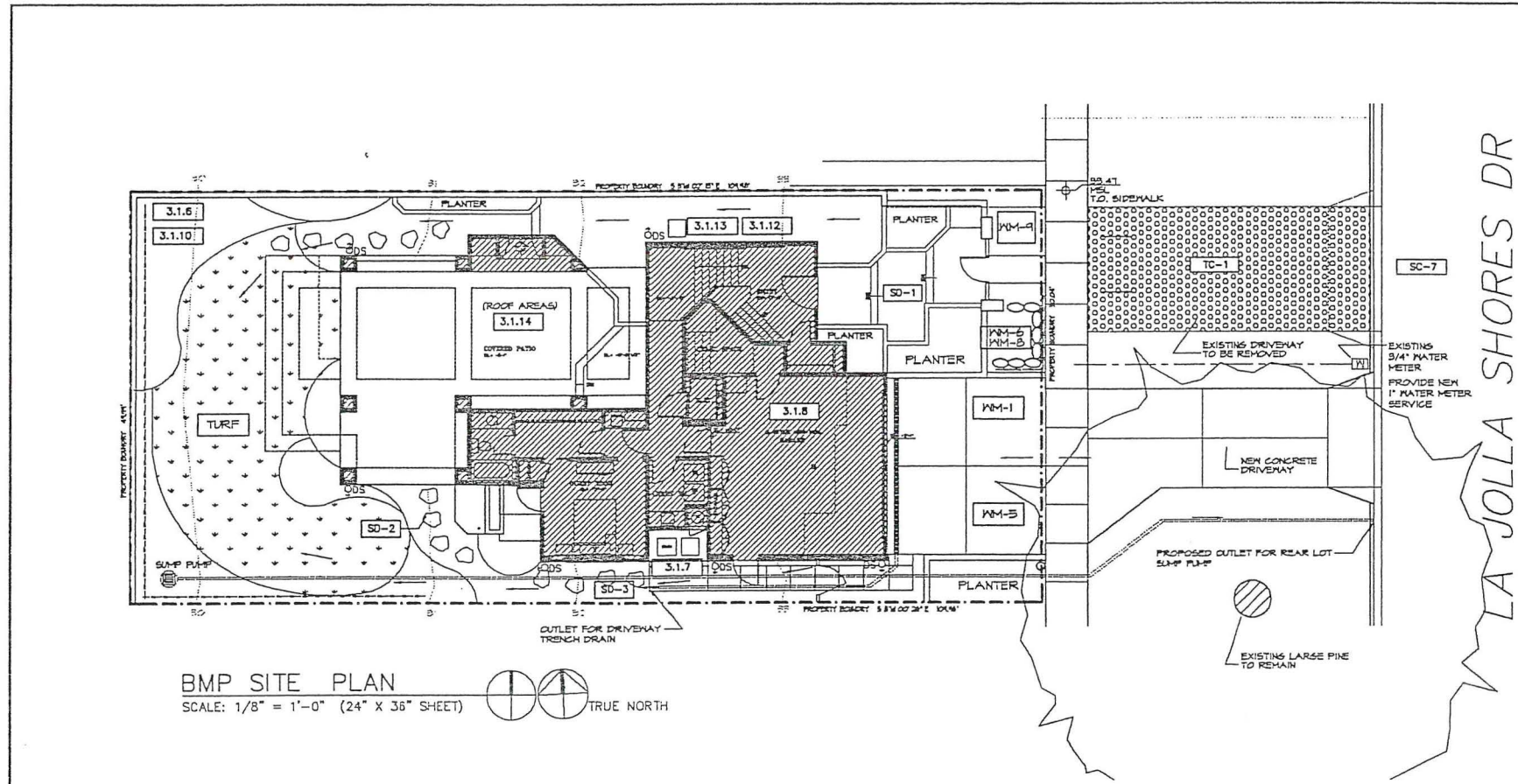
RICHARD GOMBES ARCHITECT
P.O. BOX 192 LA JOLLA, CA 92038
(619) 456-0770

8352 McCLELLAND
RESIDENCE
LA JOLLA, CALIFORNIA

SITE PLAN

DATE 11-21-2013
SCALE 1/8" = 1'-0"
DRAWN AK
APPROVED

A1-1



BMP SITE PLAN
 SCALE: 1/8" = 1'-0" (24" X 36" SHEET) TRUE NORTH

LEGEND		
DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE		N45°45'45"W
PRESERVATION OF EXISTING VEGETATION	SS-2	[Hatched Pattern]
SILT FENCE	SC-1	[Zigzag Line]
GRAVEL BAG BERM/BARRIER	SC-6	[Circle Pattern]
DIRECTION/COURSE OF FLOW		[Arrow]
STABILIZED CONSTRUCTION ENTRANCE	TC-1	[Stippled Pattern]
MATERIALS DELIVERY AND STORAGE AREA	MM-1	[Box with MM-1]
TEMPORARY TRASH/SOLID WASTE	MM-5	[Box with MM-5]
HAZARDOUS AND CONCRETE WASTE MANAGEMENT	MM-6, MM-8	[Box with MM-6, MM-8]
SANITARY WASTE (PORTABLE TOILET)	MM-9	[Box with MM-9]
STREET SWEEPING	SC-7	[Box with SC-7]
ROOF DOWNSPOUTS	SD-11	[Arrow with ODS]
FIBER ROLLS	SC-5	[Box with SC-5]
SUMP PUMP BELOW 18" X 20" CB W/ FILTER FQP-1820FB/CRISTAR		[Sump Pump Symbol]

* STANDARD DRAWINGS CAN BE FOUND IN THE CALTRANS STORM WATER QUALITY HANDBOOK

(SC) SOURCE CONTROL BMPs

- 3.1.6 3.1.6 EFFICIENT IRRIGATION
- 3.1.7 3.1.7 TRASH STORAGE
- 3.1.8 3.1.8 MATERIALS STORAGE
- 3.1.10 3.1.10 EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES
- 3.1.12 3.1.12 MANAGE FIRE SPRINKLER SYSTEM DISCHARGES
- 3.1.13 3.1.13 MANAGE AIR CONDITIONING CONDENSATE
- 3.1.14 3.1.14 USE NON-TOXIC ROOFING MATERIALS WHERE FEASIBLE
- 3.1.15 3.1.15 OTHER SOURCE CONTROL REQUIREMENTS

(SD) SITE DESIGN BMPs *

- SD-1 OPTIMIZE SITE LAYOUT
- SD-2 MINIMIZE IMPERVIOUS FOOTPRINT
- SD-3 DISPERSE RUNOFF TO ADJACENT LANDSCAPE
- SD-4 CONSTRUCTION CONSIDERATIONS

* REFER TO STORM WATER STANDARDS 2012 FOR DETAILS

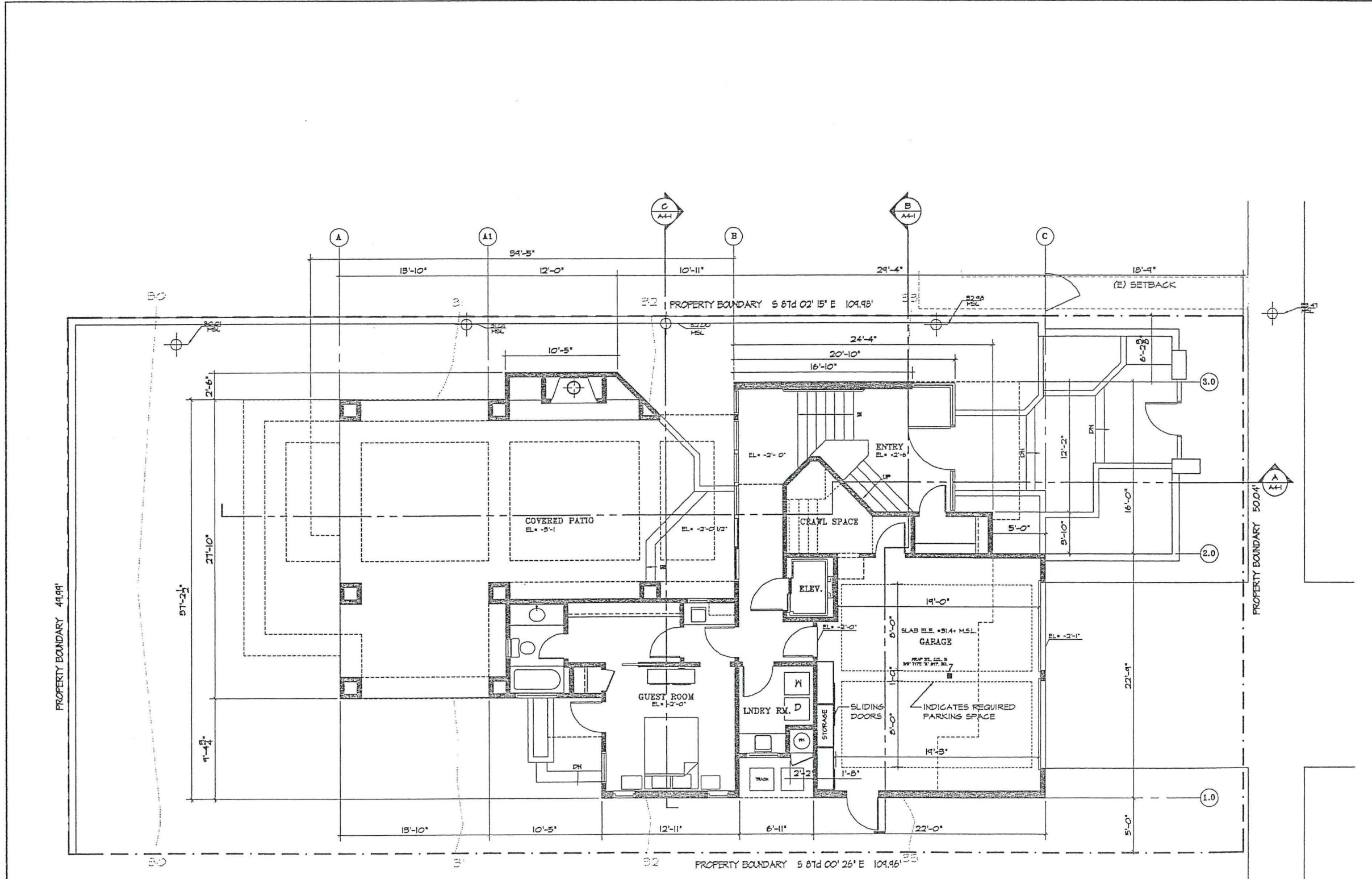
8352 MC CLELLAND
RESIDENCE
 LA JOLLA, CALIFORNIA

BMP PLAN

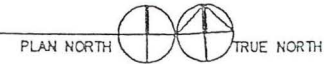
DATE 12-3-16
 SCALE 1/8" = 1'-0"
 DRAWN AK
 APPROVED

A1-2

RICHARD GOMBES ARCHITECT
 P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070



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



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2-28-2014	R

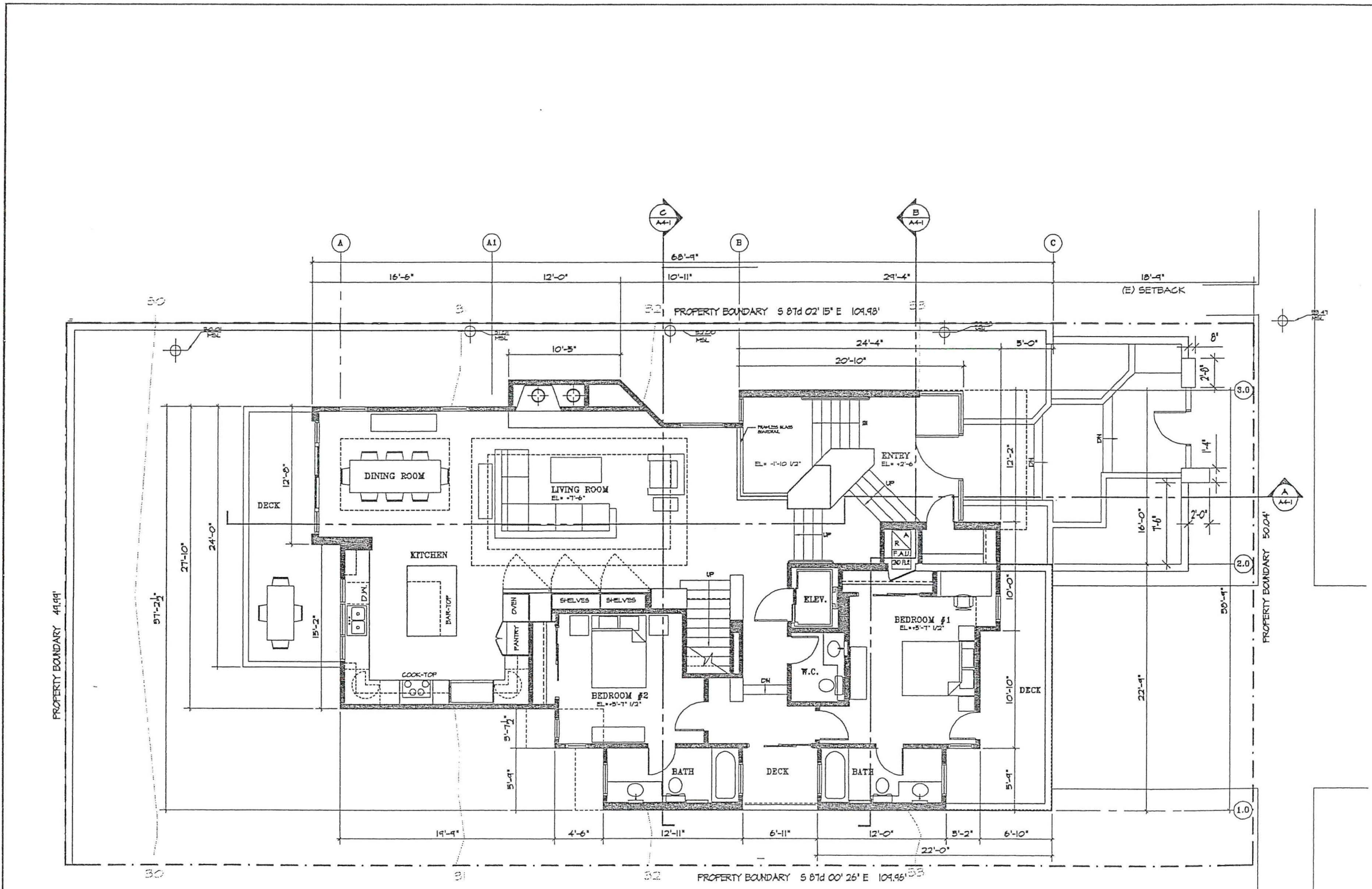
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8352 MC CLELLAND
RESIDENCE
LA JOLLA CALIFORNIA

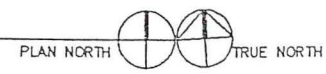
LOWER LEVEL FLOOR PLAN

DATE	11-21-15
SCALE	1/4" = 1'-0"
DRAWN BY	
APPROVED	

A2-0



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

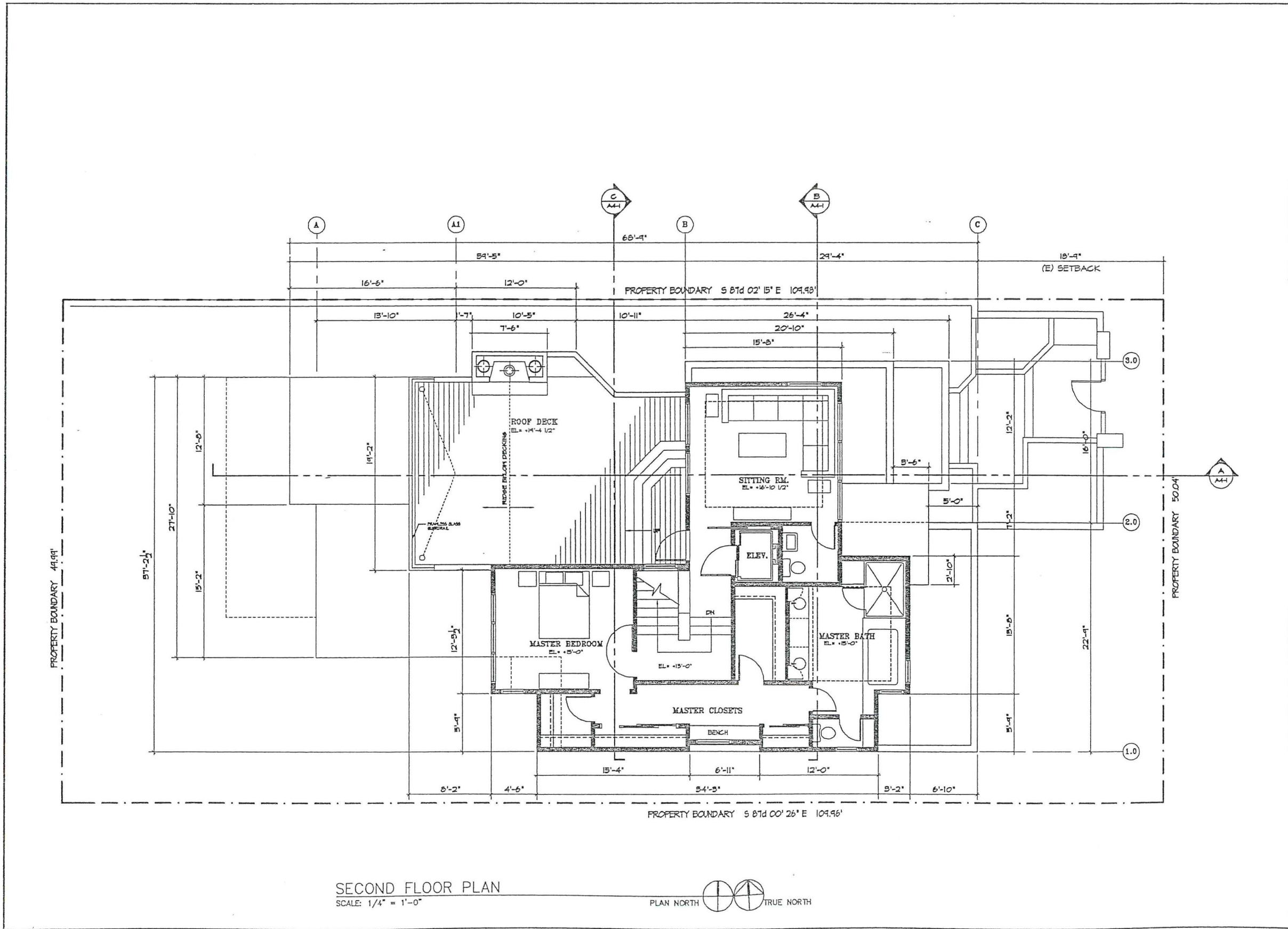


REVISIONS	BY
2-25-2014	AK

8352 MC CLELLAND
RESIDENCE
CALIFORNIA

DATE 11-27-15
SCALE 1/4" = 1'-0"
DRAWN AK
APPROVED

A2-1



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



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2-25-2014	AK

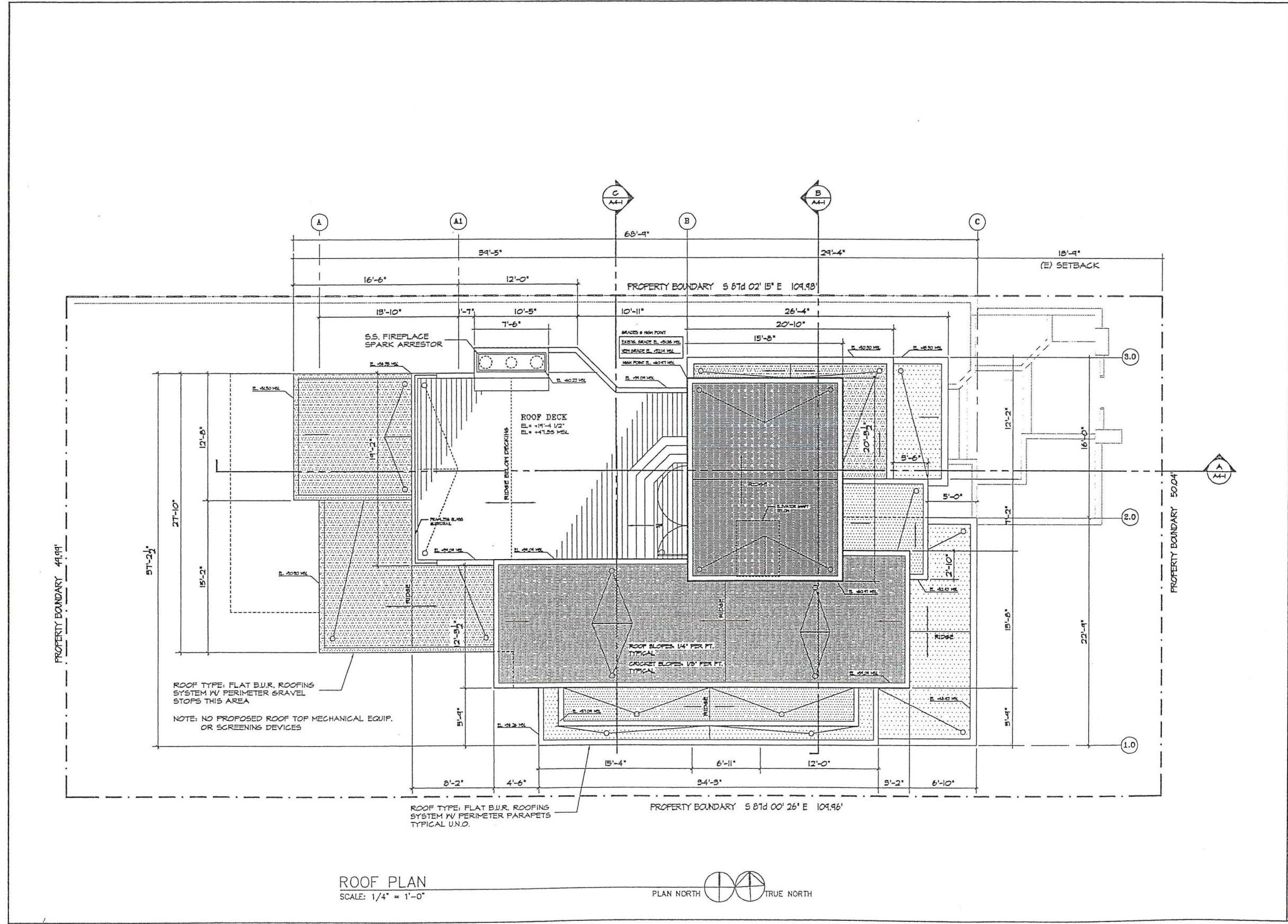
RICHARD GOMBES ARCHITECT
ARCHITECTS
14011 CALIFORNIA
LA 90044

8352 MC CLELLAND
RESIDENCE

FIRST FLOOR PLAN

DATE 11-21-13
SCALE 1/4" = 1'-0"
DRAWN AK
APPROVED

A2-2



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

REVISIONS	BY
2-28-2014	AK

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P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070

8352 MC CLELLAND
RESIDENCE
1 A 1011 A CALIFORNIA

ROOF PLAN

DATE 11-21-13
SCALE 1/4" = 1'-0"
DRAWN AK
APPROVED

A2-3

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2-26-2014	AR

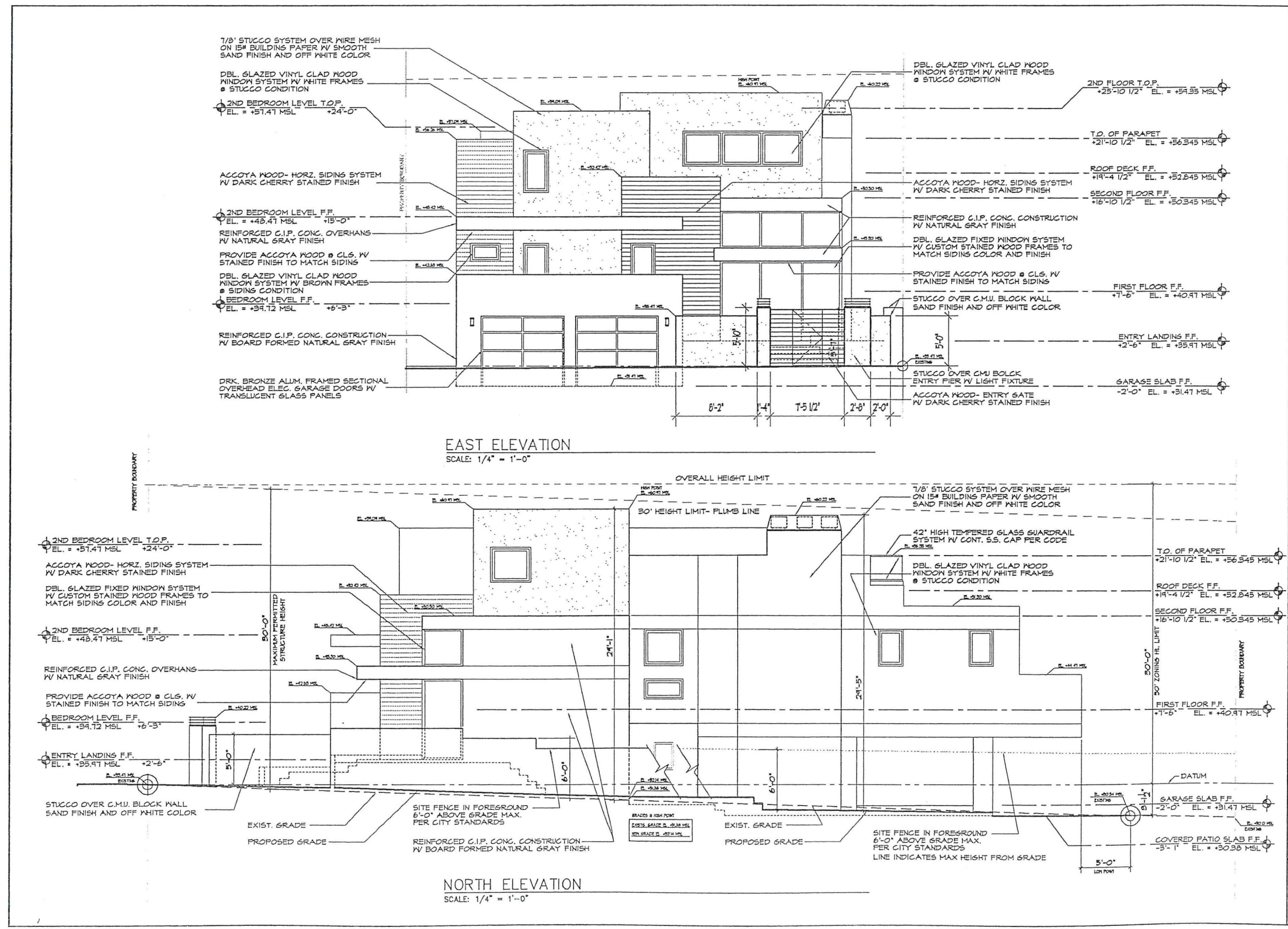
RICHARD GOMBES ARCHITECT
P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070

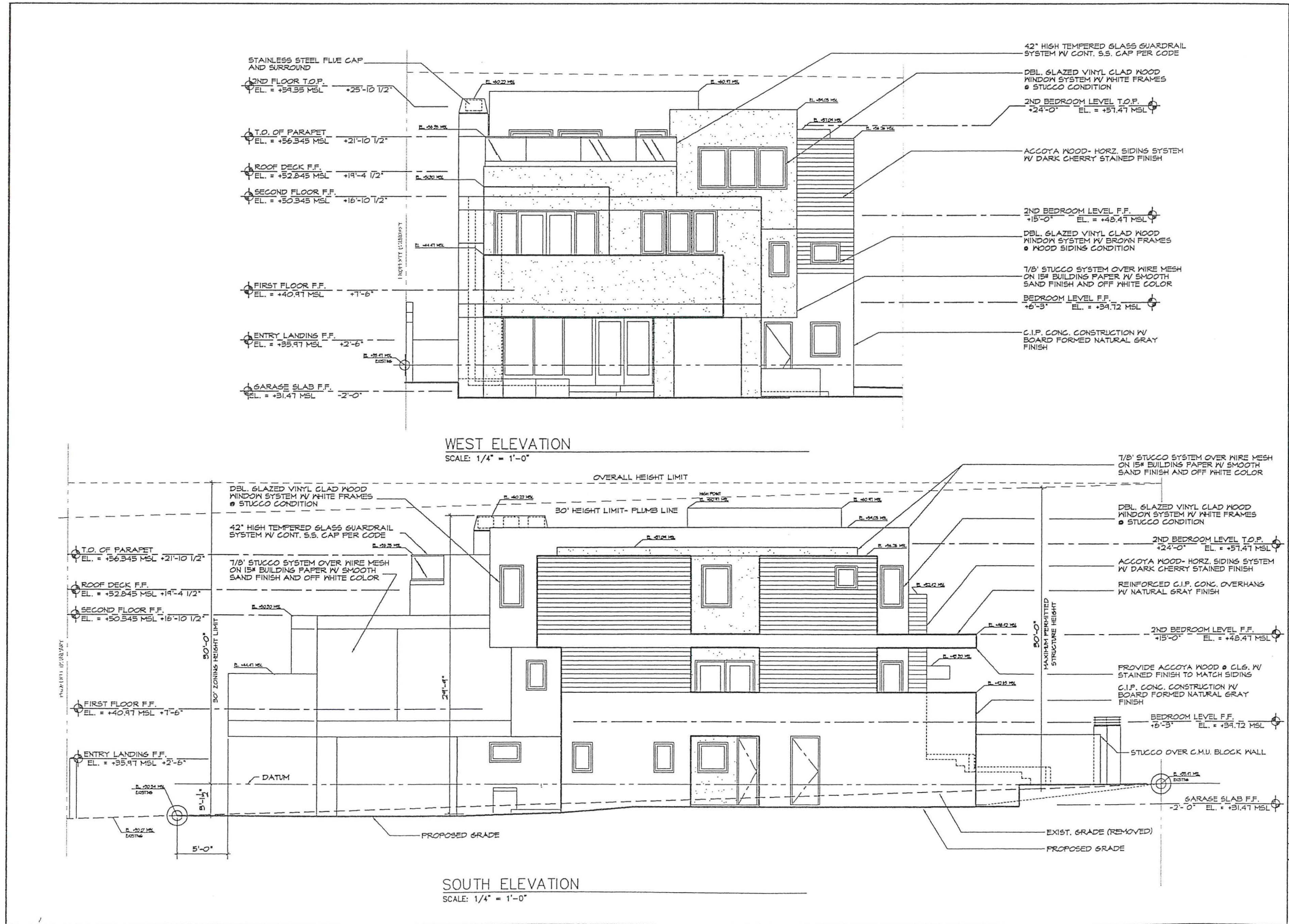
8352 MC CLELLAND
RESIDENCE
LA JOLLA, CALIFORNIA

ELEVATIONS

DATE	11-27-13
SCALE	1/4" = 1'-0"
DRAWN BY	AK
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A3-1





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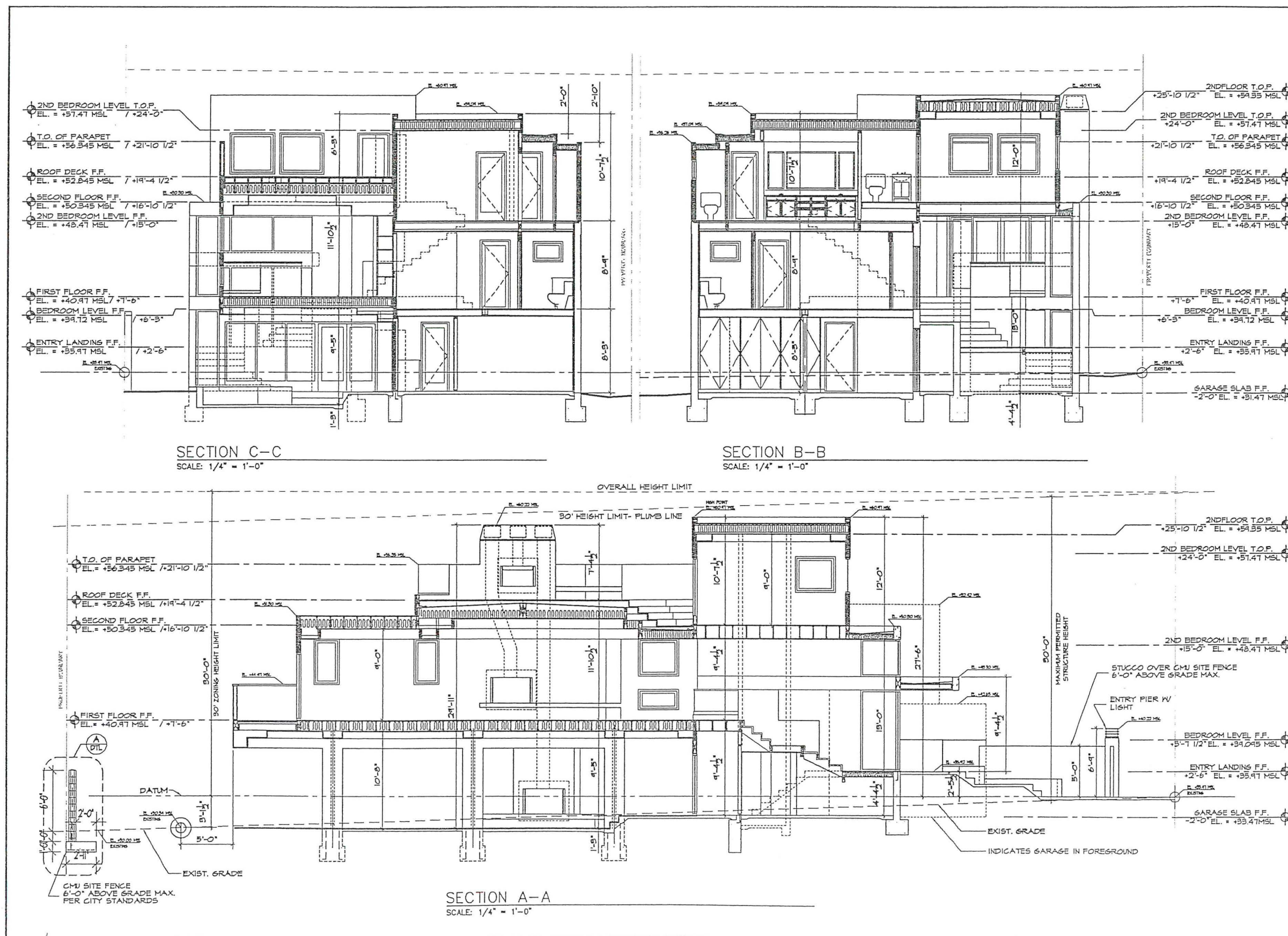
RESIDENCE
1 A JOLLA, CALIFORNIA

8352 MC CLELLAND

ELEVATIONS

DATE 11-27-15
SCALE 1/4" = 1'-0"
DRAWN AK
APPROVED

A3-2



REVISIONS	BY
2-28-2014	AK

RICHARD GOMBES ARCHITECT
 P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070

8352 MC CLELLAND
RESIDENCE
 LA JOLLA, CALIFORNIA

SECTIONS

DATE	11-21-13
SCALE	1/4" = 1'-0"
DRAWN	AK
APPROVED	

A4-1

PROPOSED PLANT MATERIAL

Table with columns for SYMBOL, DESCRIPTION, SIZE, QTY, and various plant categories including Existing Street Tree, Vertical Screen Trees, Deciduous Flowering Trees, Specimen Tree, Palm Trees, Flowering Evergreen Shrubs, Evergreen Massing Shrubs, Vines, Planter Shrubs and Flowering Perennials, Groundcover, and Hardscape.

NOTE: ALL LANDSCAPING IS THAT IS PROPOSED IS NEW UNLESS NOTED OTHERWISE. LARGE TREE AND SHRUB CALCULATION. TOTAL LANDSCAPE AREA PROVIDED 5,712.24 SQ. FT. ONE LARGE TREE OR SHRUB PER 200 SQ. FT. TOTAL = 12. PROVIDE 12 LARGE TREES OR SHRUBS WITH A MINIMUM MATURE HEIGHT OF 10'.

LANDSCAPE KEY NOTES

- NOT USED
EXISTING 6'-0" MAX HEIGHT WOOD SCREEN WALL
S.S. AND WOOD ENTRY GATE
6'-0" MAX HEIGHT MASONRY ENTRY PIERS
NOT USED
5'-0" TALL MASONRY WALL
BASALT PAVING OVER CONCRETE SIDEWALK
PROPOSED TEXTURED CONCRETE PATIO SLAB
EXISTING CONCRETE ENTRY DRIVEWAY IN R.O.M.
REMOVE EXIST TWISTED JUNIPER W/ 14" TRUNK
PROPOSED 4' X 1' TRASH AREA

GRADING QUANTITIES:

Table with columns for GRADED AREA, DISTURBED AREA, CUT QUANTITIES, FILL QUANTITIES, MAX CUT DEPTH/SLOPE RATIO, and IMPORT/EXPORT.

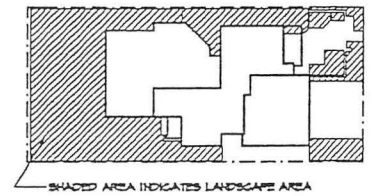
ON SITE GRADING QUANTITIES:

- 1. AMOUNT FOR IRRIGATION TRENCHING (4" X 8" X 215 L.F. OF TRENCHING) ALL SOIL REPLACED BACK INTO IRRIGATION TRENCH - 2.25 CUBIC YARDS
2. AMOUNT FOR 10'-24" BOX TREES EXCAVATED SOIL FROM TREE HOLES USED TO TOP OFF RAISED PLANTERS - 9 CUBIC YARDS
3. AMOUNT FOR 65-5 GAL PLANTS EXCAVATED SOIL FROM PLANT HOLES USED TO TOP OFF RAISED PLANTERS - 2.4 CUBIC YARDS
4. AMOUNT FOR IRRIGATION TRENCHING (4" X 8" X 215 L.F. OF TRENCHING) - 1.65 CUBIC YARDS
5. AMOUNT FOR 15-5 GAL PLANTS EXCAVATED SOIL FROM PLANT HOLES USED FOR TOPSOIL IN PUBLIC R.O.M. - 25 CUBIC YARDS
6. AMOUNT FOR 15-5 GAL PLANTS EXCAVATED SOIL FROM PLANT HOLES USED FOR TOPSOIL IN PUBLIC R.O.M. - 3 CUBIC YARDS
7. AMOUNT FOR 15-5 GAL PLANTS EXCAVATED SOIL FROM PLANT HOLES USED FOR TOPSOIL IN PUBLIC R.O.M. - .75 CUBIC YARDS

SUMMARY OF LANDSCAPE CALCULATIONS

ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE PRIOR TO FINAL INSPECTION

TOTAL LOT AREA = 5500 S.F.
REQUIRED LANDSCAPE AREA 5500 X .3 = 1650
TOTAL LANDSCAPE AREA PROVIDED 5,712.24 S.F.



LANDSCAPE AREA DIAGRAM

SCALE: NTS PLAN NORTH

LANDSCAPE DESIGN CONCEPT

THE OVERALL LANDSCAPE CONCEPT IS TO PROVIDE AN ATTRACTIVE SITE ENVIRONMENT AND STREET ENHANCEMENT FOR THE PROPOSED SINGLE FAMILY USE DEVELOPMENT WITHIN A RESIDENTIAL BEACH NEIGHBORHOOD.

THE CONCEPTUAL PLANTING DESIGN WILL INCLUDE A SELECTION OF PLANT MATERIALS FOR THE PLANTING AREAS AND THE STREETSCAPE THAT ARE IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE, THE LA JOLLA COMMUNITY PLAN, AND THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.

PLANT MATERIALS INCLUDING TREES, SHRUBS AND GROUNDCOVER WILL BE DROUGHT RESISTANT WHILE PROVIDING FLOWER COLOR AND COMPATIBILITY WITH ADJACENT PLANT MATERIAL.

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE

IN THE SINGLE FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES OR OTHER UNPLANTED HARDSCAPE SHALL BE LANDSCAPED. THE LANDSCAPING MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THE LANDSCAPED AREA BE LESS THAN 30% OF THE TOTAL PARCEL AREA.

MAINTENANCE AND INSTALLATION - IRRIGATION AND PLANTING SHALL CONFORM TO THE LANDSCAPE REGULATIONS OF THE LAND DEVELOPMENT MANUAL, AND ALL OTHER APPLICABLE REGIONAL STANDARDS.

ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION.

ALL LANDSCAPING MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A HEALTHY CONDITION THAT IS APPROPRIATE TO THE MATERIAL. DISEASED OR DEAD PLANT MATERIAL SHALL BE TREATED OR REPLACED.

PROPOSED IRRIGATION NOTES:

IRRIGATION - THE IRRIGATION SYSTEMS USED ON THE PROJECT WILL BE PERMANENT BELOW GRADE AND AUTOMATICALLY CONTROLLED. THE SYSTEMS WILL BE DESIGNED TO PROMOTE WATER CONSERVATION. ALL SYSTEMS SHALL PROVIDE ADEQUATE COVERAGE TO ALL PLANT MATERIAL IF REGULATED IRRIGATION SYSTEMS ARE REQUIRED. THE DESIGN OF THESE SYSTEMS WILL CONFORM TO ALL REQUIREMENTS, REGULATIONS AND POLICES OF THE CITY OF SAN DIEGO.

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.

ALL PROPOSED IRRIGATION SYSTEMS SHALL UTILIZE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.

MINIMUM TREE SEPARATION DISTANCE:

- TRAFFIC SHOULDS (STOP SIGN) - 20 FT.
UNDERGROUND UTILITY LINES - 5 FT.
ABOVE GROUND UTILITY STRUCTURES - 10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FT.
DRIVEWAYS - 10 FT.
SEWER LINES - 10 FT.

A MINIMUM ROOT ZONE OF 405.F. SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC, SECTION 142.0403 (b)(5).

GENERAL NOTES

ALL PLANTINGS ARE SHOWN SCHEMATICALLY, FINAL LOCATION OF THE PLANTS SHALL BE ADJUSTED ON SITE TO MEET CITY OF SAN DIEGO STANDARDS.

ROOT BARRIERS SHALL BE PROVIDED AT THE EDGE OF ALL PUBLIC IMPROVEMENTS THAT IS WITHIN 5 FEET OF THE CENTER OF ANY TREE.

LONG TERM LANDSCAPE MAINTENANCE TO BE PROVIDED BY THE OWNER.

VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY EXCAVATION.

ALL REQUIRED PLANTING AREAS AND BARE SOIL SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3".

PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.

ALL ROOF DRAINS AND FLATWORK DRAIN DIRECTLY INTO THE STORM DRAINAGE SYSTEM. GRADE SET TO DIRECT WATER AWAY FROM BUILDINGS AND STRUCTURES. SURFACE RUNOFF IS NOT ALLOWED TO RUN OFF ON TO ADJACENT PROPERTIES.

ALL REQUIRED LANDSCAPE SHALL BE PERMANENTLY MAINTAINED IN A DISEASE, WEED AND UTTER FREE CONDITION AT ALL TIMES SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.

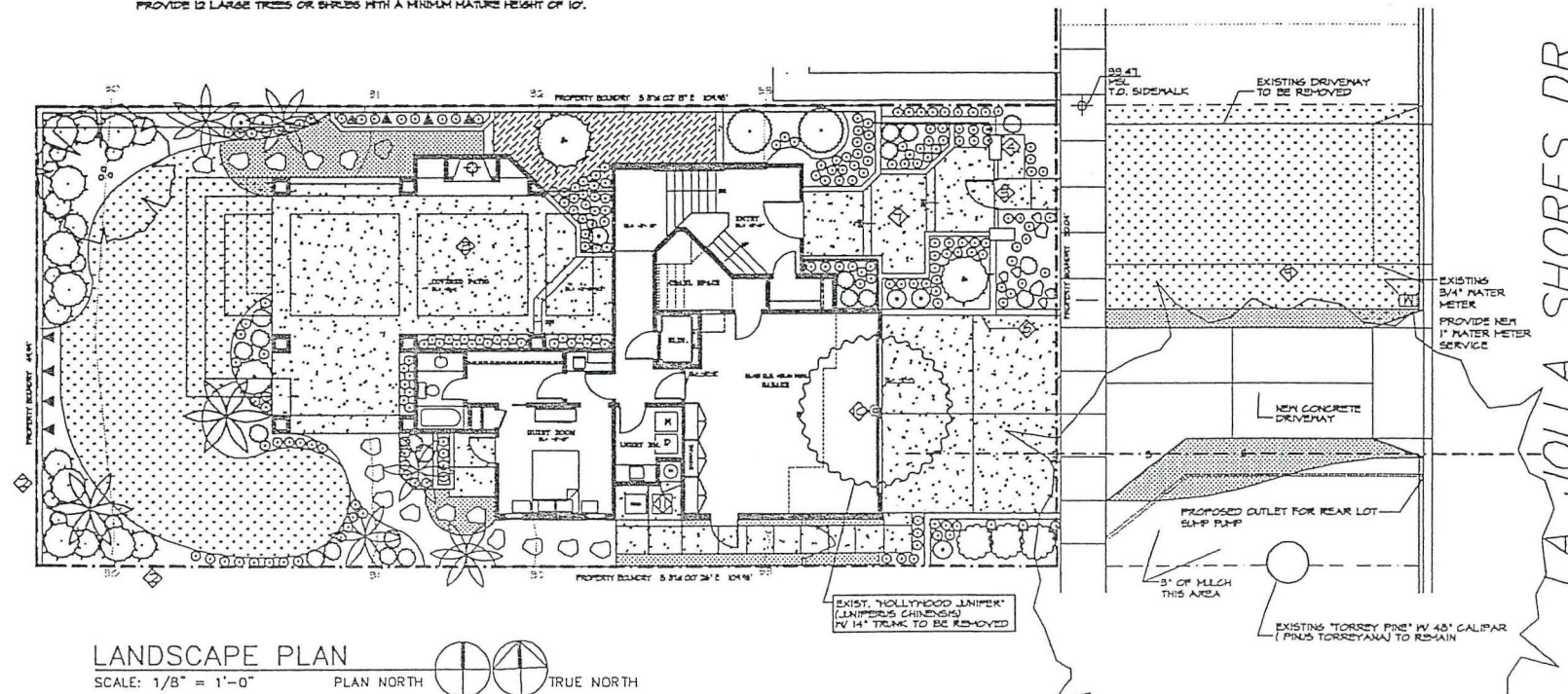
THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LANDSCAPE STANDARDS. A "NO TREE" STREET TREE PERMIT SHALL BE OBTAINED FOR THE INSTALLATION, ESTABLISHMENT, AND ONGOING MAINTENANCE OF ALL STREET TREES.

TREES SHALL BE MAINTAINED SO THAT BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE, AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 15 FEET ABOVE THE GRADE OF TRAVEL WAY PER SDMC, SECTION 142.0403 (b)(10).

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK SHALL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

- 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRP LINE.
2. STOODPLING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS 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.



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0" PLAN NORTH TRUE NORTH

REVISIONS 2-25-2014

RICHARD GOMBES ARCHITECT

8352 MC CLELLAND RESIDENCE

LANDSCAPE PLAN

DATE: 11-27-13 SCALE: 1/8" = 1'-0" DRAWN: AK APPROVED:

