



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 19, 2017 REPORT NO. HO-17-049

HEARING DATE: July 26, 2017

SUBJECT: STEEL RESIDENCE, Process Three Decision

PROJECT NUMBER: [497507](#)

OWNER/APPLICANT: Kevin and Mellissa Steel, Owners/Lisa Kriedeman, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing rear dwelling unit and construct a three-story addition/remodel to the existing, historically designated, front dwelling unit with an attached underground garage located at 7991 and 7993 Prospect Place in the La Jolla Community Planning area?

### Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 497507 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1743872; and
3. APPROVE Site Development Permit No. 1925867.

Community Planning Group Recommendation: On October 6, 2016, the La Jolla Community Planning Association voted 11-0-1 to recommend approval of this project. There were no conditions with this recommendation (Attachment 8).

Environmental Review: A Mitigated Negative Declaration No. 497507 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

## BACKGROUND

The project site is currently developed with two existing residential dwelling units, located on the north side of Prospect Place, one half block from the Pacific Ocean at 7991 and 7993 Prospect Place (Attachment 1). The surrounding properties are fully developed and form a well-established, single dwelling unit residential neighborhood (Attachment 3). The existing front dwelling unit to be added on to and remodeled was built in 1910 and is a designated historic resource, listed as HRB No. 1174. The addition/remodel was reviewed and directed by Historic staff to make changes to the design of the project consistent with U.S Secretary of Interior Standards. The current design was determined to be consistent with U.S. Secretary of Interior Standards. The historic designation excludes the rear dwelling unit identified as 7993 Prospect Place. The rear unit is more than 45 years old and was evaluated for historical significance by City staff. Based on the materials submitted, staff concluded that the unit is not historically significant, and not eligible for historic designation under local, state or federal criteria.

The 5,518-square-foot project site is located in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, and within the First Public Roadway (Prospect Place) within the La Jolla Community Planning area. A Coastal Development Permit in accordance with Process 3, is required by San Diego Municipal Code (SDMC) Section 126.0702 for the proposed demolition of the rear unit and construction on a property within the Coastal Overlay Zone. A Site Development Permit is required by SDMC Section 143.0110 for development on a premises mapped as containing Environmentally Sensitive Lands (ESL) in the form of Sensitive Coastal Bluffs.

## DISCUSSION

The project proposes demolition of a rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to the existing front dwelling unit with an attached at grade and underground garage. The project site has been fully disturbed by previous development; however the site is mapped as containing ESL in the form of Sensitive Coastal Bluffs. The closest top of bluff is located approximately 240 feet to the north of the subject site with a developed dwelling unit in between this project site and the top of bluff. The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze site stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development, provided all recommendations outlined in the reports are followed. All of those recommendations have been made conditions of the draft permit (Condition Nos. 34 and 35 of Attachment 6).

All surface drainage run-off has been designed to drain away from the coastal bluff and to discharge into the storm drain system on Prospect Place. The project is adding catch basins, area drains and a trench drain to collect all run off and avoid any potential drainage from spilling on to the public areas from private improvements. The driveway is proposed at a maximum width of 12 feet to maximize on-street parking and comply with the Coastal and Beach Parking Impact Overlay Zone regulations. The applicant has designed the project to conform to all the applicable regulations of the RS-1-7 Zone, Coastal Overlay Zone and Sensitive Coastal Overlay Zone.

The homes in the neighborhood vary in building height and structural massing. In general, the older homes tend to be smaller in both height and mass. The proposed addition/remodel of the front dwelling unit is similar in height and massing to the homes in the neighborhood. The proposed addition/remodel was designed to be compatible but distinct from the historic house with the use of Hardie Board siding that has a smooth finish and asphalt shingles that will mimic wood shingles. The project proposes 1,700 cubic yards of cut, 75 cubic yards of fill, for a total export of 1,625 cubic yards for the basement area. The proposed residence will be approximately 29 feet, 5 inches in height, in compliance with the maximum 30-foot height limit.

The project site is located south and east along the Pacific Ocean coastline, and is located adjacent to a public view, Cave Street, a Scenic Overlook, view over private properties from a public right-of-way, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (Attachment 10). However, this project does not negatively impact this Scenic Overlook, the project is staying within the allowed building envelope, including building height and maintains an unobstructed view of the horizon line of the ocean above the proposed residence. As the project site is also located within the First Public Roadway (Prospect Place) and the sea, it is required to protect side yard views. As a condition of the permit, a minimum 8-foot wide, View Corridor Easement will be recorded to protect and maintain the side yard view down the eastern side yard (Attachment 6, Condition Nos. 30 and 31). The site is located on the north side of Prospect Place which has an Alternative Pedestrian Access (Attachment 11) along the street frontage within the public right-of-way that will be maintained.

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

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 1743872/Site Development Permit No. 1925867, with modifications.
2. Deny Coastal Development Permit No. 1743872/Site Development Permit No. 1925867, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



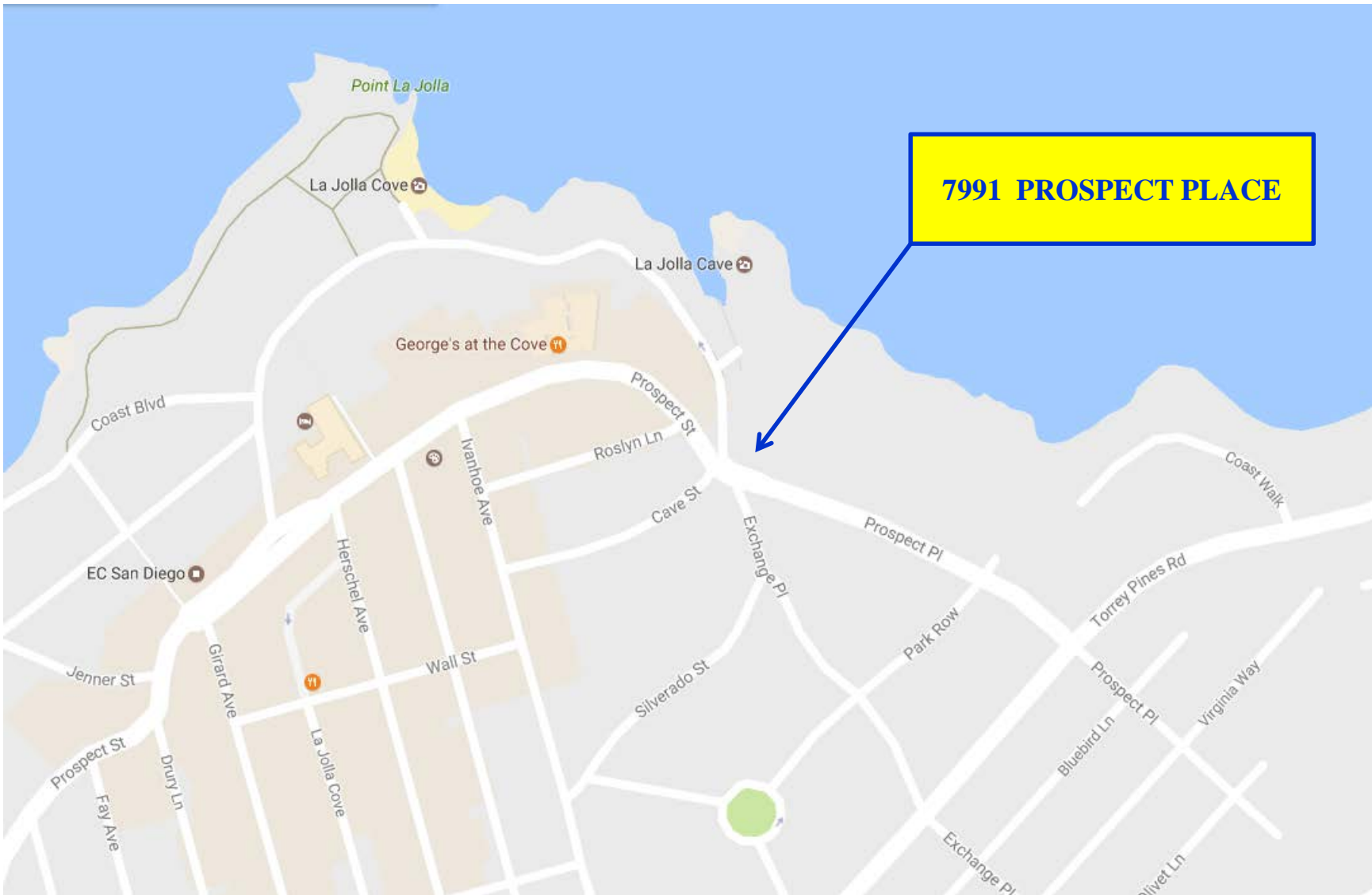
Glenn Gargas, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet

5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. La Jolla Community Plan – Figure D – Subarea D Coast Walk – Visual Access
11. La Jolla Community Plan – Figure C – Subarea D Coast Walk – Physical Access
12. Project Plans



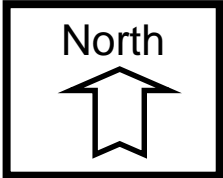


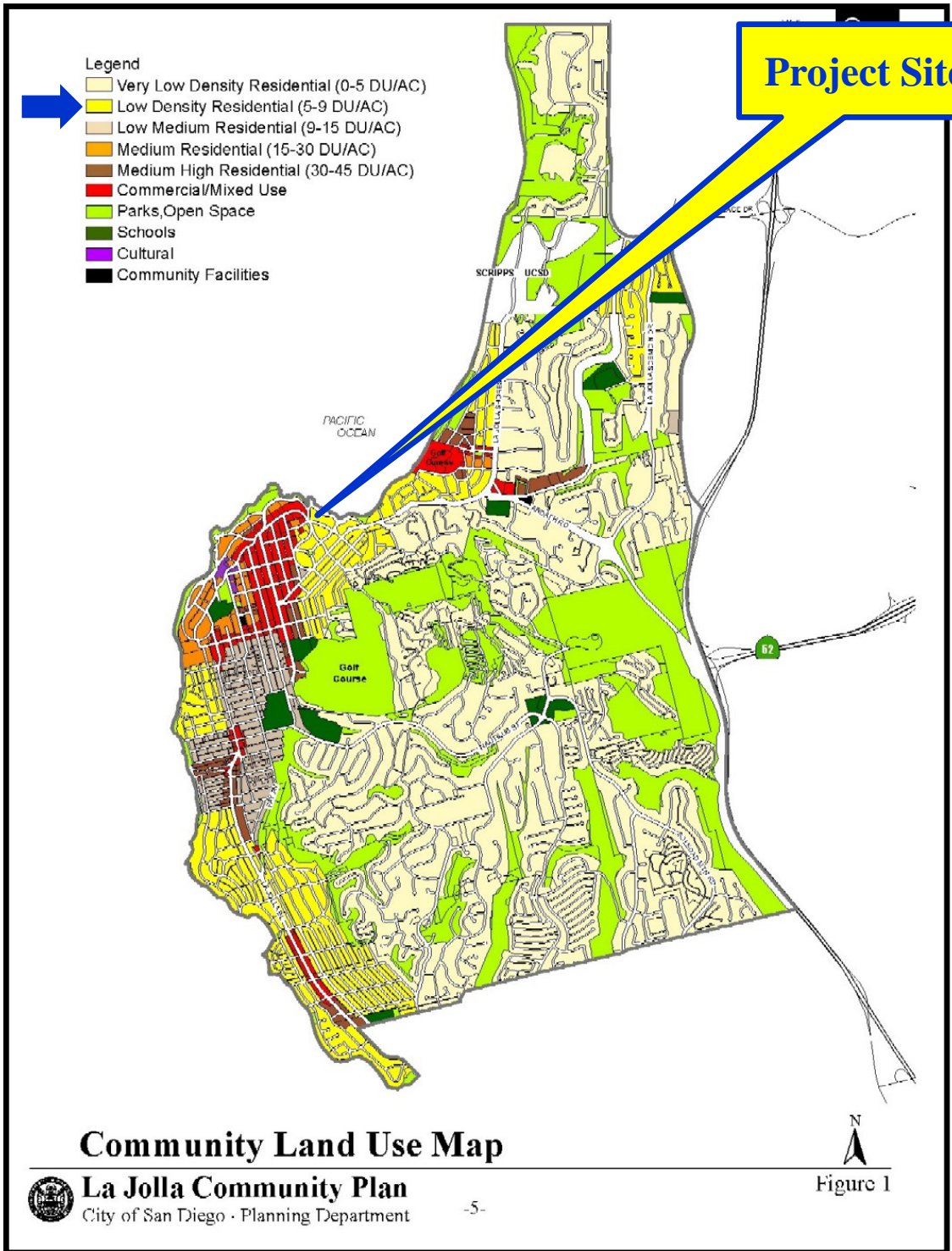
**7991 PROSPECT PLACE**



# Project Location Map

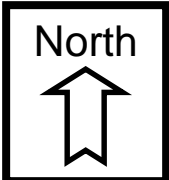
**STEEL RESIDENCE CDP/SDP - 7991 PROSPECT PLACE**  
**PROJECT NO. 497507**





### Land Use Map

**STEEL RESIDENCE CDP / SDP - 7991 PROSPECT PLACE**  
**PROJECT NO. 497507 La Jolla**

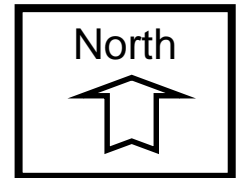






## Aerial Photo

**STEEL RESIDECE CDP/SDP - 7991 PROSPECT PLACE  
PROJECT NO. 497507**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Steel Residence CDP/SDP – Project No. 497507	
<b>PROJECT DESCRIPTION:</b>	CDP & SDP for demolition of an existing rear residence and construction of a three-story, 3,236-square-foot, addition/remodel to an existing historically designated, front dwelling unit with an attached underground garage on a 5,518 square foot property.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit & Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low Density Residential (5-9 DUs per acre)	
<b><u>ZONING INFORMATION:</u></b>		
<p><b>ZONE:</b> RS-1-7 Zone</p> <p><b>HEIGHT LIMIT:</b> 30/24-Foot maximum height limit.</p> <p><b>LOT SIZE:</b> 7,000 square-foot minimum lot size – existing lot 5,518 sq. ft.</p> <p><b>FLOOR AREA RATIO:</b> 0.59 maximum - 0.59 proposed</p> <p><b>FRONT SETBACK:</b> 15 foot minimum – 15 feet proposed</p> <p><b>SIDE SETBACK:</b> 4 foot minimum - 4 feet 1 ½ inches (west) &amp; 13 feet 8 ¾ inches (east) proposed</p> <p><b>STREETSIDE SETBACK:</b> NA</p> <p><b>REAR SETBACK:</b> 13 foot minimum - 14 feet 5 ½ inches proposed</p> <p><b>PARKING:</b> 2 parking spaces required – 6 proposed.</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Low Density Residential; RS-1-7 Zone	Single Family Residence
<b>SOUTH:</b>	Low Density Residential; RS-1-7 Zone	Single Family Residence
<b>EAST:</b>	Low Density Residential; RS-1-7 Zone	Single Family Residence
<b>WEST:</b>	Low Density Residential; RS-1-7 Zone	Single Family Residence
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	

**ATTACHMENT 4**

<p><b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b></p>	<p>The La Jolla Community Planning Association voted 11-0-1 to recommended approval of the project at their October 6, 2016 meeting.</p>
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**HEARING OFFICER RESOLUTION NO. \_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 1743872 AND  
SITE DEVELOPMENT PERMIT NO. 1925867  
STEEL RESIDENCE CDP/SDP - PROJECT NO. 497507 [MMRP]**

WHEREAS, Kevin N. Steel and Mellissa A. Steel, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish a rear dwelling unit and construct an addition/remodel to a front dwelling unit with an attached underground garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1743872 and 1925867), on portions of a 0.126-acre property;

WHEREAS, the project site is located at 7991 and 7993 Prospect Place, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, within the First Public Roadway and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; Parcel 1, Parcel Map No. 18252, City of San Diego, County of San Diego, filed in the Office of the County Recorder County of San Diego, May 7, 1999.

WHEREAS, on July 26, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1743872/Site Development Permit No. 1925867, 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 26, 2017.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

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

The project site is currently developed with two dwelling units, at 7991 Prospect Place and at 7993 Prospect Place. The project proposes to demolish the rear dwelling unit at 7993 Prospect Place and construct an addition/remodel to the front dwelling unit. The addition/remodel will be constructed on a previously disturbed portion of the property. The project site is located one half block from the Pacific Ocean coastline. The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast. The project site is located within the First Public Roadway (Prospect Street) and the Pacific Ocean. The site is on the north side of Prospect Street which has an Alternative Pedestrian Access identified by the La Jolla Community Plan and Local Coastal Program Land Use Plan. The Alternative Pedestrian Access is along the project site's street frontage within the Prospect Street public right-of-way. This pedestrian access will remain in its current form and the proposed addition/remodel will not encroach into this access.

The project site is located adjacent to a public view, from Cave Street, a Scenic Overlook, view over private properties from a public right-of-way, as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. However, this project does not negatively impact this Scenic Overlook, the project is staying within the allowed building envelope, including building height and maintains an unobstructed view of the horizon line of the ocean above the proposed residence. The project site is located along the north side of Prospect Street and there are intermittent views along that public right-of-way between the residences. An intermittent view through the east side setback area is being preserved and enhanced through the recording of an eight-foot-wide view corridor easement as a condition of the permit. The proposed project meets all of the development standards, including building setbacks, building height, floor area ratio, drainage, landscaping and off-street parking required by the underlying zone. Thus, the proposed addition/remodel development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed redevelopment will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project site is currently developed with two dwelling units and has been fully graded and developed in its current state since 1910. The site contains environmentally sensitive resources in the form of sensitive coastal bluffs along the project's northern side. The top of coastal bluff is located approximately 240 feet north of the project site. The project proposes to demolish the rear dwelling unit, and construct an addition/remodel to the front dwelling unit in the previously disturbed portion of the property. Site drainage currently drains to storm drain system within the Prospect Street public right-of-way. An environmental review determined that the project may have a significant environmental effect on Cultural Resources (Archaeology) and Paleontological Resources and, therefore a Mitigated Negative Declaration (MND) was prepared in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project to mitigate and reduce potential impacts to Cultural Resources (Archaeology) and Paleontological Resources, to a level below significance. The project proposes 1,700 cubic yards of cut and 75 cubic yards of fill, for a total export of 1,625 cubic yards for the basement area. Based on the above, this proposed demolition of the rear unit and redevelopment of an existing front residence will not adversely affect Environmentally Sensitive Lands.

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

The proposed development is to demolish an existing rear dwelling unit and construct a three-story over basement addition to the existing front dwelling unit. The project site is located in an area designated as Low Density Residential (5-9 DU/acre) within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation. The project is designed to conform to all of the applicable development regulations of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and the Sensitive Coastal Overlay Zone. All on-site drainage is designed to be directed to the public storm



drain system in the public right-of-way and away from the coastal bluffs. The project site is located one half block from the coastline with identified intermittent views between the residences from the Prospect Place public right-of-way, as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. As a permit condition, the project will record an eight-foot-wide view easement down the eastern side setback area to preserve the project site's intermittent view. The project site is located in an area identified as containing Alternative Pedestrian Access along the Prospect Place frontage which will not affect the existing public sidewalks or Alternative Pedestrian Access. Project development will be fully contained within the existing legal lot area. Therefore, the proposed project has been determined to be in compliance with the allowed density, identified public access, identified public views, Sensitive Coastal Overlay Zone development regulations and all applicable regulations as adopted by the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The 5,518-square-foot site, currently developed with two dwelling units, is located within a well-developed residential neighborhood within a half block from the Pacific Ocean. The project site is located on privately owned property within the first public road (Prospect Place) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. At this location the La Jolla Community Plan and Local Coastal Program Land Use Plan identifies public views and public access. The project site is located adjacent to a public view, from Cave Street, a Scenic Overlook, view over private properties from a public right-of-way, as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. However, this project does not negatively impact this Scenic Overlook, the project is staying within the allowed building envelope, including building height and maintains an unobstructed view of the horizon line of the ocean above the proposed residence. The project site is identified as containing potential intermittent public views between the structures from the public right of way of Prospect Place, as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. As a permit condition, the project will record an eight-foot wide view easement down the eastern side setback area to preserve this intermittent view. The site is located on the north side of Prospect Place which is identified as being an Alternative Pedestrian Access along the street frontage within the public right-of-way by the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed redevelopment of the property will not affect the existing public walkway within the public right-of-way. Due to these factors the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**Site Development Permit - Municipal Code Section 126.0504**

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

The proposed demolition of a rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to a front dwelling unit with an attached underground garage. The proposed project is located in an area identified as Low Density Residential (5-9 DU/acre) within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use density at just under eight DU/acre (7.89 DU/AC). The proposed development was designed to be

consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Program Land Use Plan, and the RS-1-7 Zone development regulations, allowed density and design recommendations. The proposed addition/remodel of the front dwelling unit is similar in height at 29 feet 5 inches and massing to the homes in the neighborhood with a Floor Area Ratio of 0.59. The proposed addition/remodel was designed to be compatible but distinct from the historic house with the use of Hardie Board siding that has a smooth finish and asphalt shingles that will mimic wood shingles. Thus, this this proposed demolition of the rear unit and redevelopment of an existing front dwelling unit will not adversely affect the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The proposed demolition of an existing rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to the existing front dwelling unit with an attached underground garage. The proposed redevelopment of the site has been designed to comply with all of the applicable development regulations, including those of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and the Sensitive Coastal Overlay Zone. An environmental review determined that the project may have a significant environmental effect on Cultural Resources (Archaeology) and Paleontological Resources requiring the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures into the project for potential impacts to Cultural Resources (Archaeology) and Paleontological Resources, to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed addition/remodel project will comply with the development regulations of the RS-1-7 Zone, Coastal Overlay Zone and Sensitive Coastal Overlay Zone. There are no proposed variances or deviations to the development regulations of the Land Development Code. The building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

**Supplemental Findings--Environmentally Sensitive Lands**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The project proposes demolition of an existing rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to the existing front dwelling unit with an attached underground garage. The site is located at 7991 and 7993 Prospect Place, RS-1-7 Zone, within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone.

The project site is mapped as contains Environmentally Sensitive Lands in the form of Sensitive Coastal Bluffs. The addition/remodel will be constructed on a previously disturbed portion of the property. The proposed project design will not reduce or negatively impact any public views identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan. Based on staff's review of the proposed grading plans, landscape plans and the project's Geologic Reports, it was determined that the proposed site has adequate geologic stability and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the coastal bluffs (environmentally sensitive lands) to the north of the site. Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Prospect Place public right-of-way. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and area drains to collect all run-off and avoid any potential drainage from happening on to the public areas from private improvements. The project site is relatively flat and grading operations would entail approximately 1,700 cubic yards of cut, 75 cubic yards of fill, for a total export of 1,625 cubic yards for the basement area. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

The project proposes demolition of an existing rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to the existing front dwelling unit with an attached underground garage. The site is located at 7991 and 7993 Prospect Place, RS-1-7 Zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and within the La Jolla Community Planning area.

Based on the proposed grading plans, landscape plans and the project's Geologic Reports it was determined that the proposed site has adequate geologic stability and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the coastal bluffs

(environmentally sensitive lands) off-site to the north. Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Prospect Place public right-of-way. Compliance with the City's Geology and Engineering permit conditions will ensure that the addition remodeled structure would be built to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the proposed demolition of the rear dwelling unit and redevelopment of the front dwelling unit will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The project proposes demolition of an existing rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to the existing front dwelling unit with an attached underground garage. The site is located at 7991 and 7993 Prospect Place, RS-1-7 Zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and within the La Jolla Community Planning area.

The project site is mapped as containing Environmentally Sensitive Lands in the form of Coastal Bluffs. The proposed redevelopment will take place entirely within private property and not encroach on to the coastal bluff area or any environmentally sensitive lands. Based on staff's review of the proposed grading plans, landscape plans and the project's Geologic Reports, it was determined that the proposed site has adequate geologic stability and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the coastal bluffs (environmentally sensitive lands) located out site to the north. Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Prospect Place Street public right-of-way.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and Best Management Practices filters to collect all run off and avoid any potential drainage from spilling on to the public areas from private improvements. Therefore, the proposed demolition of the rear dwelling unit and redevelopment of the front dwelling unit will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The project proposes demolition of an existing rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to the existing front dwelling unit with an attached underground garage. The site is located at 7991 Prospect Place, RS-1-7 Zone, Coastal Overlay Zone

(Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and within the La Jolla Community Planning area.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). Therefore, the subject finding does not apply to this project.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and**

The project proposes demolition of an existing rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to the existing front dwelling unit with an attached underground garage. The site is located at 7991 and 7993 Prospect Place, RS-1-7 Zone within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone.

The proposed demolition and redevelopment takes place entirely within private property and stays within the previously disturbed portion of the property. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and BMP filters to collect all runoff and avoid any potential drainage from happening on to the public areas from private improvements. The project site is relatively flat and grading operations would entail approximately 1,700 cubic yards of cut, 75 cubic yards of fill, for a total export of 1,625 cubic yards for the basement area. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project proposes to demolition of an existing rear dwelling unit and construction of a 3,236-square-foot, three-story over basement addition/remodel to the existing front dwelling unit with an attached underground garage. The site is located at 7991 and 7993 Prospect Place, RS-1-7 Zone, within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone.

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact following areas:

- o Cultural Resources (Archaeology) and Paleontological Resources;

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or

## ATTACHMENT 5

mitigates any potentially significant environmental impacts to archaeological and paleontological resources in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1743872 and Site Development Permit No. 1925867 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1743872 and 1925867, a copy of which is attached hereto and made a part hereof.

---

Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: July 26, 2017.

Job Order No. 24006803

**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: 24006803

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1743872/SITE DEVELOPMENT NO. 1925867  
**STEEL RESIDENCE - PROJECT NO. 497507 MMRP**  
HEARING OFFICER

This Coastal Development Permit No. 1743872/Site Development Permit No. 1925867 are granted by the Hearing Officer of the City of San Diego to Kevin N. Steel and Mellissa A. Steel, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0402. The 0.126-acre site is located at 7991 and 7993 Prospect Place, in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable), the Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), Sensitive Coastal Overlay Zone (Sensitive Coastal Bluff), Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, within the First Public Roadway, and within the La Jolla Community Plan area. The project site is legally described as: Lot 39, Block 121, Map No. 352, City of San Diego, County of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing residence and add an addition remodel to an existing residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 26, 2017, on file in the Development Services Department. The project shall include:

- a. Demolish a rear dwelling unit (7993 Prospect Place) and addition/remodel of an existing, one-story, 835 square foot front dwelling unit (7991 Prospect Place), with a 3,236 square foot, three-story addition, including a 477-square-foot garage and 3,508-square-foot basement;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site walls, fences, driveway gate, porch and raised planters; 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 August 10, 2020 (Pending appeal period to California Coastal Commission).
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The 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.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the 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.).
8. 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.

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

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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. 497507, 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. 497507, 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:

Cultural Resources (Archaeology) and Paleontology

**CLIMATE ACTION PLAN REQUIREMENTS:**

15. 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.

**ENGINEERING REQUIREMENTS:**

16. The project proposes to export 1,625 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed sidewalk under drain and existing non-standard driveway.

19. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate additional right of way to provide a 10-foot curb-to-property-line distance along Prospect Place frontage, satisfactory to the City Engineer.

20. 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.

21. 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:**

22. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to

this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

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

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

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

**PLANNING/DESIGN REQUIREMENTS:**

28. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking space widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

29. 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.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall record an eight-foot (8') wide View Corridor Easement along the Eastern property side yard setback area as shown on Exhibit "A," in accordance with SDMC section 132.0403. Open fencing and landscaping may be

permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean.

31. Landscape within the side yard view corridors shall be planted and maintained to preserve and enhance public views to the ocean.

32. 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.

**PLAN HISTORIC REQUIREMENT:**

33. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete construction documents for the addition/remodel of the front dwelling unit for review by Plan-Historic Staff. The construction plans shall be consistent with Exhibit "A," on file in the Office of the Development Services Department and consistent with the U.S, Secretary of Interior Standards to the satisfaction of the Development Services Department.

**GEOLOGY REQUIREMENTS:**

34. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

35. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 26, 2017, by Resolution No. \_\_\_\_.

**ATTACHMENT 6**

Permit Type/PTS Approval No.: CDP No. 1743872 and SDP No. 1925867  
Date of Approval: July 26, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

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

Owner/Permittee

By \_\_\_\_\_  
Kevin N. Steel

Owner/Permittee

By \_\_\_\_\_  
Mellissa A. Steel

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

RESOLUTION NUMBER R-\_\_\_\_\_  
STEEL RESIDENCE – PROJECT NO. 497507  
ADOPTED ON JULY 26, 2017

WHEREAS, on June 29, 2016, Lisa Kriedeman of Island Architects submitted an application to Development Services Department for a Coastal Development Permit and a Site Development Permit for the Steel 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 26, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 497507 (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.



## ATTACHMENT 7

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

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

By: \_\_\_\_\_  
Glenn Gargas, Development Project Manager

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

**EXHIBIT A**

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

PROJECT NO. 497507

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. 497507 shall be made conditions of **COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT** as may be further described below.

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

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

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

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

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

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

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

**B. GENERAL REQUIREMENTS – PART II**  
**Post Plan Check (After permit issuance/Prior to start of construction)**

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

Qualified Archaeological Monitor  
Qualified Paleontological Monitor

**Note:**

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

CONTACT INFORMATION:

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

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #497507 and /or Environmental Document # 497507, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

**Note:**

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

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency. **Not Applicable**

**4. MONITORING EXHIBITS**

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

**NOTE:**

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

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

**ARCHAEOLOGICAL MONITORING PROGRAM**

**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 pre-construction 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 (0.25-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 0.25-mile radius.

**B. PI Shall Attend Pre-Construction Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Pre-Construction 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 Pre-Construction Meeting 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 Pre-Construction Meeting, the Applicant shall schedule a focused Pre-Construction 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 that indicate site conditions such as depth of excavation and/or site graded to bedrock, 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 that 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 Sections 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 CSVs 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, the PI and Native American consultant/monitor shall follow protocol in this section.
    - 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) that 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. The Archaeological Monitor shall notify the RE or BI, as appropriate, the 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 and 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).
- 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, the following will occur:
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-construction 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 8 a.m. 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 8 a.m. 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 previously 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) that 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(5), Discovery of Human Remains.
- 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.

**PALEONTOLOGICAL RESOURCES**

**I. Prior to Permit Issuance**

- A. Entitlements Plan Check
  1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- 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 paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
  2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
  3. Prior to the start of work, the applicant shall obtain 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 has been completed. Verification includes, but is not limited to a copy of a confirmation letter

from San Diego Natural History Museum, other institution 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.
- 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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
    - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
  2. Identify Areas to be Monitored  
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME 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 conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

### **III. During Construction**

- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **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 PME.**
  2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR'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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery 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.
- C. Determination of Significance
  - 1. The PI shall evaluate the significance of the resource.
    - 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. The determination of significance for fossil discoveries shall be at the discretion of the PI.
    - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) 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.
    - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
    - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

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

- A. If night and/or weekend work is included in the contract
  - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - 2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on 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 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.

**V. 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 Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum 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 Fossil Remains
  - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
  - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  - 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.
- D. Final Monitoring Report(s)
  - 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

## **ATTACHMENT 7**

2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



## La Jolla Community Planning Association

Glenn Gargas  
Development Project Manager  
City of San Diego  
Development Services Department

Date: October 15, 2016

Subject: La Jolla Community Planning Association Findings

RE: "Steel Residence"

On October 6, 2016 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the **STEEL RESIDENCE** as an Item on the Consent Agenda.

**STEEL RESIDENCE 7991 Prospect Place CDP**

(Process 3) Coastal Development Permit for a 5,922 square foot addition to an existing 833 square foot residential single dwelling unit for a total of 6,755 square feet. The 0.126 acre site is located at 7991 Prospect Place in the RS-1-7 zone and Coastal (Appealable) Overlay zone of the La Jolla community planning area within Council District 1.

**DPR RECOMMENDATION:** Approve (Process 3) Coastal Development Permit for a 5,922 square foot addition to an existing 833 square foot residential single dwelling unit for a total of 6,755 square feet. 7-0-1.

**LJCPA RECOMMENDATION** on March 3<sup>rd</sup> 2016: To ratify DPR Recommendation via the Consent Agenda (11-0-1—Unanimous, Chair Abstains)

Sincerely,

Cindy Greatrex  
Chair  
858-456-7900





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  
 STEEL RESIDENCE  
 Project Address:  
 7991 PROSPECT PLACE, LA JOLLA, CA 92037

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

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

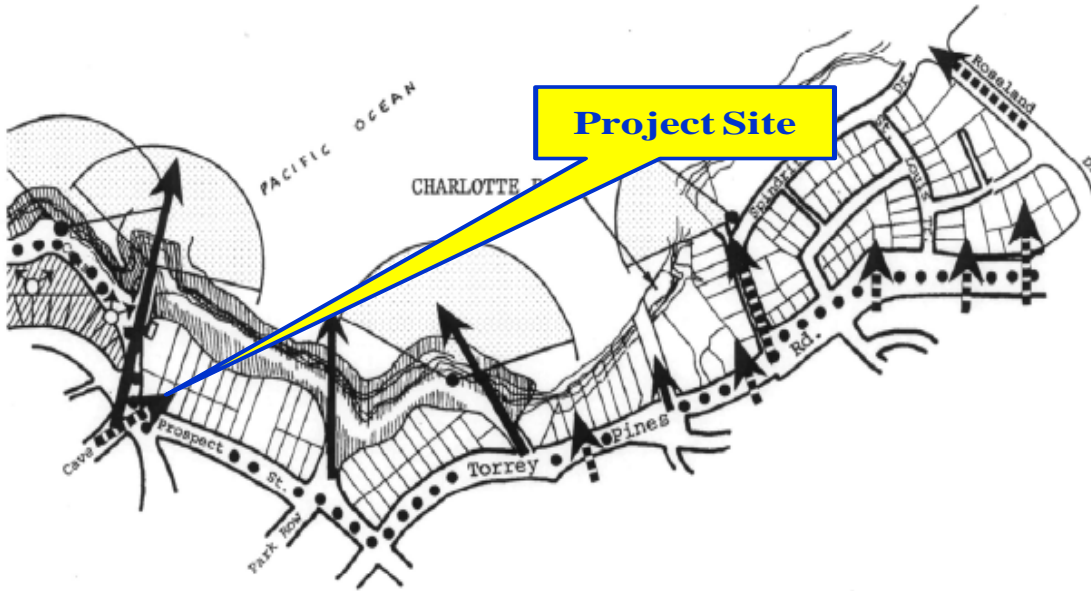
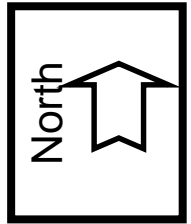
Additional pages attached  Yes  No

Name of Individual (type or print):  
 KEVIN & MELISSA STEEL  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 7870 TORREY LANE  
 City/State/Zip:  
 LA JOLLA, CA 92037  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 8583363522  
 Signature: *Kevin Steel* Date: *4/12/16*







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):  
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 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
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 City/State/Zip:  
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 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

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



NOTE: All views are to a coastal body of water

-  MAJOR VIEWSHED: Unobstructed panoramic view from a public vantage point
-  VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.
-  SCENIC OVERLOOK: View over private properties from a public R.O.W.
-  SCENIC ROADWAY: Partially obstructed views over private properties and down public R.O.W.s
-  QUASI-PUBLIC VISTA on commercial properties
-  HIGH POTENTIAL for visual access in commercial development



**Visual Access**

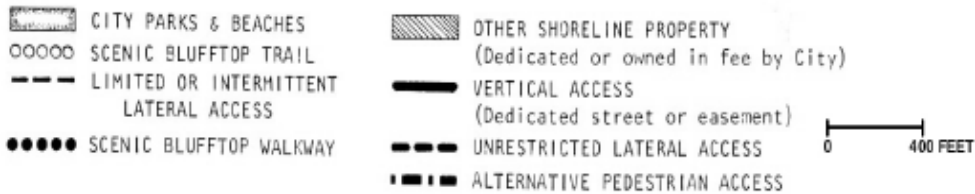
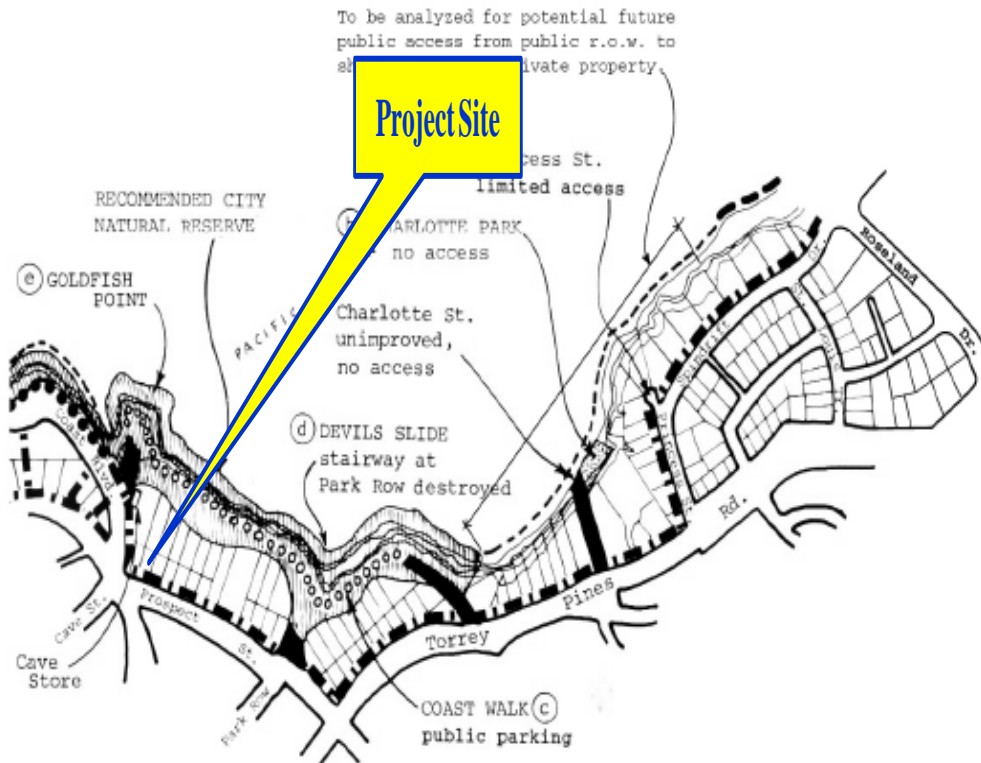
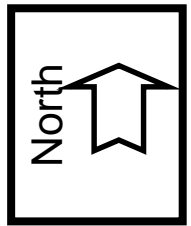
**STEEL RESIDENCE CDP/SDP - 7991 & 7993 PROSPECT PLACE  
PROJECT NO. 497507**

**Subarea D: Coast Walk - Visual Access**



Figure D





**Physical Access**

**STEEL RESIDENCE CDP/SDP - 7991 & 7993 PROSPECT PLACE  
PROJECT NO. 497507**

**Subarea D: Coast Walk - Physical Access**



**La Jolla Community Plan**  
City of San Diego - Planning Department



Figure C



ISLAND ARCHITECTS
SUPPLEMENTAL CONSTRUCTION SPECIFICATIONS

GENERAL CONSTRUCTION NOTES

- 1. All construction and procedures shall conform to all applicable codes as outlined on Title Sheet.
2. Do not scale drawings. If dimensional discrepancies occur between plans and existing conditions, contact architect immediately to resolve conflict prior to continuation of work.
3. Provide smoke detectors which will sound an alarm when actuated. Detectors must be permanently with a battery backup. See noted plans for locations of smoke detectors.
4. Stairs: Provide a minimum 6'-8" head clearance, 7.75" max. riser, 10" min. tread with 3'-0" min. width for residential stair construction. Provide minimum 36" high handrail (measured from tread nosing) and minimum 3'-0" high guardrail with a maximum 4" between balusters. Per IBC.
5. All unenclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches which are more than 30" above grade or floor below, and roofs used for other than service of the building, shall be protected by a guardrail not less than 42" in height with a maximum of 4" between balusters. Per I.B.C.
6. Safety glazing per I.B.C. for: a. Windows adjacent to tubs or showers and within 60" of tub or shower floor; b. Windows within 24" arc of doors; c. Windows within 18" of walking surface. All glass shower and tub enclosures shall be fully tempered.
7. All exterior doors and windows shall be fully weather stripped; manufactured units shall meet ANSI and Title 24 standards for air infiltration.
8. All joints and penetrations in the building envelope shall be caulked and sealed.
9. All exhaust fans shall have automatic or back draft dampers.
10. All fireplaces shall have tight fitting flue damper. Fireplaces located on exterior walls or within bedrooms and/or bathrooms shall have minimum six square inches combustion air take.
11. All fireplaces to be supplied with gas log lighter and valve.
12. Provide shower bench where shown on drawings 18" high minimum with full tile face of wall beneath bench.
13. Provide attic access minimum size 24" x 30" UON. Size of access to enable removal of heating equipment.
14. Provide dead bolt locks at exterior doors UON mounted below latch set.
15. Garages require one-hour fire separation on the garage side of walls and ceiling common to the dwelling. Table 3-8, Section 302.4
16. Provide R-19 insulation at exterior walls and R-30 insulation in all new attics.
17. Provide R-13 insulation at all interior plumbing walls for sound insulation.
18. All fireplaces shall conform to the requirements of CBC, CRC and CMC.
19. Coordinate with Architect to provide blocking in walls where accessory items are installed typical: grab bars, toilet paper dispensers, etc.
20. Fireblocking. In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-frame construction in the following locations:

- 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
1.1. Vertically at the ceiling and floor levels.
1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.

FOUNDATION NOTES

- 1. All footing depths indicated on plans are depths below top of undisturbed soil or top of engineered certified compacted fill.
2. Soil shall be dampened prior to placing concrete in footings.
3. Sub-grade for slabs shall be undisturbed native soil or compacted fill.
4. Fill soils (if used) shall be compacted to at least 90% maximum dry density.
5. Slope grade away from foundation walls a minimum of 2% typical for distance of 5 feet minimum.
6. All hold down anchors and base plate anchors to be tied in place prior to calling foundation inspection.
7. Concrete slabs: 4" actual thickness with 6 x 6 Wt. 4 x Wt. 4 welded wire mesh and mid height of slab. Slabs to be on 3" thick sand on 6 mil. vapor barrier on sand base (omit vapor barrier at exterior slabs) UON. Slab subsoil shall be thoroughly moistened prior to placement of vapor barrier and concrete.
8. All concrete 2500 psi @ 28 days minimum compressive strength UON on plans.
9. Where 3000 psi conc. is indicated on plans special inspection is required.
10. Provide necessary openings in stud frame shear walls at crawl space for ductwork, access, etc.
11. Waterproof exterior stem foundation walls to crawl space, protect waterproof membrane during backfilling.
12. Provide 4" diameter perforated French drain to daylight away from foundation walls, back fill with 1/2" diameter gravel for 15' width.
13. All reinforcing shall be provided with the following minimum concrete cover:
Footing cast against earth: 3"
Concrete exposed to weather or earth: 2"
Slabs (#4 and smaller): 3/4"
14. Laps at bar splices shall be: 30 bar dia. (12" minimum) for grade 40 re-bar, 36 bar dia. for grade 60 re-bar.
15. Concrete slabs on grade:
a. Landings at all door locations shall have a maximum slope of 1/4" per foot. (Sec. 1004.9)
b. Seal all voids around penetrations through floor slabs. (U.P.C. Sec. 313.1 and U.M.C. Sec. 328.2 as Amd.).
16. Crawl Spaces: Provide crawl space access minimum 18x24" per U.B.C. Sec. 2317.5. Provide crawl space vents at new concrete stem walls minimum vent area per Section R408 of the 2013 CRC. Verify existing ventilation is adequate.
17. Provide Simpson post base at isolated post locations.

ROOF NOTES

- 1. General contractor to coordinate all plumbing and mechanical vent locations at roof. Vents to be screened from view wherever possible (see roof plan). Combine plumbing vents in attic where possible.
2. All roof penetrations, flashings, vents, etc. to be painted to match weathered roof color.
3. Provide attic ventilation per Per Section R806 of the 2013 CRC. 1/150 of area of space ventilated. See Roof Plan for calculations.
4. Attic ventilation openings shall be covered with non-combustible, corrosion-resistant metal mesh openings of 1/16" - 1/8" dimension.
5. Roofing: 2-piece Clay Tile. Provide minimum 3 layers of 30 lbs. felt underlayment hot mopped between layers and on the top. Install with minimum exposures per per Section R905 of 2013 CRC. Refer to Roof Plans for additional notes.
6. All Roof Plate Heights / Ridge Heights indicated on plans are taken from main level finished floor Elev. +358.5'
7. Provide gutter, downspouts and roof drains as indicated on plans. Provide overflow scuppers at flat roof drains. Downspout to drain to 4" ABS tight line connected to existing surface water drainage system where possible.

FIRE DEPARTMENT NOTES:

- 1. Fire protection, including fire apparatus access roads and water supplies for fire protection, shall be installed and made serviceable prior to and during time of construction. (CFC Appendix C & D, International Fire Code)
2. Buildings undergoing construction, alteration or demolition shall be in accordance with CFC Chapter 14. (CFC 1401)
3. Decorative materials shall be maintained in a flame-retardant condition
4. Complete plans and specifications for fire alarm systems; fire systems, including automatic sprinklers and wet and dry standpipes, halon systems and other special types of automatic fire systems, basement pipe inlets, and other fire systems and appurtenances thereto shall be submitted to Fire and Life Safety for review and approval prior to installation. (CFC 901.2)
5. Fire systems shall be installed in accordance with CBC 901.4.
7. Complete plans and specifications for fire alarm systems shall be submitted to Fire and Life Safety for review and approval prior to installation. (CFC 907.1.1)
8. Installation of fire alarm systems shall be in accordance with CFC 903.3.
9. An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved location. An approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in a normally occupied location. (CFC 903.4.2)
10. An approved vehicle strobe detector system, with Knox key switch override, satisfactory to the fire marshal, shall be provided on all vehicle main entry and emergency entry points to the project.

VERY HIGH FIRE HAZARD NOTES:

- 1. ALL WOOD FOR ARBORS AND TRELLIS SHALL BE FIRE-RETARDENT TREATED WOOD PER CBC SEC. 2303.2
2. ALL TRELLIS SHALL CONFORM WITH APENDIZ 'H' OF THE 2013 CRC.
3. ALL DECKS AND PATIOS TO HAVE NON-COMBUSTIBLE STONE OR GRAVEL FLOORING.
4. EXTERIOR WALLS, UNDERSIDES OF EXTERIOR PORCH CEILINGS, AND ROOF EAVES SHALL CONSIST OF EITHER NON-COMBUSTIBLE MATERIALS OR IGNITION-RESISTANT MATERIAL (PER R202 OF THE 2010 CRC). ALL WALL ASSEMBLIES SHALL MEET SFM STANDARD 12-7A-1, EITHER AS A 1-HOUR RATED ASSEMBLY OR WITH A SINGLE LAYER OF 5/8" TYPE-X GYPSUM ON THE EXTERIOR SIDE OF THE ASSEMBLY.
5. ALL ROOFING TO BE 'CLASS A' MATERIALS AND ASSEMBLY.
6. ALL STRUCTURES HAVING ANY CHIMNEY, FLUE, OR STOVEPIPE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER IF THE CHIMNEY, FLUE, OR STOVEPIPE IS ATTACHED TO ANY FIREPLACE, STOVE, BARBECUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE.
7. GLAZING MATERIALS USED IN SKYLIGHTS, ROOFS, AND SLOPED WALLS SHALL BE TEMPERED GLASS OR MULTILAYERED GLASS WHEN LOCATED WITHIN 300 FEET, IN ANY DIRECTION, OF THE BOUNDARY BETWEEN BRUCHS MANAGEMENT ZONES ONE AND TWO, AS DEFINED IN SECTION 142.0412 OF THE SAN DIEGO MUNICIPAL CODE.

MECHANICAL NOTES

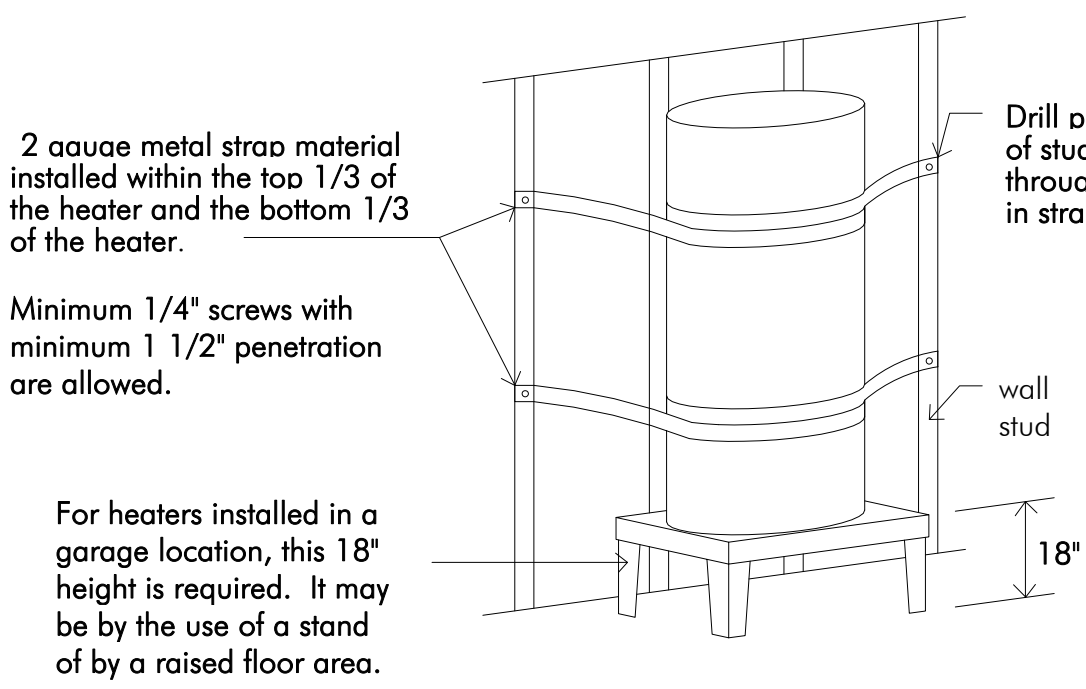
- 1. Provide one utility duplex outlet at all Water Heater locations within 5'-0" of unit.
2. Provide switched incandescent light at all FAU and WH locations.
3. All fixtures with hose outlets (hose bibs) and landscape irrigation shall be protected with backflow preventers (vacuum breakers) U.P.C. Sec. 603.3.7.
4. The minimum ceiling insulation must be R-30 UON.
5. The minimum wall insulation shall be R-19 in frame walls, UON.
6. HVAC ducts shall be constructed, installed and insulated per Chapter 6 of the U.M.C.
7. Doors and windows between conditioned and unconditioned space shall be fully weatherstripped.
8. Exhaust fans shall have back-draft dampers or automatic dampers.
9. A night setback thermostat shall be installed that can automatically set back the thermostat set points for at least two periods in 24 hrs.
10. The HVAC equipment installed shall be of a type certified by the CEC.
11. The hot water heater shall be wrapped with an R-12 external blanket.
12. Fully insulate hot water supply lines. The hot water heater inlet and outlet pipe shall be insulated to R-13 or greater for the first 5 feet in unconditioned space.
13. The water heating equipment, shower heads and faucets installed shall be of a type certified by the CEC.
14. Interior water supply all copper pipe, insulate.
15. Provide gas supply at FAU and WH locations and all appliance locations indicated on plans.
16. MAIN HOUSE: Water Heater: (2) A.O.Smith Model # FCG100\_70,000BTU\_98 gal capacity
17. MAIN HOUSE: Forced Air Unit: (3) Rheem RGR10-JZ\_100,000 BTU/H output. Condensers: Rheem 13AJN60A01 13 SEER. GUEST QUARTERS: GREE heat pump. Inside unit: GWH18CDDA21. Outside unit: GWH18CDDA20.
18. All gas fired furnaces and gas fired cooking appliances shall be equipped with an approved intermittent ignition device.
19. Provide vapor barriers for cold climate zones 1, 14 and 16.
20. All ducting and joints shall be sealed with pressure sensitive tape and shall be insulated to conform to the provisions of U.M.C.
21. Shower heads and faucets shall be equipped with flow restrictors as outlined in the appliance efficiency standards and shall be certified to the energy commission.
22. FAU closet or alcove must be 12 inches wider than the furnace or furnaces being installed in accordance with U.M.C. Sec. 324.1.
23. Approved spark arrestors shall be installed on all chimneys in accordance with Section R1006 of the 2013 CRC.
24. Combustion air for fuel burning water heaters will be provided in accordance with the Uniform Plumbing Code.
25. Provide T and P valve at water heater. Route discharge line to exterior wall at grade in accordance with 2013 CRC
26. Water heater must be adequately braced to resist seismic forces. Provide two straps (one strap at top 1/3 of the tank and one strap at bottom 1/3 of the tank). U.P.C., Sec. 510.0. Gas-fired Water Heaters located in garages shall be installed with the base +18" above finished floor. U.P.C. sec. 510.1 & U.M.C. Sec. 308.2.
27. In shower and bath tub combinations, control valves must be pressure balanced or thermostatic mixing valves. U.P.C. Sec. 410.7.
28. The discharge point for exhaust air will be at least 3 feet from any opening which allows air entry into occupied portions of the building. 2313 CMC, Title 24, Part 4.
29. Ductless fans can not be used in bathrooms if a tub or shower is present. 2313 CRC.
30. Shower walls shall be finished with moisture-resistant sheetrock and ceramic tile (or equal) to a minimum height of 70' above drain. 2313 CRC.
31. Shower enclosures shall be shower rods, tempered glass or approved equal. 2313 CRC.
32. General Plumbing Notes:
a. Solders and flux having a lead content in excess of two tenths of one percent shall not be used in the installation or repair of any plumbing in residential or non-residential facilities providing water for human consumption which are connected to public water systems. 2313 CRC.
b. Plumbing fixtures shall be as follows: 2313 CRC:
Water closets: provide ultra low flush toilets
Gravity: 1.28 gal. Per flush (max.)
Flush Valves: 3.5 gal. Per flush (max.)
Urinals: 1.0 gal per flush (max.)
Shower Heads: 2.0 gal. per minute (max.)
Lavatory Sink faucets: 1.5 gal. per minute (max.)
c. Hot water shall be left fitting on all faucets. 2313 CRC.
d. Hose bibs: Permanent vacuum breakers shall be included with all new hose bibbs.
33. Provide 4" diameter dryer exhaust to exterior 14' maximum length per 2313 CRC
34. Provide dishwasher with an approved air cap per 2313 CRC
35. Provide fire sprinklers per 2313 CRC requirements as amended.
36. All mechanical work to comply with the 2313 CRC.
37. Primary condensate waste will route to trapped plumbing fixture for disposal per 2313 CRC Sec.
38. Install floor drain where indicated per code to remain in full view and tie into sanitary sewer. 2313 CRC Sec.
39. State Health and Safety code Sec. 17921.9 bans the use of chlorinated polyvinyl chloride (cpvc) for interior water - supply piping.
40. Provide 5 air changes per hour for bathroom and laundry room ventilation, discharging to the exterior of the building not closer than 3 ft. from any exterior opening.
41. Attic/underfloor installation must comply with sections 904, 908, 909 of the CMC

ELECTRICAL NOTES

- 1. Provide utility duplex outlets at forced air unit and water heater within 5'-0" of unit.
2. Provide switched light at forced air unit and water heater locations.
3. General lighting in kitchen and bathrooms shall have minimum output of 25 lumens per watt.
4. All wiring to comply with 1996 NEC.
5. Provide GFI protected circuits at all locations required by NEC, Article 210-8 (a) and within 6'-0" of all sinks.
6. Provide 220V outlets for appliances where indicated on electrical plan.
7. Refrigerators, refrigerator-freezers, freezers and fluorescent lamp ballasts to be certified by CEC.
8. All wall duplex outlets shall be located 12" above finished floor level UON.
9. All wall switches shall be located 36" above finished floor level UON.
10. Electrician shall coordinate electrical requirements for security flood lighting, landscape lighting and security system with owner and architect.
11. Floor electric or phone outlets shall be located by owner or architect.
12. Provide and install continuous monitoring interconnected, hard wired, permanent smoke detectors w/ battery back up at locations required by code.
13. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. smoke alarms shall emit a signal when the batteries are low. wiring shall be permanent and without a disconnecting switch other than as required for over current protection
14. Where more than one smoke alarm is required to be installed, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual dwelling unit. the alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

STRAPPING OF ALL WATER HEATERS

Section 510.5 of the California State Plumbing Code requires all water heaters to be braced against seismic reactions. An acceptable method is the use of 2 "heavy duty straps", with one going completely around the water heater and secured to the structure at two (2) points within the upper 1/3 of the heater and the other within 1/3 of the bottom of the heater. See diagram below for this method. The term "heavy duty" shall be deemed to be a METAL STRAP, NOT LESS THAN 22 GAUGE, NOR LESS THAN 3/4" WIDE. The means of connection to the structure shall be made by the use of a screw not less than 1/4" in size with a minimum penetration of 1 1/2" into a wood stud of the wall. A cut washer shall be used between the head of the screw and the strap to insure a positive support. Manufacturers do not allow direct connection to their units. Simply stated, no fittings or screws shall be attached or installe



NOTE: STRUCTURAL NOTES TAKE PRECEDENCE. (SEE STRUCTURAL PLANS) IN CASE OF CONFLICT, NOTIFY THE ARCHITECT.

ARCHITECT'S SUBMITTAL REVIEW STAMP STATES THE FOLLOWING:

CORRECTIONS OR COMMENTS MADE TO THE SHOP DRAWINGS DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS AND APPLICABLE CODES. THIS CHECK IS ONLY FOR REVIEW OF GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR: CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES; AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

SPECIAL INSPECTIONS:

NOTICE TO THE APPLICANT/ OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: By using this set of permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER / SUB-CONTRACTORS / OWNER-BUILDER: By using this set of permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

CITY STANDARD TITLE BLOCK

Table with columns for Name, Phone, Street Address, Project Name, Sheet Title, Revision 14, Revision 13, Revision 12, Revision 11, Revision 10, Revision 09, Revision 08, Revision 07, Revision 06, Revision 05, Revision 04, Revision 03, Revision 02, Revision 01, Original Date, Sheet, of, and DEP#.

ISLAND ARCHITECTS
DREX PATTERSON, R.A. | TONY CRISAFI, R.A.
132 WEST BEVERLY AVENUE
LOS ANGELES, CA 90024
TEL: 310.450.9251



Table with columns for Job #, Drawn by, Proj. Mgr., Date, Issue, and submittal dates.

REVISIONS

Table with columns for #, Description, and Date.

STEEL RESIDENCE
7991 PROSPECT PLACE, LA JOLLA, CA 92037

T2

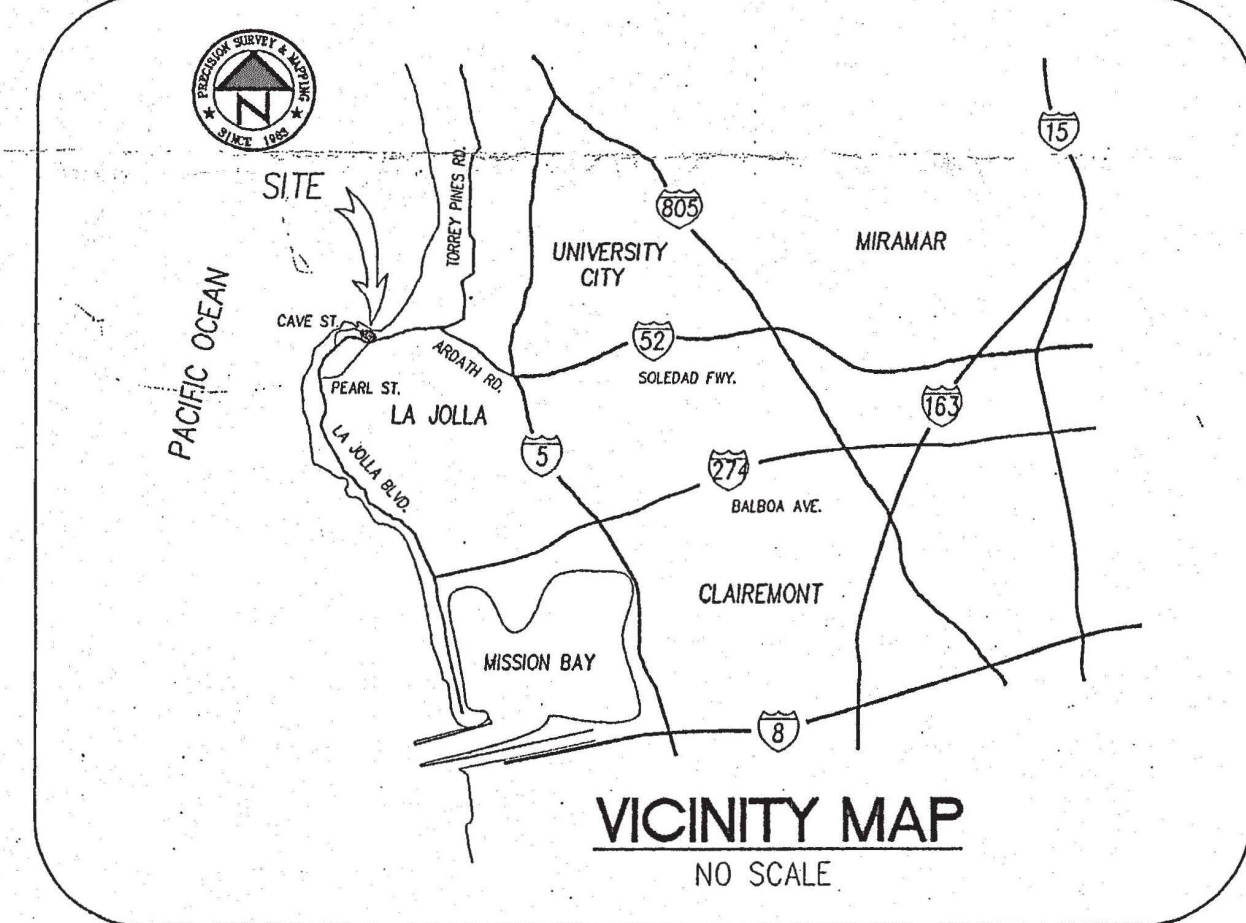
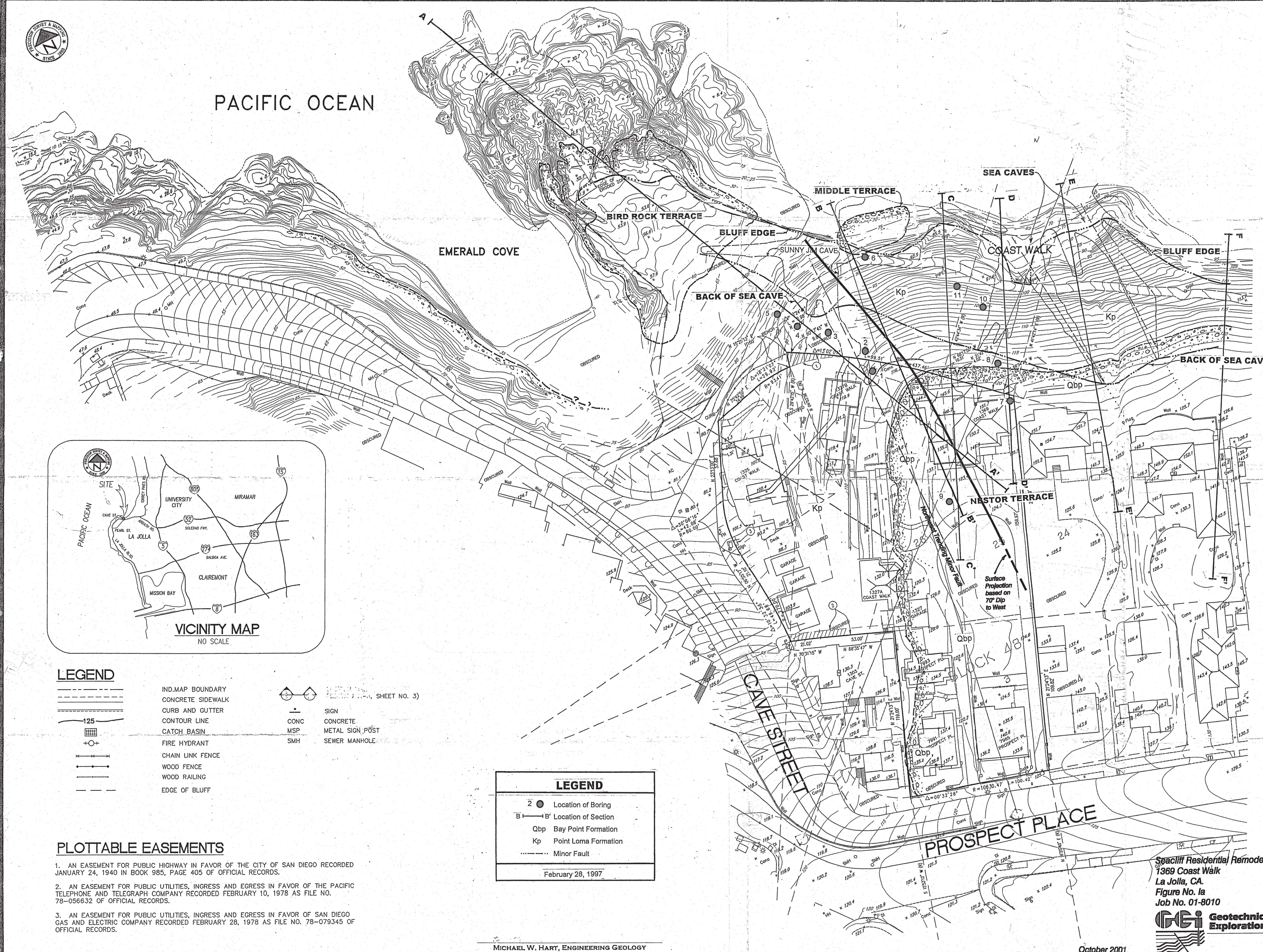
ISLAND ARCHITECTS GENERAL NOTES

03/20/2017





PACIFIC OCEAN



**LEGEND**

- IND. MAP BOUNDARY
- CONCRETE SIDEWALK
- CURB AND GUTTER
- CONTOUR LINE
- CATCH BASIN
- FIRE HYDRANT
- CHAIN LINK FENCE
- WOOD FENCE
- WOOD RAILING
- EDGE OF BLUFF
- SIGN
- CONC CONCRETE
- MSP METAL SIGN POST
- SMH SEWER MANHOLE

**PLOTTABLE EASEMENTS**

1. AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE CITY OF SAN DIEGO RECORDED JANUARY 24, 1940 IN BOOK 985, PAGE 405 OF OFFICIAL RECORDS.
2. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED FEBRUARY 10, 1978 AS FILE NO. 78-056632 OF OFFICIAL RECORDS.
3. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 28, 1978 AS FILE NO. 78-079345 OF OFFICIAL RECORDS.

**LEGEND**

- Location of Boring
- Location of Section
- Qbp Bay Point Formation
- Kp Point Loma Formation
- Minor Fault

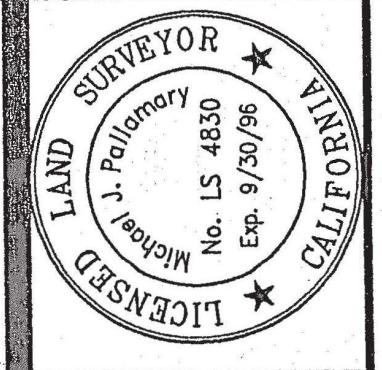
February 28, 1997

MICHAEL W. HART, ENGINEERING GEOLOGY  
P.O. Box 261227 SAN DIEGO CALIFORNIA 92196

Seacliff Residential Remodel  
1369 Coast Walk  
La Jolla, CA  
Figure No. 1a  
Job No. 01-8010  
**GGI Geotechnical Exploration, Inc.**

October 2001

TOPOGRAPHICAL SURVEY



**Surveyor's Certification**  
I, Michael J. Pallamary, a duly licensed Land Surveyor in the State of California, hereby certify that this plot represents the results of a survey performed during 11/96.

Date 11/96  
Michael J. Pallamary, LS 4830

**Benchmark**  
Location: N.E.P. - IVANHOE AVE. AND CAVE ST.  
Elevation: 114.69  
Datum: CITY OF SAN DIEGO MEAN SEA LEVEL

**Legal Description**  
LOTS 2, 3, 25, 26, & 27 IN BLOCK 48 OF LA JOLLA PARK IN THE CITY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 352 TOGETHER WITH ADJOINING PORTIONS OF CAVE STREET AND COAST BOULEVARD AS VACATED AND CLOSED.

**Graphic Scale:** 1"=30'

If sheet is less than 24" x 36" it is a reduced print, scale is reduced accordingly.

Revisions	Sym.	Description	Drawn by	Date	Approved
		PRELIMINARY DRAFT	M. COOPER	9/9/96	
		FINAL DRAFT	M. COOPER	9/9/96	

**PRECISION SURVEY AND MAPPING**  
814 Morena Blvd., Suite 303  
San Diego, CA 92110-2633  
(619) 294-2727  
FAX (619) 294-3335

**Notes**  
BOUNDARY DATA AS SHOWN HEREON PER BURKETT AND WONG - CIVIL ENGINEERS.

Job No.
96-1029
961029T5.DWG

Sheet
1
of 3



# COASTAL DEVELOPMENT PERMIT PRELIMINARY GRADING PLAN

## LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 18252, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 7, 1999.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 AS DESCRIBED IN DEED DOCUMENT RECORDED DECEMBER 22, 2011, AS DOCUMENT NO. 2011-0690431 OF OFFICIAL RECORDS.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE SHOWN AS PARCEL B RECORDED DECEMBER 27, 2011 AS INSTRUMENT NO. 2011-0696417 OF OFFICIAL RECORDS.

APN: 350-121-39-00

## BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG IN TOP OF CURB AT THE SOUTHERLY CORNER OF PARK ROW AND PROSPECT PLACE. ELEVATION 138.50' MEAN SEA LEVEL (N.G.V.D. 1929).

## NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AN ON THE GROUND SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED MAY 22, 2015 AND REVISED APRIL 11, 2016.
2. THE EXISTING AND PROPOSED USE OF THE PROPERTY IS A SINGLE-FAMILY RESIDENCE.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. TREATMENT OF SITE RUNOFF IS BY FLOW OVER LANDSCAPED AREAS BEFORE LEAVING SITE.
5. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE IMPROVEMENTS WITHIN PROSPECT PLACE, INCLUDING SIDEWALK UNDERDRAIN AND EXISTING NON-STANDARD DRIVEWAY.
6. PROPERTY AREA IS 0.1265 AC.
7. PRIOR TO 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.
8. PRIOR TO 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.

## GRADING DATA

AREA OF SITE - 0.1265 AC  
 AREA OF SITE TO BE GRADED - 0.113 AC  
 PERCENT OF SITE TO BE GRADED 89.3%  
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%  
 AMOUNT OF CUT - 1,700 C.Y. (WITHIN BUILDING FOOTPRINT)  
 AMOUNT OF FILL - 75 C.Y. WITHIN BUILDING FOOTPRINT  
 AMOUNT OF EXPORT - 1,625 C.Y.  
 MAXIMUM HEIGHT OF FILL - 2 FEET  
 MAXIMUM DEPTH OF CUT - 12.5 FEET WITHIN BUILDING  
 NO CUT OR FILL SLOPES  
 RETAINING WALL: NONE NOT PART OF BUILDING

EXISTING IMPERVIOUS AREA: 3,325 SF (60.3%)  
 PROPOSED IMPERVIOUS AREA: 3,695 SF (67.0%)

*ANTHONY K. CHRISTENSEN*  
 ANTHONY K. CHRISTENSEN, RCE 54021  
 MARCH 1, 2017  
 Date



LEGEND	
PROPERTY LINE	---
EXISTING CONTOUR	-----
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING WATER LINE	—W—W—
PROPOSED CATCH BASIN	□
PROPOSED AREA DRAIN	•
PVC DRAIN	----
CONCRETE SURFACE	[Stippled Pattern]
LANDSCAPE SURFACE	[Cross-hatched Pattern]
LOWER LEVEL FOOTPRINT	[Dotted Pattern]
PROPOSED STREET DEDICATION AREA	[Vertical Line Pattern]
DOWNSPOUT LOCATION	DS

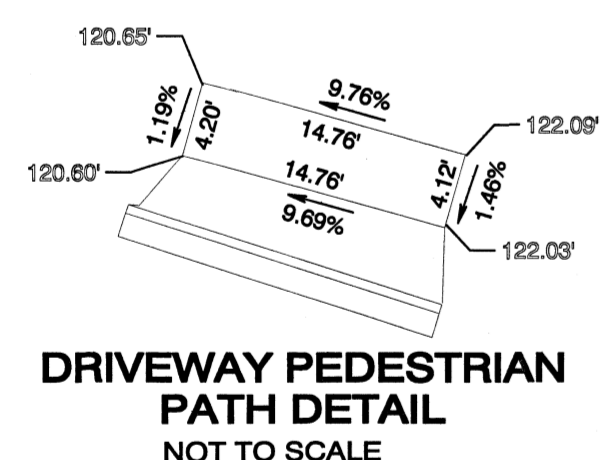
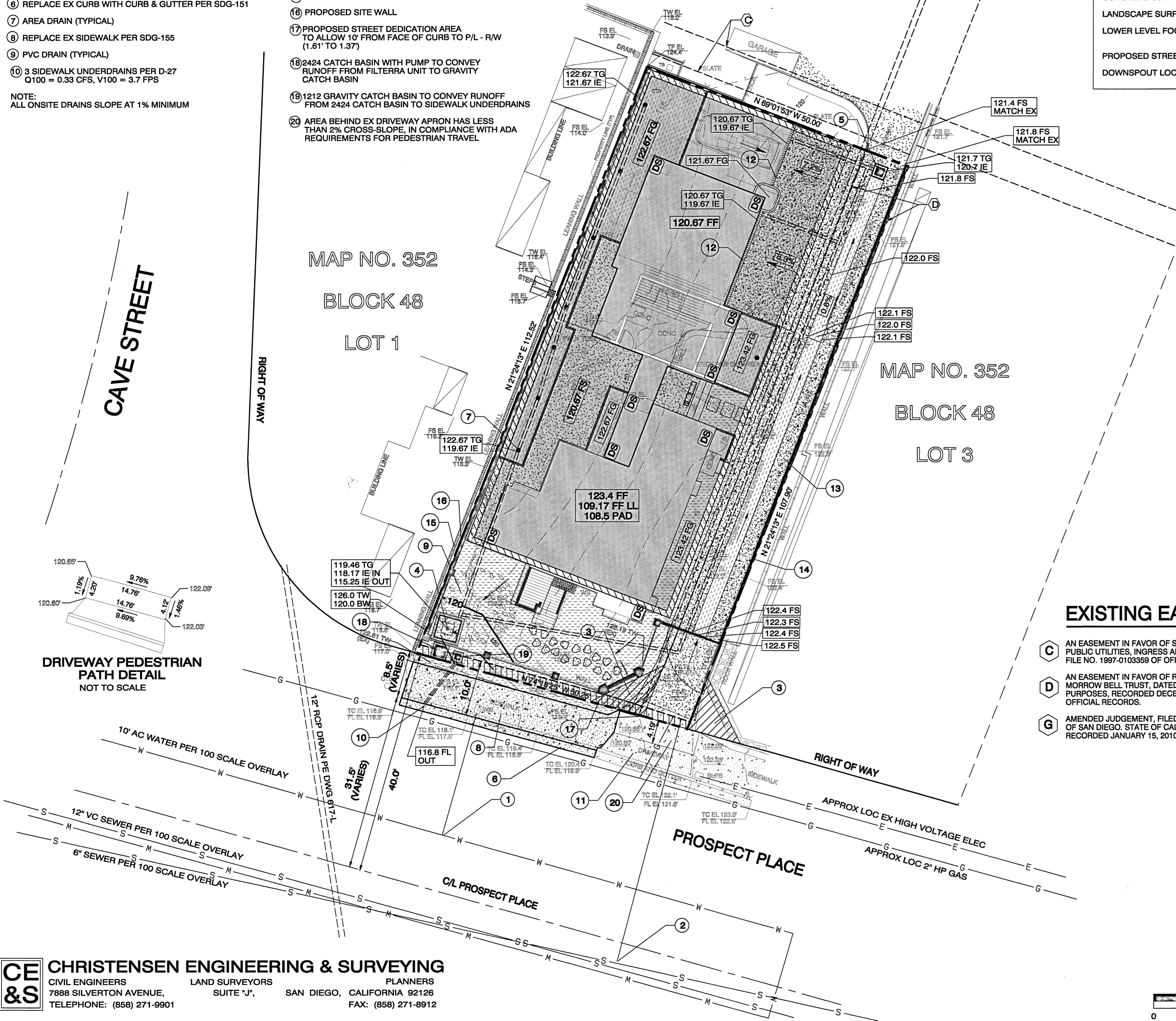
## CONSTRUCTION NOTES

1. EX WATER SERVICE TO BE REPLACED WITH 1" SERVICE
2. EX SEWER LATERAL TO BE PROTECTED
3. VISIBILITY TRIANGLE AREA (NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA)
4. 4X4' FILTERRA BIOFILTRATION UNIT REQUIRED TO TREAT 0.014 CFS (ENTIRE SITE) CAPABLE OF TREATING 0.032 CFS 0.60 CFS BYPASS CAPABILITY 119.54 TOP OF UNIT 118.25 IE IN 115.33 IE OUT
5. 1818 CATCH BASIN TO COLLECT DRIVEWAY SWALE RUNOFF
6. REPLACE EX CURB WITH CURB & GUTTER PER SDG-151
7. AREA DRAIN (TYPICAL)
8. REPLACE EX SIDEWALK PER SDG-155
9. PVC DRAIN (TYPICAL)
10. 3 SIDEWALK UNDERDRAINS PER D-27 Q100 = 0.33 CFS, V100 = 3.7 FPS

NOTE:  
 ALL ONSITE DRAINS SLOPE AT 1% MINIMUM

11. EXISTING NON-STANDARD DRIVEWAY. PROTECT IN PLACE DRIVEWAY IS ACCESS TO OTHER PROPERTIES AND PROVIDE ENTRY ONTO EXISTING EASEMENT. RECONSTRUCTION OF DRIVEWAY TO STANDARD CONFIGURATION WOULD PRECLUDE ENJOYMENT OF THE EASEMENT AND ACCESS TO THE PROPERTIES SERVED BY THE EASEMENT (RECONFIGURED DRIVEWAY WOULD ALLOW LESS THAN 6' OF EASEMENT ACCESS WHERE 10' IS CURRENTLY AVAILABLE). APRON MEETS ADA REQUIREMENTS FOR PEDESTRIAN ACCESS BEHIND CURB CUT.
12. TRENCH DRAIN (TYPICAL)
13. CONCRETE DRIVEWAY WITH VEGETATED SWALE
14. 6" CURB
15. EXISTING WALL TO REMAIN (TYPICAL)
16. PROPOSED SITE WALL
17. PROPOSED STREET DEDICATION AREA TO ALLOW 10' FROM FACE OF CURB TO P/L - RW (1.61' TO 1.37')
18. 2424 CATCH BASIN WITH PUMP TO CONVEY RUNOFF FROM FILTERRA UNIT TO GRAVITY CATCH BASIN
19. 1212 GRAVITY CATCH BASIN TO CONVEY RUNOFF FROM 2424 CATCH BASIN TO SIDEWALK UNDERDRAINS
20. AREA BEHIND EX DRIVEWAY APRON HAS LESS THAN 2% CROSS-SLOPE. IN COMPLIANCE WITH ADA REQUIREMENTS FOR PEDESTRIAN TRAVEL

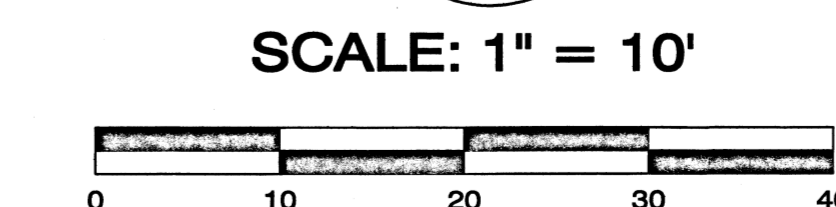
PARCEL 1  
 PARCEL MAP  
 NO. 18252



## EXISTING EASEMENT NOTES

- C AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED MARCH 10, 1997 AS FILE NO. 1997-0103399 OF OFFICIAL RECORDS.
- D AN EASEMENT IN FAVOR OF ROY MORROW BELL, TRUSTEE FOR THE ROY MORROW BELL TRUST, DATED JUNE 9, 1994 FOR INGRESS AND DRIVEWAY PURPOSES, RECORDED DECEMBER 1, 2000 AS FILE NO. 2000-0654969 OF OFFICIAL RECORDS.
- G AMENDED JUDGEMENT, FILED JANUARY 11, 2010 IN THE SUPERIOR COURT OF SAN DIEGO, STATE OF CALIFORNIA, CASE NO. GIC849214. A CERTIFIED COPY RECORDED JANUARY 15, 2010 AS FILE NO. 2010-0023256 OF OFFICIAL RECORDS.

**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
 TELEPHONE: (858) 271-9901 FAX: (858) 271-8912



Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE "J"  
 SAN DIEGO, CA 92126  
 PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:  
 7991 AND 7993 PROSPECT PLACE  
 LA JOLLA, CA 92037

Project Name:  
 STEEL RESIDENCE

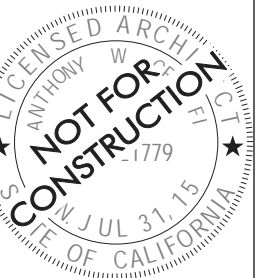
Sheet Title:  
 PRELIMINARY GRADING PLAN

Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3: 02-14-17 ADDED NOTE # 20  
 Revision 2: 12-11-16 ADDRESS CITY COMMENTS  
 Revision 1: 10-11-16 ADDRESS CITY COMMENTS

Original Date: JUNE 06, 2016

Sheet 1 of 1 Sheets

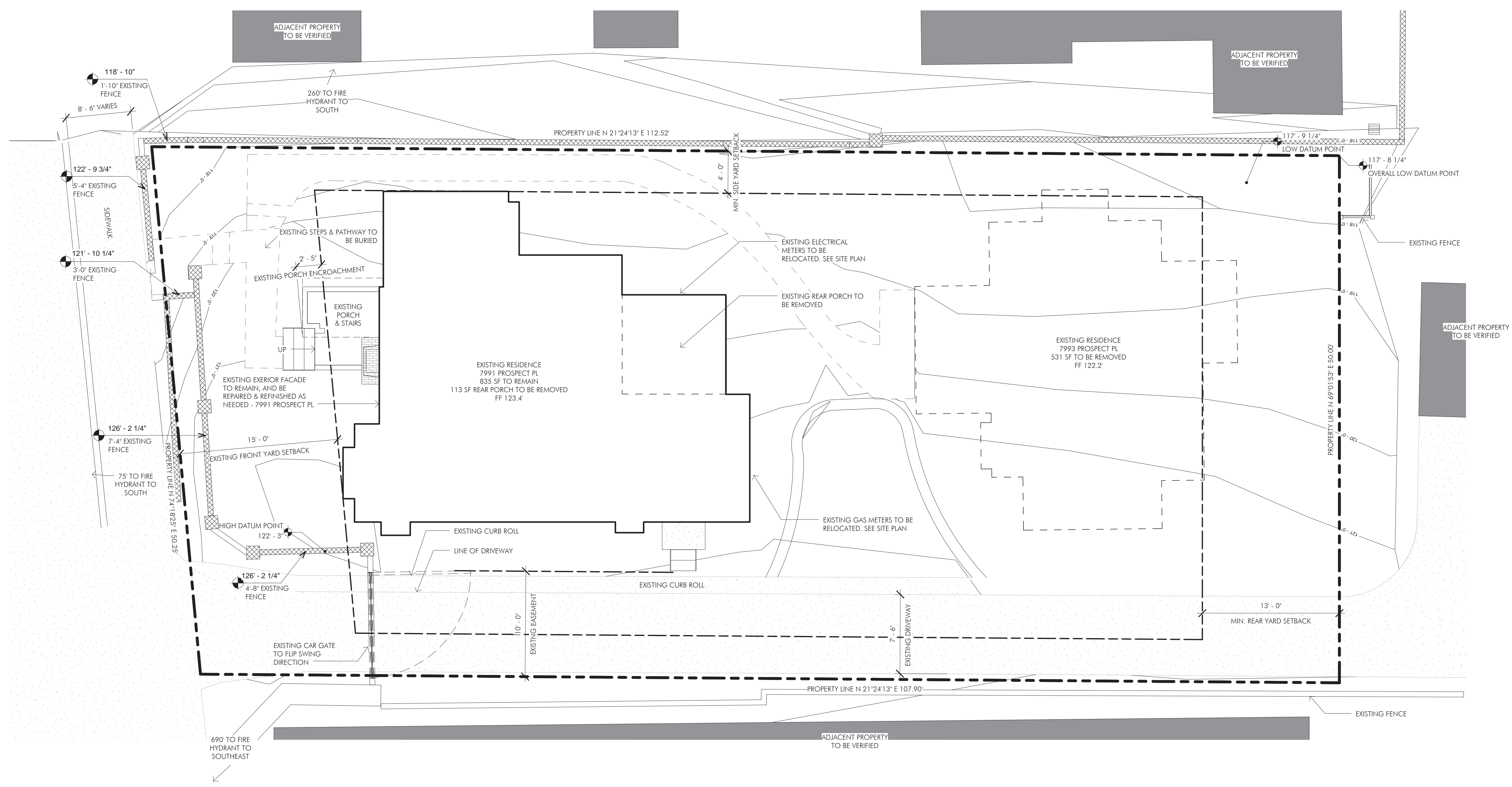




Copyright Island Architects 2013  
 JOB #: 2015.110  
 DRAWN BY: SF  
 PROJ. MGR.: LK  
 DATE: ISSUE:  
 6/24/2016 CDP SUBMITTAL  
 10/21/2016 1ST CDP RESUBMITTAL  
 01/09/2017 2ND CDP RESUBMITTAL  
 03/20/2017 3RD CDP RESUBMITTAL

REVISIONS

#	DESCRIPTION	DATE



EXISTING SITE PLAN 3/16" = 1'-0" 1

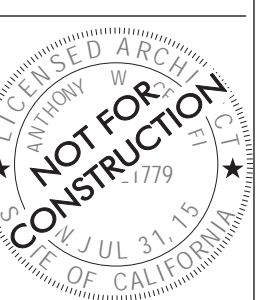
**OVERALL EXISTING SITE AREA CALCULATIONS**

EXISTING FOOTPRINT	1528 SF	27.7%
EXISTING HARDSCAPE	1443 SF	29.8%
EXISTING LANDSCAPE	2347 SF	42.5%
<b>TOTAL</b>	<b>5518 SF</b>	<b>100%</b>

**CITY STANDARD TITLE BLOCK**

PREPARED BY:	Island Architects	Revision 14:	_____
Name:	Contact: Lisa Kriedeman	Revision 13:	_____
	7626 Herschel Avenue	Revision 12:	_____
	La Jolla, CA 92037	Revision 11:	_____
Phone:	(858) 459-9291	Revision 10:	_____
		Revision 09:	_____
Street Address:	7991 PROSPECT PL.	Revision 08:	_____
	LA JOLLA, CA 92037	Revision 07:	_____
		Revision 06:	_____
Project Name:	STEEL RESIDENCE	Revision 05:	_____
		Revision 04:	_____
		Revision 03:	03/16/2017
		Revision 02:	01/09/2017
		Revision 01:	10/21/2016
Sheet Title:	EXISTING SITE PLAN	Original Date:	6/24/2016
		Sheet:	6 of 23
		DEP#:	_____

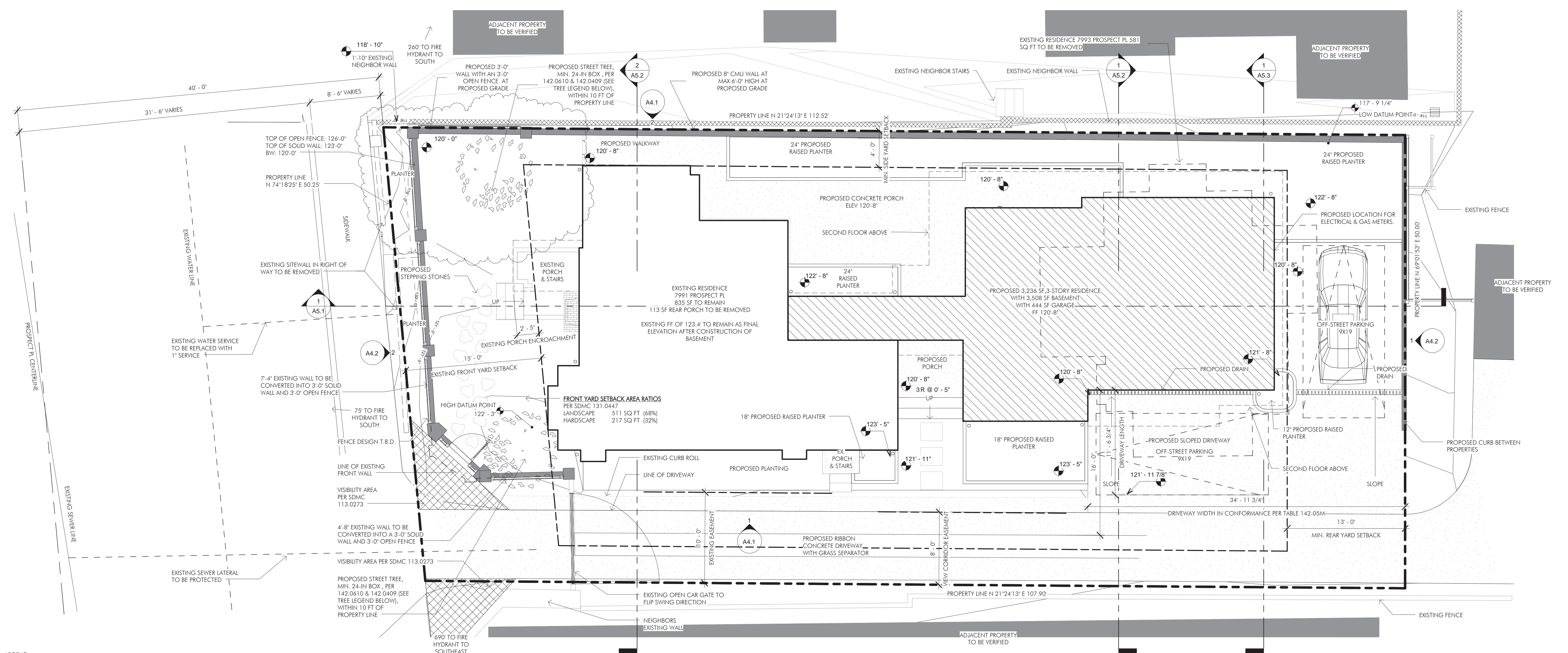




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DATE: 6/24/2016  
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10/21/2016 1ST CDP RESUBMITTAL  
01/09/2017 2ND CDP RESUBMITTAL  
03/29/2017 3RD CDP RESUBMITTAL

REVISIONS

#	DESCRIPTION	DATE
1	Revised	06/24/2016



SITE PLAN 3/16" = 1'-0" 1

- SITE NOTES**
- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN. PER FHP'S POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
  - THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
  - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (U.F.C. 901.4.4).
  - FIRE HYDRANTS, 03 @ 75'-0", 690'-0" & 260'-0" FROM PROPERTY SEE SITE PLAN. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WPCP.
  - WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
  - AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:  
i. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change  
ii. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wind or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
  - A BUS TRANSIT STATION IS LOCATED 940'-0" SOUTHWEST OF PROPERTY.
  - THIS PROJECT IS LOCATED WITHIN ASB'S WATERSHED AND OWNER/APPLICANT WILL COMPLY WITH ALL ASB RULES AND REGULATIONS.
  - 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.
  - 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.

- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MINIMUM TREE SEPARATION DISTANCE  
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET  
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 IN A HEALTHY GROWING CONDITION. DISEASE OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. PER SDMC 142.040(b)(5).
- PROPOSED LANDSCAPING WILL CONFORM WITH COASTAL BLUFF REQUIREMENTS PER SDMC 143.0143(c).
- PRIOR TO OCCUPANCY AND USE, A WATER BUDGET PER TABLE 142-021 & IRRIGATION AUDIT (CONSISTENT WITH SDMC 142.0413B) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL WILL BE SUBMITTED FOR APPROVAL.
- DUE TO PROJECT'S PROXIMITY TO A RECORDED ARCHAEOLOGICAL SITE AND THE AMOUNT OF GRADING PROPOSED, ARCHAEOLOGICAL MONITORING WILL BE REQUIRED DURING ALL GROUND DISTURBING ACTIVITIES.

**Tree Legend**  
Per La Jolla Community Plan

- Examples (all minimum 24-inch box):  
Archontophoenix cunninghamiana (King Palm)  
Arecastnurn romanzoffianum (Queen Palm)  
Bauhinia blakeana (Orchid Tree)  
Cassia leptophylla (Gold Medallion)  
Jacaranda mimosifolia (Jacaranda)  
Melaleuca quinquenervia (Cajuput Tree)  
Metrosideros excelsus (New Zealand Christmas Tree)  
Palm Species  
Tabebuia avellanae (Trumpet Tree)  
Tristelia conferta (Brisbane Box)
- Proposed Plants-**  
sized between 2 quart to 5 gallon and type to include but not limited to:  
Manzanita, Coast Rosemary, Dwarf Myrtle, Agave, Aloe, Bougainvillea, Aeonium, California Sunflower, Pink Muhly Grass, Elijah Blue Fescue, Germander Sage, Dune Sage, Carmel Creeper, Ice Plant, Mexican Bush Sage, New Zealand Flax, or other drought tolerant and native species to Southern California Area to meet requirements set by Section 143.0143(c) and Coastal Bluff Overlay Zone
- See Plan for Locations of Propose Plants and Proposed Raised Planters.

**Wall Legend**

- NEW CONSTRUCTION WALL
  - EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE DEMOLISHED
- ALL WALLS 2x4 U.N.O.  
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.  
EXISTING WINDOWS TO BE REFINISHED

**OVERALL SITE AREA CALCULATIONS**

PROPOSED FOOTPRINT	1680 SF	30.4%
PROPOSED HARDSCAPE	2035 SF	36.9%
PROPOSED LANDSCAPE	1805 SF	32.8%
TOTAL	5518 SF	100%

**Area Legend**

- CONCRETE, HARDSCAPE
- EXISTING TO REMAIN STRUCTURE
- PROPOSED STRUCTURE

**CITY STANDARD TITLE BLOCK**

PREPARED BY: Island Architects  
Name: \_\_\_\_\_  
Contact: Lisa Kriedeman  
7626 Herschel Avenue  
La Jolla, CA 92037  
Phone: (858) 459-9291

Street Address: 7991 PROSPECT PL, LA JOLLA, CA 92037

Project Name: STEEL RESIDENCE

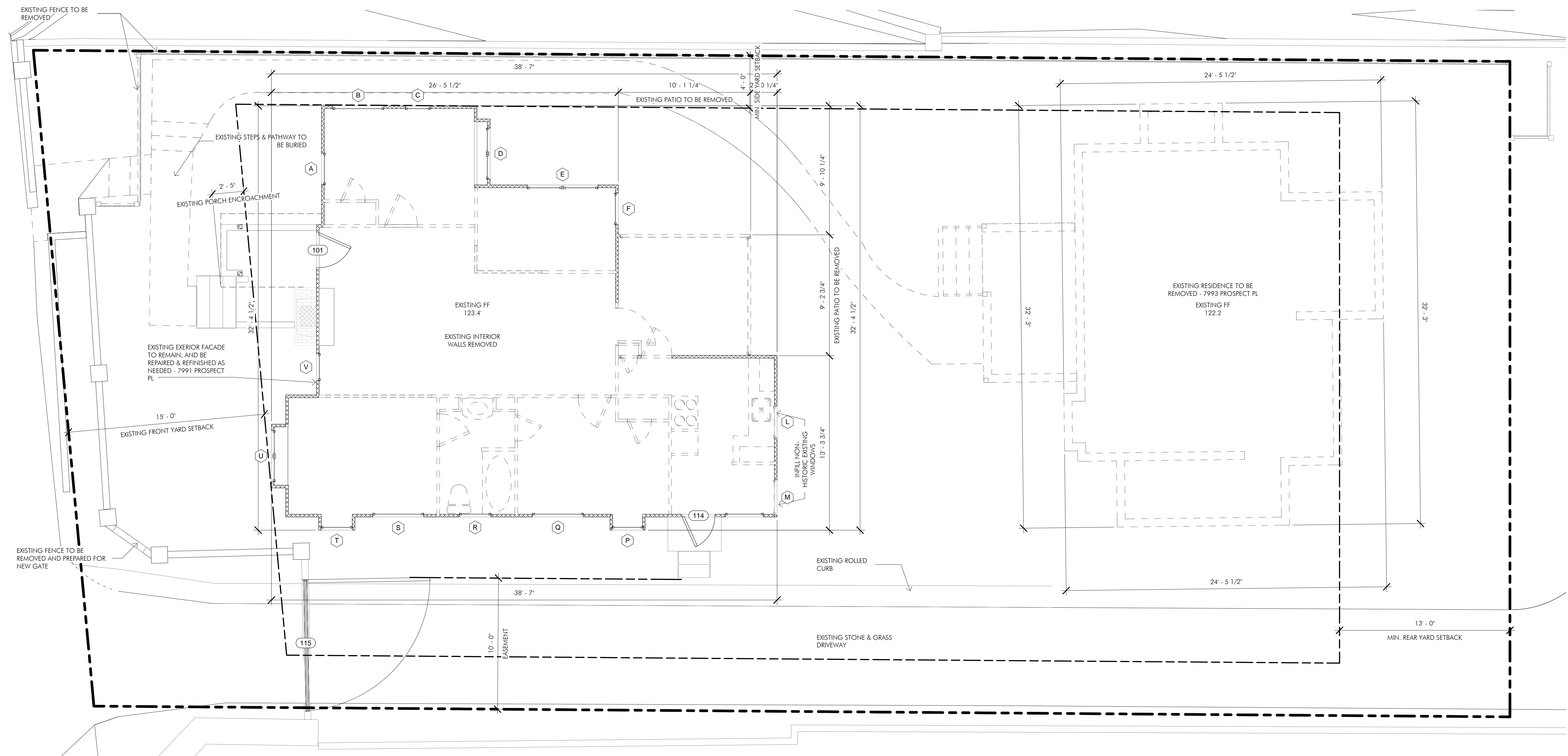
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Revision 12: \_\_\_\_\_  
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Revision 10: \_\_\_\_\_  
Revision 09: \_\_\_\_\_  
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Revision 05: \_\_\_\_\_  
Revision 04: \_\_\_\_\_  
Revision 03: 03/16/2017  
Revision 02: 01/09/2017  
Revision 01: 10/21/2016

Original Date: 6/24/2016

Sheet: 7 of 23  
DEP#:





FIRST FLOOR DEMO PLAN 1/4" = 1'-0" 1

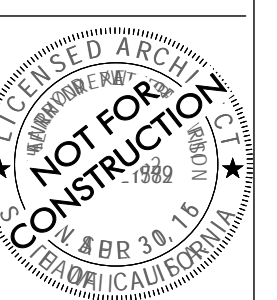
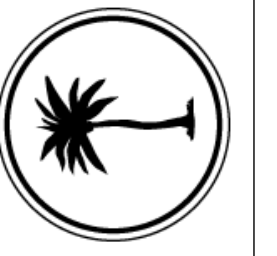
**Wall Legend**

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  - EXISTING WALL TO REMAIN
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- ALL WALLS 2x4 U.N.O.  
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.
- EXISTING WINDOWS TO BE REFINISHED

**CITY STANDARD TITLE BLOCK**

PREPARED BY:	Island Architects	Revision 14:	
Name:	Contact: Lisa Kriedeman	Revision 13:	
	7626 Herschel Avenue	Revision 12:	
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Phone:	(858) 459-9291	Revision 10:	
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Street Address:	7991 PROSPECT PL	Revision 08:	
	LA JOLLA, CA 92037	Revision 07:	
		Revision 06:	
		Revision 05:	
Project Name:	STEEL RESIDENCE	Revision 04:	
		Revision 03:	03/16/2017
		Revision 02:	01/09/2017
		Revision 01:	10/21/2016
Sheet Title:	DEMO PLAN	Original Date:	6/24/2016
		Sheet:	8 of 23
		DEP#:	

**ISLAND ARCHITECTS**  
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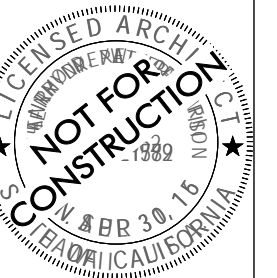
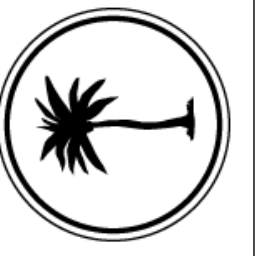
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**STEEL RESIDENCE**  
7991 PROSPECT PLACE, LA JOLLA, CA 92037

**A1.2**

DEMO PLAN  
03/20/2017

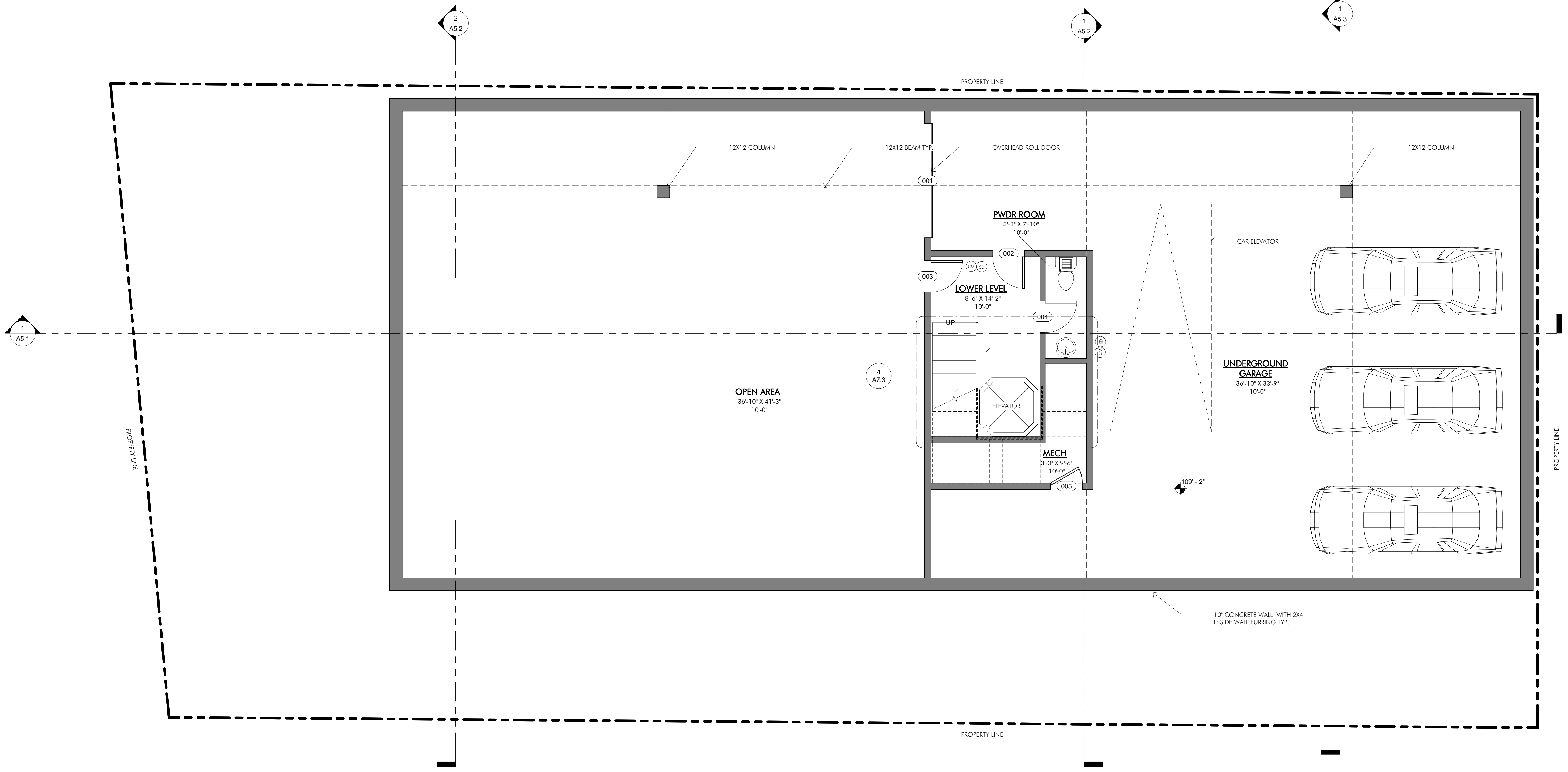
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#	DESCRIPTION	DATE



BASEMENT PLAN 1/4" = 1'-0" 1

**Wall Legend**

- NEW CONSTRUCTION WALL
  - EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE DEMOLISHED
- ALL WALLS 2x4 U.N.O.  
 CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.  
 EXISTING WINDOWS TO BE REFINISHED

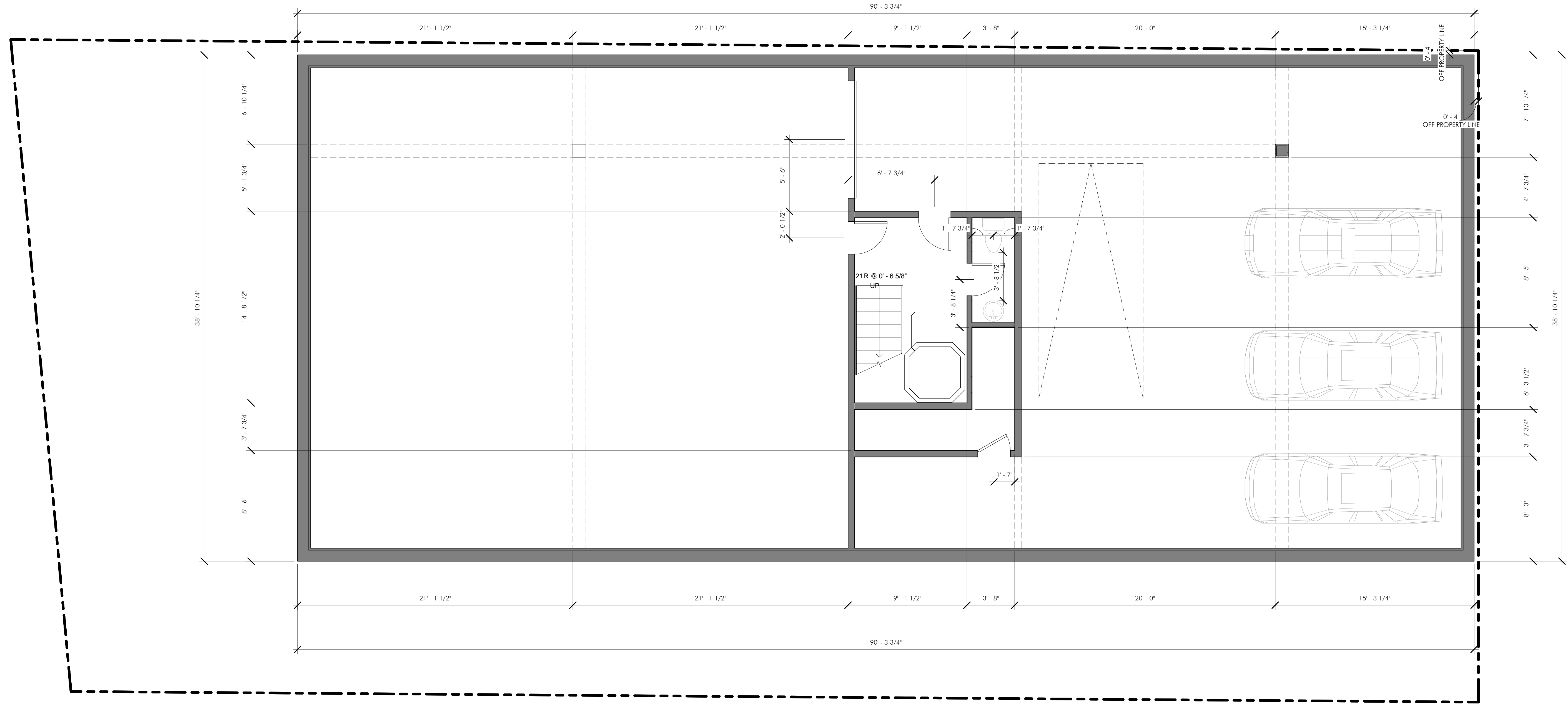
**Symbol Legend**

- PERMANENTLY WIRE, INTERCONNECTED CARBON MONOXIDE DETECTOR
- PERMANENTLY WIRED, INTERCONNECTED SMOKE DETECTOR
- CEILING MOUNTED EXHAUST FAN

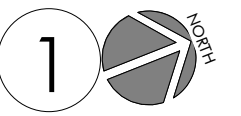
**CITY STANDARD TITLE BLOCK**

PREPARED BY: Name: Island Architects Contact: Lisa Kriedeman 7626 Herschel Avenue La Jolla, CA 92037 Phone: (858) 459-9291	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 09: _____ Revision 08: _____ Revision 07: _____ Revision 06: _____ Revision 05: _____ Revision 04: _____ Revision 03: 03/16/2017 Revision 02: 01/09/2017 Revision 01: 10/21/2016 Original Date: 6/24/2016
Street Address: 7991 PROSPECT PL. LA JOLLA, CA 92037	Revision 04: _____ Revision 03: _____ Revision 02: _____ Revision 01: _____
Project Name: STEEL RESIDENCE	Revision 04: _____ Revision 03: _____ Revision 02: _____ Revision 01: _____
Sheet Title: BASEMENT FLOOR PLAN	Revision 04: _____ Revision 03: _____ Revision 02: _____ Revision 01: _____
Sheet: 9 of 23 DEF#: _____	Sheet: 9 of 23 DEF#: _____

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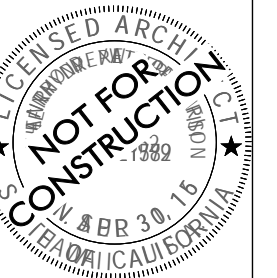
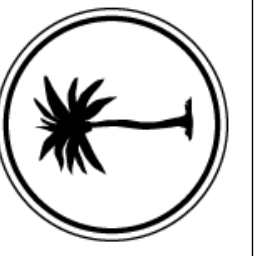
BASEMENT DIMENSION PLAN 1/4" = 1'-0"



CITY STANDARD TITLE BLOCK

PREPARED BY:	Island Architects	Revision 14:	
Name:	Contact: Lisa Kriedeman	Revision 13:	
	7626 Herschel Avenue	Revision 12:	
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		Revision 06:	
		Revision 05:	
Project Name:	STEEL RESIDENCE	Revision 04:	
		Revision 03:	03/16/2017
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		Revision 01:	10/21/2016
Sheet Title:	BASEMENT FLOOR DIMENSION PLAN	Original Date:	6/24/2016
		Sheet:	10 of 23
		DEP#:	

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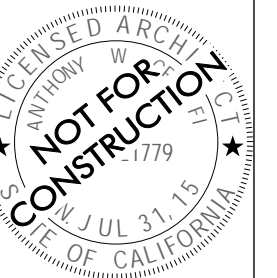
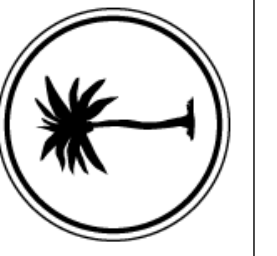
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**STEEL RESIDENCE**  
 7991 PROSPECT PLACE, LA JOLLA, CA 92037

**A2.0a**

BASEMENT FLOOR DIMENSION PLAN  
 03/20/2017

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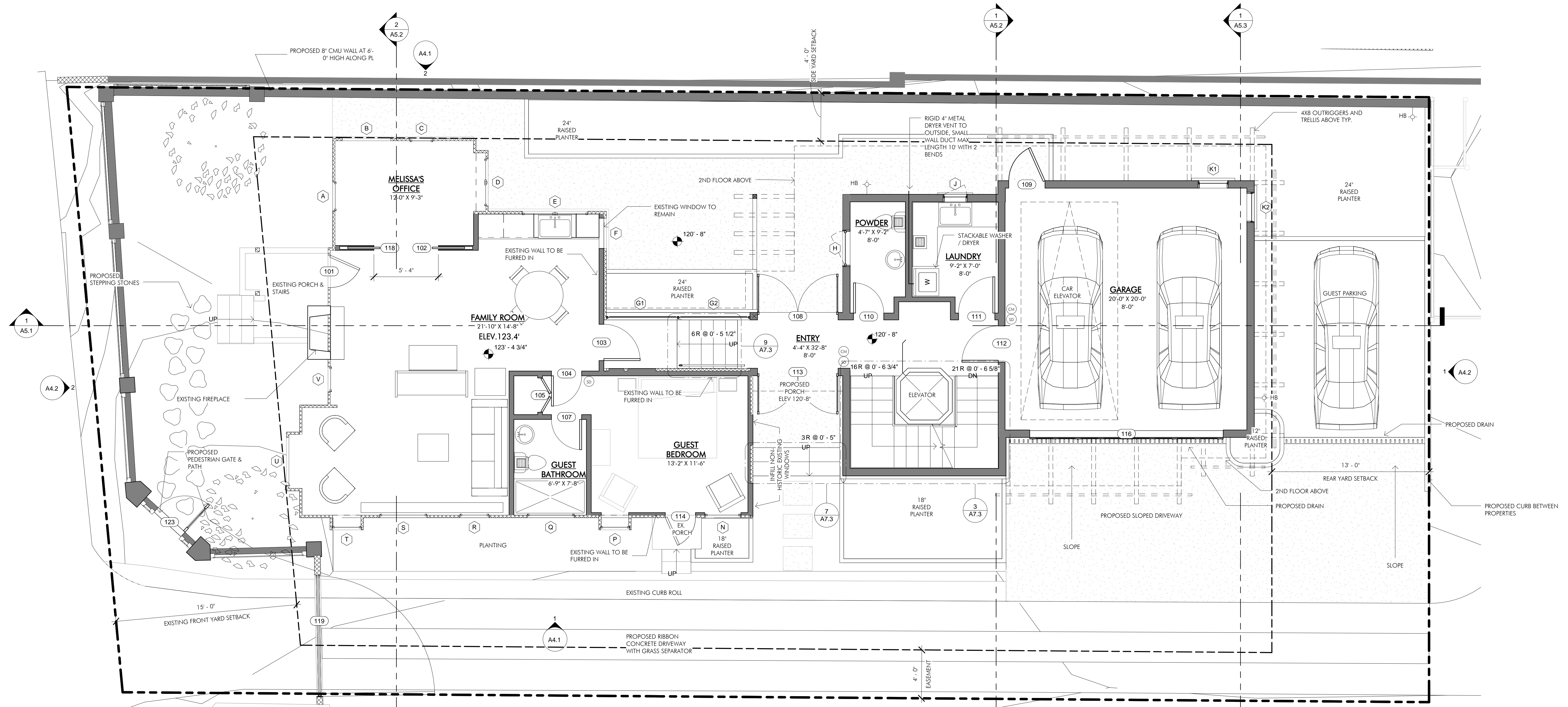
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01/09/2017 2ND CDP RESUBMITTAL

03/20/2017 3RD CDP RESUBMITTAL

REVISIONS

#	DESCRIPTION	DATE



- Wall Legend**
- NEW CONSTRUCTION WALL
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  - EXISTING WALL TO BE DEMOLISHED
- ALL WALLS 2x4 U.N.O.  
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.
- EXISTING WINDOWS TO BE REFINISHED

- Symbol Legend**
- CA PERMANENTLY WIRE, INTERCONNECTED CARBON MONOXIDE DETECTOR
  - SD PERMANENTLY WIRED, INTERCONNECTED SMOKE DETECTOR
  - CE CEILING MOUNTED EXHAUST FAN

**FIRST FLOOR PLAN** 1/4" = 1'-0" 1

- ELECTRICAL & MECHANICAL NOTES:**
- AT LEAST HALF OF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
  - ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
  - ALL LIGHTING THROUGH OUT HOUSE SHALL BE DIMMABLE. CLOSETS THAT ARE LESS THAN 70 SF ARE EXEMPT FROM THIS REQUIREMENT.
  - OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.
  - PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION OR 130 CFM.
  - BTU'S OUTPUT CAPACITY FOR HEATING UNIT: 2 SYSTEMS @ 4 TONS EA.
  - PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).
  - PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
  - PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
  - ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
  - EXTEND DUCKWORK TO HEAT THE ADDITIONS AND NEW CONDITIONED AREA.
  - EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
  - ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
  - ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBCS

- ELECTRICAL & MECHANICAL NOTES (CONT.):**
- PER 2013 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
    - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
    - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
  - ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER CRC R314 AND NFPA 72 (CRC SEC. R314)
  - CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720, AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
  - SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)

- LIGHTING NOTES:**
- THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
  - ALL MR-16 TO BE "CONSTANTE COLOR".
  - VERIFY ALL LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO WIRING.
  - CONTRACTOR TO BE RESPONSIBLE FOR SATISFYING ALL TITLE 24 LIGHTING AND CONTROL REQUIREMENTS.
  - GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (CEC 210.8).
  - BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (AFCI) OUTLETS (CEC 210.12).
  - THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
  - FLOURECENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT ONLY ACCEPTS FLOURESCENT BULBS WITH A MINIMUM EFFICACY AT 40 LUMENS/WATT.
  - AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHES SHALL BE HIGH EFFICACY; ALL OTHER FIXTURES TO BE SWITCHED SEPARATELY.
  - ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANT SENSOR (OR DIMMER SWITCH FOR OTHER ROOMS ONLY).
  - PROVIDE SWITCHED LIGHT AT FORCED AIR UNIT AND WATER HEATER LOCATIONS.
  - PROVIDE AND INSTALL CONTINUOUS MONITORING HARD WIRED PERMANENT SMOKE DETECTORS W/ BATTERY BACK-UP AT LOCATIONS REQUIRED BY CODE.

**MECHANICAL EQUIPMENT (OR EQUIVALENTS):**

**CITY STANDARD TITLE BLOCK**

PREPARED BY:  
Name: Island Architects  
Contact: Lisa Kriedeman  
7626 Herschel Avenue  
La Jolla, CA 92037  
Phone: (858) 459-9291

Street Address:  
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STEEL RESIDENCE

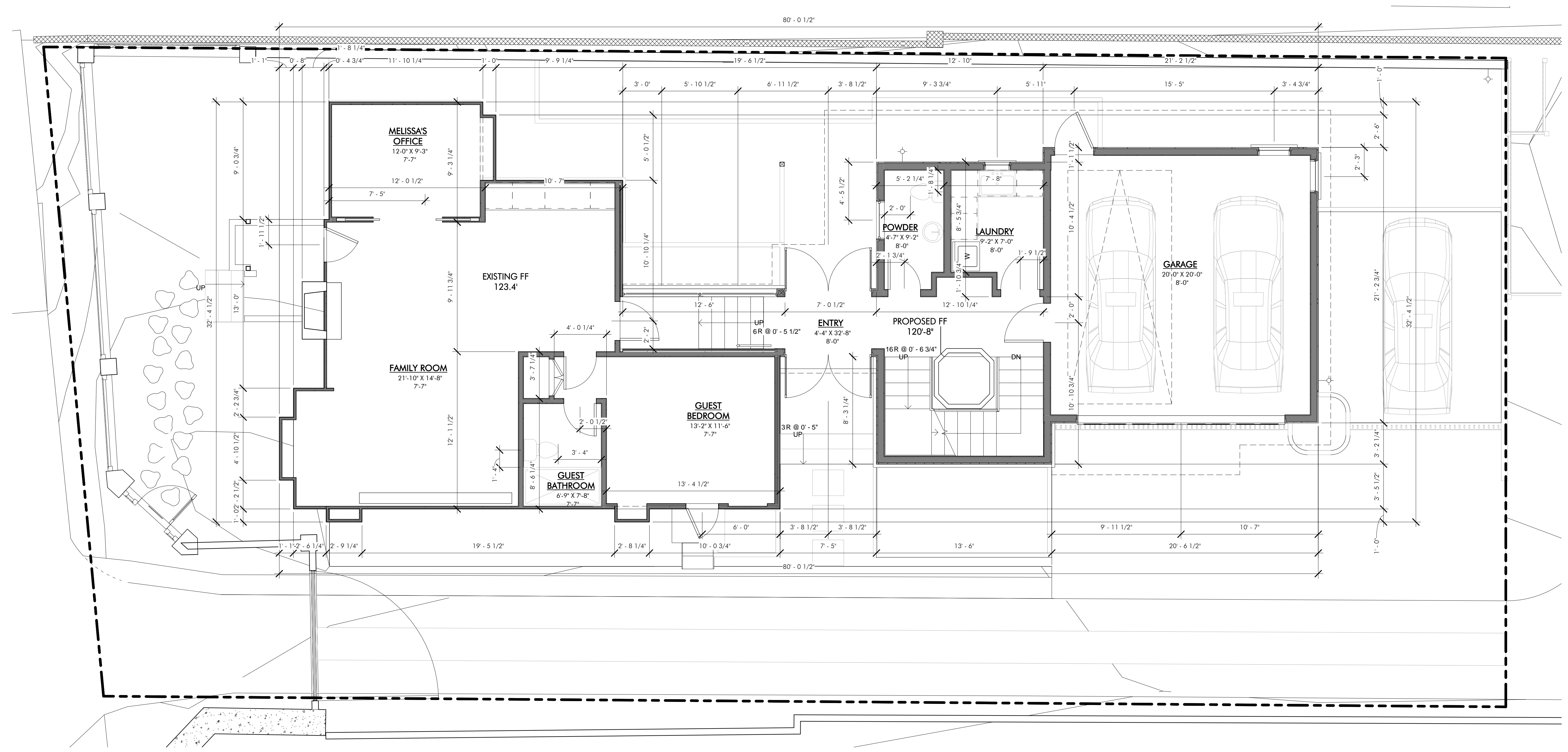
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FIRST FLOOR PLAN

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Revision 04: \_\_\_\_\_  
Revision 03: 03/16/2017  
Revision 02: 01/09/2017  
Revision 01: 10/21/2016

Original Date: 6/24/2016

Sheet: 11 of 23

DEP#:



FIRST FLOOR DIMENSION PLAN 1/4" = 1'-0" 1

**Wall Legend**

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

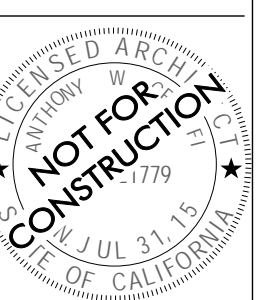
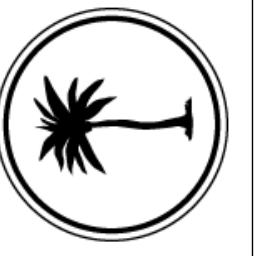
ALL WALLS 2x4 U.N.O.  
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE FINISHED

**CITY STANDARD TITLE BLOCK**

PREPARED BY: Name: Island Architects Contact: Lisa Kriedeman 7626 Herschel Avenue La Jolla, CA 92037 Phone: (858) 459-9291	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 09: _____ Revision 08: _____ Revision 07: _____ Revision 06: _____ Revision 05: _____ Revision 04: _____ Revision 03: 03/16/2017 Revision 02: 01/09/2017 Revision 01: 10/21/2016
Street Address: 7991 PROSPECT PL. LA JOLLA, CA 92037	Revision 04: _____ Revision 03: 03/16/2017 Revision 02: 01/09/2017 Revision 01: 10/21/2016
Project Name: STEEL RESIDENCE	Original Date: 6/24/2016
Sheet Title: FIRST FLOOR DIMENSION PLAN	Sheet: 12 of 23 DEP#:

**ISLAND ARCHITECTS**  
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01/09/2017 2ND CDP RESUBMITTAL  
03/20/2017 3RD CDP RESUBMITTAL

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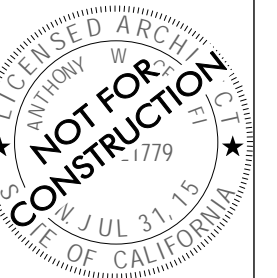
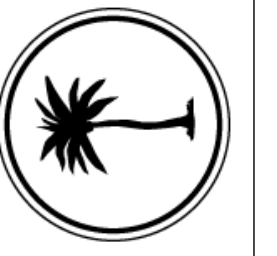
**STEEL RESIDENCE**  
7991 PROSPECT PLACE, LA JOLLA, CA 92037

**A2.1a**

FIRST FLOOR DIMENSION PLAN  
03/20/2017

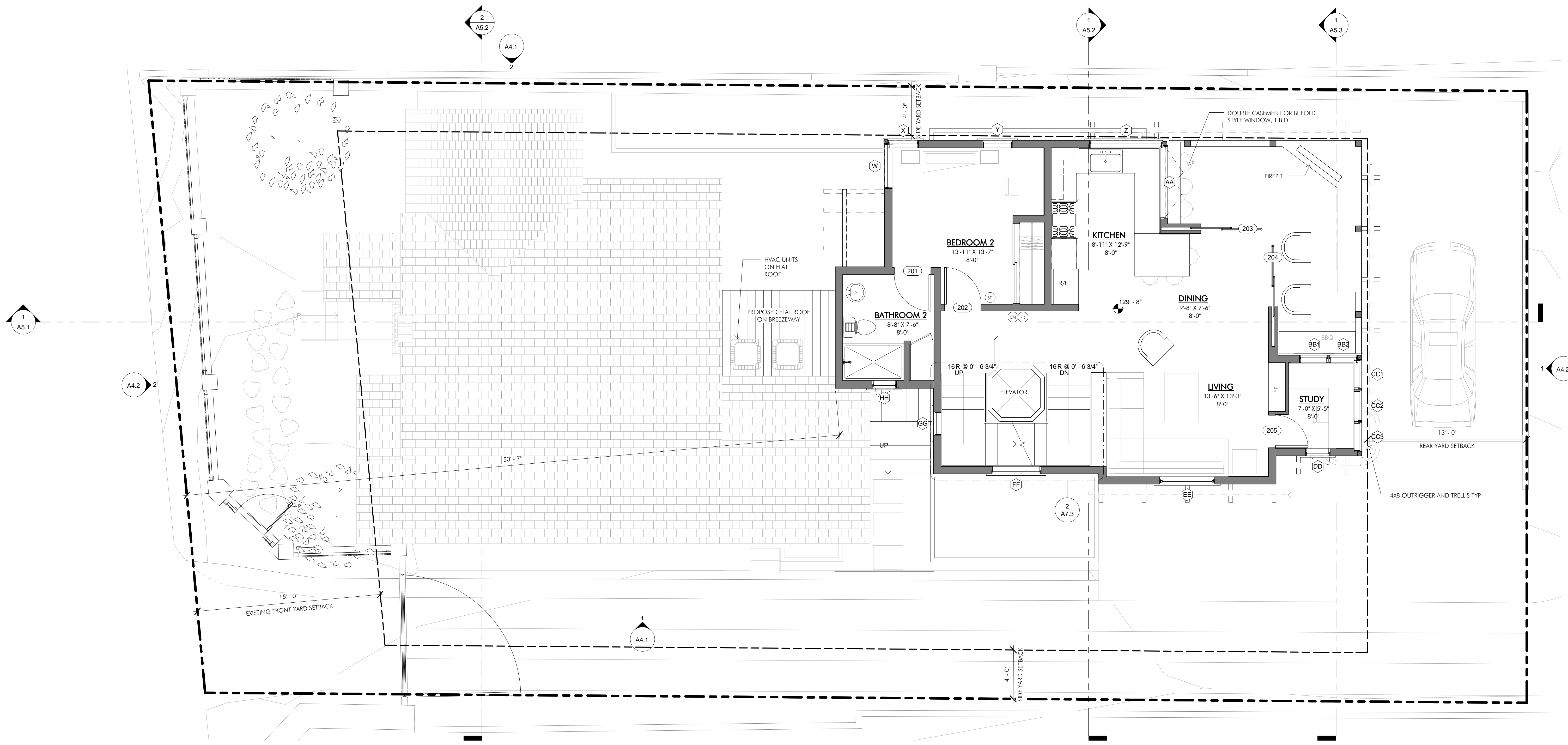
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DRAWN BY: SF  
PROJ. MGR.: LK  
DATE: 6/24/2016  
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10/21/2016 1ST CDP RESUBMITTAL  
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REVISIONS		
#	DESCRIPTION	DATE



**Wall Legend**

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.  
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE REFINISHED

**Symbol Legend**

- PERMANENTLY WIRE, INTERCONNECTED CARBON MONOXIDE DETECTOR
- PERMANENTLY WIRED, INTERCONNECTED SMOKE DETECTOR
- CEILING MOUNTED EXHAUST FAN

**SECOND FLOOR PLAN** 1/4" = 1'-0" 1

- ELECTRICAL & MECHANICAL NOTES:**
- AT LEAST HALF OF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
  - ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
  - ALL LIGHTING THROUGH OUT HOUSE SHALL BE DIMMABLE. CLOSETS THAT ARE LESS THAN 70 SF ARE EXEMPT FROM THIS REQUIREMENT.
  - OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.
  - PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION OR 130 CFM.
  - BTUS OUTPUT CAPACITY FOR HEATING UNIT: 2 SYSTEMS @ 4 TONS EA.
  - PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).
  - PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
  - SEPARATELY PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
  - ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
  - EXTEND DUCKWORK TO HEAT THE ADDITIONS AND NEW CONDITIONED AREA.
  - EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
  - ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
  - ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBCS

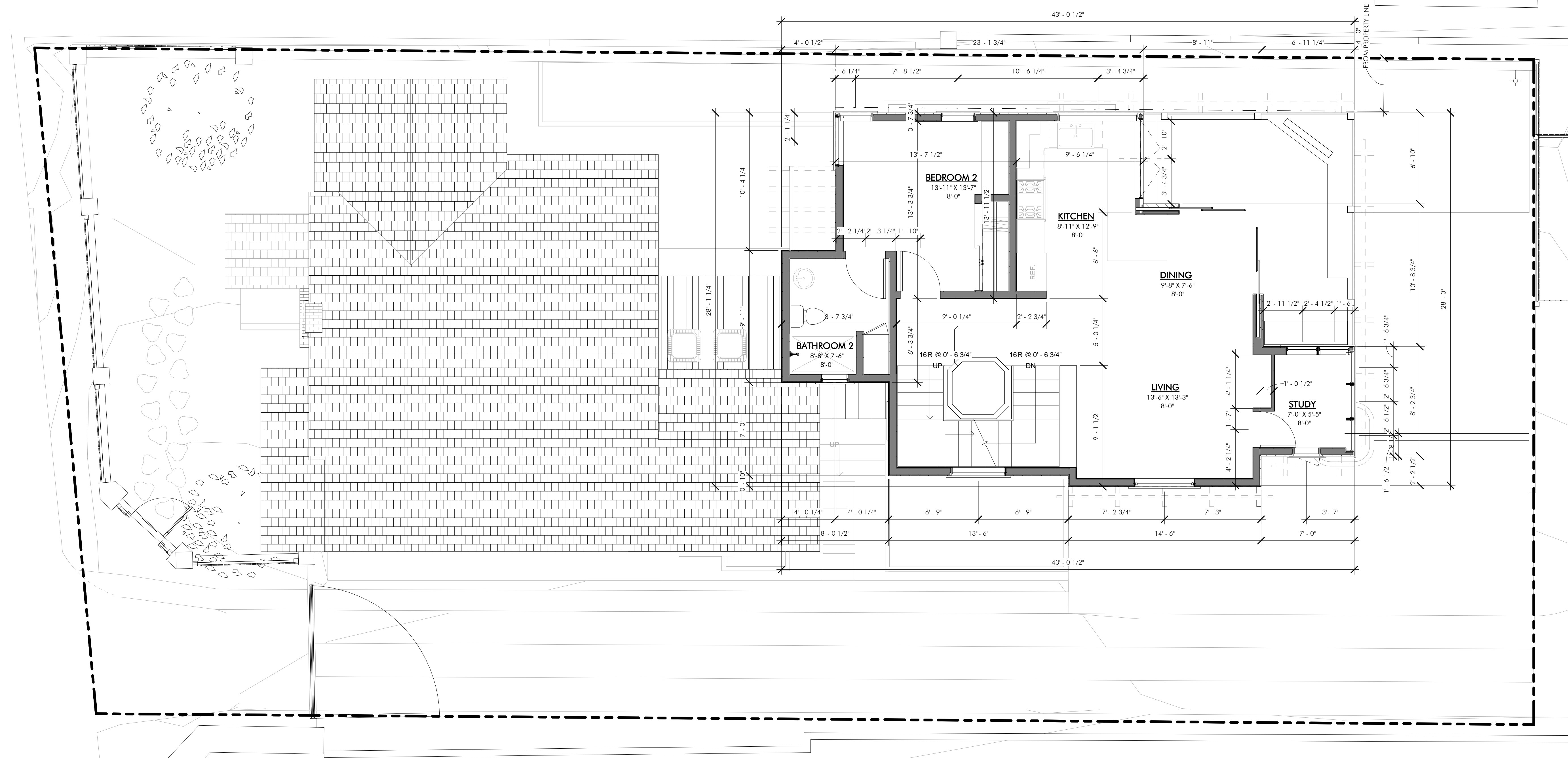
- ELECTRICAL & MECHANICAL NOTES (CONT.):**
- PER 2013 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
    - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
    - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
  - CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER CRC R314 AND NFPA 72 (CRC SEC. R314).
  - CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720, AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
  - SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CRC R307.2)

- LIGHTING NOTES:**
- THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
  - ALL MR-16 TO BE "CONSTANTE COLOR".
  - VERIFY ALL LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO WIRING.
  - CONTRACTOR TO BE RESPONSIBLE FOR SATISFYING ALL TITLE 24 LIGHTING AND CONTROL REQUIREMENTS.
  - GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (CEC 210.8).
  - BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (AFCI) OUTLETS (CEC 210.12).
  - THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
  - FLOURECENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT ONLY ACCEPTS FLUORESCENT BULBS WITH A MINIMUM EFFICACY AT 40 LUMENS/WATT.
  - AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHES SHALL BE HIGH EFFICACY; ALL OTHER FIXTURES TO BE SWITCHED SEPARATELY.
  - ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANT SENSOR (OR DIMMER SWITCH FOR OTHER ROOMS ONLY).
  - PROVIDE SWITCHED LIGHT AT FORCED AIR UNIT AND WATER HEATER LOCATIONS.
  - PROVIDE AND INSTALL CONTINUOUS MONITORING HARD WIRED PERMANENT SMOKE DETECTORS W/ BATTERY BACK-UP AT LOCATIONS REQUIRED BY CODE.
- MECHANICAL EQUIPMENT (OR EQUIVALENTS):**

**CITY STANDARD TITLE BLOCK**

PREPARED BY:	Island Architects	Revision 14:	_____
Name:	Contact: Lisa Kriedeman	Revision 13:	_____
	7626 Herschel Avenue	Revision 12:	_____
	La Jolla, CA 92037	Revision 11:	_____
Phone:	(858) 459-9291	Revision 10:	_____
Street Address:	7991 PROSPECT PL	Revision 09:	_____
	LA JOLLA, CA 92037	Revision 08:	_____
Project Name:	STEEL RESIDENCE	Revision 07:	_____
	_____	Revision 06:	_____
	_____	Revision 05:	_____
Sheet Title:	SECOND FLOOR PLAN	Revision 04:	_____
	_____	Revision 03:	03/16/2017
	_____	Revision 02:	01/09/2017
	_____	Revision 01:	10/21/2016
	_____	Original Date:	6/24/2016
	_____	Sheet:	13 of 23
	_____	DEF#:	_____

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SECOND FLOOR DIMENSION PLAN 1/4" = 1'-0" 1

**Wall Legend**

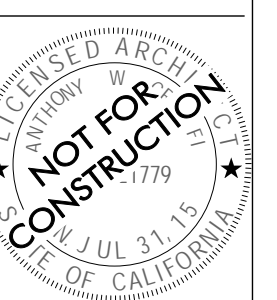
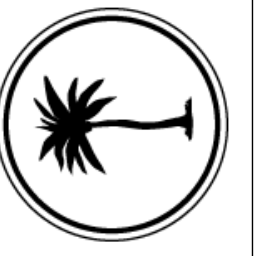
- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.  
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.  
EXISTING WINDOWS TO BE REFINISHED

**CITY STANDARD TITLE BLOCK**

PREPARED BY: Name: Island Architects Contact: Lisa Kriedeman 7626 Herschel Avenue La Jolla, CA 92037 Phone: (858) 459-9291	Street Address: 7991 PROSPECT PL, LA JOLLA, CA 92037	Project Name: STEEL RESIDENCE	Sheet Title: SECOND FLOOR DIMENSION PLAN	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 09: _____ Revision 08: _____ Revision 07: _____ Revision 06: _____ Revision 05: _____ Revision 04: _____ Revision 03: 03/16/2017 Revision 02: 01/09/2017 Revision 01: 10/21/2016 Original Date: 6/24/2016	Sheet: 14 of 23 DEP#: _____
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**ISLAND ARCHITECTS**  
DREX PATTERSON, R.A. | TONY CRISAFI, R.A.  
112 HERSHEL AVENUE  
LA JOLLA, CA 92037  
TEL: 858-459-9291 FAX: 858-460-0381



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10/21/2016 1ST CDP RESUBMITTAL  
01/09/2017 2ND CDP RESUBMITTAL  
03/20/2017 3RD CDP RESUBMITTAL

REVISIONS

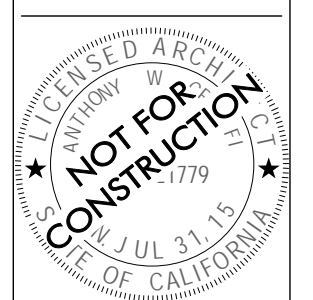
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**STEEL RESIDENCE**  
7991 PROSPECT PLACE, LA JOLLA, CA 92037

**A2.2a**

SECOND FLOOR DIMENSION PLAN  
03/20/2017

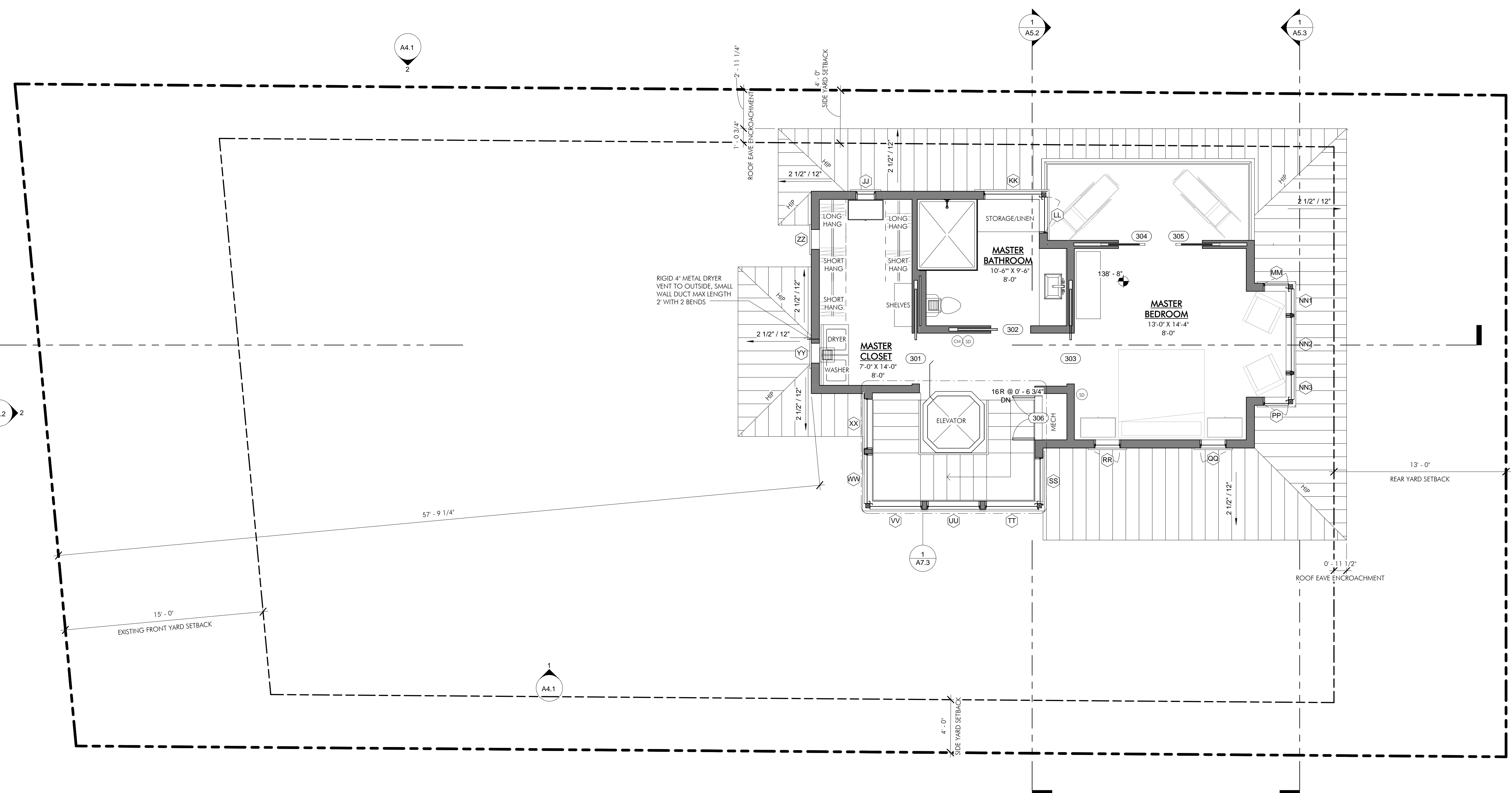
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 03/29/2017 3RD CDP RESUBMITTAL

REVISIONS

#	DESCRIPTION	DATE



**Wall Legend**

- NEW CONSTRUCTION WALL
  - EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE DEMOLISHED
- ALL WALLS 2x4 U.N.O.  
 CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.
- EXISTING WINDOWS TO BE FINISHED

**Symbol Legend**

- CW PERMANENTLY WIRE, INTERCONNECTED CARBON MONOXIDE DETECTOR
- SD PERMANENTLY WIRED, INTERCONNECTED SMOKE DETECTOR
- CEILING MOUNTED EXHAUST FAN

**THIRD FLOOR** 1/4" = 1'-0" 1

**CITY STANDARD TITLE BLOCK**

PREPARED BY:	Island Architects	Revision 14:	_____
Name:	Contact: Lisa Kriedeman	Revision 13:	_____
	7626 Henschel Avenue	Revision 12:	_____
	La Jolla, CA 92037	Revision 11:	_____
Phone:	(858) 459-9291	Revision 10:	_____
Street Address:	7991 PROSPECT PL.	Revision 09:	_____
	LA JOLLA, CA 92037	Revision 08:	_____
Project Name:	STEEL RESIDENCE	Revision 07:	_____
		Revision 06:	_____
Sheet Title:	THIRD FLOOR PLAN	Revision 05:	_____
		Revision 04:	_____
		Revision 03:	03/16/2017
		Revision 02:	01/09/2017
		Revision 01:	10/21/2016
		Original Date:	6/24/2016
		Sheet:	15 of 23
		DEP#:	_____

- ELECTRICAL & MECHANICAL NOTES:**
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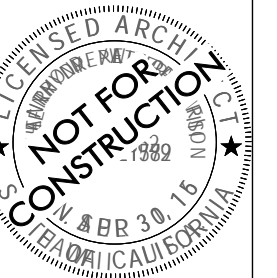
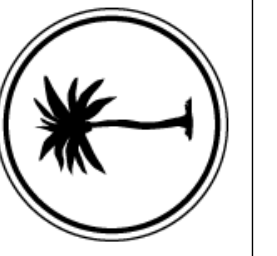
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- LIGHTING NOTES:**
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  - PROVIDE AND INSTALL CONTINUOUS MONITORING HARD WIRED PERMANENT SMOKE DETECTORS W/ BATTERY BACK-UP AT LOCATIONS REQUIRED BY CODE.

**MECHANICAL EQUIPMENT (OR EQUIVALENT):**

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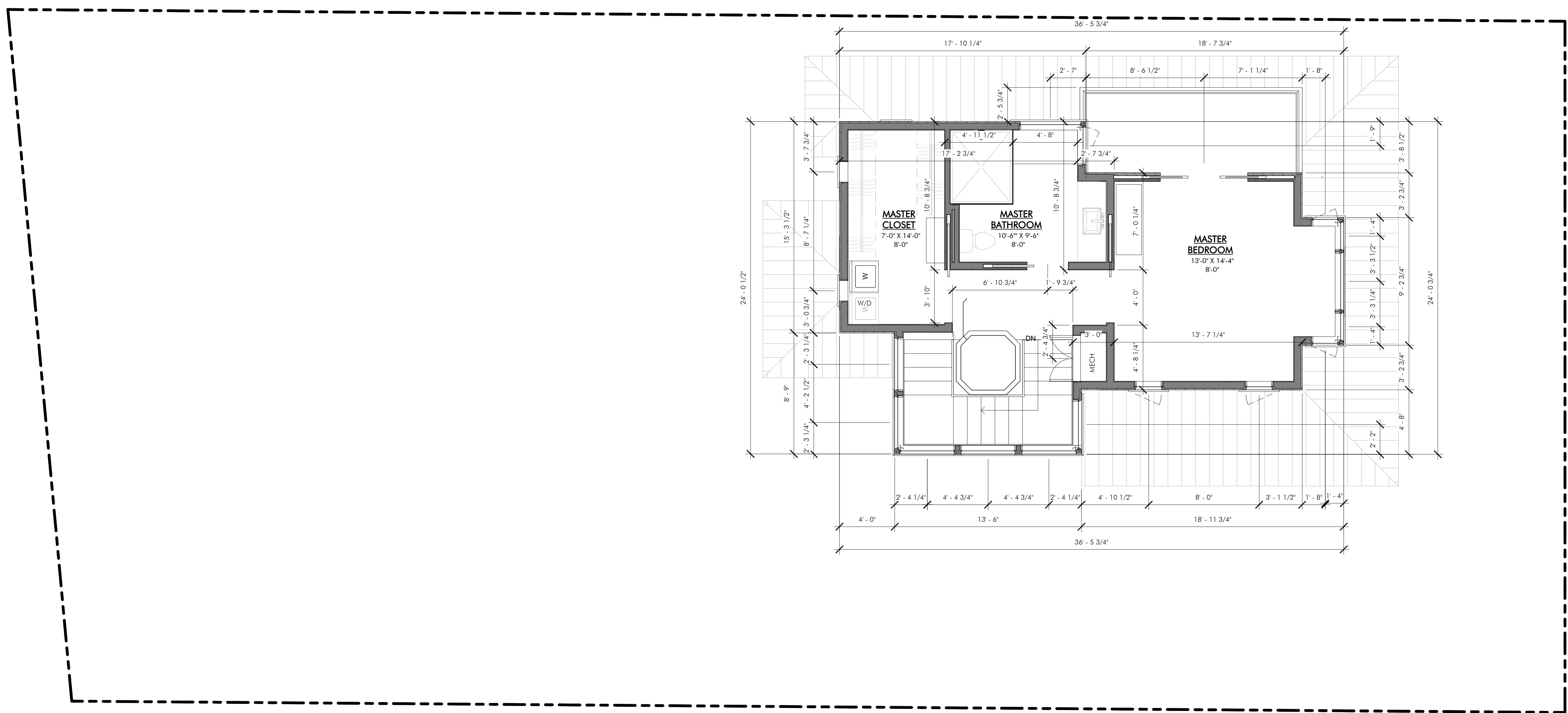




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 03/20/2017 3RD CDP RESUBMITTAL

REVISIONS

#	DESCRIPTION	DATE



THIRD FLOOR DIMENSION PLAN 1/4" = 1'-0" 1

**Wall Legend**

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.  
 CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.  
 EXISTING WINDOWS TO BE REFINISHED

**CITY STANDARD TITLE BLOCK**

PREPARED BY: Island Architects  
 Name: \_\_\_\_\_  
 Contact: Lisa Kriedeman  
 7626 Herschel Avenue  
 La Jolla, CA 92037  
 Phone: (858) 459-9291

Street Address: 7991 PROSPECT PL.  
 LA JOLLA, CA 92037

Project Name: STEEL RESIDENCE

Sheet Title: THIRD FLOOR DIMENSION PLAN

Revision 14: \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
 Revision 12: \_\_\_\_\_  
 Revision 11: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Revision 09: \_\_\_\_\_  
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 Revision 03: 03/16/2017  
 Revision 02: 01/09/2017  
 Revision 01: 10/21/2016

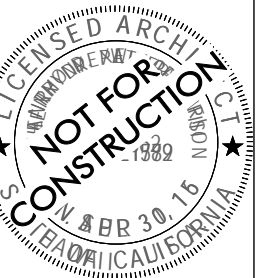
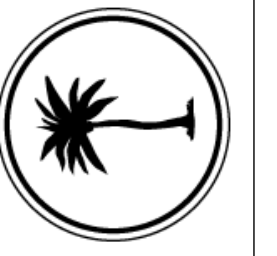
Original Date: 6/24/2016  
 Sheet: 16 of 23  
 DEP#: \_\_\_\_\_

**STEEL RESIDENCE**  
 7991 PROSPECT PLACE, LA JOLLA, CA 92037

**A2.3a**

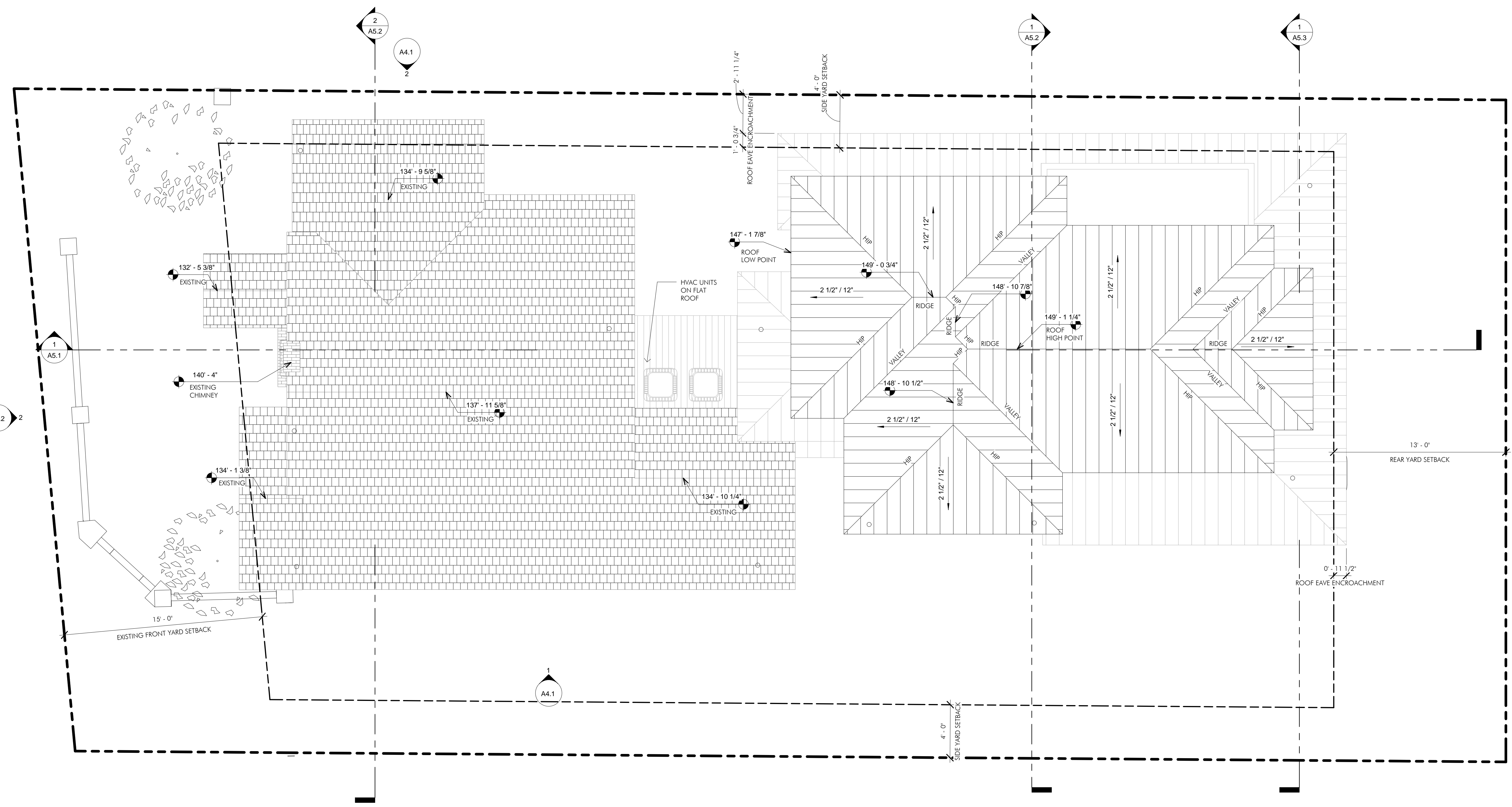
THIRD FLOOR DIMENSION PLAN  
 03/20/2017

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 03/29/2017 3RD CDP RESUBMITTAL

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#	DESCRIPTION	DATE



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

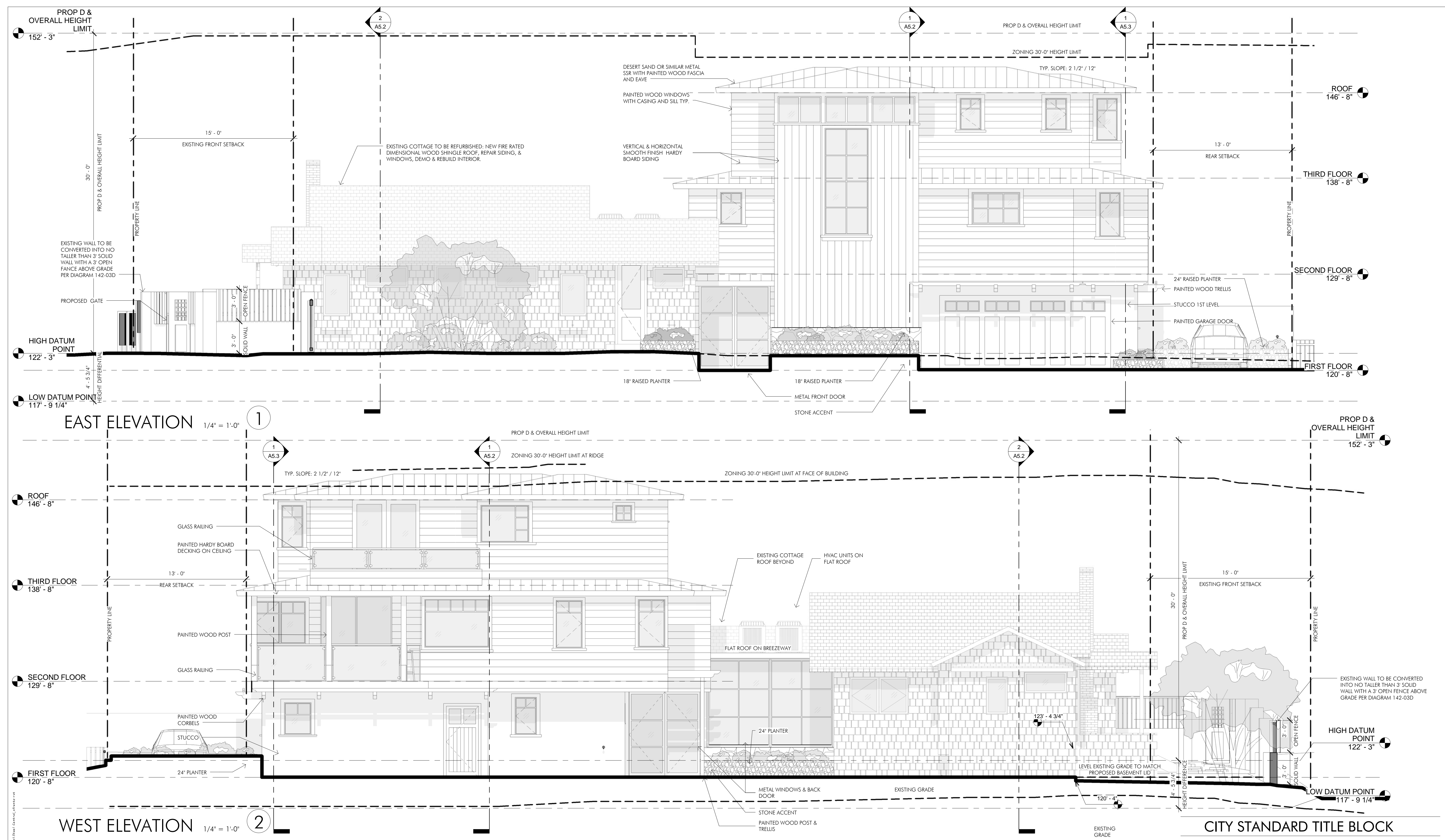
**ROOF NOTES:**

1. ALL RIDGE DIMENSIONS ARE CALLED OUT TO TOP OF SHEATHING
  2. ALL ELEVATIONS LOCATED AT EDGE OF WALLS ARE TO TOP OF PLATE
  3. ALL PLATE HTS. ARE TAKEN ABOVE MAIN LEVEL F.F. = 0'-0" (EL. + \_\_\_)
  4. DIMENSIONS SHOWN AT CHIMNEY CAPS ARE TO FINISH MATERIAL
  5. ALL SKYLIGHTS TO BE FLAT, TINTED GLAZING & BRONZE FRAME SKYLIGHT.
  6. RADIANT BARRIER SHEATHING TO BE USED OVER INTERIOR & ATTIC SPACES
- = DOWN SPOUT LOCATIONS  
 □ = SCUPPER LOCATIONS

**CITY STANDARD TITLE BLOCK**

PREPARED BY:	Island Architects	Revision 14:	_____
Name:	Contact: Lisa Kriedeman	Revision 13:	_____
	7626 Herschel Avenue	Revision 12:	_____
	La Jolla, CA 92037	Revision 11:	_____
Phone:	(858) 459-9291	Revision 10:	_____
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Project Name:	STEEL RESIDENCE	Revision 05:	_____
		Revision 04:	_____
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		Revision 02:	01/09/2017
		Revision 01:	10/21/2016
Sheet Title:	ROOF PLAN	Original Date:	6/24/2016
		Sheet:	17 of 23
		DEP#:	_____

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 3/17/2017 8:48:42 AM  
 1/27 DATE AND TIME



- EXTERIOR FINISHES**
- ALL PLANTERS TO HAVE STONE ACCENT FACADE
  - ALL PROPOSED CMU FENCES TO BE STUCCO AND PAINTED TO MATCH EXISTING FINISHES.
  - METAL SSR ON ROOF TO BE DESERT SAND OR SIMILAR

**Historic Notes:**

- Existing windows to be carefully evaluated to determine if the window can be repaired if replacement is necessary for some units. Assessment will be done prior to construction.
  - Protect and maintain - Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Making windows weathertight by re-caulking and replacing or installing weather-stripping. These actions also improve thermal efficiency.
  - Repair - Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind-or with compatible substitute material-- of those parts that are either extensively deteriorated or are missing
  - Replace - Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

- Existing siding is to be carefully evaluated to determine if it can be retained and preserved or if replacement is necessary in some spots. Assessment will be done prior to construction.
  - Repair - Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind-or with compatible substitute material--of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
  - Replace - Replacing in kind wood that is too deteriorated to repair.
- Proposed roofing to be asphalt shingle in a medium taupe color. Existing green asphalt shingles removed.

**PREPARED BY:**  
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 La Jolla, CA 92037  
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**Street Address:**  
 7991 PROSPECT PL  
 LA JOLLA, CA 92037

**Project Name:**  
 STEEL RESIDENCE

**Sheet Title:**  
 EXTERIOR ELEVATIONS

**Revision 14:** \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
 Revision 12: \_\_\_\_\_  
 Revision 11: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Revision 09: \_\_\_\_\_  
 Revision 08: \_\_\_\_\_  
 Revision 07: \_\_\_\_\_  
 Revision 06: \_\_\_\_\_  
 Revision 05: \_\_\_\_\_  
 Revision 04: \_\_\_\_\_  
 Revision 03: 03/16/2017  
 Revision 02: 01/09/2017  
 Revision 01: 10/21/2016

**Original Date:** 6/24/2016

**Sheet:** 18 **of:** 23

**DEP#:** \_\_\_\_\_

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 03/20/2017 3RD CDP RESUBMITTAL

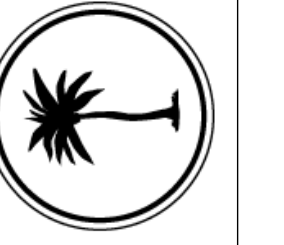
**REVISIONS**

#	DESCRIPTION	DATE

**STEEL RESIDENCE**  
 7991 PROSPECT PLACE, LA JOLLA, CA 92037

**A4.1**

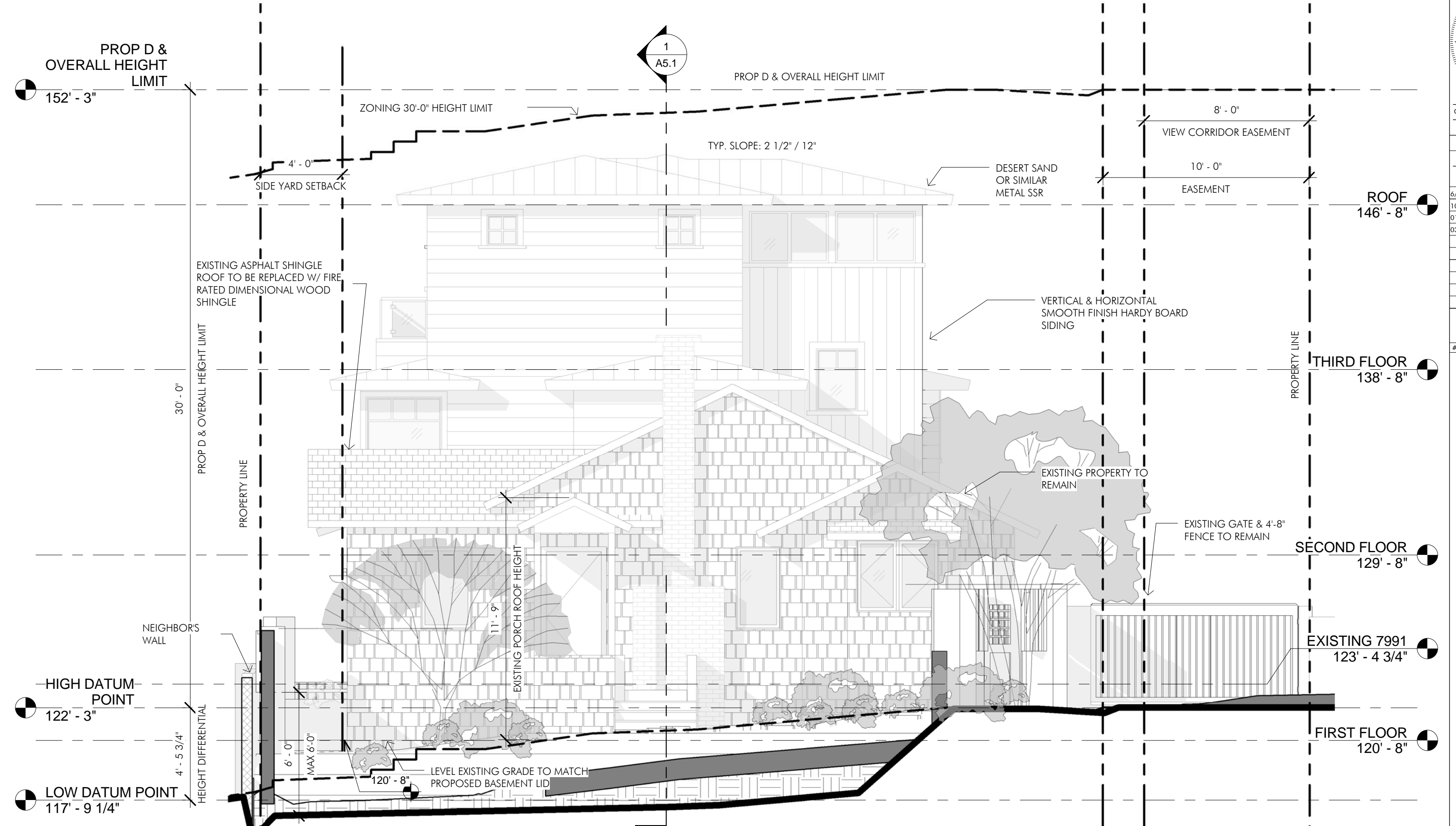
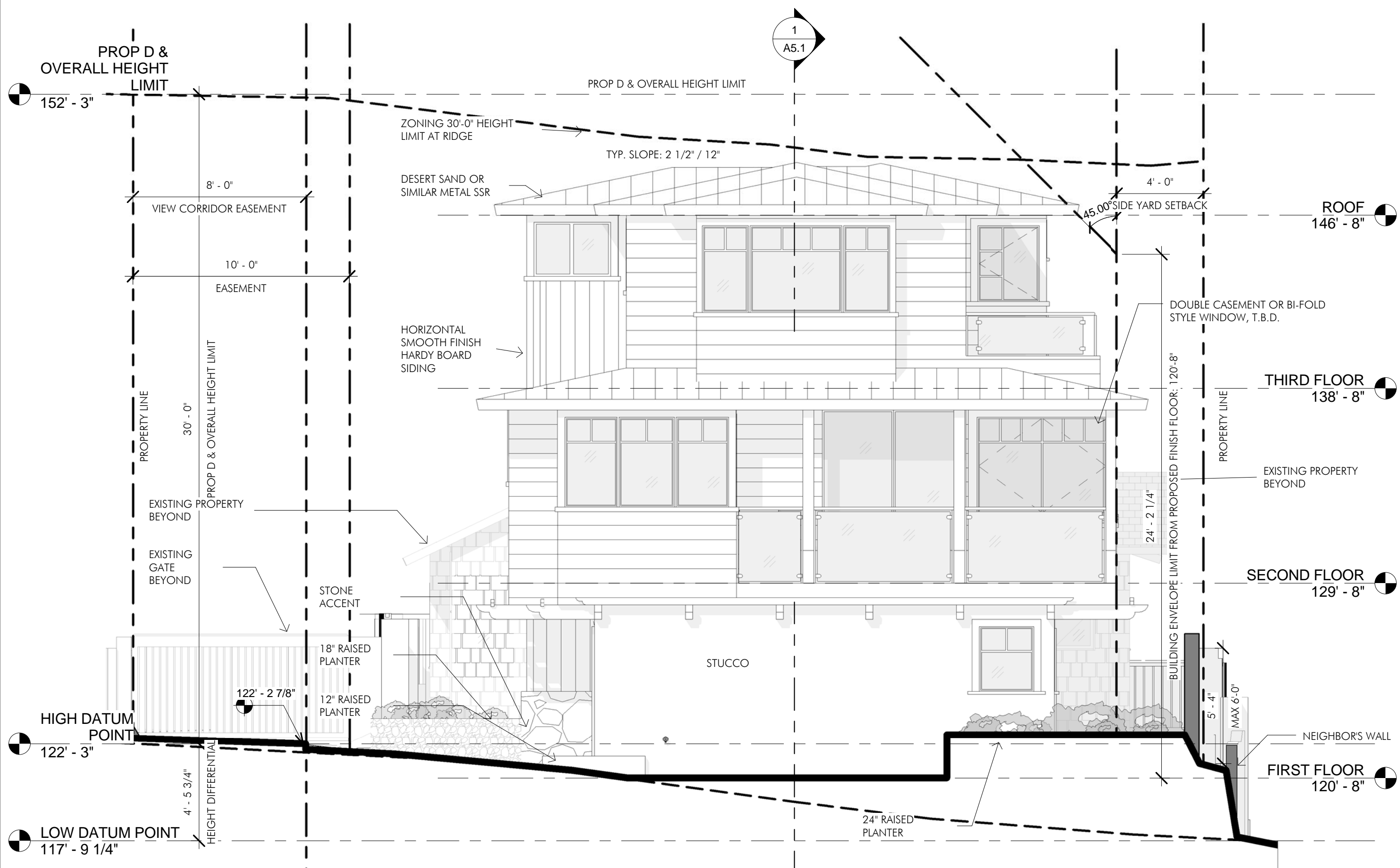
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REVISIONS

#	DESCRIPTION	DATE



**1**  
 NORTH ELEVATION 1/4" = 1'-0"

**2**  
 SOUTH ELEVATION 1/4" = 1'-0"

- EXTERIOR FINISHES**
- ALL PLANTERS TO HAVE STONE ACCENT FACADE
  - ALL PROPOSED CAJ FENCES TO BE STUCCO AND PAINTED TO MATCH EXISTING FENCES.
  - METAL SSR ON ROOF TO BE DESERT SAND OR SIMILAR

- Historic Notes:**
- Existing windows to be carefully evaluated to determine if the window can be repaired if replacement is necessary for some units. Assessment will be done prior to construction.
    - Protect and maintain - Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Making windows weathertight by re-caulking and replacing or installing weather-stripping. These actions also improve thermal efficiency.
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  - Existing siding is to be carefully evaluated to determine if it can be retained and preserved or if replacement is necessary in some spots. Assessment will be done prior to construction.
    - Repair - Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
    - Replace - Replacing in kind wood that is too deteriorated to repair.
  - Proposed roofing to be asphalt shingle in a medium taupe color. Existing green asphalt shingles removed.

**CITY STANDARD TITLE BLOCK**

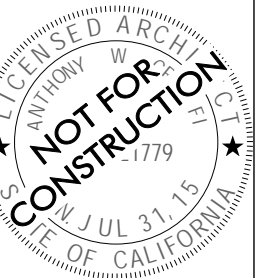
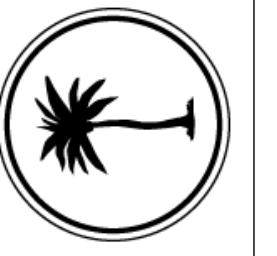
PREPARED BY:	Island Architects	Revision 14:	_____
Name:	Contact: Lisa Kriedeman	Revision 13:	_____
	7626 Herschel Avenue	Revision 12:	_____
	La Jolla, CA 92037	Revision 11:	_____
Phone:	(858) 459-9291	Revision 10:	_____
		Revision 09:	_____
Street Address:	7991 PROSPECT PL.	Revision 08:	_____
	LA JOLLA, CA 92037	Revision 07:	_____
		Revision 06:	_____
Project Name:	STEEL RESIDENCE	Revision 05:	_____
		Revision 04:	_____
		Revision 03:	03/16/2017
		Revision 02:	01/09/2017
		Revision 01:	10/21/2016
Sheet Title:	EXTERIOR ELEVATIONS	Original Date:	6/24/2016
		Sheet:	19 of 23
		DEP#:	_____

**STEEL RESIDENCE**  
 7991 PROSPECT PLACE, LA JOLLA, CA 92037

**A4.2**

EXTERIOR ELEVATIONS  
 03/20/2017

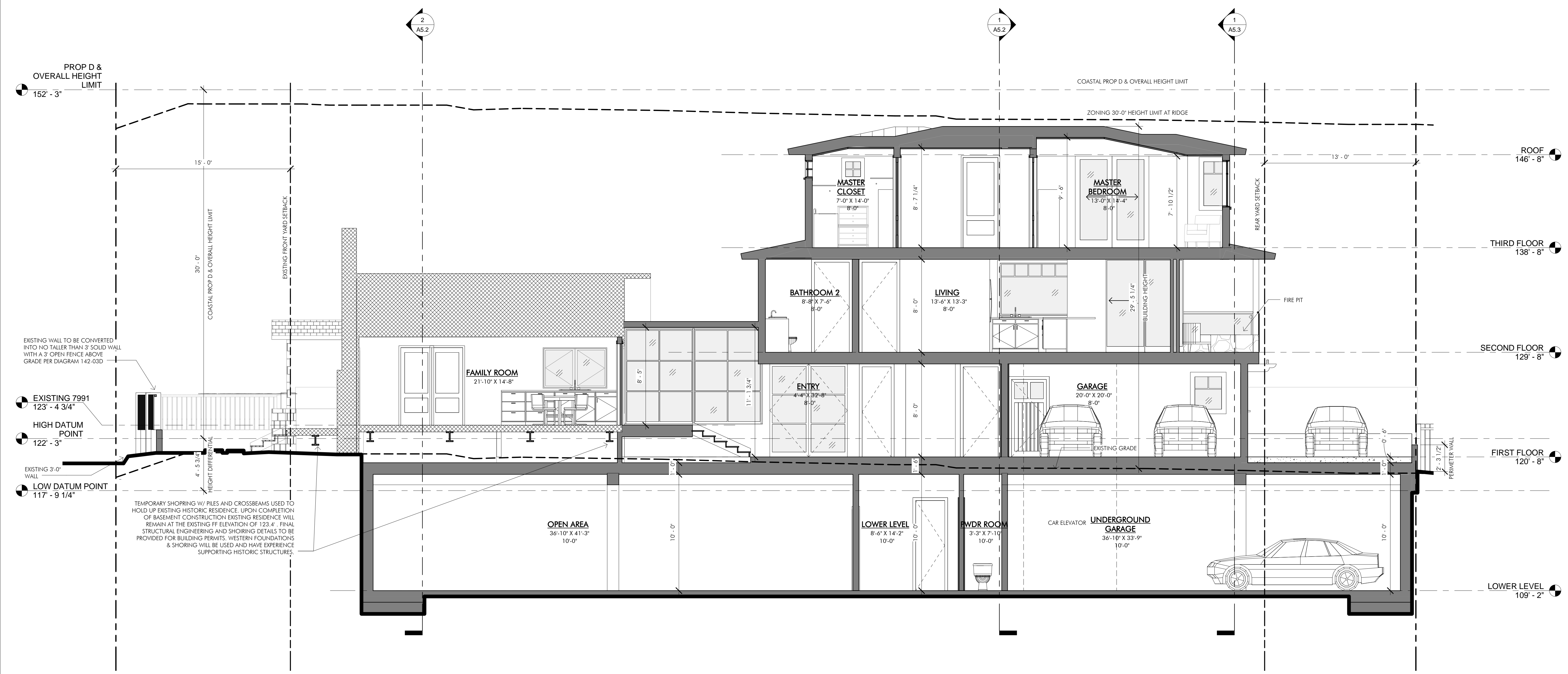




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REVISIONS

#	DESCRIPTION	DATE



SECTION 1 1/4" = 1'-0" ①

CITY STANDARD TITLE BLOCK

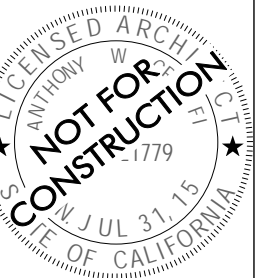
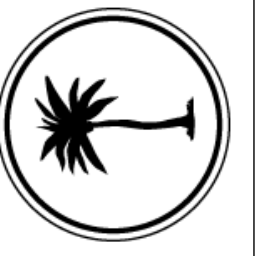
Wall Legend

- NEW CONSTRUCTION WALL
- XXXXX EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.  
 CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.  
 EXISTING WINDOWS TO BE REFINISHED

PREPARED BY:  
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 7626 Herschel Avenue  
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 Phone: (858) 459-9291  
 Street Address: 7991 PROSPECT PL., LA JOLLA, CA 92037  
 Project Name: STEEL RESIDENCE  
 Sheet Title: BUILDING SECTIONS

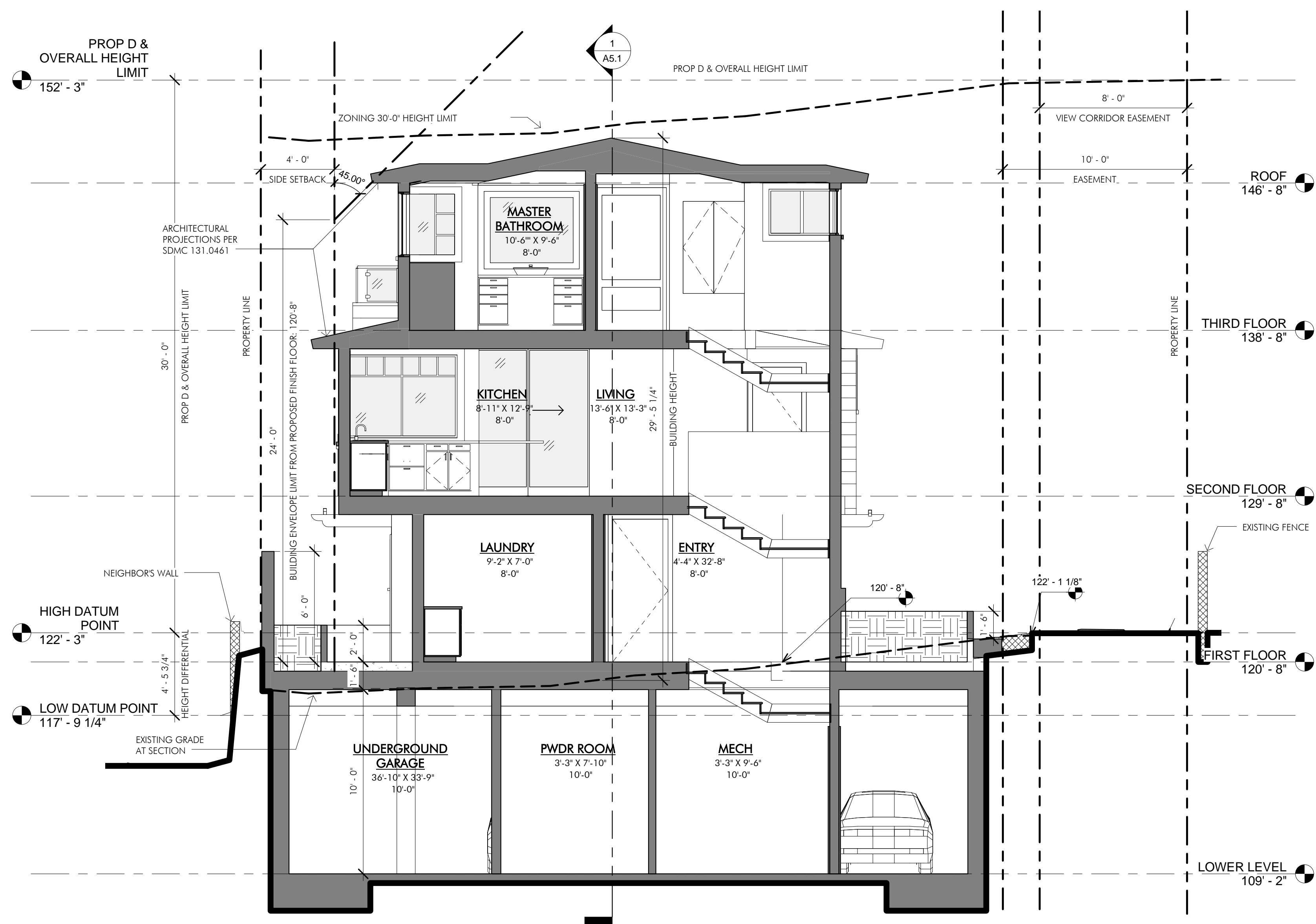
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 Revision 05: \_\_\_\_\_  
 Revision 04: \_\_\_\_\_  
 Revision 03: 03/14/2017  
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 Revision 01: 10/21/2016  
 Original Date: 6/24/2016  
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 DEP#: \_\_\_\_\_



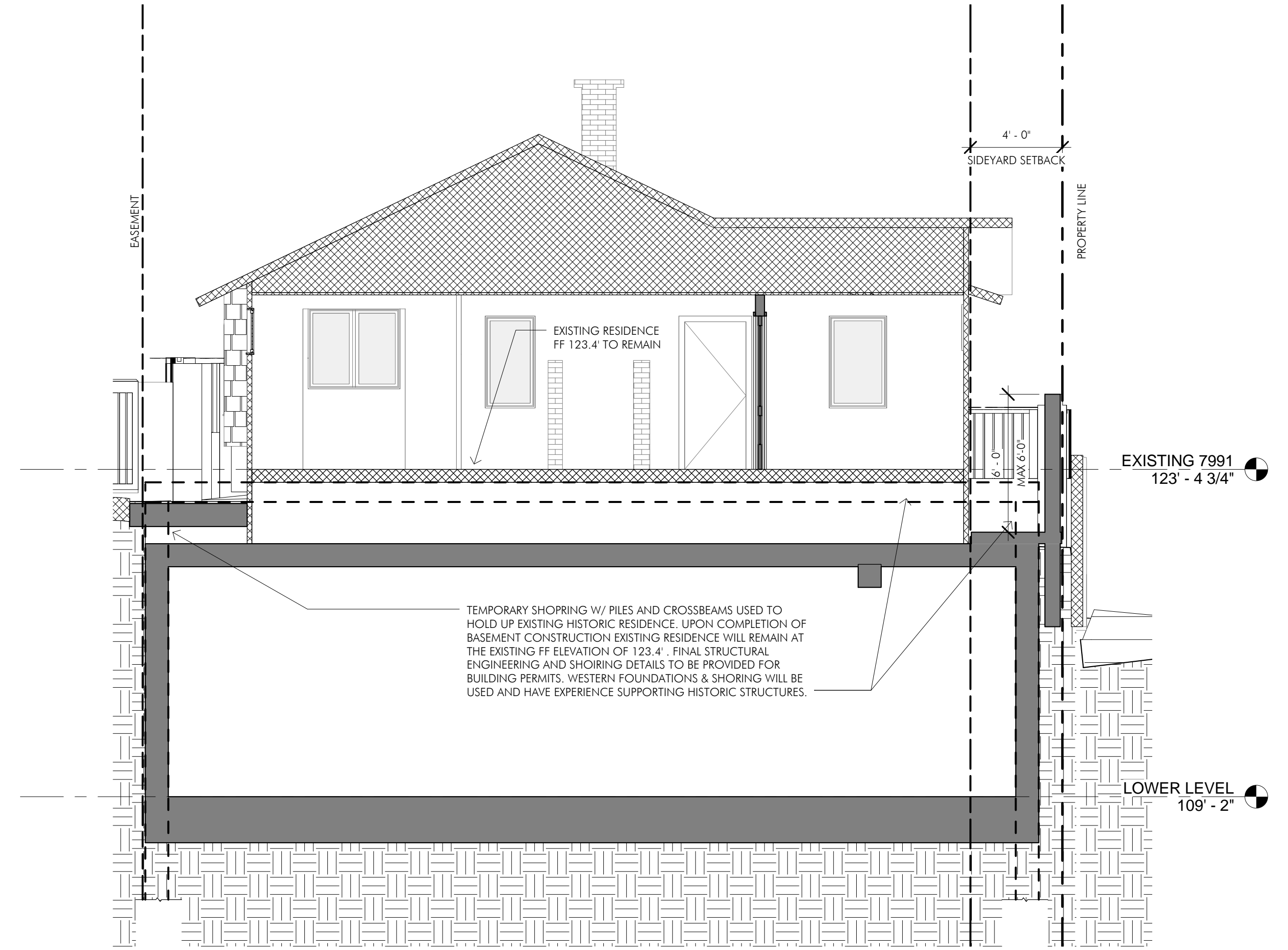
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REVISIONS

#	DESCRIPTION	DATE



SECTION 2 1/4" = 1'-0" ①



SECTION 3 1/4" = 1'-0" ②

**Wall Legend**

- NEW CONSTRUCTION WALL
  - EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE DEMOLISHED
- ALL WALLS 2x4 U.N.O.  
 CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.  
 EXISTING WINDOWS TO BE REFINISHED

**CITY STANDARD TITLE BLOCK**

PREPARED BY: Name: Island Architects Contact: Lisa Kriedeman 7626 Herschel Avenue La Jolla, CA 92037 Phone: (858) 459-9291 Street Address: 7991 PROSPECT PL. LA JOLLA, CA 92037 Project Name: STEEL RESIDENCE Sheet Title: BUILDING SECTIONS	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 09: _____ Revision 08: _____ Revision 07: _____ Revision 06: _____ Revision 05: _____ Revision 04: _____ Revision 03: 03/16/2017 Revision 02: 01/09/2017 Revision 01: 10/21/2016 Original Date: 6/24/2016 Sheet: 21 of 23 DEP#: _____
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