

prepared for the project, which when implemented will reduce any potential impacts identified in the environmental review process to a level below significance.

BACKGROUND

The project site is located at 8351 Del Oro Court, east of La Jolla Shores Drive (Attachment 1). The property is in the SF (Single-family) Zone of the La Jolla Shores Planned District (LJSPD), and the Coastal Overlay (Non-Appealable Area 2), the Coastal Height Limitation Overlay, and the Parking Impact Overlay (Coastal and Beach Impact Areas) Zones within the La Jolla Community Plan and Local Coastal Program area. The underlying SF Zone allows for the development of a single dwelling unit on the site. The project site is designated for Very Low Density Residential use at 0-5 dwelling units per acre (DU/AC) in the La Jolla Community Plan (LJCP) (Attachment 2). The 0.68-acre project site could accommodate one dwelling unit based on the underlying zone and 0-3 dwelling units based on the LJCP. Surrounding properties are developed with custom designed single-family homes, are within the SF Zone of the LJSPD, and are designated for Very Low Density Residential use at 0-5 DU/AC in the LJCP.

The project site is an east-west oriented interior lot located at the end of a cul-de-sac fronting Del Oro Court (Attachment 8). The property has been graded and developed with a one-story single-family residence permitted in 1961 pursuant to Building Permit No. B37785. A historic assessment, entitled *Historic Resource Technical Report dated August 2014* and prepared for the subject property by Scott A. Moomjian, concluded that the existing building is not significant, and not eligible for historic designation under local, state, or federal criteria. On September 17, 2014, City Staff concurred with the report's conclusion that the building is not eligible for designation under any criteria.

DISCUSSION

A Coastal Development Permit (CDP) and a Site Development Permit (SDP) are required to demolish the existing structure and to construct a 9,614 square-foot structure within the Coastal Overlay Zone and the LJSPD pursuant to San Diego Municipal Code (SDMC) Sections 126.0504, 126.0702 and 1510.0201.

Project Description:

The project proposes to demolish an existing 3,030 square-foot one-story single-family residence, and construct a new, two-story 9,614 square-foot single-family residence consisting of 7,579 square feet of habitable space with a 669 square-foot two-car garage, a second 703 square-foot detached two-car garage, and 663 square feet of porch and projected floor area (non-habitable space). The main level will consist of approximately 5,286 square feet of habitable space, and 1,422 square feet of non-habitable space including the two garages and a 50 square-foot porch. The second level will consist of 2,293 square feet of habitable space, and 613 square feet of projected floor area. Not included in gross floor area (GFA) are 823 square feet of outdoor dining and covered terraces, a 144 square-foot office deck, and a 192 square-foot master loggia. The scope of work also includes constructing a pool, spa, fire pit, sport court, retaining

walls, fences, and other miscellaneous site improvements. The project dedicates 4.5 feet along the cul-de-sac of Del Oro Court to provide a required 10-foot curb-to-property line distance (Attachment 6, Condition No. 16). Vehicular access to the site would be provided via a new 12-foot wide driveway.

The La Jolla Shores Planned District Ordinance (PDO) requires structure setbacks to be in general conformity with those in the vicinity, except for buildings with openings facing the side property line, which are subject to a minimum 4-foot setback from the property line. A comparative building setback survey of thirty-nine properties shows a wide range of front, side, and rear yard setbacks exists in the neighborhood as follows: Front yard setbacks of 10 to 75 feet, side yard setbacks of 4 to 46 feet, and rear yard setbacks of 4 to 100 feet. The project proposes a front yard setback of 22 feet, side yard setbacks of 6 feet (northeast side), 12 feet (north side) and 47 feet, 6 inches (west side), and a rear yard setback of 12 feet. Staff has determined that the proposed setbacks are in general conformity with the other properties in the vicinity.

The proposed project height of 30 feet complies with the 30-foot Coastal Height Limitation Overlay Zone and PDO requirements. The proposed lot coverage of 23 percent complies with the 60 percent maximum allowed, and the proposed landscaping of 43 percent of the project site exceeds the minimum 30 percent requirement. The project incorporates architectural and design features in conformance with the general design regulations of the PDO. Exterior material and color will consist of white bevel wood siding and trim, shingle roof, natural beige stone, and grey window trims, shutters, and doors. The project meets all development regulations and requires no deviations.

Community Plan and Local Coastal Program Analysis:

The La Jolla Community Plan (LJCP) designates the site and surrounding areas to the north, south, east, and west as Very Low Density Residential (0-5 dwelling units acre). The proposed single-family residence is consistent with the underlying land use designation. The residential element of the LJCP includes recommendations to maintain and enhance the existing neighborhood character, and to promote visual harmony in the transitions between new and existing structures (Page 76). The neighborhood is developed with one- and two-story custom homes of various architectural styles and size. The project proposes Nantucket Traditional Style architecture and incorporates façade articulation and architectural details that improve the aesthetic appeal of the single-family structure when viewed from the public right-of-way and surrounding properties, help to reduce the perceived structure bulk and scale, and facilitate the transition of the new structure with the diverse architecture in the neighborhood.

The project site is approximately 1,200 feet from the Pacific Ocean. It is not located between the ocean and the first public roadway (La Vereda) paralleling the ocean. Del Oro Court is not designated as a physical access way or view corridor, and does not contain intermittent or partial vistas, viewsheds, or scenic overlooks in the adopted LJCP and Local Coastal program Land use Plan.

Environmental:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area: Historical Resources (Archaeology). The project site is located within an area of La Jolla Shores that requires special considerations due to archaeological sensitivity of the area with respect to the Spindrifi archaeological site, and there is a high potential for project grading to impact unknown prehistoric resources including human remains. No recorded archaeological sites were located within or adjacent to the project site. However, due to the project's proximity to the Spindrifi site, there is a potential for the project to impact archaeological resources. Archaeological and Native American monitoring has been recommended during all phases of construction excavation and grading to ensure sensitive resources are not present or impacted by the project. A Mitigated Negative Declaration (MND) No. 418580 has been prepared for the project in accordance with the California Environmental Quality Act (CEQA) and a Mitigation, Monitoring and Reporting Program (MMRP) requiring archaeological monitoring will be implemented with the project to reduce the potential impacts to below a level of significance.

Conclusion:

Staff has reviewed the application for the Site Development Permit and Coastal Development Permit and has determined that the project complies with all applicable regulations and policy documents. The project is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted LJCP and Local Coastal Program Land Use Plan, LJSPDO, SDMC, and the General Plan. Therefore, staff recommends to the Hearing Officer to approve the CDP and SDP as presented.

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 418580 and Adopt the Mitigation, Monitoring, and Reporting Program; and Approve Site Development Permit No. 1464758 and Coastal Development Permit No. 1464702, with modifications.
2. Do not adopt Mitigated Negative Declaration No. 418580 and Do Not Adopt the Mitigation, Monitoring, and Reporting Program; and Deny Site Development Permit No. 1464758 and Coastal Development Permit No. 1464702, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Firouzeh Tirandazi, Development Project Manager

Attachments:

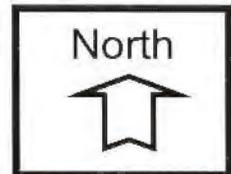
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Site Plan
9. Project Plans
10. La Jolla Community Planning Association Recommendation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

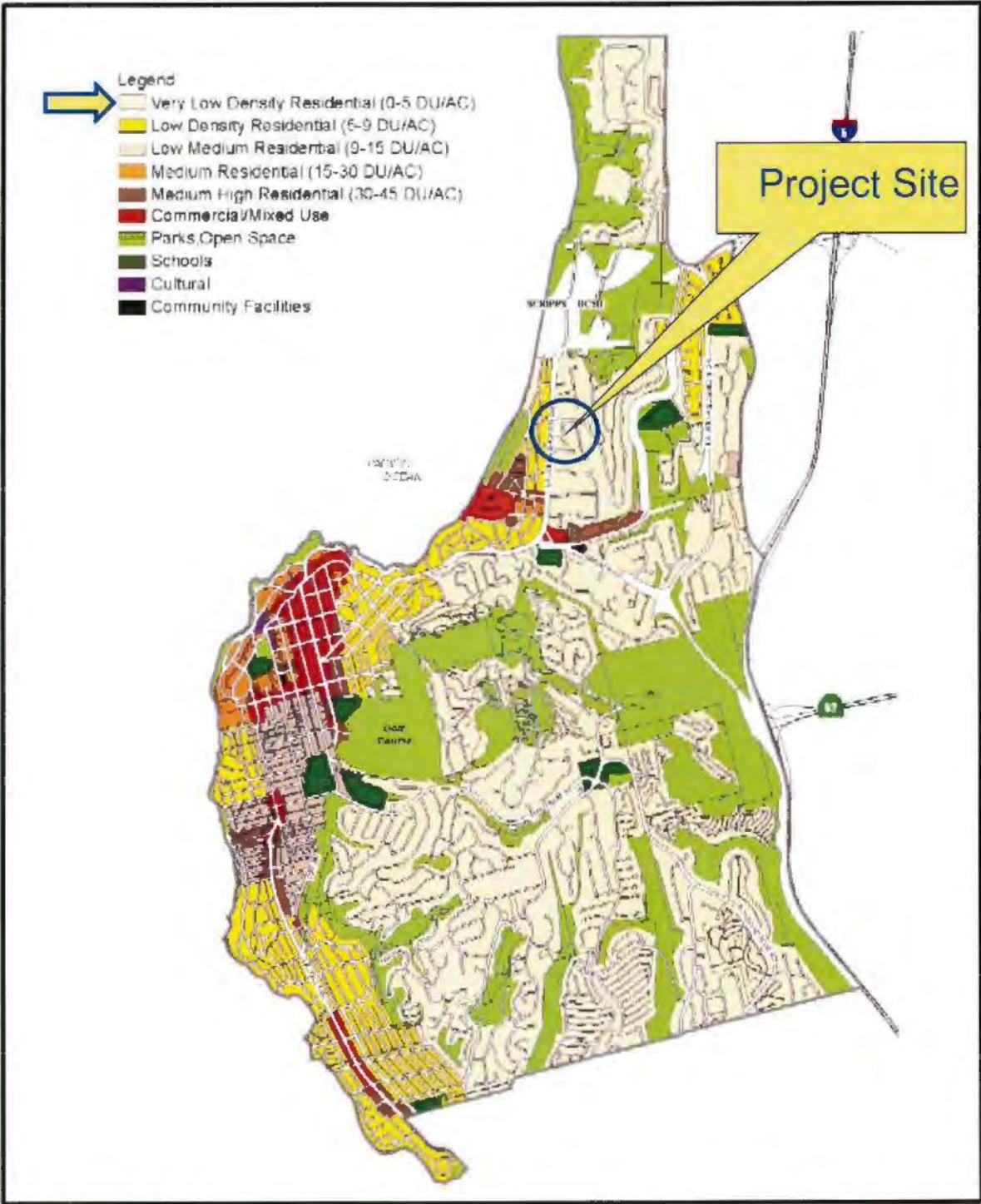


Aerial Photograph

FEUERSTEIN RESIDENCE - Project No. 418580

8351 Del Oro Court

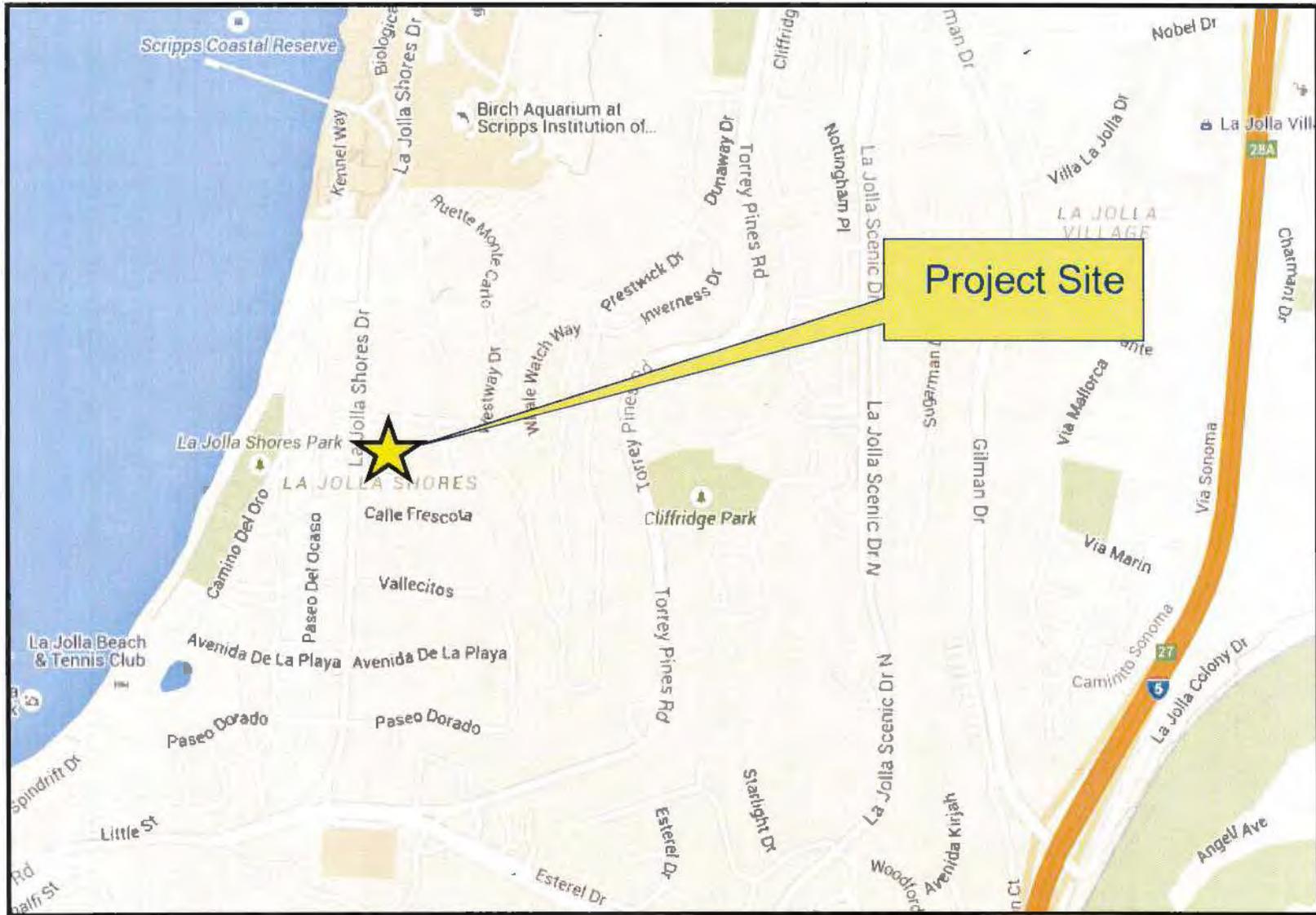




Land Use Map

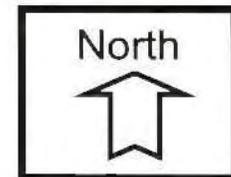
FEUERSTEIN RESIDENCE— Project No. 418580
8351 Del Oro Court





Location Map

FEUERSTEIN RESIDENCE – Project No. 418580
8351 Del Oro Court



PROJECT DATA SHEET

PROJECT NAME:	Feuerstein Residence	
PROJECT DESCRIPTION:	Demolition of a 3,030 square-foot single-family residence and construction of a 9,614 square-foot two-story single-family residence with a pool/spa and other accessory improvements on a 0.68 site .	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit and Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 dwelling units per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: SF (Single Family) Zone of LJSPD HEIGHT LIMIT: 30-foot maximum height limit LOT SIZE: Any size legal lot FLOOR AREA RATIO: NA LOT COVERAGE: 60 percent maximum FRONT SETBACK: General conformity to the Neighborhood SIDE SETBACK: General conformity to the Neighborhood STREETSIDE SETBACK: N/A REAR SETBACK: General conformity to the Neighborhood PARKING: 2		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential; SF	Single Family Residence
SOUTH:	Very Low Density Residential; SF	Single Family Residence
EAST:	Very Low Density Residential; SF	Single Family Residence
WEST:	Very Low Density Residential; SF	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 6, 2015, the La Jolla Community Planning Association voted 12-1-1 to recommend approval of the project with no conditions. On June 16, 2015, the La Jolla Shores Advisory Board voted 4-0-0 to recommend approval of the project with no conditions.	

HEARING OFFICER RESOLUTION NO. HO-_____
 SITE DEVELOPMENT PERMIT NO. 1464758
 AND COASTAL DEVELOPMENT PERMIT NO. 1464702
FEUERSTEIN RESIDENCE - PROJECT NO. 418580 [MMRP]

WHEREAS, Brett Samuel Feuerstein and Carly Suzanne Feuerstein, Co-Trustees of the Carly and Brett Feuerstein Community Property Trust, Owner Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family residence and construction of a 9,614 square-foot two-story single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1464758 and 1464702 on portions of a 0.68-acre site;

WHEREAS, the project site is located at 8351 Del Oro Court in the SF Zone of the La Jolla Shores Planned District, and the Coastal (Non-Appealable Area 2), the Coastal Height Limitation, and the Parking Impact (Coastal and Beach Impact Areas) Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as Lot 5 of Chandler Knoll, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4690, filed in the Office of the County Recorder of San Diego County, January 17, 1961;

WHEREAS, on October 7, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1464758 and Coastal Development Permit No. 1464702 and pursuant to the Land Development Code of the City of San Diego, NOW THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated October 7, 2015.

FINDINGS:

Site Development Permit – Section 126.0504

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

The Feuerstein Residence project proposes to demolish an existing single-family residence, and construct a 9,614 square-foot two-story single-family residence, with a detached garage, and accessory improvements on a 0.68-acre property located at 8351 Del Oro Court in the SF (Single-family) Zone of the La Jolla Shores Planned District (LJSPD). The project site is designated for Very Low Density Residential use at 0-5 dwelling units per acre (DU/AC) in the La Jolla Community Plan (LJCP) and Local Coastal Program Land Use Plan. The proposed single-family residence is consistent with the underlying land use designation.

The residential element of the LJCP includes several recommendations to maintain and enhance existing neighborhood character, and promote visual harmony in the transitions between new and existing structures (Pages 76). The project site is located in a residential neighborhood that is developed with one and two-story single-family residential units of various architectural styles.

bulk and scale. The project proposes Nantucket Traditional Style architecture and landscaping that is compatible with the existing residential character of the neighborhood. As recommended by the LJCP, the project incorporates façade articulation and architectural details that improve the aesthetic appeal of the single-family structure when viewed from the public right-of-way and surrounding lots. The use of varied front setbacks, roof lines, materials, colors and landscaping in project design further helps reduce the perceived structure bulk and scale, facilitates the transition in scale between the proposed structure and the older structures, and ensures compatibility with the diverse architecture in the neighborhood.

The project site is located approximately 1,200 feet from the Pacific Ocean. The proposed development will not affect any identified public access, or any public views, intermittent or partial vista views, viewsheds, or scenic overlooks as identified within the LJCP and Local Coastal Program Land Use Plan. The project has been found to be consistent with the LJCP and the Local Coastal Program Land Use Plan, and therefore, the proposed single-family residence will not adversely affect the applicable land use plan.

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

The proposed project has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District and the Coastal Overlay Zone. The discretionary permit controlling the development and continued use of this site contains specific regulatory conditions ensuring compliance with all applicable regulations and policies. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing in the surrounding area. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, fire, and plumbing codes. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to public health and safety. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed project has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District, applicable regulations of the Municipal Code, and the Coastal Overlay Zone. The La Jolla Shores Planned District Ordinance (PDO) requires structure setbacks to be in general conformity with those in the vicinity, and any building with openings to observe a minimum side setback of 4 feet from the property line. Based on a survey of properties in the neighborhood showing a comparative range of building setbacks, staff has determined that the proposed project setbacks are in general conformity with the other properties in the vicinity. As designed, the project complies with the 30-foot Coastal Height Limitation Overlay Zone and PDO requirements. The proposed lot coverage of 23 percent complies with the 60 percent maximum allowed, and the proposed landscaping of 43 percent of the project site exceeds the minimum 30 percent requirement. The project incorporates architectural and design features in conformance with the general design

regulations of the PDO. Exterior material and color will consist of white bevel wood siding and trim, shingle roof, natural beige stone, and grey window trims, shutters, and doors. The project is not requesting nor does it require any deviations or variances from the applicable development regulation and policy documents. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Coastal Development Permit – Section 126.0708

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

The 0.68 project site is an interior lot located approximately 1,200 feet from the Pacific Ocean. The project has been designed to comply with all applicable development regulations, including the maximum permitted 30-foot height limit of the SF Zone and Coastal Height Limitation Overlay Zone. There is no existing or proposed public accessway to the beach on or adjacent to the project site identified in the LJCP and Local Coastal Program Land Use Plan. Furthermore, the project site is not located in an area containing any public views, intermittent or partial vista views, viewsheds, or scenic overlooks identified within the LJCP and Local Coastal Program Land Use Plan. Therefore, the project will have no effect upon any existing physical access way legally used by the public or any proposed public accessway, and will have no affect on public views to and along the ocean and other scenic coastal areas as specified in the LJCP and Local Coastal Program Land Use Plan.

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

The project site has been previously graded and developed. The site is currently improved with a single-family residence and located within a fully developed residential neighborhood. The project site does not contain any environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project conforms to the underlying land use designation of 0-5 dwelling units per acre per the LJCP and Local Coastal Program Land Use Plan. The project site is located approximately 1,200 feet from the Pacific Ocean. There are no identified public views on or within the area of the project site as identified in the LJCP and Local Coastal Program Land Use Plan. The project site is not located in an area identified as containing any form of public access to the beach. The proposed development will be contained within the existing legal lot area and will not affect any identified public access or public views, intermittent or partial vista views, viewsheds, or scenic overlooks as identified within the LJCP and Local Coastal Program Land Use Plan. The project is not requesting nor does it require any deviations or variances from the applicable regulation and policy documents, and is consistent with the recommended land use

designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified LCP and Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The project site is a 0.68-acre interior lot located at 8351 Del Oro Court. It is located approximately 1,200 feet from the Pacific Ocean. The property is not located between the ocean and the first public roadway (La Vereda) paralleling the ocean located within the Coastal Overlay Zone. Therefore, the proposed development and approval of the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1464758 and Coastal Development Permit No. 1464702 are hereby GRANTED by the Hearing Officer to the referenced Owner Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1464758 and 1464702, a copy of which is attached hereto and made a part hereof.

Firouzeh Tirandazi
Development Project Manager
Development Services

Adopted on: October 7, 2015

Internal Order No.: 24005771

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005771

SITE DEVELOPMENT PERMIT NO. 1464758 AND
COASTAL DEVELOPMENT PERMIT NO. 1464702
FEUERSTEIN RESIDENCE - PROJECT NO. 418580 [MMRP]
 HEARING OFFICER

This Site Development Permit No. 1464758 and Coastal Development Permit No. 1464702 are granted by the Hearing Officer of the City of San Diego to Brett Samuel Feuerstein and Carly Suzanne Feuerstein, Co-Trustees of the Carly and Brett Feuerstein Community Property Trust, Owner Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 0.68-acre site is located at 8351 Del Oro Court in the SF (Single Family) Zone of the La Jolla Shores Planned District, and the Coastal (Non-Appealable Area 2), the Coastal Height Limitation, and the Parking Impact (Coastal and Beach Impact Areas) Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: Lot 5 of Chandler Knoll, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4690, filed in the Office of the County Recorder of San Diego County, January 17, 1961.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner Permittee to allow the demolition of an existing structure and construction of a 9,614 square-foot two-story single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 7, 2015 on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single family residence, and construction a new two-story 9,614 square-foot single family residence consisting of 7,579 square feet of habitable space, a 669 square-foot attached 2-car garage, and a 703 square-foot detached two-car garage. The project also includes 663 square feet of porch and projected floor area (non-habitable area);

- b. Construction of two (2) private stone pillars not exceeding three feet in height within the Del Oro Court Street Right-of-Way;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 22, 2018.
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. 418580 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 Mitigate Negative Declaration No. 418580, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- **Historical Resources - Archaeology**

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private pillars, and non-standard driveway in the Del Oro Court Street Right-of-Way.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot non-standard driveway, adjacent to the site on Del Oro Court, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 4.5 feet on Del Oro Court to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

18. 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.

19. 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 Appendix E of the City's Storm Water Standards.

20. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days

of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. 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.

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

24. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

PLANNING/DESIGN REQUIREMENTS:

25. Owner/Permittee shall maintain a minimum of two (2) 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.

26. 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.

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on October 7, 2015, and Resolution No. _____.

Permit Type/PTS Approval No.: SDP No. 1464758 & CDP No. 1464702
Date of Approval: October 7, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Firouzeh Tirandazi
Development Project Manager

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

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

CARLY and BRETT FEUERSTEIN
COMMUNITY PROPERTY TRUST,
Owner/Permittee

By _____
Brett S. Feuerstein
Co-Trustee of the Carly and Brett Feuerstein
Community Property Trust

CARLY and BRETT FEUERSTEIN
COMMUNITY PROPERTY TRUST,
Owner/Permittee

By _____
Carly S. Feuerstein
Co-Trustee of the Carly and Brett Feuerstein
Community Property Trust

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

HEARING OFFICER
RESOLUTION NO. HO-_____
FEUERSTEIN RESIDENCE – PROJECT NO. 418580 [MMRP]
MITIGATED NEGATIVE DECLARATION NO. 418580
ADOPTED ON OCTOBER 7, 2015

WHEREAS, on April 28, 2015, the Brett and Carly Feuerstein Family Trust, Owner and Permittee, submitted an application to Development Services Department for a Coastal Development Permit and Site Development Permit for the Feuerstein Residence (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on October 7, 2015; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 418580 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: _____
Firouzeh Tirandazi
Development Project Manger

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****FEUERSTEIN RESIDENCE - PROJECT NO. 418580**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.418580 shall be made conditions of Coastal Development Permit No. 1464702 and Site Development Permit No. 1464758, as may be further described below.

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

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

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

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

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

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

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

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

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: *Qualified 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) Number 418580 and /or Environmental Document Number 418580, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

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

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

Not Applicable

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

clarification, a detailed methodology of how the work will be performed shall be included.

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

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

Document Submittal/Inspection Checklist

<u>Issue Area</u>	<u>Document submittal</u>	<u>Assoc Inspection/Approvals/Notes</u>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Archaeology	Archaeology Reports	Archaeology/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

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

III. During Construction

A. Monitor(s) Shall be Present During Grading Excavation Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading excavation trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

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

IV. Discovery of Human Remains

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

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.

2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(c), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.

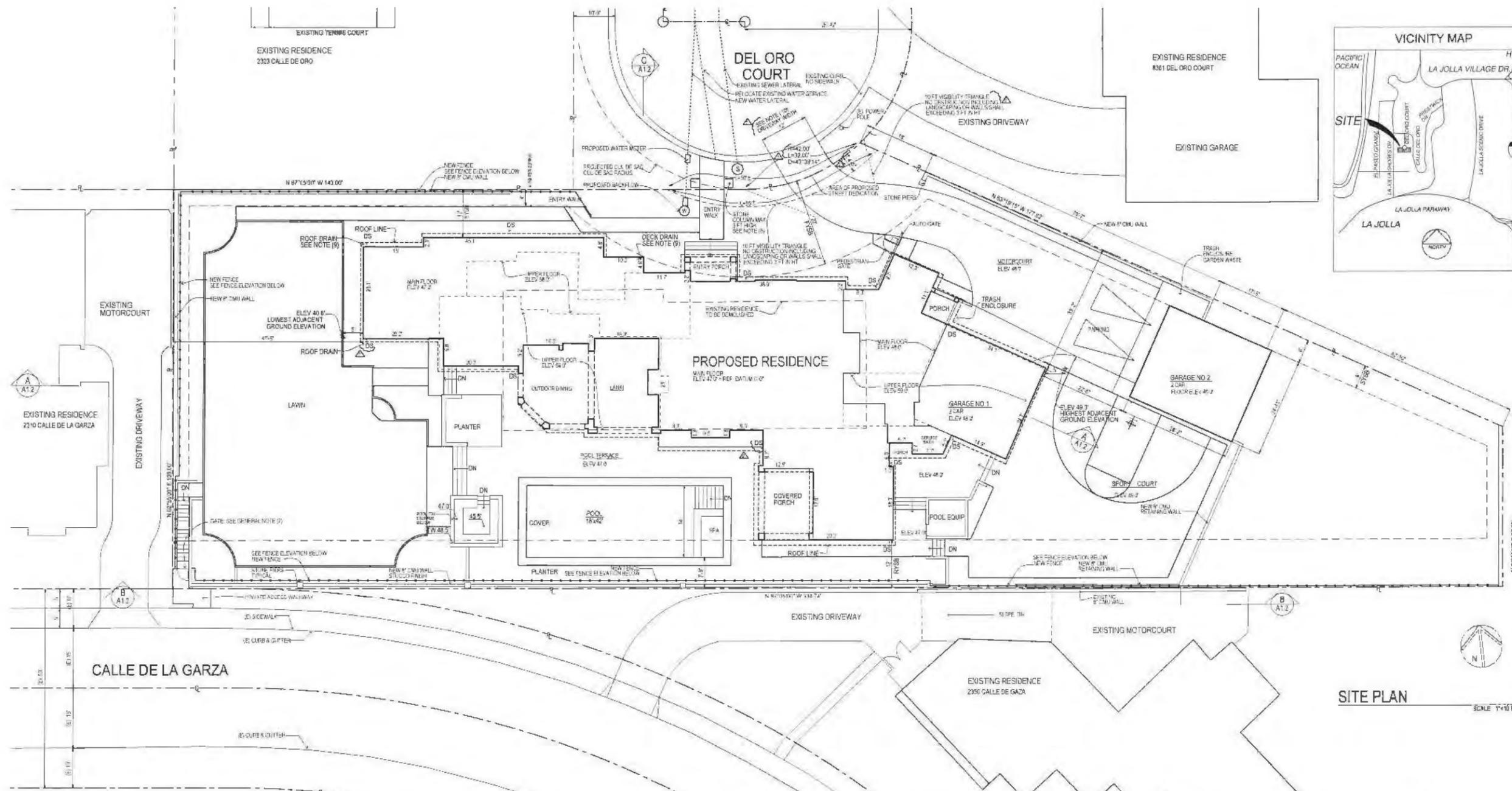
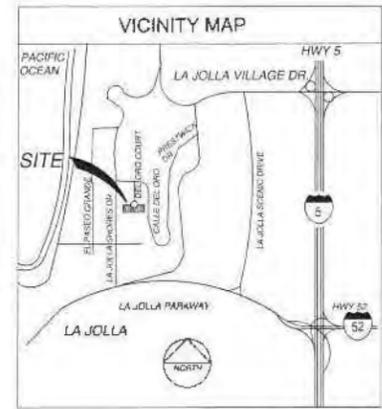
- a. No Discoveries
In the event that no discoveries were encountered during night and or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures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

VI. Post Construction

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

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

The 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.

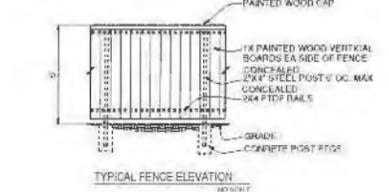


SITE PLAN
SCALE 1"=10' FT

FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037

GENERAL NOTES

- 1) FIN FLOOR GRADE ELEVATIONS SEE GRADING PLAN SHEET C-2
- 2) FOR SITE HARDSCAPE AND LANDSCAPED AREA SEE LANDSCAPE PLANTING AND HARDSCAPE PLANS SHEETS I.1.1, I.1.2
- 3) FOR RETAINING WALL ELEVATIONS SEE GRADING PLAN SHEET C-2
- 4) SEE SITE SECTIONS SHEET A1.2 FOR SITE SECTIONS INDICATED BY SECTION SYMBOL
- 5) FOR SITE DRAINAGE SEE DRAINAGE PLAN SHEET C-3
- 6) SEE NEIGHBORHOOD SITE PLAN SHEET A1.1 FOR FIRE HYDRANT LOCATIONS AND ADJACENT LOT INFORMATION
- 7) NOTE GATE SHOULD SWING ONTO PRIVATE PROPERTY ONLY
- 8) ENCROACHMENT & MAINTENANCE REMOVAL AGREEMENT REQUIRED FOR COLUMNS LOCATED IN R.O.W.
- 9) ROOF AND DECK DRAINS TO DRAIN TO EXTERIOR AT GRADE. (SEE DOWNSPILT LOCATION)
- 10) STORMWATER RUNOFF FROM ROOF AND DECK DRAINS TO BE FILTERED BY LANDSCAPING PRIOR TO ENTERING SITE DRAINAGE SYSTEM PER WATER POLLUTION CONTROL PLAN FOR THIS PROJECT
- 11) MAX 12 FT DRIVEWAY WIDTH IS ALLOWED IN THE BEACH PARKING IMPACT ZONE



PROJECT TEAM

ARCHITECT
MARTIN ARCHITECTURE
2523 STATE STREET, SUITE 100
CARLSBAD, CA 92008
CONTACT: TIM MARTIN, AIA
760-726-3470 (C) 760-726-3473 (F)

GEOTECHNICAL ENGINEER
GEO-TECHNICAL EXPLORATION INC.
1402 TRADE STREET
SAN DIEGO, CA 92121
352-667-2222 (C)

SURVEYOR
CHRISTENSEN ENGINEERING & SURVEYING
7845 SILVERTON AVENUE, SUITE 2
SAN DIEGO, CA 92126
619-271-9200 (C)

CIVIL ENGINEER
CHRISTENSEN ENGINEERING & SURVEYING
7845 SILVERTON AVENUE, SUITE 2
SAN DIEGO, CA 92126
619-271-9200 (C)

LANDSCAPE ARCHITECT
NEM LANDSCAPE ARCHITECTURE
406 HORNBEIN STREET, SUITE 1
SAN DIEGO, CA 92109
619-274-3222 (C) 619-274-3225 (F)

OWNERS
BRETT AND CARL FEUERSTEIN TRUST
737 LOOKOUT DRIVE
LA JOLLA, CA 92037

AREA CALCULATION

BUILDING AREA
MAIN LEVEL HABITABLE 2,285 SF
UPPER LEVEL HABITABLE 2,293 SF
TOTAL HABITABLE AREA 4,578 SF
GARAGE NO. 1 669 SF
DETACHED GARAGE NO. 2 753 SF
TOTAL GARAGE AREA 1,422 SF

AREAS ADDED FOR F.A.R. CALCULATION
(AREAS CALCULATED PER LDC SECTION 111.3.0234(b)(4))
SEASIDE PORCH 50 SF
LIVING ROOM PRINCEITON FLOOR AREA 200 SF
GUEST HALL ADDED AREA 252 SF
MASTER STAIR HALL ADDED AREA 181 SF

F.A.R. CALCULATION
TOTAL HABITABLE AREA 4,578 SF
TOTAL GARAGE AREA 1,422 SF
TOTAL FAR ADDED AREA 663 SF
GROSS FLOOR AREA 6,613 SF

FLOOR AREA RATIO
9.014 sf / 29,200 sf = 0.312

DECKS
TOTAL DECK 144 SF
COVERED TERRACES (EXEMPT FROM F.A.R.)
JANUARY OUTDOOR DINING 748 SF
COVERED PORCH 75 SF
MASTER LOGGIA 289 SF

PROJECT DATA

ASSESSORS PARCEL NUMBER 34611011400
LOT SIZE 85,620 SF (0.86 ACRES)
SITE ADDRESS 8351 DEL ORO COURT
LA JOLLA, CA 92037

BUILDING CODE 2015 G.B.C.
LEGAL DESCRIPTION
LOT 509 CHANDLER KING, IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4896 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 7TH 1961

LANDSCAPE AREAS
LANDSCAPE AREA SHALL BE NO LESS THAN 30% OF THE TOTAL PARCEL AREA SEE SHEET I.1.0
MIN PLANTING AREA REQUIRED 25,686 SF (29%)
PLANTING AREA PROVIDED 12,590 SF (14%)
EXCESS AREA PROVIDED 1,892 SF

PROPOSED BUILDING
PROPOSED USE SINGLE FAMILY RESIDENCE
OCCUPANCY R-3
NO STORIES 2 STORY
BUILDING HEIGHT MAX ALLOWABLE 30 FT
ACTUAL MAX HT 28 FT
COASTAL ZONE ACTUAL OVERALL MAX HT 25 FT

PARKING
NO SPACES EXISTING 2 GARAGE
NO SPACES PROPOSED 2 GARAGE
NO OFF STREET GUEST PARKING SPACES 2 OFF STREET

BUS STOPS
THERE ARE NO PROPOSED OR EXISTING BUS PARKING SPACES OR STOPS
BUS STOP LOCATED ON LA JOLLA SHORES DRIVE

ZONING CLASSIFICATION

- ZONE LA JOLLA SHORES PLANNED DISTRICT SF
- OVERLAY ZONES - PARKING IMPACT BEACH - COASTAL DISTRICT HEIGHT LIMIT
- HISTORIC DISTRICT NONE
- HISTORIC REVIEW BUILT 1961
- HISTORICAL DETERMINATION WAS PERFORMED UNDER PTS PROJECT NO. 33430 (B0072214) AND THE STRUCTURE WAS FOUND TO BE NOT SIGNIFICANT AND WAS EXEMPTED FOR 5 YEARS
- LOT COVERAGE
MAX ALLOWABLE 50%
INCREASED 20%
EXISTING 10%
- SETBACKS (SEE NEIGHBORHOOD SITE SURVEY)
FRONT YARD 8' (SEE CHD COURT (CUL DE SAC))
FRONT YARD PROPOSED 20'
REAR YARD PROPOSED 12'
SIDE YARD PROPOSED 8 FT 12 FT
- (NOTE FRONT PORCH ALLOWABLE PROJECTION IN FDSB PER LDC SECTION 131.04510(b))
- ENVIRONMENTALLY SENSITIVE LANDS
SITE IS NOT LOCATED WITHIN MPA OR ADJACENT TO NATURAL AREA. SITE DOES NOT CONTAIN ANY SENSITIVE HABITAT. EXISTING VEGETATION IS NON NATIVE.
- ARCHEOLOGICAL MONITORING
ARCHEOLOGICAL MONITORING REQUIRED DUE TO PROXIMITY TO THE SPINDRIFT ARCHEOLOGICAL SITE
- EASEMENTS
THERE ARE NO EXISTING EASEMENTS ON THE PROPERTY
NO NEW EASEMENTS ARE PROPOSED

SCOPE OF WORK

- EXISTING 1 STORY SINGLE FAMILY RESIDENCE TO BE DEMOLISHED
- EXISTING EXTERIOR HARDSCAPE AND LANDSCAPING TO BE REMOVED
- NEW 2 STORY RESIDENCE TO BE CONSTRUCTED, WITH NEW 2-CAR GARAGE & 2 CAR DETACHED GARAGE
- NEW SITE RETAINING WALLS AND SITE GRADING CUT/FILL, NOT EXCEEDING 8 FT DEPTH
- NEW DRIVEWAY & NEW GARAGES
- NEW LANDSCAPING TO BE INSTALLED AT FRONT AND REAR YARDS IN NEW SITE DRAINAGE SYSTEM
- NEW ELECTRICAL SERVICE UPGRADE
- NEW POOL @ REAR YARD WITH NEW POOL TERRACE
- HRR DEPARTMENT REQUIREMENTS
● SEE NEIGHBORHOOD SITE PLAN SHEET A1.1 FOR FIRE HYDRANT LOCATIONS WITHIN 100 FT
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE & LEGIBLE FROM THE STREET
● PER FIRE POLICY 2-204.6 (UFC 901.1.4)
● NEW CONSTRUCTION REQUIRES FULL SPRINKLER SYSTEM (RESIDENTIAL)
- STORMWATER REQUIREMENTS
● THIS PROJECT WILL NOT DISCHARGE ANY INCREASED STORM WATER RUN OFF ONTO THE ADJACENT PROPERTIES THE DRAINAGE SHALL DISCHARGE TO CALLE DE LA GARZA
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 11 ARTICLE 2 DIVISION 1 GRADING REGULATIONS OF THE CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER

SHEET INDEX

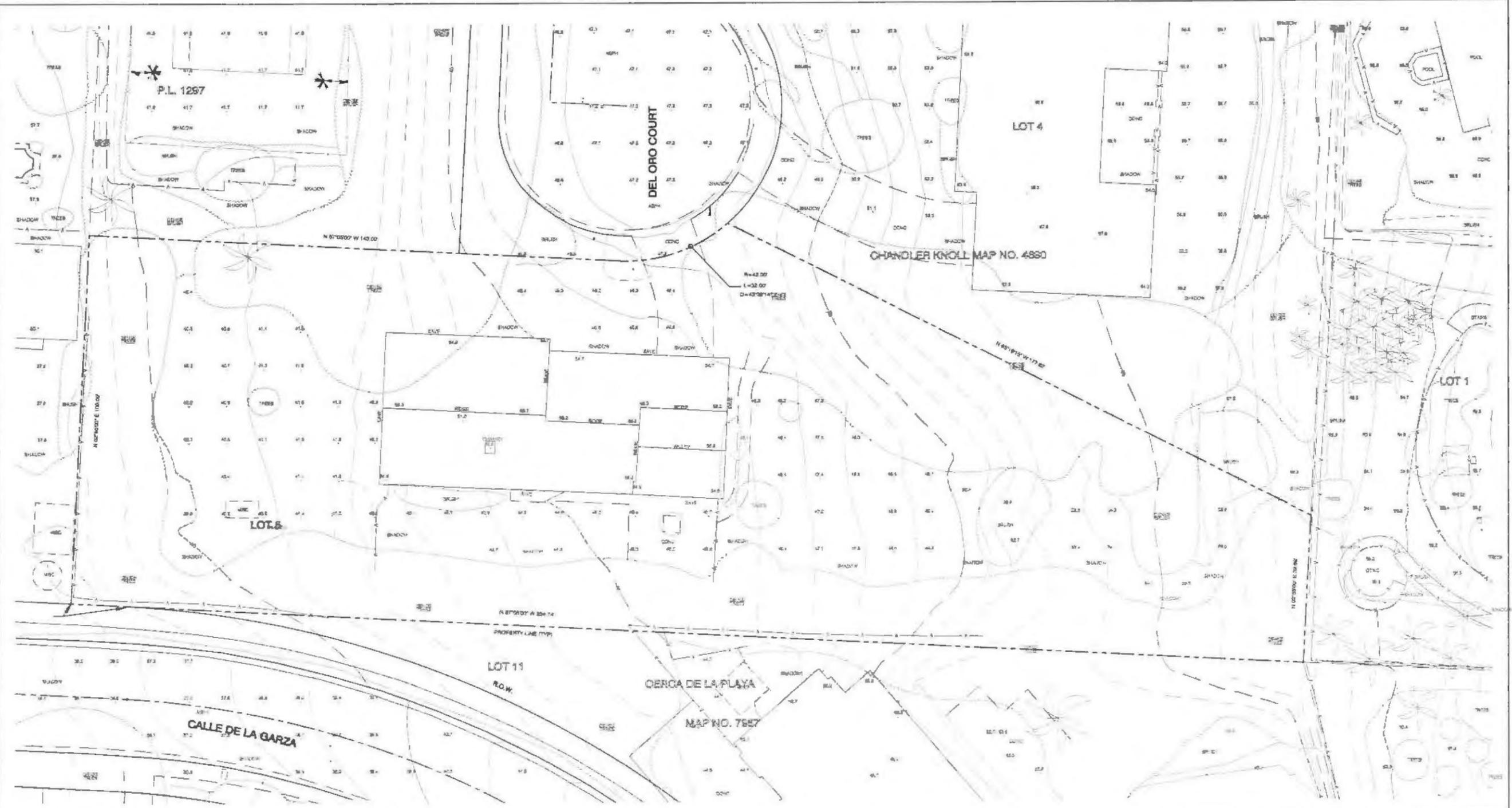
A1.0	SITE PLAN
A1.1	NEIGHBORHOOD SITE PLAN
A1.2	SITE SECTIONS
A1.3	BUILDING HEIGHT PLAN
C-1	TOPOGRAPHIC SURVEY
C-2	DRAINAGE & GRADING PLAN
C-3	LANDSCAPE HARDSCAPE PLAN
L1.1	LANDSCAPE PLANTING PLAN
A2.1	MAIN FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A5.1	ROOF PLAN

EXISTING BUILDING
EXISTING BUILDING (TO BE DEMOLISHED)
DATE OF CONSTRUCTION 1961
EXISTING USE SINGLE FAMILY RESIDENCE
OCCUPANCY R-3
EXISTING MAIN FLOOR AREA 2,285 SF
EXISTING GARAGE FLOOR AREA 430 SF
EXISTING GROSS FLOOR AREA 6,030 SF

REQUIRED PERMITS & APPROVALS

- SITE DEVELOPMENT PERMIT
- COASTAL DEVELOPMENT PERMIT
- EXTERIOR LIGHTING REQUIREMENTS
- ALL PRIVATE OUTDOOR LIGHTING SHALL BE DIMMED & ADJUSTED TO FALL ON SAME PREMISES ON WHICH LIGHTS ARE LOCATED

MARTIN ARCHITECTURE
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LEGAL DESCRIPTION

LOT 6 OF CHANDLER KNOLL, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4880, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 17, 1981.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF CALLE DEL ORO AND DEL ORO COURT. ELEVATION = 48.01' MEAN SEA LEVEL (N.G.V.D. 1989).

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 8381 DEL ORO COURT, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 348-130-14.
5. THE AREA OF THE SUBJECT PROPERTY IS 0.89 ACRES.

ABBREVIATIONS

- CONC CONCRETE
- EL ELEVATION
- FF FINISH FLOOR
- FG FINISH GRADE
- FS FINISH SURFACE
- TYP TYPICAL

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 107, SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (658)271-9801 FAX: (658)271-9912

SCALE: 1" = 30'
 CONTOUR INTERVAL: 1'



Patrick F. Christensen
 PATRICK F. CHRISTENSEN P.L.S. 7702 DATA 03-14-18



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
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 SAN DIEGO, CA 92126
 PHONE (658)271-9801 FAX (658)271-9912

Project Address:
 8381 DEL ORO COURT
 LA JOLLA, CA 92037

Project Name:
 DEL ORO COURT

Sheet Title:
 TOPOGRAPHIC MAP

Revision 3
 Revision 4
 Revision 5
 Revision 2
 Revision 1: 1-9-13 ADD ADJ. BOPPE

Original Date: JANUARY 7, 2019

Sheet 1 OF 1

C-1

CONSTRUCTION NOTES

- 1) AREA DRAIN (TYPICAL)
- 2) LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- 3) PVC DRAIN (TYPICAL)
- 4) RETAINING WALL (TYPICAL)
- 5) POROUS PAVING (SEE LANDSCAPE PLAN)
- 6) CONCRETE SURFACE (SEE LANDSCAPE PLAN)
- 7) CONCRETE REINFORCED GRASS SURFACE (SEE LANDSCAPE PLAN)
- 8) PROPOSED 12' NON-STANDARD DRIVEWAY
- 9) EXISTING WALL TO BE REMOVED
- 10) EXISTING STRUCTURE TO BE REMOVED
- 11) GRASS LANDSCAPING (SEE LANDSCAPE PLAN)
- 12) EXISTING SEWER LATERAL TO BE RETAINED
- 13) EXISTING WATER SERVICE TO BE RELOCATED AS SHOWN
- 14) CURB OUTLET PER D-25
Q100 = 1.53 CFS
V100 = 4.0 FPS
- 15) CATCH BASIN (TYPICAL)
- 16) VISIBILITY TRIANGLE AREA NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA
- 17) AREA OF PROPOSED STREET DEDICATION
- 18) PROPOSED WATER METER
- 19) PROPOSED BACKFLOW PREVENTER

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING CATV LINE
- FIRE HYDRANT
- MANHOLE
- DAYLIGHT LINE
- DG WALKWAY

ABBREVIATIONS

- EL ELEVATION
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- OFF GARAGE FINISH FLOOR
- FS FINISH SURFACE
- TC TOP OF CURB
- TY TYPICAL

LEGAL DESCRIPTION

LOT 5 OF CHANDLER KNOLL, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4890, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 17, 1991.

BASIS OF BEARINGS

THE SOUTHERLY LINE OF BLOCK 8 OF GOLDEN PARK (MAP NO. 958) AS SHOWN ON RECORD OF SURVEY 11795, 1 E. NORTH 78° 16' 00" WEST.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 248-190-14-00
ADDRESS: 8351 DEL ORO COURT
LA JOLLA, CA 92037

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF CALLE DEL ORO AND DEL ORO COURT. ELEVATION = 48.01' MEAN SEA LEVEL (N.G.V.D. 1928).

NOTES

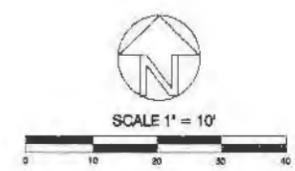
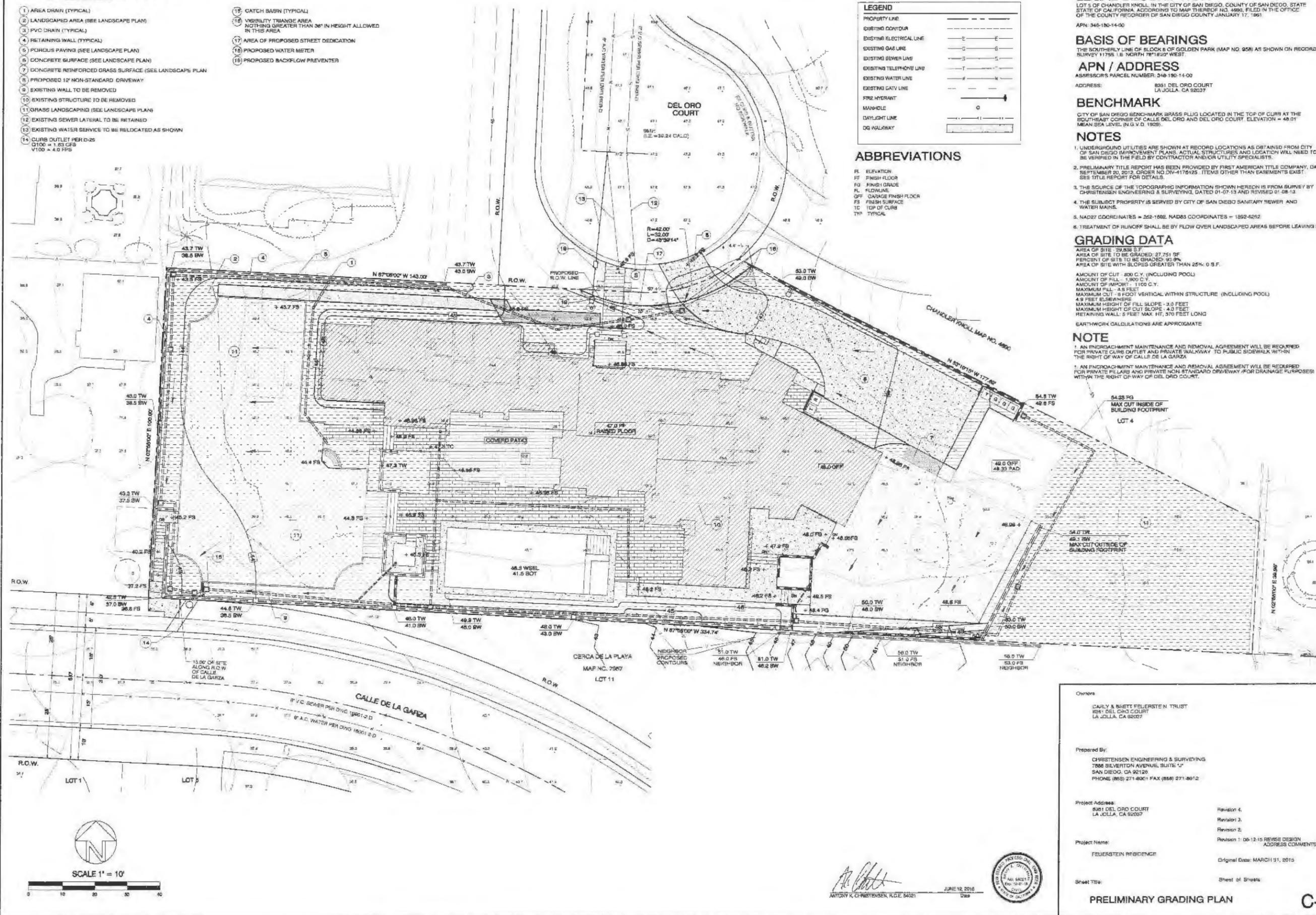
1. UNDERGROUND UTILITIES ARE SHOWN AT RECORD LOCATIONS AS OBTAINED FROM CITY OF SAN DIEGO IMPROVEMENT PLANS. ACTUAL STRUCTURES AND LOCATION WILL NEED TO BE VERIFIED IN THE FIELD BY CONTRACTOR AND/OR UTILITY SPECIALISTS.
2. PRELIMINARY TITLE REPORT HAS BEEN PROVIDED BY FIRST AMERICAN TITLE COMPANY, DATED SEPTEMBER 20, 2012. ORDER NO DV-417625. ITEMS OTHER THAN EASEMENTS EXIST. SEE TITLE REPORT FOR DETAILS.
3. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED 01-07-13 AND REVISED 01-08-13.
4. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
5. NAD83 COORDINATES = 252-1692, NAD83 COORDINATES = 1892-6252
6. TREATMENT OF RUNOFF SHALL BE BY FLOW OVER LANDSCAPED AREAS BEFORE LEAVING SITE.

GRADING DATA

AREA OF SITE: 39,838 S.F.
AREA OF SITE TO BE GRADED: 27,751 S.F.
PERCENT OF SITE TO BE GRADED: 69.6%
AREA OF SITE WITH SLOPES GREATER THAN 25%: 0 S.F.
AMOUNT OF CUT: 300 C.Y. (INCLUDING POOL)
AMOUNT OF FILL: 1,800 C.Y.
AMOUNT OF IMPORT: 1,100 C.Y.
MAXIMUM FILL: 4.5 FEET
MAXIMUM CUT: 8 FOOT VERTICAL WITHIN STRUCTURE (INCLUDING POOL)
4.5 FEET ELSEWHERE
MAXIMUM HEIGHT OF FILL SLOPE: 3.0 FEET
MAXIMUM HEIGHT OF CUT SLOPE: 4.0 FEET
RETAINING WALL: 5 FEET MAX. HT, 370 FEET LONG
EARTHWORK CALCULATIONS ARE APPROXIMATE

NOTE

1. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLET AND PRIVATE WALKWAY TO PUBLIC SIDEWALK WITHIN THE RIGHT OF WAY OF CALLE DE LA GARZA.
2. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE PILLARS AND PRIVATE NON-STANDARD DRIVEWAY FOR DRAINAGE PURPOSES WITHIN THE RIGHT OF WAY OF DEL ORO COURT.



Anthony K. Christensen
ANTHONY K. CHRISTENSEN, R.C.E. 8421
JUNE 19, 2015
Date



Owners	
CARLY & BHETT FELERSTEIN TRUST 8351 DEL ORO COURT LA JOLLA, CA 92037	
Prepared By:	
CHRISTENSEN ENGINEERING & SURVEYING 7388 SILVERTON AVENUE, SUITE 107 SAN DIEGO, CA 92126 PHONE (619) 271-8001 FAX (619) 271-8912	
Project Address:	Revision 4:
8351 DEL ORO COURT LA JOLLA, CA 92037	Revision 3:
Project Name:	Revision 2:
FELERSTEIN RESIDENCE	Revision 1: 05-12-15 REVISION DESIGN ADDRESS COMMENTS
Sheet Title:	Original Date: MARCH 31, 2015
PRELIMINARY GRADING PLAN	Sheet of Sheets



PROJECT NAME
FEUERSTEIN RESIDENCE

PROJECT ADDRESS
8351 DEL ORO COURT
LA JOLLA CA 92037

SHEET TITLE
NEIGHBORHOOD
SITE PLAN

DRAWING SCALE
SCALE 1"=40 FT

ORIGINAL DATE
04-26-15

REVISION 1
REVISION 2
REVISION 3
REVISION 4
REVISION 5
REVISION 6
REVISION 7
REVISION 8

SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT

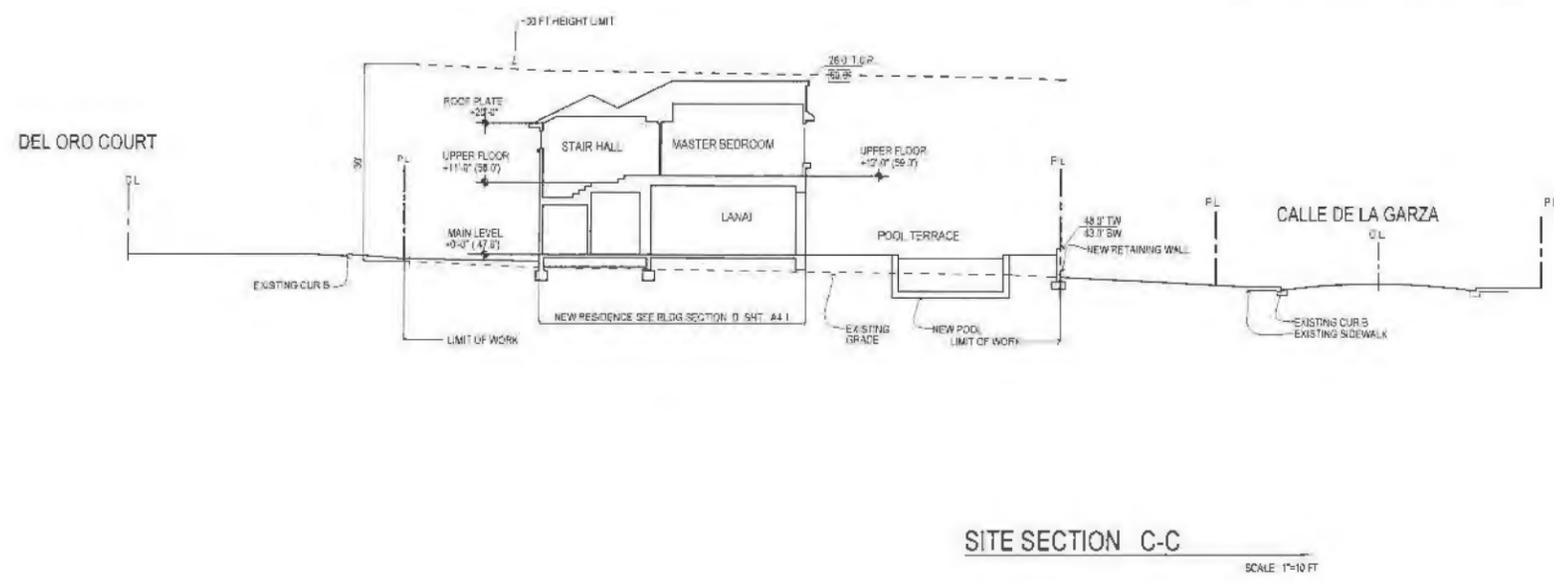
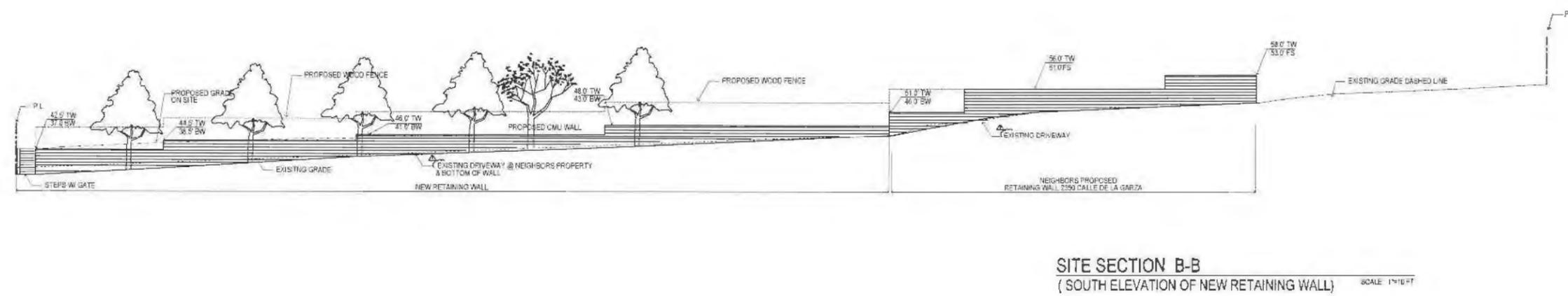
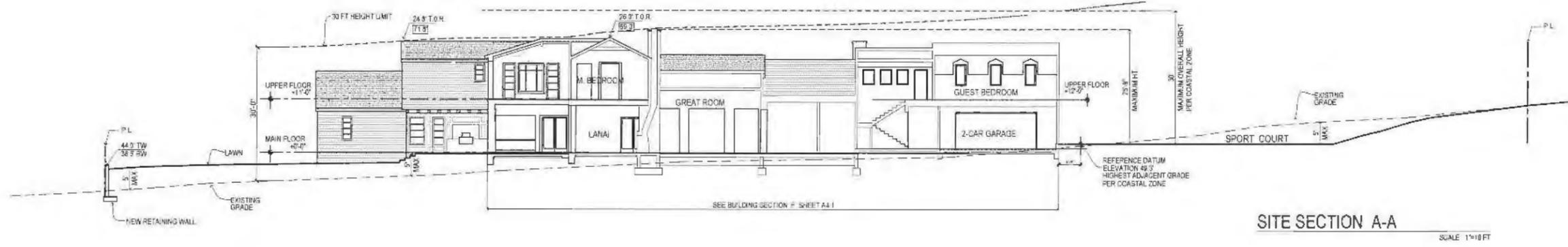
PROJECT NO.

INDICATES EXISTING FIRE HYDRANT LOCATION

NEIGHBORHOOD SITE PLAN

FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037

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PROJECT NAME
FEUERSTEIN RESIDENCE

PROJECT ADDRESS
8351 DEL ORO COURT
LA JOLLA CA 92037

SHEET TITLE
SITE SECTIONS

DRAWING SCALE
SCALE 1"=10' FT

ORIGINAL DATE 04-08-18

REVISION Δ 06-18-18

REVISION Δ

SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT

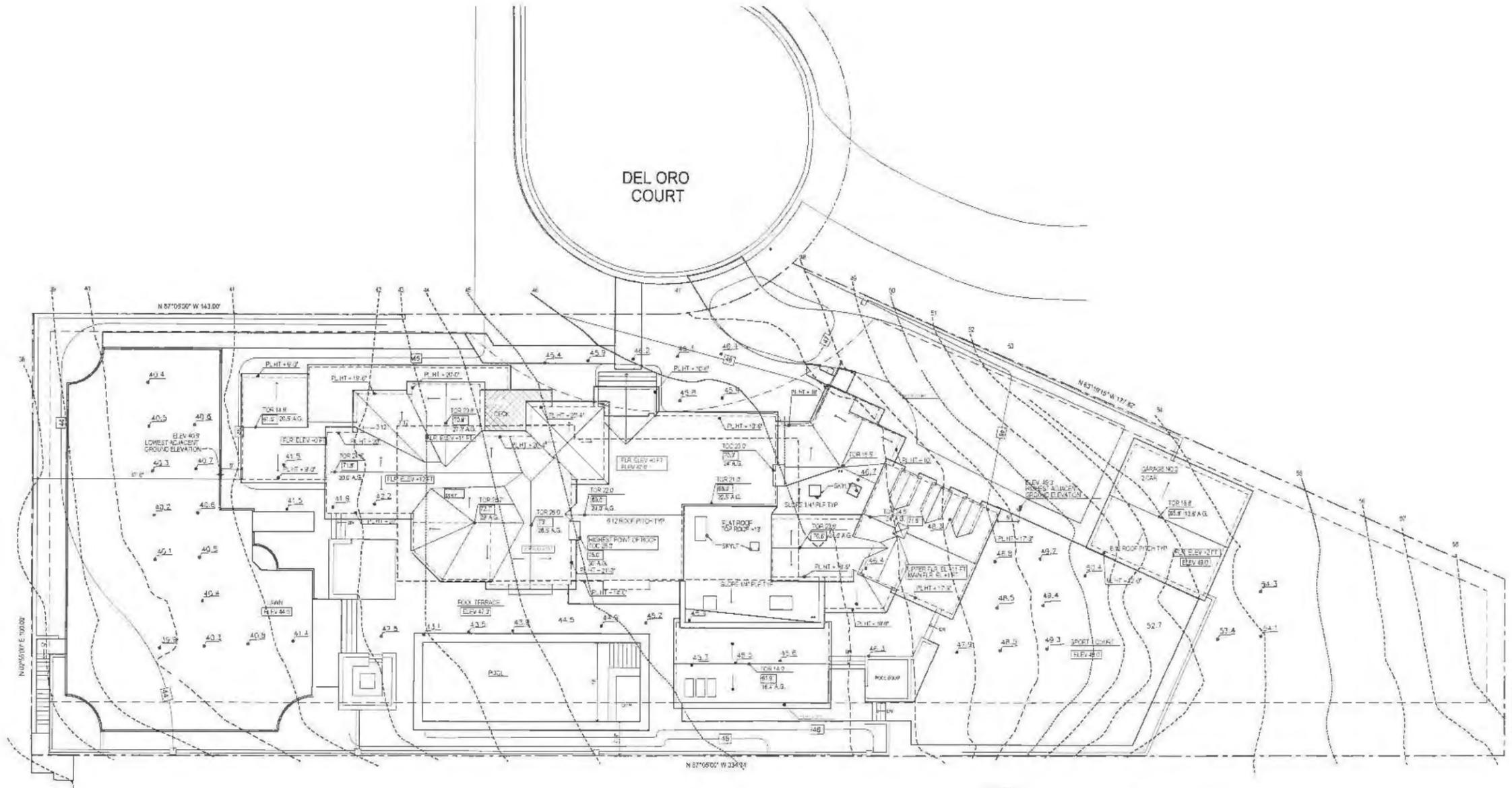
PROJECT NO

FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037

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SHEET NO

A1.2



LEGEND

PLATE	INDICATES TOP OF WALL PLATE ABOVE MAIN LEVEL
TOR	TOP OF ROOF
T.O.C.	TOP OF CHIMNEY
T.O.P.	TOP OF PARAPET
+12.5'	DISTANCE ABOVE MAIN FLOOR LEVEL (01)
01.0'	SEA LEVEL ELEVATION
BL.2' A.G.	ELEVATION ABOVE GRADE (DENSELY BELOW)
01.0'	PROPOSED NEW CONTOUR LINE
BL.2'	PROPOSED ELEVATION ABOVE SEA LEVEL
40.4	EXISTING SPOT ELEVATION (NO PLANS)
01.0'	EXISTING GRADE
←	DIRECTION OF ROOF SLOPE

NOTES

OVERALL BUILDING HEIGHT CALCULATED PER CITY 2.3 TECH BULLETIN BLDG-5.4
 TYPICAL ROOFING CLASS 'A' FIRE RATED ASPHALT/COMPOSITION ROOFING SHINGLES
 NOTE: ALL PLATE HEIGHTS MEASURED ABOVE MAIN LEVEL +11.0'
 TYPICAL ROOF PITCH 3:12



ROOF HEIGHT PLAN
 SCALE: 1/8"=1'-0"

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, OR ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FT. ABOVE GRADE

PROJECT NAME
 FEUERSTEIN RESIDENCE

PROJECT ADDRESS
 8351 DEL ORO COURT
 LA JOLLA CA 92037

SHEET TITLE
ROOF HEIGHT PLAN

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

ORIGINAL DATE 04-26-15

REVISION 06-16-15

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

REVISION 8

SITE DEVELOPMENT PERMIT
 COASTAL DEVELOPMENT PERMIT

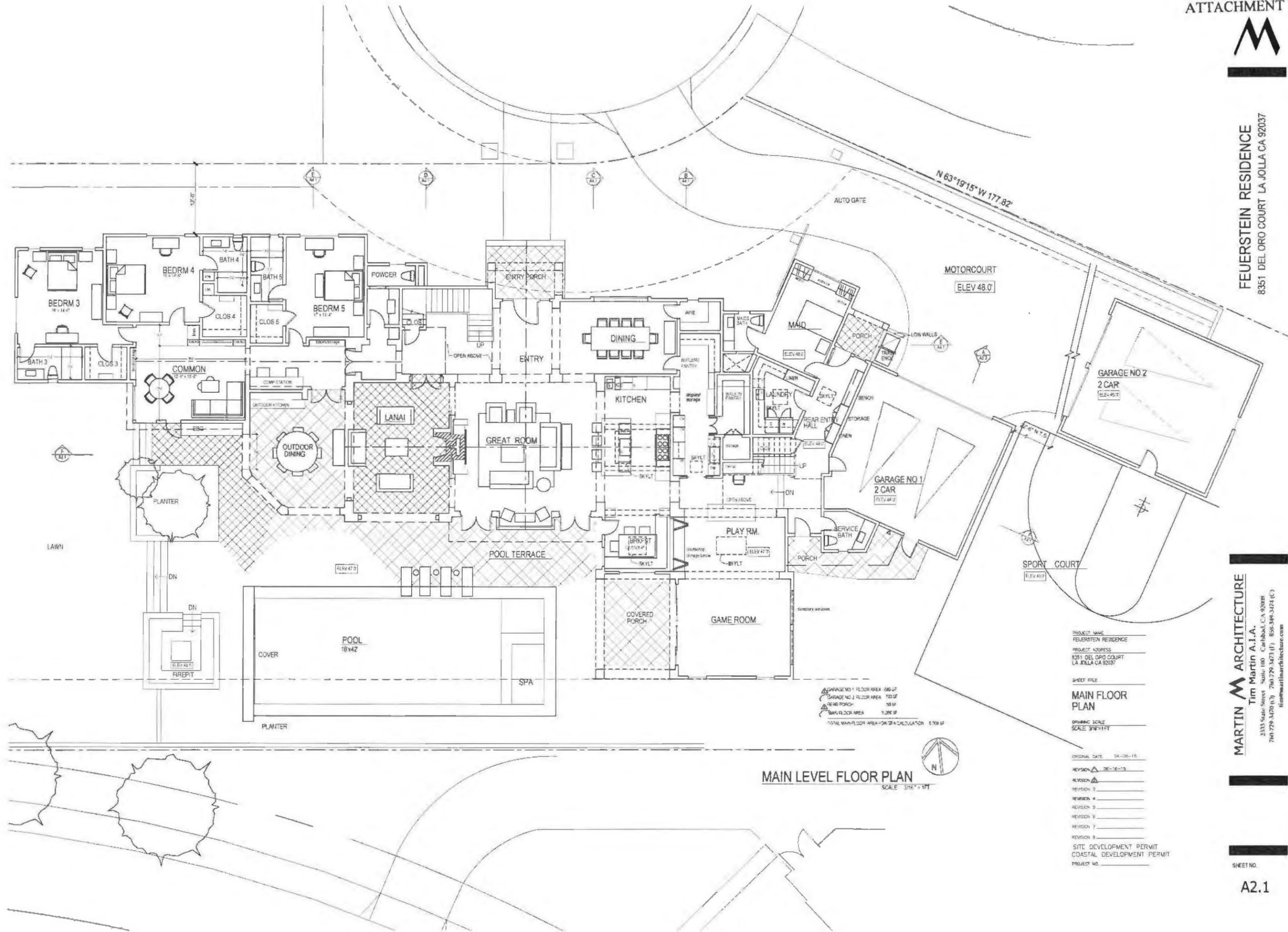
PROJECT NO.

FEUERSTEIN RESIDENCE
 8351 DEL ORO COURT LA JOLLA CA 92037

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FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037



AUTO GATE
N 63°19'15" W 177.82'

MOTORCOURT
ELEV 48.0'

GARAGE NO 2
2 CAR
ELEV 45.0'

GARAGE NO 1
2 CAR
ELEV 45.0'

SPORT COURT
ELEV 49.0'

POOL
18x42

MAIN LEVEL FLOOR PLAN
SCALE 3/16" = 1'-0"

Garage No 1 Floor Area 860 SF
Garage No 2 Floor Area 750 SF
Rear Porch 100 SF
Main Floor Area 1,286 SF
TOTAL MAIN FLOOR AREA (WITH SPA CALCULATION) 2,996 SF

PROJECT NAME
FEUERSTEIN RESIDENCE
PROJECT ADDRESS
8351 DEL ORO COURT
LA JOLLA CA 92037

SHEET TITLE
MAIN FLOOR PLAN
DRAWING SCALE
SCALE 3/16" = 1'-0"

ORIGINAL DATE 04-05-15
REVISION 1 DEC-16-15
REVISION 2
REVISION 3
REVISION 4
REVISION 5
REVISION 6
REVISION 7
REVISION 8

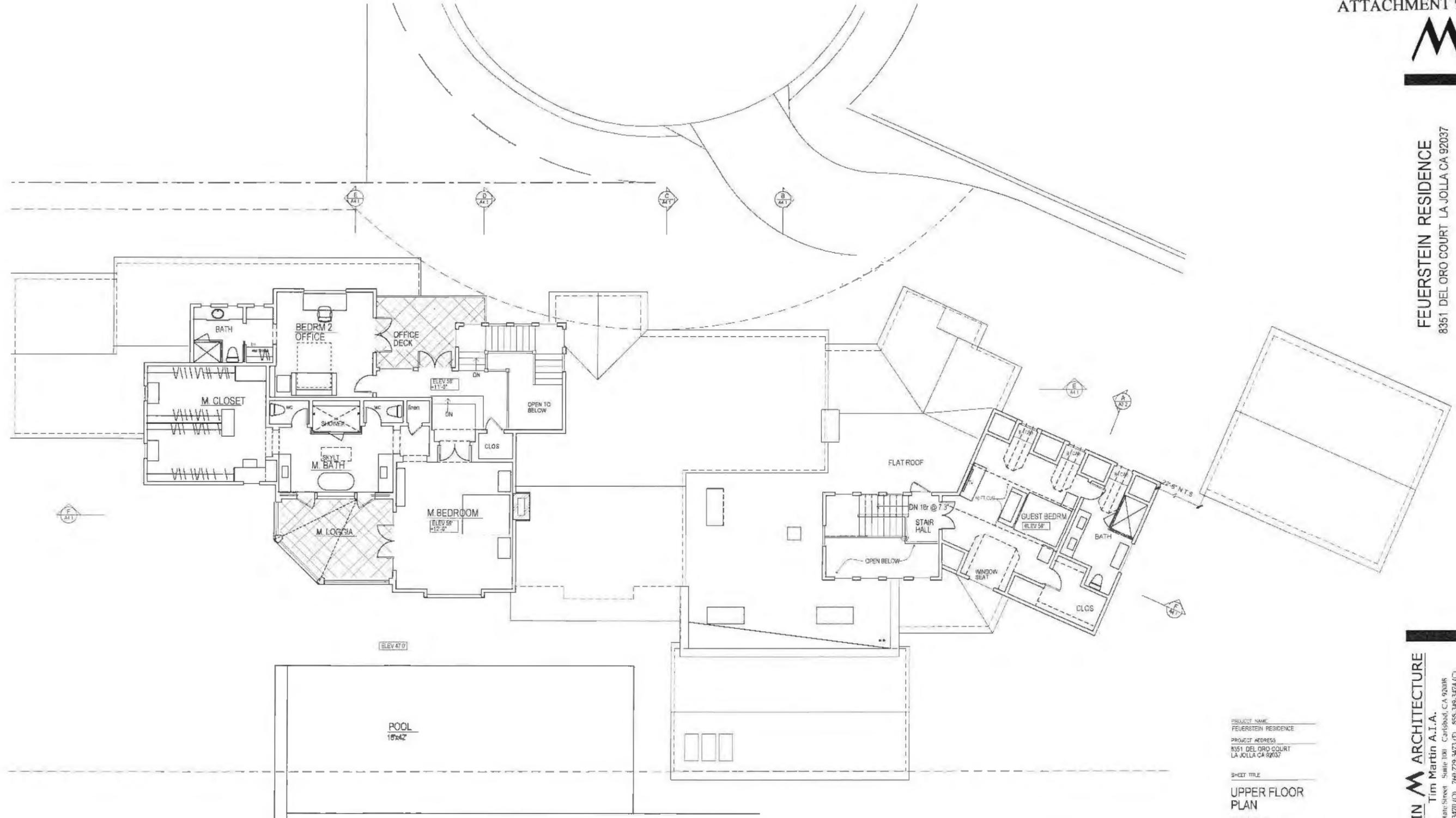
SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT
PROJECT NO.

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SHEET NO.



FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037



UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

GUEST BEDROOM HABITABLE FLOOR AREA	572 SF
ADDED AREA FOR F.A.R. CALCULATION	262 SF
MASTER BEDROOM HABITABLE FLOOR AREA	1921 SF
ADDED AREA FOR F.A.R. CALCULATION	161 SF
LIVING ROOM PHANTOM FLOOR AREA	200 SF
TOTAL UPPER LEVEL FLOOR AREA FOR OFA CALCULATION	2,906 SF

PROJECT NAME
FEUERSTEIN RESIDENCE

PROJECT ADDRESS
8351 DEL ORO COURT
LA JOLLA CA 92037

SHEET TITLE
UPPER FLOOR PLAN

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

- ORIGINAL DATE: 04-08-15
- REVISION 1: 06-15-15
- REVISION 2: _____
- REVISION 3: _____
- REVISION 4: _____
- REVISION 5: _____
- REVISION 6: _____
- REVISION 7: _____
- REVISION 8: _____

SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT

PROJECT NO. _____

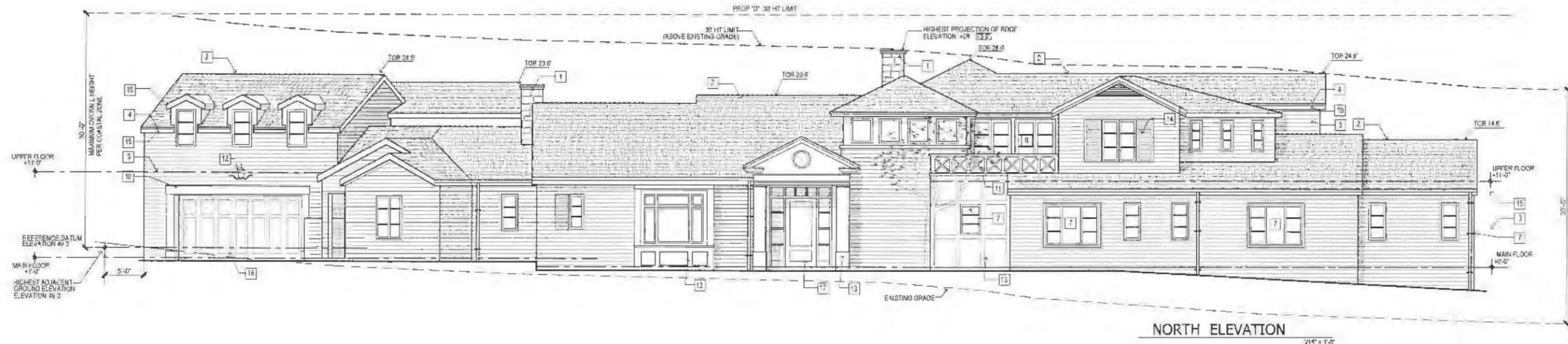
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SHEET NO.



FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037



NORTH ELEVATION
3/16" = 1'-0"



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

LEGEND

1	MASONRY VENEER
2	ARCHITECTURAL GRADE ASPHALT SHINGLE ROOFING CLASS "A" FIRE RATING
3	PAINTED SIDING
4	COPPER GUTTER
5	COPPER DOWNSPOUT & LEADER
6	PAINTED WOOD RAFTERS W/ PAINTED WOOD SCOFFIT
7	ALUMINUM CLAD WOOD CASSEMENT WINDOWS W/ DIVIDED LIGHTS
8	CLAD WOOD FRENCH DOORS
9	LOUVERED ROOF VENT- PAINTED FINISH
10	PAINTED WOOD MOLDING & COLLING
11	PAINTED WOOD BALUSTRADE
12	DECORATIVE IRON LIGHT FIXTURE
13	PAINTED WOOD FINISH
14	PAINTED WOOD SHUTTERS
15	PAINTED WOOD FABRIC AND BRICK MOLDING
16	PAINTED WOOD PANEL DOOR, PAINT FINISH
17	PAINTED PANELLED WOOD ENTRY DOOR
18	PAINTED PANELLED WOOD OIL GARAGE DOOR
19	STUCCO PANEL- BALL WALL



WEST ELEVATION
3/16" = 1'-0"

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE OR ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FT.

PROJECT NAME
FEUERSTEIN RESIDENCE

PROJECT ADDRESS
8351 DEL ORO COURT
LA JOLLA CA 92037

SHEET TITLE
BUILDING ELEVATIONS

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

ORIGINAL DATE
04-03-15

REVISION 1
UL-13-14

REVISION 2

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

REVISION 8

SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT

PROJECT NO
282667

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SHEET NO

A3.1



FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037

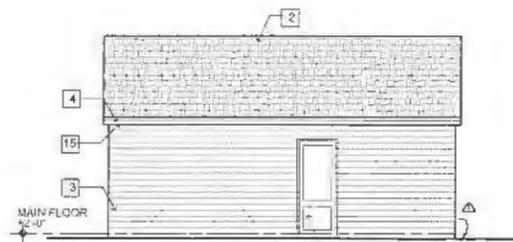
- LEGEND**
- 1 MASONRY VENEER
 - 2 ARCHITECTURAL GRADE ASPHALT SHINGLE ROOFING CLASS "A" FIRE RATING
 - 3 PAINTED SIDING
 - 4 COPPER GUTTER
 - 5 COPPER DOWNSPOUT & LEADER
 - 6 PAINTED WOOD RAFTERS W/ PAINTED WOOD SOFFIT
 - 7 ALUMINUM CLAD WOOD CASEMENT WINDOWS W/DIVIDED LIGHTS
 - 8 CLAD WOOD FRENCH DOORS
 - 9 LOUVERED ROOF VENT- PAINTED FINISH
 - 10 PAINTED WOOD MOLDING & COLLARS
 - 11 PAINTED WOOD GUARD RAIL
 - 12 DECORATIVE PLGN LIGHT FIXTURE
 - 13 PAINTED WOOD PANELS
 - 14 PAINTED WOOD SHUTTERS
 - 15 PAINTED WOOD FASCIA AND EAVE MOLDING
 - 16 RAISED WOOD PANEL DOOR- PAINT FINISH
 - 17 PAINTED PANELLED WOOD ENTRY DOOR
 - 18 PAINTED PANELLED WOOD O/H GARAGE DOOR
 - 19 STUCCO PANEL- BALL WALL



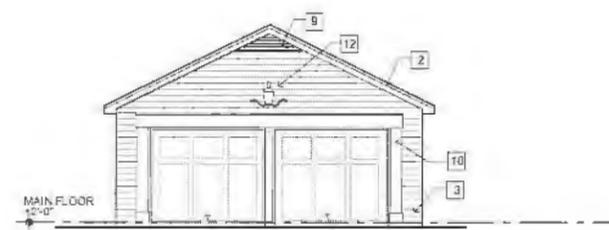
PARTIAL NORTH ELEVATION: GARAGE
SCALE: 3/16" = 1'-0"



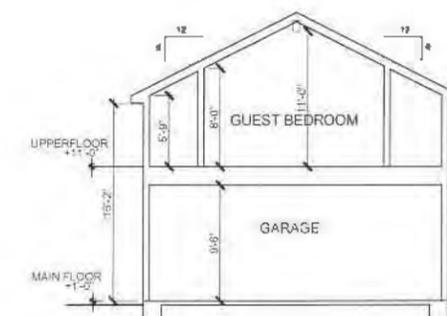
EAST ELEVATION
SCALE: 3/16" = 1'-0"



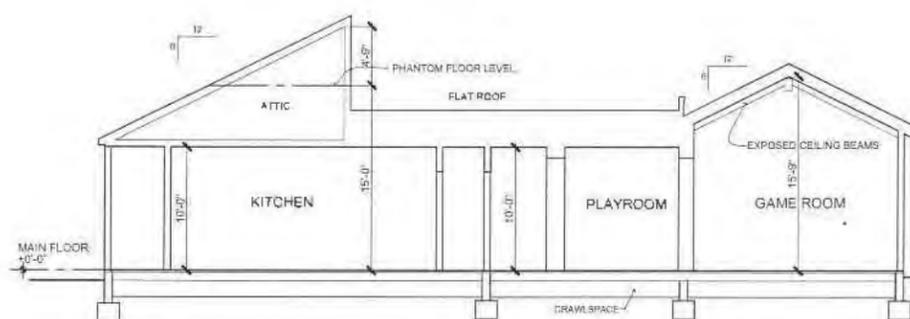
DETACHED GARAGE : SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



DETACHED GARAGE : WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

PROJECT NAME
FEUERSTEIN RESIDENCE

PROJECT ADDRESS
8351 DEL ORO COURT
LA JOLLA CA 92037

SHEET TITLE
**SECTIONS/
ELEVATIONS**

DRAWING SCALE
SCALE: 3/16"=1 FT

ORIGINAL DATE 04-08-15

REVISION 06-16-15

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT

PROJECT NO.

MARTIN ARCHITECTURE

Tim Martin A.I.A.

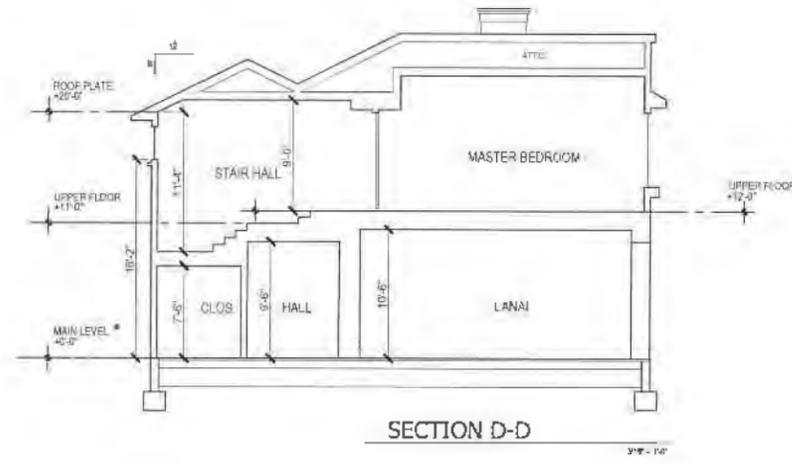
2333 State Street Suite 100 Carlsbad, CA 92008
760-729-3470 (C) 760-729-3473 (F) 858-449-3474 (R)
tim@martinarchitecture.com

SHEET NO

A 3.2



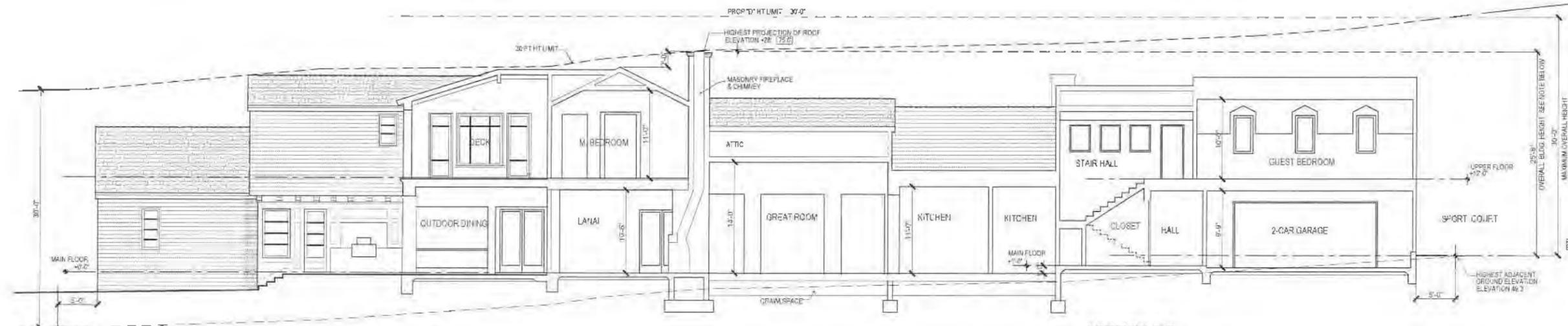
FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037



SECTION D-D



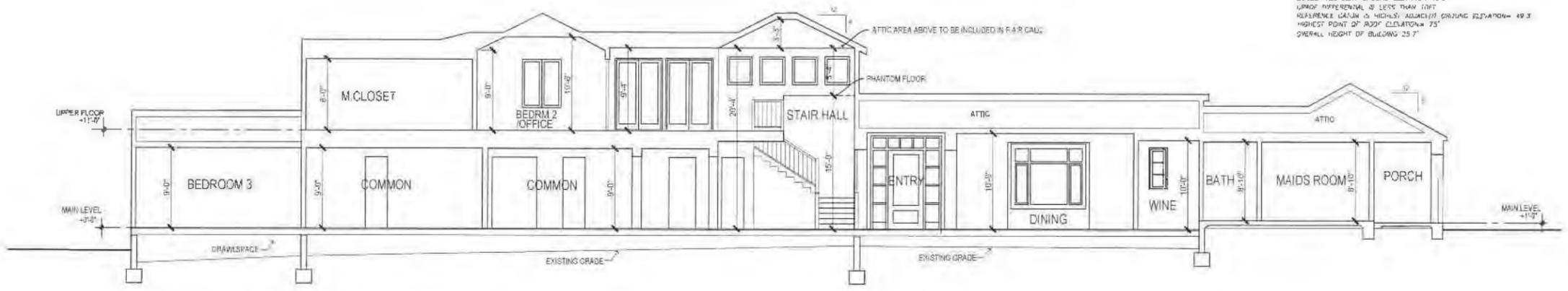
SECTION E-E



SECTION F-F

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE OR ANTENNA OR OTHER PROJECTING ELEMENT SHALL NOT EXCEED 30 FT.

CALCULATION OF BUILDING HEIGHT
 OVERALL BUILDING HEIGHT PER CITY 5.0 FT TO HIGH BUILDING OVERALL
 HIGHEST ADJACENT GROUND ELEVATION 49.3'
 LOWEST ADJACENT GROUND ELEVATION 40.6'
 UPWARD DIFFERENTIAL IS LESS THAN 10 FT
 REFERENCE COLUMN IS HIGHEST ADJACENT GROUND ELEVATION 49.3'
 HIGHEST POINT OF ROOF ELEVATION 75'
 OVERALL HEIGHT OF BUILDING 25.7'



SECTION G-G

PROJECT NAME
FEUERSTEIN RESIDENCE

PROJECT ADDRESS
8351 DEL ORO COURT
LA JOLLA CA 92037

SHEET TITLE
BUILDING SECTIONS

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

ORIGINAL DATE: 04-26-15

REVISION 1: 06-16-15

REVISION 2: _____

REVISION 3: _____

REVISION 4: _____

REVISION 5: _____

REVISION 6: _____

REVISION 7: _____

REVISION 8: _____

REVISION 9: _____

REVISION 10: _____

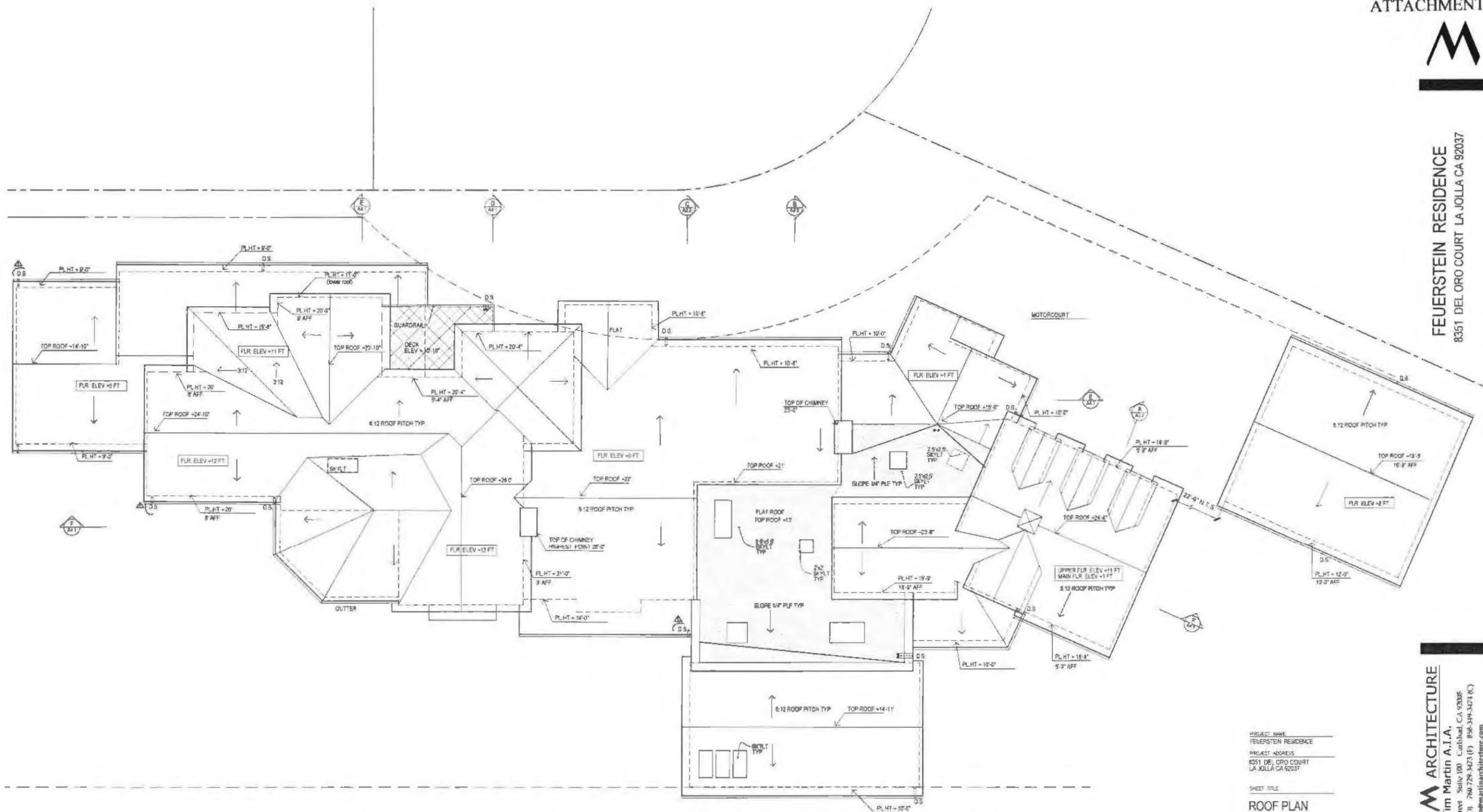
SITE DEVELOPMENT PERM
COASTAL DEVELOPMENT PERMIT

PROJECT NO: 202507

MARTIN ARCHITECTURE
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FEUERSTEIN RESIDENCE
8351 DEL ORO COURT LA JOLLA CA 92037



TYPICAL ROOFING CLASS "A" FIRE-RATED ASPHALT COMPOSITION ROOFING SHINGLES
TYPICAL

NOTE: ALL PLATE HEIGHTS MEASURED ABOVE MAIN LEVEL + 0'-0"

TYPICAL ROOF PITCH 8:12

D.S. INDICATES DOWNSPOUT LOCATION. DRAIN INTO LANDSCAPING AT GRADE



ROOF PLAN

SCALE: 3/16"=1 FT

PROJECT NAME
FEUERSTEIN RESIDENCE

PROJECT ADDRESS
8351 DEL ORO COURT
LA JOLLA CA 92037

SHEET TITLE
ROOF PLAN

DRAWING SCALE
SCALE: 3/16"=1 FT

ORIGINAL DATE: 04-06-15

REVISION 1: 08-18-15

REVISION 2: _____

REVISION 3: _____

REVISION 4: _____

REVISION 5: _____

REVISION 6: _____

REVISION 7: _____

REVISION 8: _____

REVISION 9: _____

REVISION 10: _____

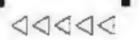
SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT

PROJECT NO. _____

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SHEET NO.

A5.1



HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

	HARDSCAPE PAVING A Non porous paving such as: "Stamped Concrete" "Integral Color Concrete" "Integral Color Concrete with Exposed Aggregate Finish" "Uncolored Concrete with Enhanced Finish" "Aggregatic Concrete" "Porous Asphalt Concrete"	5,598 S.F.		HARDSCAPE PAVING D Porous paving such as: "Gravel" "Compacted Decomposed Granite" "Reinforced Turf"	48 S.F.
	HARDSCAPE PAVING B Non porous paving such as: "Old Stone" "Flagstone" "Concrete Pavers"	828 S.F.		HARDSCAPE PAVING E Non porous paving such as: "Black Pavers" "Stamped Colored Concrete" "Old Stone"	1,609 S.F.
	HARDSCAPE PAVING C Porous paving such as: "Concrete w/ Acrylic Resurfacing Finish" "Modular Spalls Finishing Tiles" "Resurfaced Asphalt of Newer Resurfacing Firm"	2,440 S.F.		POROUS SURFACE F SUCH AS: "Compacted Decomposed Granite" "Interlocking Pavers"	280 S.F.
	CONCRETE STEPS "TOPCAST #3 WASHOFF" NATURAL GREY COLOR http://www.grace.com/construction/au/Documents/Grace%20Top-Cast.pdf	87 S.F.			
	CONCRETE RETAINING WALL 6" WIDE SUCH AS: "REGALSTONE" RCP NATURAL WITH BRIDGEBE http://www.regalstone.com/retaining-wall.html	744 L.F.			
	TRENCH DRAIN	25 L.F.			
	OPEN STEEL FENCE Compacted Decomposed Granite	530 L.F.			

LA JOLLA SHORES PDO NOTES:

1. 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.
2. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 4 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
3. ALL LANDSCAPED MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL.

DRAINAGE NOTES:

1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATROOF 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.

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE ENVISIONED FOR THIS RESIDENCE WILL CREATE A SENSE OF BELONGING WITHIN THE TRADITIONAL BEACH CHARACTER OF THE NEIGHBORHOOD WHILE PROVIDING THE FAMILY WITH COMFORTABLE AND USABLE SPACES. THE VIEW FROM THE CALLE DE GARZA WILL BE A CONTINUATION OF THE EXISTING NA-ESTIC ITALIAN STONE PINE STREET TREES AND FLOWERING PLANTINGS CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF EACH HOME TO PRESERVE THE VERDANT APPEARANCE OF THE NEIGHBORHOOD. CALIFORNIA COASTAL-FRIENDLY PLANTS HAVE BEEN SELECTED FOR YEAR-ROUND BEAUTY AND HARDINESS. THE TOTAL LANDSCAPE EFFECT WILL BE ONE OF ENVIRONMENTAL AND ARCHITECTURAL CONTINUITY, COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD AND COMFORT FOR THE RESIDENTS. ALL IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE, THE LA JOLLA COMMUNITY PLAN AND THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE. ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THE OWNER.

IRRIGATION NOTES:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED BACKFLOW-PREVENTED IRRIGATION SYSTEM WITH AN IRRIGATION SUB-METER, 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, STATE OF THE ART LOW PRECIPITATION RATE SPROUTER EQUIPMENT SHALL BE USED.
2. 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 SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
3. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUT-OFF DEVICE.
4. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEDOWN-FLUNDED AND MAINTAINED DEEP WATERING, LOW VOLUME SUBURBER.

MINIMUM STREET TREE SEPARATION:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS	30 FEET
UNDERGROUND UTILITY LINES	15 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

NOTE: NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER UTILITIES.

GENERAL NOTES:

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. 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.
3. 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.
4. LOCATE REUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GRASS COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. 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 PLANTS SHALL HAVE A MINIMUM OF 12 BROWN TRUNK HEIGHT (BTH).
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. 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.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. 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.
11. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA SHORES PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
12. 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.
13. 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.
14. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
15. ALL GRAPED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 14.2 OF AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
16. A MINIMUM ROOT ZONE OF 405F IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER SOMC 142.04(2)(5).
17. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.04(2)(11).
18. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 1. 8" BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 2. STOCKPILING, TOPSOIL, DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

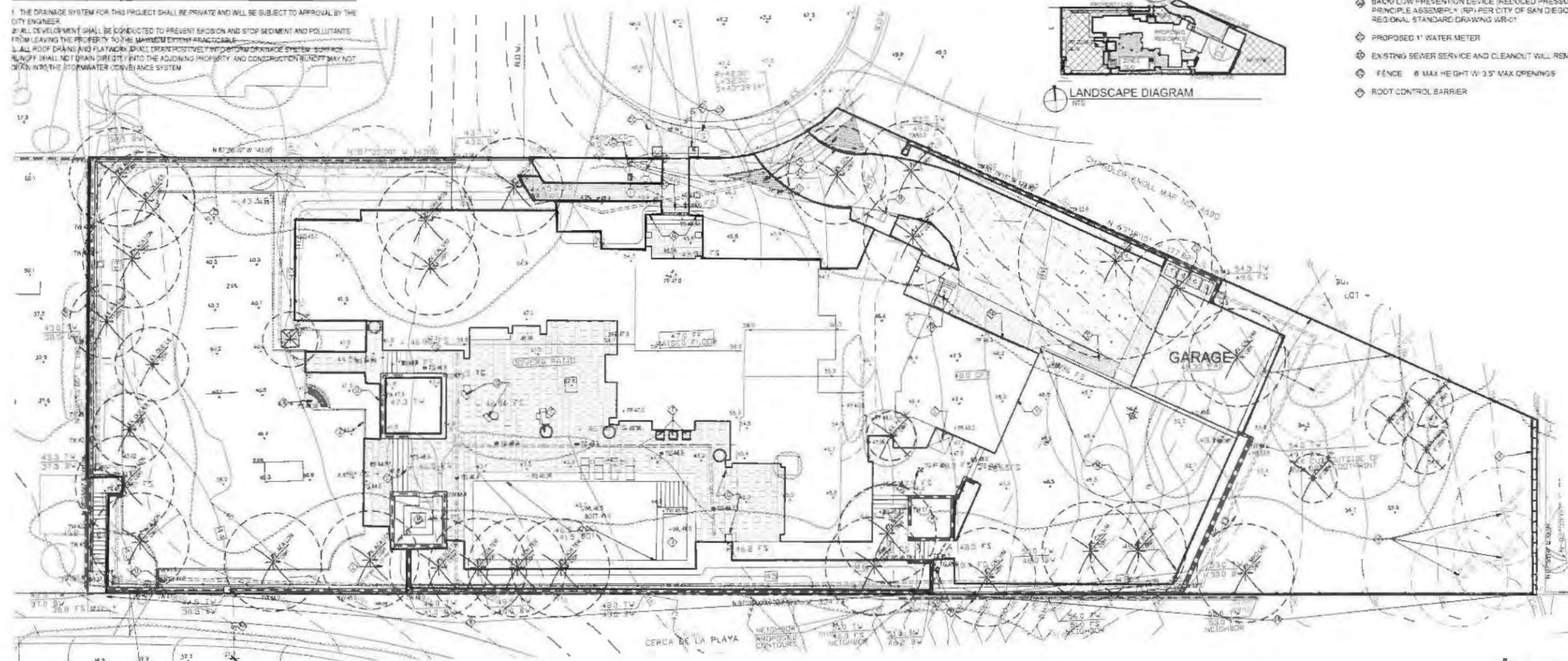
WHOLE DWELLING UNIT LANDSCAPE REQUIREMENTS
LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE (L.D.C. 15.10.33(A)(4)).

LANDSCAPE CALCULATIONS	
TOTAL PARCEL AREA	21,548 S.F.
PLANTING AREA REQUIRED	6,464 S.F. (30%)
PLANTING AREA PROVIDED	12,392 S.F. (57%)
EXCESS AREA PROVIDED	5,928 S.F.



LANDSCAPE KEY NOTES:

- ◆ RETAINING MASONRY WALL WITH FENCE ON TOP. TOTAL HEIGHT NOT TO EXCEED 9' FROM FINISH GRADE. 6" SOILD WITH PROPOSED 3" FENCE. 75% MIN. OPEN.
- ◆ 4" WIDE GREEN STEP PLANTER
- ◆ TRASH BIN LOCATION
- ◆ REINFORCED TURF BLOCKS
- ◆ BENCH AREA
- ◆ VINE POCKET AT POST
- ◆ 10 VISIBILITY AREAS - NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS. SHALL EXCEED 3' IN HEIGHT
- ◆ POOL (459 S.F.)
- ◆ SPA WITH MANUAL COVER (85 S.F.)
- ◆ POOL EQUIPMENT ENCLOSURE
- ◆ SHOWER
- ◆ TRENCH DRAIN
- ◆ BASKETBALL HALF-COURT
- ◆ IRRIGATION SUBMETER AND BACKFLOW PREVENTER
- ◆ FIRE PIT
- ◆ BBQ AREA
- ◆ AUTOMATIC GATE OPERATOR
- ◆ BOX PLANTER
- ◆ PLANTER POT
- ◆ CATCH DRAIN
- ◆ BALL WALL
- ◆ NEIGHBOR'S RETAINING WALL
- ◆ EXISTING WALL
- ◆ EXISTING TREES TO REMAIN
- ◆ BRICK HEADER
- ◆ RIGHT-OF-WAY AT CALLE DE LA GARZA
- ◆ BACKFLOW PREVENTION DEVICE (REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPP) PER CITY OF SAN DIEGO REGIONAL STANDARD DRAWING WR-01)
- ◆ PROPOSED 1" WATER METER
- ◆ EXISTING SEWER SERVICE AND CLEANOUT WILL REMAIN
- ◆ FENCE 6" MAX HEIGHT W/ 3" 5" MAX OPENINGS
- ◆ ROOT CONTROL BARRIER



LANDSCAPE PLANS FOR THE
FEUERSTEIN RESIDENCE
 8924 LINDA CAYLOR
 LA JOLLA, CA 92038

PERMIT SET

15 JULY 2015

LANDSCAPE
 DEVELOPMENT
 HARDSCAPE
 PLAN

L1.0





PLANTING LEGEND:

EXISTING PLANT MATERIAL LEGEND: QTY / % / SIZE

EXISTING TREES TO REMAIN
 0 / 100% / 24" BOX
Waxing Badger
Madroño grande
Quercus laevis
Podocarpus neriifolia

EXISTING TREES TO BE REMOVED
 Small scale trees - 15' tall x 10" wide, such as:
 39 / 100% / 20" GAL
Amelanchier
Schinus molle
Eucalyptus rubra
Ficus serratana
Pinus nigra
Ficus hepatica
Mycoselinum laetum
Pithecolobium unguiculatum
Myrsine laevis
Acacia longifolia
Quercus laevis
Grevillea robusta

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE
FLOWERING STREET TREES
 Medium scale street tree - 20' tall x 20" wide, such as:
 2 / 100% / 24" BOX
Magnolia grandiflora Little Gem
Magnolia Victoria

ACCENT TREES
 Large scale tree - 50' tall x 35" wide, such as:
 2 / 100% / 24" BOX
Magnolia grandiflora D.D. Blanchard
Cercis canadensis
Chionodoxa
Melicope lewisii

ACCENT TREES
 Medium scale tree - 30' tall x 15" wide, such as:
 7 / 100% / 24" BOX
Cercis occidentalis
Carya ovata Little Gem
Gesneria perfoliata
Hymenocallis laevis

EVERGREEN FLOWERING TREES
 Small scale tree - 15' tall x 15" wide, such as:
 2 / 100% / 24" BOX
Magnolia grandiflora Little Gem
Acetosa phylla variegata Dr. Hans
Ceanothus Ray Hartman
Melicope lewisii

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

EVERGREEN FLOWERING SHRUBS
 Large scale shrub - 8' tall x 8" wide, such as:
 40 / 100% / 5 GAL
Camellia
Camellia japonica White Doves
Camellia japonica Tanya
Rhus integrifolia
Leucantheum
Leucantheum

EVERGREEN FLOWERING SHRUBS
 Small scale shrub - 3' tall x 3" wide, such as:
 111 / 100% / 5 GAL
Leucantheum Otto Quast
Dielsia variegata
Senecio
Leucantheum x *superbum* Snowcap
Apocynum *albiflorum* Peter Pan Abies
Dielsia *torresiana*
Leucantheum *otso* Quast
Sotolosa *atropurpurea*

EVERGREEN POOLSIDE ACCENT PLANT
 Large scale shrub - 10' tall x 10" wide, such as:
 5 / 100% / 15 GAL
Abutilon *hybridum* Vesuvius Red
Hemerocallis *fulva*
Romneya *courteri* White Cloud
Catalpa *aurantiaca* purpurata
Eustoma *japonicum*

FORMAL ACCENT SHRUB
 Medium scale shrub - 10' tall x 3" wide, such as:
 2 / 100% / 15 GAL
Podocarpus *obovatus* Mirror
Pithecolobium *tenellum* Variegata
Rhus *californica*
Nyssa *orientalis*

FLOWERING ACCENT SHRUB
 Small scale shrub - 4' tall x 4" wide, such as:
 13 / 100% / 5 GAL
Rosa *hybrida* Iceberg
Rosemaria *officinalis*
Vernonia *benarumensis*
Eurymorpha

CASCADING PLANTS
 Small scale trailing perennials - 1' tall x 3" wide, such as:
 77 / 100% / 1 GAL
Epilobium *zosterifolium*
Prospice *orientalis*
Colymba *dissecta*

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

EVERGREEN ACCENT SHRUB
 Medium scale shrub - 5' tall x 5" wide, such as:
 30 / 100% / 5 GAL
Rhamnus *californica*
Agave *attenuata* Peter Pan Abies
Camellia *sasanqua* Tanya
Leucantheum *californicum*
Conna *atropurpurea*

EVERGREEN SCREENING HEDGE (TRIMMED)
 Medium scale shrub - 8' tall x 4" wide, such as:
 279 / 100% / 15 GAL
Pinus *californica*
Quercus *agrifolia*
Albizia *californica*
Protea *x* *bractea*

CONTAINER PLANTS
 Sun/Shade plants - such as:
 14 / 100% / 1 GAL
Carya *formosa*
Pinus *resinosa*
Stachys *hybrida* Silver Carpet
Rosa *Iceberg*
Asperulifera *hybrida*

BIORETENTION SHRUBS
 Large scale shrubs - 10' tall x 6" wide, such as:
 8 / 100% / 5 GAL
Hemerocallis *fulva*
Albizia *californica*
Urtica *dielsii* *californica*

LOW-GROWING HEDGE
 Up to 3' tall and wide, such as:
 8 / 100% / 5 GAL
Myrica *exoniensis* Compact
Raphidocarpum *indica*
Dielsia *torresiana* White Doves
Var. virens Nana

LOW EVERGREEN HEDGE
 Small scale shrubs - 3' tall x 3" wide, such as:
 24 / 100% / 1 GAL
Myrica *exoniensis*
Adiantum *pycnocarpum* Dada's Choice
Buxus *mexicana* variegata
Ribes *crenulatum* Compact
Teucrium *chamaedryfolium*

FORMAL EVERGREEN HEDGE
 Trained height - 4' tall and wide, such as:
 42 / 100% / 5 GAL
Liquidambar *styraciflua*
Buxus *mexicana* variegata
Ficus *microcarpa*
Sycytium *paniculatum* Compact
Arctostaphylos *uva-ursi*

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

VINES
 Climbing vines - such as:
 13 / 100% / 5 GAL
Trichostema *leucanthum*
Mandevilla *spendens* M. Far Lady
Dianella *amabilis*
Catalpa *hirsuta*
Ficus *retusa*
Mullein *reticulata*
Rhus *californica*
Stemmadia *torresiana*

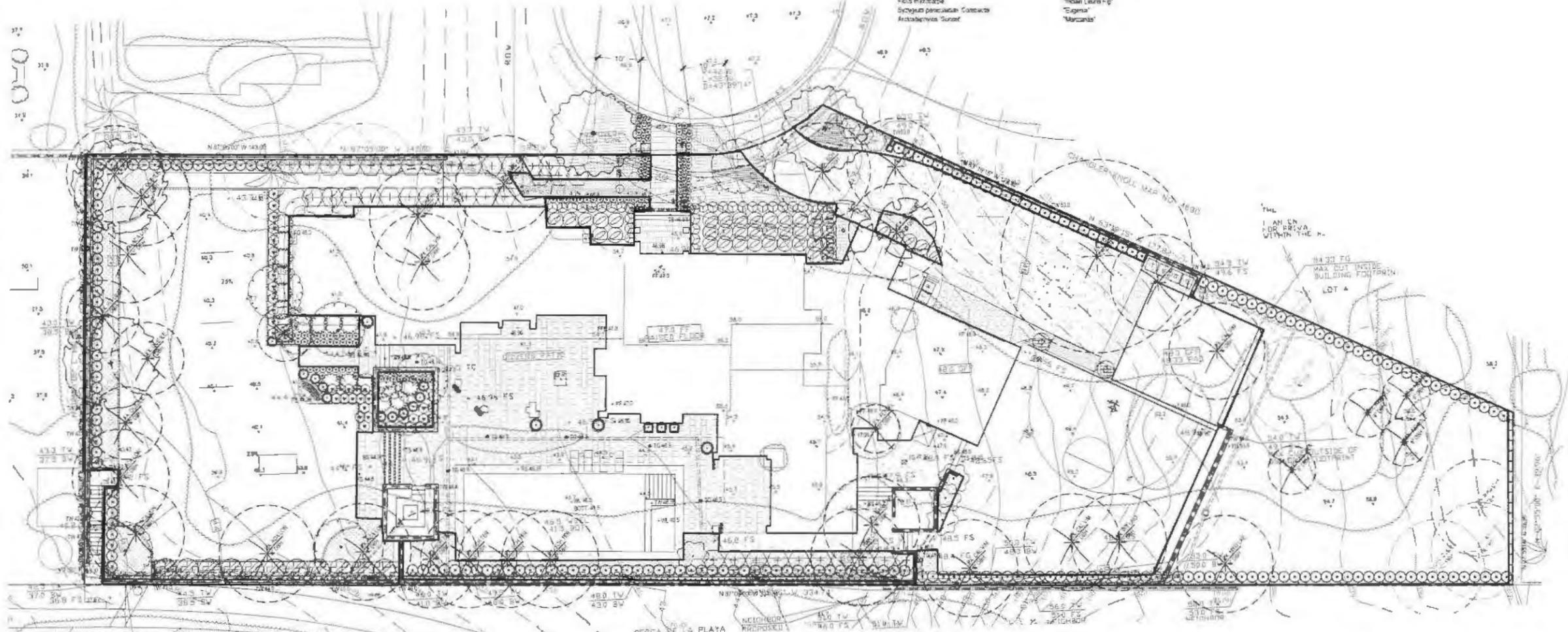
FLOWERING ACCENT BROUNDCOVER
 Flowering groundcover - 3' tall x 4" wide, such as:
 1,078 S.F. / 100% / 1 GAL
Trichostema *leucanthum*
Dielsia *torresiana*
Dielsia *torresiana*
Dielsia *torresiana*
Dielsia *torresiana*
Dielsia *torresiana*

TURF AREA
 TurfSide Groundcover - 12" tall x spreading, such as:
 7,224 S.F. / 100% / 900
Carex *flacca*
Festuca *perennis*
Poa *annua*
Festuca *perennis*

GROUNDCOVER
 Low growing groundcover - 12" tall and spreading, such as:
 620 S.F. / 100% / 1 GAL
Carex *macrophylla* Green Carpet
Vilca *minor*
Mycoselinum *laetum* Prostrate
Ceanothus *californicus*
Arctostaphylos *uva-ursi*

GREEN STEPS
 Trained at 6" tall and 4" wide, such as:
 24 S.F. / 100% / 1 GAL
Myrica *exoniensis*
Dielsia *torresiana*
Dielsia *torresiana*
Dielsia *torresiana*
Dielsia *torresiana*

BIORETENTION AREA
 Low growing groundcover - 12" tall and spreading, such as:
 243 S.F. / 100% / 1 GAL
Arctostaphylos *uva-ursi*
Juncus *patens*
Carex *acuticarpa*



LANDSCAPE PLANS FOR THE
FEUERSTEIN RESIDENCE
 3031 Del Oro Court
 La Jolla, California

PERMIT SET

16 JULY 2015

LANDSCAPE
 DEVELOPMENT
 PLANTING
 PLAN

L1.1



Abstain: Greatrex (Chair)

✱ **11. Feuerstein Residence, 8351 Del Oro Court** – pulled by Trustee Zimmerman

PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot. 5-0-1

Trustee Zimmerman pulled the project because of its size. Architect Tim Martin described the project as being on a large sloping lot with little street frontage so that both ends of the residence will be obscured from view by stone pines. The second story is pulled back. The FAR is 0.32, with part of the GFA coming from phantom areas. Landscaping is 42%. Front yard setback is 22'; rear is 33'; sideyard setbacks are: 12', 38', 60' and 12'.

Approved Motion: To ratify the recommendation of the PRC that the findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot (Outwater, Ahern: 12-1-1)

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will

Opposed: Zimmerman

Abstain: Greatrex (Chair)

12. Leibowitz Residence, 8283 La Jolla Shores Drive- pulled by a resident.

PRC: Findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. 3-2-1.

The resident who pulled the project was not present. Leanne MacDougall, who lives downslope adjacent to the proposed project spoke of her concern about drainage from the project onto her property, possibly flooding her guest house which is close to the property line. She wanted additional questions answered. Her consultant from Rick Engineering had queried the applicant's engineer, but the exchange was not concluded timely for this meeting. The City engineers were satisfied with the grading and drainage plans. For a 50-year flood condition, the drainage through the common drain would improve by 9% with greater improvement at lesser flood conditions; the project proposes retention basins on site to control the flow from heavy rains. They are not changing the direction of the natural flow through the common drain which serves a number of connected properties. Carson P. Edgington, RCE, of Rick Engineering and Steven R. Hauser, PE, Civil Engineer for the project spoke. Attorney Matt Peterson also commented and presented arguments for the project and argued that the drainage question was not in the purview of the LICPA. Documents submitted by the speakers are included in the Public Document and had been e-mailed to the trustees the day before and the afternoon of the LICPA meeting.

In response to Tricia Rihl, it was stated that the solar panels would be on the roof behind parapets and that roof decks and rooftop umbrellas were not proposed; one-story height was 16' with the smaller two-story section reading 29'. It was stated that Ms. McDougall had changed the drainage in her yard. Various trustees commented on the improvement in drainage and that that had not been challenged. Trustees commenting to the various issues were: Little, Donovan, Steck, Emerson, Fitzgerald, Outwater, Weiss, and Will.

Approved Motion: to ratify the recommendation of the PRC that the findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. (Steck, Outwater: 9-3-2)

In favor: Ahern, Boyden, Brady, Donovan, Fitzgerald, Outwater, Steck, Will, Zimmerman

Opposed: Costello, Emerson, Little

Abstain: Greatrex, (Chair), Weiss (friend of neighbor opponent)

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

Project: PTS 418580 - Feuerstein Residence Item: C Date: 6/16/15
8351 Del Oro Ct.

Applicant: Bretta Carly Feuerstein

Presenter: Tim Martin

Description: Demolish existing residence, build 8,170 SF
habitable, 669 SF attached garage, 744 SF detached garage w/
pool. FAR 362 on a 0.68 acre site. Setback adj pool
is 7.9 feet from ~~rear~~^{rear} property line on Calle de la Garza.

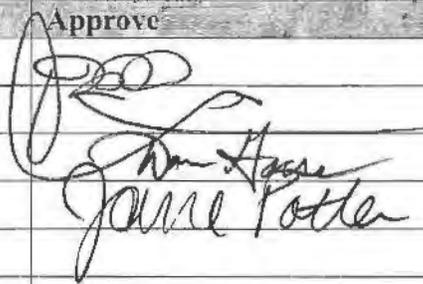
Issue: height of trees excessive (Italian stone pines)

Recommendation

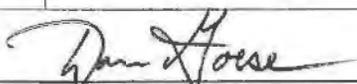
- A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council
- C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- D. Approval subject to the following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

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

Board Signatures

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

Absentees:



 Chairperson



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

Ownership Disclosure Statement

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

Project Title: FEUERSTEIN RESIDENCE Project No. For City Use Only: 418580
 Project Address: 8351 DEL ORO COURT LA JOLLA, CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print): BRETT FEUERSTEIN
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 7737 LOOKOUT DRIVE
 City/State/Zip: LA JOLLA, CA 92037
 Phone No: (858) 760-8697 Fax No: X
 Signature: [Signature] Date: 3/24/15

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

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

Name of Individual (type or print): _____
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 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____