



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 11, 2018 REPORT NO. HO-18-032

HEARING DATE: April 18, 2018

SUBJECT: Paseo Del Ocaso CDP/SDP. Process Three Decision

PROJECT NUMBER: [556415](#)

OWNER/APPLICANT: Garca LLC, Owner/Mike Lake, M Lake Development, Applicant

### SUMMARY

Issues: Should the Hearing Officer approve the demolition of a one-story, single dwelling unit and the construction of a two-story, single dwelling unit located at 8247 Paseo del Ocaso in the La Jolla Community Planning area?

### Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 556415 and Adopt Mitigation Monitoring and Reporting Program;
2. Approve Coastal Development Permit No. 1962877;
3. Approve Site Development Permit No. 1962880.

Community Planning Group Recommendation: On December 7, 2017, the La Jolla Community Planning Association voted 14-0-1, to recommend approval of the proposed project without conditions/recommendations.

La Jolla Shores Advisory Board Recommendation: On July 17, 2017, the La Jolla Shores Advisory Board voted 5-0-0 with 1 absent, to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: A Mitigated Negative Declaration (MND) No. 556415 has been prepared for the project in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) 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/DISCUSSION

The 0.12-acre site contains an existing single dwelling and is located approximately three blocks from the Pacific Ocean, at 8247 Paseo del Ocaso (Attachments 1-3). The site is designated for Low Density Residential uses within the La Jolla Community Plan (LJCP) and is within the SF-Zone of the La Jolla Shores Planned District, Coastal Height Limitation Overlay, and Parking Impact Overlay Zones. The surrounding properties are fully developed and form an established single dwelling residential neighborhood. The subject property was determined to be ineligible for historic designation.

The proposal includes the demolition of the existing dwelling and the construction of a two-story, 3,240-square-foot single dwelling with attached, 514-square-foot two-car garage (total 3,754 square feet). The project also includes a 1,089-square-foot subterranean basement.

A Site Development Permit (SDP) is required by San Diego Municipal Code (SDMC) Section 151.0201(c) for major development within the La Jolla Shores Planned District. In addition, the project site could potentially contain archeological/cultural resources due to its adjacency to known archaeological sites. Mitigation measures related to Cultural Resources (Archaeology) are therefore included in the project. Because these resources are not defined as Environmentally Sensitive Lands (ESL) within the SDMC, a SDP is not required for ESLs.

A neighborhood survey of the existing development pattern, bulk and scale was submitted for the analysis of the project. The proposed dwelling was found to be in general conformity with setbacks and bulk and scale, as required by the La Jolla Shores Planned District Ordinance SF Zone, and meets all other applicable regulations and is consistent with all policy documents.

As the project is consistent with the existing development pattern and includes mitigation measures, staff supports a determination that the project is consistent with the recommended land use, design guidelines, and development standards in effect for this site pursuant to the adopted La Jolla Community Plan, San Diego Municipal Code, and the General Plan. Staff has prepared draft findings and draft conditions of approval, and recommends approval of the project as proposed.

## ALTERNATIVES

1. Adopt MND No. 556415 and MMRP, Approve Coastal Development Permit No. 1962877, Site Development Permit No. 1962880, with modifications.
2. Do Not Adopt MND No. 556415 nor MMRP, Deny Coastal Development Permit No. 1962877, Site Development Permit No. 1962880, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



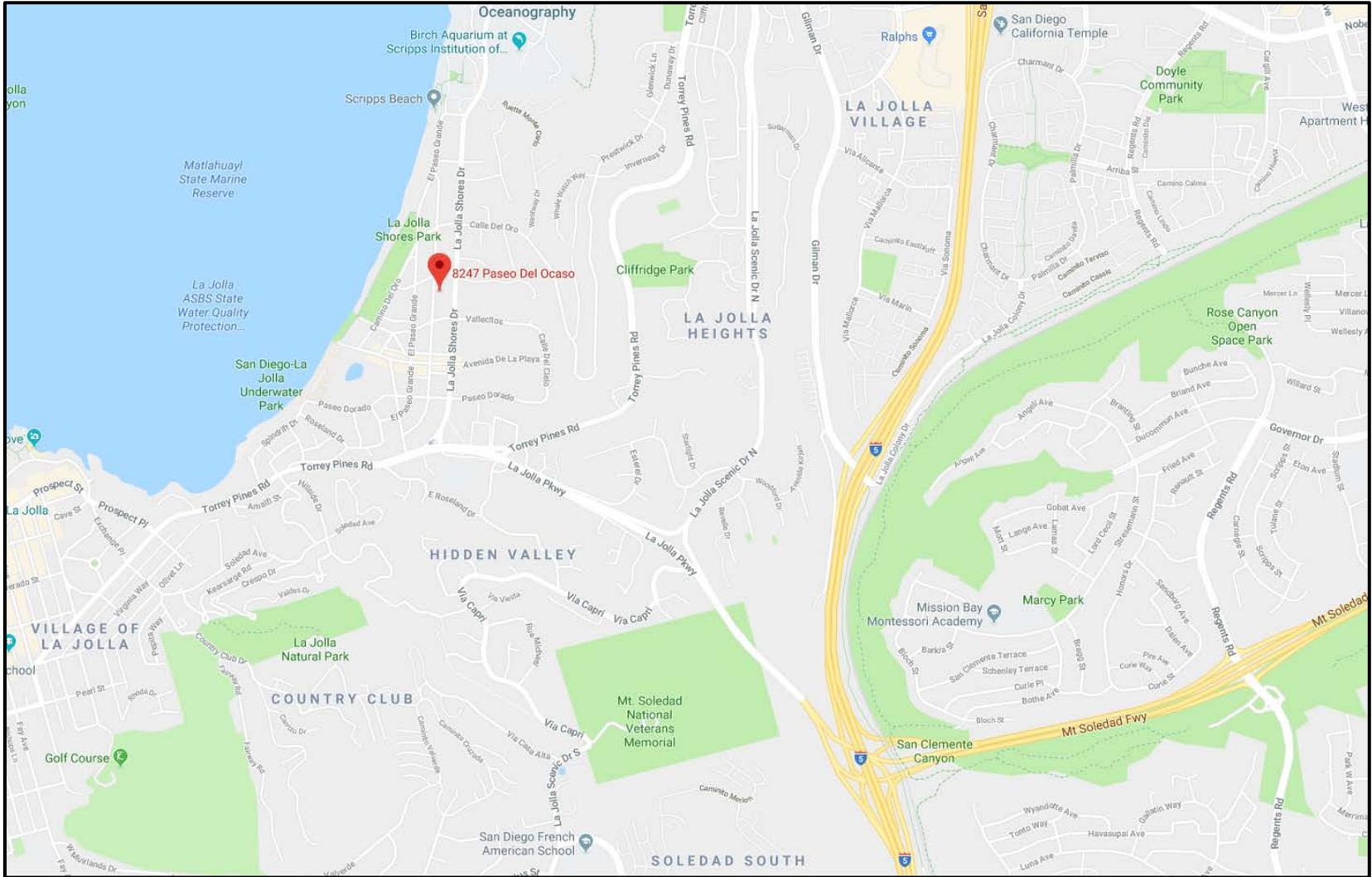
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Francisco Mendoza, Development Project Manager

Attachments:

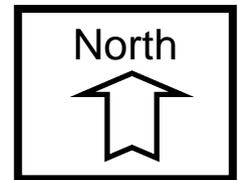
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Environmental Resolution with MMRP (MND)
6. Draft Permit with Conditions
7. Community Planning Group/Advisory Board Recommendations
8. Ownership Disclosure Statement
9. Project Plans

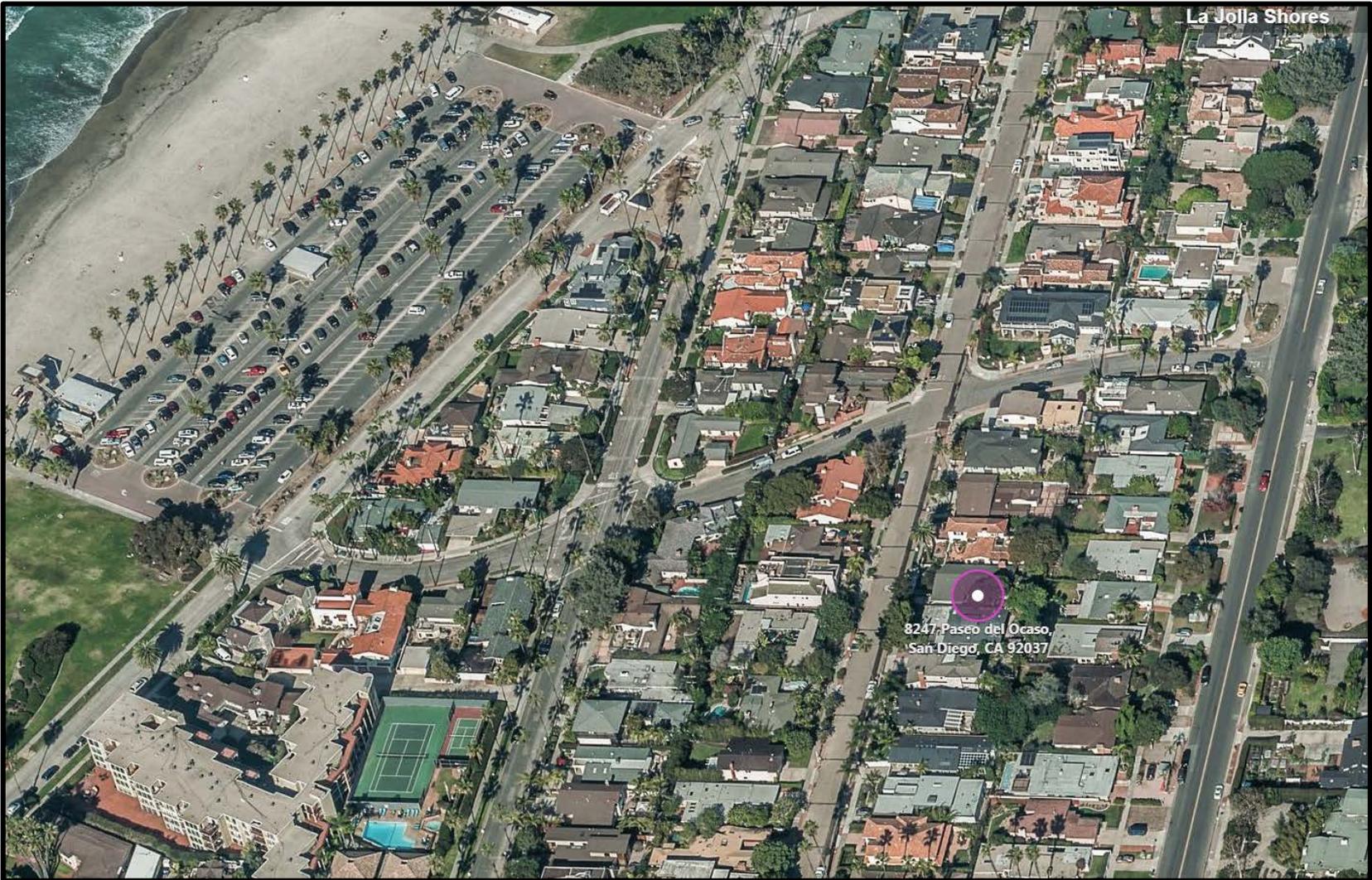
Rev 2/10/16pjf



# Project Location Map

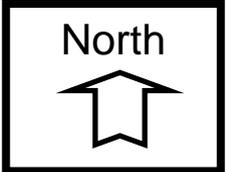
Paseo del Ocaso - CDP/SDP  
 Project No. 556415 - 8247 Paseo del Ocaso





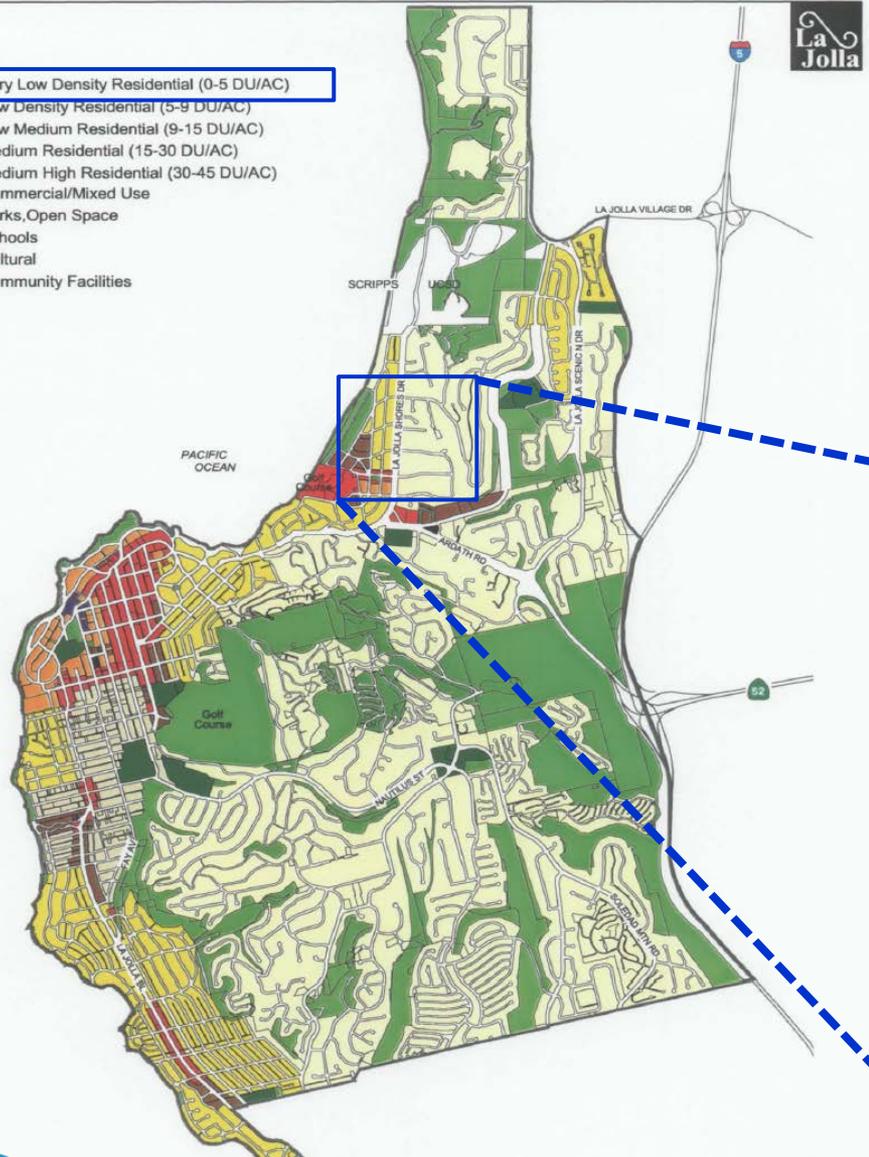
## Aerial Photograph

Paseo del Ocaso - CDP/SDP  
Project No. 556415 - 8247 Paseo del Ocaso



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

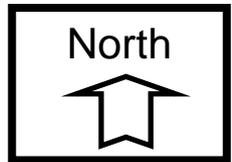


Project Site



# Land Use Map

Paseo del Ocaso - CDP/SDP  
Project No. 556415 - 8247 Paseo del Ocaso



HEARING OFFICER RESOLUTION NO. HO-\_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 1962877/ SITE DEVELOPMENT PERMIT NO. 1962880  
**PASEO DEL OCASO CDP/SDP - PROJECT NO. 556415 - MMRP**

WHEREAS, GARCA LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing residence and construct a new, two-story, single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1962877 and 1962880, on portions of a 0.12-acre site;

WHEREAS, the project site is located at 8247 Paseo del Ocaso, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact (Beach Impact Area) Overlay Zone, La Jolla Shores Archaeological Study Area, Residential Tandem Parking Overlay Zone, Transit Priority Area and within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 6, Block 23, Unit No. 3, according to the Map thereof Map No. 2061, filed in the Office of the County Recorder September 30, 1927;

WHEREAS, on April 18, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1962877/Site Development Permit No. 1962880, 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 April 18, 2018.

**A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

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

The project site is located approximately three blocks from the Pacific Ocean and is currently developed with a one-story residence. The Paseo del Ocaso project (Project) proposes to demolish the existing residence and construct a new, two-story, single-family dwelling unit. The proposed single-family dwelling unit will be situated in a previously disturbed area in approximately the same location as the existing residential structure. The proposed project is contained within the existing legal lot area which will not encroach upon any existing or proposed physical access to the coast. The project site is not located within the First Public Roadway (Camino del Oro)

and the Pacific Ocean. The proposal will meet all setback requirements of the Land Development Code. Therefore, the proposed single-family dwelling unit will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan.

The project site is located along the east side of Paseo del Ocaso and there is no identified public view on or adjacent to the project site identified within the La Jolla Community Plan (LJCP) and Local Coastal Program Land Use Plan. Therefore, the proposed single-family dwelling unit will not negatively impact a public view to the ocean.

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

Review of resources maps, and aerial and street level photography shows that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. The project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA) designated lands. The project site could potentially contain Cultural Resources (Archaeology) due to its adjacency to known archaeological sites. Mitigation measures related to cultural resource monitoring are therefore included in the project. The project proposes a new single-family dwelling unit with an attached, two-car garage. The proposed single-family dwelling unit is located in approximately the same location as the existing residence and within the previously disturbed portion of the site. Site drainage currently drains toward Paseo del Ocaso and all surface drainage from the project will be conveyed to Paseo del Ocaso. Thus, the proposed coastal development will not adversely affect Environmentally Sensitive Lands.

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

The project site is designated Low Density Residential within the LJCP at a rate of 5-9 dwelling units per acre (du/ac). The Project is consistent with the land use and density at 8.33 du/ac. Development regulations within the SF Zone of the La Jolla Shores Planned District are controlled through a survey, which compares the bulk and scale of adjacent properties in the neighborhood. Based on the review of the project plans along with a setback and bulk/scale neighborhood survey of the surrounding development pattern, the project was determined to be in conformity with all of the applicable development regulations of the La Jolla Shores Planned District's SF-Zone and the Coastal Overlay Zone.

Therefore, the proposed project is in conformity with the certified La Jolla Community Plan and the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The project site is not located within the first public road (Camino del Oro) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the finding is not applicable.

**B. SITE DEVELOPMENT PERMIT – [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

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

The project site is designated Low Density Residential within the LJCP at a rate of 5-9 dwelling units per acre (du/ac). The Project is consistent with the land use and density at 8.33 du/ac. A goal of the residential element within the La Jolla Community Plan is to maintain the character of residential areas. Through a La Jolla Planned District survey, the Project was found to be consistent with the SF Zone of the La Jolla Shores Planned District, which compares the bulk and scale of adjacent properties. Additionally, the improvements in the right-of-way will maintain the contractor's stamp and original scoring pattern, maintaining the existing character of the neighborhood. Thus, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes to demolish the existing residence and construct a new, two-story, single-family dwelling unit with an attached, two-car garage within a previously disturbed portion of the property. Public improvements include new curb, sidewalk, and driveway constructed to current City Standards, which improves the safety of pedestrians using the right-of-way. Additionally, 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. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The project will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District. Based on a submitted neighborhood survey of the existing development pattern, bulk and scale comparisons, the proposed single-family dwelling unit was found to be in general conformity with setbacks, bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance's SF Zone and the Coastal Overlay Zone. The project is not requesting any variances or deviations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1962877/Site Development Permit No. 1962880, 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. 1962877 and 1962880, a copy of which is attached hereto and made a part hereof.

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Francisco Mendoza  
Development Project Manager  
Development Services

Adopted on: April 18, 2018

IO#: 24007335

HEARING OFFICER RESOLUTION NUMBER HO-\_\_\_\_\_  
ADOPTING MITIGATED NEGATIVE DECLARATION NO. 556415 AND  
ADOPTING MITIGATION MONITORING AND REPORTING PROGRAM  
**PASEO DEL OCASO CDP/SDP – PROJECT NO. 556415**

WHEREAS, on July 26, 2017, Mike Lake, M Lake Development, submitted an application to the Development Services Department for a Site Development Permit (SDP) and a Coastal Development Permit (CDP) for the Paseo del Ocaso CDP/SDP (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on April 18, 2018; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 556415 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

## ATTACHMENT 5

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: \_\_\_\_\_  
Francisco Mendoza,  
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT

PROJECT NO. 556415

This Mitigation Monitoring and Reporting Program (MMRP) 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 MMRP 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. 556415 shall be made conditions of COASTAL DEVELOPMENT PERMIT NO. 1962877 AND SITE DEVELOPMENT PERMIT NO. 1962880 as may be further described below.

I. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

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

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

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

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

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

B. **GENERAL REQUIREMENTS - PART II**

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

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

**Qualified Archaeologist, Native American Monitor**

**Note:**

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

**CONTACT INFORMATION:**

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

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #556415 and /or Environmental Document #556415, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note:**

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

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

***Not Applicable***

**4. MONITORING EXHIBITS**

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

**NOTE:**

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

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

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**TRIBAL CULTURAL RESOURCES AND CULTURAL RESOURCES (ARCHAEOLOGY)**

**I. Prior to Permit Issuance**

**A. Entitlements Plan Check**

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

**B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

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

**II. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (0.25-mile radius) has been completed. Verification includes but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 0.25-mile radius.

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

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

### III. During Construction

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

consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

**IV. Discovery of Human Remains**

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

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

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

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

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

- B. If night and/or weekend work becomes necessary during the course of construction:
  - 1. The Construction Manager shall notify the RE or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described previously shall apply, as appropriate.

**VI. Post Construction**

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

## ATTACHMENT 5

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV(5), Discovery of Human Remains.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

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.

**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**

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INTERNAL ORDER NUMBER: 24007335

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1962877/SITE DEVELOPMENT PERMIT NO. 1962880  
**PASEO DEL OCASO - PROJECT NO. 556415 [MMRP]**  
HEARING OFFICER

This Coastal Development Permit No. 1962877/Site Development Permit No. 1962880 (Permit), is granted by the Hearing Officer of the City of San Diego to Garca LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0704(a) and 1510.0201(d). The 0.12-acre site is located at 8247 Paseo del Ocaso, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact (Beach Impact Area) Overlay Zone, La Jolla Shores Archaeological Study Area, Residential Tandem Parking Overlay Zone, Transit Priority Area and within the La Jolla Community Plan area. The project site is legally described as: Lot 6, Block 23, Unit No. 3, according to the Map thereof Map No. 2061, filed in the Office of the County Recorder September 30, 1927;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing residence and construct a two-story, single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 18, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolish existing structures and construct a 3,754-square-foot, two story, single dwelling unit with 1,089-square-foot basement and 514-square-foot garage;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Fences, site walls, sidewalks, patio and spa; and

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 3, 2021.

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.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No.556415, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No.556415, 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:

**Archaeological Resources**  
**Tribal Cultural Resources**

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

15. The project proposes to export 500 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.

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains/curb outlets in the Paseo Del Ocaso Street Right-of-Way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot-wide driveway per current City Standards, adjacent to the site on Paseo Del Ocaso Street.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Paseo Del Ocaso Street.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb with current City Standard curb and gutter, adjacent to the site on Paseo Del Ocaso Street.

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

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

**LANDSCAPE REQUIREMENTS:**

23. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

**PLANNING/DESIGN REQUIREMENTS:**

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

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

28. 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.

## ATTACHMENT 6

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

APPROVED by the Hearing Officer of the City of San Diego on April 18, 2018, by Resolution No. \_\_\_\_\_.

**ATTACHMENT 6**

CDP No. 1962877

SDP No. 1962880

Date of Approval: April 18, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Francisco Mendoza  
Development Project Manager

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

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

Garca LLC, a California Limited Liability Co.  
Owner/Permittee

By \_\_\_\_\_  
Francisco Garcia  
Member

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



## La Jolla Community Planning Association

December 17, 2017

To: F. Mendoza, Glen Gargas

:

CC: Mike Lake

RE: Paseo Del Ocaso Residence (Project # 556415) 8247 Paseo Del Ocaso

On December 7, 2017, at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the Paseo Del Ocaso Residence (Project # 556415) as an Action Item on the Consent Agenda.

10.1 Coastal Development Permit and Site Development Permit to demolish an existing 1,900 square foot residence and construct a new 4,332 square foot two-story single family residence including a basement and roof deck. The new home will include a 1,492 sq. foot first floor, a 1,743 second floor, a 1,097 sq. foot basement, and a 100 sq. foot roof deck. The 0.12 acre site is located within LJSPD-SF of the Coastal (Non-Appealable) Overlay Zone.

PRC Motion: Findings could be made for an SDP and CDP for Project #556415. Vote 4-2-1.

The LJCPA voted on consent to accept the recommendation of the PRC. 14-0-1.

Sincerely,

Bob Steck  
President, LJCPA



## La Jolla Shores Planned District Advisory Board

### Sign-in Sheet

Date of Meeting: July 17, 2017

First Name	Last Name	Sign In
Dolores	Donovan	
Dan	Goese	<i>Dan Goese</i>
Jane	Potter	<i>Jane Potter</i>
Susanne	Weissman	<i>Suzanne Weissman</i>
Herbert	Lazerow	<i>Herbert Lazerow</i>
Andrea	Moser	<i>Andrea P Moser</i>

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

**Project:** - PTS 556415 - Paseo del Ocaso - CDP/SDP (Continued from 6/19/17) - ACTION ITEM  
**Item:** A

**Date:** 7/17/17

**Presenter:** Mike Lake, [mike@mlakedevelopment.com](mailto:mike@mlakedevelopment.com), (760) 840-7731

**Address:** 8247 Paseo del Ocaso

**Description:** Proposal to demolish existing 1,897 sf single-story, single-family residence and rebuild a new 3,245 sf, two-story home on a 5,497 sf lot.

**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.

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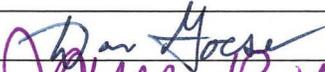
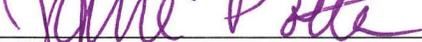
- E. No recommendation due to a lack of four affirmative votes.
- F. Concept Review Only

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**Board Signatures**

Trustee	Approve	Disapprove/Abstain
Dolores Donovan		
Dan Goese		
Jane Potter		
Susanne Weissman		
Andrea Moser		
Herbert Lazerow		

Absentees:

  
\_\_\_\_\_  
Chairperson



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

*OWNER  
 FILED*

# 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**  
 PASEO DEL OCASO

**Project Address:**  
 8247 PASEO DEL OCASO, SAN DIEGO

**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):**  
 FRANCISCO GARCIA  
 Owner  Tenant/Lessee  Redevelopment Agency

**Street Address:**  
 4021 N. 75TH ST.

**City/State/Zip:**  
 SCOTTSDALE, AZ 85258

**Phone No:** 480-286-8466 **Fax No:**  
**Signature:** *[Signature]* **Date:** 05-10-2017

**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:**

Project Title:	Project No. (For City Use Only)
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

Corporation   
  Limited Liability -or-   
  General)   
 What State? \_\_\_\_\_   
 Corporate Identification No. \_\_\_\_\_  
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **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

Corporate/Partnership Name (type or print):  
GARCA, LLC

Owner     Tenant/Lessee

Street Address: 4021 N. 75TH ST.

City/State/Zip: SCOTTSDALE, AZ 85258

Phone No: 480-286-8466    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):  
FRANCISCO GARCIA

Title (type or print): MEMBER

Signature : [Signature]    Date: 05-10-2017

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

**BUILDING DATA**

PROJECT DESCRIPTION:  
THE PROJECT IS A NEW SINGLE FAMILY RESIDENCE WHICH INCLUDE A BASEMENT, FIRST FLOOR, SECOND FLOOR AND DECK ROOF.

SITE ADDRESS: 8247 PASEO DEL OCASO, LA JOLLA, CA 92037

ASSESSOR'S PARCEL NUMBER:  
346-232-0600

LEGAL DESCRIPTION:  
LOT 6, BLK 23, TR 2061

YEAR EXISTING STRUCTURE WAS BUILT: 1960

LOT USE  
EXISTING: SINGLE FAMILY RESIDENCE  
PROPOSED: SINGLE FAMILY RESIDENCE

BASE ZONE: LJSPD-SF

OVERLAY ZONE DESIGNATION:  
COASTAL HEIGHT LIMIT, COASTAL (CITY), PARKING IMPACT & RESIDENTIAL TANDEM PARKING.

LOT SIZE: 5,499.88 SQ. FT.

LOT COVERAGE: 60% ALLOWED

MINIMUM SETBACKS:  
FRONT: 20'  
SIDE: 5'  
BACK: 20'

ALLOWABLE MAX. BUILDING HEIGHT: 30FT

BUILDING HEIGHT  
EXISTING: 14'04" FT  
PROPOSED: 29'06" FT

GOVERNING CODES:  
2013 CALIFORNIA CODES - RESIDENTIAL, BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, GREEN AND ENERGY.

CONSTRUCTION TYPE: TYPE V-B

NUMBER OF STORIES  
EXISTING: 1 STORY  
PROPOSED: 2 STORY

GEOLOGICAL HAZARD CATEGORY: 52

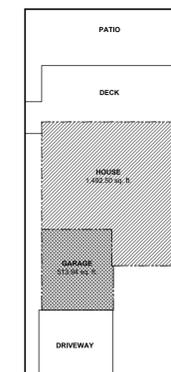
EXISTING BUILDING AREA (SF): 1,897 SF

PROPOSED BUILDING AREA:  
BASEMENT: 1,089.67 SQ. FT.  
FIRST FLOOR: 1,492.50 SQ. FT.  
GARAGE: 513.94 SQ. FT.  
SECOND FLOOR: 1,747.74 SQ. FT.  
DECK ROOF: 90.43 SQ. FT.

FIRST FLOOR+SECOND FLOOR: 3,240.24 SQ.FT

GROSS FLOOR AREA: 3,754.18 SQ. FT.  
GFA: GARAGE+FIRST FLOOR+SECOND FLOOR

**LOT COVERAGE DIAGRAM**

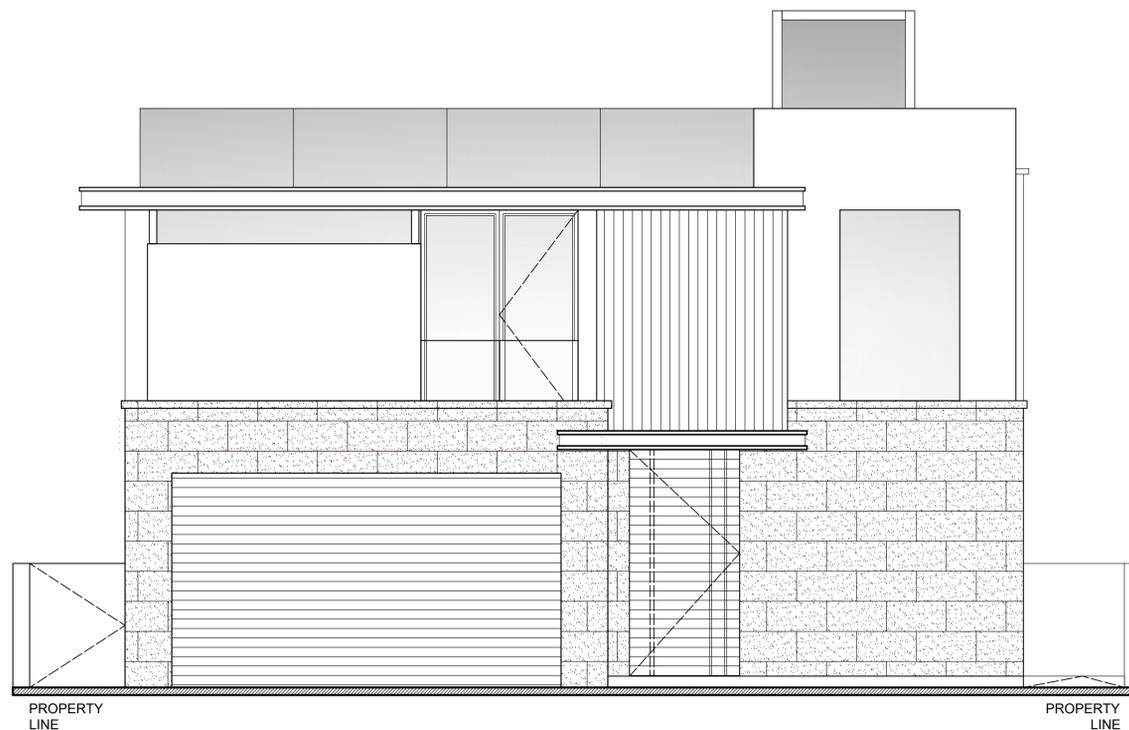


TOTAL LOT AREA: 5,499.88 SQ. FT.  
HOUSE + GARAGE : 2,006.44 SQ. FT.

LOT COVERAGE (%): 36%

**SHEET INDEX**

- ARCHITECTURAL
- TOPOGRAPHIC SURVEY
  - A0.0 SITE PLAN
  - A1.0 PROPOSED BASEMENT AND FIRST FLOOR - FLOOR PLANS
  - A1.1 PROPOSED SECOND FLOOR AND DECK ROOF - FLOOR PLANS
  - A2.0 EXTERIOR ELEVATIONS
  - A2.1 EXTERIOR ELEVATIONS
  - A3.0 BUILDING SECTIONS
  - L1.0 LANDSCAPE DEVELOPMENT PLAN
  - L1.1 LANDSCAPE CALCULATIONS
  - L1.2 LANDSCAPE DIAGRAM



**GENERAL NOTES**

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, FEDERAL, STATE AND LOCAL LAWS.
2. ANY OMISSIONS AND OR CONFLICTS BETWEEN DRAWINGS . SPECIFICATION OR ANY THE REQUIRED CONTRACTOR SCOPE / DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED PRIOR TO PROCEEDING WITH ANY WORK ASSOCIATED WITH THIS PROJECT SCOPE.
3. THESE DRAWING ARE NOT INTENDED TO BE THE SOLE SOURCE FOR PROJECT COSTING ESTIMATING. IT IS NOT TO BE SCALED, AND IT IS NOT AN ASBUILT. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS, WALL HEIGHTS, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL CONDITIONS TO DETERMINE THE SCOPE OF WORK PRIOR TO COMMENCEMENT OF THE WORK.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
6. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
7. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND SHALL BE OF THE BEST MATERIAL AND WORKMANSHIP.
8. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CLEARANCES AND FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ON CONSTRUCTION DOCUMENTS.
12. EACH SUBCONTRACTOR SHALL MAKE THE FIELD MEASUREMENTS NECESSARY FOR THEIR OWN WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THOSE MEASUREMENTS AND ALL ASSOCIATED WORK.
15. FOR MECHANICAL/PLUMBING PIPE PENETRATIONS THROUGH ROOF AT LOCATION OF EQUIPMENT SCHEDULED FOR INSTALLATION, EXISTING ROOF DECK, MEMBRANE TO BE REPAIRED PER ROOFING MANUFACTURERS SPECIFICATIONS.
16. ALL PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE SEALED WITH FIRE STOPPING MATERIAL AS REQUIRED TO ACHIEVE THE RESPECTIVE FIRE-RESISTIVE RATING AND SMOKE STOPPAGE, AS REQ'D BY LOCAL BUILDING CODES.

**PROJECT TEAM**

**Structural**

LAMAR Engineering, Inc.  
217 Landis Avenue  
Chula Vista, CA 91910  
p: 619-370-9515  
contact: Luis A. Labrada, P.E.  
llabrada@lamareng.com

**Owner**

Francisco Garcia Campa  
219 Morelos Boulevard  
Hermosillo, Sonora, Mexico  
ph: +52 (662) 214-8565  
ph: +52 (662) 210-6256  
fgarcia@promotoradehogares.com

**Landscape Architect**

Neri Landscape Architecture  
928 Hornblend Street, Suite #3  
San Diego California 92109  
p: 858/274-3222 x201  
contact: Jim Neri  
jim@nerila.com

**Land Surveyor**

Victor Rodriguez Fernandez  
1283 E Main Street, Suite 109  
El Cajon, CA 92021  
ph:760.357.2434  
vicrodfer@aol.com

**PASEO DEL OCASO**  
RESIDENCE  
8247 Paseo del Ocaso  
La Jolla CA 92037

**CITY SUBMITTAL**

PROJECT NO:	16-01
DATE:	FEBRUARY 08, 2018
REVISIONS	
▲	September, 2017 _ City Comments
▲	November, 2017 _ City Comments

CONTENTS:

COVER SHEET

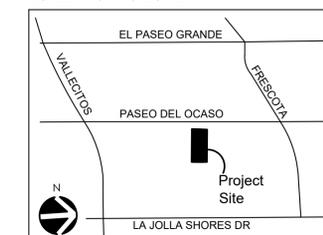
SCALE: S/E

DRAWING NUMBER:

**COVER**

**VICINITY MAP**

SCALE: NOT TO SCALE



**BUILDING DATA**

PROJECT DESCRIPTION:  
THE PROJECT IS A NEW SINGLE FAMILY RESIDENCE WHICH INCLUDE A BASEMENT, FIRST FLOOR, SECOND FLOOR AND DECK ROOF.

SITE ADDRESS: 8247 PASEO DEL OCASO, LA JOLLA, CA 92037

ASSESSOR'S PARCEL NUMBER:  
346-232-0600

LEGAL DESCRIPTION:  
LOT 6, BLK 23, TR 2061

YEAR EXISTING STRUCTURE WAS BUILT: 1960

LOT USE  
EXISTING: SINGLE FAMILY RESIDENCE  
PROPOSED: SINGLE FAMILY RESIDENCE

BASE ZONE: LJSFD-SF

OVERLAY ZONE DESIGNATION:  
COASTAL HEIGHT LIMIT, COASTAL (CITY),  
PARKING IMPACT & RESIDENTIAL TANDEM  
PARKING.

LOT SIZE: 5,499.88 SQ. FT.

LOT COVERAGE: 60% ALLOWED

MINIMUM SETBACKS:  
FRONT: 20'  
SIDE: 5'  
BACK: 20'

ALLOWABLE MAX. BUILDING HEIGHT: 30FT

BUILDING HEIGHT  
EXISTING: 14'04" FT  
PROPOSED: 29'06" FT

GOVERNING CODES:  
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BUILDING, PLUMBING, MECHANICAL,  
ELECTRICAL, FIRE, GREEN AND ENERGY.

CONSTRUCTION TYPE: TYPE V-B

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PROPOSED: 2 STORY

GEOLOGICAL HAZARD CATEGORY: 52

EXISTING BUILDING AREA (SF): 1,897 SF

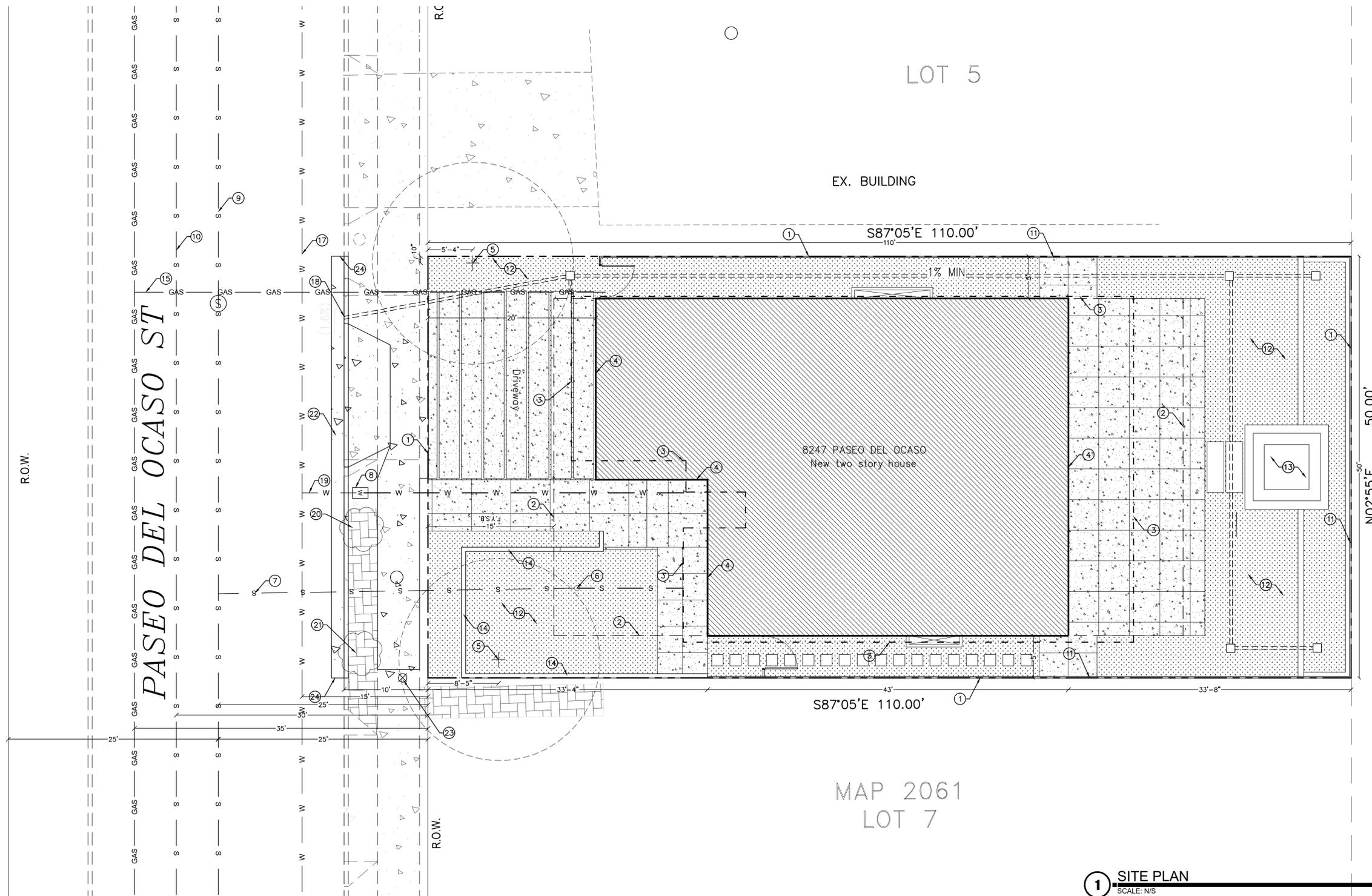
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FIRST FLOOR+SECOND FLOOR: 3,240.24 SQ.FT

GROSS FLOOR AREA: 3,754.18 SQ. FT.  
GFA: GARAGE+FIRST FLOOR+SECOND FLOOR



**PASEO DEL OCASO**  
RESIDENCE  
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La Jolla CA 92037



**1 SITE PLAN**  
SCALE: N/S

**KEY NOTES**

- | #   | DESCRIPTION                                                                                                     |
|-----|-----------------------------------------------------------------------------------------------------------------|
| 1.  | PROPERTY LINE.                                                                                                  |
| 2.  | SETBACK LINE.                                                                                                   |
| 3.  | EXISTING BUILDING OUTLINE.                                                                                      |
| 4.  | NEW BUILDING OUTLINE.                                                                                           |
| 5.  | EXISTING PINE TREE TO REMAIN.                                                                                   |
| 6.  | EXISTING 4" SEWER CLEANOUT.                                                                                     |
| 7.  | EXISTING SEWER LATERAL TO REMIAN.                                                                               |
| 8.  | EXISTING WATER METER TO REMAIN.                                                                                 |
| 9.  | EXISTING 6" VC SEWER MAIN PER DWG #1382-D.                                                                      |
| 10. | EXISTING 12" VC SEWER MAIN PER DWG #13369-30-D                                                                  |
| 11. | EXISTING FENCE TO REMAIN.                                                                                       |
| 12. | NEW LANDSCAPE.                                                                                                  |
| 13. | 10'x10' SPA.                                                                                                    |
| 14. | NEW CONCRETE AND WOODEN FENCE PER OWNER'S APPROVAL.                                                             |
| 15. | EXISTING 3/4" STEEL H.P. GAS LATERAL.                                                                           |
| 16. | NOT USED.                                                                                                       |
| 17. | EXISTING 6" CI WATER MAIN PER DWG #12079-5-D.                                                                   |
| 18. | 3" SIDEWALK UNDERDRAIN IE20.6 Q100=0.4CFS.                                                                      |
| 19. | EXISTING WATER LATERAL TO REMAIN.                                                                               |
| 20. | REMOVE EXISTING PAVERS AND REPLACE WITH LAWN LANDSCAPING.                                                       |
| 21. | PROP. REMOVE AND REPLACE EX. PAVERS WITH LANDSCAPE.                                                             |
| 22. | EXISTING CURB TO BE REPLACED WITH NEW CURB AND GUTTER.                                                          |
| 23. | FOUND "LS3168" SURVEY MONUMENT PROTECT. IF TO BE DISTURBED, TIE & RESET WITH SURVEY BY LINCENSED LAND SURVEYOR. |
| 24. | MEET EXISTING CURB.                                                                                             |

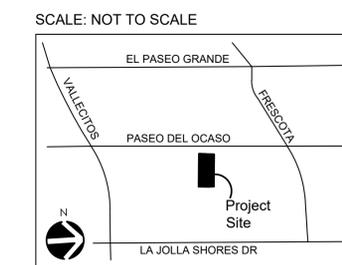
**SITE LEGEND**

- INDICATES PROPERTY LINE
- INDICATES SET BACK LINE
- [Hatched Box] AREA OF NEW FOOTPRINT
- [Dotted Box] NEW HARDSCAPE PAVING
- [Stippled Box] PROPOSED LANDSCAPE AREA
- [M in Box] WATER METER
- GAS — EXISTING GAS MAIN LINE
- S — EXISTING SEWER MAIN LINE
- W — EXISTING WATER MAIN LINE

**SITE NOTES**

- THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMC SECTION 113.0270.
- THERE ARE NO EXISTING OR PROPOSED BUS/TRANSIT STOPS.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4)
- METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDGE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. NO GRADING IS PROPOSED.
- APPLICANT WILL PERFORM ARCHEOLOGICAL MONITORING DURING EXCAVATION OF THE BASEMENT AND PROVIDE A REPORT OF FINDINGS.
- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- THIS PLAN IS NOT FOR CONSTRUCTION.

**VICINITY MAP**



**BENCHMARK**

DESCRIPTION: NW BP  
LOCATION: VALLECITOS  
& LA JOLLA SHORES DR  
ELEVATION: 18.984 MSL

**CITY SUBMITTAL**

PROJECT NO: 16-01  
DATE: FEBRUARY 08, 2018

REVISIONS

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- November, 2017 \_ City Comments

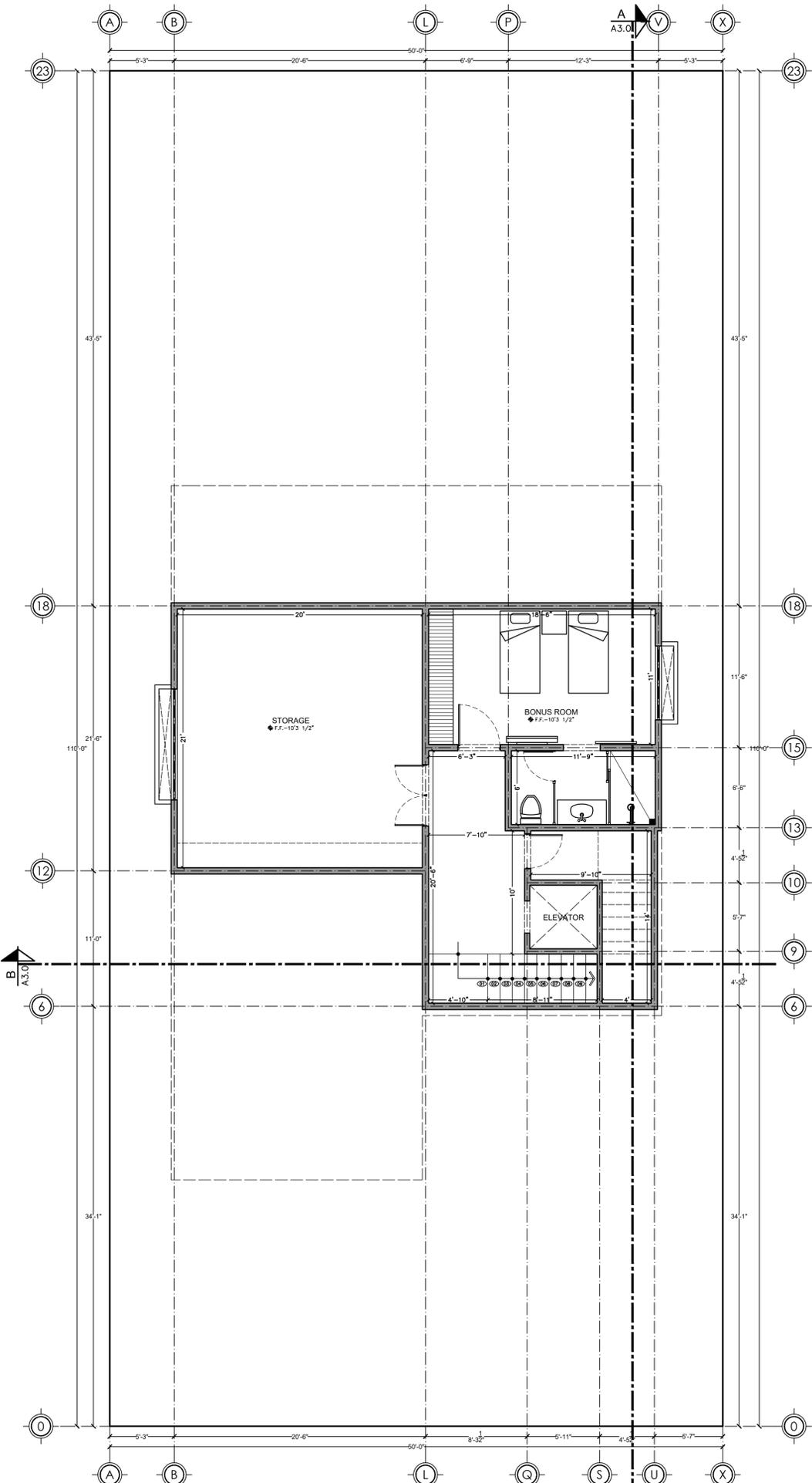
**CONTENTS**

**SITE PLAN**

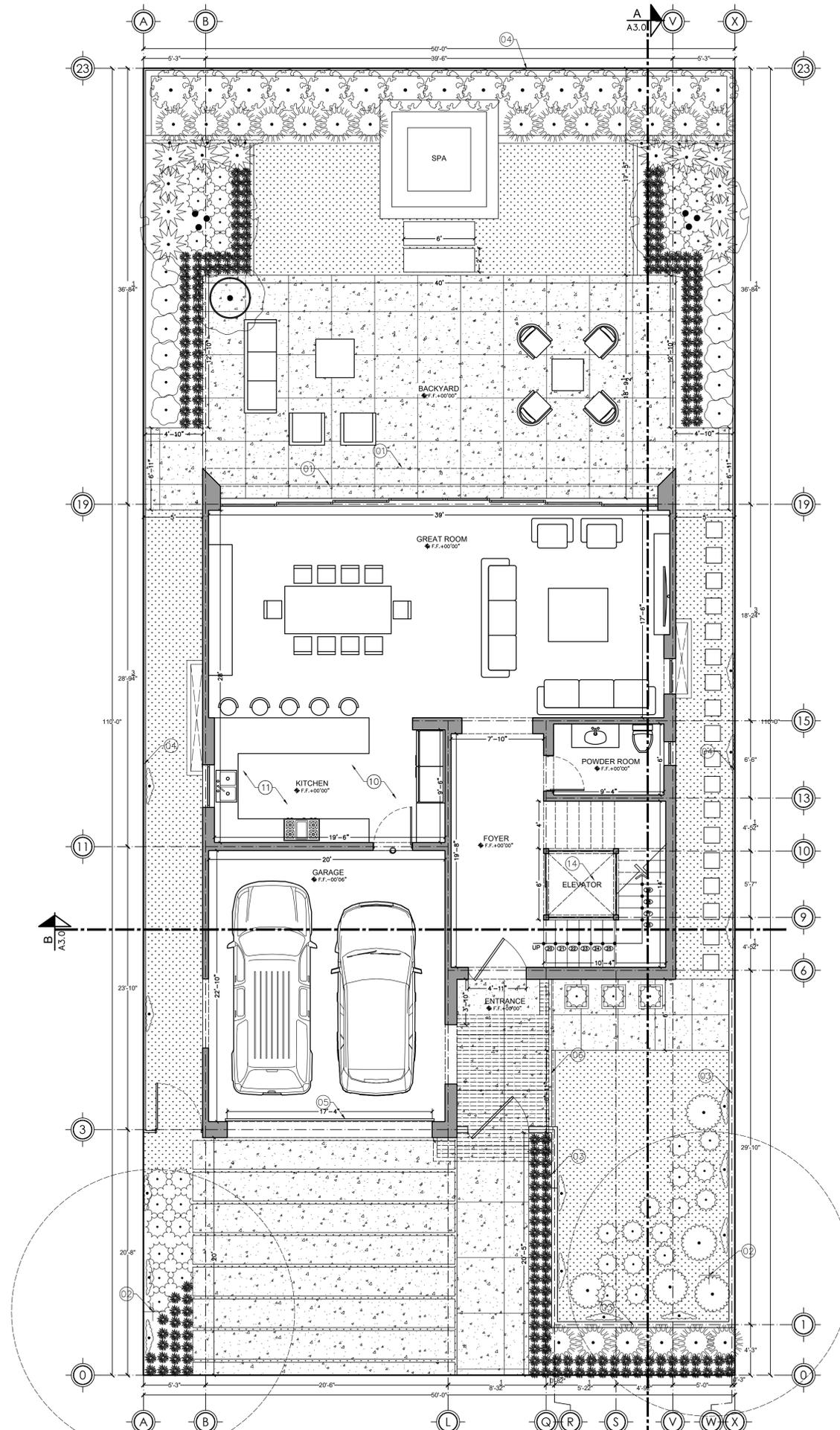
SCALE: N/S

DRAWING NUMBER:

**A0.0**



**3** PROPOSED BASEMENT - FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**4** PROPOSED FIRST FLOOR - FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**LEGEND**

- BUILDING GRID
- NOT USED
- GREAT ROOM ROOM NAME AND LEVEL.
- NOT USED
- KEY NOTES TAGS

**GENERAL NOTES**

1. ALL DIMENSIONS NOTED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR RESPONSIBLE TO PATCH AND REPAIR TO "LIKE NEW" CONDITIONS AS REQUIRED.
3. DEMOLITION ITEMS DO NOT INCLUDE BEARING AND/OR STRUCTURAL WALLS OR MEMBERS THAT DISTURBS IN ANY WAY THE EXISTING STRUCTURAL INTEGRITY OF THIS BUILDING.

**KEY NOTES**

- | #   | DESCRIPTION                                                                      |
|-----|----------------------------------------------------------------------------------|
| 1.  | DASHED LINE OF ROOF ABOVE.                                                       |
| 2.  | EXISTING PINE TREE TO REMAIN.                                                    |
| 3.  | NEW CONCRETE AND WOODEN FENCE PER OWNER'S APPROVAL.                              |
| 4.  | EXISTING FENCE TO REMAIN.                                                        |
| 5.  | NEW GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).             |
| 6.  | DASHED LINE FOR METALLIC PERGOLA ABOVE. PER OWNER APPROVAL                       |
| 7.  | DASHED LINE FOR WOODEN PERGOLA ABOVE. PER OWNER APPROVAL                         |
| 8.  | GLASS RAILING @ 32" A.F.F. PER OWNER APPROVAL.                                   |
| 9.  | DASHED LINE OF VELUX OPERABLE SKYLIGHT ABOVE. INSTALL PER MANUF. SPECS.          |
| 10. | FIXTURES AND APPLIANCES PER OWNER APPROVAL INSTALL PER MANUFACTURERS SPECS. TYP. |
| 11. | COUNTERTOPS/CABINETRY PER OWNER APPROVAL.                                        |
| 12. | TEMPERED GLASS SHOWER ENCLOSURE PER OWNER APPROVAL.                              |
| 13. | WOODEN AND METALLIC RAILING @ 48" A.F.F. PER OWNERS APPROVAL.                    |
| 14. | GLASS ELEVATOR INSTALLED PER MANUF. SPECS (TYP).                                 |



**PASEO DEL OCASO**  
RESIDENCE  
8247 Paseo del Ocaso  
La Jolla CA 92037

CITY SUBMITTAL

PROJECT NO:	16-01
DATE:	DECEMBER 05, 2017
REVISIONS	
	September, 2017 _ City Comments
	November, 2017 _ City Comments

CONTENTS  
**PROPOSED BASEMENT AND FIRST FLOOR**  
SCALE: 3/16" - 1'-0"  
DRAWING NUMBER:

**A1.0**

LEGEND

- BUILDING GRID
- NOT USED
- GREAT ROOM  
♦ F.F. +00'00" ROOM NAME AND LEVEL.
- NOT USED
- KEY NOTES TAGS



GENERAL NOTES

1. ALL DIMENSIONS NOTED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR RESPONSIBLE TO PATCH AND REPAIR TO "LIKE NEW" CONDITIONS AS REQUIRED.
3. DEMOLITION ITEMS DO NOT INCLUDE BEARING AND/OR STRUCTURAL WALLS OR MEMBERS THAT DISTURBS IN ANY WAY THE EXISTING STRUCTURAL INTEGRITY OF THIS BUILDING.

KEY NOTES

- | #   | DESCRIPTION                                                                      |
|-----|----------------------------------------------------------------------------------|
| 1.  | DASHED LINE OF ROOF ABOVE.                                                       |
| 2.  | EXISTING PINE TREE TO REMAIN.                                                    |
| 3.  | NEW CONCRETE AND WOODEN FENCE PER OWNER'S APPROVAL.                              |
| 4.  | EXISTING FENCE TO REMAIN.                                                        |
| 5.  | NEW GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).             |
| 6.  | DASHED LINE FOR METALLIC PERGOLA ABOVE. PER OWNER APPROVAL                       |
| 7.  | DASHED LINE FOR WOODEN PERGOLA ABOVE. PER OWNER APPROVAL                         |
| 8.  | GLASS RAILING @ 32" A.F.F. PER OWNER APPROVAL.                                   |
| 9.  | DASHED LINE OF VELUX OPERABLE SKYLIGHT ABOVE. INSTALL PER MANUF. SPECS.          |
| 10. | FIXTURES AND APPLIANCES PER OWNER APPROVAL INSTALL PER MANUFACTURERS SPECS. TYP. |
| 11. | COUNTERTOPS/CABINETRY PER OWNER APPROVAL.                                        |
| 12. | TEMPERED GLASS SHOWER ENCLOSURE PER OWNER APPROVAL.                              |
| 13. | WOODEN AND METALLIC RAILING @ 48" A.F.F. PER OWNERS APPROVAL.                    |
| 14. | GLASS ELEVATOR INSTALLED PER MANUF. SPECS (TYP).                                 |

PASEO DEL OCASO  
RESIDENCE

8247 Paseo del Ocaso  
La Jolla CA 92037

CITY SUBMITTAL

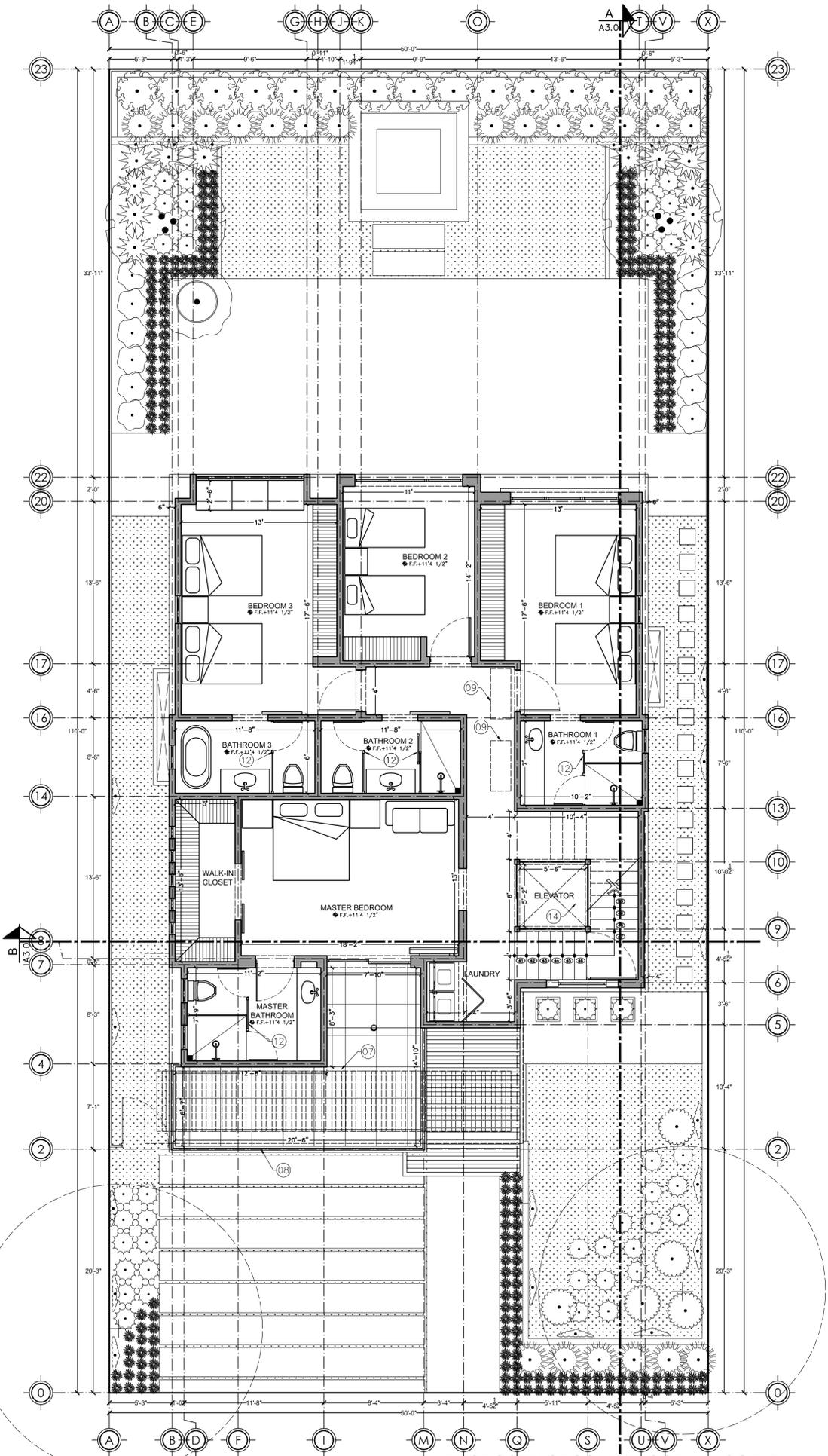
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PROPOSED  
SECOND FLOOR  
AND DECK ROOF

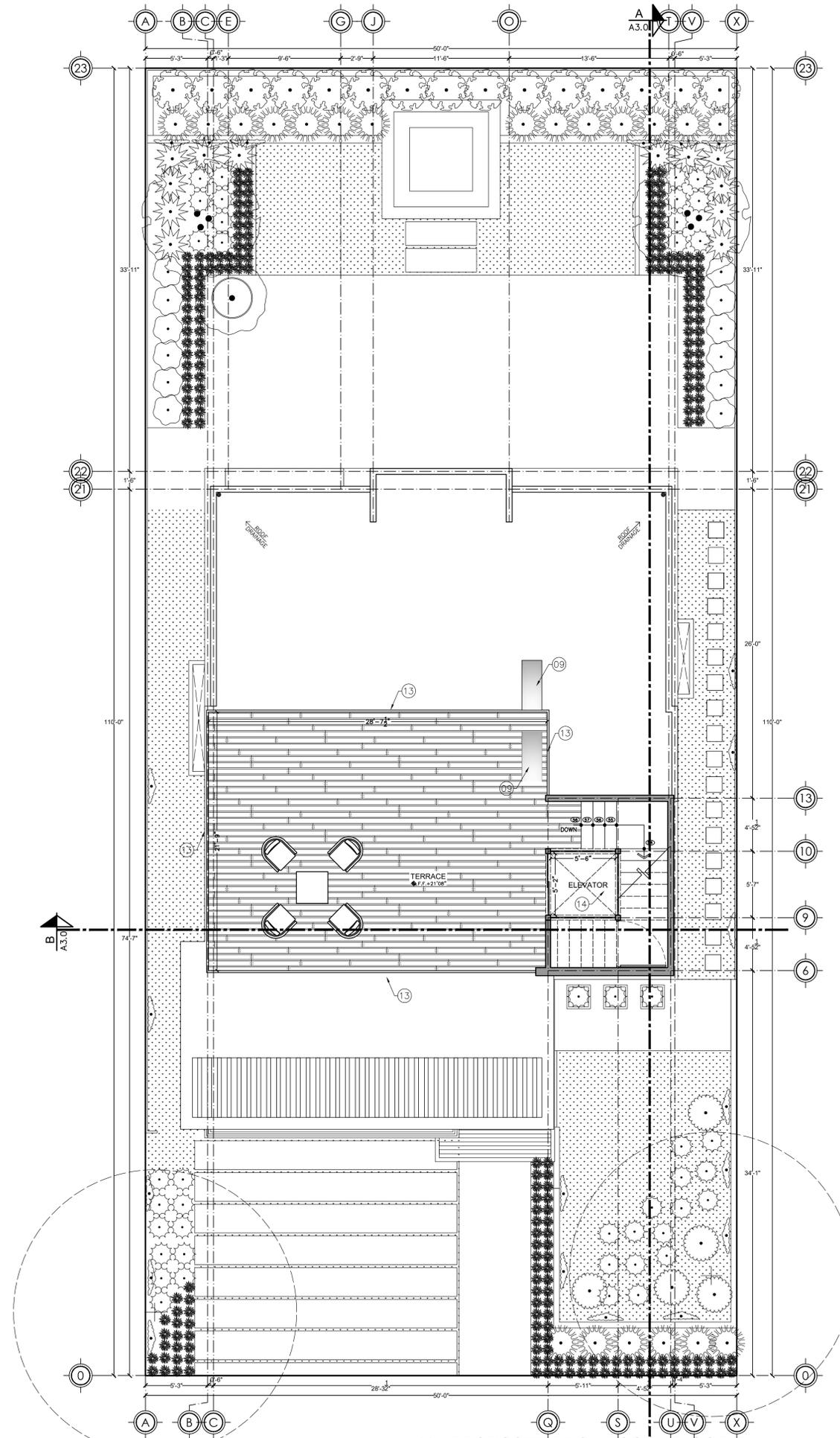
SCALE: 3/16" = 1'-0"

DRAWING NUMBER:

A1.1



**5** PROPOSED SECOND FLOOR - FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**6** PROPOSED DECK ROOF - FLOOR PLAN  
SCALE: 3/16" = 1'-0"

LEGEND

- BUILDING GRID
- SECTION IDENTIFIER.
- KEY NOTES TAGS
- MATERIAL TAGS

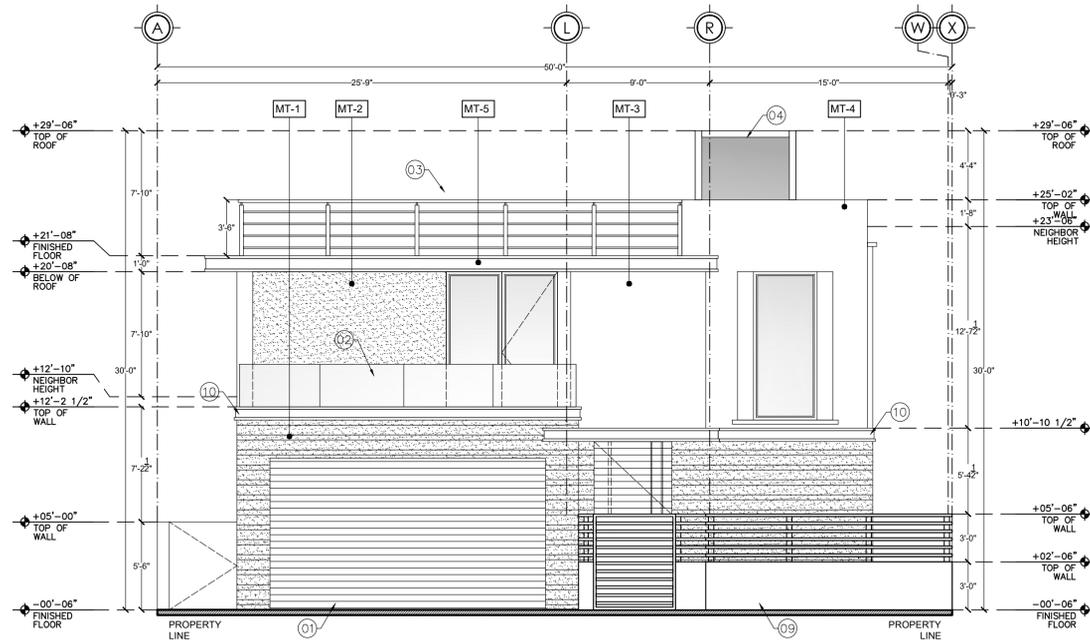
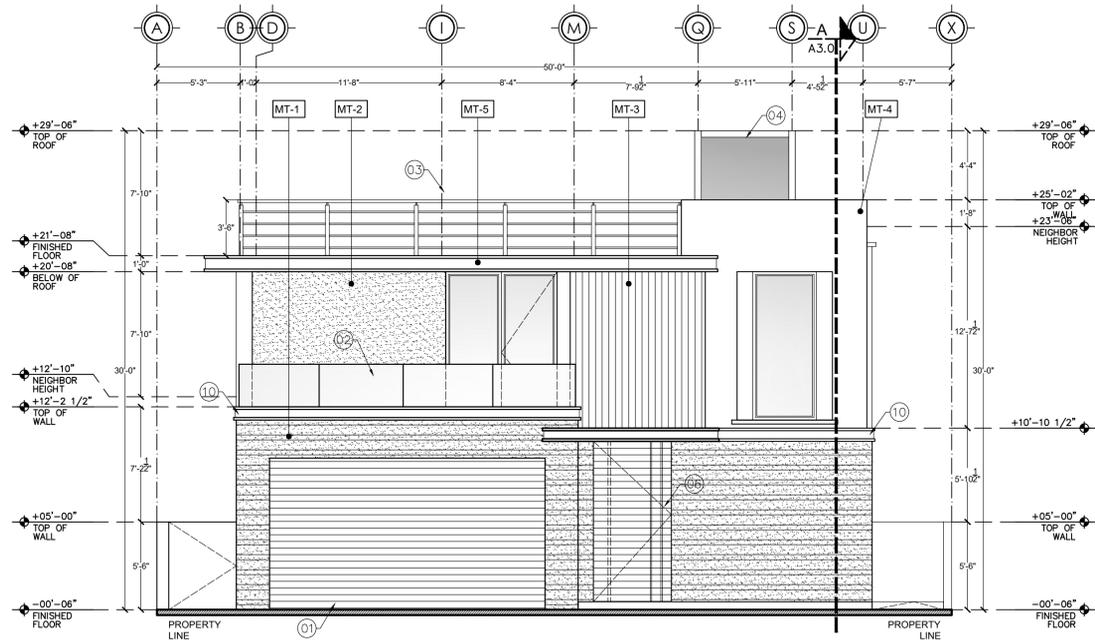
KEY NOTES

- | #   | DESCRIPTION                                                                        |
|-----|------------------------------------------------------------------------------------|
| 1.  | NEW GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).               |
| 2.  | GLASS RAILING @ 32" A.F.F. PER OWNERS APPROVAL.                                    |
| 3.  | WOODEN AND METALLIC RAILING @ 48" A.F.F. PER OWNERS APPROVAL.                      |
| 4.  | GLASS ELEVATOR INSTALLED PER MANUF. SPECS (TYP).                                   |
| 5.  | ROOF MOULDING PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).                 |
| 6.  | NEW MAIN ENTRANCE WOODEN DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP). |
| 7.  | DASHED LINE OF EXISTING FENCE.                                                     |
| 8.  | METALLIC PERGOLA PER OWNER APPROVAL.                                               |
| 9.  | NEW 3' CONCRETE RETAINING WALL WITH 3' (70% OPEN) WOODEN FENCE.                    |
| 10. | METAL MOULDING PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).                |

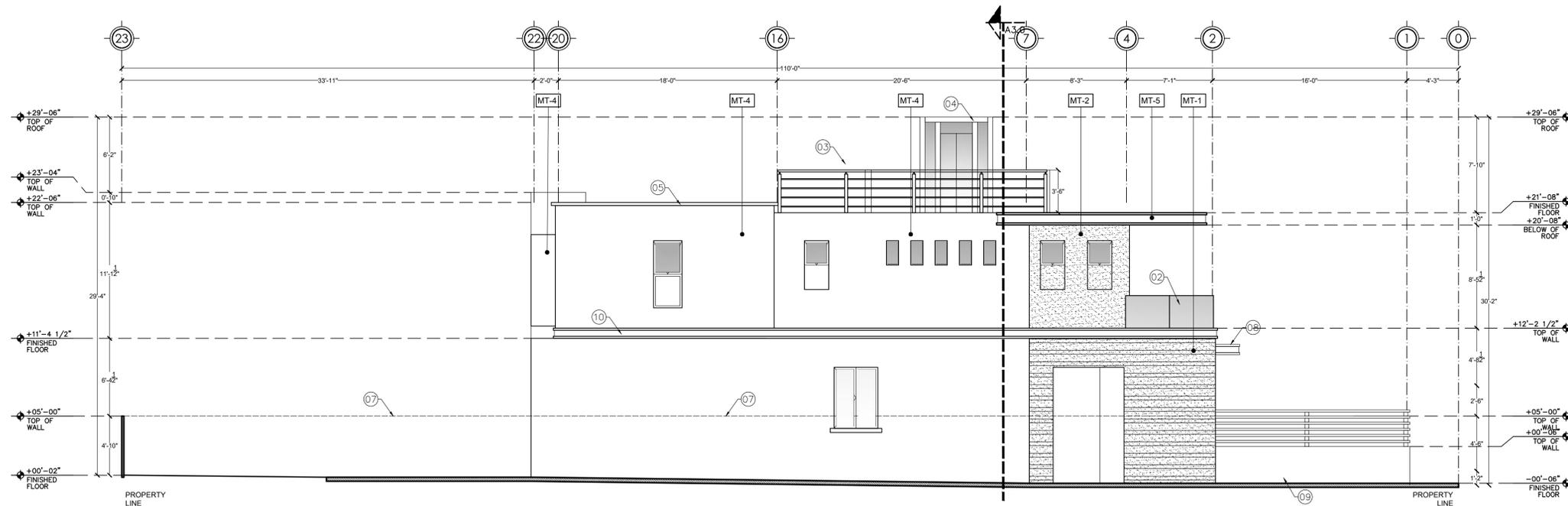
MATERIAL LEGEND

- | KEY  | DESCRIPTION                                                                                                                   |
|------|-------------------------------------------------------------------------------------------------------------------------------|
| MT-1 | TRAVERTINE MARBLE PER OWNER APPROVAL. INSTALLED PER MANUF. SPECS.                                                             |
| MT-2 | EXTERIOR PLASTER SYSTEM ON PAPER BACKED MTL LATH WITH SENERGY "SENERFLEX" COLOR COAT, TYP. COLOR SYLVER MARLIN (N360-2) BEHR. |
| MT-3 | EXTERIOR WOOD CLADDING, COLOR PER OWNER APPROVAL.                                                                             |
| MT-4 | EXTERIOR PLASTER SYSTEM ON PAPER BACKED MTL LATH WITH SENERGY "SENERFLEX" COLOR COAT, TYP. COLOR CRYSTAL CUT (PR-W13) BEHR.   |
| MT-5 | METAL ROOFING FASCIA, COLOR ASPHALT GRAY (N520-6) BEHR.                                                                       |

**PASEO DEL OCASO**  
RESIDENCE  
8247 Paseo del Ocaso  
La Jolla CA 92037



**7 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**8 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

NOTE

ALL KEY NOTES AND TAGS HAVE BEEN REVISED TO COMPLY WITH THE CITY OF SAN DIEGO PLANNING REVIEW COMMENTS.

CITY SUBMITTAL

PROJECT NO: 16-01  
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REVISIONS  
September, 2017 \_ City Comments  
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CONTENTS:  
WEST AND NORTH ELEVATION

SCALE: 3/16" - 1'-0"

DRAWING NUMBER:

**A2.0**

LEGEND

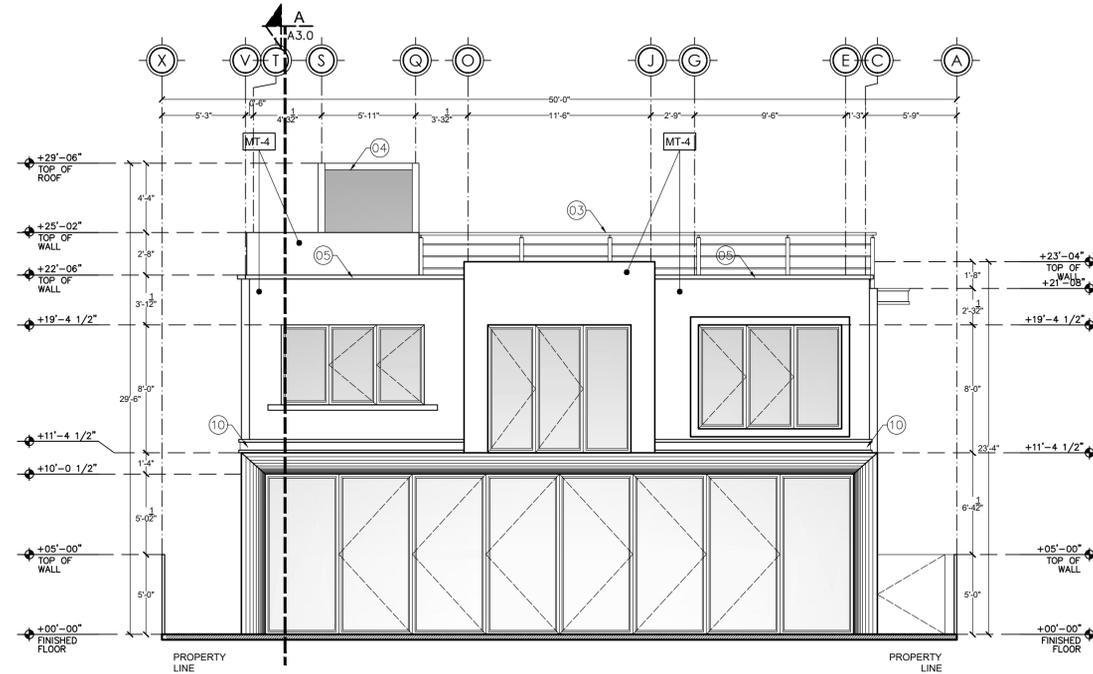
- BUILDING GRID
- SECTION IDENTIFIER.
- KEY NOTES TAGS
- MATERIAL TAGS

KEY NOTES

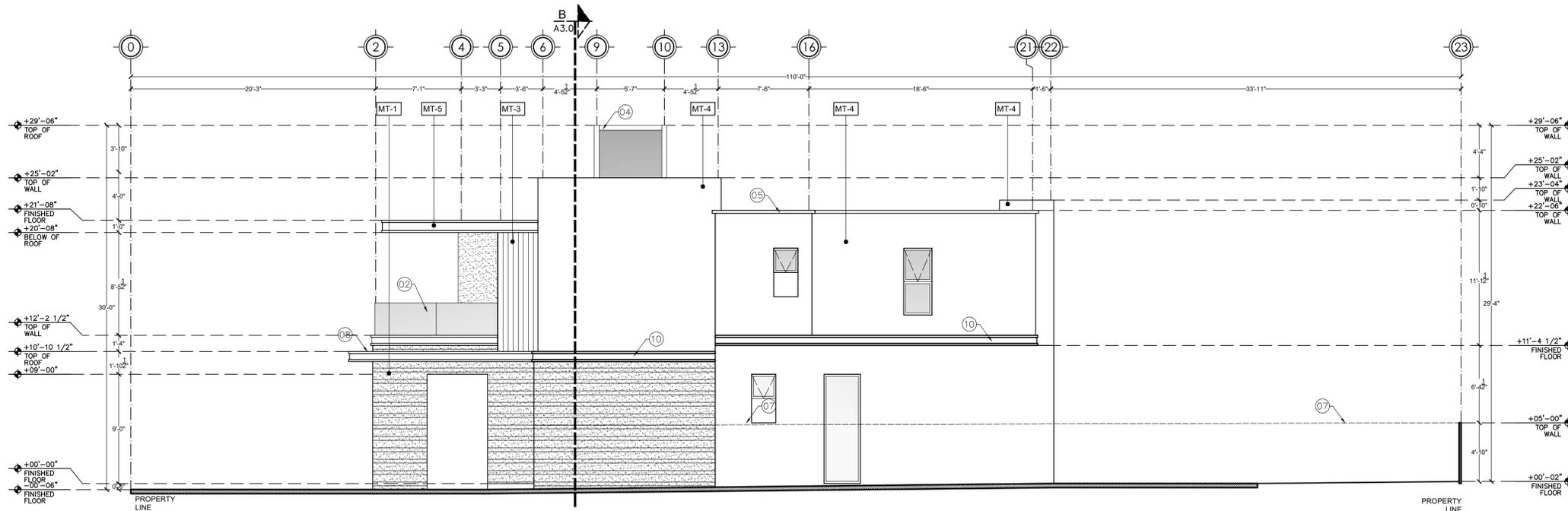
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- 4. GLASS ELEVATOR INSTALLED PER MANUF. SPECS (TYP).
- 5. ROOF MOULDING PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).
- 6. NEW MAIN ENTRANCE WOODEN DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).
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- 9. NEW 3' CONCRETE RETAINING WALL WITH 3' (70% OPEN) WOODEN FENCE.
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- MT-4: EXTERIOR PLASTER SYSTEM ON PAPER BACKED MTL. LATH WITH SENERGY "SENERFLEX" COLOR COAT, TYP. COLOR CRYSTAL CUT (PR-W13) BEHR.
- MT-5: METAL ROOFING FASCIA, COLOR ASPHALT GRAY (N520-6) BEHR.



**9 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**10 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

**PASEO DEL OCASO**  
RESIDENCE  
8247 Paseo del Ocaso  
La Jolla CA 92037

CITY SUBMITTAL

PROJECT NO. 18-01  
DATE: DECEMBER 05, 2017  
REVISIONS  
▲ September, 2017 \_ City Comments  
▲ November, 2017 \_ City Comments

CONTENTS:  
**EAST AND SOUTH ELEVATION**

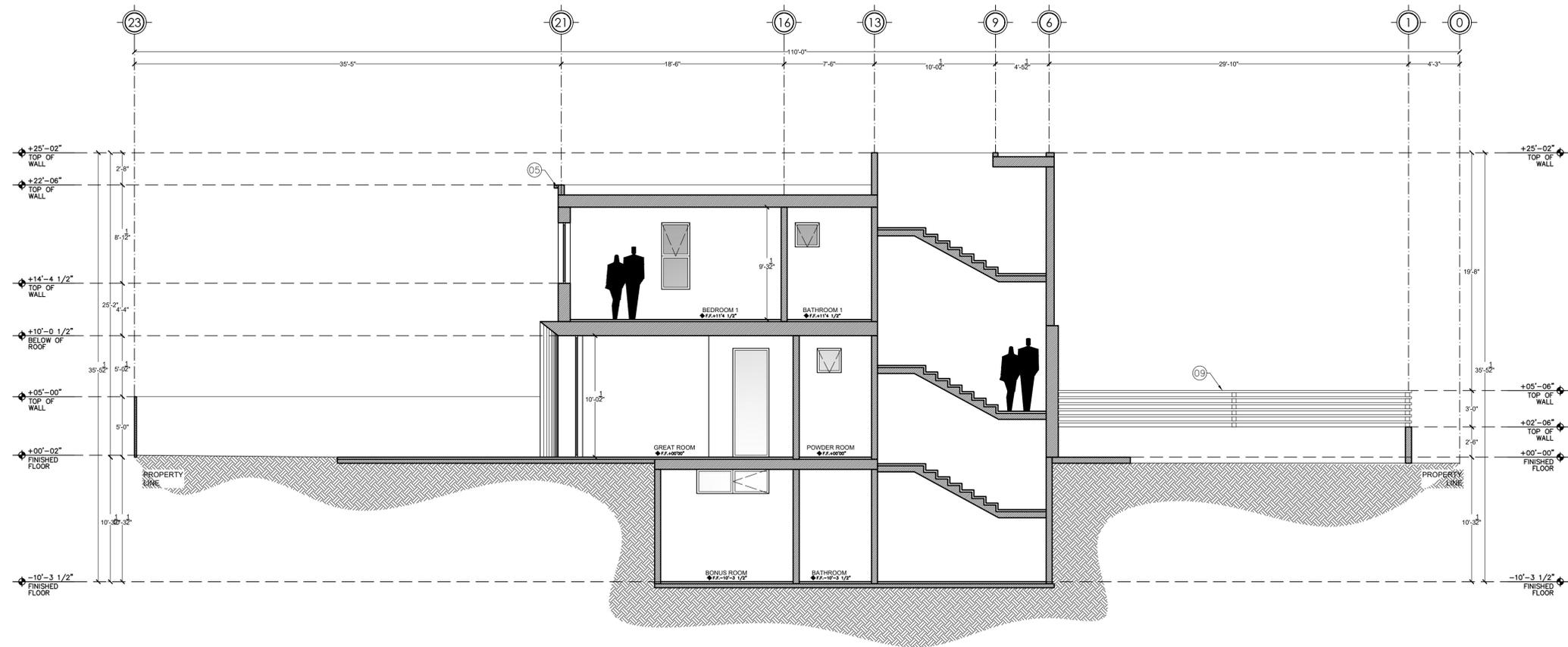
SCALE: 3/16" = 1'-0"

DRAWING NUMBER:

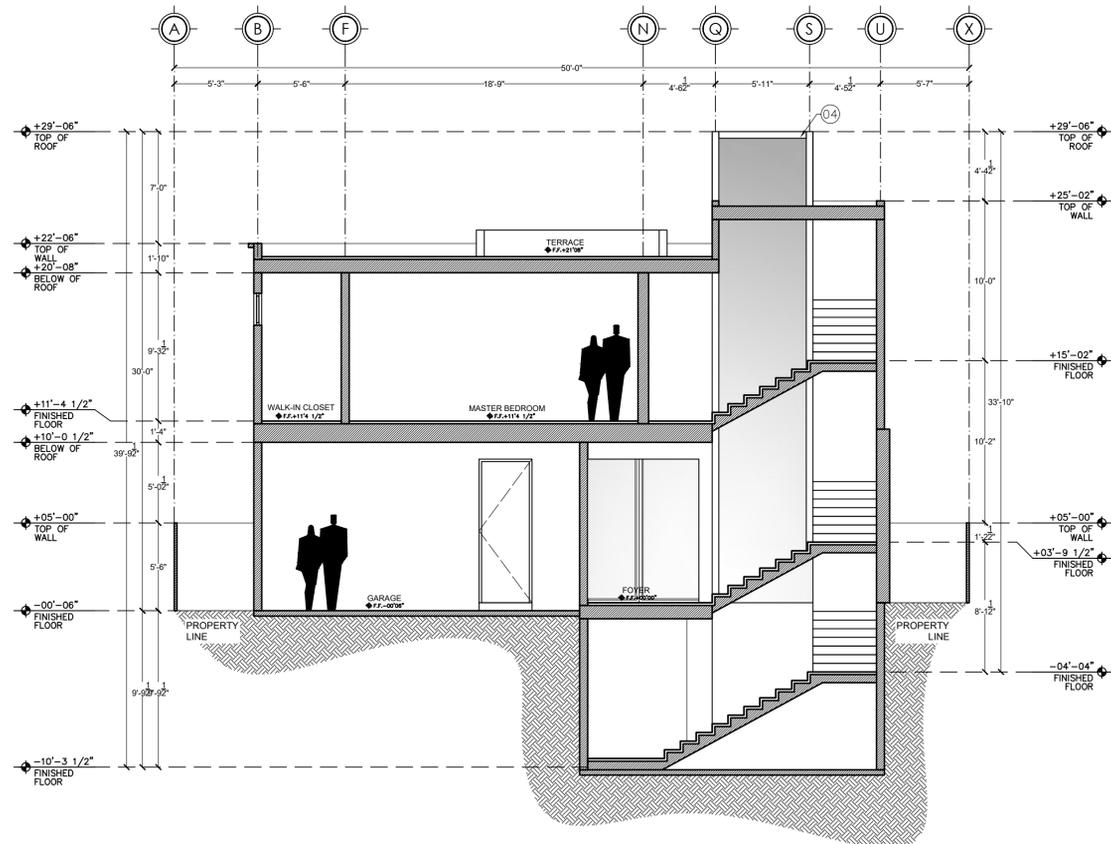
**A2.1**

NOTE

ALL KEY NOTES AND TAGS HAVE BEEN REVISED TO COMPLY WITH THE CITY OF SAN DIEGO PLANNING REVIEW COMMENTS.



**11 SECTION A**  
SCALE: 3/16" = 1'-0"



**12 SECTION B**  
SCALE: 3/16" = 1'-0"

**LEGEND**

- BUILDING GRID
- SECTION IDENTIFIER.
- KEY NOTES TAGS
- MATERIAL TAGS

**KEY NOTES**

- | #   | DESCRIPTION                                                                        |
|-----|------------------------------------------------------------------------------------|
| 1.  | NEW GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).               |
| 2.  | GLASS RAILING @ 32" A.F.F. PER OWNERS APPROVAL.                                    |
| 3.  | WOODEN AND METALLIC RAILING @ 48" A.F.F. PER OWNERS APPROVAL.                      |
| 4.  | GLASS ELEVATOR INSTALLED PER MANUF. SPECS (TYP).                                   |
| 5.  | ROOF MOULDING PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).                 |
| 6.  | NEW MAIN ENTRANCE WOODEN DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP). |
| 7.  | DASHED LINE OF EXISTING FENCE.                                                     |
| 8.  | METALLIC PERGOLA PER OWNER APPROVAL.                                               |
| 9.  | NEW 3' CONCRETE RETAINING WALL WITH 3' (70% OPEN) WOODEN FENCE.                    |
| 10. | METAL MOULDING PER OWNER APPROVAL INSTALLED PER MANUF. SPECS (TYP).                |

**MATERIAL LEGEND**

- | KEY   | DESCRIPTION                                                                                                                    |
|-------|--------------------------------------------------------------------------------------------------------------------------------|
| MT-1: | TRAVERTINE MARBLE PER OWNER APPROVAL. INSTALLED PER MANUF. SPECS.                                                              |
| MT-2: | EXTERIOR PLASTER SYSTEM ON PAPER BACKED MTL. LATH WITH SENERGY "SENERFLEX" COLOR COAT, TYP. COLOR SYLVER MARLIN (N360-2) BEHR. |
| MT-3: | EXTERIOR WOOD CLADDING, COLOR PER OWNER APPROVAL.                                                                              |
| MT-4: | EXTERIOR PLASTER SYSTEM ON PAPER BACKED MTL. LATH WITH SENERGY "SENERFLEX" COLOR COAT, TYP. COLOR CRYSTAL CUT (PR-W13) BEHR.   |
| MT-5: | METAL ROOFING FASCIA, COLOR ASPHALT GRAY (N520-6) BEHR.                                                                        |

**PASEO DEL OCASO**  
RESIDENCE  
8247 Paseo del Ocaso  
La Jolla CA 92037

**CITY SUBMITTAL**

PROJECT NO.	18-01
DATE	DECEMBER 05, 2017
REVISIONS	
	September, 2017 _ City Comments
	November, 2017 _ City Comments

CONTENTS:  
**SECTIONS**

**NOTE**

ALL KEY NOTES AND TAGS HAVE BEEN REVISED TO COMPLY WITH THE CITY OF SAN DIEGO PLANNING REVIEW COMMENTS.

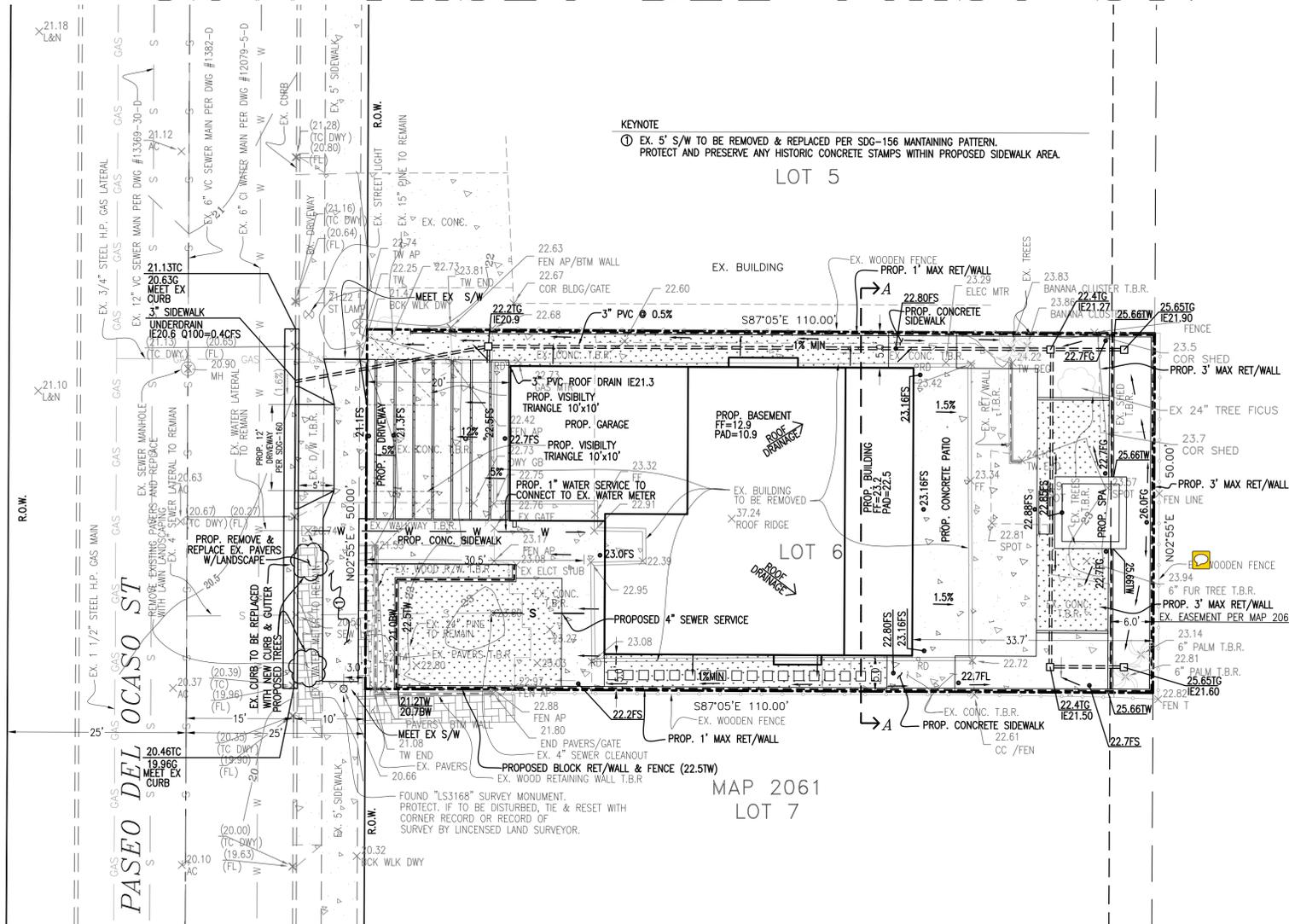
SCALE: 3/16" = 1'-0"

DRAWING NUMBER:

**A3.0**

DRAINAGE PLAN

8247 PASEO DEL OCASO ST.



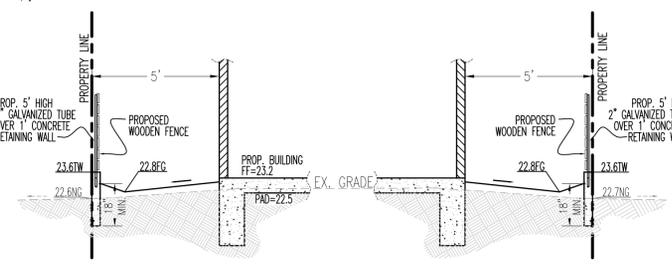
**KEYNOTE**  
 ① EX. 5' S/W TO BE REMOVED & REPLACED PER SDG-156 MAINTAINING PATTERN. PROTECT AND PRESERVE ANY HISTORIC CONCRETE STAMPS WITHIN PROPOSED SIDEWALK AREA.



VICINITY MAP  
NO SCALE

LEGEND

ITEM	SYMBOL
PROPERTY LINE	---
RIGHT OF WAY LINE	---
CENTER LINE	---
EXISTING SPOT ELEVATION	X 356.87
EXISTING CONTOUR ELEVATION	- - - 357
EXISTING CURB	=====
EXISTING BUILDING	▭
EXISTING WOOD FENCE	▭
EXISTING IRON FENCE	▭
EXISTING LOT LINE	---
EXISTING WATER MAIN LINE	W
EXISTING SEWER MAIN LINE	S
EXISTING ELECTRICAL OVERHEAD	EOH
EXISTING PALM TREE	🌴
EXISTING TREE	🌳
EXISTING DRAINAGE DIRECTION	→
EXISTING DRAINAGE SYSTEM	---
EXISTING CONCRETE AS NOTED	▭
EXISTING PAVERS	▭
PROPOSED CURB AND GUTTER PER SDG-151	▭
PROPOSED 12' DRIVEWAY PER SDG-160	▭
PROPOSED 1' MAX. RETAINING WALL	▭
PROPOSED LANDSCAPE AREA	▭
PROPOSED SIDEWALK PER SDG-151	▭
INDICATES ROOF DRAIN	RD
INDICATES TOP OF CURB	TC
INDICATES GUTTER	G
INDICATES FLOW LINE	FL
INDICATES TOP OF WALL	TW
INDICATES BOTTOM OF WALL	BTM WALL
INDICATES CONCRETE	CC
INDICATES DRIVEWAY	DWY
INDICATES ASPHALT CONCRETE	AC
INDICATES MANHOLE	MH
INDICATES FENCE	FEN
INDICATES CORNER	COR
INDICATES FINISH FLOOR	FF
INDICATES FINISH SURFACE	FS
INDICATES FINISH GRADE	FG
INDICATES TO BE REMOVED	T.B.R.



SECTION A  
NOT TO SCALE

NOTES:

- THE PROPERTY IS LOCATED IN A PARKING IMPACT OVERLAY ZONE. THE MAXIMUM DRIVEWAY WIDTH IN A PARKING OVERLAY ZONE IS 12 FEET
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- 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 SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC). THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- THIS PROJECT IS LOCATED WITHIN THE ASBS WATERSHED. THE APPLICANT/PERMITTEE WILL BE REQUIRED COMPLY WITH ALL ASBS WATERSHED REQUIREMENTS ACCORDINGLY.
- ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT REQUIRED FOR PRIVATE SIDEWALK UNDER DRAIN, LANDSCAPE (OTHER THAN LAWN AND IRRIGATION LINES) IN THE PUBLIC RIGHT OF WAY.

SITE ADDRESS:

8247 PASEO DEL OCASO ST.  
LA JOLLA, CA 92037

A.P.N.: 346-232-0600

TOPOGRAPHY SOURCE:

VICTOR RODRIGUEZ-FERNANDEZ  
LS 5335  
DATED: JULY, 2017

LEGAL DESCRIPTION

LOT 6 IN BLOCK 23 PER MAP No. 2061  
CITY OF SAN DIEGO,  
STATE OF CALIFORNIA

BENCHMARK

BP @ NW CORNER OF LA JOLLA SHORES DR  
AND VALLECITOS  
ELEVATION: 18.98 MSL

LOT DATA:

LOT AREA = 5,500 SF  
EXISTING IMPERVIOUS AREA = 3,939 SF  
PROPOSED IMPERVIOUS AREA = 3,560 SF  
IMPERVIOUS AREA DECREASE = 379 SF

EARTHWORK QUANTITIES:

CUT	500 (450 @ BLG. ENVELOPE)	CY
MAX CUT=	11.0' (INSIDE BUILDING ENVELOPE), 1.0' (OUTSIDE BUILDING ENVELOPE)	CY
FILL	00	CY
MAX FILL=	2.5'	
EXPORT	500	CY

EARTHWORK QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE & SWELL FACTORS.

BENCHMARK:

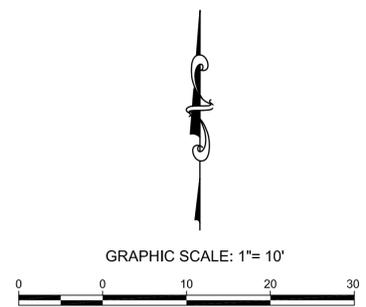
DESCRIPTION: NW BP  
LOCATION: VALLECITOS & LA JOLLA SHORES DR  
ELEVATION: 18.984 MSL

ENGINEER OF WORK:

VICTOR RODRIGUEZ-FERNANDEZ  
1283 E. MAIN ST., SUITE 109  
EL CAJON, CA. 92021  
PHONE: (760) 357-2434

DATE: 02-15-18

VICTOR RODRIGUEZ-FERNANDEZ  
R.C.E. 35373



LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

MULTI FAMILY LANDSCAPE REQUIREMENTS:  
LA JOLLA SHORES PLANNED DISTRICT ORDINANCE  
ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE  
INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT  
ORDINANCE [LDC 1510.0306(G)].

TOTAL PARCEL AREA:	5,497 S.F.
PLANTING AREA REQUIRED:	1,649 S.F. (30%)
PLANTING AREA PROVIDED:	1,659 S.F. (30.18%)
EXCESS AREA PROVIDED:	10 S.F.

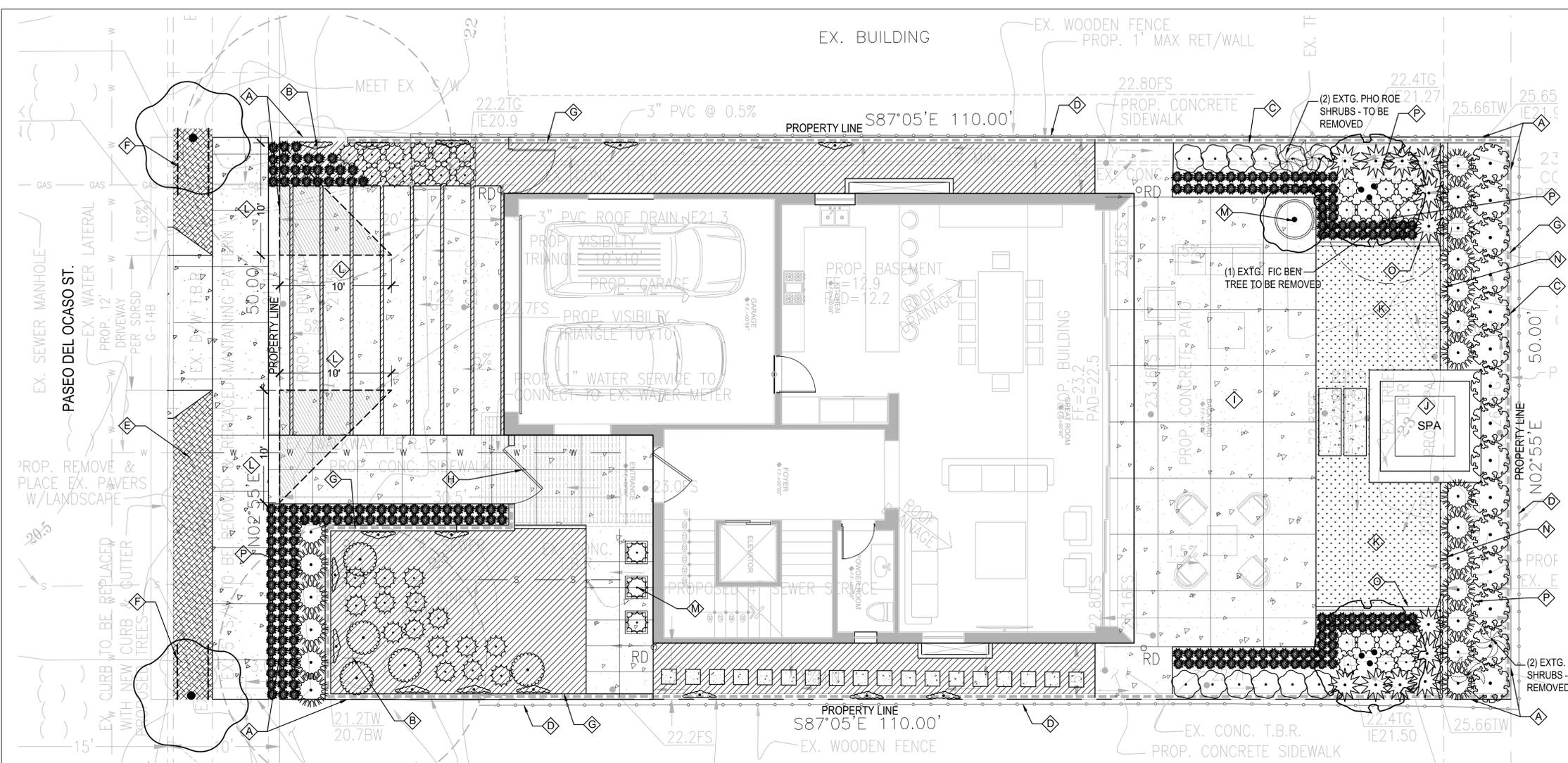
HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

	<b>HARDSCAPE PAVING 'A'</b> Non-porous paving such as: "Integral Color Concrete" "Integral Color Concrete with Exposed Aggregate Finish" "Uncolored Concrete with Enhanced Finish"	1,450 S.F.
	<b>HARDSCAPE PAVING 'B'</b> Impermeable paving such as: • Concrete pavers • Concrete pavers over permeable sub-base	32 S.F.

LANDSCAPE KEY NOTES:

- ◆ PROPERTY LINE, TYPICAL SYMBOL
- ◆ EXISTING TREE TO REMAIN
- ◆ NEW 6' HIGH PROPERTY LINE FENCE
- ◆ EXISTING NEIGHBOR'S FENCE TO REMAIN
- ◆ EXISTING WATER METER TO REMAIN
- ◆ INSTALL 10 FT. LONG ROOT BARRIER WHERE NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE, TYP.
- ◆ NEW 3" CONCRETE RETAINING WALL WITH 3' (70% OPEN) WOODEN FENCE PER ARCHITECT'S PLANS
- ◆ NEW ENTRY & SIDEYARD GATE PER ARCHITECT'S PLANS
- ◆ BACKYARD PATIO
- ◆ 10'x10'x3'H SPA/WATER FEATURE
- ◆ BIORETENTION
- ◆ 10' VISIBILITY AREA AT DRIVEWAY. NO OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT
- ◆ PLANTS IN CONTAINER
- ◆ 32" HIGH CONCRETE PLANTER WALL
- ◆ 6" SQ. CONCRETE MOW CURB
- ◆ PROVIDE & INSTALL 3" DEEP ORGANIC MULCH IN ALL PLANTING BEDS EXCLUDING AREAS W/ GROUND COVER PLANTING.
- ◆ EXISTING TREES TO BE REMOVED



MAINTENANCE NOTE

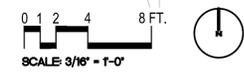
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

STREET TREE CALCULATION

(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE  
STREET FRONTAGE: 50'  
STREET TREE REQUIRED: 2 TOTAL; PROVIDED: 2 TOTAL

MINIMUM STREET TREE SEPARATION:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET



PLANTING LEGEND:

\*Denotes Preferred Species

EXISTING PLANT MATERIAL LEGEND:		
Existing trees to remain:		
SYMBOL	BOTANICAL NAME	COMMON NAME
PIN HAL	Pinus halepensis	"Aleppo Pine"
PIN RAD	Pinus radiata	"Monterey Pine"
Existing trees to be removed:		
SYMBOL	BOTANICAL NAME	COMMON NAME
FIC BEN	Ficus benjamina	"Weeping Fig"
Existing shrubs to be removed:		
SYMBOL	BOTANICAL NAME	COMMON NAME
PHOE ROE	PHOENIX ROEBELENI	"Fygmy Date Palm"

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
<b>STREET TREES</b>	
Small scale tree - 20" tall x 20" wide, such as: "Bauhinia blakeana" "Cassia leptophylla" "Metrosideros excelsa"	2 / 100% / 24" BOX "Hong Kong Orchid Tree" "Gold Medallion Tree" "Pohutukawa"
<b>DECIDUOUS FLOWERING TREE</b>	
Medium scale tree - 25" tall x 20" wide, such as: "Cercis canadensis 'Forest Pansy'" "Aesculus californica" "Sambucus mexicana"	2 / 100% / 36" BOX "Forest Pansy Eastern Redbud" "California Buckeye" "Mexican Elderberry"
<b>CONTAINER PLANT</b>	
Small scale tree - 5" tall x 5" wide, such as: "Citrus x limon 'Improved Meyer'" "Citrus x aurantifolia" "Fortunella margarita 'Nagami'"	1 / 100% / 24" BOX "Meyer Lemon" "Bearss Seedless Lime" "Nagami Kumquat"

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
<b>EVERGREEN SCREENING HEDGE</b>	
Large scale shrub - 10' minimum height: "Podocarpus gracilior" "Laurus nobilis" "Prunus caroliniana"	15 / 100% / 36" BOX "African Fern Pine" "Sweet Bay" "Carolina Cherry"
<b>EVERGREEN FLOWERING SHRUBS</b>	
Medium scale shrub - 8' tall x 8' wide, such as: "Abutilon pictum" "Camellia sasanqua" "Rosa floribunda 'Iceberg'"	5 / 100% / 5 GAL "Flowering Maple" "Camellia" "White Shrub Rose"
<b>EVERGREEN PERENNIAL FOUNDATION GRASSES</b>	
Medium scale perennials - 3' tall x 3' wide, such as: "Miscanthus transmorrisonensis" "Muhlenbergia rigens" "Leymus condensatus 'Canyon Prince'"	20 / 100% / 5 GAL "Evergreen Miscanthus" "Deer Grass" "Giant Wild Rye"

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
<b>EVERGREEN BORDER FOR SUN</b>	
Medium scale perennials - 2' tall x 2' wide, such as: "Lomandra 'Breeze'" "Lavandula stoechas 'Otto Quast'" "Phormium 'Jack Spratt'"	12 / 100% / 5 GAL "Dwarf Mat Rush" "Spanish Lavendar" "New Zealand Flax"
<b>EVERGREEN BORDER FOR SHADE</b>	
Medium scale perennials - 2' tall x 2' wide, such as: "Heuchera 'Santa Ana Cardinal'" "Dianella tasmanica" "Astelia 'Silver Shadow'"	43 / 100% / 5 GAL "Coral Bells" "Flax Lily" "Cut-Leaf Philodendron"
<b>FLOWERING SHRUBS</b>	
Medium scale perennials - 3' x 3', such as: "Felicia amelloides" "Lavandula angustifolia" "Pelargonium peltatum"	12 / 100% / 1 GAL "Blue Daisy" "English Lavender" "Ivy Geranium"
<b>GRASSY MASSING PLANTS</b>	
Small scale - 1' x 1', such as: "Festuca ovina 'Glaucia'" "Festuca 'Mairei'" "Stipa tenuissima"	232 / 100% / 1 GAL "Blue Fescue" "Maire's Fescue" "Mexican Feather Grass"

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
<b>EVERGREEN ACCENT VINES</b>	
Climbing vines - such as: "Clematis armandii" "Bougainvillea 'La Jolla'" "Trachelospermum jasminoides" "Pandorea pandorana 'Golden Showers'"	21 / 100% / 5 GAL "Evergreen Clematis" "Bougainvillea" "Star Jasmine" "Wonga Wonga Vine"
<b>EVERGREEN GROUND COVER - SHADE</b>	
Low growing groundcover - 4" tall and spreading, such as: "Fragaria chiloensis" "Lippia nodiflora" "Dymondia margaretae"	821 / 100% / 12" O.C. "Beach Strawberry" "Kurapia" "Silver Carpet"
<b>BIORETENTION</b>	
Low growing turf grass - 2" tall and spreading, such as: "Bouteloua dactyloides 'UC Verde'" "Carex pansa" "Paspalum vaginatum"	276 / 100% / @ 12" O.C. "Buffalo Grass" "California Meadow Sedge" "Seashore Paspalum"
<b>EVERGREEN GROUND COVER - SUN</b>	
Low growing groundcover - 6" tall and spreading, such as: "Dymondia margaretae"	126 / 100% / @ 12" O.C. "Silver Carpet"

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

Project No. - XX  
Drawn - XXX  
Checked - JPN  
N LA  
NERI LANDSCAPE ARCHITECTURE  
928 HORNBLAND STREET, SUITE # 3  
SAN DIEGO, CA 92109  
WWW.NERILAN.COM



LANDSCAPE IMPROVEMENT PLANS FOR  
PASEO DEL OCASO  
RESIDENCE REMODEL  
8247 Paseo del Ocaso, La Jolla, CA 92037

LANDSCAPE DEVELOPMENT PLAN

12/05/17

LANDSCAPE DEVELOPMENT PLAN

L1.0

Project: 8247 PASEO DEL OCASO  
 Date: 12/5/2017  
 By: NLA

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

$MAWA = ETo \times 0.62 \times [ETAF \times (LA+SLA)] + [(1 - ETAF) \times SLA]$

where:  
 MAWA = Maximum Applied Water Allowance (gallons per year)  
 ETo = Evapotranspiration Rate (inches per year)  
 0.62 = Conversion factor to gallons per square foot  
 ETAF = ET Adjustment Factor, 0.55 for Residential, 0.45 for Non-residential, 0.65 for Public Schools  
 LA = Total Landscape Area, including Special Landscape Area (square feet)  
 SLA = Special Landscape Area (square feet)

ETo =	40
ETAF =	0.55
LA =	1,933
SLA =	64

**MAWA = 27,080**

**ESTIMATED TOTAL WATER USE (ETWU)**

STATE:  $ETWU = (ETo)(0.62)(ETAF)(HA)$   
 CITY OF SAN DIEGO =  $(ETo)(0.62)[(PF \times HA/IE) + SLA]$

where:  
 ETWU = Estimated Total Water Use (gallons per year)  
 ETo = Evapotranspiration Rate (inches per year)  
 0.62 = Conversion factor to gallons per square foot  
 ETAF = ET Adjustment Factor = PF / IE  
 HA (Area) = Hydrozone Area (square feet)  
 PF = Plant Factor, Very Low Water (VLW) Use = 0 - 0.1, Low Water (LW) Use = 0.1 - 0.3, Medium Water (MW) Use = 0.4 - 0.6, High Water (HW) Use = 0.7 - 1.0  
 IE = Irrigation Efficiency, Drip = 0.81, Spray = 0.75

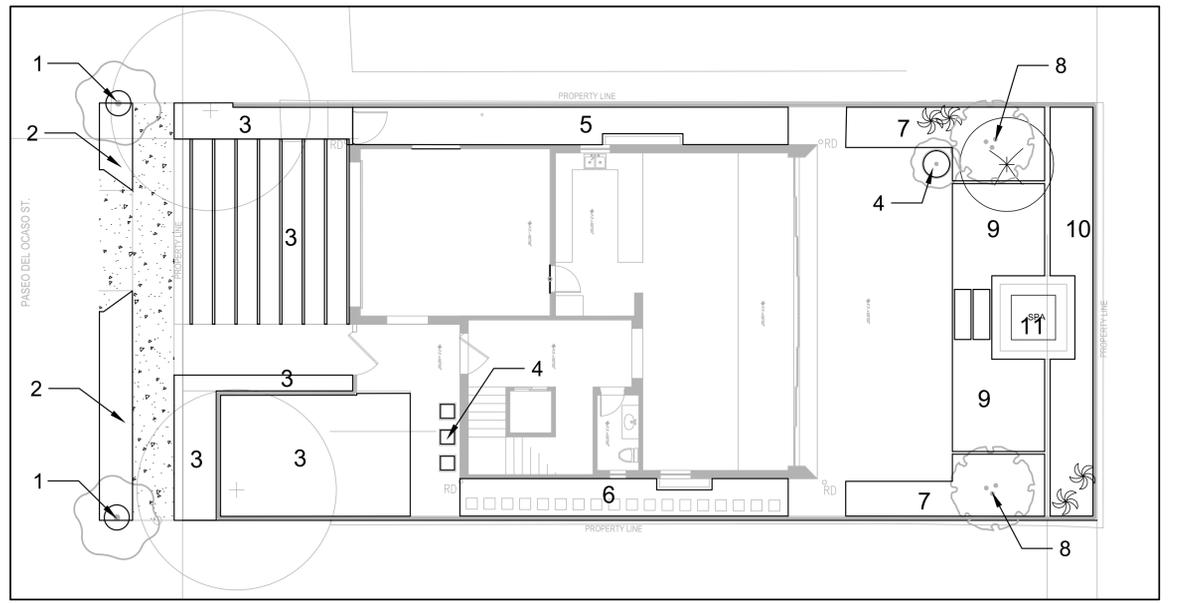
ETo =	40
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CONTROLLER	HYDROZONE (VALVE) NO.	HYDROZONE (VALVE) DESCRIPTION	PLANT TYPE	IRRIGATION METHOD	PF	IE	ETAF	HA (SF)	% TOTAL LANDSCAPE	ETAF X HA	ETWU (GAL/YR)	
A	1	R.O.W. TREES	MEDIUM	DRIP	0.4	0.81	0.494	5	0.3%	2,469	61	
	2	R.O.W. GROUND COVER	LOW	DRIP	0.1	0.81	0.123	140	7.2%	17,284	429	
	3	ORNAMENTAL SHADE	LOW/MEDIUM	DRIP	0.4	0.81	0.494	565	29.2%	279,012	6,920	
	4	ORNAMENTAL SHADE IN POTS	MEDIUM	DRIP	0.4	0.81	0.494	16	0.8%	7,901	196	
	5	ORNAMENTAL SHADE	MEDIUM	DRIP	0.4	0.81	0.494	223	11.5%	110,123	2,731	
	6	ORNAMENTAL SUN	MEDIUM	DRIP	0.4	0.81	0.494	138	7.1%	68,148	1,690	
	7 & 8	ORNAMENTAL	LOW	DRIP	0.1	0.75	0.133	296	15.3%	39,467	979	
	9	BIORETENTION	MEDIUM	SPRAY	0.4	0.81	0.494	264	13.7%	130,370	3,233	
	10	ORNAMENTAL SUN	MEDIUM	DRIP	0.4	0.81	0.494	222	11.5%	109,630	2,719	
REGULAR LANDSCAPE AREA TOTAL =									1,869	96.7%	764.4	18,957

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS<sup>1</sup> = TOTAL (ETAF X HA) / TOTAL HA = 0.41  
<sup>1</sup>Average ETAF for Regular Landscape Areas shall be a maximum of 0.55 for Residential and 0.45 for non-residential, 0.65 for public schools

CONTROLLER	HYDROZONE (VALVE) NO.	PLANT TYPE	IRRIGATION METHOD	PF	IE	ETAF	HA (SF)	% TOTAL LANDSCAPE	ETAF x HA	ETWU (GAL/YR)		
	SPA	SPA				1.0	64	3.3%	64.0	1,587		
						1.0	0	0.0%	0.0	0		
						1.0	0	0.0%	0.0	0		
SPECIAL LANDSCAPE AREA TOTAL									64	3.3%	64.0	1,587

AVERAGE ETAF FOR ENTIRE SITE = TOTAL (SPECIAL AND REG.) ETAF X HA / SPECIAL AND REG. TOTAL HA = 0.43  
 ESTIMATED TOTAL WATER USE (ETWU) = 20,544  
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 27,080  
 ETWU < MAWA = YES



HYDROZONE DIAGRAM

NOT TO SCALE

**GENERAL NOTES:**

- THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. ALL PROPOSED STREET TREE PALMS SHALL HAVE A MINIMUM OF 10' BROWN TRUNK HEIGHT (BTH).
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF WAY CONSISTENT WITH THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA SHORES PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.

**MAWA NOTE:**

THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

**LANDSCAPE DESIGN COMPLIANCE STATEMENT**

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

*James P. Neri*  
 JAMES P. NERI  
 NERI LANDSCAPE ARCHITECTURE  
 LICENSED LANDSCAPE ARCHITECT, RLA#3321

- ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL, AS SHOWN ON THE APPROVED EXHIBIT "A", LANDSCAPE DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- 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.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/ PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE CONSISTENT WITH APPROVED EXHIBIT 'A', THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN, AND THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
- THE OWNER/ PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/ OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

**IRRIGATION NOTE:**

- ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, SUB SURFACE IRRIGATION (OR EQUIVALENT SYSTEM THAT PRODUCES NO OVERSPRAY OR RUN OFF) IN LANDSCAPE AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION, EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A PRESSURE REGULATOR TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP-WATERING, LOW-VOLUME BUBBLER.

**DRAINAGE NOTES:**

- THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

**LA JOLLA SHORES PDO NOTES:**

- IN THE SINGLE FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
- ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
- ALL LANDSCAPED MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL.

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE

Project No. - XX  
 Drawn - XXX  
 Checked - JPN

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LANDSCAPE IMPROVEMENT PLANS FOR  
**PASEO DEL OCASO**  
 RESIDENCE REMODEL  
 8247 Paseo del Ocaso, La Jolla, CA 92037

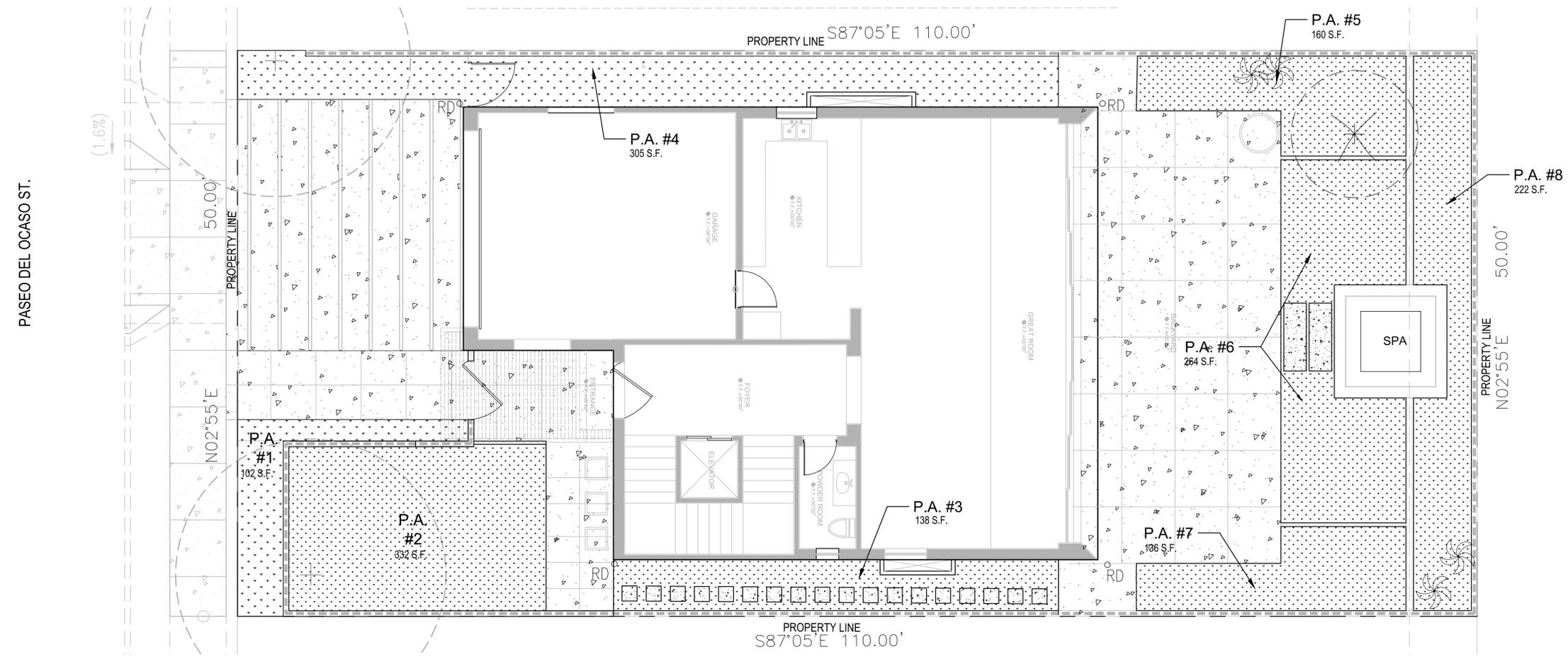
LANDSCAPE DEVELOPMENT PLAN

12/05/17

LANDSCAPE CALCULATIONS

L1.1

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**LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:**

MULTI FAMILY LANDSCAPE REQUIREMENTS:  
 LA JOLLA SHORES PLANNED DISTRICT ORDINANCE  
 ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE  
 INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT  
 ORDINANCE [LDC 1510.0306(G)].

TOTAL PARCEL AREA: 5,497 S.F.  
 PLANTING AREA REQUIRED: 1,649 S.F. (30%)

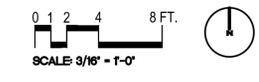
PLANTING AREA PROVIDED: 1,659 S.F. (30.18%)  
 EXCESS AREA PROVIDED: 10 S.F.

**LANDSCAPE AREA**

PLANTING AREA (P.A.) #	S.F.
1	102
2	332
3	138
4	305
5	160
6	264
7	136
8	222
<b>TOTAL</b>	<b>1,659 SF</b>

**HARDSCAPE LEGEND**

- PROPOSED HARDSCAPE MATERIAL LEGEND:**
- HARDSCAPE PAVING 'A'**  
 Non-porous paving such as: 1,450 S.F.  
 "Integral Color Concrete"  
 "Integral Color Concrete with Exposed Aggregate Finish"  
 "Uncolored Concrete with Enhanced Finish"
  - HARDSCAPE PAVING 'B'**  
 Impermeable paving such as: 32 S.F.  
 • Concrete pavers  
 • Concrete pavers over permeable sub-base



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 Drawn - XXX  
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LANDSCAPE DIAGRAM