



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 5, 2017 REPORT NO. HO-17-046

HEARING DATE: July 12, 2017

SUBJECT: Murphy Residence. Process Three

PROJECT NUMBER: [501936](#)

OWNER/APPLICANT: The Paul C. Murphy and Lynn W. Murphy Family Trust

SUMMARY

Issue: Should the Hearing Officer approve a two-story addition, including a guest quarters over a detached garage to an existing single family dwelling unit located at 7927 El Paseo Grande in the La Jolla Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 501936 and Adopt Mitigation Monitoring and Reporting Program; and
2. Approve Coastal Development Permit No. 1879518; and
3. Approve Site Development Permit No. 1760919.

Community Planning Group Recommendation: On August 19, 2016, the La Jolla Shores Planned District Advisory Board (LJSPDAB) heard a presentation on the project and motioned to continue the item. The LJSPDAB voted 2-2-0 which did not reach the minimal votes necessary for action and is considered a non-recommendation.

On, March 2, 2017 the La Jolla Community Planning Association voted 11-1-0 (Chair abstaining) to recommend approval of the proposed project without conditions.

Environmental Review: Mitigated Negative Declaration No. 501936 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Historical Resources (Archaeology). A Mitigation Monitoring and Reporting Program (MMRP) would be implemented with this project, which shall reduce the potential impacts to below a level of significance.

BACKGROUND

The project is located at 7927 El Paseo Grande, south of Paseo Dorado (Attachment 1) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. The land use designation for the project site is Very Low Density Residential at a density range of 0-5 dwelling units per acre (Attachment 2) and the site is zoned La Jolla Shores Planned District Single Family (LJSPD-SF) (Attachment 4). Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, and the Parking Impact (Beach and Coastal) and Residential Tandem Overlay Zones. The project site can accommodate one dwelling unit based on the community plan land use designation and the single family zone. The surrounding properties have been previously graded and developed with single dwelling units (Attachment 3).

The existing single family dwelling unit was constructed in 1953, and contains three bedrooms and two bathrooms. A historical assessment was performed and City staff has determined that the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. The property does not meet local designation criteria as an individually significant under the adopted Historic Resources Board Criteria.

DISCUSSION

The project proposes a 2,186-square-foot addition, including guest quarters, deck and patio areas to an existing 1,717-square-foot dwelling unit on a 0.144-acre site. The proposed ground floor would include a family room, dining room, kitchen, bedroom, bathroom, powder room, and study. The proposed second floor would include two bedrooms, two full bathrooms, and laundry room, and three decks. A guest quarters is proposed above the detached garage. The project will include a roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project is located mid-block at 7927 El Paseo Grande, south of Paseo Dorado and is located approximately 1,400 feet from the Pacific Ocean. The site is not within the first public roadway paralleling the sea. The property is not within a designated view shed or scenic overlook and does not contain intermittent or partial vista views as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The site is approximately 24 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code Section 113.0103. The project proposes a maximum building height of 30-feet, consistent with the height limit allowed by the Coastal Height Limitation Overlay Zone.

The La Jolla Shores Planned District does not prescribe specific setbacks for the single family zone, however, proposed developments must demonstrate how they are in general conformity with development in the surrounding vicinity. The project as proposed will observe a front yard setback of 15 feet, two inches, south side yard setbacks of 11 feet, three inches at the ground floor and nine feet, three inches at the second story, north side yard setback of four feet, and rear yard setback of

six feet, three inches. The ground floor footprint will remain unchanged and is consistent with the LJSPD.

The La Jolla Community Plan Residential Element goals recommend maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed development incorporates various horizontal and vertical off setting planes, multiple pitched roofs, exposed eaves and rafters and multiple colors, textures, and materials to break up the bulk and scale and provide continuity to the existing one and two-story existing development in the immediate area. The exterior is proposed as a combination hardie plank siding, shake shingles, wood trim, and El Dorado stone. The body is autumn tan color with blue window and door frames and white trim. The roofs are proposed as metal, standing seam in grey. The residence and garage are coastal traditional in style and is harmonious with other structures in the surrounding area. The proposed offsetting planes, variation in building materials, and detached garage help reduce the structure's bulk and scale. The architectural design provides continuity with the existing residential development and is consistent with the La Jolla Community Plan through consistency with the neighborhood development pattern and neighborhood character.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Development of the proposed project requires the approval of a Process Three Site Development Permit for development within the La Jolla Shores Planned District and a Process Two Coastal Development Permit for coastal development in the Non Appealable Area Two of the Coastal Overlay Zone.

Conclusion:

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

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 501936 and Adopt Mitigation Monitoring and Reporting Program; and Approve Site Development Permit No. 1760919 and Coastal Development Permit No. 1879518 with modifications.
2. Do Not Adopt Mitigated Negative Declaration No. 501936 and Do Not Adopt Mitigation Monitoring and Reporting Program; and Deny Site Development Permit No. 1760919 and Coastal Development Permit No. 1879518, if the findings required to approve the project cannot be affirmed.

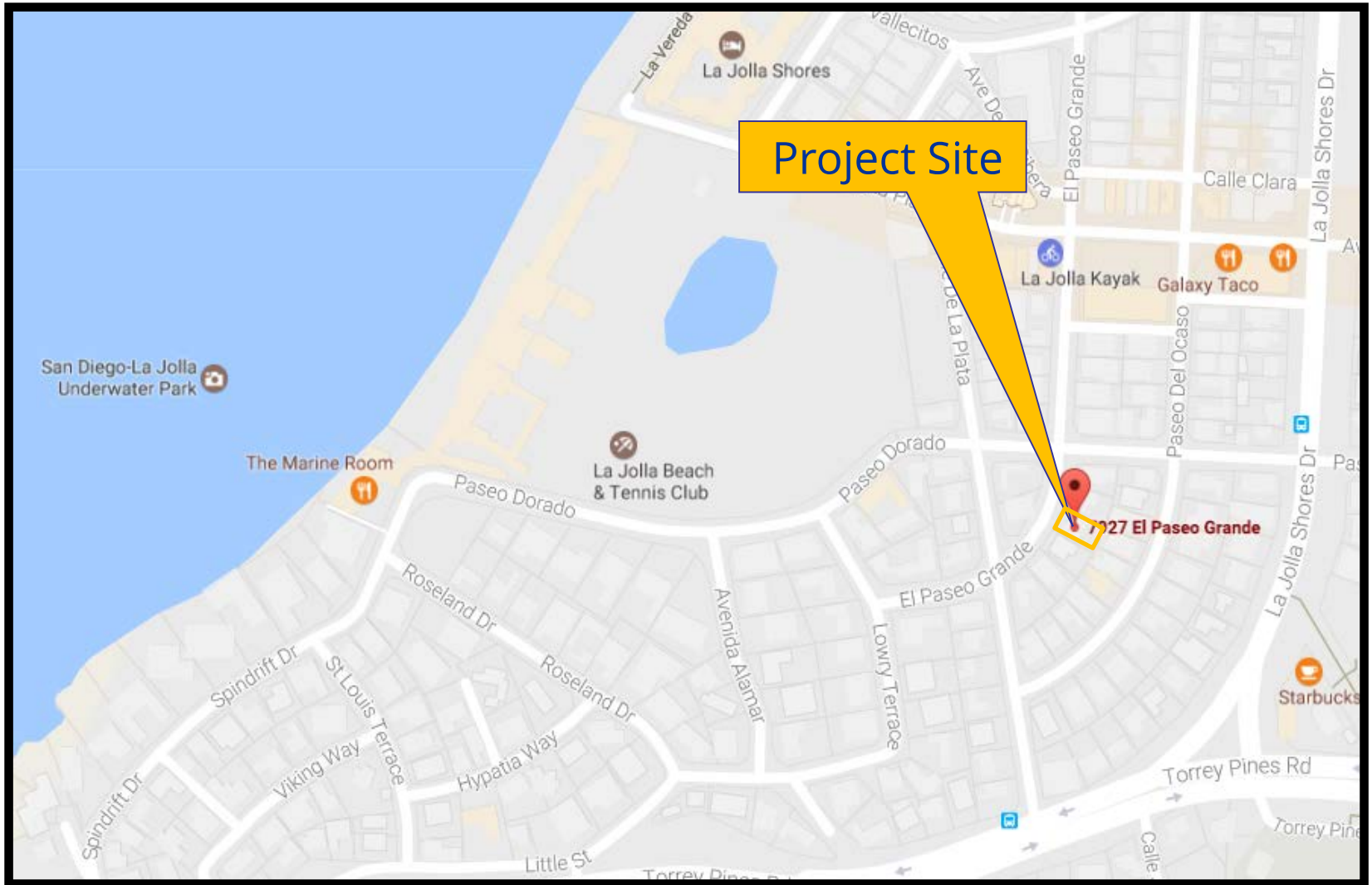
Respectfully submitted,



Karen Bucey, Development Project Manager

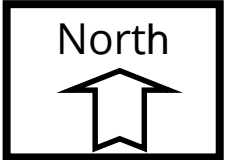
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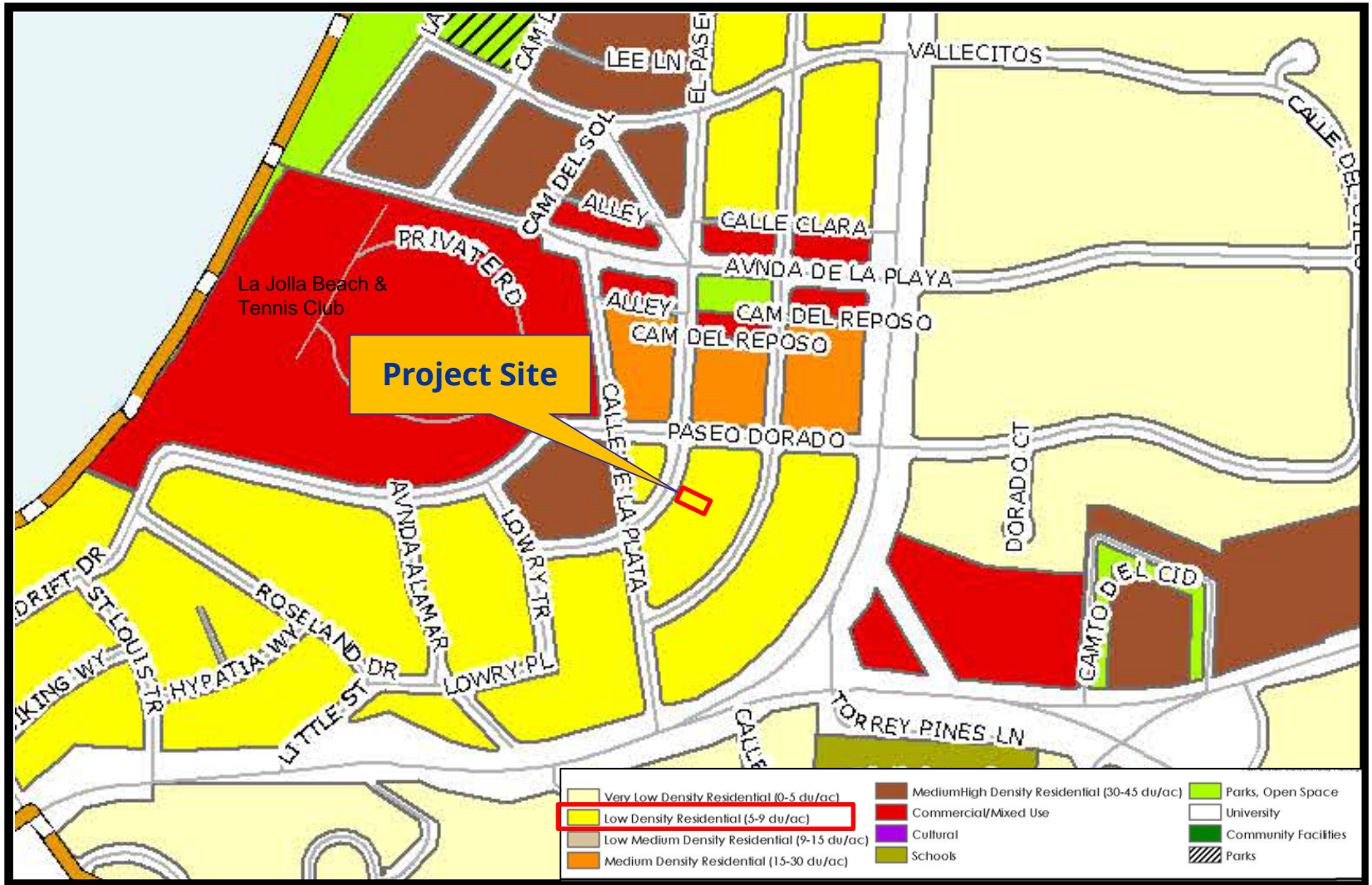
1. Project Location Map
2. Community Plan Land Use Map
3. Zoning Map
4. Aerial Photograph
5. Project Data Sheet
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Draft Environmental Resolution with MMRP (MND)
9. La Jolla Shores Planned District Advisory Board Recommendation
10. La Jolla Community Planning Association Recommendation
11. Ownership Disclosure Statement
12. Project Plans



Location Map

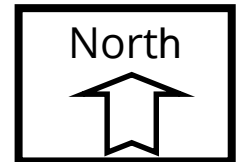
Murphy Residence; Project No. 501936
7927 El Paseo Grande





La Jolla (Shores) Community Plan Land Use Map

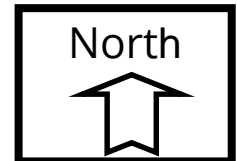
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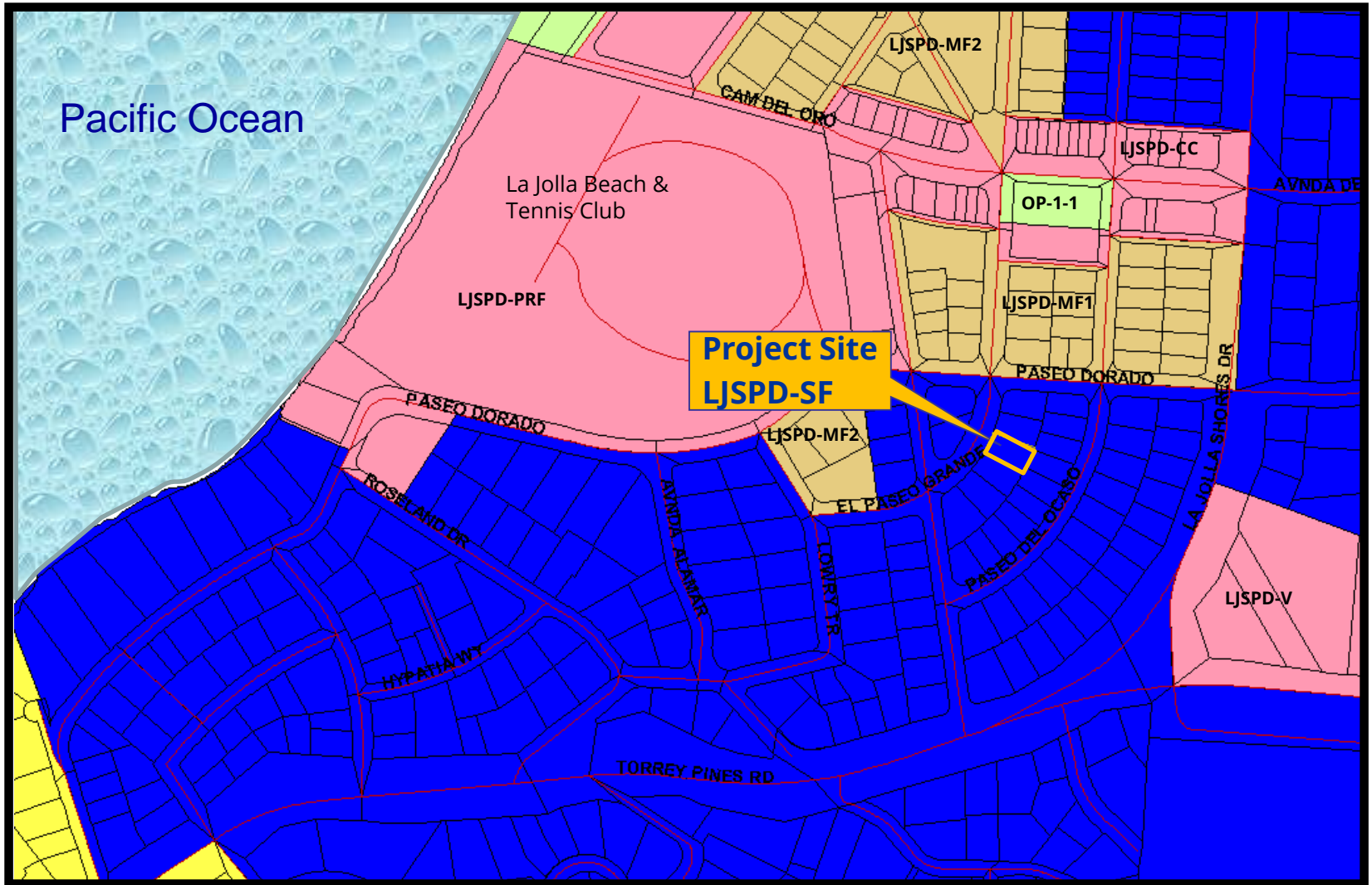




Aerial Photograph

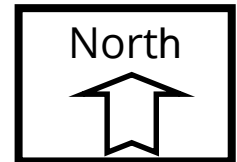
Murphy Residence; Project No. 501936
7927 El Paseo Grande





Zoning Map

Murphy Residence; Project No. 501936
7927 El Paseo Grande



PROJECT DATA SHEET

PROJECT NAME:	Murphy Residence – Project No. 501936	
PROJECT DESCRIPTION:	Permit for a 2,186-square-foot addition, including second story garage guest quarters, deck and patio areas to an existing 1,717-square-foot dwelling unit.	
COMMUNITY PLAN AREA:	La Jolla Community Plan and Local Coastal Program	
DISCRETIONARY ACTIONS:	Coastal Development Permit / Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 DU/AC)	
ZONING INFORMATION:		
Zone:	La Jolla Shores Planned District Single Family zone (LJSDP-SF)	
Height Limit:	30-foot maximum Coastal Height.	
Lot Size:	0.144 acres	
Floor Area Ratio:	No FAR requirement in La Jolla Shores Planned District	
Front Setback:	General Conformity to the Neighborhood	
Side Setback:	General Conformity to the Neighborhood	
Streetside Setback:	N/A	
Rear Setback:	General Conformity to the Neighborhood	
Parking:	2	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential (0-5 DU/AC); LJSDP-SF	Single Family Residential
SOUTH:	Very Low Density Residential (0-5 DU/AC); LJSDP-SF	Single Family Residential
EAST:	Very Low Density Residential (0-5 DU/AC); LJSDP-SF	Single Family Residential
WEST:	Very Low Density Residential (0-5 DU/AC); LJSDP-SF	Single Family Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>On, March 2, 2017 the La Jolla Community Planning Association voted 11/1/0 (Chair abstaining) to recommend approval of the proposed project without conditions.</p> <p>On August 19, 2016, the La Jolla Shores Planned District Advisory Board heard the presentation voted to 2-2-0. LJSPDAB action is considered a non-recommendation due to lack of the required four affirmative votes.</p>	

HEARING OFFICER RESOLUTION NO. CM- [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. 1879518/SITE DEVELOPMENT PERMIT NO. 1760919
MURPHY RESIDENCE PROJECT NO. 501936 MMRP

WHEREAS, the PAUL C. MURPHY AND LYNN W. MURPHY FAMILY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a two-story 2,186-square-foot addition, including second story guest quarters over a detached garage to an existing 1,717-square-foot single dwelling unit; (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1879518 and 1760919), on portions of a 0.144-acre site;

WHEREAS, the project site is located at 7927 El Paseo Grande in the La Jolla Shores Planned District Single Family (LJSPD-SF) zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the site is within the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation, and the Parking Impact (Beach and Coastal), and Residential Tandem Overlay Zones;

WHEREAS, the project site is legally described as Lot 3 of Block 5 in La Jolla Shores Unit 11, in the City of San Diego, County of San Diego, State of California, according to Map No. 1913, filed in the office of the County Recorder of San Diego County on June 3, 1926;

WHEREAS, on July 12, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1879518/Site Development Permit No. 1760919 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 July 12, 2017.

FINDINGS:

I. Coastal Development Permit – Land Development Code Section 126.0708

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

The project proposes a two-story 2,186-square-foot addition, including second story guest quarters over a detached garage to an existing 1,717-square-foot single dwelling unit on 0.144-acre site is located at 7927 El Paseo Grande.

The site is located in a mid-block location on the east side of El Paseo Grande and observes a front setback of 15 feet, two inches from the property line. El Paseo Grande adjacent to the site is not designated as a physical accessway or view corridor, and does not contain

intermittent or partial vistas, view sheds or scenic overlooks within the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan.

The project does not impact or encroach on any existing or proposed public accessway, vista, or view shed consistent with the goals and policies of the certified Local Coastal Program Land Use Plan.

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

The project proposes a two-story 2,186-square-foot addition, including second story guest quarters over a detached garage to an existing 1,717-square-foot single dwelling unit. The subject property is 1,400 feet from the Pacific Ocean, 24 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code Section 113.0103.

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

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

The project proposes a two-story 2,186-square-foot addition, including second story guest quarters over a detached garage to an existing 1,717-square-foot single dwelling unit on 0.144-acre site is located at 7927 El Paseo Grande. The site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, and the Parking Impact (Beach and Coastal), and Residential Tandem Overlay Zones.

The La Jolla Community Plan and Local Coastal Program designates the site Very Low Density Residential at a density range of 0-5 dwelling units per acre. The existing development of one dwelling unit is in conformance with the land use density and the LJSPD-SF zone. The enlargement of the existing single dwelling unit and the addition of a guest quarters will not impact the land use consistency. The permit is conditioned to prohibit the guest quarters from being rented, leased, or sold as a separate dwelling unit.

The project is not requesting nor does it require any deviations or variances from the applicable regulations of the Certified Implementation Program. Therefore the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

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

The subject property is 1,400 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. Therefore, the finding is not applicable.

II Site Development Permit – LDC Section 126.0504(A)

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

The project proposes a two-story 2,186-square-foot addition, including second story guest quarters over a detached garage to an existing 1,717-square-foot single dwelling unit on 0.144-acre site is located at 7927 El Paseo Grande. The La Jolla Community Plan designates the site Very Low Density Residential at a density range of 0-5 dwelling units per acre. The existing development of one dwelling unit is in conformance with the land use density and the LJSPD-SF zone. The enlargement of the existing single dwelling unit and the addition of a guest quarters will not impact the land use consistency.

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

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

The project proposes a two-story 2,186-square-foot addition, including second story guest quarters over a detached garage to an existing 1,717-square-foot single dwelling unit on 0.144-acre.

The subject property is 1,400 feet from the Pacific Ocean, 24 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the MSCP/ MHPA and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

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

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with development standards in effect for the site, including conformance with the La Jolla Shores Planned District. The project is conditioned to comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 1879518/Site Development Permit No. 1760919. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes a two-story 2,186-square-foot addition, including second story guest quarters over a detached garage to an existing 1,717-square-foot single dwelling unit on 0.144-acre site. The site is within the LJSPD-SF zone, Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, and the Parking Impact (Beach and Coastal), and Residential Tandem Overlay Zones.

The 0.114-acre site could accommodate one dwelling unit based on the applicable community plan land use designation and implementing zone. The project conforms to the Coastal Height Limitation Overlay through a design height of 30 feet equal to the maximum allowable height. The Parking Impact (Beach and Coastal) and the Residential Tandem Parking Overlay Zones are met through the provision of off-street garage parking.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1879518/Site Development Permit No. 1760919 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1879518 and 1760919, a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: July 12, 2017
IO#: 24006857

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: 24006857

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1879518/SITE DEVELOPMENT PERMIT NO. 1760919

MURPHY RESIDENCE PROJECT NO. 501936 MMRP

HEARING OFFICER

This Coastal Development Permit No. 1879518/Site Development Permit No. 1760919 is granted by the Hearing Officer of the City of San Diego to the PAUL C. MURPHY and LYNN W. MURPHY FAMILY TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0704 and 126.0504. The 0.144-acre site is located at 7927 El Paseo Grande in the La Jolla Community Plan and Local Coastal Program Land Use Plan area and La Jolla Shores Planned District Single Family (LJSPD-SF) zone. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, and the Parking Impact (Beach and Coastal) and Residential Tandem Overlay Zones. The project site is legally described as: Lot 3 of Block 5 in La Jolla Shores Unit 11, in the City of San Diego, County of San Diego, State of California, according to Map No. 1913, files in the office of the County Recorder of San Diego County on June 3, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition and accessory guest quarters on an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 12, 2017 on file in the Development Services Department.

The project shall include:

- a. Construction of a two-story 2,186-square-foot addition, including second story guest quarters over the garage to an existing 1,717-square-foot single family residence with detached garage. The first floor includes one bedroom, bathroom, powder room, study, family room, dining room, and kitchen. The second floor includes two bedroom, two bathrooms, laundry room, great room and decks. The roof level includes a deck and solar photovoltaic array;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. A roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The 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 (CAP) REQUIREMENTS:

11. 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" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration NO. 501936, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, NO. 501936, 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)

ENGINEERING REQUIREMENTS:

15. The project proposes to import material to the project site. Any excavated material that is 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.

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

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

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private grass pavers in the El Paseo Grande Right-of-Way.

20. 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.

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

22. 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:

23. Prior to issuance of construction permits for grading or building, the Owner/Permittee shall submit a landscape plan consistent with Approved Exhibit "A," Landscape Development Plan. The plan shall show the required 30 percent 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.

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

25. 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.

26. 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, 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:

28. 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.

29. The guest quarters shall not be rented, leased, or sold as a separate dwelling unit. Neither the primary dwelling unit nor the guest quarters shall be sold or conveyed separately. The guest quarters shall be used solely by the occupants of the primary dwelling unit, their guests, or their employees.

30. The guest quarters or habitable *accessory buildings* shall not contain a *kitchen* or facilities for the storage and preparation of food. A bar sink and miniature refrigerator may be permitted.

31. 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.

32. A roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and

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 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 July 12, 2017 and CM-_____.

ATTACHMENT 7

CDP No. 1879518 and SDP No. 1760919
Date of Approval: July 12, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

The undersigned 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.

Paul C. Murphy and Lynn W. Murphy Family Trust
Owner/Permittee

By _____
Paul C. Murphy
Co-Trustee

Paul C. Murphy and Lynn W. Murphy Family Trust
Owner/Permittee

By _____
Lynn W. Murphy
Co-Trustee

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

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on September 14, 2016, John Ambert submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the Murphy Residence (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on July 12, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 501936 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: 
Karen Bucey, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

PROJECT NO. 501936

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. 501936 shall be made conditions of **COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT** as may be further described below.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are

encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

- A. Notification
 - 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
 - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 - 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.

- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

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

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures

were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for August 19, 2016

615 Prospect Street, Room 2

La Jolla, CA 92037

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

1. **Courtesy presentation**
2. **Call to Order:** 10:12am
3. **Approval of the Agenda**
4. **Approval of the Minutes**
5. **Public Comment:**
6. **Advisory Board Comment:**
7. **Project Review**

ACTION ITEMS / INFORMATION ITEMS

Item A Project: PTS 487209 - Nikmanesh Addition

Item B Project: Crago Residence

Item C Project: PTS 496475 - Murphy Residence

7927 El Paseo Grande APN: 346-503-0400

Presented by: John Ambert

Description

Renovation and 2nd story addition to an existing 1,317 sf single-family home in La Jolla Shores using a Craftsman-style archetype on a 0.14-acre site. The home will be a net zero energy building producing 100% of its single-family residence on a 0.47-acre lot.

Presentation

- Major Project/SDP acknowledged for this project
- Increase in 316 sf
- Maintaining existing walls
- Includes roof deck
- Includes photo-voltaic array, going for LEED certification

Comments

- Concerns expressed regarding hearing from neighbors as proper notice is an issue
- Applicant has done their due diligence, but not clear whether the City has sent out notices
- Architecture appears boxy
- Questions about the exterior stairwell

Motion: Motion to continue. Donovan/Weissman. 2-2-0. Motion does not pass. No other motions offered. No recommendation due to a lack of affirmative votes.

Item D Project: Calle Corta Addition

Item E Project: Herr Residence

Item F Project: Cardenas Item

Adjournment: 1:00pm

Minutes taken by Marlon Pangilinan, Senior Planner, City of San Diego



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

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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 2 March 2017

- 1.0 Welcome and Call to Order:**
- 2.0 Adopt the Agenda**
- 3.0 Meeting Minutes Review and Approval**
- 4.0 Elected Officials' Reports**
- 5.0 President's Report**
- 6.0 Non-Agenda Public Comment:**
- 7.0 Non-Agenda Trustee Comment:**
- 8.0 Officers' Reports:**
- 9.0 Reports from Ad Hoc and non-LJCPA Committees**
- 10.0 Consent Agenda- Action Items**

The following two action items were approved on the Consent Agenda
(Rasmussen/Boyden) Yes 11/ No 1/ Abstain 1

10.1 MURPHY RESIDENCE 7927 El Paseo Grande

LA JOLLA SUSTAINABLE EXPEDITE PRG (Process 3) CDP & SDP for a 2,167 SF addition with a new second story to an existing 1317 SF residence on a 0.144 acre site. Coastal (non appealable) overlay zone within the La Jolla Community plan area, Council District 1.

PRC RECOMMENDATION: **Findings CAN be made for Coastal Development Permit and Site Development Permit. 5-0-0**

(Rasmussen/Boyden) Yes 11/ No 1/ Abstain 1



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

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only

Murphy Residence

Project Address:

7927 El Paseo Grande San Diego CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 Paul Murphy
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 7927 El Paseo Grande
 City/State/Zip:
 San Diego CA 92037
 Phone No: 858 395 0500 Fax No: 858 657 0003
 Signature: *Paul C. Murphy* Date: 7/21/2016

Name of Individual (type or print):
 Lynn Murphy
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 7927 El Paseo Grande
 City/State/Zip:
 San Diego CA 92037
 Phone No: 858 204 9950 Fax No: _____
 Signature: *Lynn W. Murphy* Date: 7-21-16

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:



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architecture | sustainability | development

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4635 SANTA CRUZ AVENUE
SAN DIEGO, CA 92107
855-801-2015

Architect

Martin Structural Consulting Inc.
547 E 6TH AVENUE
ESCONDIDO, CA 92025
760-745-6012

Structural Engineer

Rising Tide Engineering
4855 SANTA MONICA AVENUE
SAN DIEGO, CA 92107
619-500-9922

MEP Engineer

Murphy Residence
7927 El Paseo Grande
San Diego CA 92037
PTS # 501936

CDP / SDP RESUBMITTAL

Issued: 03/02/17

REVISION #	DESCRIPTION	DATE ISSUED



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COVER SHEET
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GENERAL NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING:
2013 CALIFORNIA BUILDING CODE (CBC)
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA GREEN BUILDING STANDARD CODE
AND ALL CURRENT APPLICABLE CODES AND ORDINANCES FROM THE CITY OF SAN DIEGO AND PERTINENT GOVERNMENTAL AGENCIES
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE AFORE-REFERENCED CODES AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THE INFORMATION ON THIS PLAN AND ACTUAL FIELD DIMENSIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS INCLUDING SHOP DRAWINGS REVIEWED BY THE DESIGNER.
- ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE DIMENSIONS
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON JOB SITE
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRIERS OR PROTECTIVE DEVICES SEPARATING THE CONSTRUCTION AREA FROM PUBLIC RIGHTS OF WAY OR OCCUPIED AREAS OF THE BUILDING.
- WHEN A DETAIL IS IDENTIFIED AS "TYPICAL," THE CONTRACTOR SHALL APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER THE DETAIL IS SPECIFICALLY REFERENCED OR NOT.
- ABBREVIATIONS USED IN THESE DOCUMENT ARE THOSE IN COMMON USAGE. THE CONTRACTOR SHALL VERIFY THE MEANING OF ANY ABBREVIATION OR NOTATION THAT ARE NOT CLEARLY UNDERSTOOD.

ABBREVIATIONS

ADJ.	ADJACENT
ALUM	ALUMINIUM
A.B.	ANCHOR BOLT
B.W.	BASE OF WALL
BM	BEAM
BLK	BLOCKING
B.N.	BOUNDARY NAIL
BLDG	BUILDING
CAB	CABINET
CLG	Ceiling
CL	CENTERLINE
C.J.	CEILING JOIST
CTR.	CENTER
C.O.	CLEAN OUT
COL.	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DET.	DETAIL
DBL.	DEMOLITION
DN	DOWN
DS	DOWNSPOUT
DF	DOUGLAS FIR
ELEV	ELEVATION
EQ	EQUAL
E	EXISTING
EX	EXTERIOR
F.N.	FIELD NAIL
FLR DR	FLOOR DRAIN
FOUND	FOUNDATION
GA	GAUGE
GRD	GROUND
GFI	GROUND FAULT INTERRUPTER
GYP.	GYPSUM
HLD	HOLDDOWN
H.B.	HOSE BIB
HORZ	HORIZONTAL
INT	INTERIOR
LAV	LAVATORY
L.F.	LINEAR FEET
MAX	MAXIMUM
MFR	MANUFACTURER
MTL	METAL
NTS	NOT TO SCALE
P.T.D.F.	PRESSURE TREATED DOUG FIR
PLWD	PLYWOOD
PNL	PANEL
PL	PROPERTY LINE
REQD	REQUIRED
STRUC	STRUCTURAL
SF	SQUARE FEET
STL.	STEEL
TEMP	TEMPERED
T&B	TOP AND BOTTOM
TYP	TYPICAL
V.T.R.	VENT THROUGH ROOF
WC	WATER CLOSET
W.H.	WATER HEATER

SYMBOLS

	COLUMN LINE /GRID INDICATOR
	BENCHMARK/FLOOR ELEVATION SYMBOL
	NORTH ARROW
	WALL/BUILDING ELEVATION SYMBOL
	BUILDING SECTION SYMBOL
	DETAIL REFERENCE SYMBOL
	REVISION INDICATOR
	WOOD DOOR (081416)
	FLOOR SLAB ELEVATION
	20 R @ 7 1/2" STAIR TAG
	CONCRETE, 10" FLOOR TAG
	SPOT ELEVATION SYMBOL
	ROOM TAG SYMBOLS
	PARTITION TYPE SYMBOL
	DOOR SYMBOL
	WINDOW SYMBOL
	CEILING HEIGHT SYMBOL
	FINISH TAG SYMBOL

MURPHY RESIDENCE

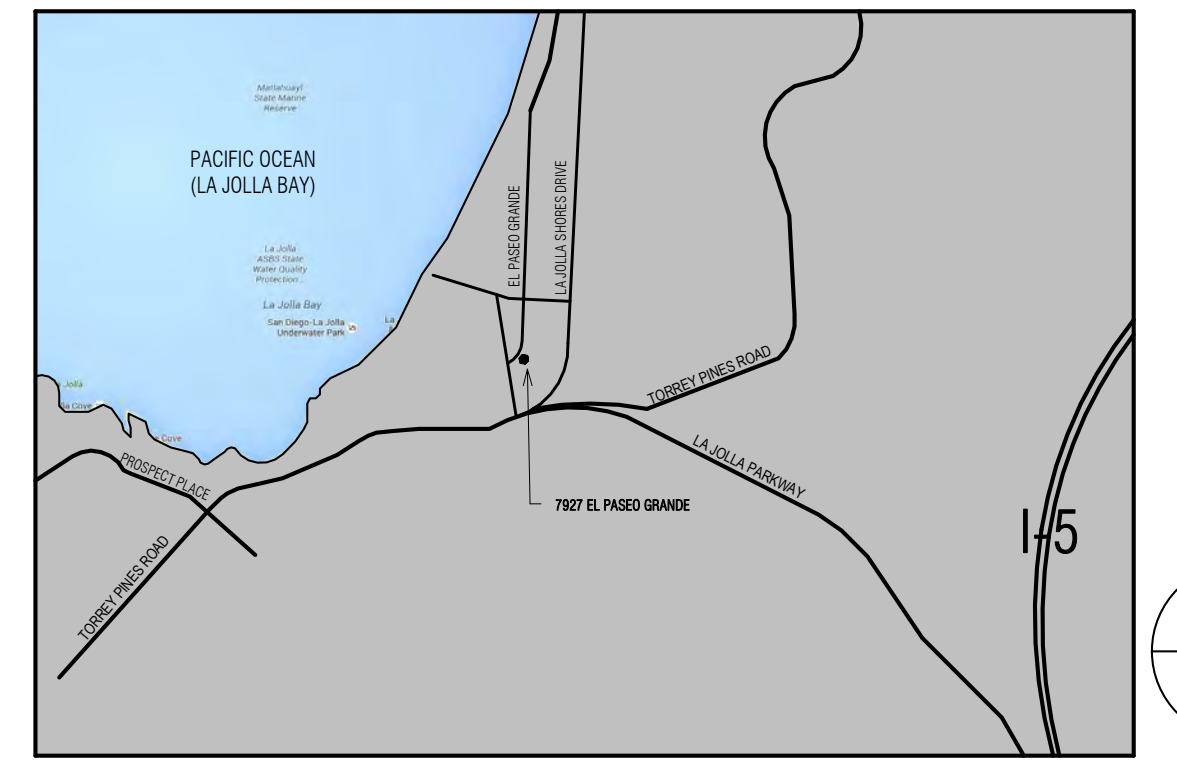
7927 EL PASEO GRANDE, SAN DIEGO, CA 92037

SCOPE OF WORK: A 2167 SF ADDITION TO AN EXISTING 1717SF SINGLE DWELLING UNIT INCLUDING A 335 SF GUEST QUARTERS FOR A TOTAL OF 3903 SF ON A 6300 SF LOT

SUSTAINABLE BUILDING: THIS LEED CERTIFIED HOME WILL BE A NET ZERO ENERGY BUILDING PRODUCING 100% OF ITS ENERGY ON-SITE VIA A SOLAR PHOTOVOLTAIC ARRAY ON THE ROOF.



VICINITY MAP



SHEET INDEX

INFORMATION	ARCHITECTURAL
T001 COVER SHEET	A101 FIRST FLOOR PLAN
DEMO	A102 SECOND FLOOR PLAN
D001 DEMO SITE PLAN	A103 ROOF PLAN
D100 DEMO FLOOR PLAN	A201 EXTERIOR ELEVATIONS
SITE	A202 EXTERIOR ELEVATIONS
G001 SITE PLAN	A301 SITE SECTIONS
G002 TOPOGRAPHIC SURVEY	A302 WALL SECTION AND FRAMING INFO
G003 GRADING PLAN	
LANDSCAPE	
L001 LANDSCAPE PLAN	
L002 SITE CALCULATIONS	

PROJECT INFORMATION

PROJECT OWNERS	PAUL AND LYNN MURPHY
PROJECT ADDRESS	7927 EL PASEO GRANDE SAN DIEGO, CA 92117
ACCESSORS PARCEL MAP NUMBER	346-503-04-00
LEGAL DESCRIPTION	LOT 3 IN BLOCK 5 OF LA JOLLA SHORES UNIT NO.1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 3 1926.
YEAR BUILT	1953
EXISTING OCCUPANCY CLASSIFICATION	R-3 (HOUSE), U (GARAGE)
PROPOSED OCCUPANCY CLASSIFICATION	R-3 (HOUSE), U (GARAGE)
EXISTING USE	RESIDENTIAL, SINGLE FAMILY
PROPOSED USE	RESIDENTIAL, SINGLE FAMILY
CONSTRUCTION TYPE	TYPE V-B
NUMBER OF STORIES	2
MAXIMUM BUILDING HEIGHT	29'-9"
LOT AREA	6300 SF
GEOLOGIC HAZARD CATEGORY	52, LOW RISK
ENVIRONMENTALLY SENSITIVE HABITAT	NONE

ZONING

ZONING DESIGNATION	LA JOLLA SHORES PLANNED DISTRICT - SINGLE FAMILY (LJSPD-SF)
OVERLAY ZONES	COASTAL OVERLAY ZONE COASTAL HEIGHT LIMITATION OVERLAY ZONE PARKING IMPACT OVERLAY ZONE
NUMBER OF BUILDINGS	1
SETBACKS	STREET: 15'-2" SIDE: 4' REAR: 4'
LOT SIZE	6300
EXISTING COVERAGE	1717 27%
PROPOSED COVERAGE	2270 36%
REQUIRED PARKING SPACES	2
PROPOSED PARKING SPACES	2

AREA CALCULATIONS

	EXISTING (SF)	PROPOSED (SF)
RESIDENTIAL AREA		
FIRST FLOOR	1317	1635
SECOND FLOOR	0	1534
HOUSE SUBTOTAL	1317	3169
GUEST QUARTERS	0	334
TOTAL HABITABLE AREA	1317	3503
GARAGE AREA		
GARAGE	400	400
TOTAL F.A.R.	1717	3903
	0.27	0.62
DECK & PATIO AREAS		
LEVEL 1 FRONT PORCH	0	237
LEVEL 1 REAR PATIO	225	246
LEVEL 2 FRONT DECK	0	141
LEVEL 2 BALCONY	0	39
LEVEL 2 REAR DECK	0	248
LEVEL 3 ROOF TOP DECK	0	400
SUBTOTAL	225	1311
SITE AREAS		
PERVIOUS AREA	2458	2853
IMPERVIOUS AREA	2125	1177



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PTS # 501936

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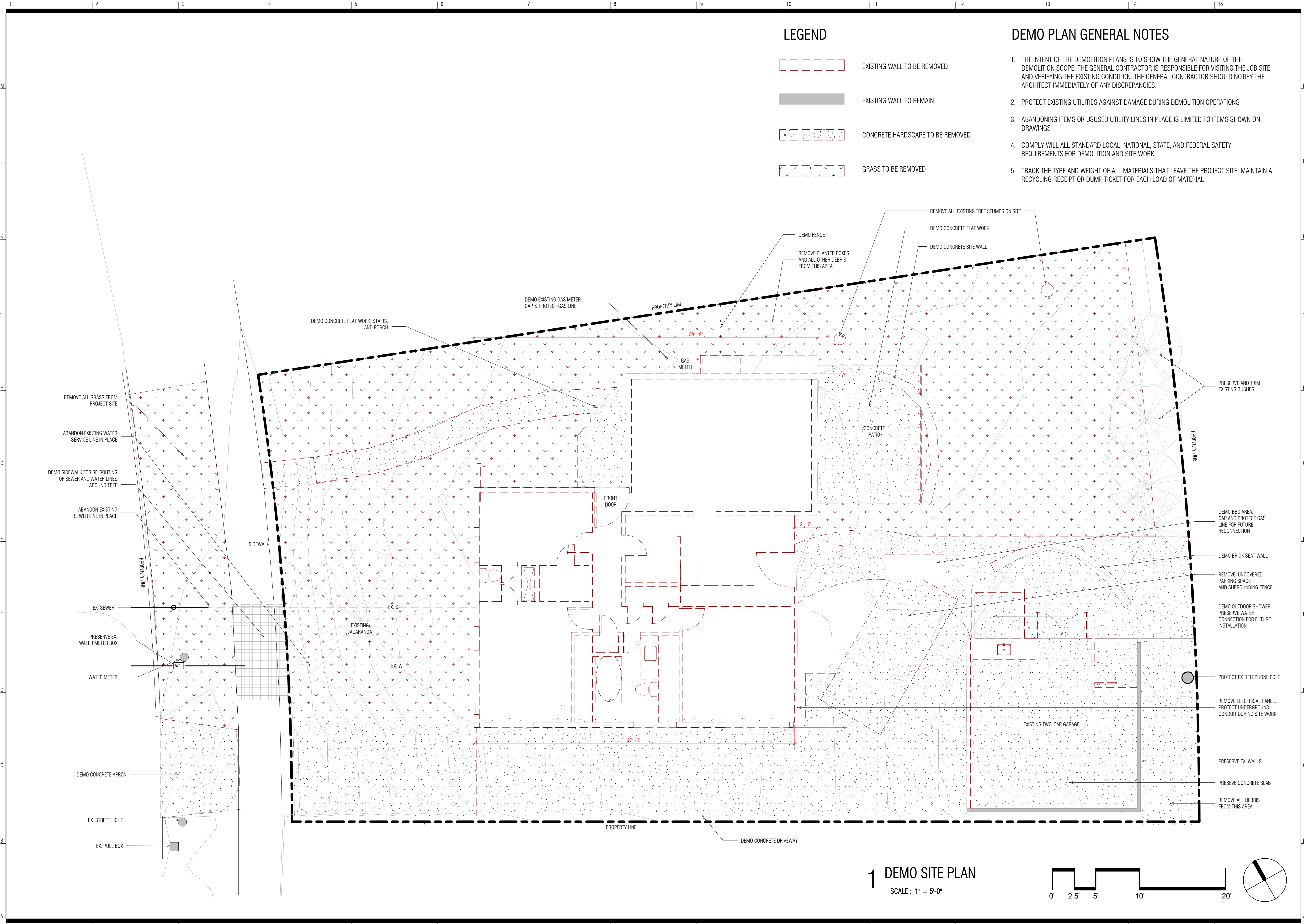
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DEMO SITE PLAN
D001



LEGEND

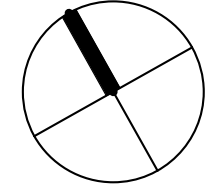
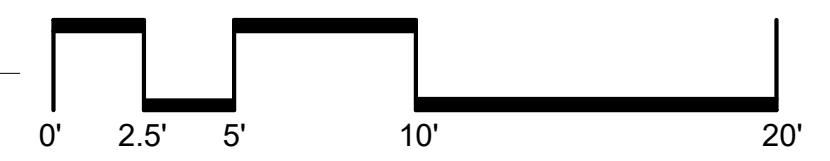
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- CONCRETE HARDSCAPE TO BE REMOVED
- GRASS TO BE REMOVED

DEMO PLAN GENERAL NOTES

1. THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITION. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. PROTECT EXISTING UTILITIES AGAINST DAMAGE DURING DEMOLITION OPERATIONS
3. ABANDONING ITEMS OR UNUSED UTILITY LINES IN PLACE IS LIMITED TO ITEMS SHOWN ON DRAWINGS
4. COMPLY WITH ALL STANDARD LOCAL, NATIONAL, STATE, AND FEDERAL SAFETY REQUIREMENTS FOR DEMOLITION AND SITE WORK
5. TRACK THE TYPE AND WEIGHT OF ALL MATERIALS THAT LEAVE THE PROJECT SITE. MAINTAIN A RECYCLING RECEIPT OR DUMP TICKET FOR EACH LOAD OF MATERIAL

1 DEMO SITE PLAN

SCALE: 1" = 5'-0"





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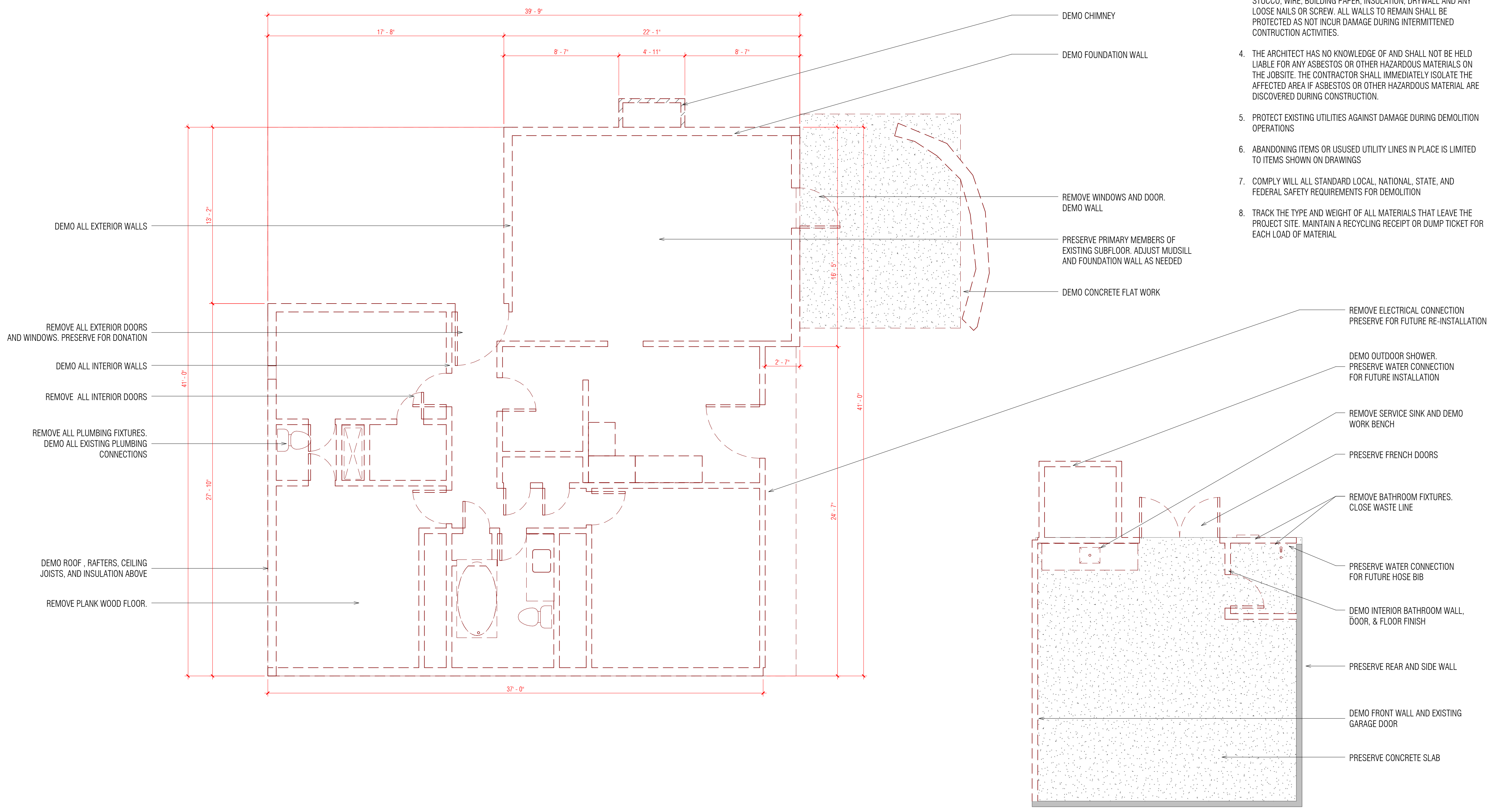
DEMO FLOOR PLAN
D101

LEGEND

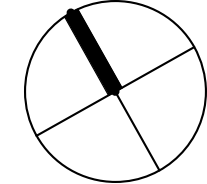
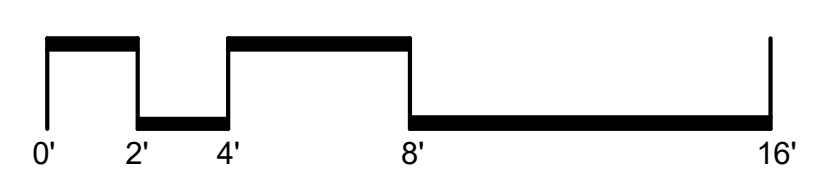
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- CONCRETE HARDSCAPE TO BE REMOVED

DEMO PLAN GENERAL NOTES

1. THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITION. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. COORDINATE AND VERIFY WITH THE ARCHITECT ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION. THESE ITEMS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- DOORS
- WINDOWS
- WOOD FLOORING
- LIGHTING FIXTURES
3. FOR ALL WALLS TO REMAIN, GENERAL CONTRACTOR IS TO REMOVE STUCCO, WIRE, BUILDING PAPER, INSULATION, DRYWALL AND ANY LOOSE NAILS OR SCREW. ALL WALLS TO REMAIN SHALL BE PROTECTED AS NOT INCUR DAMAGE DURING INTERMITTENT CONSTRUCTION ACTIVITIES.
4. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOBSITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIAL ARE DISCOVERED DURING CONSTRUCTION.
5. PROTECT EXISTING UTILITIES AGAINST DAMAGE DURING DEMOLITION OPERATIONS
6. ABANDONING ITEMS OR UNUSED UTILITY LINES IN PLACE IS LIMITED TO ITEMS SHOWN ON DRAWINGS
7. COMPLY WILL ALL STANDARD LOCAL, NATIONAL, STATE, AND FEDERAL SAFETY REQUIREMENTS FOR DEMOLITION
8. TRACK THE TYPE AND WEIGHT OF ALL MATERIALS THAT LEAVE THE PROJECT SITE. MAINTAIN A RECYCLING RECEIPT OR DUMP TICKET FOR EACH LOAD OF MATERIAL



1 DEMO PLAN
1/4" = 1'-0" RE. /





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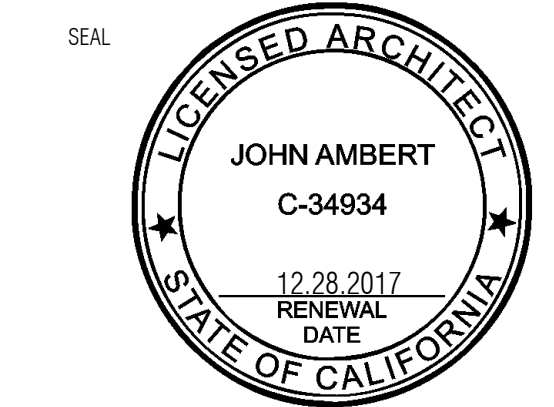
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SITE PLAN
G001

2/3/2017 3:36:33 PM COPYRIGHT © 2017 STUDIO VERDE

SITE PLAN GENERAL NOTES

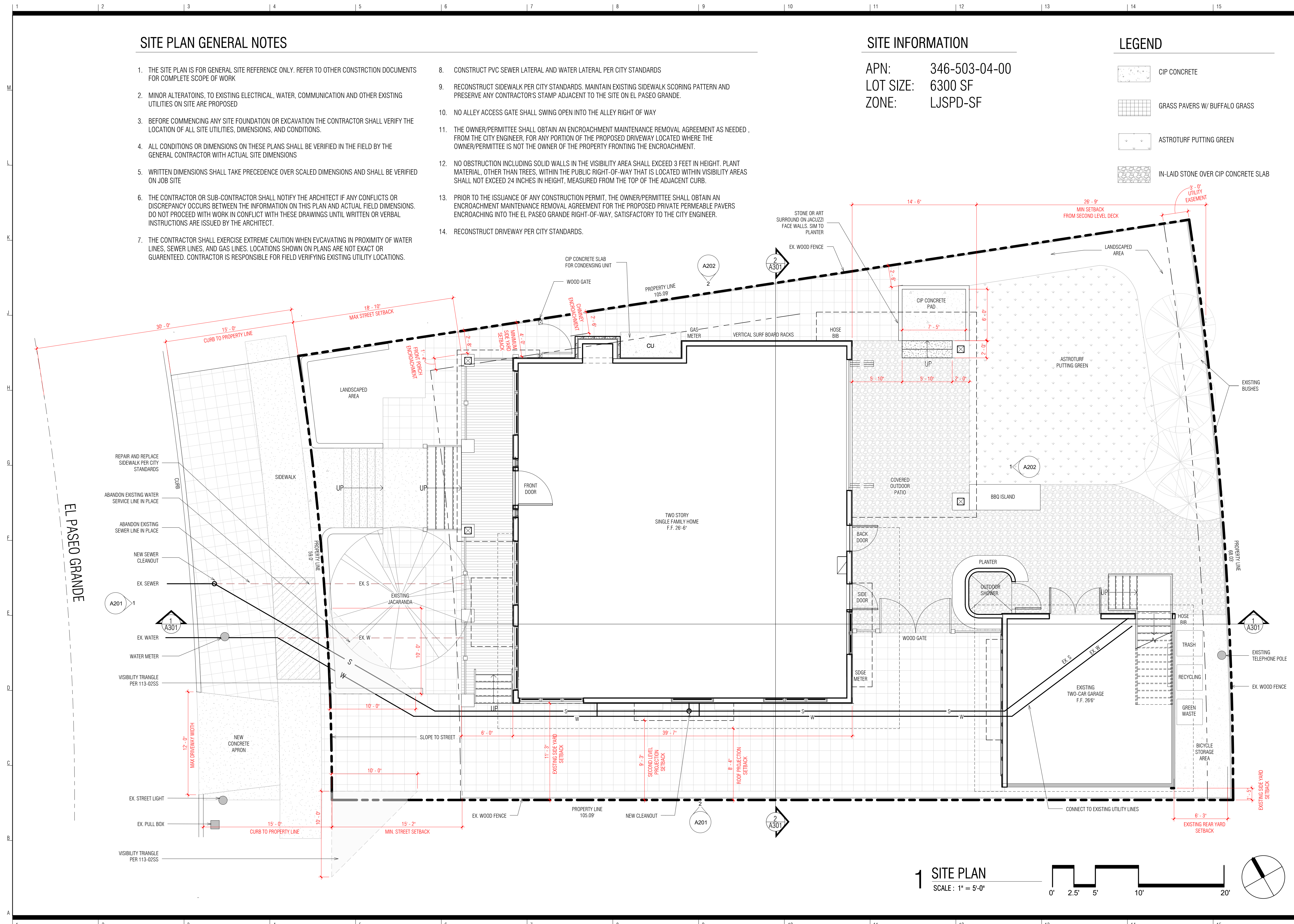
1. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK
2. MINOR ALTERATIONS TO EXISTING ELECTRICAL, WATER, COMMUNICATION AND OTHER EXISTING UTILITIES ON SITE ARE PROPOSED
3. BEFORE COMMENCING ANY SITE FOUNDATION OR EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES, DIMENSIONS, AND CONDITIONS.
4. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE DIMENSIONS
5. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON JOB SITE
6. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THE INFORMATION ON THIS PLAN AND ACTUAL FIELD DIMENSIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT.
7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER LINES, SEWER LINES, AND GAS LINES. LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
8. CONSTRUCT PVC SEWER LATERAL AND WATER LATERAL PER CITY STANDARDS
9. RECONSTRUCT SIDEWALK PER CITY STANDARDS. MAINTAIN EXISTING SIDEWALK SCORING PATTERN AND PRESERVE ANY CONTRACTOR'S STAMP ADJACENT TO THE SITE ON EL PASEO GRANDE.
10. NO ALLEY ACCESS GATE SHALL SWING OPEN INTO THE ALLEY RIGHT OF WAY
11. THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT AS NEEDED, FROM THE CITY ENGINEER, FOR ANY PORTION OF THE PROPOSED DRIVEWAY LOCATED WHERE THE OWNER/PERMITTEE IS NOT THE OWNER OF THE PROPERTY FRONTING THE ENCROACHMENT.
12. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
13. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT FOR THE PROPOSED PRIVATE PERMEABLE PAVERS ENCROACHING INTO THE EL PASEO GRANDE RIGHT-OF-WAY, SATISFACTORY TO THE CITY ENGINEER.
14. RECONSTRUCT DRIVEWAY PER CITY STANDARDS.

SITE INFORMATION

APN: 346-503-04-00
LOT SIZE: 6300 SF
ZONE: LJSPD-SF

LEGEND

- CIP CONCRETE
- GRASS PAVERS W/ BUFFALO GRASS
- ASTROTURF PUTTING GREEN
- IN-LAID STONE OVER CIP CONCRETE SLAB



1 SITE PLAN
SCALE: 1" = 5'-0"
0' 2.5' 5' 10' 20'

SITE INFORMATION

ADDRESS: 7927 EL PASEO GRANDE
 LA JOLLA, CA 92037
 APN: 465-503-04-00
 LEGAL: LOT 3, BLOCK 5, MAP 1913

NOTES

TREE DIAMETERS SHOWN ARE MEASURED AT GROUND LEVEL

TOPOGRAPHIC SURVEY

THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY ME UNDER THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYOR'S ACT IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, AT THE REQUEST OF PAUL AND LYNN MURPHY IN JANUARY, 2017.



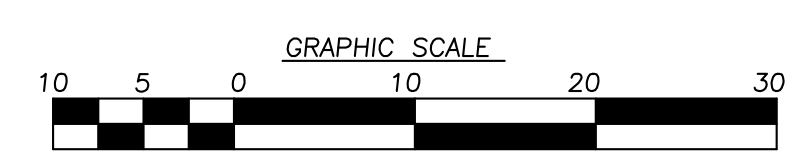
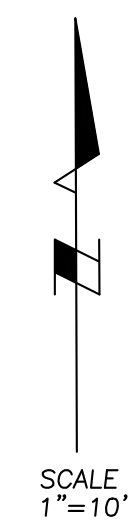
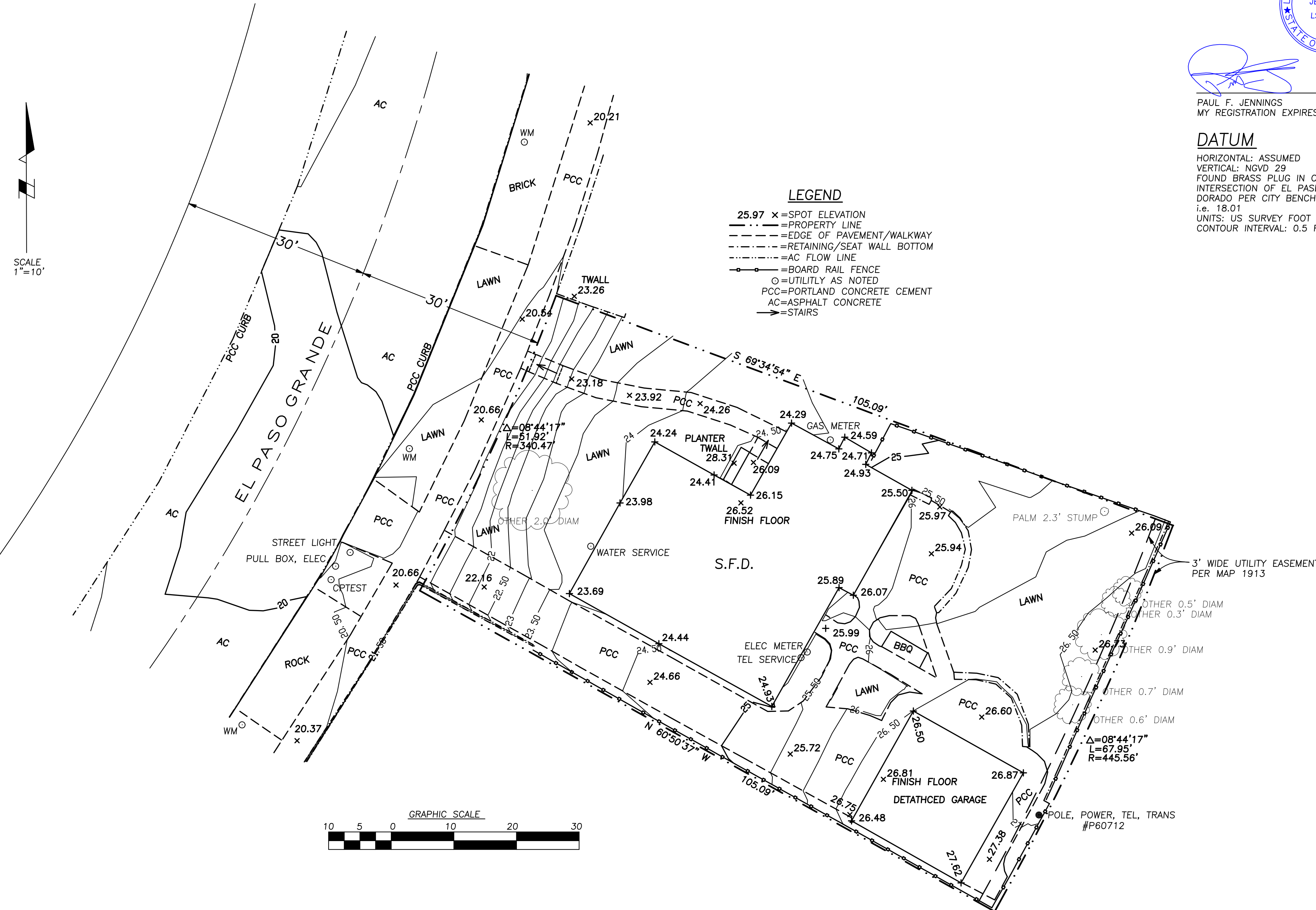
PAUL F. JENNINGS
 MY REGISTRATION EXPIRES ON 12-31-2018

DATUM

HORIZONTAL: ASSUMED
 VERTICAL: NVD 29
 FOUND BRASS PLUG IN CURB AT NORTHEAST INTERSECTION OF EL PASEO GRANDE AND PASEO DORADO PER CITY BENCHMARK LIST
 i.e. 18.01
 UNITS: US SURVEY FOOT
 CONTOUR INTERVAL: 0.5 FOOT

LEGEND

- 25.97 x = SPOT ELEVATION
- = PROPERTY LINE
- - - = EDGE OF PAVEMENT/WALKWAY
- - - - - = RETAINING/SEAT WALL BOTTOM
- - - - - = AC FLOW LINE
- = BOARD RAIL FENCE
- = UTILITY AS NOTED
- PCC = PORTLAND CONCRETE CEMENT
- AC = ASPHALT CONCRETE
- = STAIRS



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Structural Engineer

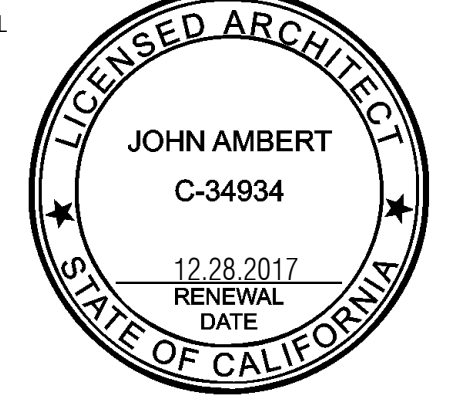
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1 TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY
G002

JENNINGS LAND SURVEYING
 P.O. BOX 376
 PINE VALLEY, CA 91962
 CELL: 619-933-1981

DATE OF FIELD SURVEY: JANUARY 13, 2017
 BY: P. JENNINGS
 DRAWN BY: P. JENNINGS ON JANUARY, 14, 2017
 JOB NO: 16-045



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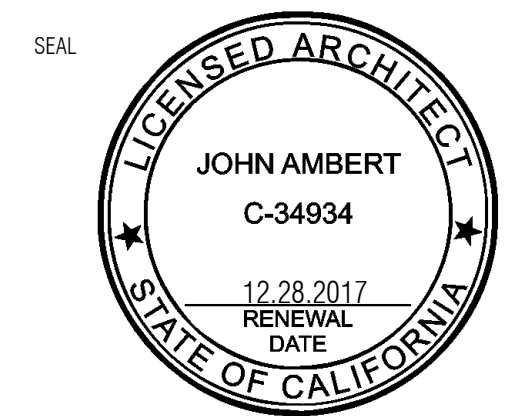
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GRADING PLAN
G003

SITE CALCULATIONS			
	Fill	Cut	Subtotal
Front	290.05	(80.25)	209.80
Rear	563.21	-	563.21
New Footing	-	(161.56)	(161.56)
Total	853.26	(241.81)	611.45

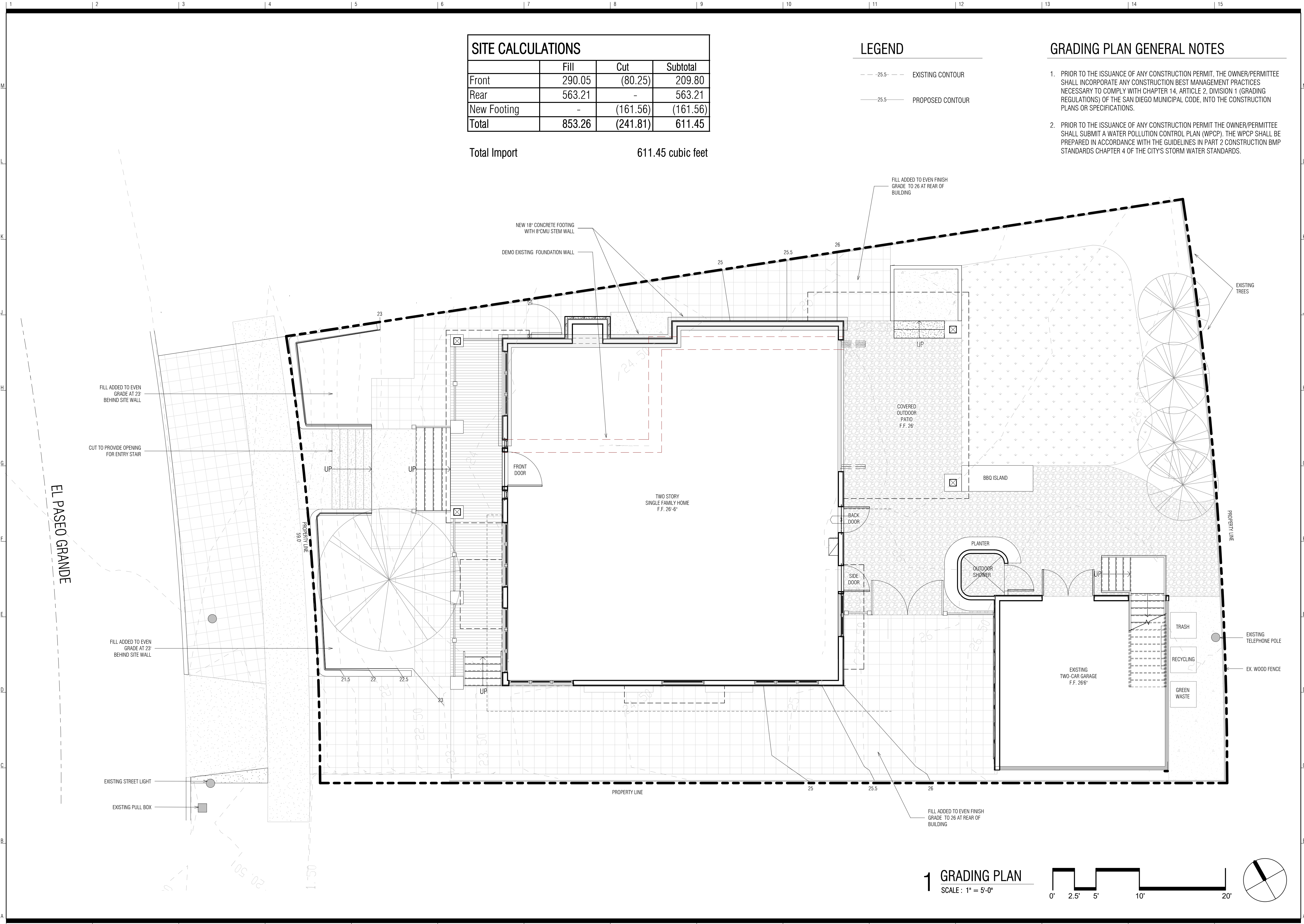
Total Import 611.45 cubic feet

LEGEND

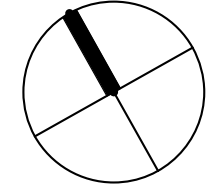
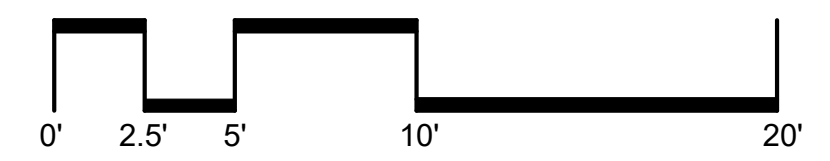
- - - 25.5 - - - EXISTING CONTOUR
- 25.5 — PROPOSED CONTOUR

GRADING PLAN GENERAL NOTES

- 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 PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



1 GRADING PLAN
SCALE: 1" = 5'-0"





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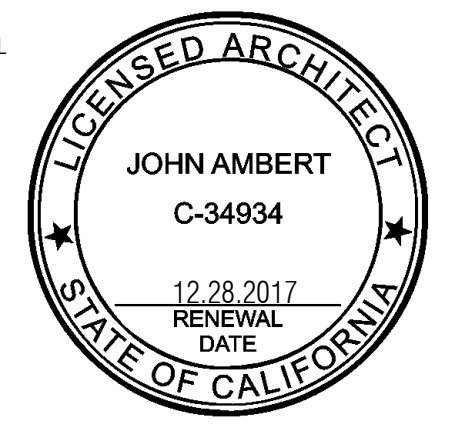
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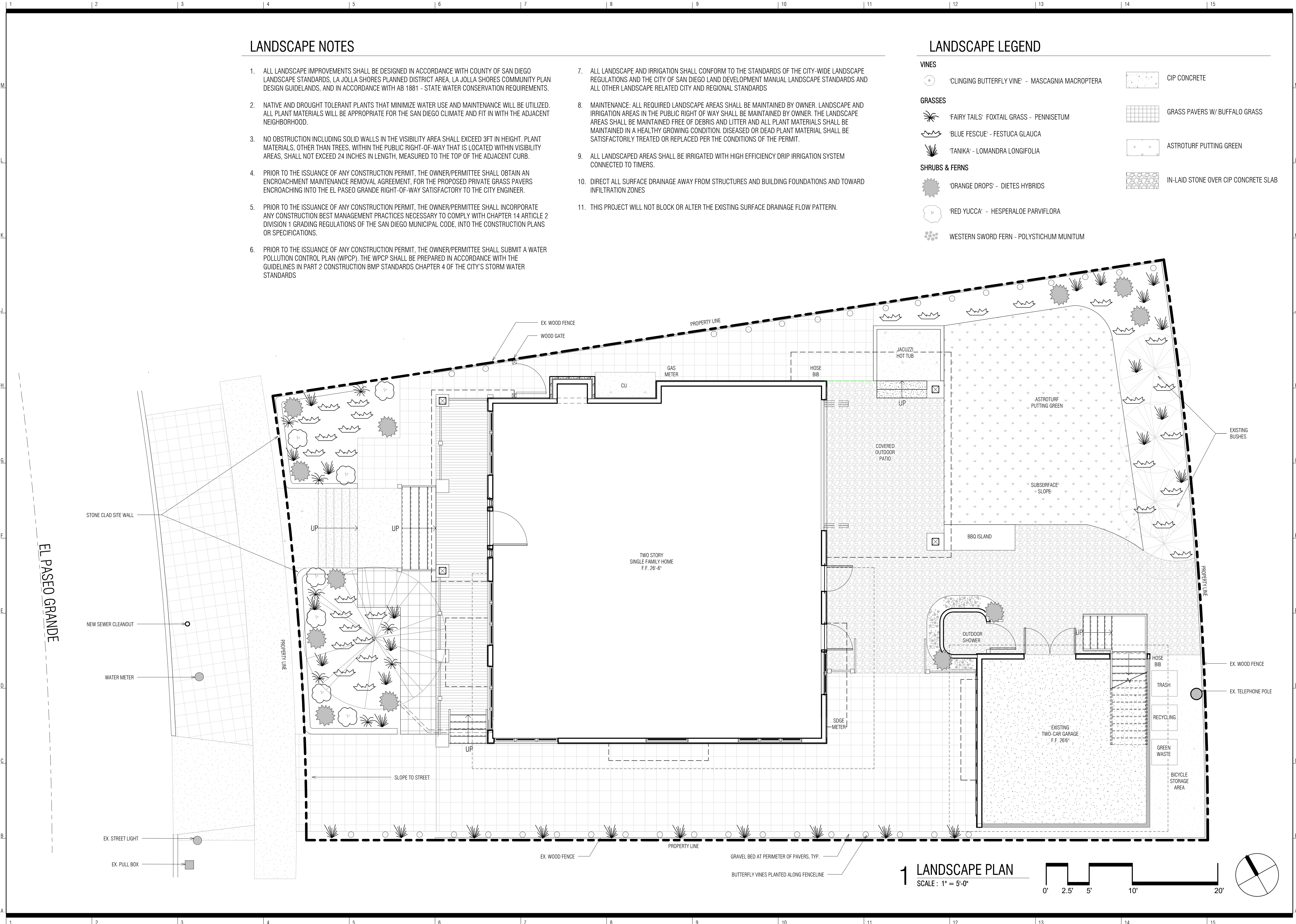
LANDSCAPE PLAN
L001

LANDSCAPE NOTES

- ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, LA JOLLA SHORES PLANNED DISTRICT AREA, LA JOLLA SHORES COMMUNITY PLAN DESIGN GUIDELANDS, AND IN ACCORDANCE WITH AB 1881 - STATE WATER CONSERVATION REQUIREMENTS.
- NATIVE AND DROUGHT TOLERANT PLANTS THAT MINIMIZE WATER USE AND MAINTENANCE WILL BE UTILIZED. ALL PLANT MATERIALS WILL BE APPROPRIATE FOR THE SAN DIEGO CLIMATE AND FIT IN WITH THE ADJACENT NEIGHBORHOOD.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3FT IN HEIGHT. PLANT MATERIALS, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS, SHALL NOT EXCEED 24 INCHES IN LENGTH, MEASURED TO THE TOP OF THE ADJACENT CURB.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FOR THE PROPOSED PRIVATE GRASS PAVERS ENCROACHING INTO THE EL PASEO GRANDE RIGHT-OF-WAY SATISFACTORY TO THE CITY ENGINEER.
- 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.
- 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
- 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
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH HIGH EFFICIENCY DRIP IRRIGATION SYSTEM CONNECTED TO TIMERS.
- DIRECT ALL SURFACE DRAINAGE AWAY FROM STRUCTURES AND BUILDING FOUNDATIONS AND TOWARD INFILTRATION ZONES
- THIS PROJECT WILL NOT BLOCK OR ALTER THE EXISTING SURFACE DRAINAGE FLOW PATTERN.

LANDSCAPE LEGEND

- VINES**
- CLINGING BUTTERFLY VINE - MASCAGNIA MACROPTERA
- GRASSES**
- FAIRY TAILS' FOXTAIL GRASS - PENNISETUM
 - BLUE FESCUE - FESTUCA GLAUCA
 - TANIKA' - LOMANDRA LONGIFOLIA
- SHRUBS & FERNS**
- ORANGE DROPS - DIETES HYBRIDS
 - RED YUCCA - HESPERALOE PARVIFLORA
 - WESTERN SWORD FERN - POLYSTICHUM MUNITUM
- OTHER**
- CIP CONCRETE
 - GRASS PAVERS W/ BUFFALO GRASS
 - ASTROTURF PUTTING GREEN
 - IN-LAID STONE OVER CIP CONCRETE SLAB



1 LANDSCAPE PLAN
SCALE: 1" = 5'-0"
0' 2.5' 5' 10' 20'



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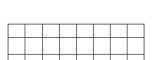




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SITE CALCULATIONS
L002

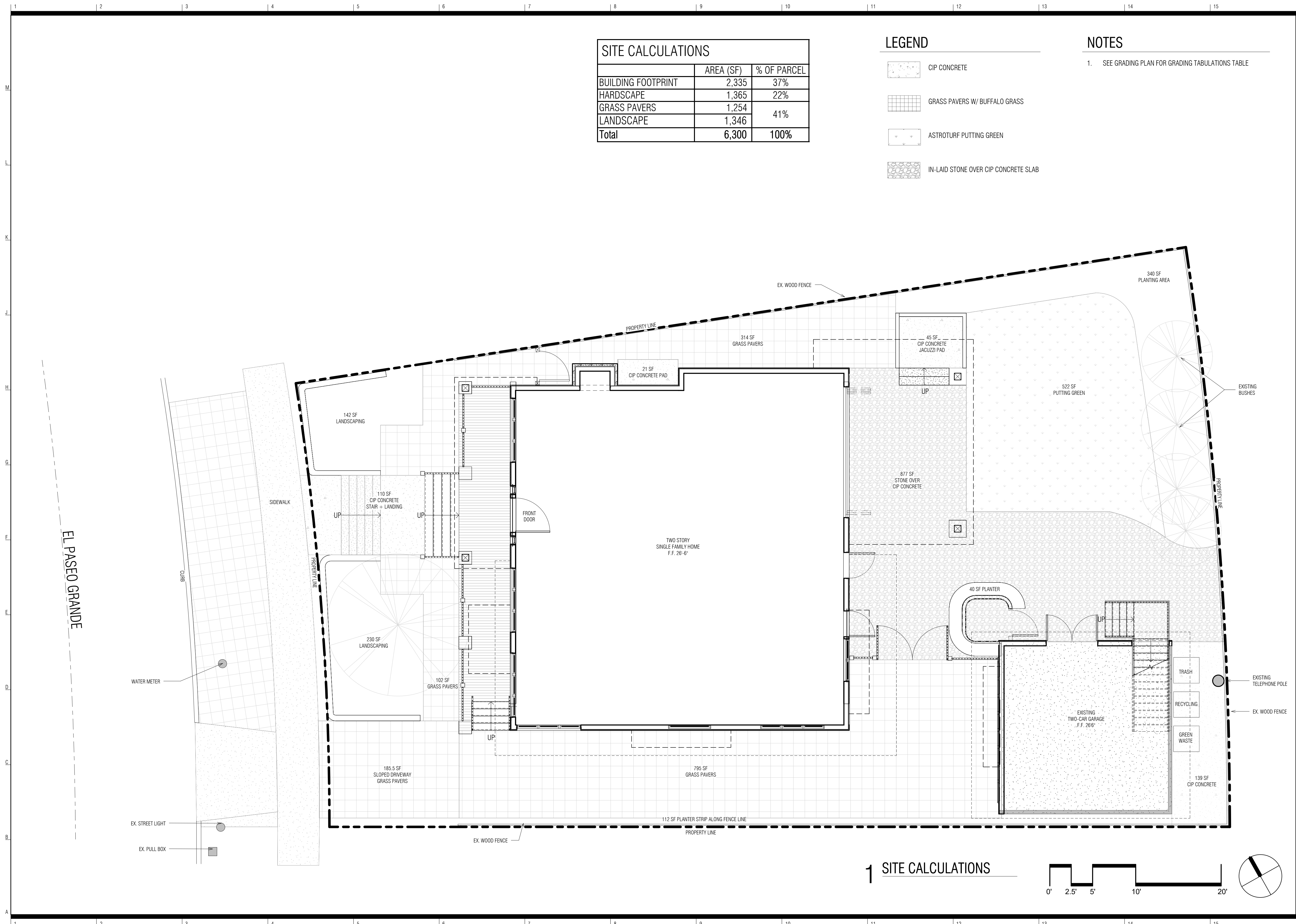
SITE CALCULATIONS		
	AREA (SF)	% OF PARCEL
BUILDING FOOTPRINT	2,335	37%
HARDSCAPE	1,365	22%
GRASS PAVERS	1,254	41%
LANDSCAPE	1,346	
Total	6,300	100%

LEGEND

-  CIP CONCRETE
-  GRASS PAVERS W/ BUFFALO GRASS
-  ASTROTURF PUTTING GREEN
-  IN-LAID STONE OVER CIP CONCRETE SLAB

NOTES

- SEE GRADING PLAN FOR GRADING TABULATIONS TABLE



1 SITE CALCULATIONS





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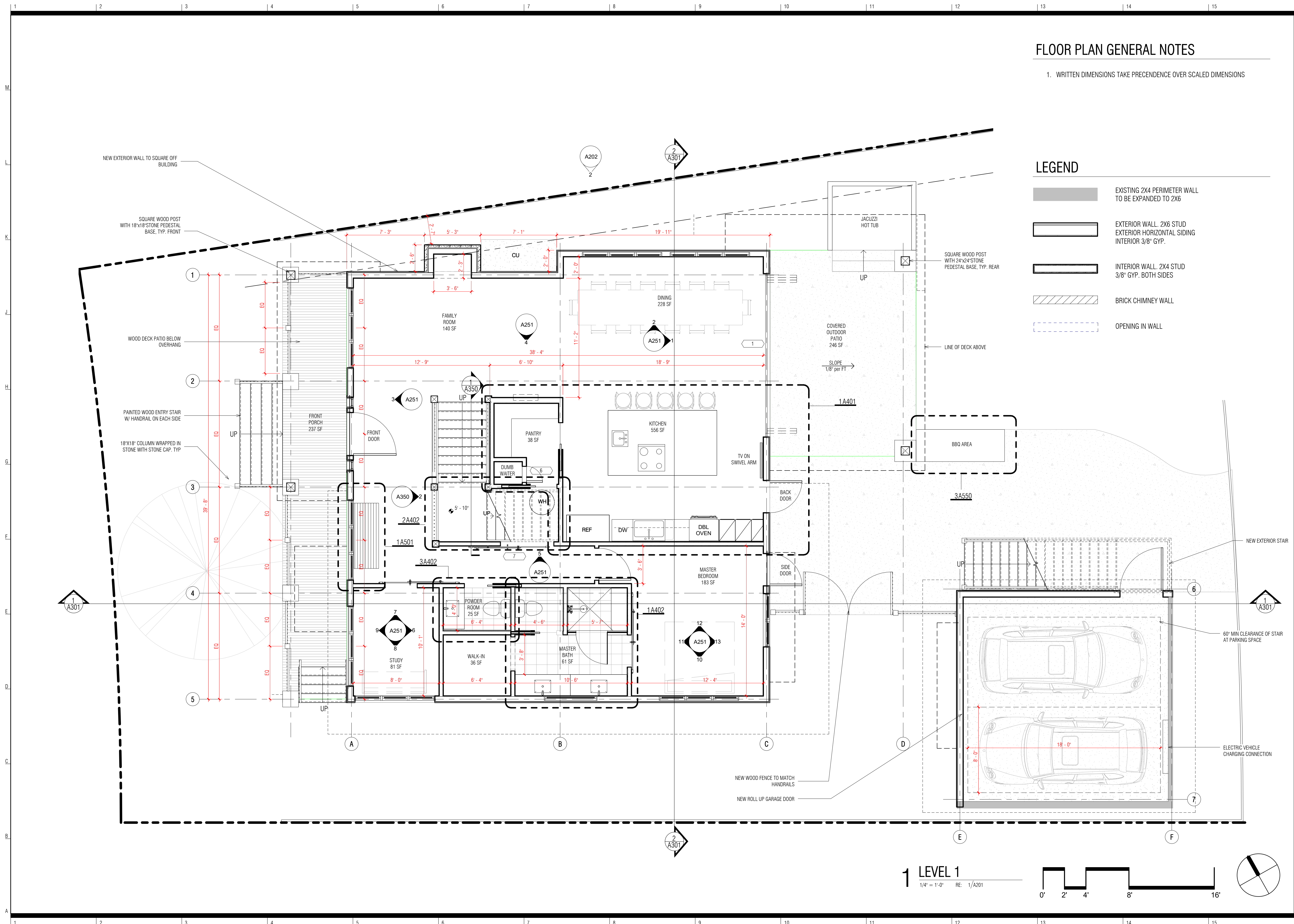
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FLOOR PLAN GENERAL NOTES

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

LEGEND

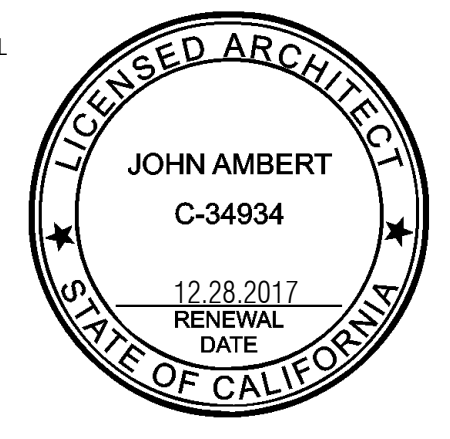
- EXISTING 2X4 PERIMETER WALL TO BE EXPANDED TO 2X6
- EXTERIOR WALL 2X6 STUD EXTERIOR HORIZONTAL SIDING INTERIOR 3/8" GYP.
- INTERIOR WALL 2X4 STUD 3/8" GYP. BOTH SIDES
- BRICK CHIMNEY WALL
- OPENING IN WALL



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FIRST FLOOR
A101



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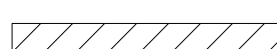
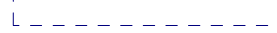
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FLOOR PLAN GENERAL NOTES

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. SEE FINISH SCHEDULE FOR INTERIOR FINISHES

LEGEND

-  EXISTING 2X4 PERIMETER WALL TO BE EXPANDED TO 2X6
-  EXTERIOR WALL, 2X6 STUD EXTERIOR HORIZONTAL SIDING INTERIOR 3/8" GYP.
-  INTERIOR WALL, 2X4 STUD 3/8" GYP. BOTH SIDES
-  BRICK CHIMNEY WALL
-  OPENING IN WALL

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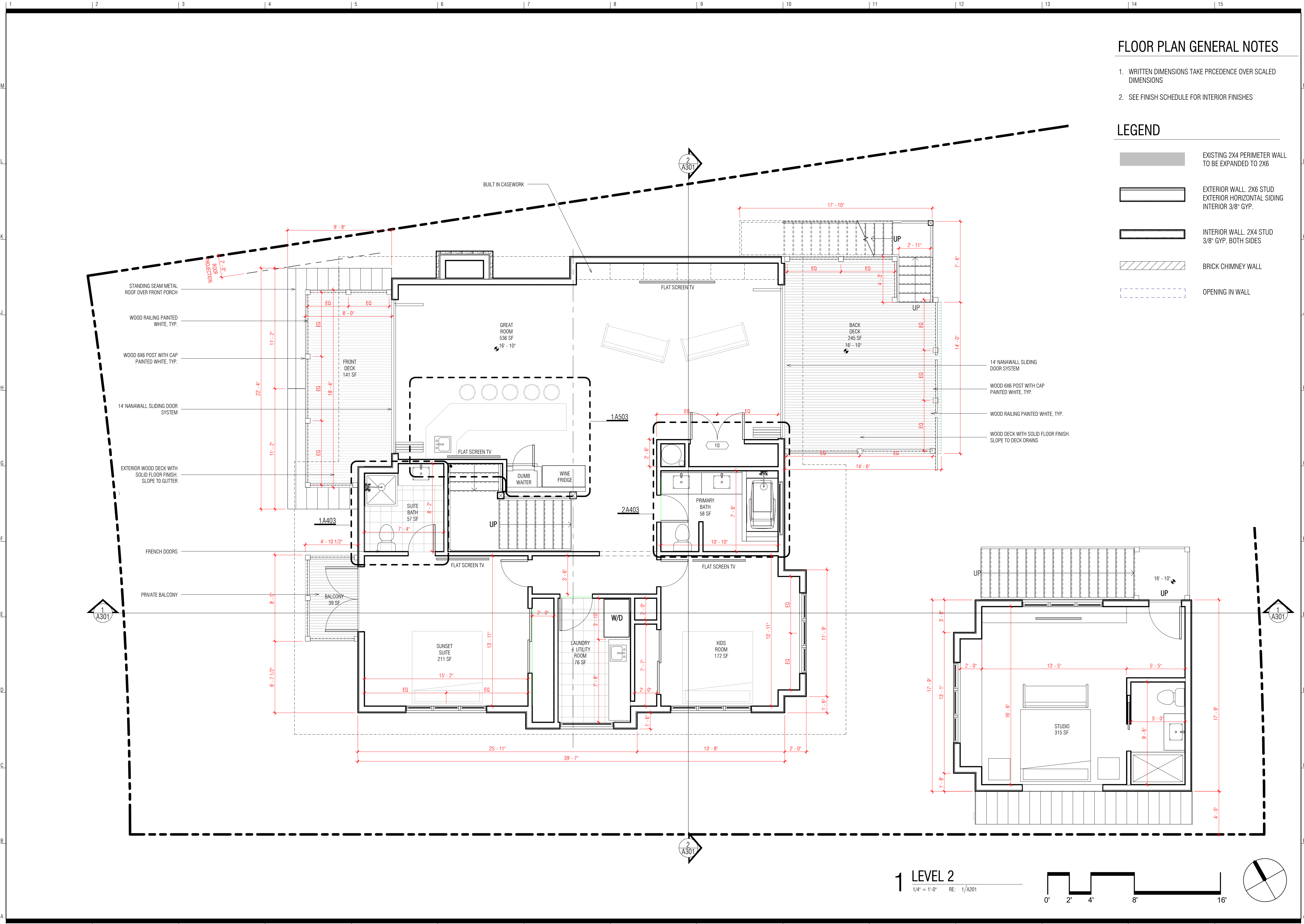
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SECOND FLOOR

A102



1 LEVEL 2
1/4" = 1'-0" RE: 1/A201



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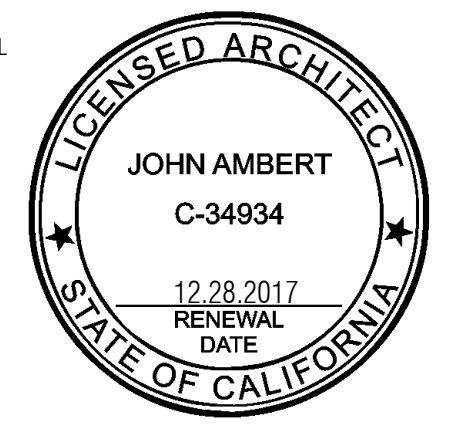
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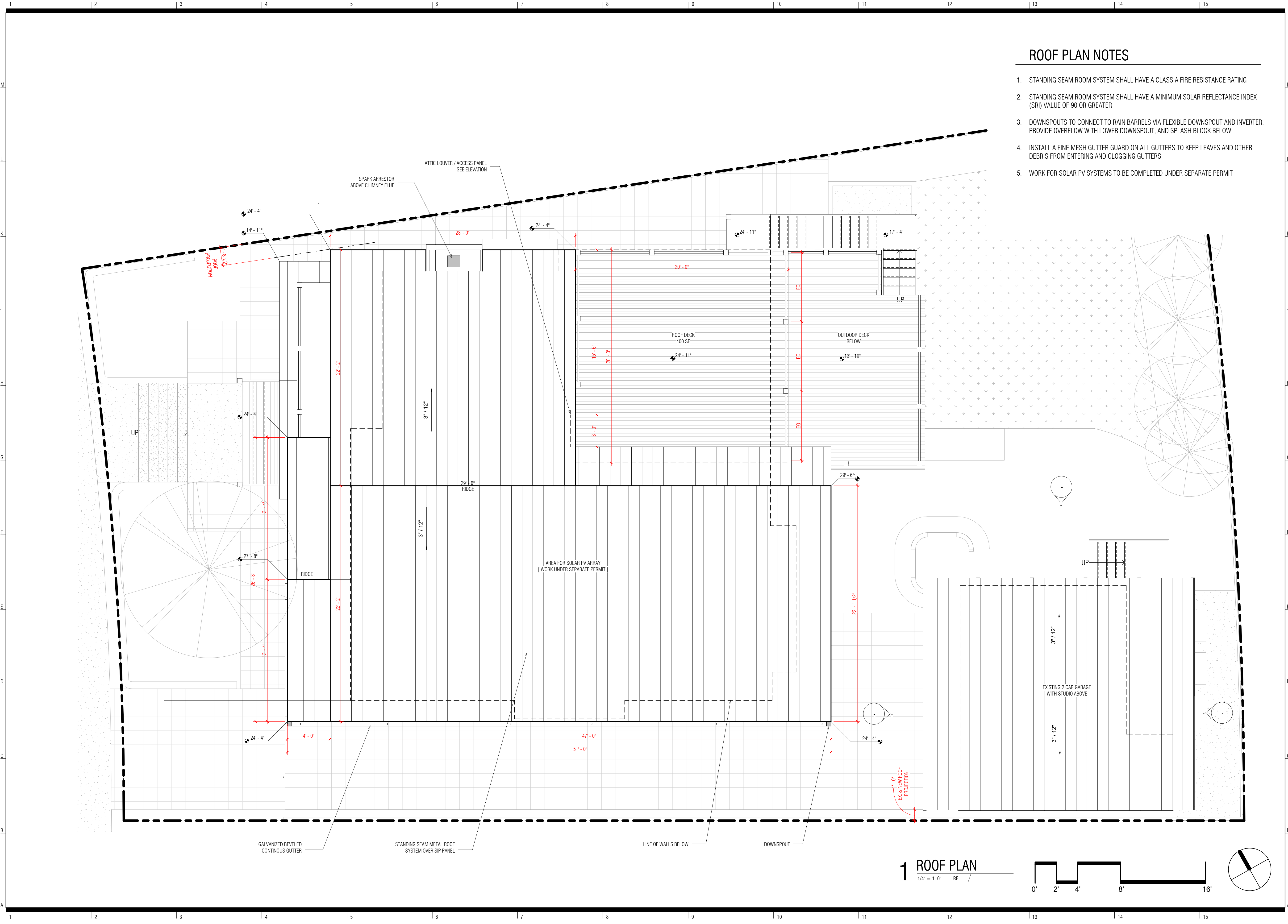


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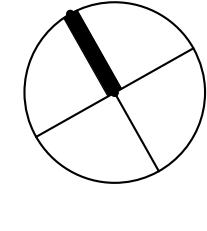
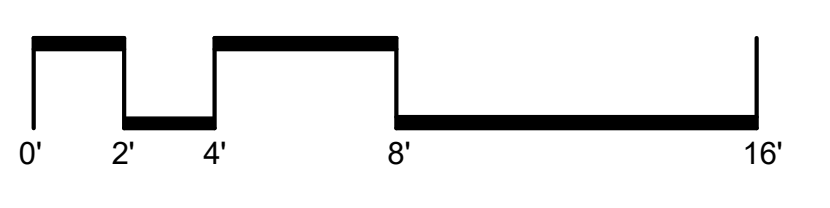
ROOF PLAN
A103

ROOF PLAN NOTES

1. STANDING SEAM ROOM SYSTEM SHALL HAVE A CLASS A FIRE RESISTANCE RATING
2. STANDING SEAM ROOM SYSTEM SHALL HAVE A MINIMUM SOLAR REFLECTANCE INDEX (SRI) VALUE OF 90 OR GREATER
3. DOWNSPOUTS TO CONNECT TO RAIN BARRELS VIA FLEXIBLE DOWNSPOUT AND INVERTER. PROVIDE OVERFLOW WITH LOWER DOWNSPOUT, AND SPLASH BLOCK BELOW
4. INSTALL A FINE MESH GUTTER GUARD ON ALL GUTTERS TO KEEP LEAVES AND OTHER DEBRIS FROM ENTERING AND CLOGGING GUTTERS
5. WORK FOR SOLAR PV SYSTEMS TO BE COMPLETED UNDER SEPARATE PERMIT



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





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EXTERIOR ELEVATIONS

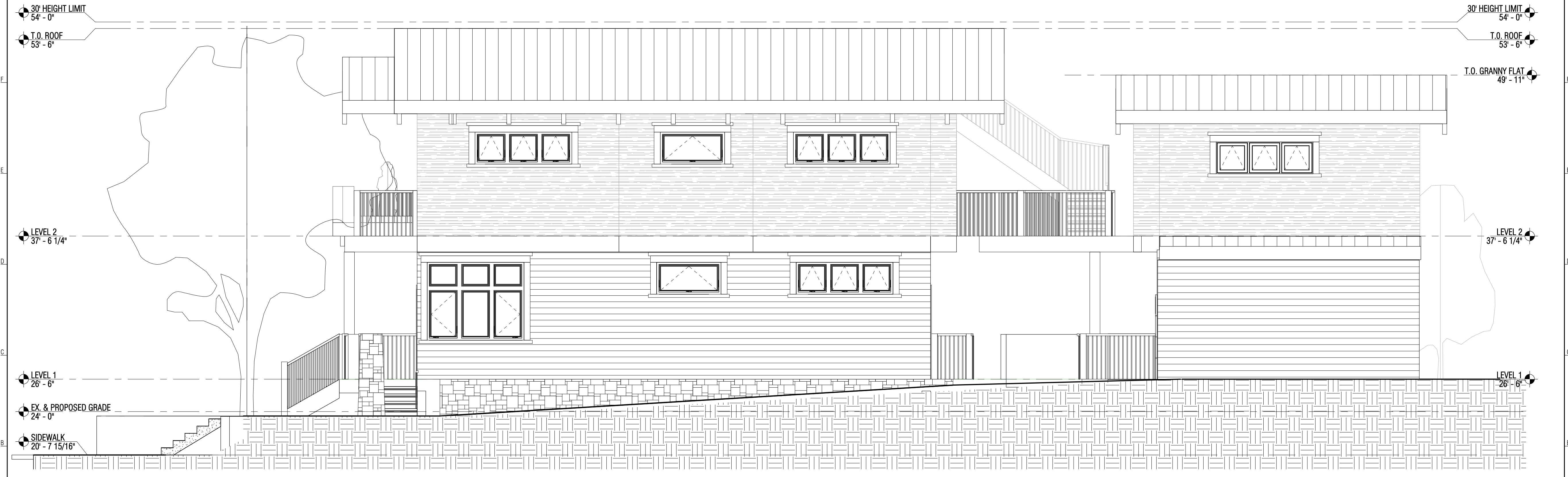
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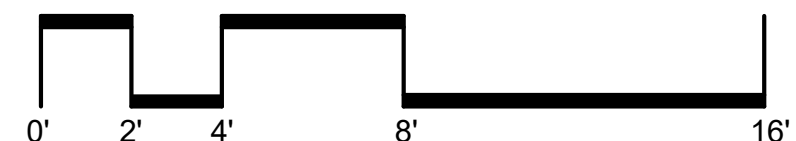
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2. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL 619.581.7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT 858.492.5070 IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.
3. SEE SPECIFICATION SHEET FOR MORE INFORMATION ABOUT BUILDING MATERIALS



1 WEST
1/4" = 1'-0" RE: 1/6001



2 SOUTH
1/4" = 1'-0" RE: 1/6001





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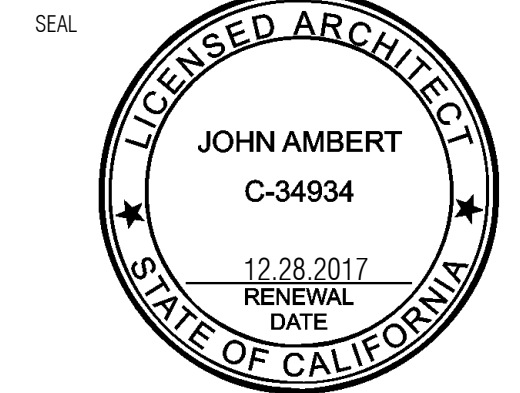
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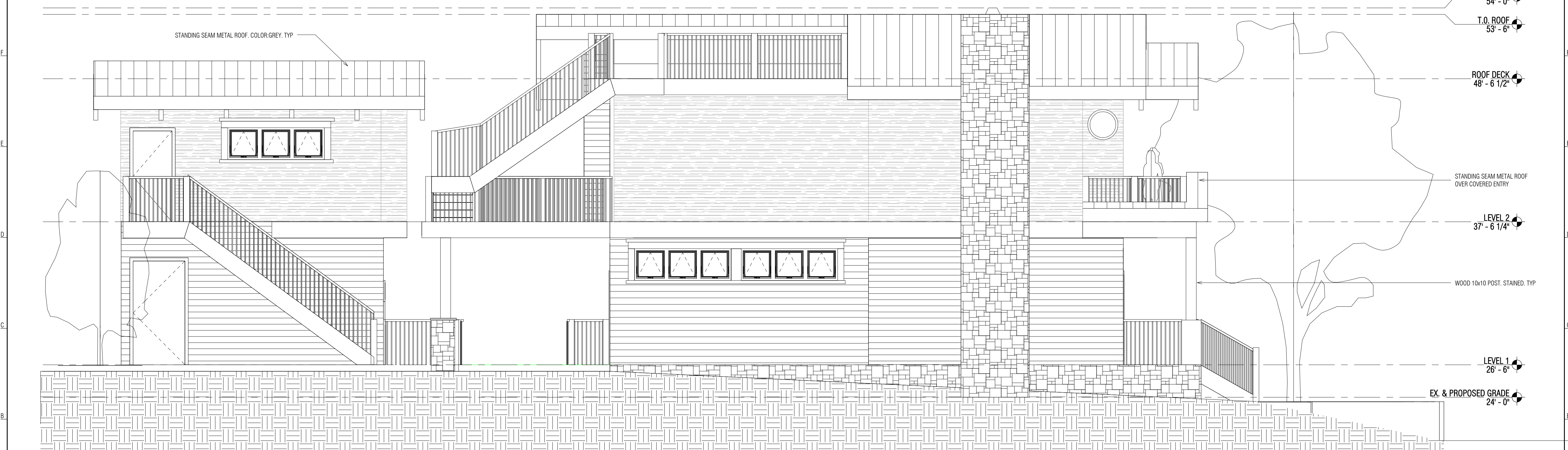
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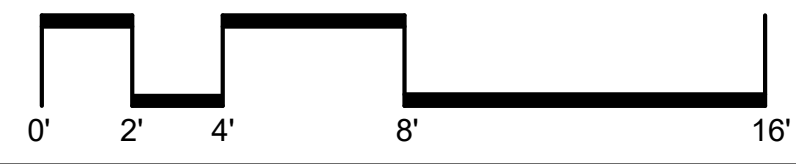
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3. SEE SPECIFICATION SHEET FOR MORE INFORMATION ABOUT BUILDING MATERIALS



1 EAST
1/4" = 1'-0" RE: 1/G001



2 NORTH
1/4" = 1'-0" RE: 1/A101





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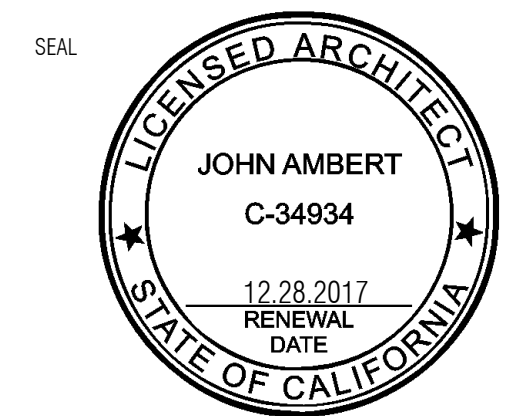
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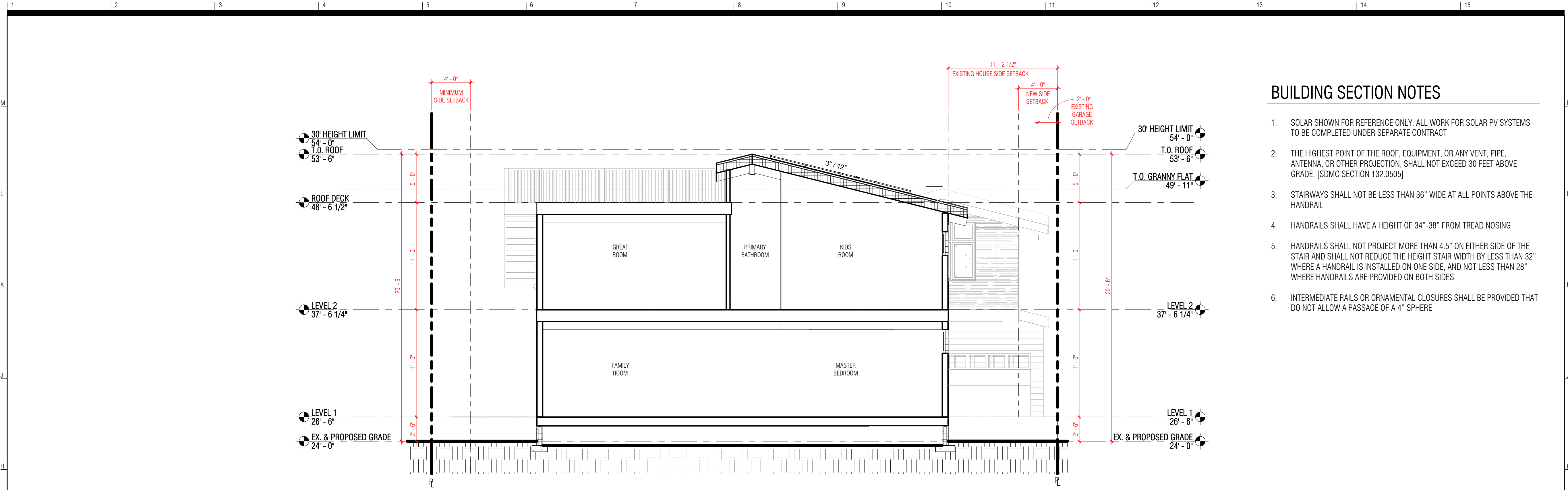
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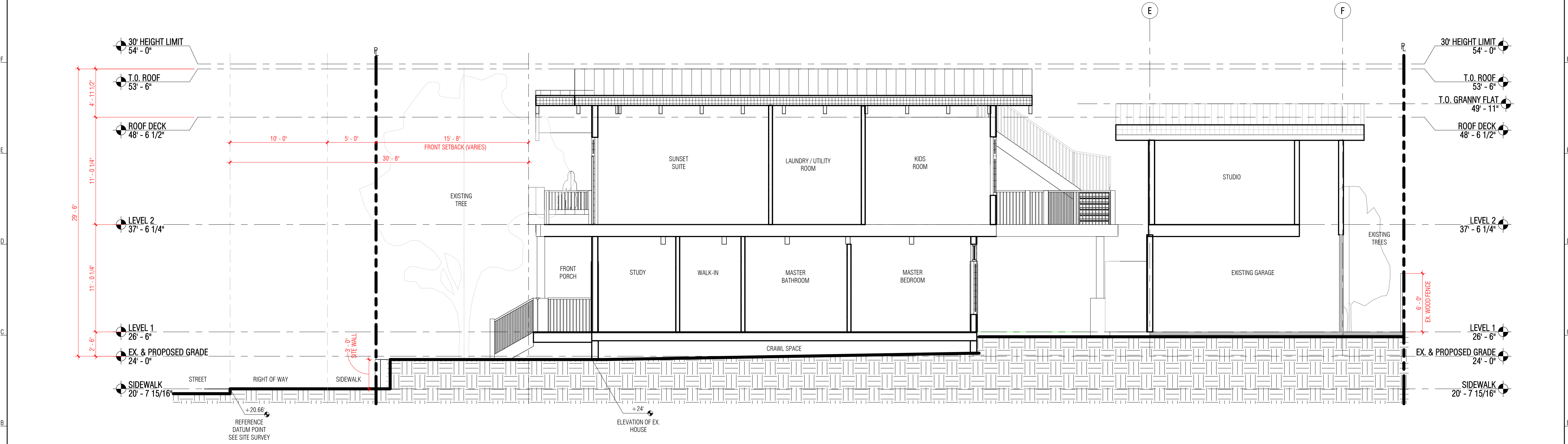
SITE SECTIONS
A301



BUILDING SECTION NOTES

- SOLAR SHOWN FOR REFERENCE ONLY. ALL WORK FOR SOLAR PV SYSTEMS TO BE COMPLETED UNDER SEPARATE CONTRACT
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION, SHALL NOT EXCEED 30 FEET ABOVE GRADE. [SDMC SECTION 132.0505]
- STAIRWAYS SHALL NOT BE LESS THAN 36" WIDE AT ALL POINTS ABOVE THE HANDRAIL
- HANDRAILS SHALL HAVE A HEIGHT OF 34"-38" FROM TREAD NOSING
- HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIR AND SHALL NOT REDUCE THE HEIGHT STAIR WIDTH BY LESS THAN 32" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE, AND NOT LESS THAN 28" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES
- INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES SHALL BE PROVIDED THAT DO NOT ALLOW A PASSAGE OF A 4" SPHERE

2 SITE SECTION EAST
3/16" = 1'-0" RE: 1/A101



1 SITE SECTION NORTH
3/16" = 1'-0" RE: 1/A101



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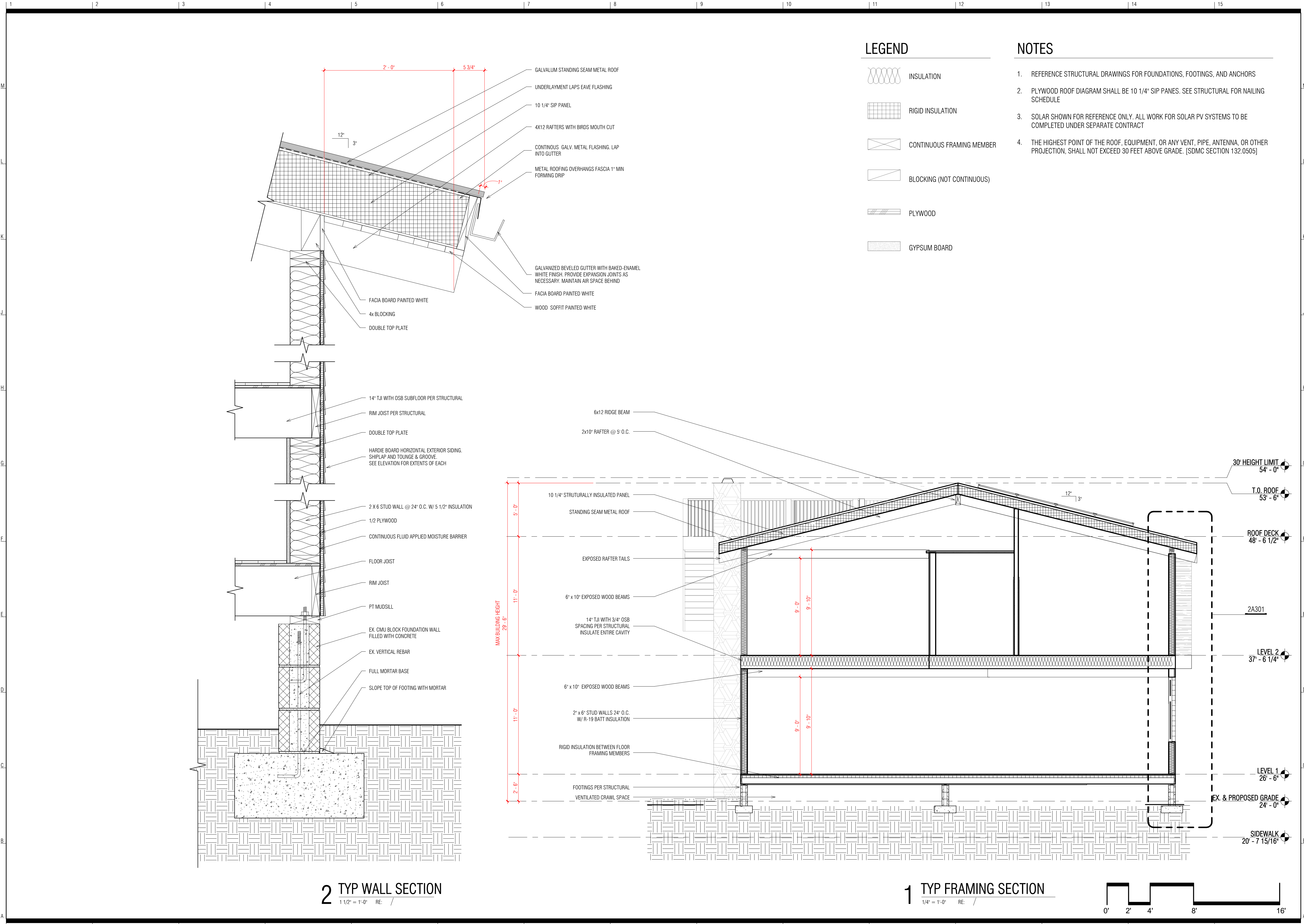
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WALL SECTION & FRAMING INFO

A302



LEGEND

- INSULATION
- RIGID INSULATION
- CONTINUOUS FRAMING MEMBER
- BLOCKING (NOT CONTINUOUS)
- PLYWOOD
- GYPSUM BOARD

NOTES

1. REFERENCE STRUCTURAL DRAWINGS FOR FOUNDATIONS, FOOTINGS, AND ANCHORS
2. PLYWOOD ROOF DIAGRAM SHALL BE 10 1/4" SIP PANES. SEE STRUCTURAL FOR NAILING SCHEDULE
3. SOLAR SHOWN FOR REFERENCE ONLY. ALL WORK FOR SOLAR PV SYSTEMS TO BE COMPLETED UNDER SEPARATE CONTRACT
4. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION, SHALL NOT EXCEED 30 FEET ABOVE GRADE. [SDMC SECTION 132.0505]

2 TYP WALL SECTION
1 1/2" = 1'-0" RE: /

1 TYP FRAMING SECTION
1/4" = 1'-0" RE: /

