



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 29, 2017 REPORT NO. HO-17-078

HEARING DATE: December 6, 2017

SUBJECT: COSTEBELLE RESIDENCE, Process Three Decision

PROJECT NUMBER: [460884](#)

OWNER/APPLICANT: Belfort Harris Family Trust and Andy Fotsch

SUMMARY

Issue: Should the Hearing Officer approve the construction of a new single-family residence at 2702 Costebelle Drive within the La Jolla Community Planning area?

Staff Recommendations:

1. Adopt Mitigation Negative Declaration No. 460884 and Adopt the Mitigation Monitoring and Reporting Program; and
2. Approve Site Development Permit No. 1612194.

Community Planning Group Recommendations:

On July 21, 2016, the La Jolla Shores Planned District Advisory Board voted 4-0 to approve the proposed project with no recommendations (Attachment 6).

On September 1, 2016, the La Jolla Community Planning Association voted 13-0-1 to approve the proposed project with no recommendations (Attachment 7).

Environmental Review: Mitigated Negative Declaration, Project No. 460884, has been prepared for the project in accordance with the state of California Environmental Quality Act (CEQA) guidelines. A mitigation, monitoring and reporting program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The 0.46-acre project site is located at 2702 Costebelle Drive. The property is located within the La Jolla Shores Planned District Single-Family zone, the Coastal Height Limitation Overlay zone and is within the La Jolla Community Plan area. The project is not located within the Coastal Overlay zone and therefore is not subject to a Coastal Development Permit.

The project site is located at the north side of Costebelle Drive and is surrounded by similar developed properties. The site contains an existing, 2,400-square-foot, one-story, single-family residence (built in 1964), a 758-square-foot, three car garage, retaining walls, landscape and hardscape. There are three existing curb cuts and the site is within a developed area currently served by existing public services and utilities.

The existing house is situated on a relatively flat pad facing Costebelle Drive which then slopes to the north. Onsite elevations ranging from 301 feet above mean sea level at the street to 250 feet above mean sea level at the rear property line.

The project site is not an individually designated resource and is not located within a designated historic district. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

Project Description:

The project would demolish the existing 2,400-square-foot, single-family residence and construct a 6,291-square-foot, two-story, single-family residence including a 3,059-square-foot basement, decks, retaining walls and swimming pool. The existing garage would remain. The project would maintain the existing footprint and limits of the graded pad from the original construction of 1964. The site contains three driveways. The eastern most driveway and curb cut would be closed and replaced with new curb and gutter.

The two-story residence over basement would include design features such as Santa Barbara Stucco, wood siding, wood louvers, and atone veneer. The landscaping plan would consist of shrubs (e.g. California sagebrush), native and drought-tolerant landscaping to minimize irrigation requirements, and various water features. The new dwelling unit would be constructed to comply with all height and bulk regulations. The project is consistent with all development regulations within the La Jolla Shores Planned District including height, floor area ratio, off-street parking, landscape, and density.

The proposed project will require a Site Development Permit (SDP), processed in accordance with Process 3 (Hearing Officer as decision-maker, appealable to Planning Commission) for development in the La Jolla Shores Planned District (LJSPD), per Section 1510.0201(a).

Community Plan Analysis:

The site is designated Low Density Residential (5-9 dwelling units per acre) development within the La Jolla Community Plan. The demolition and construction of single-family home on one lot is consistent with that designation.

The project site is identified as a "Scenic Overlook" within the La Jolla Community Plan (LJCP) (Figure 9, p. 35-36). The LJCP strongly emphasizes the importance of preserving and enhancing (where possible) public views. One of the recommendations of the Natural Resources and Open Space System of the LJCP is to, "design and site proposed development that may affect an existing or potential public view to be protected in such a manner as to preserve, enhance, or restore the designated public view." Because of this, the proposed development is designed to preserve and enhance the identified view. The project has been conditioned requiring all walls and fences be constructed to allow visibility through the side yards. In addition, landscaping shall be planted and maintained to preserve public views. With implementation of these design requirements, the project complies with the LJCP.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 3) and draft conditions of approval (Attachments 4). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 1612194, with modifications.
2. Deny Site Development Permit No. 1612194, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

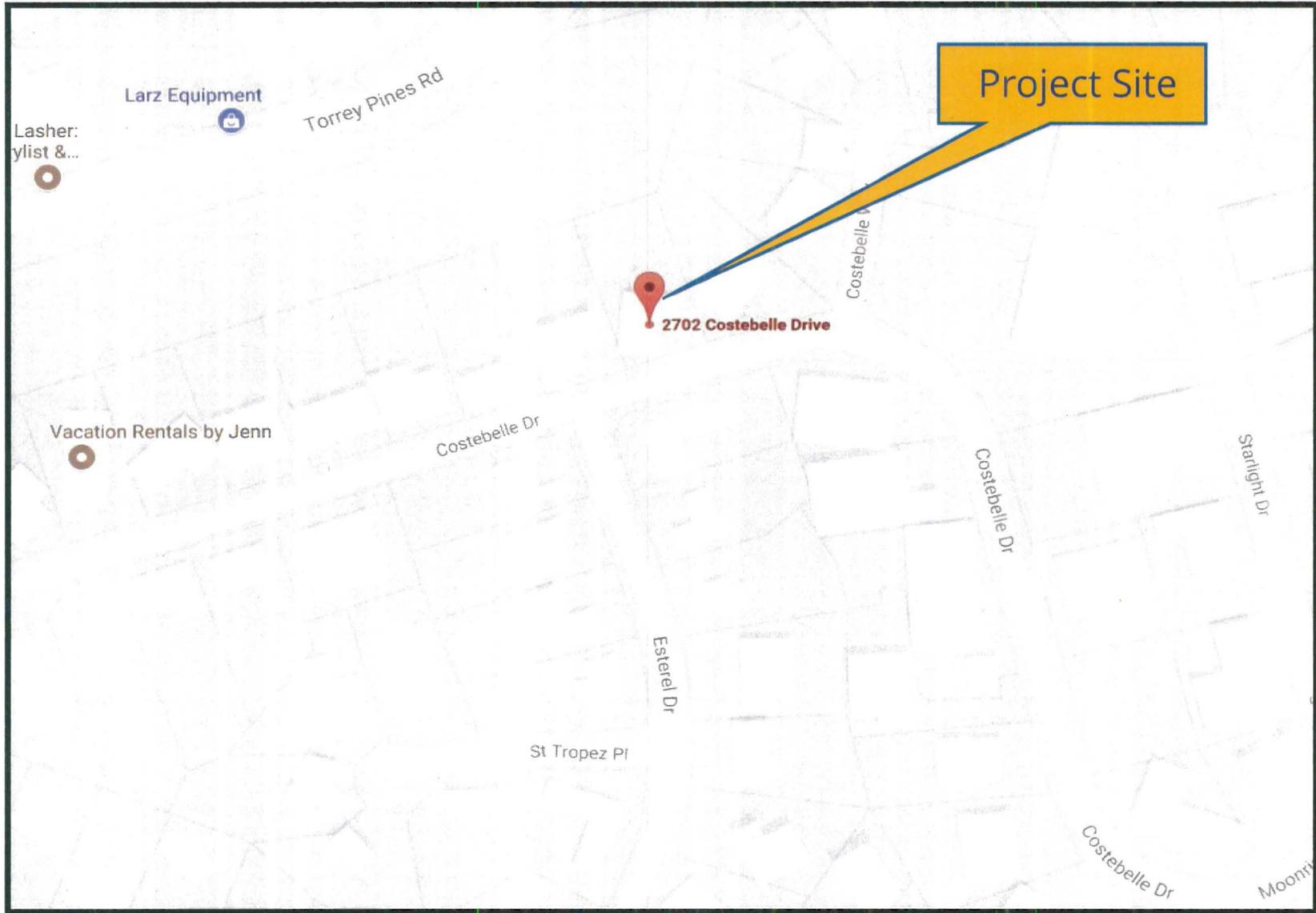


Renee Mezo, Development Project Manager

Attachments:

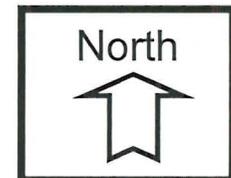
1. Project Location Map
2. Community Plan Land Use Map
3. Draft Resolution with Findings
4. Draft Permit with Conditions
5. Draft Environmental Resolution with MMRP

6. La Jolla Shores Planned District Advisory Board Recommendation
7. La Jolla Community Planning Association
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

Costebelle Residence / 2702 Costebelle Drive
PROJECT NO. 460884





- Legend**
- Very Low Density Residential (0-5 DU/AC)
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential (9-15 DU/AC)
 - Medium Residential (15-30 DU/AC)
 - Medium High Residential (30-45 DU/AC)
 - Commercial/Mixed Use
 - Parks, Open Space
 - Schools
 - Cultural
 - Community Facilities
- E** Elementary School
 - J** Junior High School
 - H** High School
 - S** School
 - L** Library
 - F** Fire Station
 - PO** Post Office



Community Land Use Map



La Jolla Community Plan
City of San Diego · Planning Department



Figure 1

Map Document: (L:\GIS\PGIS\publications\lajolla\lajolla pub 2004\LaJolla_PLU.mxd) 9/19/2005 -- 2:45:57 PM



Land Use Map

Costebelle Residence / 2702 Costebelle Drive
PROJECT NO. 460884



HEARING OFFICER
RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 1612194
COSTEBELLE RESIDENCE - PROJECT NO. 460884
DRAFT

WHEREAS, The Belfort Harris Family Trust, U/A, dated November 24, 2014, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family residence and construct a new single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated Permit No. 1612194 on portions of a 0.46-acre site;

WHEREAS, the project site is located at 2702 Costebelle Drive in the Single-Family zone of the La Jolla Shores Planned District within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 36 of Azure Coast Unit No. 1, Map No. 4995, recorded on June 20, 1962;

WHEREAS, on December 6, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1612194 pursuant to the Land Development Code of the City of San Diego;

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 December 6, 2017.

FINDINGS:

Site Development Permit Findings, San Diego Municipal Code Section 126.0604

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

The site is designated Low Density Residential (5-9 dwelling units per acre) development within the La Jolla Community Plan. The demolition and construction of a new single-family home on one lot is consistent with that designation.

The project site is identified as a "Scenic Overlook" within the La Jolla Community Plan (LJCP) (Figure 9, p. 35-36). The LJCP strongly emphasizes the importance of preserving and enhancing (where possible) public views. One of the recommendations of the Natural Resources and Open Space System of the LJCP is to, "design and site proposed development that may affect an existing or potential public view to be protected in such a manner as to preserve, enhance, or restore the designated public view." Because of this, the proposed development is designed to preserve and enhance the identified view. The project has been conditioned requiring all walls and fences be constructed to allow visibility through the side yards. In addition, landscaping shall be planted and maintained to preserve public views. With implementation of these design requirements, the project complies with the LJCP. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed project has been designed to comply with all of the applicable development regulations, including those of the La Jolla Shores Planned District Single-Family zone. An environmental review determined that this project may have a significant environmental effect on 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) requires mitigation measures for potential impacts to 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/relocation plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction/relocation will be inspected by certified building and engineering inspectors to assure construction/relocation is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project would demolish the existing 2,400-square-foot single-family residence and construct a 6,291-square-foot, two-story, single-family residence with a 3,059-square-foot basement, decks, retaining walls and swimming pool. The project would maintain the existing footprint limits of the graded pad from the original construction permits of 1964.

The two-story residence over basement would include design features such as Santa Barbara Stucco, wood siding, wood louvers, and stone veneer. The landscaping plan would consist of shrubs (e.g. California sagebrush), native and drought-tolerant landscaping to minimize irrigation requirements, and various water features. The new dwelling unit would be constructed to comply with all height and bulk regulations. The project is consistent with all development regulations within the La Jolla Shores Planned District, Single-Family zone including height, floor area ratio, off-street parking, landscape, and density and no deviations are proposed.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1612194 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1612194 a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: December 6, 2017

IO#: 24006382

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: 24006382

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1612194
COSTEBELLE RESIDENCE - PROJECT NO. 460884
 HEARING OFFICER
 DRAFT

This Site Development Permit No. 1612194 is granted by the Hearing Officer of the City of San Diego to Belfort Harris Family Trust, U/A, dated November 24, 2014, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 1510.0201(d). The 0.46-acre site is located at 2702 Costebelle Drive in the Single-Family zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. The project site is legally described as Lot 36 of Azure Coast Unit No. 1, Map No. 4995, recorded on June 20, 1962.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-family residence and construct a new single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 6, 2017, on file in the Development Services Department.

The project shall include:

- a. The demolition of the existing 2,400-square-foot, single-family residence with the existing three car garage to remain;
- b. The construction of a new two-story single-family residence for a total of 6,291 square-feet (3,059 square-feet consists of basement);
- c. Decks, swimming pool, and retaining walls;
- d. Off-street parking;
- 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 December 20, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

11. The project proposes to export 1,700 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.

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

13. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized driveway (as shown as Exhibit "A") with curb and gutter per current City Standards, adjacent to the site on Costebelle Drive, satisfactory to the City Engineer.

15. 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.

16. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

17. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 460884, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

18. 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.

19. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 460884 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: **Paleontological Resources**

CLIMATE ACTION PLAN REQUIREMENTS:

20. 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.

GEOLOGY REQUIREMENTS:

21. 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.

22. 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.

PLANNING/DESIGN REQUIREMENTS:

23. Owner/Permittee shall maintain a minimum of two off-street parking spaces on each parcel at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
24. Open fencing and landscaping may be permitted within the side setbacks provided such improvements do not significantly obstruct public views to the ocean. Landscaping shall be planted and maintained to preserve public views.
25. Prior to the issuance of any construction permits, all structures including but not limited to the stairs, soccer pad and retaining walls beyond the allowable development area must be removed, and slope restoration/revegetation beyond the allowable development area shall be required.
26. Prior to the issuance of any construction permits construction plans shall include the revegetation and hydroseeding of all disturbed land shall in accordance with the Landscape Standards, to the satisfaction of the Development Services Department.
27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. 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 December 6, 2017 and Resolution No. XXXX.

RESOLUTION NUMBER R-_____

ADOPTED ON DECEMBER 6, 2017
DRAFT

WHEREAS, on December 23, 2015, Andy Fotsch submitted an application to the Development Services Department for a Site Development Permit for the Costebelle Residence (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on December 6, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 460884 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the

changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

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

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

By: _____

Renee Mezo
Development Project Manager

ATTACHMENTS: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit

PROJECT NO. 460884

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. 460884 shall be made conditions of [INSERT PERMITS/APPROVALS/ENTITLEMENTS/ACTIONS] 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 Paleontologist

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) #460884 and /or Environmental Document #460884, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

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

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

Not Applicable

4. MONITORING EXHIBITS

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

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES MITIGATION

- 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
 - a. 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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the 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 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 email 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.

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 Shores Planned District (LJSPD)
Advisory Board Agenda Item Record

Project: PTS 460884 - Costebelle Residence

Item: A **Date:** 7/21/16

Applicant: Ryan Farhood

Description:

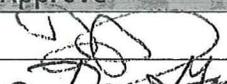
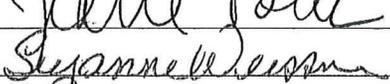
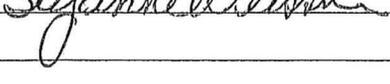
Site Development Permit to remodel and add a 7,195 sf addition and 3,059 sf below grade basement to an existing 2,339 sf one story residence on a 0.45-acre site.

Recommendation

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

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

Board Signatures

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

Absentees:


Chairperson

La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

Email: info@lajollacpa.org

President: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

DRAFT AGENDA

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

1.0 Welcome and Call To Order: Cindy Greatrex, President

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval

4.0 Elected Officials – Information Only

4.1 Council District 1: Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, jgarver@sandiego.gov

4.2 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins

Rep: **Victor Brown**, 619-645-3090, victor.brown@asm.ca.gov

4.3 39th Senate District: State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

5.0 President's Report – Information only unless otherwise noted

5.1 Notice of Upcoming Special Election: Two Seats

6.0 Non-Agenda Public Comment

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

6.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.0 Non-Agenda Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.



acre site is at 7734 Esterel Drive in LJSPD-SF zone of the La Jolla community plan area within Council District 1.

PRC RECOMMENDATION: Findings can be made for a Site Development Permit. 5-0-0

10.2 HERSCHEL TRIPLEX TPM 7569-7571 Herschel Avenue CDP & TM Waiver

La Jolla (Process 3) Tentative Map and Coastal Development Permit for the creation of three residential condominium units (under construction) and to waive the requirements to underground existing utilities at 7569-7571 Herschel Ave. The 0.145 acre site is in the RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

DPR RECOMMENDATION: Findings can be made to approve a Process 3 Tentative Map and Coastal Development Permit for the creation of three residential condominium units (under construction) and to waive the requirements to underground existing utilities at 7569-7571 Herschel Ave. 4-0-1

10.3 2702 COSTEBELLE SDP 2702 Costebelle Drive SDP

La Jolla (Process 3) Site Development Permit for a remodel and a 10,254 sq ft, 2-story over basement addition to an existing 2399 sq. ft. residence, new pool and site improvements at 2702 Costebelle Dr. The 0.459 acre site is in the SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. Council District 1.

PRC RECOMMENDATION: Findings can be made for a Site Development Permit. 4-1-0.

10.4 CARDENAS RESIDENCE 8466 El Paseo Grande CDP SDP

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish a 3,113 sq ft existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.

PRC RECOMMENDATION: Findings can be made for CDP and SDP. 4-1-1

Motion to Approve Consent Agenda inclusive only of 10.1, 10.2, 10.3. (Donovan/Steck) In favor: Ahern, Boyden, Brady, Collins, Courtney, Donovan, Emerson, Little, Rasmussen, Shannon, Steck, Weiss, Will. Abstain: Greatrex (Chair). Motion carries 13-0-1.

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.
 Prior actions by committees/boards are listed for information only.

11.0 JONES RESIDENCE 2315 Rue De Anne SDP CDP **ACTION ITEM**

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing 1961 sq ft. single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area in Council District 1.

PRC RECOMMENDATION: Findings can be made for a Site Development Permit and Coastal Development Permit. 4-1-1. Presentation by architect Brian Will explaining mitigating strategies he has employed in designing both the house itself and the swimming pool to fit in the neighborhood. Noted that two homes on Rue De Anne are very close in SF to 2315 Rue De Anne as proposed. Noted that setback studies have been

EXHIBIT 6

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

Project: PTS 460884 – Costebelle Residence

Item: A **Date:** 7/21/16

Applicant: Ryan Farhood

Description:

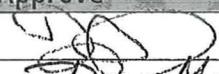
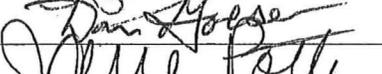
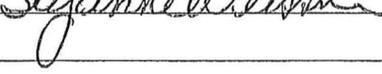
Site Development Permit to remodel and add a 7,195 sf addition and 3,059 sf below grade basement to an existing 2,339 sf one story residence on a 0.45-acre site.

Recommendation

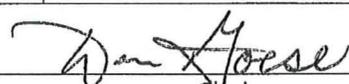
- A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council
- C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- D. Approval subject to the following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

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

Board Signatures

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

Absentees:


Chairperson



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for July 21, 2016

615 Prospect Street, Room 1

La Jolla, CA 92037

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

- 1. Call to Order:** 12.00pm
- 2. Approval of the Agenda**
Motion: Approve agenda as presented.
- 3. Approval of the Minutes**
Approval of May 16th, 2016 minutes continued to the next meeting.
- 4. Public Comment:**
None.
- 5. Project Review**

ACTION ITEMS

Item A

Project: PTS 460884 – Costebelle Residence

2702 Costebelle Drive APN: 346-610-1000

Presented by: Ryan Farhood.

Description: Site Development Permit to remodel and add a 7,195 sf addition and 3,059 sf below grade basement to an existing 2,339 sf one story residence on a 0.45-acre site.

Presentation

- Project is a Process 3
- Wood veneer used for garage
- Use of permanent wall, pylons and caissons to support hill

Motions: Approve project as a Major Project-Process 3. Donovan/Weissman. 4-0-0. Motion passes.

Item B

Project: PTS 487209 – Nikmanesh Addition

2702 Costebelle Drive APN: 346-610-1000

Presented by: Marco Limon

Description:

Addition to two existing bedrooms and living room, addition of a new office room, exterior patio, and option to construct a roof deck over part of the bedroom addition to an existing single-family residence on a 0.28-acre lot.

Presentation

- Project is following Bulletin 621
- 40% increase in habitable square footage
- Extending roof plane to ridge level. East elevation adding rafters to existing roof ridge.
- Roof deck option would be 212 sq. ft.
- Building height not increasing. No public views obstructed.
- New building materials to match existing.

Comments

- Nancy Mono – Neighbors didn't mention this proposal. Project represents a 40% increase where 10% is allowed. What is the height of the structure overall? Would not consider this project a minor project. Project should go before the Project Review Committee. The after effect of the option deck should be shown.
- Kathleen Ritzman – a 40% increase does not constitute a minor project. Neighbors' view should be considered.
- Ed Furtek – Neighbors are concerned with loss of privacy as project looks into neighboring backyards.
- Advice to applicant is to get input from surrounding neighbors. Privacy is a legitimate concern. CC&R architectural committee should be notified.
- Applicant suggested the possibility of scoping down the project to address neighborhood concerns.

Motion: Continue item to next meeting to allow time for applicant to address concerns raised. Donovan/Potter. 4-0-0. Motion passed.

Item C

Project: PTS 492633 – Greenboim Residence

8051 La Jolla Scenic Drive APN: 346-732-0500

Presented by: Colin Herstad



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
 2702 Costebelle 460884
 Project Address:
 2702 Costebelle Dr, La Jolla, CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 JANEY BEGPORT HARRIS TIE
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2702 Costebelle Dr.
 City/State/Zip:
 La Jolla, Ca 92037
 Phone No: (619) 692-0641 Fax No:
 Signature: *Janey Begport Harris TIE* Date: 10-8-15

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

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

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

2702 COSTEBELLE RESIDENCE

SITE DEVELOPMENT PERMIT

DEVELOPMENT SUMMARY

1. **SUMMARY OF REQUEST**
 DEMOLITION OF EXISTING 2,399 SF SINGLE FAMILY RESIDENCE TO REMODEL OF EXISTING 758 SF ATTACHED GARAGE AND CONSTRUCT NEW 6,291 SF TWO STORY RESIDENCE WITH 3,059 SF BASEMENT, NEW POOL, AND RELATED SITE WORK. EXISTING DRIVEWAY / CURB CUT TO REMAIN. EXISTING THREE CAR GARAGE TO REMAIN.

2. **STREET ADDRESS**
 2702 COSTEBELLE DR, LA JOLLA, CA 92037
 (Check one) N S E W
 Between ESTEREL DR and COSTEBELLE DR

3. **SITE AREA**
 Total Site Area (gross): 0.46 Ac. 20,000 SQ. FT. Sq. Ft.
 Net Site Area 0.46 Ac. 20,000 SQ. FT. Sq. Ft.
 (Net site area includes required streets and public dedications)

4. **COVERAGE DATA**
 Total Building Area (ground floor): 10 Ac. 4,522 SQ. FT. (23%)
 Total Landscape/Open Space Area: 25 Ac. 11,004 SQ. FT. (55%)
 Total Hardscape/Paved Area: 10 Ac. 4,474 SQ. FT. (22%)
 Allowed Floor Area Ratio (FAR) Gross Floor Area (GFA) Sq. Ft.
 Proposed Floor Area Ratio (FAR) .37

7. **PARKING**
 Parking Criteria: Residential
 (Check one) Commercial
 Industrial
 Mixed Use
 Other
 Total number of spaces required by zone 2
 Total number of spaces provided on-site 3 spaces
 Commercial Development:
 One space per _____ Sq. Ft. GFA = _____ spaces

SCOPE OF WORK

DEMOLITION OF EXISTING 2,399 SF SINGLE FAMILY RESIDENCE TO REMODEL OF EXISTING 758 SF ATTACHED GARAGE AND CONSTRUCT NEW 6,291 SF TWO STORY RESIDENCE WITH 3,059 SF BASEMENT, NEW POOL, AND RELATED SITE WORK. EXISTING DRIVEWAY / CURB CUT TO REMAIN. EXISTING THREE CAR GARAGE TO REMAIN.

PROJECT INFORMATION

OWNER HARRIS BELFORT TRUST	GROSS SITE AREA 20,000 SQ. FT.	APPROVALS
SITE ADDRESS 2702 COSTEBELLE DR, LA JOLLA, CA 92037	PARKING REQUIREMENTS 2	
A.P.N. 346-610-10-00	YEAR BUILT 1964	
ZONE	BUILDING HEIGHT 27'-9"	
LEGAL DESCRIPTION LOT 36 TR 4995 LJPD-SF	NUMBER OF STORIES 2 OVER BASEMENT	

FAR CALCULATIONS

Name	EXISTING	ADDITION	TOTAL	GFA
LOWER LEVEL	0	2397	2397	NOT IN GFA
LOWER LEVEL STORAGE	0	146	146	NOT IN GFA
LOWER LEVEL STORAGE MECH. ROOM	0	208	208	NOT IN GFA
LOWER LEVEL ELEV. MECH. ROOM	0	18	18	NOT IN GFA
LOWER LEVEL INCLUDED IN GFA	0	290	290	INCLUDE GFA
MAIN LEVEL	1641	2142	3783	INCLUDED IN GFA
MAIN LEVEL STORAGE	0	64	64	INCLUDED IN GFA
UPPER LEVEL	0	2489	2489	INCLUDED IN GFA
GARAGE	758	94	852	INCLUDED IN GFA
			10247	

TOTAL GROSS FLOOR AREA: 7,478 SF

TOTAL COUNTABLE TOWARDS FAR: 7,478 SF

TOTAL FAR: .37

TOTAL HABITABLE: 8,959 SF

TOTAL NON-HABITABLE: 1,288 SF

TOTAL TERRACES & BALCONIES: 3,086 SF

Name	EXISTING	ADDITION	TOTAL	GFA
MAIN LEVEL TERRACE	1285	549	1834	NOT IN GFA
MASTER TERRACE	0	396	396	NOT IN GFA
BEDROOM TERRACE	0	183	183	NOT IN GFA
LOWER LEVEL COVERED PATIO	0	673	673	NOT IN GFA
			3086	

CONSULTANTS

APPLICANT
 ANDY FOTSCH
 WILL & FOTSCH DESIGN
 1298 PROSPECT STREET, SUITE 25
 LA JOLLA, CA 92037
 EMAIL: ANDY@WILLANDFOTSCH.COM
 PH: (414) 507-6806

OWNER
 HARRIS BELFORT TRUST
 2702 COSTEBELLE DR.
 LA JOLLA, CA 92037
 CONTACT: ALI SALAMI
 EMAIL: SALAMI2712@GMAIL.COM
 PH: (619) 309-9831

CIVIL ENGINEER/ SURVEYOR
 RANCHO COASTAL ENGINEERING & SURVEYING
 310 VIA VERA CRUZ, #205
 SAN MARCOS, CA 92078
 PH: (760) 510-3152
 CONTACT: DOUG LOGAN
 EMAIL: DOUG@RCESD.COM

SOILS ENGINEER
 GEOTECHNICAL EXPLORATIONS, INC
 7420 TRADE ST
 SAN DIEGO, CA 92121
 PH: (858) 549-7222
 FAX: (858) 549-1204
 CONTACT: JAY HEISER

DRAWING INDEX

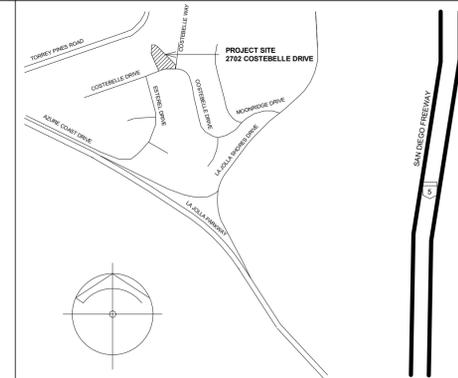
DWG#	DRAWING TITLE	DWG#	DRAWING TITLE
T1.0	TITLE SHEET	A2.1	FLOOR PLANS
T3	CA GREEN CODE	A2.2	FLOOR PLANS
CIVIL		A4.1	EXTERIOR ELEVATIONS
C1	EXISTING TOPOGRAPHY & DEMOLITION PLAN	A4.2	EXTERIOR ELEVATIONS
C2	PRELIMINARY GRADING & DRAINAGE PLAN	A5.1	BUILDING SECTIONS
C3	WATER POLLUTION CONTROL PLAN	LANDSCAPE	
ARCHITECTURAL		L1.1	BRUSH MANAGEMENT PLAN
A1.1	SITE PLAN	L1.2	BRUSH MANAGEMENT PHOTOS
		L1.3	LANDSCAPE EXISTING/ DEMO PLAN
		L1.4	LANDSCAPE CONCEPT PLAN

PLAN ANALYSIS

TYPE OF CONSTRUCTION
 TYPE VB

APPLICABLE CODES
 ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA ELECTRICAL CODE
 THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2015 IBC, 2015 UPC, 2015 UMC, 2014 NEC, 2015 IFC AND IBCB
 THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (GRD, 11333 NS)
 ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.
 THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

VICINITY MAP



SYMBOLS AND LEGEND

ELEVATION MARKER
 1 1
 DIRECTION OF VIEW
 DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
 SHEET THAT ELEVATION APPEARS ON

DETAIL MARKER
 1 1
 DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
 SHEET THAT DETAIL APPEARS ON

SECTION MARKER
 1 1
 DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
 DIRECTION OF CUT
 SHEET THAT SECTION APPEARS ON

EXTENT OF CUT

WINDOW TYPE INDICATOR
 WINDOW TYPE NUMBER

DOOR TYPE INDICATOR
 DOOR TYPE NUMBER

MATCH LINE/DATUM POINT
 DATUM POINT

REVISION INDICATOR
 REVISION NUMBER

REVISION INDICATOR
 REVISION

WALLS
 EXISTING WALL TO REMAIN
 2 x 6 STUD WALL U.O.
 CONCRETE
 STEEL STUD WALLS

OTHER
 GLASS
 PLYWOOD
 CONT. WOOD BKLG. BKLG. BETWEEN MEMBERS
 GRAVEL OR AGGREGATE BASE COURSE (ABC)
 INSULATION (BATT OR BLANKET)
 INSULATION (RIGID)
 METAL
 PLASTER OR GYPSBOARD (AS NOTED)
 SOIL
 TILE (GLAZED UNGLAZED OR PAVED)

ABBREVIATIONS

CL	CENTERLINE	DN	DOWN	GL	GLASS	O.D.	OVERFLOW DRAIN	SHR	SHOWER
Ø	DIAMETER OR ROUND	D.O.	DOOR OPENING	GND.	GROUND	OFF.	OFFICE	SHI	SHEELAR
EXIST'G	EXISTING	DR	DOOR	GR	GRADE	O.H.	OVERHEAD	SIM	SIMILAR
ABV.	ABOVE	DS	DOWNSPOUT	GYP.	GYP. BOARD	O.H.C.	OVERHEAD CABINET	SKYLT.	SKYLIGHT
ACOUS.	ACOUSTICAL	DW	DISH WASHER	GYP. BD	GYP. BOARD	OPNG.	OPENING	SKLDR	SLOPE/SLIDER (WINDOW)
A.D.	AREA DRAIN	DWR.	DRAWER	H.B.	HOFSE BIB	OPP.	OPPOSITE	SL	SLIDING GLASS DOOR
ADJ.	ADJUSTABLE	E	EACH	HDR	HEADER	PL	PROPERTY LINE OR PLATE	SO.	SQUARE
A.F.F.	ADJACENT FINISH FLOOR	E.A.	EXPANSION JOINT	HDWD.	HARDWOOD	PL/SH	POLE AND SHELF	S.S.	STAINLESS STEEL
A.F.G.	ADJACENT FINISH GRADE	E.J.	EXPANSION JOINT	HWWE.	HARDWARE	PL LAM.	PLASTIC LAMINATE	S.S.T.	STAINLESS STEEL
ACGR.	AGGREGATE	E.L.	ELEVATION	HORIZ	HORIZONTAL	PLSTR	PLASTER	ST.	STONE
AL	ALUMINUM	ELEC	ELECTRICAL	HR.	HOUR	PLEX.	PLEXIGLASS	STD.	STANDARD
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	HT.	HEIGHT	PLNTR.	PLANTER	STL	STEEL
APPROX.	APPROXIMATE	E.O.	EQUIPMENT	H.V.A.C.	HEATING VENTILATING AIR CONDITIONING	PLUMB.	PLUMBING	STOR.	STORAGE
ARCH.	ARCHITECT	EQUIP.	EQUIPMENT	HORIZ	HORIZONTAL	PLYWD.	PLYWOOD	STRUC.	STRUCTURAL
BD	BOARD	EXIST.	EXISTING	INSUL.	INSULATION	PNL.	PANEL	STRUC.	STRUCTURE
B.I.	BUILT-IN	EXP.	EXPANSION	INT.	INTERIOR	PNTRY.	PANTRY	SUSP.	SUSPENDED
BLDG.	BUILDING	EXPO.	EXPOSED	INT.	INTERIOR	PR	PAIR	SYM.	SYMMETRICAL
BLK.	BLOCK	EXT.	EXTERIOR	INT.	INTERIOR	PR	PAIR	T.B.	TOWEL BAR
BLKG.	BLOCKING	FAU	FORCED AIR UNIT	INT.	INTERIOR	PRCST.	PRECAST	T.C.	TRASH COMPACTOR
BM.	BEAM	F.D.	FLOOR DRAIN	LIN.	LINEN	PREFAB.	PREFABRICATED POINT	TEL	TELEPHONE
BOIT.	BOLT	F.F.	FINISH FLOOR	LAM.	LAMINATE	PTD.	PAINTED	TEMP	TEMPERED GLASS
BOIT.	BOLT	F.F.	FINISH FLOOR	LAV.	LAVATORY	R.	RISER	T.&G.	TONGUE AND GROOVE
CAB.	CABINET	F.G.	FINISH GRADE	LT.	LIGHT	RAD.	RADIUS	THR.	THRESHOLD
CER.	CERAMIC	F.H.	FIRE HYDRANT	L.V.	LOW VOLTAGE	R.D.	ROOF DRAIN	T.O.C.	TOP OF CURB
CLG.	CILING	FIN.	FINISH	L.V.	LOW VOLTAGE	R.F.	REF. REFERENCE	T.P.D.	TOILET PAPER DISPENSER
CLC.	CLOSET	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURER	REFR.	REFRIGERATOR	T.V.	TELEVISION
CLR.	CLEAR	F.O.F.	FACE OF FINISH	M.H.	MANHOLE	REFR.	REFRIGERATOR	T.W.	TOP OF WALL
C.M.U.	CONCRETE MASONRY UNIT	F.O.S.	FACE OF STUD	MIN.	MINIMUM	REV	REVERSE	UNF.	UNFINISHED
CNTR.	COUNTER	F.P.	FACE OF FINISH	MISC.	MISCELLANEOUS	REIN.	REINFORCE REINFORCED	UNF.	UNFINISHED
COL.	COLUMN	F.H.K.	FACE OF HOLE	MISC.	MISCELLANEOUS	REIN.	REINFORCE REINFORCED	UNF.	UNFINISHED
CONC.	CONCRETE	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
CONN.	CONNECTION	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
CONSTR.	CONSTRUCTION	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
CONT.	CONTINUOUS	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
CSMT.	CASEMENT WINDOW	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
CTR.	CENTER	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
CTSK.	COUNTERSUNK	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
DBL.	DOUBLE	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
DEPT.	DEPTH	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
DET.	DETAIL	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
DIA.	DIAMETER	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED
DIM.	DIMENSION	FRAM'G	FRAMING	MUL.	MULLION	REFR.	REFRIGERATOR	UNF.	UNFINISHED

CITY STANDARD TITLE BLOCK

PREPARED BY:
 Name: Will & Fotsch ARCHITECTS
 Contact: Andy Fotsch
 1298 Prospect St., Suite 25
 La Jolla, CA 92037
 Phone: (619) 204-3739

Street Address:
 2702 Costebelle Dr.
 La Jolla, CA 92037

Project Name:
 2702 Costebelle Dr

Sheet Title:
 TITLE SHEET

Revision 14:
 Revision 13:
 Revision 12:
 Revision 11:
 Revision 10:
 Revision 09:
 Revision 08:
 Revision 07:
 Revision 06:
 Revision 05: 11-15-17
 Revision 04: 9-22-17
 Revision 03: 7-11-17
 Revision 02: 3-27-17
 Original Date: 12-9-15

Sheet: 1 of 15
 DEP#:

W.F ARCHITECTS

Will & Fotsch ARCHITECTS

1298 PROSPECT STREET, SUITE 25, LA JOLLA, CA 92037 - (619) 204-3739

LICENSED ARCHITECT
 Alan Will
 C-36472
 09/17/2012
 STATE OF CALIFORNIA

JOB #: 2015.140

2702 COSTEBELLE

DATE: 11/20/15
 ISSUE: SINGLE DISC REVIEW
 12/09/15 SDP 1ST SUBMITTAL
 3/27/17 SDP 2ND SUBMITTAL
 7/11/17 SDP 3RD SUBMITTAL
 9/22/17 SDP 4TH SUBMITTAL
 11/15/17 SDP 5TH SUBMITTAL

T1.0
 TITLE SHEET

STORM WATER APPLICABILITY CHECKLIST

TABLE 4.303.2 FIXTURE FLOW RATES

FIXTURE TYPE REDUCTION	FLOW RATE	MAXIMUM FLOW RATE AT > 20
SHOWERHEADS	2.5 gpm @ 80 psi	2 gpm @ 80 psi
LAVATORY FAUCETS, RESIDENTIAL	1.2 gpm @ 60 psi	1.2 gpm @ 60 psi2
KITCHEN FAUCETS	2.2 gpm @ 60 psi	1.8 gpm @ 60 psi
GRAVITY TANK-TYPEWATER CLOSET	1.28 gallons/flush	1.28 gallons/flush1
FLUSHOMETER TANKWATER CLOSET	1.28 gallons/flush	1.28 gallons/flush1
FLUSHOMETER VALVEWATER CLOSET	1.28 gallons/flush	1.28 gallons/flush1
ELECTROMECHANICAL HYDRAULIC WATER CLOSET	1.28 gallons/flush	1.28 gallons/flush1
URINALS	1.0 gallon/flush	0.5 gallon/flush

1. INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS.

SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2/33.2.

DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE WITH ASME A112.19.2 AND ASME A112.19.14.

2. LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GMP AT 20 PSI.

3. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GPM.

TABLE 4.303.3 STANDARDS FOR PLUMBING FIXTURES & FITTINGS

FIXTURE	REQUIRED STANDARDS
WATER CLOSETS - SINGLE FLUSHOMETER	ASME A 112.19.2/CSA B45.1 - 1.28 gal (4.8 L)
WATER CLOSETS - DUAL FLUSHOMETER	ASME A 112.19.14 and U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification - 1.28 gal (4.8 L)
WATER CLOSETS - TANK TYPE	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification
URINALS, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/CSA B45.1 - 0.5 gal (1.9 L)
URINALS, NONWATER URINALS	ASME A 112.19.19 (vitreous china)
PUBLIC LAVATORY FAUCETS: MAXIMUM FLOW RATE - 0.5 gpm (1.9 L/min)	ANSI Z124.9-2004 or IAPMO Z124.9 (plastic) ASME A 112.18.1/CSA B125.1
PUBLIC METERING SELF-CLOSING FAUCETS: MAXIMUM FLOW RATE - 0.25 gal (1.0 L) PER CYCLE	ASME A 112.18.1/CSA B125.1
RESIDENTIAL BATHROOM LAVATORY SINK FAUCET: MAXIMUM FLOW RATE - 1.5 gpm (5.7 L/min)	ASME A 112.18.1/CSA B125.1

2016 CALIFORNIA GREEN CODE NOTES

1. AUTOMATIC IRRIGATION SYSTEMS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED AND COMPLY WITH THE FOLLOWING: CONTROLLERS SHALL BE WEATHER - OR SOIL MOISTURE-BASED AND CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE. WEATHER-BASED CONTROLLERS WITHOUT INTERNAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT (CGBSC 4.304.1).
2. JOINTS AND OPENINGS; ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (CGBSC 4.406.1).
3. A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBSC SECTION 4.408.1 AND CITY ORDINANCE.
4. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL (CGBSC 4.410.1).
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION (CGBSC 4.504.1).
6. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CGBSC 4.504.1).
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (CGBSC 4.504.2.2).
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS (CGBSC 4.504.2.3).
9. CARPET AND CARPET SYSTEMS SHALL COMPLY WITH COV LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR (CGBSC 4.504.3).
10. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIALS HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR (CGBSC 4.504.3).
11. FIFTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM (CGBSC 4.504.4).
12. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. A LETTER FROM THE INSTALLER AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND DOCUMENTING ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR (CGBSC 4.504.5).
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
14. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR (CGBSC 4.503.3).
15. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB, CAPABLE OF PROVIDING 5 CHANGES PER HOUR.
16. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20% REDUCTION COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME (CGBSC 4.303.3).
EXCEPTION: THE MAXIMUM FLOW RATE FOR SHOWERHEADS WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1, ITEM 2, IS 2.5 GPM@80 PSI.
17. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN TABLE 4.303.3 (SEE CHARTS TO LEFT) (CGBSC 4.303.3).
18. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH THE U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES, AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES (CGBSC 4.503.1).
19. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWINGS:
A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
B. 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 REALTIVE HUMIDITY RANGE OF 50-80%.
20. HVAC SYSTEMS WERE SIZED AND SELECTED BASED ON SQUARE FOOTAGE AND ZONING. SEE TITLE-24 REPORT FOR ADDITIONAL INFORMATION.
NOTE: A SIGNED AFFIDAVIT FROM INSTALLER STATING METHOD USED FOR SELECTION OF HEATING AND AIR CONDITIONING EQUIPMENT AND THAT SUCH EQUIPMENT WAS INSTALLED IN ACCORDANCE TO THAT METHOD IS REQUIRED. THIS AFFIDAVIT SHALL BE PRESENTED TO THE BUILDING INSPECTOR BEFORE FINAL INSPECTION.
21. PER 2016 CGBSC, PLUMBING FIXTURES (WC AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
22. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.



WILL & FOTSCH ARCHITECTS
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486



JOB #: 2015.140

2702 COSTEBELLE
2702 COSTEBELLE DR., LA JOLLA, CA 92037

CITY STANDARD TITLE BLOCK

DATE: 11/20/15 ISSUE: SINGLE DISC REVIEW

PREPARED BY: Will & Fotsch ARCHITECTS

Name: Contact: Andy Fotsch
1298 Prospect St., Suite 2S
La Jolla, CA 92037
Phone: (619) 204-3739

Street Address: 2702 Costebelle Dr.
La Jolla, CA 92037

Project Name: 2702 Costebelle Dr

Sheet Title: CA GREEN CODE

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 09: _____
Revision 08: _____
Revision 07: _____
Revision 06: _____
Revision 05: _____
Revision 04: 11-15-17
Revision 03: 9-22-17
Revision 02: 7-11-17
Revision 01: 3-27-17

Original Date: 12-9-15

Sheet: 2 of 15

DEP#: _____

DATE: 11/20/15 ISSUE: SINGLE DISC REVIEW



EXISTING TOPOGRAPHY & DEMOLITION PLAN

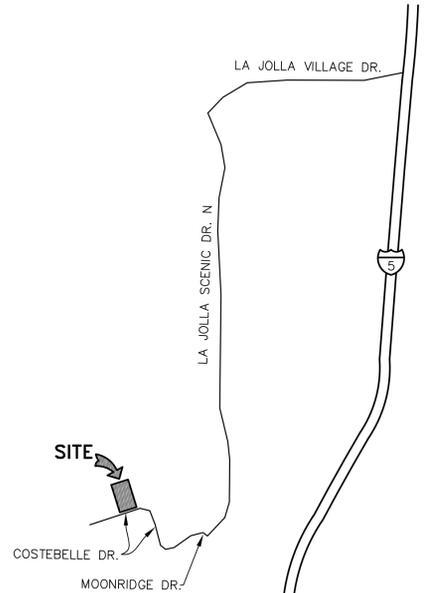
FOR: FAKHIMI RESIDENCE
2702 COSTEBELLE DRIVE, LA JOLLA, CA 92037

APN: 346-630-01

APN: 346-610-09

LEGEND

	PROJECT BOUNDARY
	RIGHT-OF-WAY
	FENCE
	CENTER LINE
	BLOCK WALL
	GAS LINE
	EDGE OF PAVEMENT
	1 TELEPHONE EQUIPMENT
	2 GAS METER
	3 ELECTRIC METER
	4 WATER METER
	5 MAILBOX
	6 CONCRETE VAULT
	7 STAIRS
	8 6-INCH CURB & GUTTER



VICINITY MAP
NOT TO SCALE
T.B. PAGE 1227-J6

BENCH MARK

CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK TOP CENTERLINE CONTROL MONUMENT AT INTERSECTION ESTEREL DRIVE AND ST. TROPEZ PLACE AT EL. 254.86 MSL

LEGAL DESCRIPTION

LOT 36 OF MAP NO. 4995
APN: 346-610-10

BOUNDARY NOTE

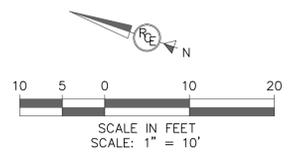
- BOUNDARY PLOTTED & PROVIDED BY ISLAND ARCHITECTS.
- A FIELD SURVEY WAS CONDUCTED MICHAEL THOMPSON, LS 5406, ON AUGUST 8, 2015.

DEMOLITION NOTE:

- EVERYTHING ONSITE INCLUDING EXIST. RESIDENCE, CONCRETE PADS & DRIVEWAY TO BE REMOVED/DEMOLISHED
- TWO EXIST. DRIVEWAY OPENINGS AND GARAGE WALLS INDICATED TO REMAIN AND PROTECT-IN-PLACE.



RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax



PLAN PREPARED BY:
Douglas E. Logan
DOUGLAS E. LOGAN R.C.E. 39726 EXP.12-31-15
DATE: 10/25/2017

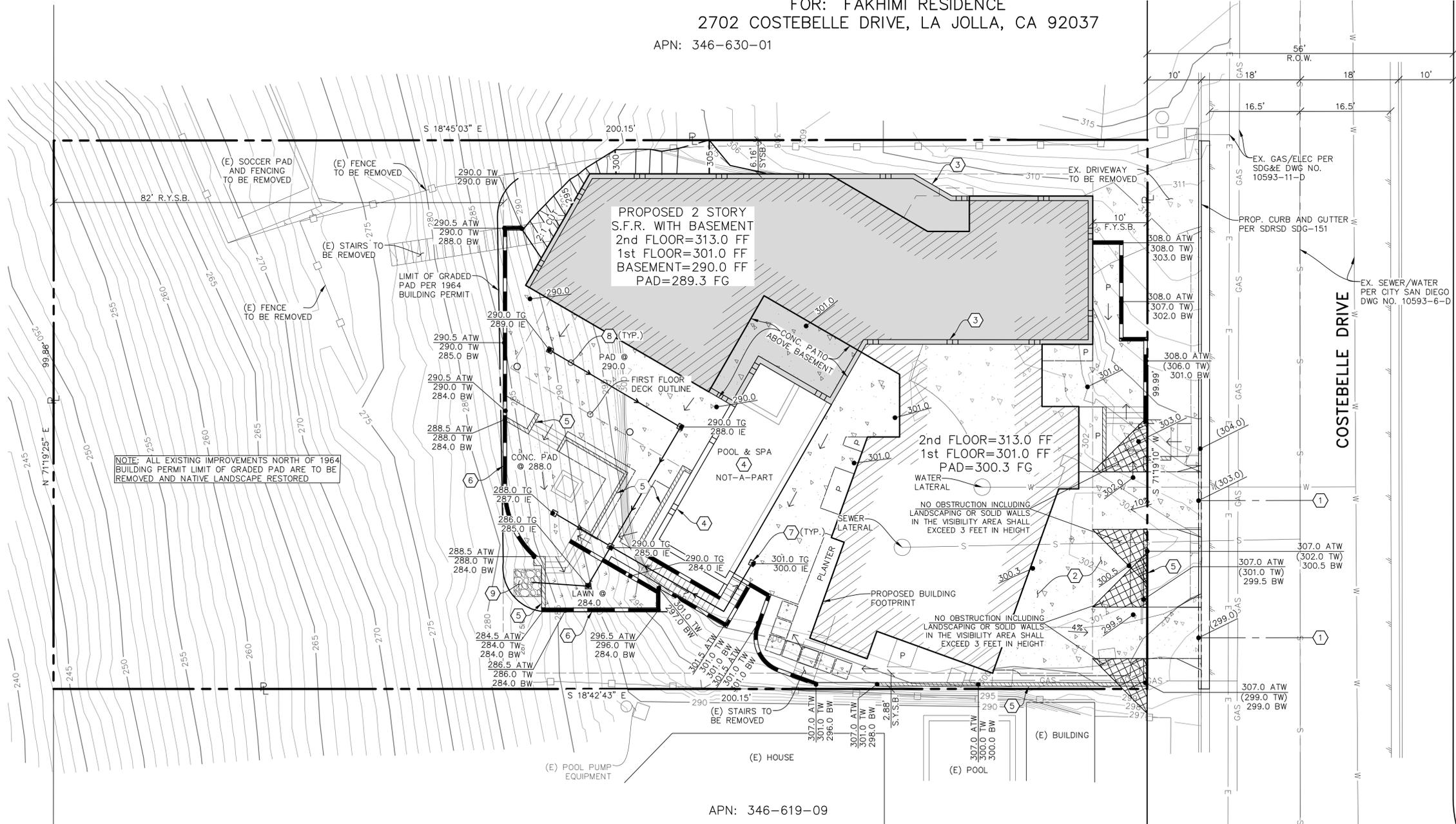
EXISTING TOPO & DEMOLITION PLAN
C-1

PRELIMINARY - NOT FOR CONSTRUCTION

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PRELIMINARY GRADING & DRAINAGE PLAN

FOR: FAKHIMI RESIDENCE
2702 COSTEBELLE DRIVE, LA JOLLA, CA 92037
APN: 346-630-01



- WORK TO BE DONE:**
- 1 PROPOSED NON-STANDARD DRIVEWAY, (E) CURB CUTS TO REMAIN.
 - 2 P.C.C. DRIVEWAY.
 - 3 BASEMENT STEM WALL PER SEPARATE PERMIT.
 - 4 POOL, SPA & WALLS PER SEPARATE PERMIT.
 - 5 SITE WALLS PER ARCHITECTURAL PLANS, RETAINING LESS THAN 2- FEET, PER INFO BULLETING #221.
 - 6 RETAINING WALLS PER INFO BULLETIN #221, TYPE II
 - 7 12" SQ. AREA DRAIN.
 - 8 6" PVC/ABS DRAIN PIPE @ 1.0% (MIN.).
 - 9 5' x 5' DEPRESSED NO. 2 BACKING RIP-RAP, I.E. 283.0

NOTE: ALL EXISTING IMPROVEMENTS NORTH OF 1964 BUILDING PERMIT LIMIT OF GRADED PAD ARE TO BE REMOVED AND NATIVE LANDSCAPE RESTORED.

PROPOSED 2 STORY S.F.R. WITH BASEMENT
2nd FLOOR=313.0 FF
1st FLOOR=301.0 FF
BASEMENT=290.0 FF
PAD=289.3 FG

2nd FLOOR=313.0 FF
1st FLOOR=301.0 FF
PAD=300.3 FG

APN: 346-619-09

RETAINING WALL NOTE:

- ATW = ARCHITECTURAL TOP OF WALL (NON-RETAINING PORTION).
- TW = FINISH GRADE @ TOP OF RETAINING PORTION.
- BW = FINISH GRADE @ BOTTOM OF RETAINING PORTION. - NOT TOP OF FOOTING.

WEEP SCREED NOTE:

- BOTTOM OF WEEP SCREED TO BE A MINIMUM OF 6" ABOVE FINISHED LANDSCAPE AREAS & 2" ABOVE HARDSCAPE AREAS. THIS NOTE TO SUPERCEDE ELEVATIONS SHOWN ON PLANS SHOULD THERE BE ANY CONFLICT.

DRAINAGE NOTES

- ALL PLANTERS TO HAVE AREA DRAINS THAT TIE INTO MAIN DRAINAGE SYSTEM.
- ALL ROOF & HARDSCAPE AREAS TO DRAIN INTO MAIN DRAINAGE SYSTEM

EARTHWORK QUANTITIES

STEEPEST EXISTING MAN-MADE SLOPE ON-SITE = H: 2 V: 1

MAXIMUM VERTICAL DEPTH OF CUT = 18-FT.

MAXIMUM VERTICAL DEPTH OF FILL = 6-FT.

CUT = 1,890 C.Y. FILL = 190 C.Y.

EXPORT = 1,700 C.Y.

NOTE: EARTHWORK QUANTITIES ARE CALCULATED ON A THEORETICAL BASIS ONLY AND DO NOT INCLUDE VOLUMES FOR CLEARING/GRUBBING, SHRINKAGE AND/OR SWELLING WHICH CAN/WILL INEVITABLY AFFECT THESE QUANTITIES.

EARTHWORK NOTE:

THE QUANTITIES OF CUT/FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS. THE QUANTITIES ESTIMATED ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY, NOT TO BE USED FOR JOB BIDDING PURPOSES. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE OR SWELL FACTORS AND THE RECOMMENDATIONS OF SOIL ENGINEER.

BOUNDARY NOTE & SUVEY NOTES

- BOUNDARY PLOTTED & PROVIDED BY ISLAND ARCHITECTS.
- A FIELD SURVEY WAS CONDUCTED MICHAEL THOMPSON, LS 5406, ON AUGUST 8, 2015.

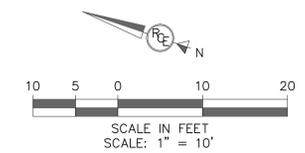
PROPOSED IMPERVIOUS AREA

ROOFS:	5,250	SQFT
DRIVEWAY:	4,250	SQFT
HARDSCAPE:	0	SQFT
TOTAL AREA:	9,500	SQFT

IMPERVIOUS AREA PRIOR TO CONSTRUCTION:	8,500	SQFT
IMPERVIOUS AREA AFTER CONSTRUCTION:	9,500	SQFT
INCREASE IN IMPERVIOUS AREA:	1,000	SQFT
IMPERVIOUS AREA REPLACED:	1,000	SQFT



RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax



PLAN PREPARED BY:

Douglas E. Logan

DOUGLAS E. LOGAN R.C.E. 39726 EXP.12-31-15

10/25/2017 DATE

PRELIMINARY GRADING & DRAINAGE PLAN

C-2

PRELIMINARY - NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- 1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTRUCTION MAINTENANCE

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- 1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES

- 1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

WATER POLLUTION CONTROL PLAN

FOR: FAKHIMI RESIDENCE
2702 COSTEBELLE DRIVE, LA JOLLA, CA 92037

SOURCE CONTROL BMPs

SOME EVERYDAY ACTIVITIES, SUCH AS TRASH RECYCLING AND DISPOSAL AND THE WASHING OF VEHICLES AND EQUIPMENT, GENERATE POLLUTANTS THAT EVENTUALLY DRAIN TO THE STORM WATER CONVEYANCE SYSTEM. THESE POLLUTANTS CAN BE MINIMIZED BY APPLYING SOURCE CONTROL BMPs.

SOURCE CONTROL BMPs INCLUDE PERMANENT, STRUCTURAL FEATURES INCORPORATED INTO THE PROJECT PLANS AS WELL AS OPERATIONAL BMPs, INCLUDING REGULAR STREET SWEEPING AND "GOOD HOUSEKEEPING" PRACTICES, WHICH MUST BE IMPLEMENTED BY THE SITE'S OCCUPANT OR USER.

THE FOLLOWING SOURCE CONTROL BMPs HAVE BEEN EVALUATED FOR USE ON THE PROJECT SITE:

4.6 USE EFFICIENT IRRIGATION SYSTEMS & LANDSCAPE DESIGN
THE FOLLOWING IRRIGATION SYSTEM AND LANDSCAPING DESIGN ELEMENTS SHALL BE UTILIZED:

- IMPLEMENT RAIN SHUTOFF DEVICES TO PREVENT IRRIGATION DURING AND AFTER PRECIPITATION EVENTS IN ACCORDANCE WITH SECTION 2.3-4 OF THE CITY OF SAN DIEGO'S LANDSCAPE STANDARDS (SEE SUGGESTED RESOURCES IN APPENDIX A OF THE STORM WATER STANDARDS).
• REDUCE IRRIGATION CONTRIBUTION TO DRY-WEATHER RUNOFF BY AVOIDING SPRAY IRRIGATION PATTERNS WHERE OVERSPRAY TO PAVED SURFACES OR DRAIN INLETS WILL OCCUR.
• TO AVOID OVERWATERING AND POTENTIAL IRRIGATION RUN OFF, DESIGN IRRIGATION SYSTEMS TO EACH LANDSCAPE AREA'S SPECIFIC WATER REQUIREMENT.
• AVOID LOCATING DRAIN INLETS IN LAWN AREAS, SINCE SUCH INLETS TEND TO BE SOURCES OF IRRIGATION RUNOFF AND THE TRANSPORT MECHANISM FOR LAWN CARE PRODUCTS. DESIGN THE GRADING AND DRAINAGE SYSTEMS SUCH THAT DRAIN INLETS CAN BE LOCATED OUTSIDE OF THE LAWN AREA, OR INCLUDE A NON-TURF BUFFER AROUND THE INLET.

IN ORDER TO HELP ATTAIN THE STORM WATER QUALITY GOALS SET FORTH IN THIS SOURCE CONTROL BMP CASQA BMP FACT SHEET SD-10: SITE DESIGN & LANDSCAPE PLANNING, SD-12: EFFICIENT IRRIGATION, AND PL: PLAN LIST WILL BE UTILIZED AS A REFERENCE IN DESIGNING THE PROJECT SITE.

4.10 EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES

INTEGRATED PEST MANAGEMENT (IPM) IS AN ECOSYSTEM-BASED POLLUTION PREVENTION STRATEGY THAT FOCUSES ON LONG-TERM PREVENTION OF PESTS OR THEIR DAMAGE THROUGH A COMBINATION OF TECHNIQUES SUCH AS:
• BIOLOGICAL CONTROL
• HABITAT MANIPULATION
• USE OF RESISTANT PLANT VARIETIES

PESTICIDES ARE USED ONLY AFTER MONITORING INDICATES THEY ARE NEEDED ACCORDING TO ESTABLISHED GUIDELINES. PEST CONTROL MATERIALS ARE SELECTED AND APPLIED IN A MANNER THAT MINIMIZES RISKS TO HUMAN HEALTH, BENEFICIAL AND NON-TARGET ORGANISMS, AND THE SURROUNDING ENVIRONMENT. MORE INFORMATION REGARDING PESTICIDE APPLICATION MAY BE OBTAINED AT THE FOLLOWING UNIVERSITY OF CALIFORNIA-DAVIS WEBSITE:
HTTP://WWW.IPM.UCDAVIS.EDU/WATER/U/INDEX.HTML.

TO ELIMINATE OR REDUCE THE NEED FOR PESTICIDE USE, THE FOLLOWING STRATEGIES CAN BE USED:

- PLANT PEST-RESISTANT OR WELL-ADAPTED PLANT VARIETIES
• DISCOURAGE PESTS BY MODIFYING THE SITE AND LANDSCAPING DESIGN

IPM EDUCATIONAL MATERIALS SHOULD BE DISTRIBUTED TO FUTURE SITE RESIDENTS AND TENANTS. THESE EDUCATIONAL MATERIALS SHOULD ADDRESS THE FOLLOWING:

- USE OF BARRIERS, SCREENS, AND CAULKING TO KEEP PESTS OUT OF BUILDINGS AND LANDSCAPING
• PHYSICAL PEST ELIMINATION TECHNIQUES, SUCH AS WEEDING, WASHING, OR TRAPPING PESTS
• RELYING ON NATURAL ENEMIES TO ELIMINATE PESTS
• PROPER USE OF PESTICIDES AS A LAST LINE OF DEFENSE

IN ORDER TO HELP ATTAIN THE STORM WATER QUALITY GOALS SET FORTH IN THIS SOURCE CONTROL BMP LANDSCAPING DESIGN AND SITE LAYOUTS WILL BE DESIGNED TO MEET THE CRITERIA OF THIS REQUIREMENT.

4.13 MANAGE AIR CONDITIONING CONDENSATE

AN AIR CONDITIONING CONDENSATE IS A SOURCE OF DRY-WEATHER RUNOFF AND ELEVATED COPPER LEVELS. INCLUDE DESIGN FEATURES TO MANAGE THIS POLLUTANT SOURCE, SUCH AS THE FOLLOWING:

- DIRECT AIR CONDITIONING CONDENSATE TO THE SANITARY SEWER SYSTEM
• DIRECT AIR CONDITIONING CONDENSATE TO LANDSCAPING AREAS

IN ORDER TO HELP ATTAIN THE STORM WATER QUALITY GOALS SET FORTH IN THIS SOURCE CONTROL BMP THE PROJECT'S AIR CONDITIONING PLANS SHALL DEMONSTRATE THAT THE CONDENSATE DISCHARGE WILL BE CONVEYED TO THE SANITARY SEWER SYSTEM/ADJACENT LANDSCAPING.

4.14 USE NON-TOXIC ROOFING MATERIALS WHERE FEASIBLE

THE PROJECT SITE'S CONSTRUCTION SHALL:

- AVOID THE USE OF GALVANIZED STEEL OR COPPER FOR ROOFS, GUTTERS, AND DOWNSPOUTS
• IF USING SUCH MATERIALS, REDUCE THE POTENTIAL FOR LEACHING OF METALS BY APPLYING A COATING OR PATINA
• AVOID COMPOSITE ROOFING MATERIALS THAT CONTAIN COPPER

IN ORDER TO HELP ATTAIN THE STORM WATER QUALITY GOALS SET FORTH IN THIS SOURCE CONTROL BMP THE PROJECT'S DESIGN WILL UTILIZE THE SUGGESTIONS LISTED IN THIS REQUIREMENT.

LOW IMPACT DEVELOPMENT DESIGN PRACTICES

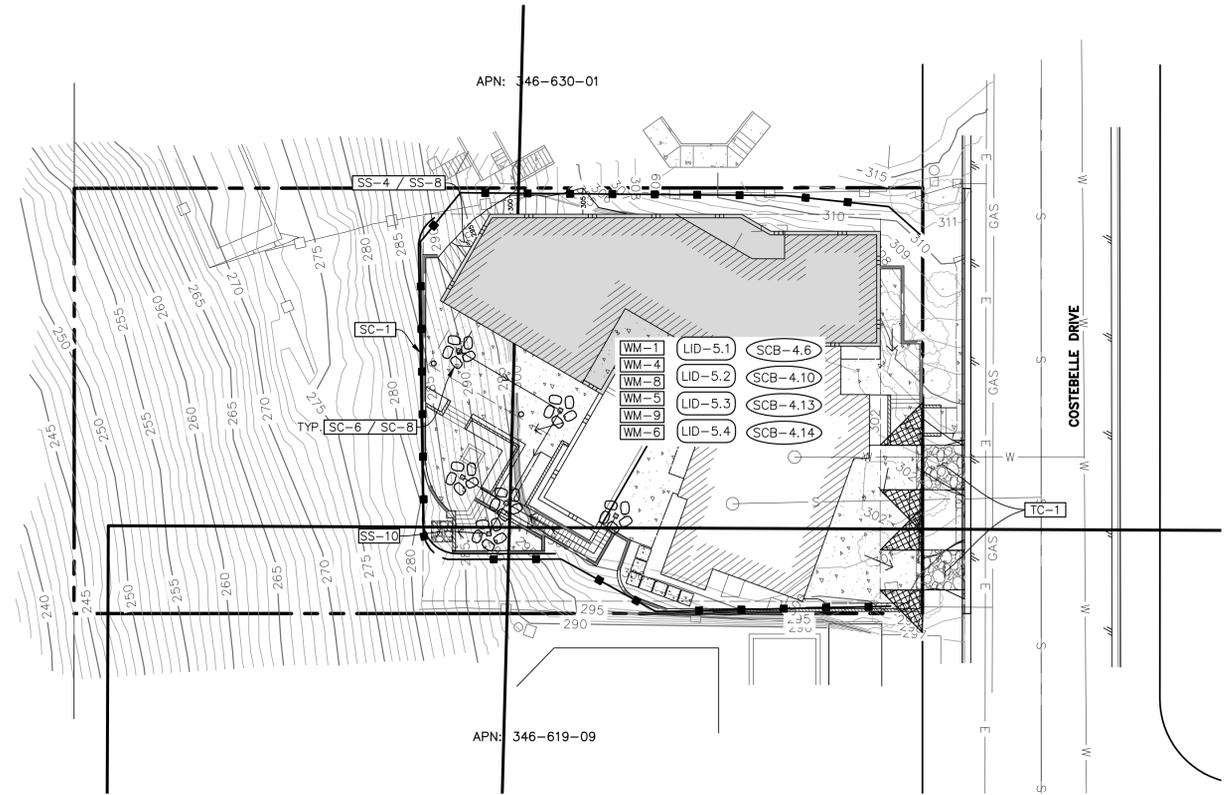
THE OBJECTIVES OF THE STANDARD DEVELOPMENT PROJECT LID BMP REQUIREMENTS ARE TO DETAIN AND FILTER RUNOFF USING NATURAL FEATURES. STORM WATER RETENTION FOR STORM WATER REUSE REPRESENTS A POTENTIAL ADDED BENEFIT OF LID FACILITIES, BUT IS NOT SPECIFICALLY REQUIRED AS PART OF STANDARD DEVELOPMENT PROJECT LID REQUIREMENTS.

THE APPLICABILITY OF STANDARD DEVELOPMENT PROJECT LID BMP REQUIREMENTS VARIES DEPENDING ON PROJECT CHARACTERISTICS SUCH AS DEVELOPMENT DENSITY, SITE LOCATION, OR OTHER LAND USE ISSUES. WHILE CERTAIN LANDSCAPING LID FEATURES MAY BE INCORPORATED INTO A DETACHED RESIDENTIAL OR COMMERCIAL PROJECT, THEY MAY NOT FIT INTO THE DEVELOPMENT FOOTPRINT OF OTHER PROJECTS, SUCH AS URBAN HIGH-RISE DEVELOPMENTS.

ADDITIONAL INFORMATION REGARDING LID DESIGN APPROACHES CAN BE FOUND IN THE COUNTYWIDE MODEL SUSMP AND THE CITY'S LID DESIGN MANUAL (SEE SEPARATE, NOT INCLUDED DOCUMENTS).

LID STRATEGIES FOR STANDARD DEVELOPMENT PROJECTS INCLUDE THE FOLLOWING STEPS:

- 5.1 OPTIMIZE THE SITE LAYOUT
THE PROJECT SITE HAS OPTIMIZED THE SITE LAYOUT BY UTILIZING AS MUCH OF THE EXISTING RESIDENTIAL AREAS AS POSSIBLE FOR THE NEW CONSTRUCTION. ADDITIONAL SLOPES AND SMALL WALLS HAVE BEEN ADDED TO MINIMIZE THE IMPACTS TO THE AREAS NOT UNDER DEVELOPMENT BY THE PROJECT'S LAYOUT. AS A SINGLE-FAMILY RESIDENCE, THE PROJECT SITE HAS BEEN OPTIMIZED FOR SITE USAGE WITH AREA SURROUNDING THE PROJECT SITE.
5.2 MINIMIZE IMPERVIOUS FOOTPRINT
THE PROJECT SITE WILL MINIMIZE THE IMPERVIOUS FOOTPRINT BY BUILDING A TWO-STORY SINGLE-FAMILY RESIDENCE ON THE PROPERTY. IN ADDITION, AS A SINGLE-FAMILY RESIDENCE WITH ONLY ONE DRIVEWAY, THE MINIMAL AMOUNT OF IMPERVIOUS CONSTRUCTION IS BEING UTILIZED.
5.3 DISPERSE RUNOFF TO ADJACENT LANDSCAPING
THE PROJECT SITE IS DISPERSING RUNOFF TO ADJACENT LANDSCAPING ELEMENTS AS MUCH AS POSSIBLE. ROOF DRAINS WILL BE DIRECTED TO LANDSCAPING AND LAWN AREAS AS MUCH AS FEASIBLE. IN ADDITION, SD-5: IMPERVIOUS AREA DISPERSION WILL ALSO BE USED AS A GUIDANCE. A COPY IS PROVIDED IN ATTACHMENT 1 FOR REFERENCE.
5.4 CONSTRUCTION CONSIDERATIONS
DURING CONSTRUCTION THE PROJECT SITE WILL ONLY DISTURB THE AREAS NEEDED TO CONSTRUCT THE IMPROVEMENTS ASSOCIATED WITH THE REMOVAL OF THE EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF THE PROPOSED NEW SINGLE-FAMILY RESIDENCE. EVERY EFFORT WILL BE MADE TO MINIMIZE CONSTRUCTION IMPACTS TO ASSOCIATED LAWN, LANDSCAPING, AND SIMILAR AREAS PER THE LID MANUAL.



CONSTRUCTION BMP LEGEND

- DIRECTION OF LOT DRAINAGE
MATERIALS & WASTE MANAGEMENT CONTROL BMPs
WM-1 MATERIAL DELIVERY & STORAGE
WM-4 SPILL PREVENTION AND CONTROL
WM-8 CONCRETE WASTE MANAGEMENT
WM-5 SOLID WASTE MANAGEMENT
WM-9 SANITARY WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
TEMPORARY RUNOFF CONTROL BMPs
SS-4/SS-8 STRAW OR WOOD MULCH
SS-10 RIP RAP ENERGY DISSIPATER
SC-1 SILT FENCE
SC-6/SC-8 GRAVEL OR SAND BAGS
TC-1 STABILIZED CONSTRUCTION ENTRANCE
PERMANENT BMPs
SD-10 PROTECTION OF CHANNEL BANKS / MANUFACTURED SLOPES AND FLAT PAD AREA COVERAGE
SD-12 IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS

SOURCE CONTROL BMP LEGEND

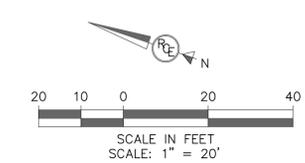
- SCB-4.6 IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS
SCB-4.10 EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES
SCB-4.13 MANAGE AIR CONDITIONING CONDENSATE
SCB-4.14 USE NON-TOXIC ROOFING MATERIAL WHERE FEASIBLE

LOW IMPACT DEVELOPMENT LEGEND

- LID-5.1 OPTIMIZE THE SITE LAYOUT
LID-5.2 MINIMIZE IMPERVIOUS FOOTPRINT
LID-5.3 DISPERSE RUNOFF TO ADJACENT LANDSCAPING
LID-5.4 CONSTRUCTION CONSIDERATIONS



RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax



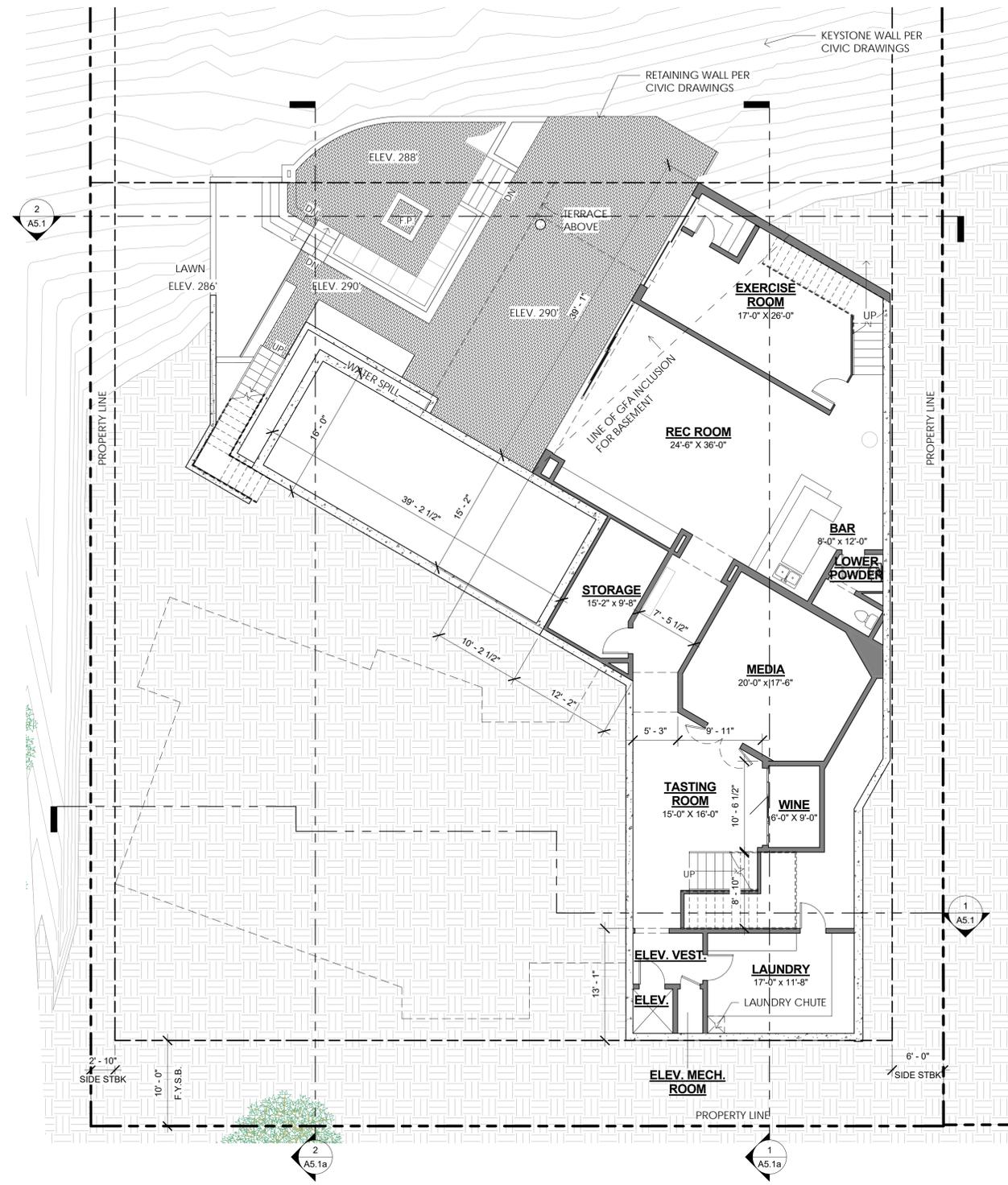
PLAN PREPARED BY:
[Signature]
DOUGLAS E. LOGAN R.C.E. 39726 EXP.12-31-15
10/25/2017 DATE

WATER POLLUTION CONTROL PLAN
C-3

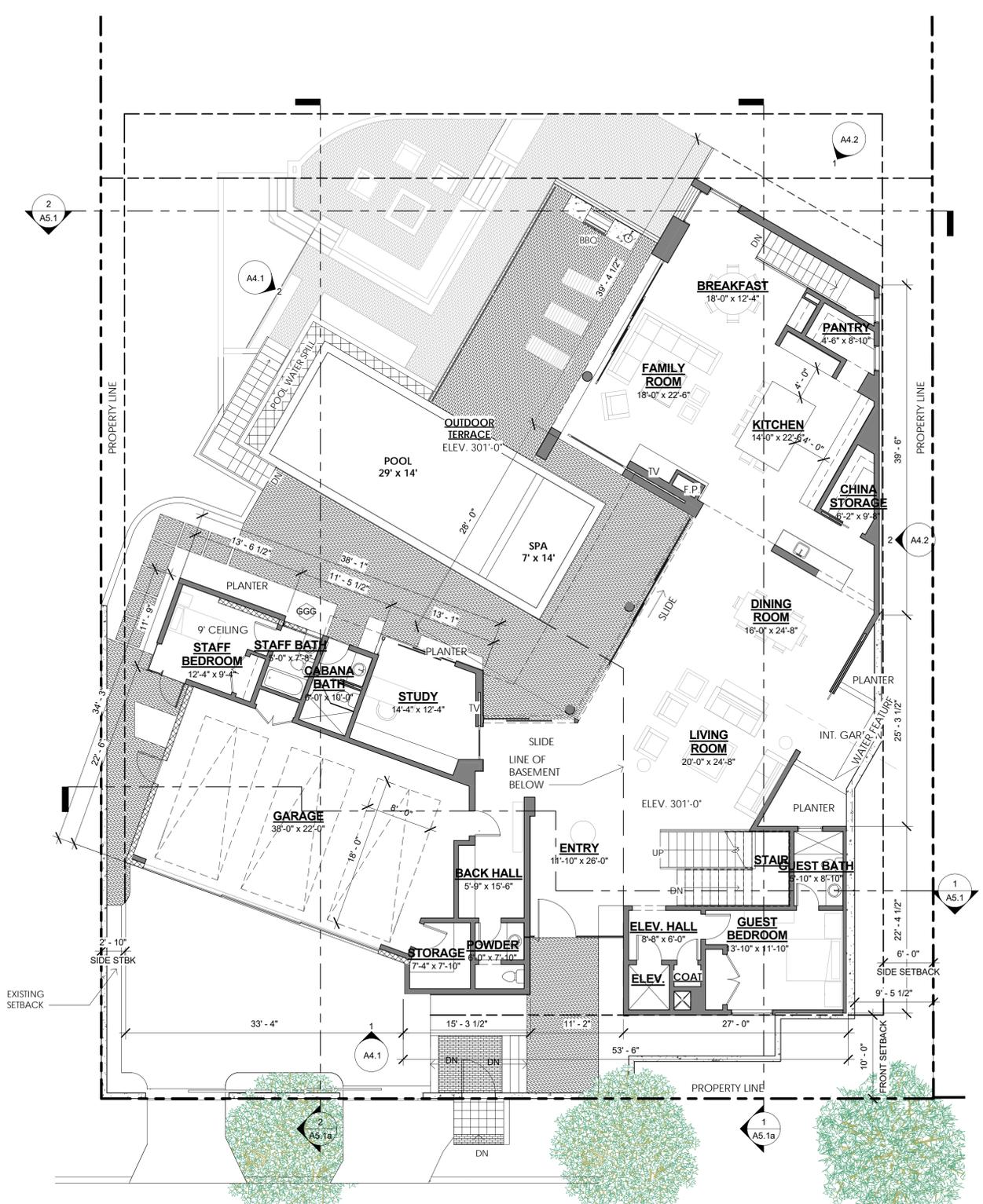
PRELIMINARY - NOT FOR CONSTRUCTION



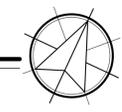
JOB #: 2015.140



1 LOWER LEVEL PLAN
SCALE = 1/8" = 1'-0"



2 MAIN LEVEL PLAN
SCALE = 1/8" = 1'-0"

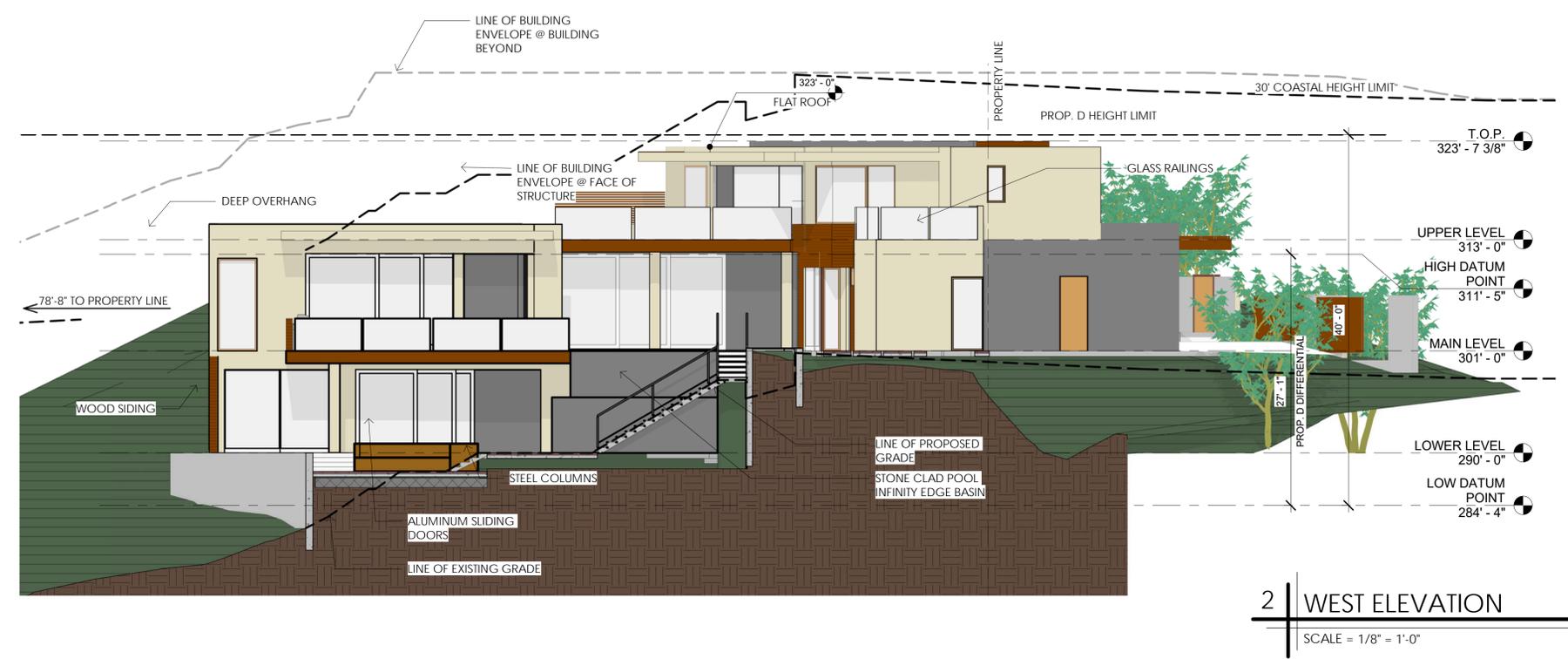
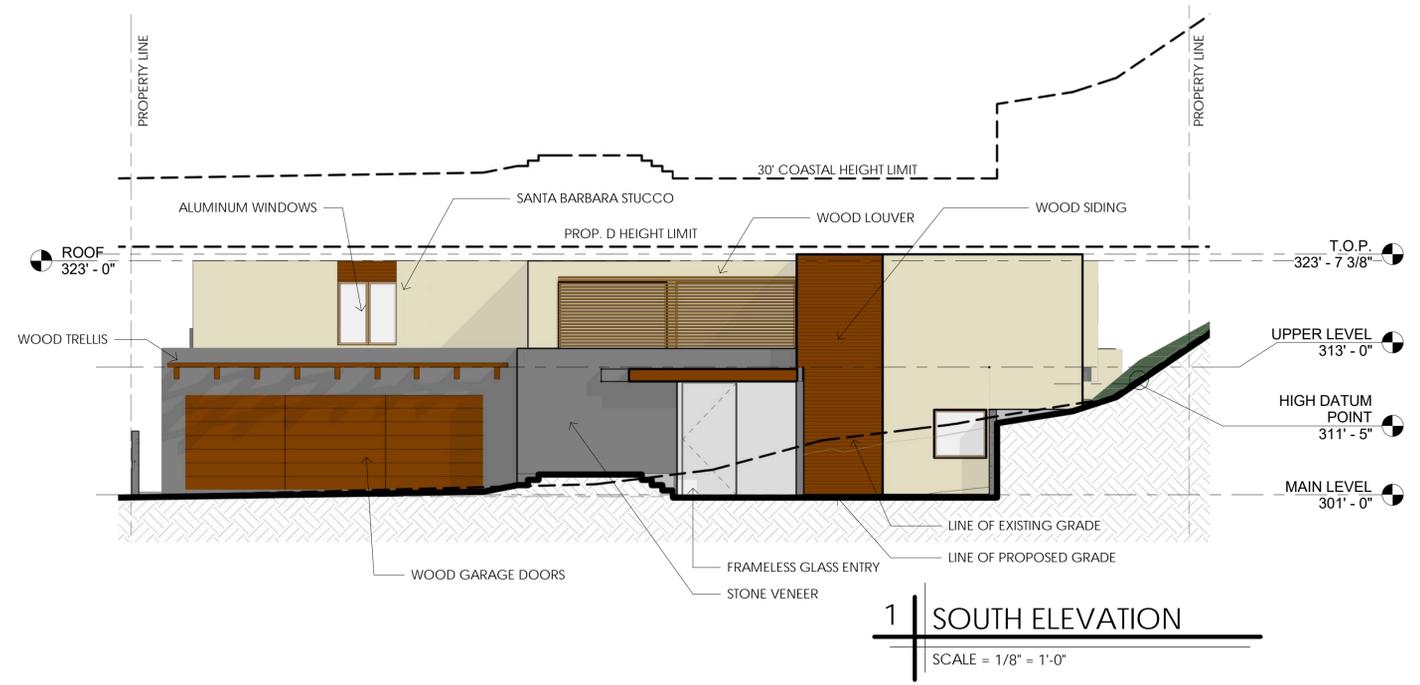


Wall Legend

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

CITY STANDARD TITLE BLOCK

DATE:	ISSUE:
11/20/15	SINGLE DISC REVIEW
12/09/15	SDP 1ST SUBMITTAL
3/27/17	SDP 2ND SUBMITTAL
7/11/17	SDP 3RD SUBMITTAL
9/22/17	SDP 4TH SUBMITTAL
11/15/17	SDP 5TH SUBMITTAL
PREPARED BY:	Revision 14:
Name: Will & Fotsch ARCHITECTS	Revision 13:
Contact: Andy Fotsch	Revision 12:
1298 Prospect St., Suite 2S	Revision 11:
La Jolla, CA 92037	Revision 10:
Phone: (619) 204-3739	Revision 09:
Street Address:	Revision 08:
2702 Costebelle Dr.	Revision 07:
La Jolla, CA 92037	Revision 06:
	Revision 05:
Project Name:	Revision 04: 11-15-17
2702 Costebelle Dr	Revision 03: 9-22-17
	Revision 02: 7-11-17
	Revision 01: 3-27-17
Sheet Title:	Original Date: 12-9-15
FLOOR PLANS	Sheet: 7 of 15
	DEP#:



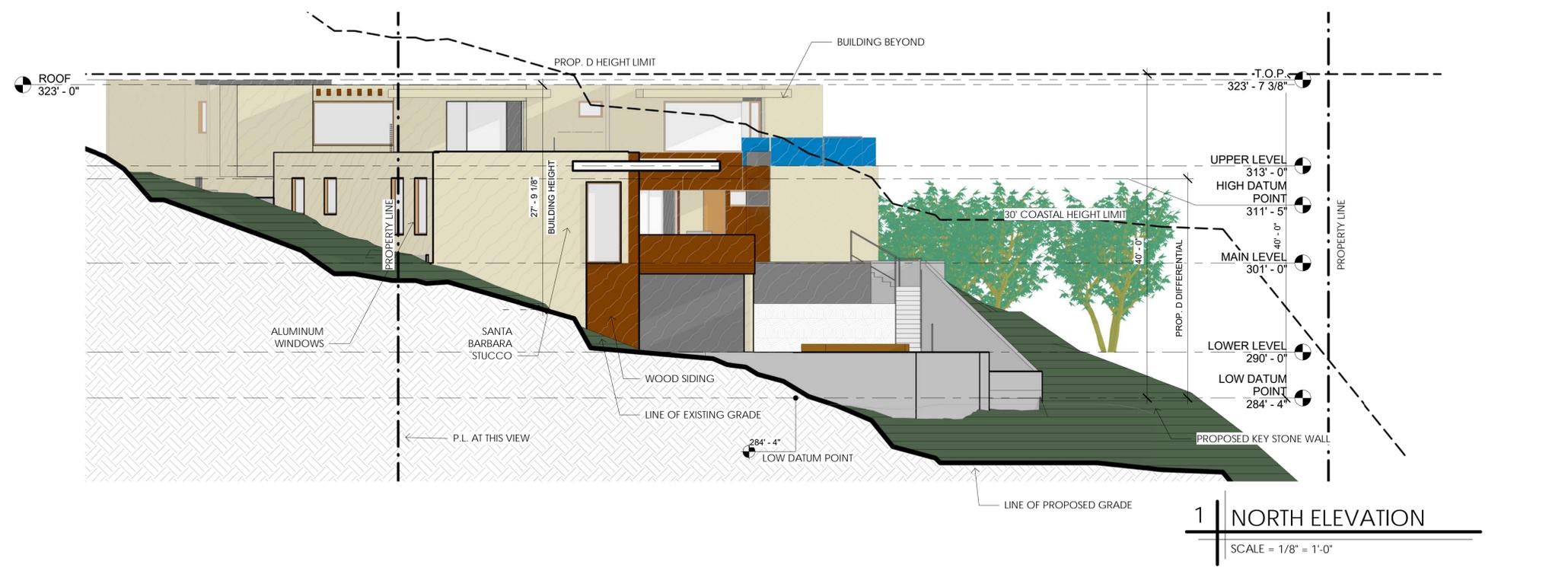
CITY STANDARD TITLE BLOCK

PREPARED BY: Name: Will & Fotsch ARCHITECTS Contact: Andy Fotsch 1298 Prospect St., Suite 2S La Jolla, CA 92037 Phone: (619) 204-3739 Street Address: 2702 Costebelle Dr. La Jolla, CA 92037 Project Name: 2702 Costebelle Dr 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: Revision 02: Revision 01: Original Date: 12-9-15 Sheet: 9 of 15 DEP#:
--	---

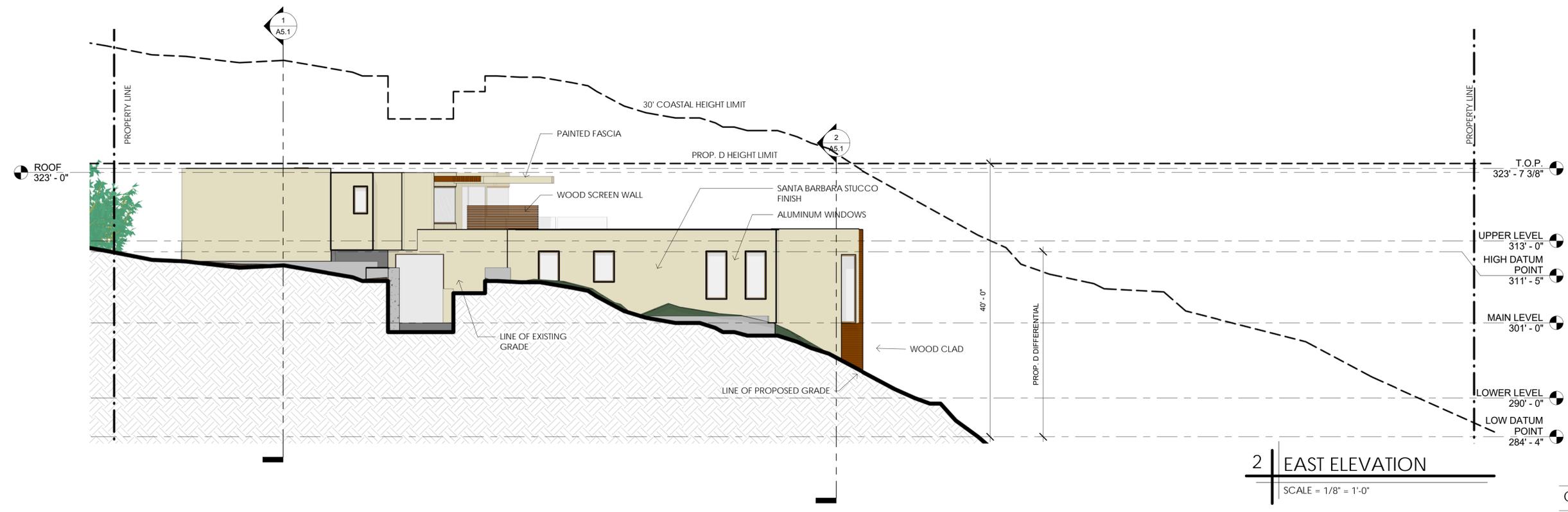
DATE:	ISSUE:
11/20/15	SINGLE DISC REVIEW
12/09/15	SDP 1ST SUBMITTAL
3/27/17	SDP 2ND SUBMITTAL
7/11/17	SDP 3RD SUBMITTAL
9/22/17	SDP 4TH SUBMITTAL
11/15/17	SDP 5TH SUBMITTAL

A4.1
EXTERIOR ELEVATIONS

Copyright Will & Fotsch Architects 2017



1 NORTH ELEVATION
SCALE = 1/8" = 1'-0"



2 EAST ELEVATION
SCALE = 1/8" = 1'-0"

CITY STANDARD TITLE BLOCK

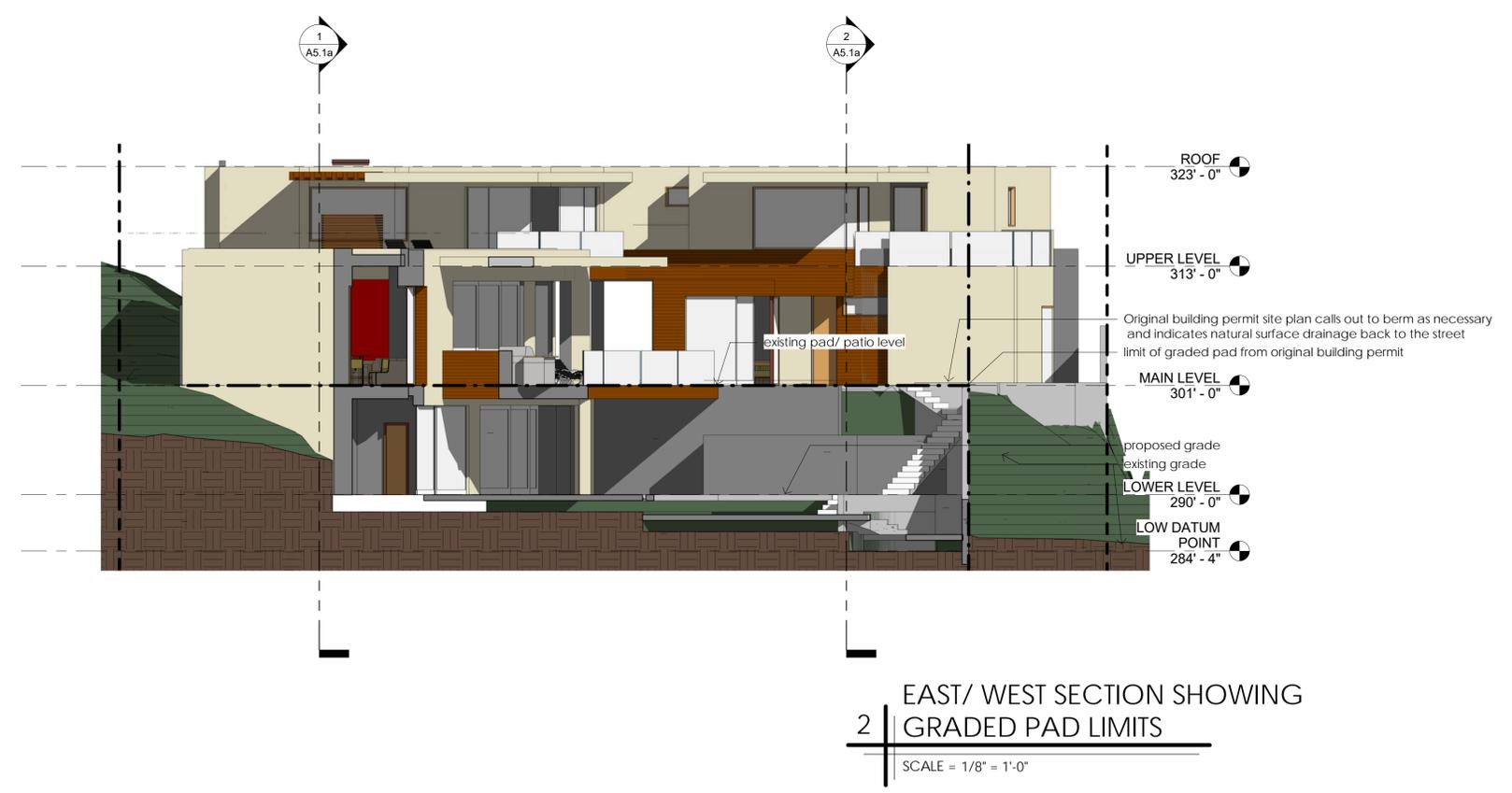
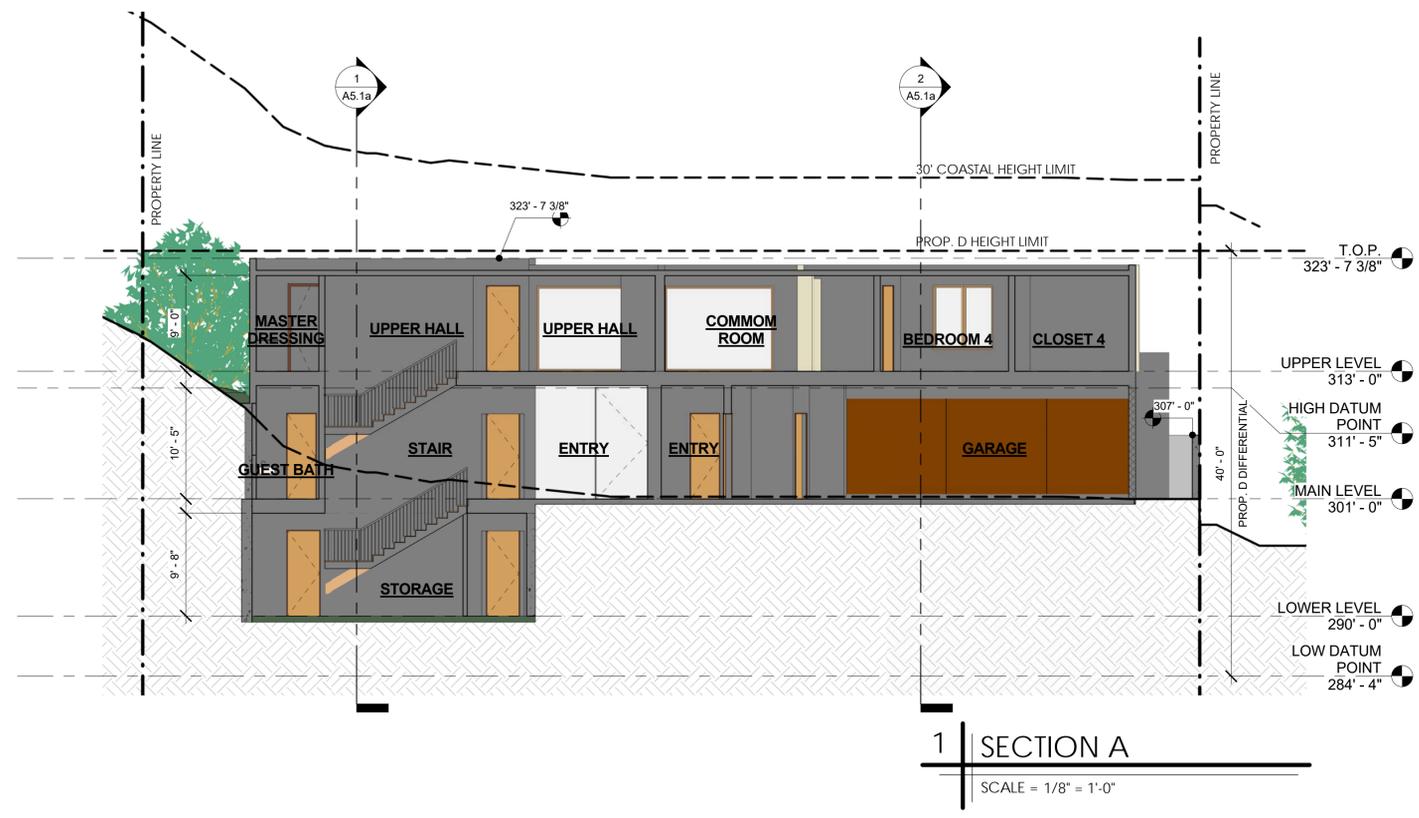
PREPARED BY: Name: Will & Fotsch ARCHITECTS Contact: Andy Fotsch 1298 Prospect St., Suite 2S La Jolla, CA 92037 Phone: (619) 204-3739	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 09: _____ Revision 08: _____ Revision 07: _____ Revision 06: _____ Revision 05: _____ Revision 04: 11-15-17 Revision 03: 9-22-17 Revision 02: 7-11-17 Revision 01: 3-27-17	Original Date: 12-9-15
Street Address: 2702 Costebelle Dr. La Jolla, CA 92037	Revision 08: _____ Revision 07: _____ Revision 06: _____ Revision 05: _____ Revision 04: 11-15-17 Revision 03: 9-22-17 Revision 02: 7-11-17 Revision 01: 3-27-17	Sheet: 10 of 15
Project Name: 2702 Costebelle Dr	Revision 08: _____ Revision 07: _____ Revision 06: _____ Revision 05: _____ Revision 04: 11-15-17 Revision 03: 9-22-17 Revision 02: 7-11-17 Revision 01: 3-27-17	DEP#: _____
Sheet Title: EXTERIOR ELEVATION	Revision 08: _____ Revision 07: _____ Revision 06: _____ Revision 05: _____ Revision 04: 11-15-17 Revision 03: 9-22-17 Revision 02: 7-11-17 Revision 01: 3-27-17	

DATE:	ISSUE:
11/20/15	SINGLE DISC REVIEW
12/09/15	SDP 1ST SUBMITTAL
3/27/17	SDP 2ND SUBMITTAL
7/11/17	SDP 3RD SUBMITTAL
9/22/17	SDP 4TH SUBMITTAL
11/15/17	SDP 5TH SUBMITTAL



JOB #: 2015.140

2702 COSTEBELLE
2702 COSTEBELLE DR., LA JOLLA, CA 92037



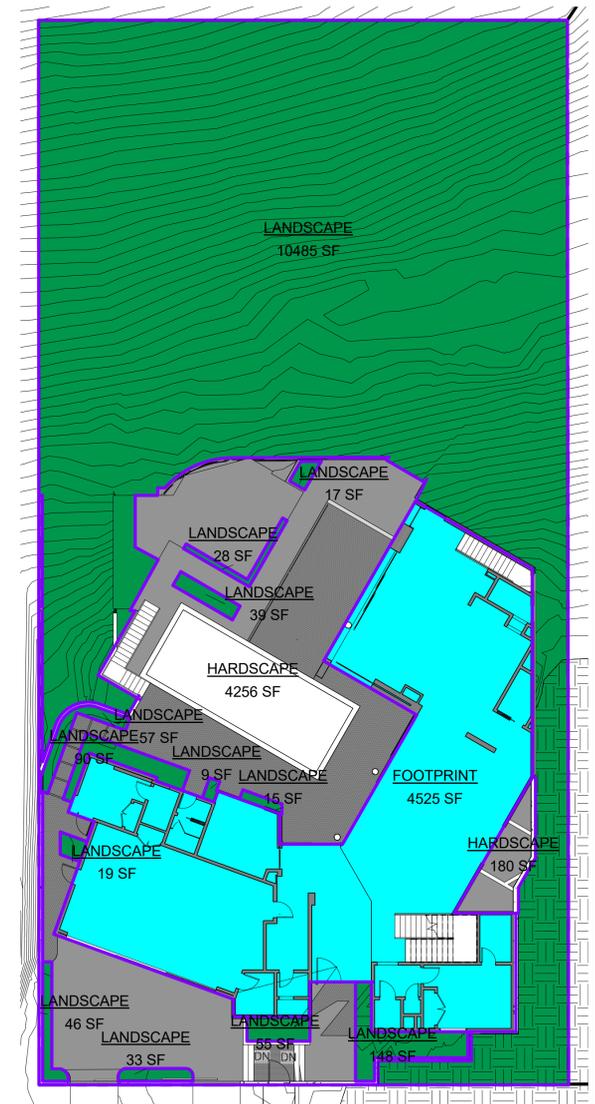
CITY STANDARD TITLE BLOCK

DATE:	ISSUE:
11/20/15	SINGLE DISC REVIEW
12/09/15	SDP 1ST SUBMITTAL
3/27/17	SDP 2ND SUBMITTAL
7/11/17	SDP 3RD SUBMITTAL
9/22/17	SDP 4TH SUBMITTAL
11/15/17	SDP 5TH SUBMITTAL
PREPARED BY:	
Name:	Will & Fotsch ARCHITECTS
Contact:	Andy Fotsch
Address:	1298 Prospect St., Suite 25 La Jolla, CA 92037
Phone:	(619) 204-3739
Street Address:	2702 Costebelle Dr. La Jolla, CA 92037
Project Name:	2702 Costebelle Dr
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:	11-15-17
Revision 03:	9-22-17
Revision 02:	7-11-17
Revision 01:	3-27-17
Original Date:	12-9-15
Sheet:	11 of 15
DEP#:	

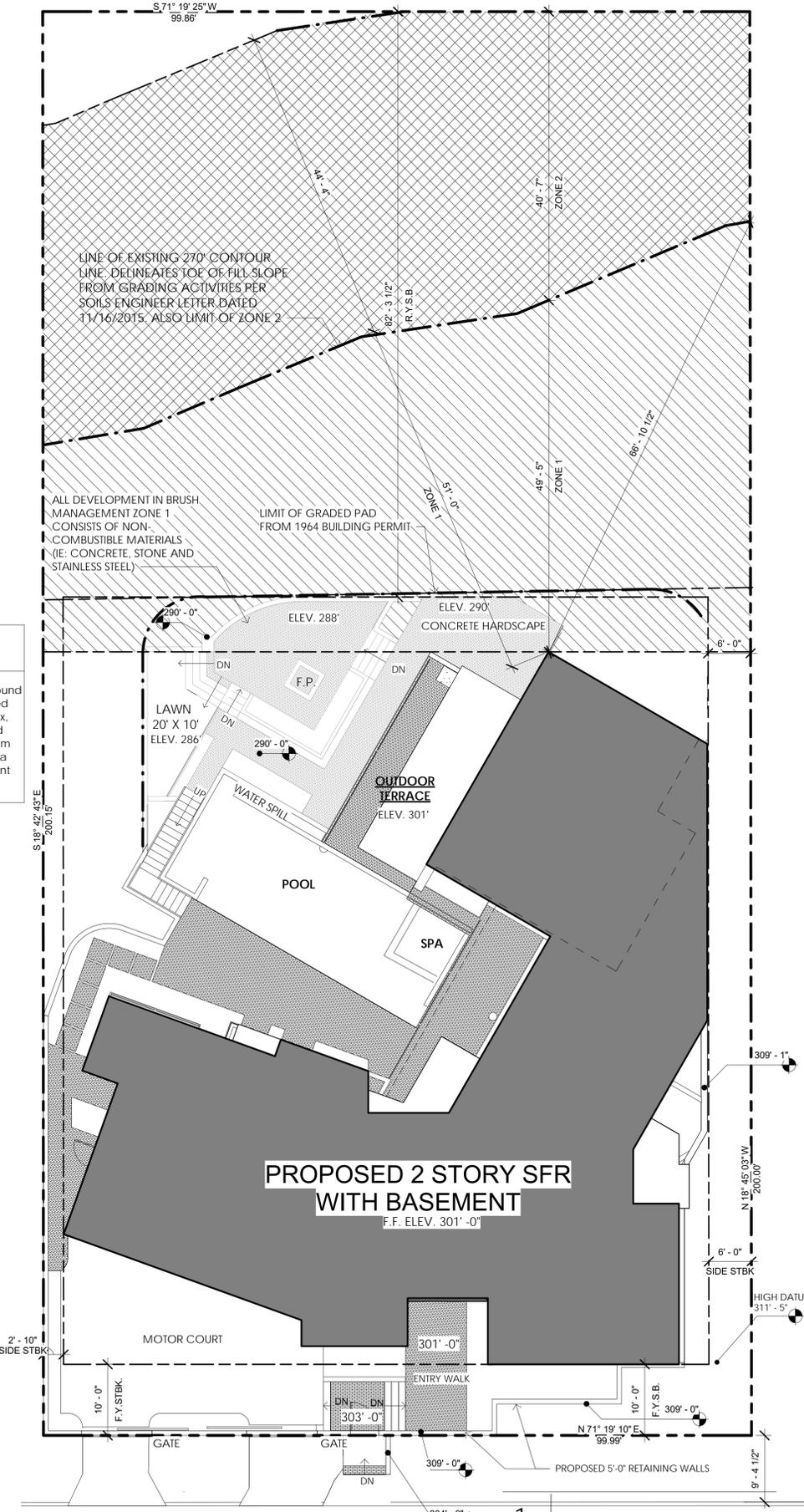
A5.1
BUILDING SECTIONS

COPYRIGHT WILL & FOTSC ARCHITECTS, 2017

SITE AREAS	AREA	PERCENTAGE
FOOTPRINT	4,525 SF	23%
HARDSCAPE	4,256 SF	21%
LANDSCAPE	11,219 SF	56%
SITE TOTAL	20,000 SF	100%



2 SITE AREAS
SCALE = 1/16" = 1'-0"



1 BRUSH MANAGEMENT PLAN
SCALE = 1" = 10'-0"

LANDSCAPE NOTES:

- All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence.
- All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
- 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 and Maintenance Notes:
 - Irrigation will be via a combination of drip irrigation and pop up spray heads.
 - Irrigation water will be supplied by the main house meter.
 - Home owner will be responsible for the landscape maintenance.
- All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.
- Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor - Brush/Weed Complaint line at: (619) 533-4444.

Brush Management zone modification calculation:

S.D.M.C. Table 142-04H
Brush Management Zone Width Requirements

Criteria	Standard Zone Widths	Modified Zone Widths
Zone One Width	35 ft.	51'-0" -49'-5"
Zone Two Width	65 ft.	44'-4" -40'-7"

- The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.

3. Table 142-04F Permanent Revegetation and Irrigation Requirements

Location of Disturbed Area	Slope of Disturbed Area	Required Irrigation System	Required Revegetation or Erosion Control
Within 100 feet of areas with native or naturalized vegetation	4:1 or greater with a slope height over 15 feet	Automatic, above grade, temporary irrigation system	Native or naturalized ground cover consisting of rooted cuttings or hydroseed mix, and native or naturalized trees and shrubs (minimum 1 gallon size) planted at a minimum rate of one plant per 100 square feet of disturbed area

Brush Management Zone requirements

- Zone One Requirements
- The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
 - Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
 - Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
 - Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 - Permanent irrigation is required for all planting areas within Zone One except as follows:
 - When planting areas contain only species that do not grow taller than 24 inches in height, or
 - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
 - Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- Zone Two Requirements
- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - No structures shall be constructed in Zone Two.
 - Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
 - Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
 - Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.



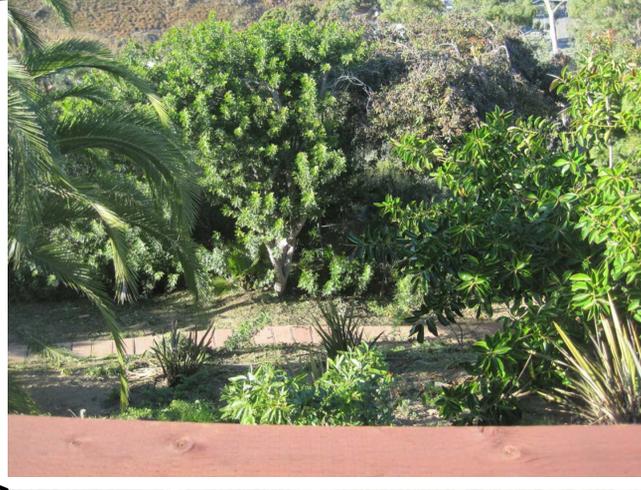
JOB #: 2015.140

DATE:	ISSUE:
11/20/15	SINGLE DISC REVIEW
12/09/15	SDP 1ST SUBMITTAL
3/27/17	SDP 2ND SUBMITTAL
7/11/17	SDP 3RD SUBMITTAL
9/22/17	SDP 4TH SUBMITTAL
11/15/17	SDP 5TH SUBMITTAL

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 09:	
Revision 08:	
Revision 07:	
Revision 06:	
Revision 05:	
Revision 04:	11-15-17
Revision 03:	9-22-17
Revision 02:	7-11-17
Revision 01:	3-27-17
Original Date:	12-9-15
Sheet:	13 of 15
DEP#:	

L1.2

BRUSH MANAGEMENT PHOTOS



PHOTOGRAPHIC INVENTORY OF BRUSH MANAGEMENT ZONE

CITY STANDARD TITLE BLOCK

PREPARED BY:
Name: Will & Fotsch ARCHITECTS
Contact: Andy Fotsch
1298 Prospect St., Suite 2S
La Jolla, CA 92037
Phone: (619) 204-2139

Street Address:
2702 Costebelle Dr.
La Jolla, CA 92037

Project Name:
2702 Costebelle Dr.

Sheet Title:
BRUSH MANAGEMENT PHOTOS

