



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 16, 2015

REPORT NO. HO-15-142

ATTENTION: Hearing Officer

SUBJECT: AMITAI RESIDENCE Project No. 388734

LOCATION: North of Ellentown Road, east of Horizon Way

APPLICANT: Scott Maas

SUMMARY

Issue(s): Should the Hearing Officer approve the project to allow construction of a 3,148 square foot single story residence including an attached garage on an existing vacant lot?

Staff Recommendation(s) -

1. **Adopt** Mitigated Negative Declaration No. 388734 and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** Coastal Development Permit No. 1365308 and Site Development Permit No. 1365309.

Community Planning Group Recommendation – On February 5, 2015 the La Jolla Community Planning Association voted 13:0:1 to recommend approval of the project.

Environmental Review: A Mitigated Negative Declaration No. 388734 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

BACKGROUND

The site is designated by the La Jolla Community Plan for very low density residential development at a density range of 0-5 dwelling units per acre (Attachment 1). The site is located north of Ellentown Road, east of Horizon Way in the RS-1-4 Zone of the La Jolla Community Plan area (Attachment 2). The surrounding development pattern is single family residential development and undeveloped open space to the north. The Pacific Ocean shoreline and Black's Beach is approximately 1,177 feet west of the site (Attachment 3). The site has been previously

disturbed by earthwork embankment in the late 1950s when the original subdivision was developed. The site is currently a vacant, undeveloped lot.

The City of San Diego Progress Guide and General Plan, La Jolla Community Plan and Local Coastal Program designate the site for very low density residential with regulations for minimum lot size and dimensional criteria.

DISCUSSION

The Amitai Residence proposes to construct a 3,148 square foot single story residence including an attached garage, landscaping and off-street parking on an existing vacant lot (Attachment 4). The project would also include a cantilevered deck partially on-grade and partially extending out over the previously manufactured slope below. The modest structure would complement the existing surrounding neighborhood and be oriented to maximize views of the adjacent open space while also creating a private enclosed courtyard.

Required Approvals

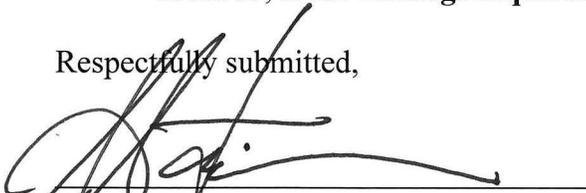
A Coastal Development Permit is required as the undeveloped site is within the Coastal Development Overlay Zone. The proposed project requires the approval of a Site Development Permit as required by the Environmentally Sensitive Lands regulations, due to the presence of sensitive vegetation on the site.

A Mitigated Negative Declaration has been prepared which determined the proposed project may have a potential to impact Cultural Resources (Archaeology), Biological Resources, and Land Use, yet because of the required mitigation will not have a significant effect on the environment. Based on the analysis of the project as required to comply with the California Environmental Quality Act, the mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

ALTERNATIVES

1. **Approve** Coastal Development Permit No. 1365308 and Site Development Permit No. 1365309, **with modifications.**
2. **Deny** Coastal Development Permit No. 1365308 and Site Development Permit No. 1365309, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



John S. Fisher
Development Project Manager
Development Services Department

Attachments:

1. La Jolla Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Project Site Plan
5. Draft Environmental Resolution with MMRP
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Remaining Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



Legend

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



Community Land Use Map



La Jolla Community Plan
 City of San Diego · Planning Department

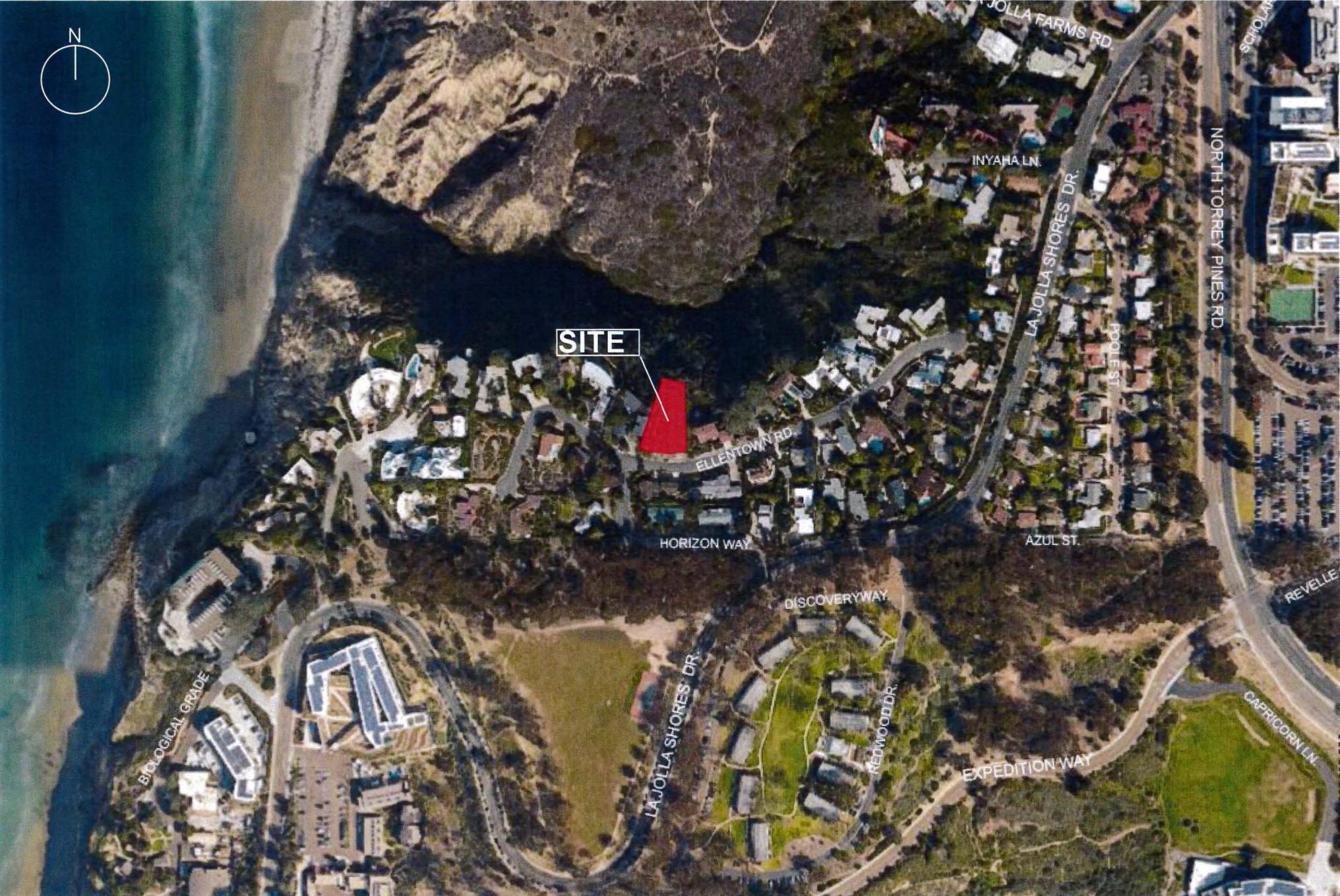


Figure 1

LOCATION MAP



AERIAL SATELLITE MAP



RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on October 14, 2014, Scott Maas submitted an application to Development Services Department for a Site Development Permit for the Amitai 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 December 16, 2015; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 388734 (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:

John S. Fisher
Development Project Manager

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

**COASTAL DEVELOPMENT PERMIT NO. 1365308 and
SITE DEVELOPMENT PERMIT NO. 1365309**

PROJECT NO. 388734

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. 388734 shall be made conditions of Coastal Development Permit No. 1365308 and Site Development Permit No. 1365309 as may be further described below.

BIOLOGICAL RESOURCES MITIGATION

In order to avoid or reduce potential indirect and construction impacts to nesting raptors and migratory birds, the project shall be conditioned to implement the following mitigation measure:

Prior to the issuance of any grading permit, the ADD ED shall verify that the following project requirements regarding the raptors are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between February 1 and September 15, the breeding season for raptors, until the following requirements have been met to the satisfaction of the ADD ED:

I. PRE-CONSTRUCTION**A. Pre-Grading Survey**

1. If project grading is proposed during the raptor breeding season (February 1- September 15), the project biologist shall conduct a pre-grading survey for active raptor nests within 300 feet of the development area and submit a letter report to Mitigation, Monitoring, and Coordination (MMC) prior to the preconstruction meeting.
 - a. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e., appropriate buffers, monitoring schedules, etc.) to the satisfaction of the ADD ED. Mitigation requirements determined by the project biologist and the ADD ED shall be incorporated into the project's Biological Construction

Monitoring Exhibit and monitoring results incorporated in to the final biological construction monitoring report.

- b. If no nesting raptors are detected during the pre-grading survey, no mitigation is required. To remain in compliance with the MBTA, no direct impacts shall occur to nesting birds, their eggs, chicks, or nests during the breeding season. If construction activities are to occur during the bird breeding season, then pre-construction surveys will be necessary to confirm the presence or absence of breeding birds. If nests or breeding activities are located on the site, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged.

LAND USE MITIGATION

MULTI-SPECIES CONSERVATION PROGRAM (MSCP) SUBAREA PLAN – LAND USE ADJACENCY GUIDELINES

- I. Prior to issuance of any construction permit or notice to proceed, DSD/ Land Development Review (LDR), and/or MSCP staff shall verify that the applicant has accurately represented the project's design in or on the Construction Documents (CDs consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects), which are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's MSCP MHPA Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CDs of the following:
 - A. **Grading/Land Development/MHPA Boundaries** – MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
 - B. **Drainage** – All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so that they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, and exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
 - C. **Toxics/Project Staging Areas/Equipment Storage** – Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be

incorporated into leases on publicly owned property when applications for renewal occur. Provide a note in/on the CDs that states: *“All construction-related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owner’s Representative or Resident Engineer to ensure there is no impact to the MHPA.”*

- D. **Lighting** – Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per Land Development Code Section 142.0740.
- E. **Barriers** – New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot-high vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. **Invasives** – No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. **Brush Management** – New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside the MHPA. Zone 2 may be located within the MHPA provided that the Zone 2 management will be the responsibility of a Homeowners Association or other private entity except where narrow wildlife corridors require it to be located outside the MHPA. Brush management zones will not be greater in size than currently required by the City’s regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done, and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1 to August 15 except where the City Assistant Deputy Director (ADD)/MMC has documented that the thinning would be consistent with the City’s MSCP Subarea Plan. Existing and approved projects are subject to current requirements of the Municipal Code Section 142.0412.
- H. **Noise** – Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California gnatcatcher (3/1–8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species’ presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

Coastal California Gnatcatcher (Federally Threatened)

1. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

- a. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [db(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following conditions must be met:
 - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; and
 - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 db(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 db(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or
 - III. At least two weeks prior to the commencement of construction activities, under the direction of a Qualified Acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 db(A) hourly

average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 db(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the Qualified Acoustician or Biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

*Construction noise monitoring shall continue at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. If coastal California gnatcatchers are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:

i. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.

ii. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

HISTORICAL RESOURCES (Archaeology)

Archaeological Data Recovery Program

This project requires implementation of an Archaeological Data Recovery Program (ADRP) to mitigate impacts to archaeological site (CA-SDI-525) prior to the issuance of ANY construction permits or the start of ANY construction if no permits are required. The ADRP with Native American participation consists of a Statistical Sample and shall be implemented as described below after consultation with DSD ED in accordance with the Cultural Resources Report prepared by (Laguna Mountain Environmental, July, 2015)

Phase 1: 8 1x1 meter test units; for a proposed sample size of 12% of the total impacts to the site. A second phase of date recovery, if necessary, Phase 2: 2 1x1 meter test units for a proposed sample size of 3% of the total impacts. (If human remains or significant features that exceeded the 15 percent data recovery sample size are identified then a third phase of data recovery would be implemented that would focus on the feature)

- a. Laboratory Analysis in the form of specialized studies shall be conducted in accordance with the ADRP;
- b. Curation of all materials recovered during the ADRP with the exception of human remains and any associated burial goods, shall be prepared in compliance local, state and federal standards and be permanently curated at an approved facility that meets City standards;
- c. ADRP provision for the discovery of human remains shall be invoked in accordance with the California Public Resources Code, the Health and Safety Code. In the event human remains are encountered during the ADRP, soil shall only be exported from the project site after it has been cleared by the Most Likely Descendant (MLD) and the Project Archaeologist;
- d. Archaeological and Native American Monitoring shall be conducted during the remaining grading activities after completion of the ADRP and acceptance of a draft progress report for the program. The detailed Mitigation Monitoring and Reporting Program is identified in below.
- e. Upon completion of the ADRP the qualified archaeologist and Native American Monitor shall attend a second preconstruction meeting to make comments and/or suggestions concerning the proposed grading process.

ARCHAEOLOGICAL MONITORING PROGRAM

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first 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 1/4 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 (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

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

IV. **Discovery of Human Remains**

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

A. Notification

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

B. Isolate discovery site

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

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

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;

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

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV 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.

DRAFT

HEARING OFFICER RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1365308 and
SITE DEVELOPMENT PERMIT NO. 1365309
AMITAI RESIDENCE PROJECT NO. 388734 - [MMRP]

WHEREAS, DAVID AMITAI and PATRICIA AMITAI, Trustees of The Amitai Family Trust dated December 23, 1997, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 3,148 square foot single story residence with attached garage on an existing vacant lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1365308 and 1365309), on portions of a 0.465 acre site;

WHEREAS, the project site is located north of Ellentown Road, east of Horizon Way in the RS-1-4 Zone of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 15, Scripps Estates Subdivision, according to Map thereof No. 3014, filed July 22, 1953;

WHEREAS, on December 16, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1365308 and Site Development Permit No. 1365309 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 December 16, 2015.

FINDINGS:

Site Development Permit - Section 126.0504

- 1. The proposed development will not adversely affect the applicable land use plan.** The La Jolla Community Plan designates the site for single-family residential development. The City of San Diego Progress Guide and General Plan, La Jolla Community Plan and Local Coastal Program designate the site for very low density residential with regulations for minimum lot size and dimensional criteria. The project proposes to construct a 3,148 square foot single story residence with attached garage on an existing vacant lot. Single-family residential development is the primary existing land use of the immediate neighborhood. The project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood. The project will not conflict with the relevant land use plans and will be developed in accordance with the policies of the applicable land use plan. Therefore, the proposed development will not adversely affect the applicable Land Use Plan.
- 2. The proposed development will not be detrimental to the public health, safety, and welfare.** The project will have adequate levels of essential public services available, including police, fire, and emergency medical services. The Project will not have any impact on the provision of essential public services. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed Project for this

site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the Project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. In these ways the Project will assure the continued health, safety and general welfare of persons residing or working in the area. 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 project proposes to construct a 3,148 square foot single story residence with attached garage on an existing vacant lot. The project complies with all relevant sections of the Land Development Code, California Uniform Building, Electrical, Mechanical, Plumbing and Fire Codes. The project is not proposing any deviations from the applicable regulations.

Supplemental Findings--Environmentally Sensitive Lands

1. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The project proposes to construct a 3,148 square foot single story residence with attached garage on an existing vacant lot. The project site will create no new manufactured slopes. The site is relatively level and the topography will not be substantially altered by the project.

A Cultural Resource Survey and Testing Results for the Amitai Residence Project at 2514 Ellentown Road, La Jolla, City of San Diego, California prepared by Laguna Mountain Environmental, Inc. , dated June 2014. This report concluded the project will have the potential to impact buried cultural material and the presence of human remains within the larger site area may be sporadic, construction excavation monitoring is required to assure that possible significant resources are not impacted by the project.

The Biological Letter Report prepared by ROCKS Biological Consulting (April 17, 2015) submitted for the project concluded the proposed project would impact 0.02 acres of Diegan coastal sage scrub and 0.09 acres of ornamental, disturbed land and developed lands, collectively. Pursuant to the adopted City of San Diego's *Significance Determination Guidelines Under the California Environmental Quality Act* this amount of impact is not considered significant and do not require mitigation. As such, no significant impacts to sensitive habitats would occur with the project implementation.

The parcel boundary is approximately fifty feet from the Multi-Habitat Planning Area (MHPA). At the time the MHPA was mapped by the City in the 1990s prior to precise GIS mapping technology. It is likely the MHPA boundary was intended to be at the parcel boundary. The proposed development has the potential to result in edge affects on the MHPA. As such, the adoption of the Mitigated Negative Declaration No. 388734 requires mitigation for MHPA Land Use Adjacency.

A Drainage Study and a Water Quality Technical Report, prepared by Christiansen Engineering and Surveying, dated June 7, 2015, prepared for the project and using the Rational Method of analysis concluded the project is a priority project in terms of storm water runoff and as a condition of approval will be required to satisfy hydromodification requirements to the satisfaction of the City Engineer. The design of the project will include a bioretention area and attenuates the flow to the preconstruction rate of discharge. Runoff from the remainder of the site will be directed to landscaped/permeable paving areas before being conveyed northerly or southerly. The design of the project will mitigate the increase in runoff from the impervious surfaces.

Because of these features of the project design, no environmentally sensitive lands will be affected by the proposed project. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The project proposes to construct a 3,148 square foot single story residence with attached garage on an existing vacant lot. The project site will create no new manufactured slopes. The site is relatively level and the topography will not be substantially altered by the project.

The project site is located within geologic hazard zones 51 and 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 51 is characterized by level mesas underlain by terrace deposits and bedrock, nominal risk. Zone 53 is characterized by level or sloping terrain, unfavorable geologic structure, low to moderate risk. The applicant submitted a Report of Preliminary Geotechnical Investigation, Proposed Amitai Residence, 2514 Ellentown Road, La Jolla, California, prepared by Christian Wheeler Engineering, dated January 12, 2015, for the analysis by staff of the geologic conditions on site. This report concluded the site is not underlain by unfavorable geologic structure, the proposed development as recommended will not measurably destabilize neighboring properties or induce the settlement of adjacent structures, the applicant's geotechnical consultant has indicated storm water infiltration or percolation would not result in adverse impacts on the proposed improvements or adjacent properties. This report addressed the soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review.

A Drainage Study and a Water Quality Technical Report, prepared by Christiansen Engineering and Surveying, dated June 7, 2015, prepared for the project and using the Rational Method of analysis concluded the project is a priority project in terms of storm water runoff and as a condition of approval will be required to satisfy hydromodification requirements to the satisfaction of the City Engineer. The design of the project will include a bioretention area and attenuates the flow to the preconstruction rate of discharge. Runoff from the remainder of the site will be directed to landscaped/permeable paving areas before being conveyed northerly or southerly. The design of the project will mitigate the increase in runoff from the impervious surfaces.

The project will include the implementation of a Brush Management Plan in accordance with the Brush Management regulations of the Municipal Code. As such, because of the foregoing features

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

3. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The project proposes to construct a 3,148 square foot single story residence with attached garage on an existing vacant lot. The project site will create no new manufactured slopes. The site is relatively level and the topography will not be substantially altered by the project. The parcel boundary is approximately fifty feet from the Multi-Habitat Planning Area (MHPA). At the time the MHPA was mapped by the City in the 1990s prior to precise GIS mapping technology. It is likely the MHPA boundary was intended to be at the parcel boundary. The proposed development has the potential to result in edge effects on the MHPA. As such, the adoption of the Mitigated Negative Declaration No. 388734 requires mitigation for MHPA Land Use Adjacency. As a condition of approval and because of these mitigation requirements, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The development will occur only on the least sensitive, most level portion of the site which was graded during development of the original subdivision in the 1950s.

Further, the development of the site will preserve the more sensitive sloping northerly portion of the lot adjacent to the MHPA and develop the more level southerly area of the site adjacent to the street. The MHPA boundaries on adjacent properties will be delineated on the construction drawings, all parking and developed areas adjacent to the MHPA will be designed so these areas do not drain directly into the MHPA, all developed and paved areas will be designed and constructed to prevent the release of toxins, chemicals, petroleum products, and exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA, no trash, oil, parking, or other construction-related material or activities will be allowed outside any approved construction limits, lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per Land Development Code Section 142.0740, no invasive non-native plant species will be introduced into areas adjacent to the MHPA, the development of the site will be set back from the MHPA to provide the required Brush Management Zone 1 area on the building pad outside the MHPA and Zone 2 will be located within the property and management will be the responsibility of the property owner. In these ways, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The site is relatively level and the topography will not be substantially altered by the project. The parcel boundary is approximately fifty feet from the Multi-Habitat Planning Area (MHPA). At the time the MHPA was mapped by the City in the 1990s prior to precise GIS mapping technology. It is likely the MHPA boundary was intended to be at the parcel boundary. The proposed development has the potential to result in edge effects on the MHPA. As such, the adoption of the Mitigated Negative Declaration No. 388734 requires mitigation for MHPA Land Use Adjacency. As a condition of approval and because of these mitigation requirements, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. For additional information, refer to Supplemental Findings Finding No. 3 above.

5. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The site is located east of Horizon Way on Ellentown Road. The site is approximately 1,177 feet from the Pacific Ocean beaches located to the west. Due to the conditions of approval the project will be required to satisfy hydromodification requirements to the satisfaction of the City Engineer. The design of the project will include a bioretention area and will attenuate the stormwater flows to the preconstruction rate of discharge. Runoff from the remainder of the site will be directed to landscaped/permeable paving areas before being conveyed northerly or southerly. The design of the project will mitigate the increase in runoff from the impervious surfaces. These features and requirements will avoid the potential of the project from contributing to the erosion of public beaches or adversely impact local shoreline sand supply.
6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The project proposes to construct a 3,148 square foot single story residence with attached garage on an existing vacant lot. The project site will create no new manufactured slopes. The site is relatively level and the topography will not be substantially altered by the project. The analysis of the site conditions and potential of the project to created impacts to resources protected by City, state or federal regulations has been evaluated with the resulting Mitigation Monitoring and Reporting Program attached to the Coastal Development Permit No. 1365308 and Site Development Permit No. 1365309 conditions. Based on the analysis of the project as required to comply with the California Environmental Quality Act, the mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Coastal Development Permit - Section 126.0708

1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The project site is located north of Ellentown Road, east of Horizon Way in the RS-1-4 Zone of the La Jolla Community Plan area. The La Jolla Community Plan does not identify any existing or proposed physical accessway from this site to any coastal resource and there are no public access easements recorded on the title of the property. Therefore 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. Furthermore, the La Jolla Community Plan, the adopted Local Coastal Program land use plan, does not identify any public views from this private property to and along the ocean which is approximately 1,177 feet westerly of the site or other scenic coastal areas of which there are none. In addition, the proposed coastal development will not degrade and will not remove, eliminate, or detract any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan from this site.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.** The project site is located north of Ellentown Road, east of Horizon Way in the RS-1-4 Zone of the La Jolla Community Plan area. The project proposes to construct a 3,148 square foot

single story residence with attached garage on an existing vacant lot. The project site will create no new manufactured slopes. The site is relatively level and the topography will not be substantially altered by the project. The parcel boundary is approximately fifty feet from the Multi-Habitat Planning Area (MHPA). At the time the MHPA was mapped by the City in the 1990s prior to precise GIS mapping technology. It is likely the MHPA boundary was intended to be at the parcel boundary. The proposed development has the potential to result in edge effects on the MHPA. As such, the adoption of the Mitigated Negative Declaration No. 388734 requires mitigation for MHPA Land Use Adjacency. As a condition of approval and because of these mitigation requirements, the proposed 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 La Jolla Community Plan designates the site for single-family residential development. The City of San Diego Progress Guide and General Plan, La Jolla Community Plan and Local Coastal Program designate the site for very low density residential with regulations for minimum lot size and dimensional criteria. The project proposes to construct a 3,148 square foot single story residence with attached garage on an existing vacant lot. Single-family residential development is the primary existing land use of the immediate neighborhood. The project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood. The project will not conflict with the relevant land use plans and will be developed in accordance with the policies of the applicable land use plan. The project will not conflict with the relevant land use plans. Therefore, the proposed development is in conformity with the certified 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 located north of Ellentown Road, east of Horizon Way between the nearest public road and the sea or the shoreline of the Pacific Ocean. The parcel boundary is approximately fifty feet from the Multi-Habitat Planning Area. The MHPA lands are protected lands and there are no existing trails from this site to the existing open space. There are narrow foot paths and/or animal trails in the immediate area but these do not lead to the shoreline of the Pacific Ocean and instead do lead to dangerous high coastal bluffs with no existing access to the beach below. There is safe coastal access in the area approximately one-half mile to the north from a public street to the beach below on a paved driveway. The La Jolla Community Plan and Local Coastal Program do not designate any coastal access to the beach below from this site. Therefore, 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, Coastal Development Permit No. 1365308 and Site Development Permit No. 1365309 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and

conditions as set forth in Permit Nos. 1365308 and 1365309, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: December 16, 2015

Job Order No. 24005109

DRAFT

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: 24005109

COASTAL DEVELOPMENT PERMIT NO. 1365308 and
SITE DEVELOPMENT PERMIT NO. 1365309
AMITAI RESIDENCE PROJECT NO. 388734 - [MMRP]
HEARING OFFICER

This Coastal Development Permit No. 1365308 and Site Development Permit No. 1365309 is granted by the Hearing Officer of the City of San Diego to THE AMITAI FAMILY TRUST dated December 23, 1997, Owner/Permittee, pursuant to San Diego Municipal Code sections 126.0708 and 126.0504. The 0.465 acre site is located north of Ellentown Road, east of Horizon Way in the RS-1-4 Zone of the La Jolla Community Plan area. The project site is legally described as Lot 15, Scripps Estates Subdivision, according to Map thereof No. 3014, filed July 22, 1953.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 3,148 square foot single story residence including an attached garage on an existing vacant lot described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 16, 2015, on file in the Development Services Department.

The project shall include:

- a. Construction a 3,148 square foot single story residence including an attached garage on an existing vacant lot;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. 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 [ENTER DATE including the appeal time].
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species

Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

9. 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.

10. 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.

11. 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.

12. 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:

13. 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.

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 388734, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 388734, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Cultural Resources (Archaeology)
Biological Resources
Land Use

ENGINEERING REQUIREMENTS:

16. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new maximum 12 feet wide concrete standard driveway, per current City Standard, adjacent to the site on Ellentown Road, satisfactory to the City Engineer.

18. 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.

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

20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan. The Water Pollution Control Plan shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

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

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

LANDSCAPE REQUIREMENTS:

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

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

25. 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." Construction plans shall provide a forty

square foot area around each tree unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).

26. 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.

27. 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

29. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program as shown on Exhibit "A." A modified Zone One averaging fifteen feet wide extending out from the north face of the structure to the top of the slope and a standard Zone Two of sixty-five feet wide extending down the existing slope into the native/naturalized vegetation. To compensate for the lack of a full Zone One, alternative compliance measures shall include opening protection upgraded to dual-glazed, dual-tempered panes along north faces of the structure with a ten foot perpendicular return along adjacent wall faces, consistent with Exhibit "A."

30. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

31. Prior to issuance of any building permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

32. Within Zone One, combustible accessory structures, including, but not limited to decks, trellises, gazebos, et cetera, shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

33. The following note shall be provided on the Brush Management construction documents: It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site

with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.

34. Prior to final inspection of the building permit, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

35. Owner/Permittee shall maintain a minimum of two 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.

36. 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.

37. 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 December 16, 2015 by Resolution HO-2015-XX.

Permit Type/PTS Approval No.: CDP No. 1365308 and SDP No. 1365309
Date of Approval: December 16, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.

THE AMITAI FAMILY TRUST dated December 23, 1997
Owner/Permittee

By _____

Patricia Amitai,
Trustee of The Amitai Family Trust
dated December 23, 1997

THE AMITAI FAMILY TRUST dated December 23, 1997
Owner/Permittee

By _____

David Amitai
Trustee of The Amitai Family Trust
dated December 23, 1997

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

AMITAI RESIDENCE

COASTAL DEVELOPMENT PERMIT SUBMITTAL

2514 ELLENTOWN ROAD, LA JOLLA, CA 92037

AMITAI RESIDENCE

New Custom Home

2514 Ellentown Road
La Jolla, CA 92037
APN: 344-041-01-00

ARCHITECT
Safdie Rabines Architects
925 Fort Stockton Drive
San Diego, CA 92103
(619) 237-6153

CIVIL ENGINEER
Christensen Engineering & Surveying
7898 Silverton Avenue, Suite J
San Diego, CA 92126
858.271.9901

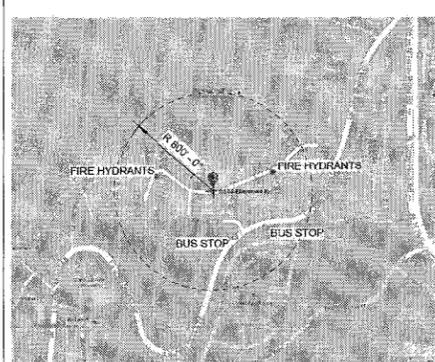
LANDSCAPE ARCHITECT
Neri Landscape Architects
928 Hornblend Street, Suite #3
San Diego, CA 92109

LAND SURVEYOR
Spencer-Luey, Inc.
220 Linda Mar Drive
Solana Beach, CA 92076
858.792.9242

ARCHAEOLOGIST
Laguna Mountain Environmental
7969 Engineer Road, Suite 208
San Diego, CA 92111

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue
San Diego, CA 92105

BIOLOGIST
Rocks Biological Consulting
5101 September Street
San Diego, CA 92110-1116

PROPERTY OWNER:	DEVELOPMENT SUMMARY:	DEVELOPMENT SUMMARY:	DEFERRED SUBMITTALS:	SHEET INDEX:
DAVID & PATRICIA AMITAI 2514 ELLENTOWN ROAD LA JOLLA, CA 92037	<p>PROJECT SCOPE: • CONSTRUCTION OF A NEW ONE (1) STORY SINGLE FAMILY RESIDENCE</p> <p>PROJECT ADDRESS: 2514 ELLENTOWN ROAD LA JOLLA, CA 92037</p> <p>ASSESSOR'S PARCEL NUMBER: 344-041-01-00</p> <p>LOT SIZE: 20,258.73 SF (0.465 ACRES)</p> <p>LEGAL DESCRIPTION: LOT 15 TR 3014; SCRIPPS ESTATES ASSOCIATES SUBDIVISION</p> <p>EXISTING RESIDENCE CONSTRUCTED: N/A</p> <p>OVERLAY ZONES: COASTAL OVERLAY ZONE COASTAL HEIGHT LIMIT FIRST PUBLIC ROAD-WAY PARKING IMPACT FIRE HAZARD SEVERITY ZONE HIGH FIRE HAZARD SEVERITY ZONE</p> <p>**THIS PROJECT IS LOCATED BETWEEN THE OCEAN AND "THE FIRST PUBLIC ROADWAY"</p> <p>JURISDICTIONAL AUTHORITIES: CITY OF SAN DIEGO</p> <p>ENVIRONMENTALLY SENSITIVE LANDS: STEEP HILLSIDES SENSITIVE BIOLOGICAL RESOURCES</p>	<p>BASE ZONE: RS-1-4</p> <p>EXISTING USE: N/A</p> <p>PROPOSED USE: SINGLE FAMILY RESIDENCE (R-3)</p> <p>APPLICABLE BUILDING CODE: 2013 CALIFORNIA BUILDING CODE (CBC) 2013 CALIFORNIA RESIDENTIAL CODE (CRC)</p> <p>CONSTRUCTION TYPE: TYPE VB W/ SPRINKLER SYSTEM NFPA 13D</p> <p>OCCUPANCY CLASSIFICATION: R-3 RESIDENCE</p> <p>NUMBER OF STORIES: EXISTING: N/A PROPOSED: ONE-STORY</p> <p>STRUCTURE HEIGHT: EXISTING: N/A PROPOSED: 15 FT MAX.</p> <p>REQUIRED SETBACKS: FRONT: 15' REAR: 19.87' SIDE: 8', 12.14'</p> <p>F.A.R.: FLOOR AREA RATIO: .45 RS-1-4 ALLOWED = .45 X 20,258.73 S.F. = 9,116.43 S.F. TOTAL ALLOWED = 9,116.43 S.F.</p> <p>GROSS FLOOR AREA: EXISTING RESIDENCE: N/A PROPOSED RESIDENCE: 3,148 SF</p> <p>LOT COVERAGE: 3,076 SF FOOTPRINT / 20,258.73 SF LOT SIZE= 15%</p> <p>PARKING: REQUIRED SPACES 2 PROPOSED SPACES 2</p> <p>GEOLOGICAL HAZARD CATEGORY: 53,51</p>	<p>1. THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY SECTION R313 OF 2013 CALIFORNIA RESIDENTIAL CODE OF WHEN REQUIRED BY SECTION 903 OF THE 2013 CBC HAS BEEN DEFERRED</p> <p>GENERAL NOTES:</p> <p>1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.</p> <p>2. THESE PLANS SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY OF SAN DIEGO CODES AND ORDINANCES.</p> <p>3. APPLICABLE BUILDING CODES: -2013 CALIFORNIA BUILDING CODE (CBC) -2013 CALIFORNIA RESIDENTIAL CODE (CRC) -2013 CALIFORNIA PLUMBING CODE (CPC) -2013 CALIFORNIA MECHANICAL CODE (CMC) -2013 CALIFORNIA FIRE CODE (CFC) -2008 NATIONAL ELECTRICAL CODE (NEC)</p> <p>4. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.</p> <p>5. PROVIDE 42"-HIGH GUARDRAIL FOR PORCHES, BALCONIES, DECKS, AND OPEN SIDES OF LANDINGS. MAXIMUM CLEAR OPENING BETWEEN ANY MEMBERS OF THE GUARDRAIL SHALL BE LESS THAN 4".</p>	<p>GENERAL T1.0 TITLE SHEET</p> <p>ARCHITECTURAL A0.1 EXISTING SITE SURVEY A0.2 AREA CALCULATION</p> <p>CIVIL C-2 SLOPE ANALYSIS C-3 PRELIMINARY GRADING PLAN</p> <p>LANDSCAPE L1.0 BRUSH MANAGEMENT PLAN L1.1 CONCEPTUAL LANDSCAPE PLAN</p> <p>ARCHITECTURAL A1.0 SITE PLAN A2.0 FLOOR PLAN - FIRST LEVEL A2.1 ROOF PLAN A3.0 BUILDING ELEVATIONS A3.1 BUILDING ELEVATIONS A3.2 BUILDING ELEVATIONS A3.3 SITE SECTIONS A4.0 BUILDING SECTIONS A7.2 DETAILS - CANTILEVER DECK</p>
<p>PROJECT TEAM:</p> <p>ARCHITECT: SAFDIE RABINES ARCHITECTS 925 FT. STOCKTON DRIVE SAN DIEGO, CA 92103 619.297.6153</p> <p>CIVIL ENGINEER CHRISTENSEN ENGINEERING 7898 SILVERTON AVE., SUITE J SAN DIEGO, CA 92126 858.271.9901</p> <p>LAND SURVEYOR SPENCER-LUEY, INC. 220 LINDA MAR DRIVE SOLANA BEACH, CA 92076 858.792.9242</p> <p>ARCHAEOLOGIST LAGUNA MOUNTAIN CONSULTING 7969 ENGINEER ROAD, SUITE 208 SAN DIEGO, CA 92111</p> <p>LANDSCAPE ARCHITECT NERI LANDSCAPE ARCHITECTS 928 HORNBLEND STREET, SUITE #3 SAN DIEGO, CA 92109</p> <p>GEOTECHNICAL CHRISTIAN WHEELER ENGINEERING 3980 HOME AVENUE SAN DIEGO, CALIFORNIA 92105 619.650.1700</p> <p>BIOLOGIST ROCKS BIOLOGICAL CONSULTING 5101 SEPTEMBER STREET SAN DIEGO, CA 92110</p>	<p>VICINITY MAP:</p> 			



Number	Description	Date
1	COASTAL PERMIT	10/13/14
2	SITE IMPROVEMENT PERMIT	10/13/14
3	COASTAL PERMIT	4/22/15
4	COASTAL PERMIT	7/17/15

Revision Date: 04/22/15
Scale:
SRA Project Number: 1408

TITLE SHEET

T1.0

AMITAI RESIDENCE

New Custom Home

2514 Ellentown Road
La Jolla, CA 92037

APN: 344-041-01-00

ARCHITECT
Sofie Rabino Architects
925 Fort Stockton Drive
San Diego, CA 92103
(619) 297-6153

CIVIL ENGINEER
Christensen Engineering & Surveying
7685 Silverton Avenue, Suite J
San Diego, CA 92126
656 271 0901

LANDSCAPE ARCHITECT
Nari Landscape Architects
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San Diego, CA 92109

LAND SURVEYOR
Spencer-Luey, Inc
220 Linda Mar Drive
Solana Beach, CA 92076
858.792.9242

ARCHAEOLOGIST
Laguna Mountain Environmental
7950 Engineer Road, Suite 208
San Diego, CA 92111

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3660 Home Avenue
San Diego, CA 92105

BIOLOGIST
Rocks Biological Consulting
5101 September Street
San Diego, CA 92116-1116



Number	Description	Date
1	COASTAL PERMIT	10/13/14
2	SITE IMPROVEMENT PERMIT	10/13/14
3	COASTAL PERMIT	4/22/15
4	COASTAL PERMIT	7/17/15

Revision Date: 10/13/14
Scale:
SRA Project Number: 1408

EXISTING SITE SURVEY

A0.1



SITE SURVEY LEGEND:
 --- FENCE
 --- CONTOUR
 - - - - STEEP HILLSIDES BOUNDARY

BOUNDARY TIED TO MAP 3014.
 ELEVATIONS TIED TO BRASS PLUG LOCATED
 AT THE INTERSECTION OF HORIZON WAY AND L.J. SHORES DR.
 ELE=377.89 PER CITY OF SAN DIEGO VERTICAL CONTROL BK. PG. 366.
 PLOT BY SPENCER-LUEY SURVEYING 858-792-9242

1 SITE SURVEY
 1/16" = 1'-0"



AMITAI RESIDENCE

New Custom Home

2514 Ellentown Road
La Jolla, CA 92037

APN: 344-041-01-00

ARCHITECT

Sattler Rablins Architects
605 Ford Stockton Drive
San Diego, CA 92103
(619) 297-6153

CIVIL ENGINEER

Christiansen Engineering & Surveying
7888 Silverton Avenue, Suite J
San Diego, CA 92126
856 271-6901

LANDSCAPE ARCHITECT

Nari Landscape Architects
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San Diego, CA 92109

LAND SURVEYOR

Spencer-Luey, Inc.
220 Linda Mer Drive
Solana Beach, CA 92075
856-792-5242

ARCHAEOLOGIST

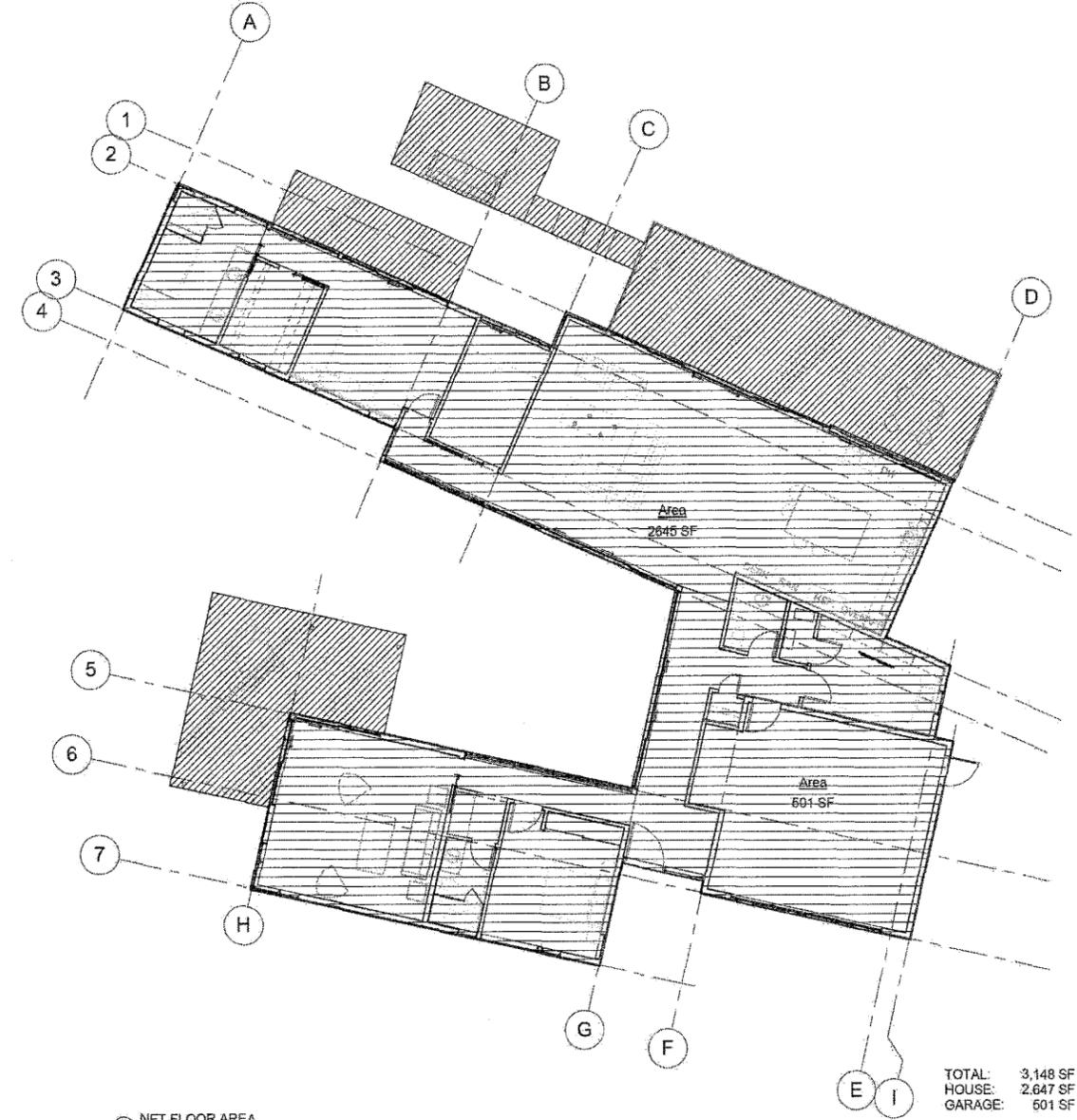
Laguna Mountain Environmental
7959 Engineer Road, Suite 208
San Diego, CA 92111

GEOTECHNICAL ENGINEER

Christian Wheeler Engineering
3903 Home Avenue
San Diego, CA 92105

BIOLOGIST

Rocks Biological Consulting
6101 September Street
San Diego, CA 92110-1118



TOTAL: 3,148 SF
HOUSE: 2,647 SF
GARAGE: 601 SF



REVISIONS		
Number	Description	Date
1	COASTAL PERMIT	10/13/14
2	SITE IMPROVEMENT PERMIT	10/13/14
3	COASTAL PERMIT	4/22/15
4	COASTAL PERMIT	7/17/15

Issue Date: 10/13/14
Scale:
SRA Project Number: 1406

AREA CALCULATION PLAN

A0.2

PROJECT DESCRIPTION	AREA CALCULATIONS	LEGEND
<p>PROJECT DESCRIPTION:</p> <p>CONSTRUCTION OF A NEW ONE (1) STORY SINGLE FAMILY RESIDENCE</p> <p>PROJECT ADDRESS:</p> <p>2514 ELLENTOWN ROAD LA JOLLA, CA 92037</p>	<p>SITE INFO</p> <p>ZONING: RS 1-4</p> <p>LOT SIZE: 20,258.73 SF</p> <p>ALLOWABLE F.A.R.: .45</p> <p>MAX ALLOWABLE AREA (20,258.73 SF x .45) 9,116.43 SF</p> <p>PROPOSED DESIGN</p> <p>LEVEL 1 FLOOR AREA: 2,647 SF GARAGE AREA: 601 SF</p> <p>TOTAL GROSS FLOOR AREA: 3,148 SF</p>	<p>SDMC SECTION 113.0234</p> <p>(2) Gross floor area for basements is calculated as follows: (A) For lots that slope less than 5 percent along each edge of the building footprint, gross floor area includes the area of all portions of a basement where the vertical distance between existing grade or proposed grade, whichever is lower, and the finish-floor elevation above exceeds 3 feet, 6 inches</p> <p>(B) For lots that slope 5 percent or more along any edge of the building footprint, gross floor area includes the area of all portions of a basement where the vertical distance between existing grade or proposed grade, whichever is lower, and the finish-floor elevation above exceeds 5 feet</p> <p>CONCLUSION: THE PROPOSED BASMENT DOES NOT CONTAIN A VERTICLE DISTANCE THAT EXCEEDS THOSE STATED ABOVE AND THEREFORE WILL BE EXCLUDED FROM GROSS FLOR AREA</p> <p>SDMC SECTION 131.0446</p> <p>(B) in the RS-1-8, RS-1-9, RS-1-10, RS-1-11, RS-1-12, RS-1-13, and RS-1-14 zones, up to 400 square feet of garage area shall be excluded from the calculation of gross floor area.</p> <p>CONCLUSION: ZONE RS-1-2 GARAGE IS CALCULATED AS GROSS FLOOR AREA</p>
		<p>LEGEND</p> <p> HABITABLE SPACE: INTERIOR FLOOR AREA</p> <p> OUTDOOR SPACE (I.E. BALCONY, PATIO)</p>

LEGAL DESCRIPTION

LOT 15, SCRIPPS ESTATES ASSOCIATES SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3014, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 22, 1963.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 344-041-01-00
ADDRESS: 2514 ELLENTOWN ROAD
LA JOLLA, CA 92037

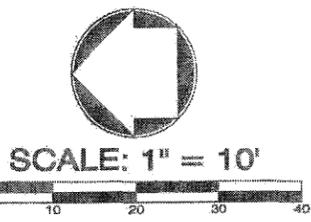
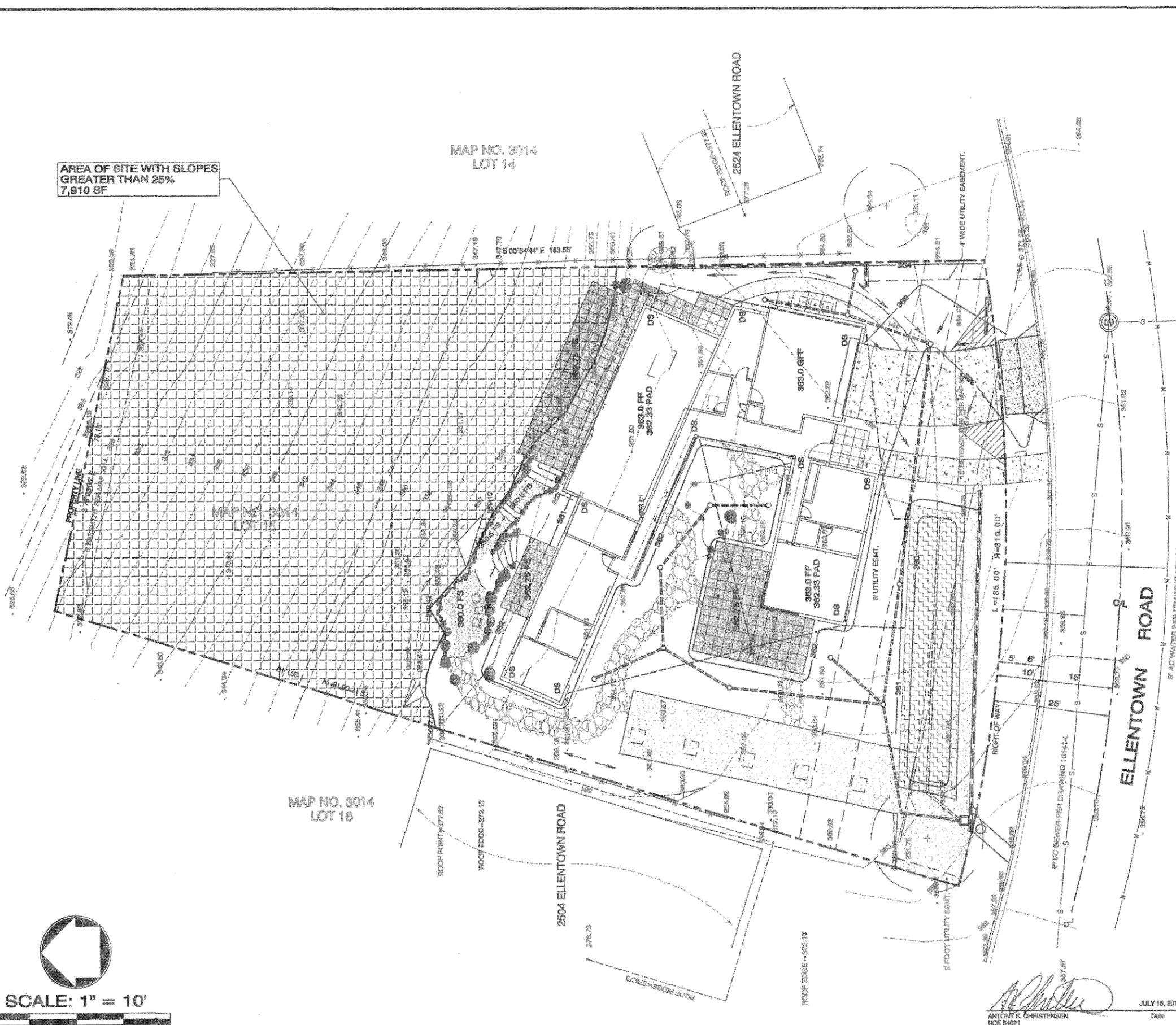
SLOPE ANALYSIS DATA

AREA OF SITE - 20,289 S.F. (0.4651 AC)
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 7,910 SF,
PERCENT OF TOTAL SITE - 39.0%
AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESI REGS.
(LDC SEC. 143.0710): UNKNOWN. A GEOLOGIC RECONNAISSANCE IS PLANNED TO
DETERMINE IF THE SITE WAS PREVIOUSLY DISTURBED. NO SLOPES SHOWN ON
THIS EXHIBIT ARE PROPOSED TO BE DISTURBED.
AMOUNT OF SITE WITH ENDOACHMENT INTO STEEP SLOPES: 0 SF (0 AC)
PERCENT OF TOTAL SITE: 0%

AREA OF SITE WITH SLOPES
GREATER THAN 25%
7,910 SF

MAP NO. 3014
LOT 14

MAP NO. 3014
LOT 16



Antony J. Christensen
ANTONY J. CHRISTENSEN
JCE 54081
EXP. 12-31-15
JULY 15, 2016
Date



Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 107
SAN DIEGO, CA 92128
PHONE: (658)271-8901 FAX: (658)271-8912

Project Address:
2514 ELLENTOWN ROAD
LA JOLLA, CA 92037

Project Name:
AMITAI RESIDENCE

Revision 7:
Revision 6:
Revision 5:
Revision 4: 07-15-15 REMOVE SIDEWALK
Revision 3: 03-25-15 REVISE TOP OF SLOPE
Revision 2: 01-22-15 REVISE DESIGN
Revision 1: 10-08-14 ADD LIMIT OF WORK LINE

Sheet Title: **SLOPE ANALYSIS**

Original Date: SEPTEMBER 06, 2014

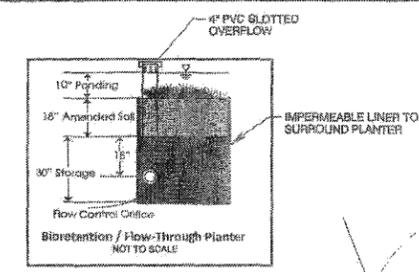
C-2

JN 2014-42

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING OVERHEAD UTILITY
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EX. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED PATIO RET. WALL
- PROPOSED RETAINING WALL
- PVC DRAIN
- CATCH BASIN

- CONCRETE SURFACE
- DIRECTION OF DRAINAGE
- D.G. SURFACE (SEE LANDSCAPE PLAN)
- DOWNSPOUT LOCATION
- PVC DRAIN FROM DOWNSPOUTS TO BIORETENTION BASIN
- BIORETENTION BASIN AREA



LEGAL DESCRIPTION

LOT 15, SCRIPPS ESTATES ASSOCIATES SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3014, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 22, 1993.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 344-041-01-09
ADDRESS: 2514 ELLENTOWN ROAD
LA JOLLA, CA 92037

NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY SPENCER-LUEY SURVEYING, 858-798-9242 AND IS DATED MARCH 10, 2014.
- THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER LATERAL AND WATER SERVICE, WHICH ARE TO BE RETAINED.
- EXISTING EASEMENTS ARE AS SHOWN.
- BENCHMARK: CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE INTERSECTION OF HORIZON WAY AND L.L. SHORES DR. ELEVATION = 377.89 MSL, NGVD83

GRADING DATA

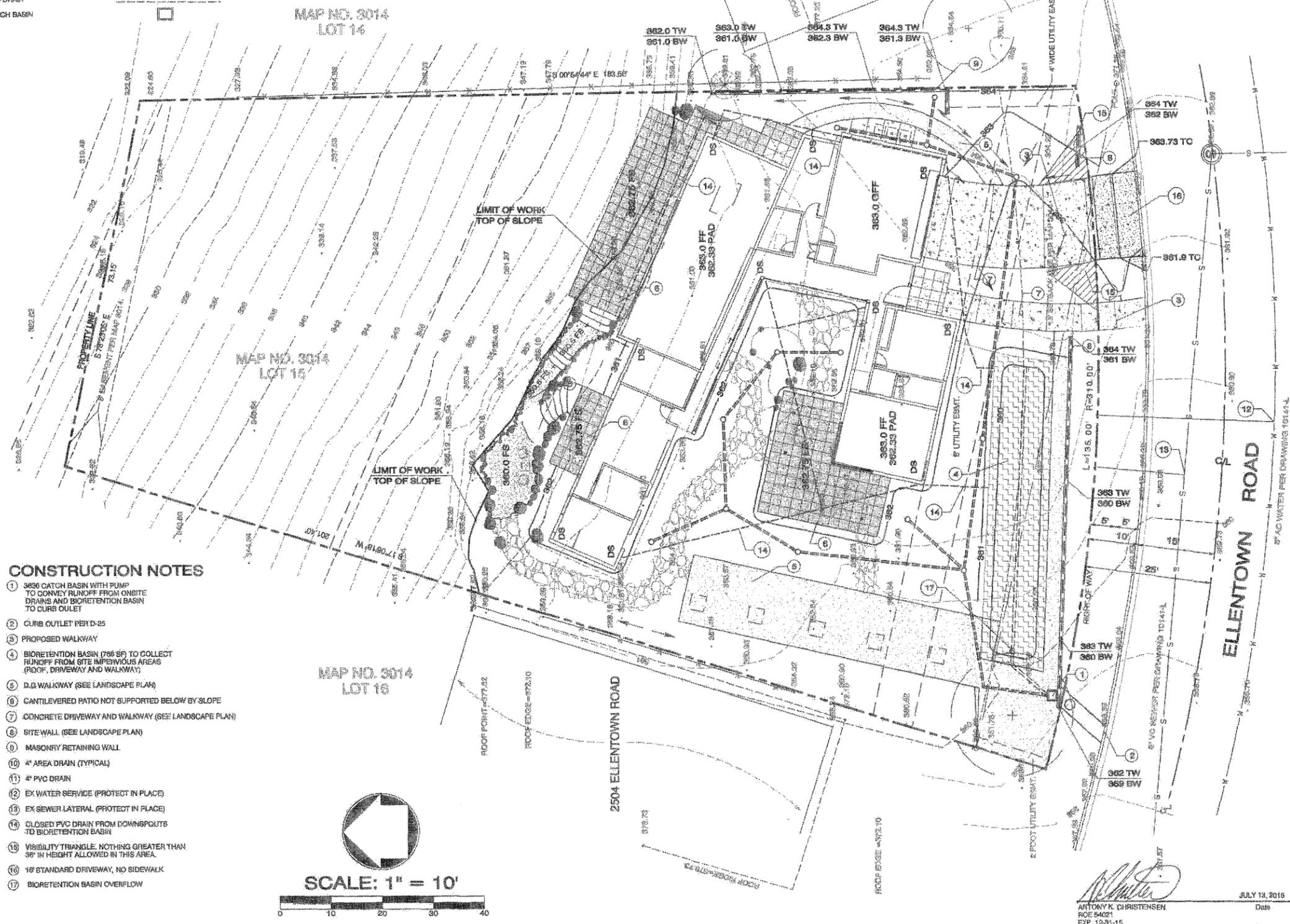
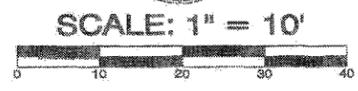
AREA OF SITE - 20,299 S.F. (0.4651 AC)
 AREA OF SITE TO BE GRADED - 12,537 SF (0.2879 AC)
 PERCENT OF SITE TO BE GRADED - 61.3%
 AMOUNT OF SITE WITH 20% SLOPES OR GREATER: AREA - 7,910 SF,
 PERCENT OF TOTAL SITE - 39.0%
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ERL REGS.
 (LDC SEC. 143.0110): UNKNOWN. A GEOLOGIC RECONNAISSANCE IS PLANNED TO DETERMINE
 IF THE SITE WAS PREVIOUSLY DISTURBED
 AMOUNT OF SITE WITH ENCRUSTATION INTO STEEP SLOPES: 0 SF (0.0 AC)
 PERCENT OF TOTAL SITE: 0%
 AMOUNT OF CUT - 238 C.Y.
 AMOUNT OF FILL - 365 C.Y.
 AMOUNT OF IMPORT - 119 C.Y.
 MAXIMUM HEIGHT OF FILL - 6' VERTICAL FILL (PATIO)
 MAXIMUM FILL SLOPE RATIO NA
 MAXIMUM FILL SLOPE HEIGHT: NONE
 MAXIMUM HEIGHT OF CUT 3'
 MAXIMUM HEIGHT OF CUT SLOPE - 3'
 MAXIMUM CUT SLOPE RATIO - 2:1
 EARTHWORK IS APPROXIMATE
 LENGTH OF SITE RETAINING WALL - 61'
 MAX HEIGHT OF SITE RETAINING WALL - 3'

NOTE:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 11 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 AN EMRA WILL BE REQUIRED FOR PRIVATE CURB OUTLET IN RIGHT OF WAY
 RUNOFF WILL BE TREATED BY FLOW OVER LANDSCAPING AND BIORETENTION BASIN BEFORE BEING CONVEYED OFFSITE, AS SHOWN ON THE PLAN AND DETAILED IN THE WOTR.

CONSTRUCTION NOTES

- 3638 CATCH BASIN WITH PUMP TO CONVEY RUNOFF FROM ONSITE BASINS AND BIORETENTION BASIN TO CURB OUTLET
- CURB OUTLET PER D-25
- PROPOSED WALKWAY
- BIORETENTION BASIN (785 SF) TO COLLECT RUNOFF FROM SITE IMPERVIOUS AREAS (ROOF, DRIVEWAY AND WALKWAY)
- D.G. WALKWAY (SEE LANDSCAPE PLAN)
- CANTILEVERED PATIO NOT SUPPORTED BELOW BY SLOPE
- CONCRETE DRIVEWAY AND WALKWAY (SEE LANDSCAPE PLAN)
- SITE WALL (SEE LANDSCAPE PLAN)
- MASONRY RETAINING WALL
- 4" AREA DRAIN (TYPICAL)
- 4" PVC DRAIN
- EX WATER SERVICE (PROTECT IN PLACE)
- EX SEWER LATERAL (PROTECT IN PLACE)
- CLOSED PVC DRAIN FROM DOWNSPOUTS TO BIORETENTION BASIN
- VISIBILITY TRIANGLE, NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA.
- 16" STANDARD DRIVEWAY, NO SIDEWALK
- BIORETENTION BASIN OVERFLOW



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 107
 SAN DIEGO, CA 92158
 PHONE (619) 271-9901 FAX (619) 271-8712

Project Address:
 2514 ELLENTOWN ROAD
 LA JOLLA, CA 92037

Project Name:
 AMITAI RESIDENCE

Revision 7: 07-15-16 REMOVE SIDEWALK
 Revision 6: 06-15-16 REVISE WALL, HT
 Revision 5: 04-21-16 ADDED OVERFLOW
 Revision 4: 04-09-16 REVISE FFE
 Revision 3: 01-27-16 REVISE DESIGN
 Revision 2: 01-22-16 ADDRESS CITY COMMENTS
 Revision 1: 10-08-14 ADDRESS CITY COMMENTS

Sheel Title:
PRELIMINARY GRADING PLAN

Original Date: SEPTEMBER 09, 2014

ANTHONY K. CHRISTENSEN
 RCE 54021
 EXP. 12-31-15

Date
 JULY 13, 2016

Professional Engineer Seal: ANTHONY K. CHRISTENSEN, RCE 54021, Exp. 12-31-15, State of California

C-3

AMITAI RESIDENCE

New Custom Home

2514 Ellington Road
La Jolla, CA 92037

APN: 344-041-01-30

ARCHITECT

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925 Fort Stockton Drive
San Diego, CA 92103
(619) 297-5153

CIVIL ENGINEER

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REVISIONS

Number	Description	Date
1	COASTAL PERMIT	10/13/14
2	SITE IMPROVEMENT PERMIT	10/13/14
3	CITY RE-SUBMITTAL	04/20/15

Issue Date: 07/16/15
Scale:
SRA Project Number: 1408

BRUSH MANAGEMENT PLAN

L-1.0

6 OF 13



BRUSH MANAGEMENT ZONES

BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES ON PUBLICLY OR PRIVATELY OWNED PREMISES THAT ARE WITHIN 100 FEET OF A STRUCTURE AND CONTAIN NATIVE OR NATURALIZED VEGETATION.

BRUSH MANAGEMENT ZONES:
 1. BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL TYPICALLY CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING.
 2. BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND TYPICALLY CONSISTS OF THINNED, NATIVE OR NATURALIZED NON-IRRIGATED VEGETATION.

ALL ZONE REQUIREMENTS
 A. THINNING AND PRUNING, NATIVE/NATURALIZED VEGETATION - TWO KEY FACTORS IN CREATING A FIRE SAFE LANDSCAPE ARE PROVIDING FUEL DISCONTINUITY BY THE SEPARATION OF THE FLAMMABLE PLANT COVER (THINNING) AND REDUCTION IN FUEL LOAD BY CUTTING OUT DEAD AND EXCESS GROWTH OF THE NATIVE/NATURALIZED VEGETATION (PRUNING). PLANTS TO BE RETAINED SHOULD BE CONSISTENT WITH THE ALLOWABLE COVERAGE, MASSING AND SPACING REQUIRED IN THE BRUSH MANAGEMENT REGULATIONS AND THE LANDSCAPE STANDARDS. WHENEVER POSSIBLE, A PERSON KNOWLEDGEABLE ABOUT THE USE AND MAINTENANCE OF NATIVE PLANTS SHOULD BE CONSULTED TO OVERSEE THE SELECTION, THINNING, AND PRUNING OF THESE PLANTS.

THE PROGRESSION OF WORK SHOULD PROCEED AS FOLLOWS:
 1) REMOVE DEAD PLANTS,
 2) THIN OUT BRUSH MANAGEMENT AREAS TO THE REQUIRED COVERAGE,
 3) PRUNE REMAINING PLANTS,
 4) DISPOSE OR MULCH DEBRIS AND TRIMMINGS, AND
 5) MAINTAIN ZONE ONE ON A YEAR-ROUND BASIS, ZONE TWO ON A SEASONAL BASIS.

1. THINNING - THIS FIRST STEP REQUIRES IDENTIFICATION OF THE NATIVE/NATURALIZED SPECIES AND A FAMILIARITY WITH THEIR VARIOUS CHARACTERISTICS SUCH AS ROOTING DEPTH, FUEL LOADS, FLAMMABILITY, AS WELL AS HABITAT AND AESTHETIC VALUE.

THINNING SHOULD BE PRIORITIZED AS FOLLOWS:
 1) INVASIVE NON-NATIVE SPECIES WITH THE EXCEPTION OF EUCALYPTUS TREES IN EUCALYPTUS WOODLAND AREAS,
 2) NON-NATIVE SPECIES,
 3) FLAMMABLE NATIVE SPECIES,
 4) NATIVE SPECIES, AND
 5) REGIONALLY SENSITIVE SPECIES.

ALL VEGETATION THAT IS NOT TO BE REMOVED DURING THE INITIAL THINNING SHOULD BE NOTED OR FLAGGED. THE REMAINING PLANTS WHICH ARE NOT TO BE SAVED SHOULD BE CUT SIX INCHES ABOVE THE GROUND WITHOUT PULLING OUT THE ROOTS.

CERTAIN NATIVE PLANTS, SUCH AS THOSE FOUND IN COASTAL SAGE SCRUB, SHOULD BE CUT BACK TO WITHIN 12 INCHES OF THE ROOT CROWN, AS SPROUTING AND RE-GROWTH OCCUR. THESE PLANTS CAN BE MAINTAINED AS LOW, SUCCULENT MOUNDS. EXAMPLES INCLUDE ARTEMISIA CALIFORNICA (CALIFORNIA SAGEBRUSH), SALVIA MELLIFERA (BLACK SAGE), ADENOSTOMA FASCICULATUM (CHAMISE) AND ERIOCAENON FASCICULATUM (BUCKWHEAT).

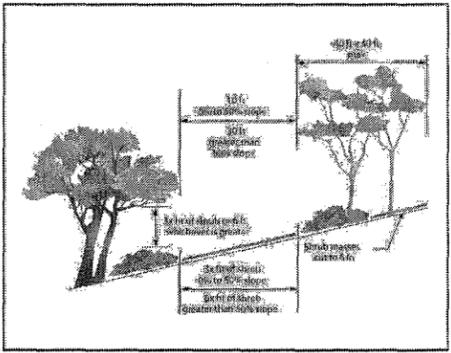
2. PRUNING - AFTER THINNING OF THE NATIVE/NATURALIZED VEGETATION, THE FUEL LOAD SHOULD BE FURTHER REDUCED BY PRUNING THE PLANTS THAT HAVE NOT BEEN REMOVED. WHILE PRUNING INDIVIDUAL PLANTS IS NOT FEASIBLE IN COASTAL SAGE SCRUB, IT IS VERY EFFECTIVE FOR MANY HARD CHAPARRAL SPECIES, SUCH AS CEANOTHUS (WILD LILAC), HETEROMELES (TOYON), RHUS (LEMONADE BERRY, SUGARBUSH), AND RHAMNUS (COFFEEBERRY, REDBERRY). THESE PLANTS CAN BE SHAPED INTO ATTRACTIVE, FIRE SAFE SPECIMENS BY PRUNING DEAD AND EXCESSIVELY TWIGGY GROWTH. REMOVE THE LIMBS TOUCHING THE GROUND AND A LARGE VOLUME OF MATERIAL FROM THE CANOPY, THE LIMBS THAT REMAIN SHOULD BE THOSE WITH YOUNG, VIGOROUS SHOOTS. TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDERSTORY PLANT MATERIAL OR SIX FEET, WHICHEVER IS HIGHER. DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED. ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS. MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

B. THINNING AND PRUNING, TREES - TREES ARE ALLOWED WITHIN THE DEFENSIBLE SPACE, PROVIDED THE HORIZONTAL AND VERTICAL DISTANCE BETWEEN TREES AND SHRUBS/MASSES COMPLIES WITH REQUIRED SPACING FOR THE SLOPE GRADIENT SHOWN IN THE FOLLOWING TREE AND SHRUB SPACING CHART

TREE & SHRUB SPACING CHART

TREES	MINIMUM HORIZONTAL SPACE	
	FROM EDGE OF ONE TREE CANOPY SPREAD (MAX. 40-FT X 40-FT) TO THE EDGE OF THE NEXT	SPACING
a, b	SLOPE	10 FEET
	0% TO 50% (2:1)	10 FEET
	GREATER THAN 50% (2:1)	30 FEET
SHRUBS	MINIMUM HORIZONTAL SPACE BETWEEN EDGES OF SHRUB	
	SLOPE	SPACING
a, b	0% TO 50% (2:1)	3 TIMES THE HEIGHT OF THE SHRUB MASS
	GREATER THAN 50% (2:1)	6 TIMES THE HEIGHT OF THE SHRUB MASS
	VERTICAL SPACE	MINIMUM VERTICAL SPACE BETWEEN TOP OF SHRUB AND BOTTOM OF LOWER TREE BRANCHES: 3 TIMES THE HEIGHT OF THE SHRUB MASS OR 6 FEET, WHICHEVER IS GREATER

a. TREES GREATER THAN 3 INCHES DBH LOCATED IN EUCALYPTUS WOODLAND AREAS ARE EXEMPT FROM THE MINIMUM HORIZONTAL TREE SPACING REQUIREMENT.
 b. INDIGENOUS, NATIVE TREES IN ALL AREAS ARE EXEMPT FROM THE MINIMUM HORIZONTAL TREE SPACING REQUIREMENT.



VERTICAL CLEARANCE BETWEEN TREES AND SHRUBS CAN BE CREATED BY PRUNING UP THE TREE CANOPY, REDUCING HEIGHT OF THE SHRUBS, OR A COMBINATION THEREOF. CANOPIES OF EXISTING TREES THAT EXTEND TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET. PORTIONS OF TREE CANOPIES THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET.

TREE & SHRUB SPACING
 VERTICAL CLEARANCE BETWEEN TREES AND SHRUBS CAN BE CREATED BY PRUNING UP THE TREE CANOPY, REDUCING HEIGHT OF THE SHRUBS, OR A COMBINATION THEREOF. CANOPIES OF EXISTING TREES THAT EXTEND TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET. PORTIONS OF TREE CANOPIES THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET.

ZONE ONE REQUIREMENTS
 1. THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.

2. ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.

3. PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.

4. TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

5. PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS: (A) WITH PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.

6. ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.

7. ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

ZONE TWO REQUIREMENTS
 1. THE REQUIRED ZONE TWO WIDTH OF SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.

2. NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.

3. WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.

4. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.

5. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.

GENERAL NOTES:

1. ADJACENT PROPERTIES THAT ARE NOT BEING PROPERLY MAINTAINED SHALL BE SUBJECT TO A NOTICE OF VIOLATION ISSUED BY THE FIRE DEPARTMENT THROUGH THE FIRE HAZARD ADVISOR AT (619)833-4444. PLANT COMMUNITY IS COASTAL SAGE SCRUB.

2. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY A STRUCTURE, SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

3. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER. THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

DESIGN METHOD

THE BRUSH MANAGEMENT PLAN HAS BEEN DESIGNED TO INTEGRATE THIS RESIDENCE SEAMLESSLY INTO ITS NATURALIZED SURROUNDINGS WHILE PROTECTING IT FROM THE DEVASTATING EFFECTS OF FIRE. THE PLANTING IN ZONE ONE HAS BEEN CAREFULLY CHOSEN TO ACT AS A TRANSITIONAL LANDSCAPE THAT CREATES AN IRRIGATED AREA AROUND THE STRUCTURES THAT PROVIDES BOTH BEAUTY AND SAFETY WITHOUT ADVERSE AFFECT TO THE ADJACENT HILLSIDE. THIS INCLUDES LOW-WATER USE, NATIVE, AND NON-INVASIVE PLANT MATERIAL. ZONE TWO WILL BE THINNED TO PREVENT FIRE FROM JUMPING FROM VEGETATION TO STRUCTURES. ADDED FIRE PROTECTION COMES FROM THE HIGHER FIRE-RATED CONSTRUCTION AND THE USE OF NON-COMBUSTIBLE MATERIALS IN KEY PLACES.

LONG-TERM MAINTENANCE/ CONFORMANCE

ALL LANDSCAPE AS SHOWN ON THESE PLANS, INCLUDING BRUSH MANAGEMENT AREAS SHALL BE MAINTAINED BY THE OWNER IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE LA JOLLA COMMUNITY PLAN AND THE CITY-WIDE LANDSCAPE STANDARDS.

ALTERNATIVE COMPLIANCE

ALL OPENINGS ALONG NORTH FACE OF STRUCTURE PLUS A 10-FT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES TO COMPENSATE FOR LACK OF FULL BRUSH MANAGEMENT ZONES, TYP.

DEPUTY FIRE MARSHALL CITY OF SAN DIEGO DATE

BIOLOGICAL RESOURCES MAP

TABLE 142-04H BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

SYMBOL	CRITERIA	ZONE WIDTHS
	ZONE ONE	15' AVERAGE WIDTH TO TOP OF SLOPE
	ZONE TWO	65' WIDTH



PROPOSED HARDSCAPE MATERIAL LEGEND:

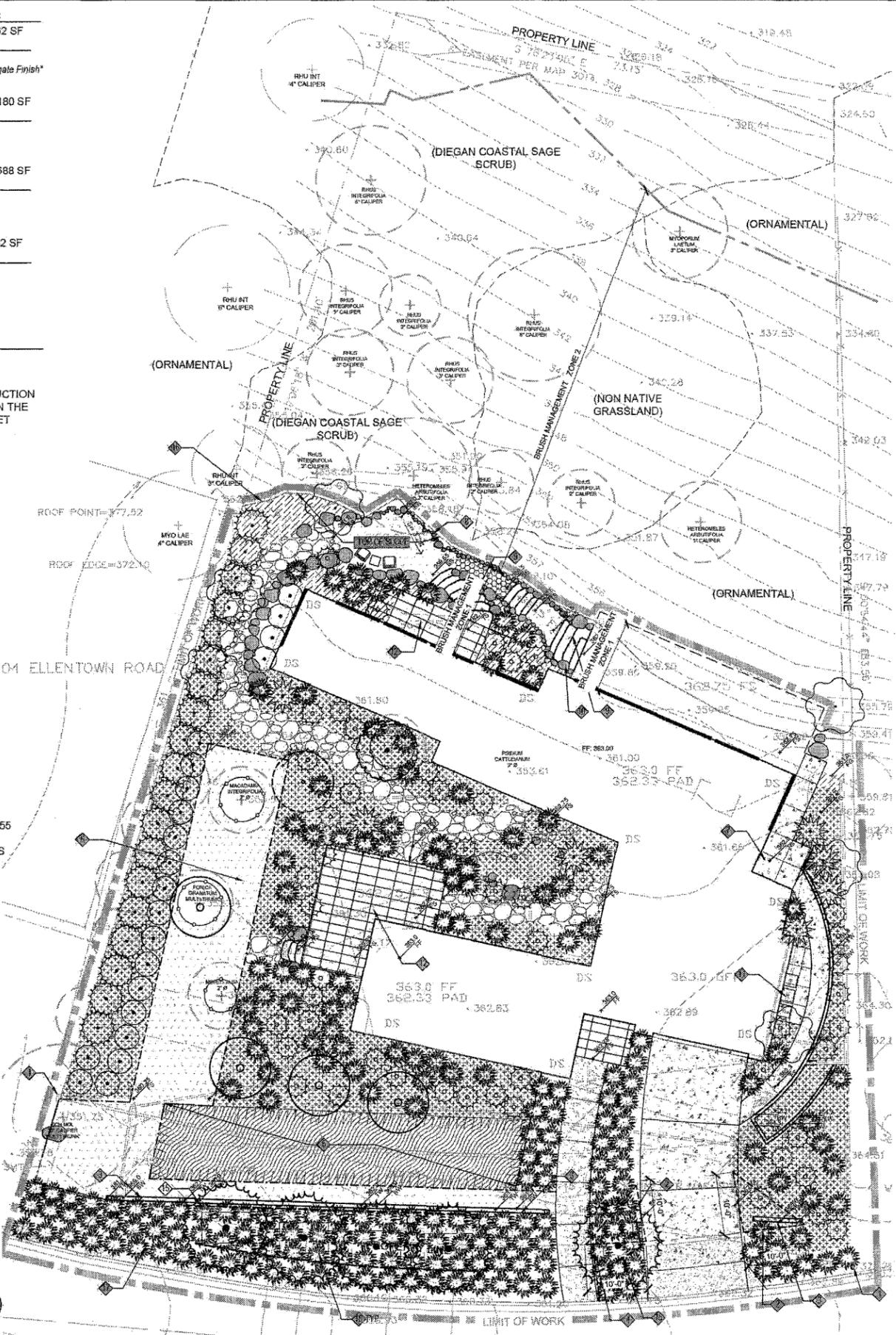
	HARDSCAPE PAVING 'A' Non-porous paving such as: "Integral Color Concrete" "Integral Color Concrete with Exposed Aggregate Finish" "Uncolored Concrete with Sand Finish"	962 SF
	HARDSCAPE PAVING 'B' Unattached unit pavers such as: "Concrete Pavers" "Stone Pavers" "Precast Concrete Pavers"	1,180 SF
	HARDSCAPE PAVING 'C' Porous paving such as: "Decomposed Granite" "Gravel" "Flagstone Pavers"	1,688 SF
	HARDSCAPE PAVING 'D' Porous paving such as: "Flagstone" "Decomposed Granite" "Gravel"	522 SF

LANDSCAPE KEY NOTES:

- ◆ EXISTING POWER POLE TO REMAIN
- ◆ 10' VISIBILITY TRIANGLES - NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT
- ◆ 24" HIGH MASONRY WALL
- ◆ MAIL BOX LOCATION
- ◆ LINED BIORETENTION AREA
- ◆ ORCHARD PATHWAY
- ◆ FOOTWASH AREA
- ◆ COBBLE EDGING
- ◆ STONE STEPS
- ◆ ROUND BOULDERS AS RETAINING WALL
- ◆ TRASH BIN AREA
- ◆ PATIO AREA
- ◆ OVERHEAD TRELLIS
- ◆ RETAINING WALL
- ◆ ROOT BARRIER (TYPICAL SYMBOL)
- ◆ TOP OF SLOPE
- ◆ STANDARD CITY SIDEWALK PER SDG-155
- ◆ 40 S.F. ROOT ZONE FOR STREET TREES

LONG-TERM MAINTENANCE/ CONFORMANCE

ALL LANDSCAPE AS SHOWN ON THESE PLANS, INCLUDING BRUSH MANAGEMENT AREAS SHALL BE MAINTAINED BY THE OWNER IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE LA JOLLA COMMUNITY PLAN AND THE CITY-WIDE LANDSCAPE STANDARDS.



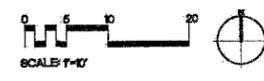
CONCEPT PLANT SCHEDULE

	EXISTING TRANSPLANTED FRUIT TREES EXISTING TRANSPLANTED FRUIT TREES SUCH AS: MACADAMIA INTEGRIFOLIA / OLD NUT TREE	1
	EXISTING TRANSPLANTED TREE PSIDIUM CATTLEIANUM / STRAWBERRY GUAVA	1
	STREET TREES MEDIUM SCALE TREE - 25' TALL X 25' WIDE (100% - 24" BOX), SUCH AS: EUCALYPTUS FICIFOLIA / RED FLOWERING GUM	5
	SMALL SCALE TREES SMALL SCALE TREE - 12' TALL X 10' WIDE (100% - 24" BOX), SUCH AS: HETEROMELES ARBUTIFOLIA / TOYON	6
	FRUIT TREES SMALL SCALE TREES - 10' TALL X 10' WIDE (100% - 24" BOX), SUCH AS: CITRUS X LIMON 'DWARF MEYER' / MEYER LEMON FEIJOA SELLOWIANA / PINEAPPLE GUAVA TREE	4
	EVERGREEN SCREENING SHRUBS LARGE SCALE SHRUB - 8' TALL X 8' WIDE (100% - 16 GAL), SUCH AS: HETEROMELES ARBUTIFOLIA / TOYON PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY	19
	EVERGREEN ACCENT SHRUBS MEDIUM SCALE SHRUB - 4' TALL X 4' WIDE (100% - 5 GAL), SUCH AS: PROTEA COMPACTA / PINK PROTEA PROTEA CYNAROIDES / KING PROTEA	7
	EVERGREEN MOUNDING GRASS SMALL SCALE GRASS - 2' TALL X 2' WIDE (100% - 5 GAL), SUCH AS: SESLERIA AUTUMNALIS 'GREENLEE SELECT' / GREENLEE MOOR GRASS	213
	FLOWERING SHRUBS MEDIUM SCALE SHRUBS - 3' TALL X 3' WIDE (100% - 5 GAL) SUCH AS: EPILOBIUM CALIFORNICUM / CALIFORNIA FUCHSIA MIMULUS AURANTIACUS / STICKY MONKEY FLOWER	21
	ACCENT SHRUBS MEDIUM SCALE SHRUBS - 3' TALL X 3' WIDE (100% - 5 GAL), SUCH AS: EUPHORBIA X 'DIAMOND FROST' / DIAMOND FROST EUPHORBIA	51
	GROUND COVER LOW GROWING GROUND COVER - 6" TALL X 6" WIDE (100% - 1 GALLON), SUCH AS: FRAGARIA CHILOENSIS / BEACH STRAWBERRY LIPPIDIA NODIFLORA 'KURAPIA ST' / KURAPIA MYOPORUM PARVIFOLIUM 'PINK' / TRAILING MYOPORUM	3,468 SF
	BIORETENTION AREA LOW SHRUBS - 1' TALL X 1' WIDE (100% - 1 GAL), SUCH AS: CAREX PRAEGRACILIS / SLENDER SEDGE SESLERIA X 'GREENLEE HYBRID' / GREENLEE MOOR GRASS	9,604 100% @ 12" oc 3,604 100% @ 12" oc 710 SF
	BRUSH MANAGEMENT ZONE 1 LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT, WITH THE EXCEPTION OF TREES) LOW-FUEL, AND FIRE-RESISTIVE (100% - FLATS @ 12" O.C.) SUCH AS: FRAGARIA CHILOENSIS / BEACH STRAWBERRY LIPPIDIA NODIFLORA 'KURAPIA ST' / KURAPIA MYOPORUM PARVIFOLIUM 'PINK' / TRAILING MYOPORUM	2,952 100% @ 6" oc 593 SF

MINIMUM STREET TREE SEPARATION:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)*	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET

* Tree separation from driveway edges - it has been determined in conjunction with traffic engineering that street trees may be safely located to a minimum 5-feet from driveway edges on residential streets rated at 25 mph or lower. Trees shall be maintained so that all branches over pedestrian walkways are 6 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 142.403 (b)(10)



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New Custom Home

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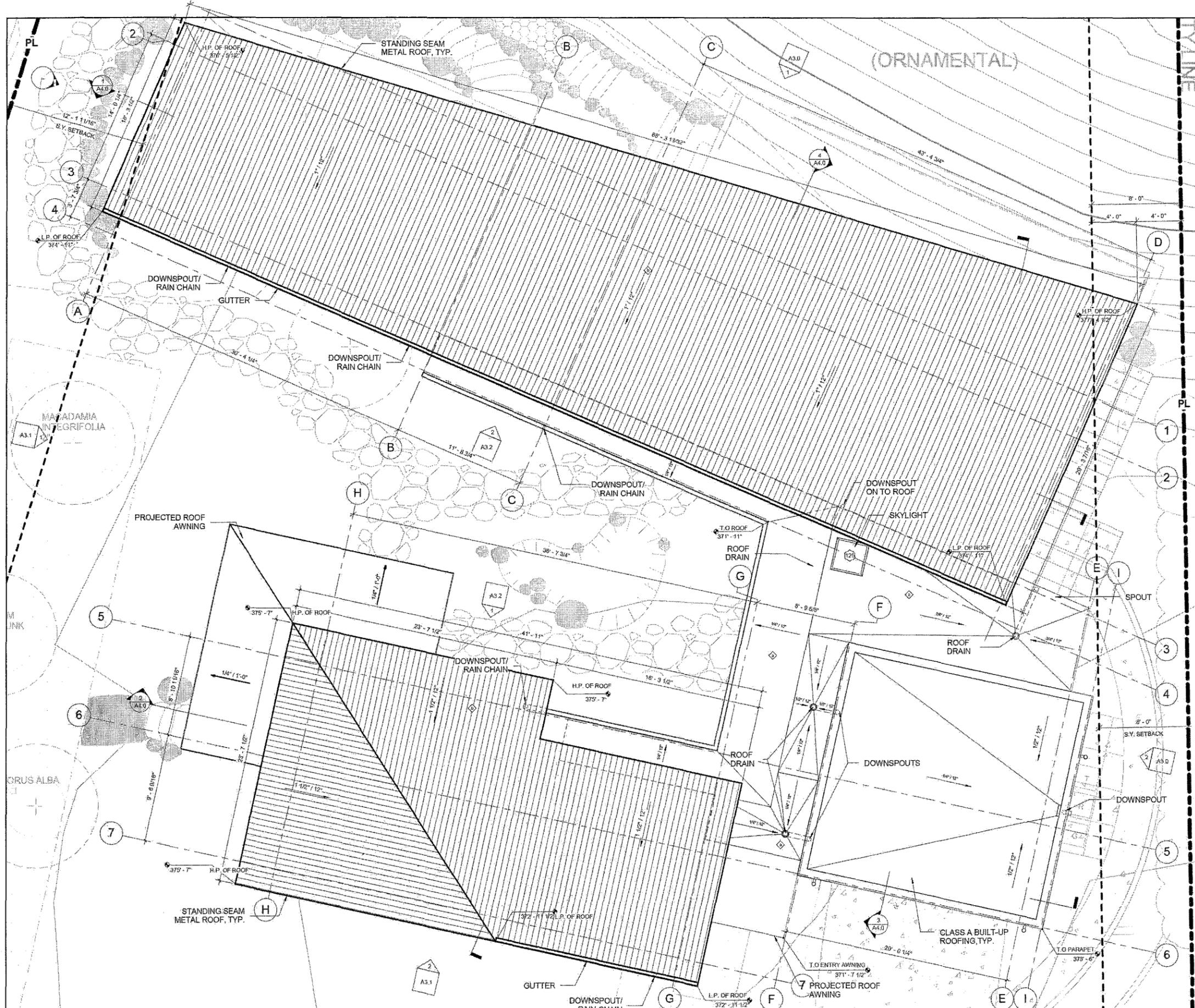
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2	SITE IMPROVEMENT PERMIT	10/13/14
3	CITY RE-SUBMITTAL	04/20/15

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CONCEPTUAL LANDSCAPE PLAN

L-1.1



GENERAL NOTES

1. GRIDLINES ARE MEASURED TO THE CENTER OF STRUCTURE U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
3. DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY, U.N.O.
4. KEY NOTES ON THESE SHEETS ARE AN ACCUMULATION OF ITEMS FOUND ON THE PLANS, ELEVATIONS, AND SECTIONS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.
5. REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
6. ALL ROOFING TO BE CLASS 'A' FIRE RATED.
7. THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
8. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
11. ALL ROOF DRAINS, DECK DRAINS AND RAISED PLANTER DRAINS SHALL CONNECT TO DRAIN LINES CONCEALED FROM SIGHT AND DIRECTED TO FLOW @ 1% SLOPE TO ON SITE RAIN WATER CISTERN. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

ROOF PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
2. NO ROOF MOUNTED MECHANICAL EQUIPMENT PROPOSED.

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4	COASTAL PERMIT	7/17/15

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ROOF PLAN

A2.1

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



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 San Diego, CA 92110-1118

REVISIONS

Number	Description	Date
1	COASTAL PERMIT	10/13/14
2	SITE IMPROVEMENT PERMIT	10/13/14
3	COASTAL PERMIT	4/22/15
4	COASTAL PERMIT	7/17/15

Issue Date: 10/13/14
 Scale:
 SRA Project Number: 1408

BUILDING ELEVATIONS

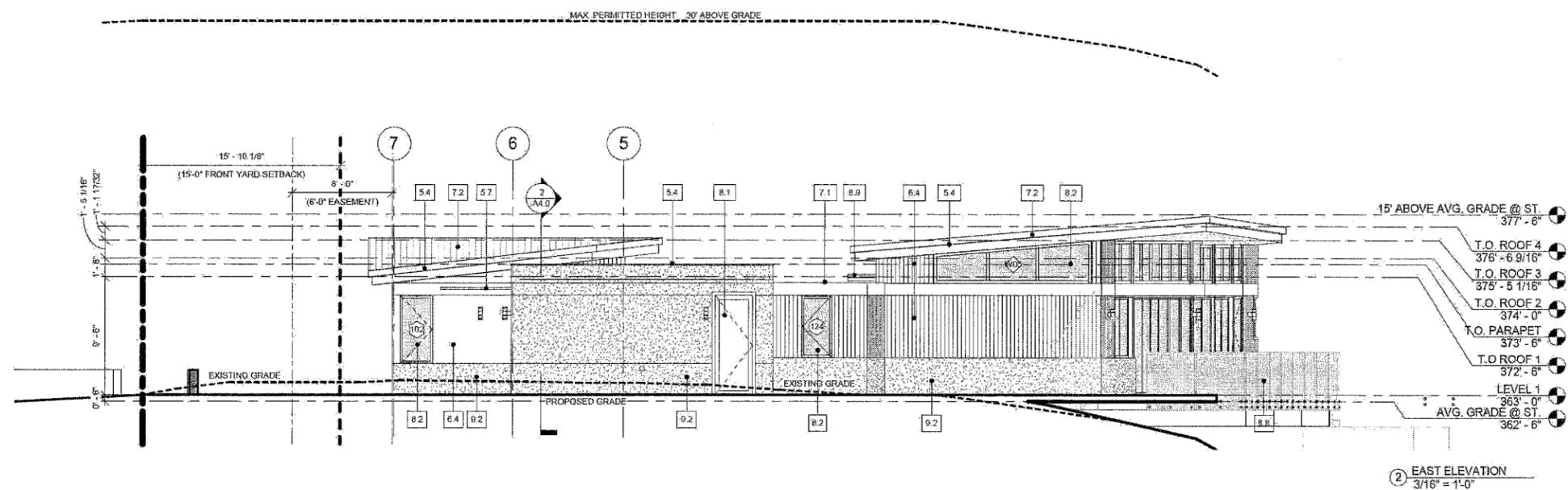
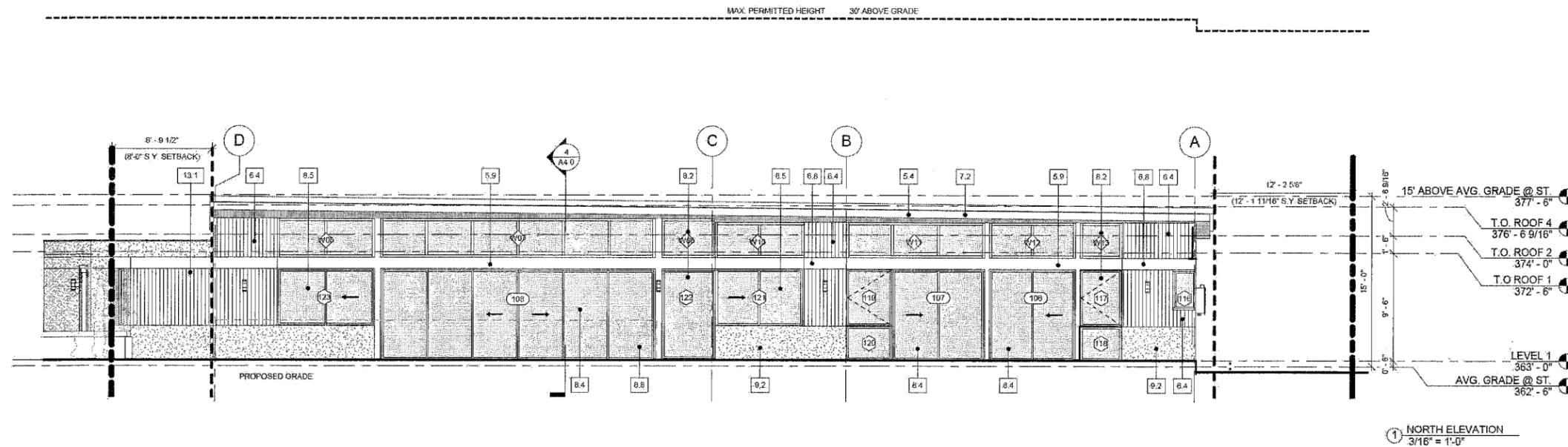
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GENERAL NOTES

1. GRIDLINES ARE MEASURED TO THE CENTER OF STRUCTURE U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
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5. REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
6. ALL ROOFING TO BE CLASS 'A' FIRE RATED.
7. THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
8. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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11. ALL ROOF DRAINS, DECK DRAINS AND RAISED PLANTER DRAINS SHALL CONNECT TO DRAIN LINES CONCEALED FROM SIGHT AND DIRECTED TO FLOW @ 1% SLOPE TO ON SITE RAIN WATER CISTERN. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

KEY NOTE:

- 3.1 CONCRETE SLAB ON GRADE
- 3.2 CONCRETE FOUNDATION PER STRUCT.
- 4.1 CMU WAL PER STRUCTURAL
- 5.1 STEEL POST PER STRUCTURAL
- 5.2 STEEL BEAM PER STRUCTURAL
- 5.3 STEEL PANEL CLADDING
- 5.4 FORMED METAL FASCIA/ FLASHING
- 5.5 ROOF DRAIN/ DECK DRAIN
- 5.6 GUTTER
- 5.7 STEEL PROJECTED AWNING
- 5.8 METAL PANEL - MATCH GARAGE DOOR CLADDING TO MATCH WINDOW FRAME MATERIAL
- 6.1 WOOD FRAMING PER STRUCTURAL
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- 6.4 EXTERIOR COMPOSITE WOOD SIDING
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- 7.1 CLASS 'A' BUILT-UP ROOFING SYSTEM
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- 7.5 THERMAL INSULATION (REF. WALL AND FLOOR TYPES)
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- 8.1 ALUMINUM DOOR PER SCHEDULE
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- 8.5 ALUMINUM HORIZONTAL SLIDING/POCKET WINDOW
- 8.6 INTERIOR WOOD POCKET DOOR PER SCHEDULE
- 8.7 INTERIOR WOOD SWING DOOR PER SCHEDULE
- 8.8 GLASS GUARDRAIL SYSTEM
- 8.9 SKYLIGHT
- 9.1 GYPSUM WALL BOARD, REF. WALL/ FLOOR TYPE
- 9.2 CEMENT PLASTER (7/8")
- 9.3 STONE TILE FLOORING
- 9.4 CARPETING
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- 26.1 EXTERIOR LIGHT FIXTURE PER ELECTRICAL
- 26.2 INTERIOR LIGHT FIXTURE PER ELECTRICAL
- 32.1 UNIT PAVERS PER LANDSCAPE/ CIVIL
- 32.2 RETAINING WALLS



AMITAI RESIDENCE

New Custom Home

2514 Ellentown Road
La Jolla, CA 92037

APN: 344-041-01-00

ARCHITECT
Sofia Robles Architects
925 Fort Slocum Drive
San Diego, CA 92103
(619) 297-0153

CIVIL ENGINEER
Christensen Engineering & Surveying
7688 Silverton Avenue, Suite J
San Diego, CA 92126
858 271-5901

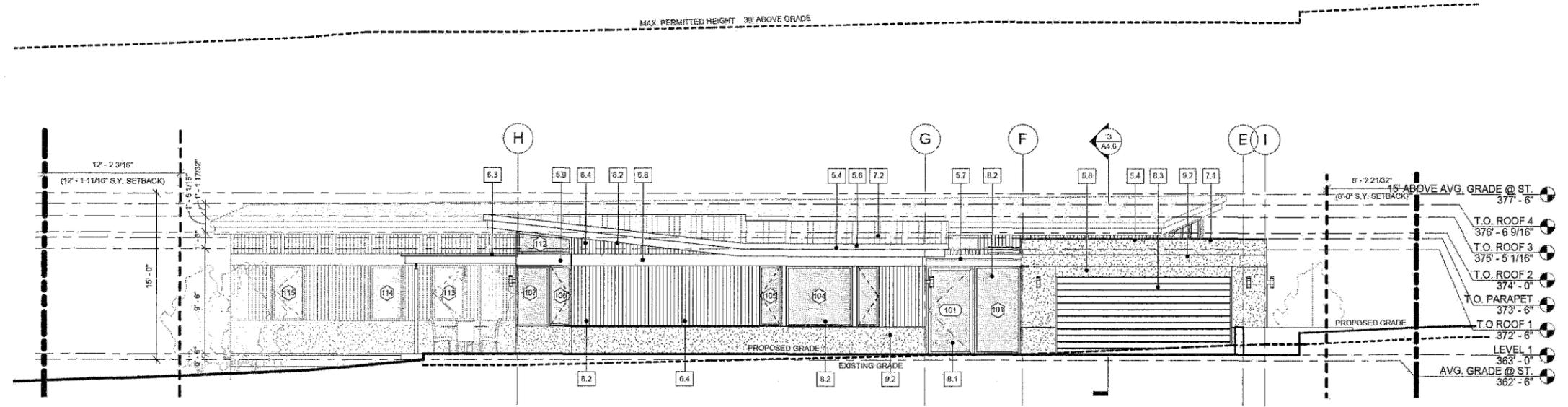
LANDSCAPE ARCHITECT
Neri Landscape Architects
828 Hornblend Street, Suite #3
San Diego, CA 92101

LAND SURVEYOR
Spencer Lutz, Inc.
222 Linda Mar Drive
Solana Beach, CA 92075
858.792.9242

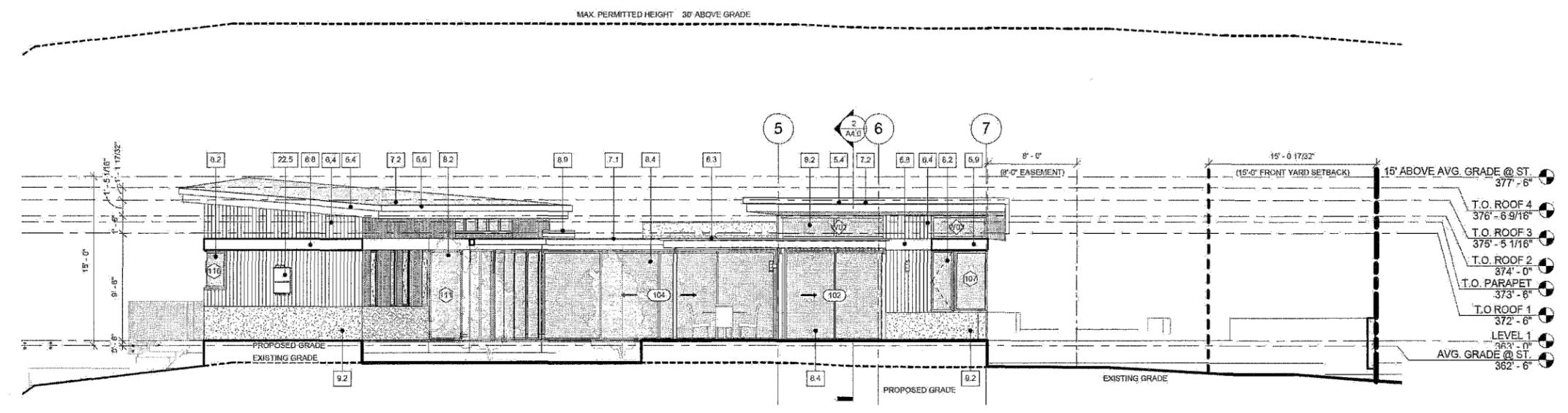
ARCHAEOLOGIST
Laguna Mountain Environmental
7869 Engineer Road, Suite 208
San Diego, CA 92111

GEOTECHNICAL ENGINEER
Christen Wheeler Engineering
3883 Home Avenue
San Diego, CA 92105

BIOLOGIST
Recks Biological Consulting
5101 Sepulchre Street
San Diego, CA 92110-1118



② SOUTH ELEVATION
3/16" = 1'-0"



① WEST ELEVATION
3/16" = 1'-0"



REVISIONS

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Scale:
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BUILDING ELEVATIONS

A3.1

AMITAI RESIDENCE

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2514 Eblentown Road
La Jolla, CA 92037

APN: 344-041-01-00

ARCHITECT
Safite Robinson Architects
925 Fort Stockton Drive
San Diego, CA 92103
(619) 207-6153

CIVIL ENGINEER
Christianson Engineering & Surveying
7688 Shervton Avenue, Suite J
San Diego, CA 92126
858 271 8901

LANDSCAPE ARCHITECT
Neri Landscape Architects
325 Hornblow Street, Suite #3
San Diego, CA 92105

LAND SURVEYOR
Sprague Luey, Inc.
220 Linda Mar Drive
Solana Beach, CA 92075
858 792 9242

ARCHAEOLOGIST
Laguna Mountain Environmental
7669 Engineer Road, Suite 208
San Diego, CA 92111

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3983 Home Avenue
San Diego, CA 92105

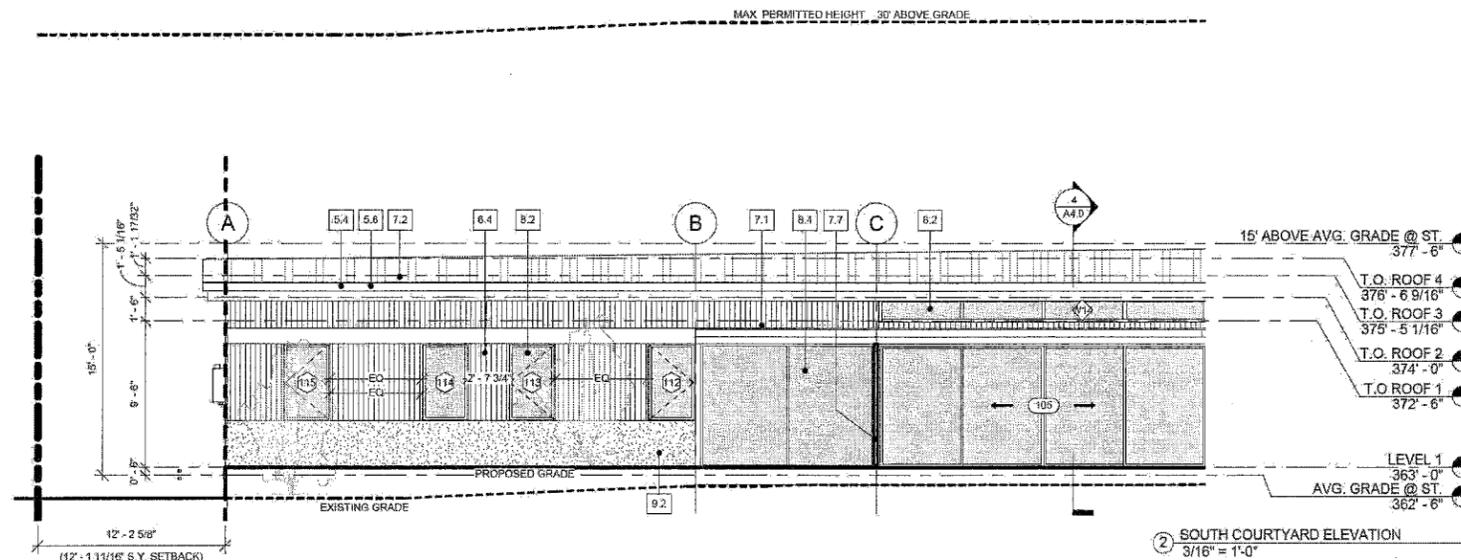
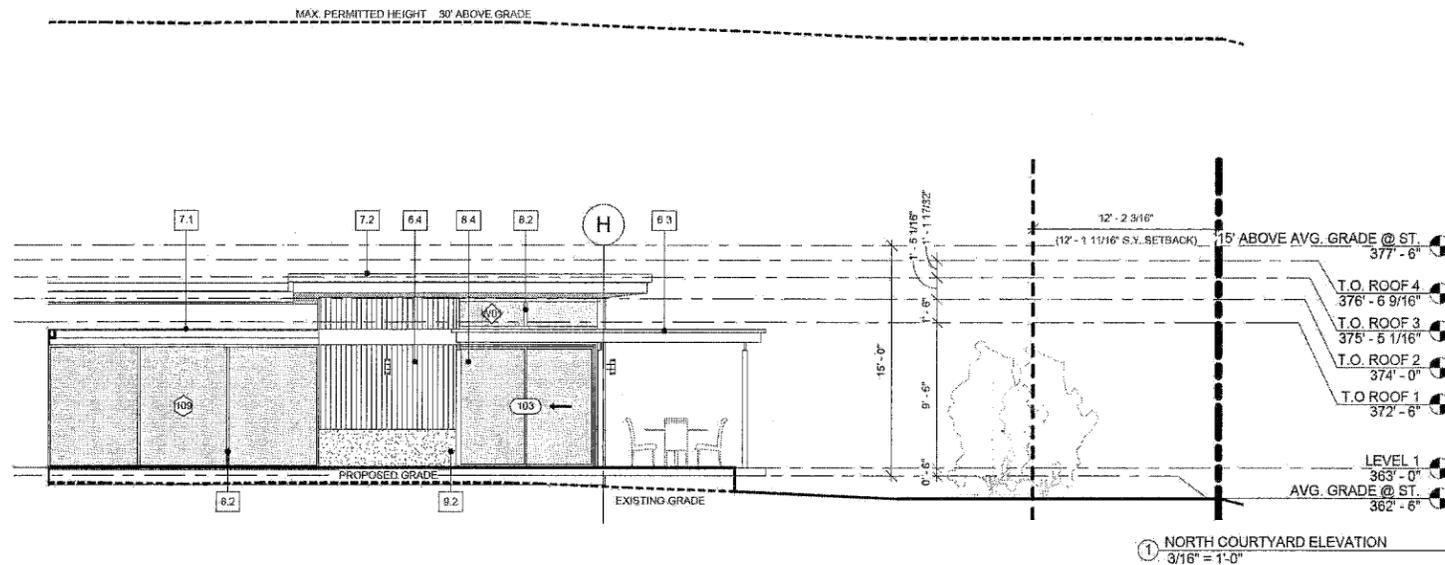
BIOLOGIST
Rocks Biological Consulting
5101 September Street
San Diego, CA 92116-1118

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KEYNOTES VERT
12" = 1'-0"

BUILDING ELEVATIONS

A3.2

REVISIONS

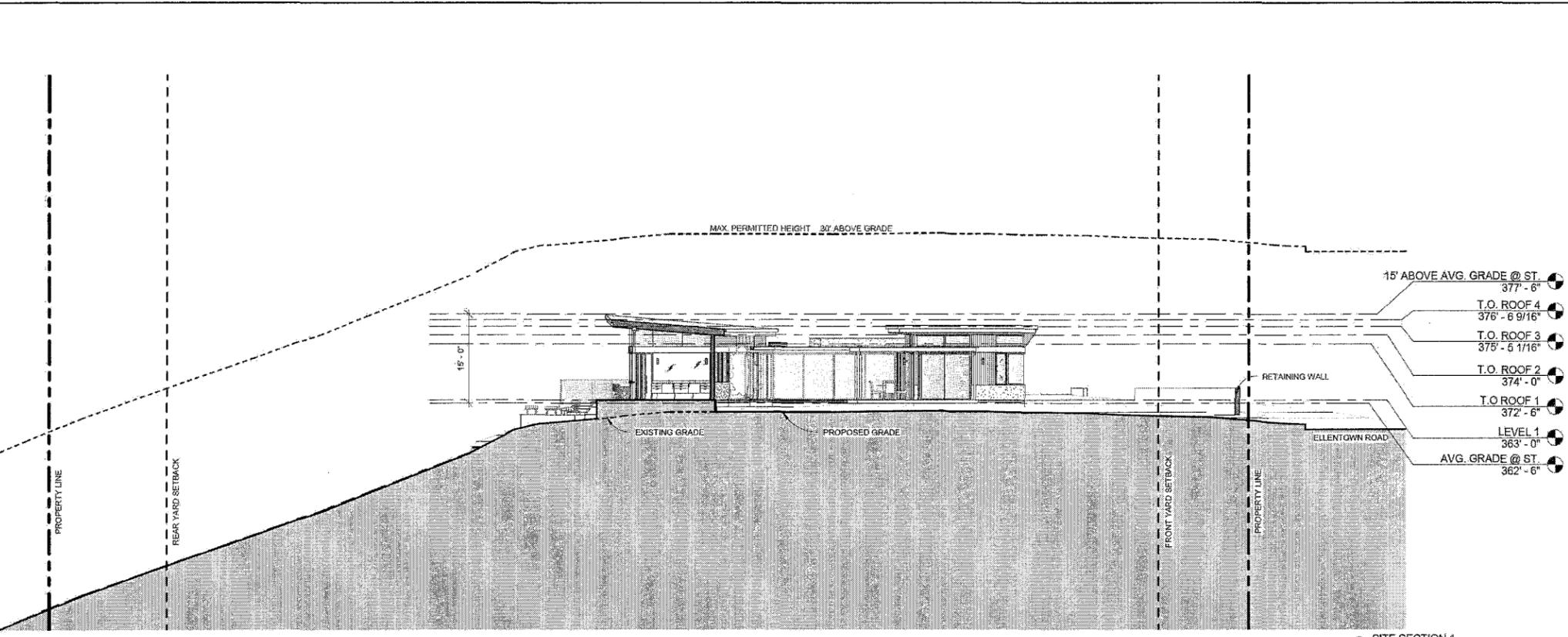
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Issue Date
07/16/15

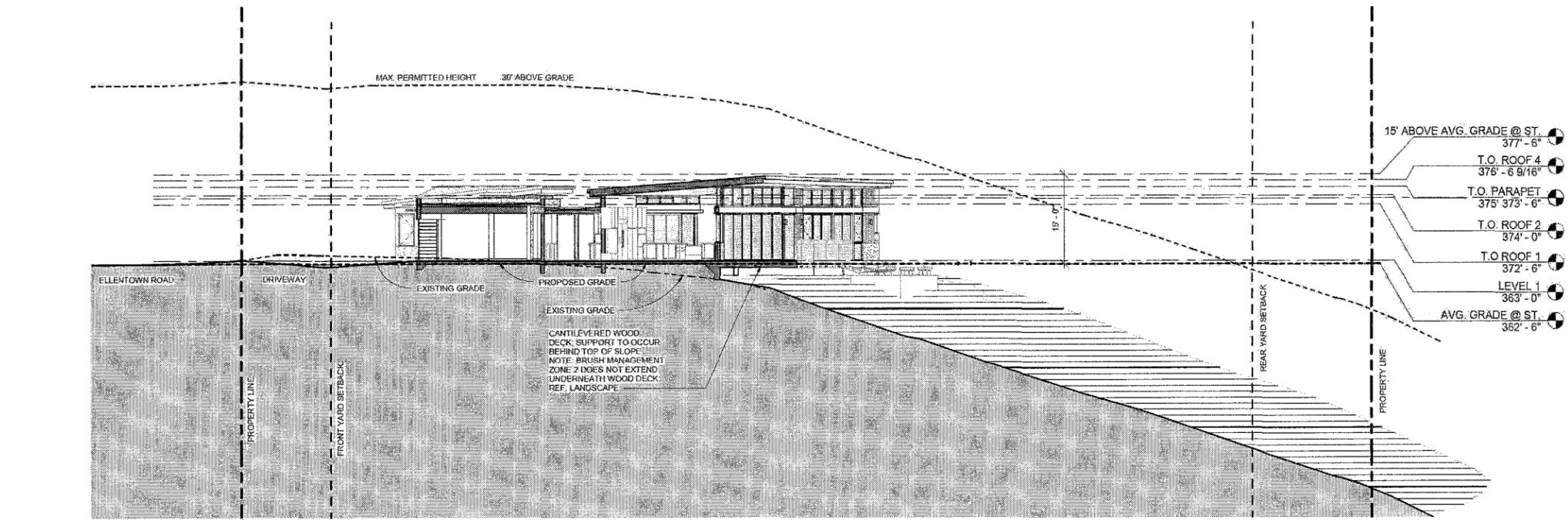
SSA Project Number
140B

BUILDING ELEVATIONS

A3.2



3 SITE SECTION 1
3/32" = 1'-0"



4 SITE SECTION 2
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AMITAI RESIDENCE

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La Jolla, CA 92037
APN: 344-04-1-01-00

ARCHITECT
Sofie Rabines Architects
825 Fort Stoddard Drive
San Diego, CA 92103
(619) 297-6103

CIVIL ENGINEER
Christensen Engineering & Surveying
7685 Silverton Avenue, Suite J
San Diego, CA 92126
659-271-9901

LANDSCAPE ARCHITECT
Nini Landscape Architects
825 Hornblend Street, Suite 43
San Diego, CA 92109

LAND SURVEYOR
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225 Lindo Mer Drive
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858.792.9247

ARCHAEOLOGIST
Laguna Mountain Environmental
7869 Engineer Road, Suite 208
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GEOTECHNICAL ENGINEER
Christen Wheeler Engineering
3895 Home Avenue
San Diego, CA 92105

BIOLOGIST
Rocks Biological Consulting
5101 September Street
San Diego, CA 92119-1116



REVISIONS

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Issue Date: 10/13/14
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SITE SECTIONS

A3.3

AMITAI RESIDENCE

New Custom Home

2514 Ellentown Road
La Jolla, CA 92037

APN: 344-041-01-00

ARCHITECT

Safdie Rabines Architects
925 Fort Stockton Drive
San Diego, CA 92103
(619) 297-8153

CIVIL ENGINEER

Christensen Engineering & Surveying
7885 Silverton Avenue, Suite J
San Diego, CA 92126
858-271-9901

LANDSCAPE ARCHITECT

Neri Landscape Architects
928 Hornblow Street, Suite #3
San Diego, CA 92109

LAND SURVEYOR

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220 Lytle Herl Drive
Solana Beach, CA 92075
858-792-8242

ARCHAEOLOGIST

Laguna Mountain Environmental
7959 Engineer Road, Suite 208
San Diego, CA 92111

GEOTECHNICAL ENGINEER

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3950 Home Avenue
San Diego, CA 92105

BIOLOGIST

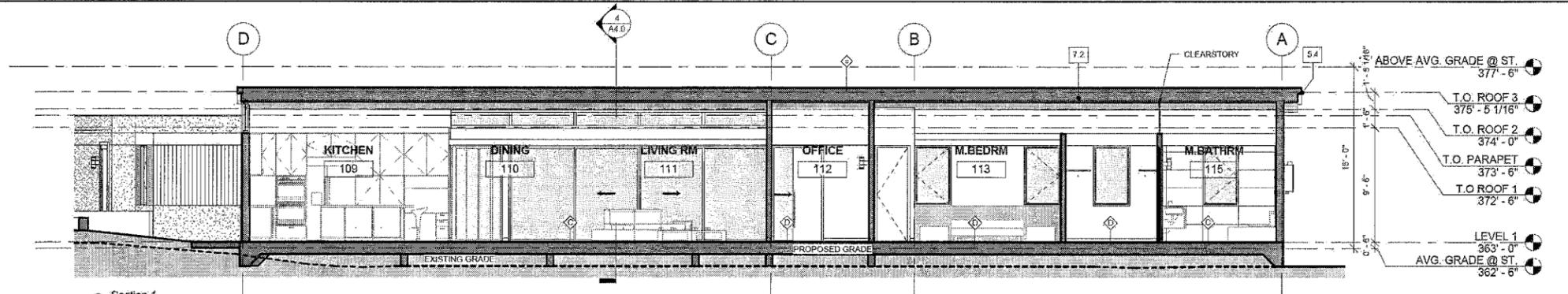
Rocks Biological Consulting
5161 September Street
San Diego, CA 92119-1116

GENERAL NOTES

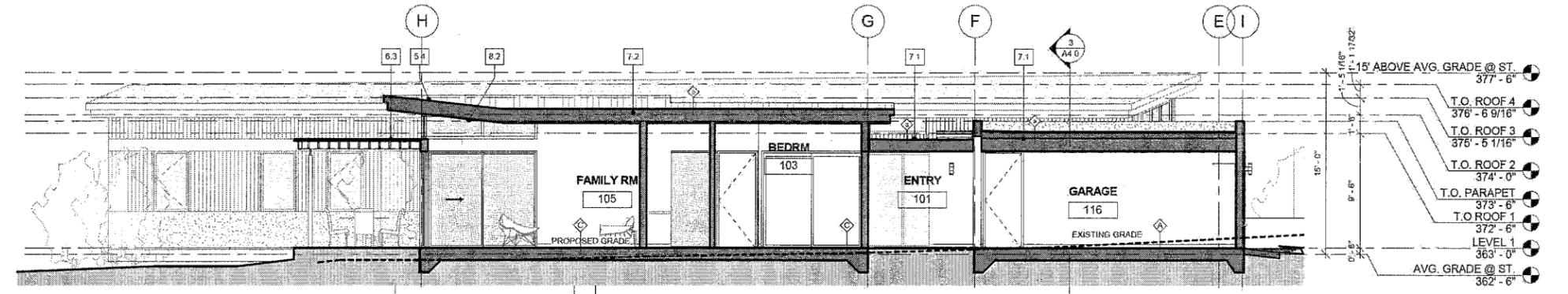
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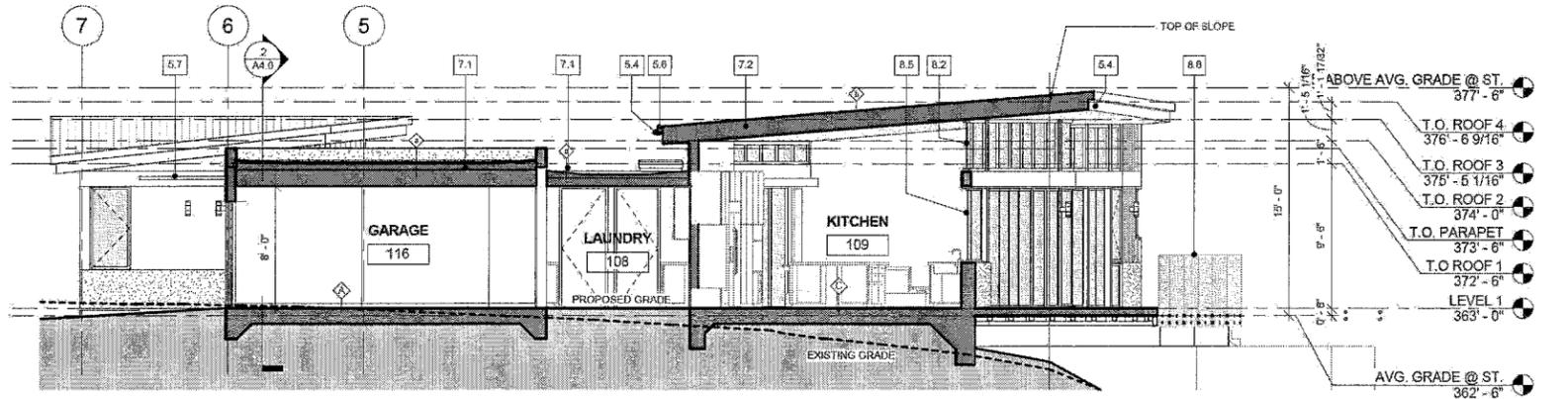
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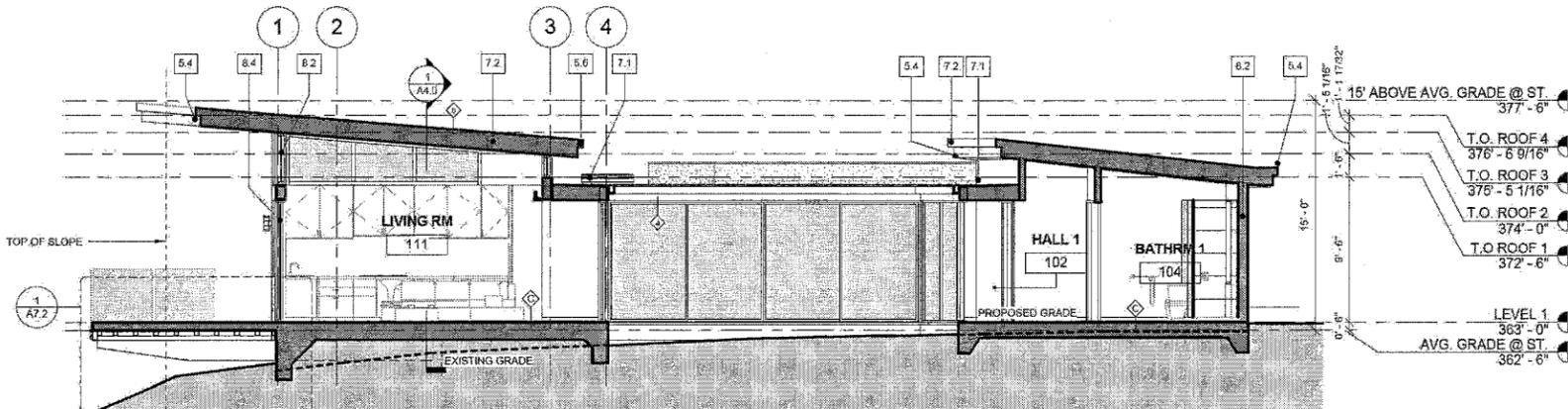
1 Section 1
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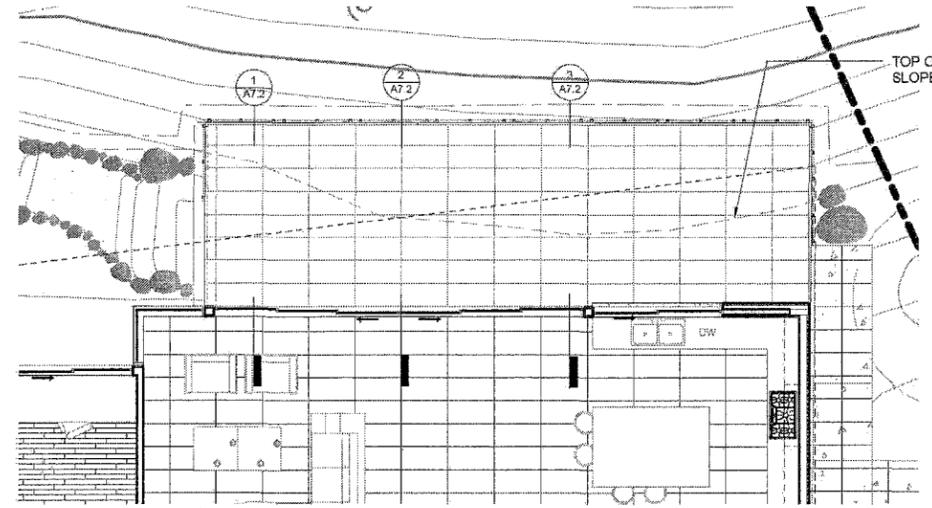


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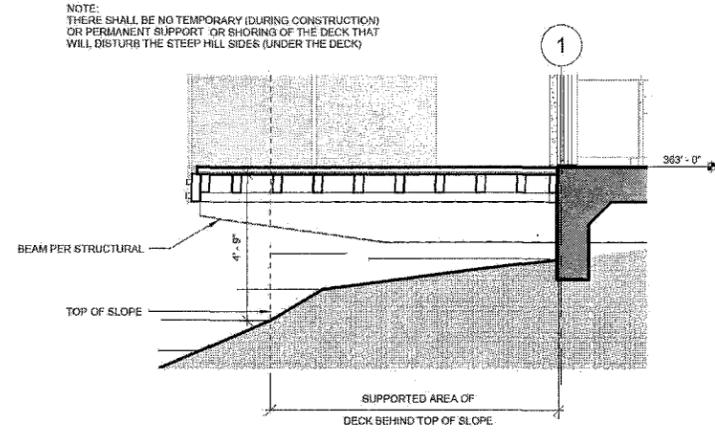
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BUILDING SECTIONS

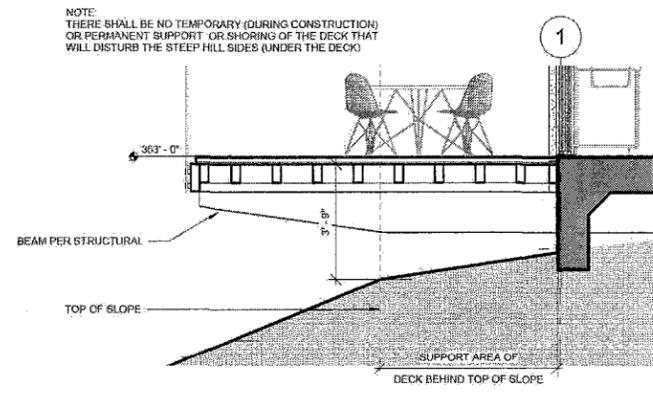
A4.0



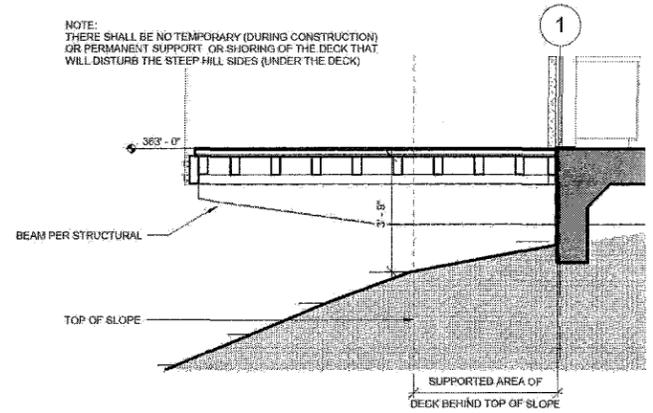
④ CANTILEVER DECK KEY PLAN
3/16" = 1'-0"



① CANTILEVER DECK SUPPORT DETAIL
3/8" = 1'-0"



② CANTILEVER DECK SUPPORT DETAIL 2
3/8" = 1'-0"



③ CANTILEVER DECK SUPPORT DETAIL 3
3/8" = 1'-0"

AMITAI RESIDENCE

New Custom Home

2514 Ellertson Road
La Jolla, CA 92037

APN: 344-04-1-01-00

ARCHITECT
Sadie Rabines Architects
825 Fort Stockton Drive
San Diego, CA 92103
(619) 267-6153

CIVIL ENGINEER
Christensen Engineering & Surveying
7888 Silvertown Avenue, Suite J
San Diego, CA 92126
858.271.6901

LANDSCAPE ARCHITECT
Neri Landscape Architects
822 Hornblend Street, Suite #3
San Diego, CA 92109

LAND SURVEYOR
Spencer Luby, Inc.
225 Linda Mar Drive
Solana Beach, CA 92075
858.792.9247

ARCHAEOLOGIST
Laguna Mountain Environmental
7900 Engineer Road, Suite 208
San Diego, CA 92111

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3285 Home Avenue
San Diego, CA 92105

BIOLOGIST
Rocks Biological Consulting
6101 September Street
San Diego, CA 92110-1118



REVISIONS

Number	Description	Date
1	COASTAL PERMIT	10/13/14
2	SITE IMPROVEMENT PERMIT	10/13/14
3	COASTAL PERMIT	4/22/15
4	COASTAL PERMIT	7/17/15

Issue Date: 03/26/15
Scale:
SRA Project Number: 1408

DETAILS - CANTILEVER DECK

A7.2



P.O. BOX 889
LA JOLLA
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 5 February 2015

Attention: John Fisher, PM, City of San Diego

Project: Amitai Residence
Ellentown Road
PN: 388734

Motion: The findings CAN be made for a Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way. **Vote: 13-0-1**

Submitted by: *Joseph LaCava*

2/05/2015

Joe LaCava, President
LJCPA

Date



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 AMITAI RESIDENCE 388734

Project Address:
 2514 Ellentown Road, 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):
 David and Patricia Amitai
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 2514 Ellentown Road

City/State/Zip:
 La Jolla, CA 92037

Phone No: _____ **Fax No:** _____

Signature : *David Amitai* **Date:** *Sept 10, 2014*

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____