



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 30, 2017 REPORT NO. PC-17-092

HEARING DATE: December 7, 2017

SUBJECT: APPEAL OF THE HEARING OFFICER DECISION TO APPROVE THE ELKINS RESIDENCE. Process Three Decision

PROJECT NUMBER: [463101](#)

REFERENCE: [Report to the Hearing Officer No. HO-17-010](#), and [Memorandum to the City of San Diego Hearing Officer dated May 10, 2017](#).

OWNER/APPLICANT: Thomas Elkins Zipolo

SUMMARY

Issue: Should the Planning Commission grant or deny an appeal of the Hearing Officer's decision to approve the demolition of an existing single family dwelling unit and the construction of a new two-story single-family dwelling unit located at 8260 Paseo Del Ocaso within the La Jolla Shores Planned District, and the La Jolla Community Plan and Local Coastal Program Land Use Plan areas?

Staff Recommendation: DENY the appeal, UPHOLD the Hearing Officer's decision and APPROVE Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095.

Community Planning Group Recommendation: On February 2, 2016, the La Jolla Community Planning Association voted 11-5-1 to recommend approval of the proposed project with no conditions (Attachment 8).

Other Recommendations: On November 30, 2016, the La Jolla Shores Planned District Advisory Board voted 5-0-0 to recommend approval of the proposed project with no conditions (Attachment 9).

Environmental Review: A Mitigated Negative Declaration No. 463101 has been prepared and adopted by the City Council for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which address potential impacts to Historical Resources (Archeology) and Paleontological Resources. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared and will be implemented with this project, which will reduce the potential impacts to below a level of significance.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: No code enforcement impact.

Housing Impact Statement: No housing impact. The site is currently developed with a single-family dwelling unit which will be demolished and replaced with a new single-family dwelling unit.

BACKGROUND

This item is an appeal of the Hearing Officer's decision on May 17, 2017, to approve Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095 to allow for the demolition of an existing single-family dwelling unit and the construction of a 4,981-square-foot, two-story single-family dwelling unit, over a 2,568-square foot basement. The project includes roof mounted photovoltaic panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project site is located at 8260 Paseo Del Ocaso in the La Jolla Shores Planned District-Single Family Zone (LJSPD-SF) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach impacts), and the Residential Tandem Overlay Zone. The community plan land use designation is Low Density Residential at a density range of 5-9 dwelling units per acre. The project site, occupying 0.18-acres, could accommodate one dwelling unit based on the underlying zone and the La Jolla Community Plan.

Appeal of Hearing Officer's Decision: On June 1, 2017, appellant Mr. Andrew Mestyanek, care of the Law Office of Julie M. Hamilton, filed an appeal of the Hearing Officer's decision to approve Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095, and the environmental determination (Attachment 5). The appellant cites conflict with other matters and findings not supported as the grounds for the appeal.

Appellant's Withdrawal of Appeal: On October 13, 2017, Julie M. Hamilton, care of the Law Office of Julie M. Hamilton, submitted a request to withdraw their appeal of the Coastal Development Permit and Site Development Permit No. 1620095, and the environmental determination for the project. However, the San Diego Municipal Code (SDMC), Chapter 11, Article 2, Division 5 sets forth the appeal requirements, including the noticing provisions, scheduling, and the authority of the appellate decision making body. An appeal from a Hearing Officer's decision that involves applications consolidated in accordance with Section 112.0103 "shall" be heard by the Planning Commission, pursuant to [SDMC Section 112.0506](#). Pursuant to the general rules of interpretation set forth in [SDMC Section 11.0209\(b\)](#), "shall" is mandatory. Therefore, even though the appellant has withdrawn their appeal, the appeal is still required to be heard by the decision body.

Appeal of the Environmental Determination: As stated above, even though the appellant withdrew their appeal, the environmental determination appeal was still required to be heard by the decision body pursuant to [SDMC Section 112.0520\(a\)](#). Therefore, on October 24, 2017, the City Council considered the appeal of the environmental determination in accordance with [SDMC Section 112.0520\(d\)](#). In a vote of 9-0, the City Council denied the appeal, and approved the environmental determination by adopting Mitigated Negative Declaration (MND) No. 463101 and the associated Mitigation Monitoring and Reporting Program (MMRP).

DISCUSSION

The following is a summary of the appeal issues, and staff responses:

Appeal Issue 1: *"The findings for a site development permit and coastal development permit are not supported by evidence in the record and the project conflicts with the La Jolla Community Plan and Local Coastal Program."*

Staff Response: The project was reviewed for consistency with the La Jolla Community Plan and the Local Coastal Program as substantiated within the record that was presented to the Hearing Officer, which included the MND and the Report to the Hearing Officer. The evidence in the administrative record included the following community plan consistency analysis:

The project is located in the La Jolla Community Plan Area and is on a parcel that is designated for single-family residential development at a density of 5-9 dwelling units per acre. This land use designation is implemented through the LJSPD-SF zone. The project site can accommodate one dwelling unit based on the community plan land use designation and single-family zone and is therefore consistent with the land use designation.

The La Jolla Community Plan, Residential Element goal recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed development incorporates various horizontal and vertical offsetting planes and complies with the maximum allowable height of the zone and with the required setbacks. The combination of shake siding, lap siding, stone veneer, and wood accent trim in a palette of cream, olive and white exterior finishes with multiple pitched roof is coastal traditional in style and is consistent with what has been generally used in the surrounding development. The proposed setbacks, offsetting planes, variation in building materials, and stepped back garage help break up the structure bulk and scale. The architectural design provides continuity between the proposed development and the existing surrounding dwelling units and is therefore consistent with the La Jolla Community Plan.

Appeal Issue 2: *"The Mitigated Negative Declaration (MND) was not provided to the community planning groups prior to their review; the Notice of Intent to Adopt a Mitigated Negative Declaration does not include the project address."*

Staff Response: On October 24, 2017, the City Council considered the appeal of the environmental determination in accordance with SDMC Section 112.0520(d). In a vote of 9-0, the City Council denied the appeal, and approved the environmental determination by adopting MND No. 463101 and the associated MMRP. Therefore, this issue has already been addressed.

Appeal Issue 3: *"The project is not consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project does not promote harmonious visual relationships between the new residence and the existing neighborhood. The project is out of scale with the neighborhood, and will disrupt the architectural unity of the area. There is not an adequate transition between the new project and the neighborhood."*

Staff Response: The La Jolla Community Plan, Residential Element goal recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The subject site is located in a neighborhood with various ages of development and architectural styles, including Mediterranean, Spanish, older one story American contemporary, and modern designs. To the left of the project site is a home similar in design, one story with heavy vegetation covering much of the home; adjacent and to the right is a two-story modern structure with the garage as the most prominent feature from the street.

The architect's design concept is a change from a contemporary American form with a flat roof shape with very little detail to a craftsman architectural design with several simple hipped roof systems, façade articulation with offsets, multi-paned windows, and a variety of surface treatments such as horizontal board and staggered cut shingle siding, and rough cut stone decorative treatments.

The proposed development also incorporates various horizontal and vertical off setting planes and complies with the maximum allowable height of the zone and with the required setbacks. The combination of shake siding, lap siding, stone veneer, and wood accent trim in a palette of cream, olive and white exterior finishes with multiple pitched roof is coastal traditional in style and is consistent with what has been generally used in the surrounding development. The proposed setbacks, offsetting planes, variation in building materials, and stepped back garage help break up the structure bulk and scale. The architectural design provides continuity between the proposed development and the existing surrounding dwelling units and is therefore consistent with the La Jolla Community Plan, as well as the underlying zone. Further, no deviations from applicable regulations are being requested nor required.

Appeal Issue 4: *"The project is not consistent with the La Jolla Shores Planned District Ordinance. The project is too large and does not promote unity with variety – a goal of the La Jolla Shores Planned District Ordinance. The project does not include a setback study, which is necessary to show setbacks are consistent with other homes in the vicinity."*

Staff Response: The Design Principle identified in the La Jolla Shores Planned District Ordinance (LJSPDO), pursuant to [SDMC Section 1510.0301\(b\)](#), specifically states "...originality and diversity in architecture are encouraged. The theme 'unity with variety' shall be a guiding principle... No structure

shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area."

The proposed development incorporates various horizontal and vertical offsetting planes and complies with the maximum allowable height of the zone and with the required setbacks. The combination of shake siding, lap siding, stone veneer, and wood accent trim in a palette of cream, olive and white exterior finishes with multiple pitched roof is coastal traditional in style and is consistent with what has been generally used in the surrounding development. The proposed setbacks, offsetting planes, variation in building materials, and stepped back garage help break up the structure bulk and scale. The architectural design provides continuity between the proposed development and the existing surrounding dwelling units.

The subject site is located in a neighborhood with various ages of development and architectural styles, including Mediterranean, Spanish, older one story American contemporary, and modern designs. To the left of the project site is a home similar in design, one story with heavy vegetation covering much of the home; adjacent and to the right is a two story modern structure with the garage as the most prominent feature from the street.

The architect's design concept is a change from a contemporary American form with a flat roof shape with very little detail to a craftsman architectural design with several simple hipped roof systems, façade articulation with offsets, multi-paned windows, and a variety of surface treatments such as horizontal board and staggered cut shingle siding, and rough cut stone decorative treatments.

Required building and structure setbacks identified in the LJSPDO, [pursuant to SDMC Section 1510.0304\(b\)\(4\)](#), specifically state that building and structure setbacks shall be in general conformity with those in the vicinity. Staff reviewed a residence survey, provided by the applicant, which analyzed setbacks for existing residential development within a 300-foot radius of the project site. Staff found that the project's proposed setbacks are in general conformity with the analyzed properties and therefore consistent with the setback provisions of the LJSPDO.

Appeal Issue 5: *"The MND does not discuss the impact of the basement and basement construction on groundwater."*

Staff Response: On October 24, 2017, the City Council considered the appeal of the environmental determination in accordance with SDMC Section 112.0520(d). In a vote of 9-0, the City Council denied the appeal, and approved the environmental determination by adopting MND No. 463101 and the associated MMRP. Therefore, this issue has already been addressed.

Appeal Issue 6: *"The project plans were not attached to the staff report before the Hearing Officer, and were not attached to the MND. The Hearing Officer's findings cannot be supported by evidence in the record if the Hearing Officer did not review the project plans, which show the project proposes 5 bedrooms plus an office, storage room, and craft room; and 10 bathrooms."*

Staff Response: The Report to the Hearing Officer, Report No. HO-17-010, did include the plans as Attachment No. 12, and the full report was presented to the Hearing Officer prior to the April 19, 2017 and the May 17, 2017 hearings. The full report was posted on the City Website prior to the April 19, 2017 hearing and remained on the website at: <https://www.sandiego.gov/development-services/industry/hearingofficer/reports>. Additionally per CEQA Guidelines Section 15071, the project plans are not required to be attached to the MND. Although not required under CEQA Guidelines, a copy of the Site Plan was attached to the MND as Figure No. 2.

Project-Related Issues:

In the Memorandum to the City of San Diego Hearing Officer dated May 10, 2017, staff indicated that the square footage of the basement changed from 2,568 square feet to 2,368 square feet. However, after further review of the plans and confirmation from the architect, it was determined the square footage was not changed or reduced. Therefore, the attached Permit and Resolutions has been updated to the correct square footage and includes the City Council determination on the environmental appeal.

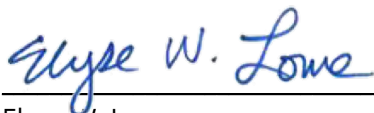
Conclusion:

The proposed project is not requesting nor requires deviations and complies with the applicable SDMC regulations and with the development requirements of the LJSPDO. Staff recommends the Planning Commission deny the appeal, uphold the Hearing Officer's decision, and approve Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095.

ALTERNATIVES

1. DENY the appeal and APPROVE Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095, with modifications.
2. GRANT the appeal and DENY Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department

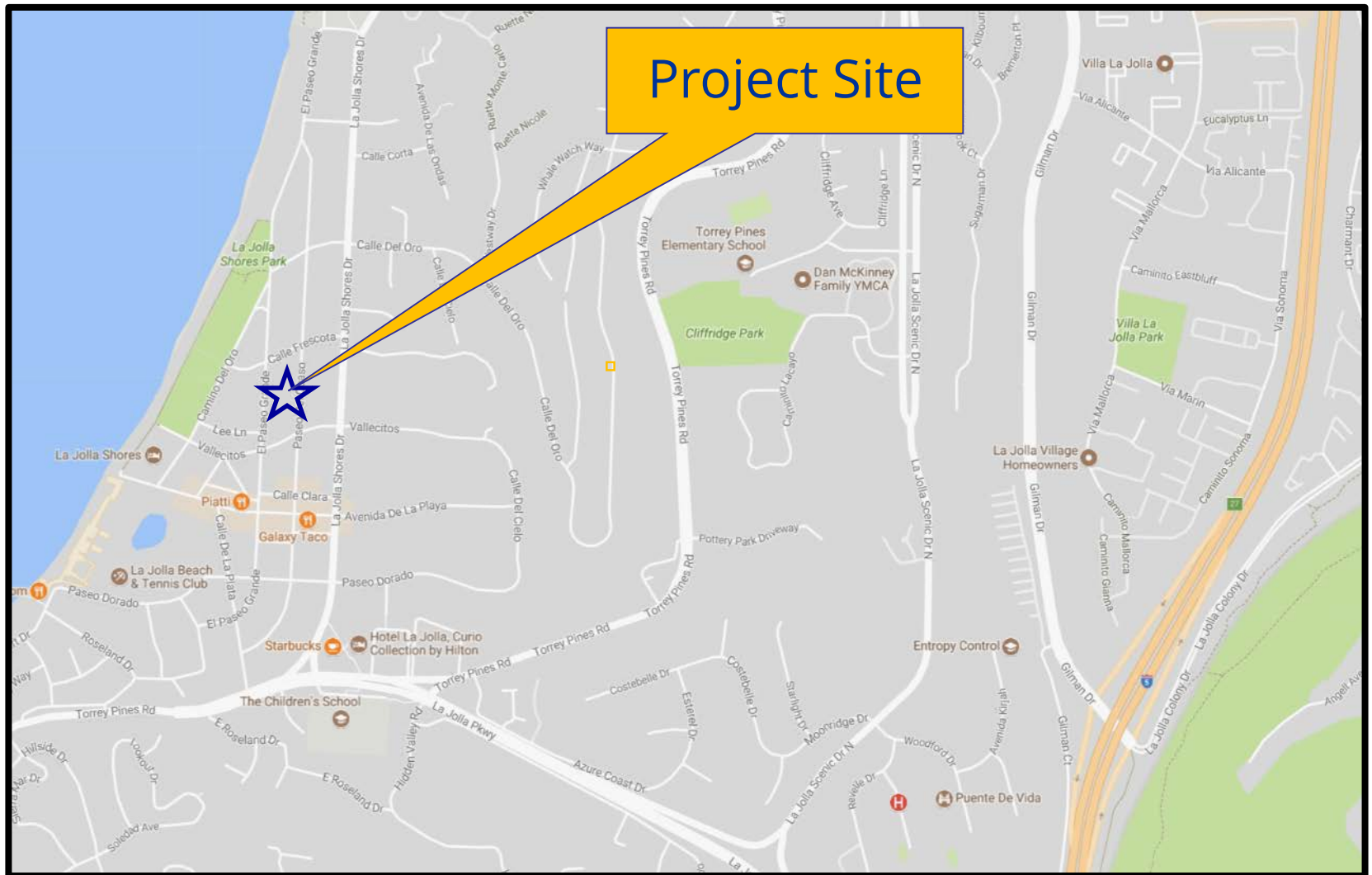


Jeffrey A. Peterson
Development Project Manager
Development Services Department

LOWE/jap

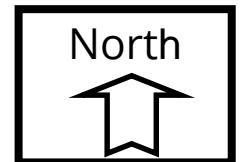
Attachments:

1. Location Map
2. Aerial Photograph
- 2b. Photographic Survey
3. Zoning Map
4. Community Plan Land Use Map
5. Copy of Appeal Application
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. La Jolla Community Planning Association Recommendation
9. La Jolla Shores Planned District Advisory Board Recommendation
10. Ownership Disclosure Statement
11. Project Plans



Location Map

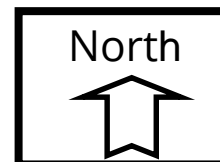
Elkins Residence-Project No. 463101
8260 Paseo Del Ocaso





Aerial Photograph

Elkins Residence-Project No. 463101
8260 Paseo Del Ocaso





8260 Paseo Del Ocaso - Setback and FAR survey



CONTEXT PROPERTY #1



CONTEXT PROPERTY #2



CONTEXT PROPERTY #3



CONTEXT PROPERTY #4



CONTEXT PROPERTY #7



CONTEXT PROPERTY #6



CONTEXT PROPERTY #7



CONTEXT PROPERTY #8



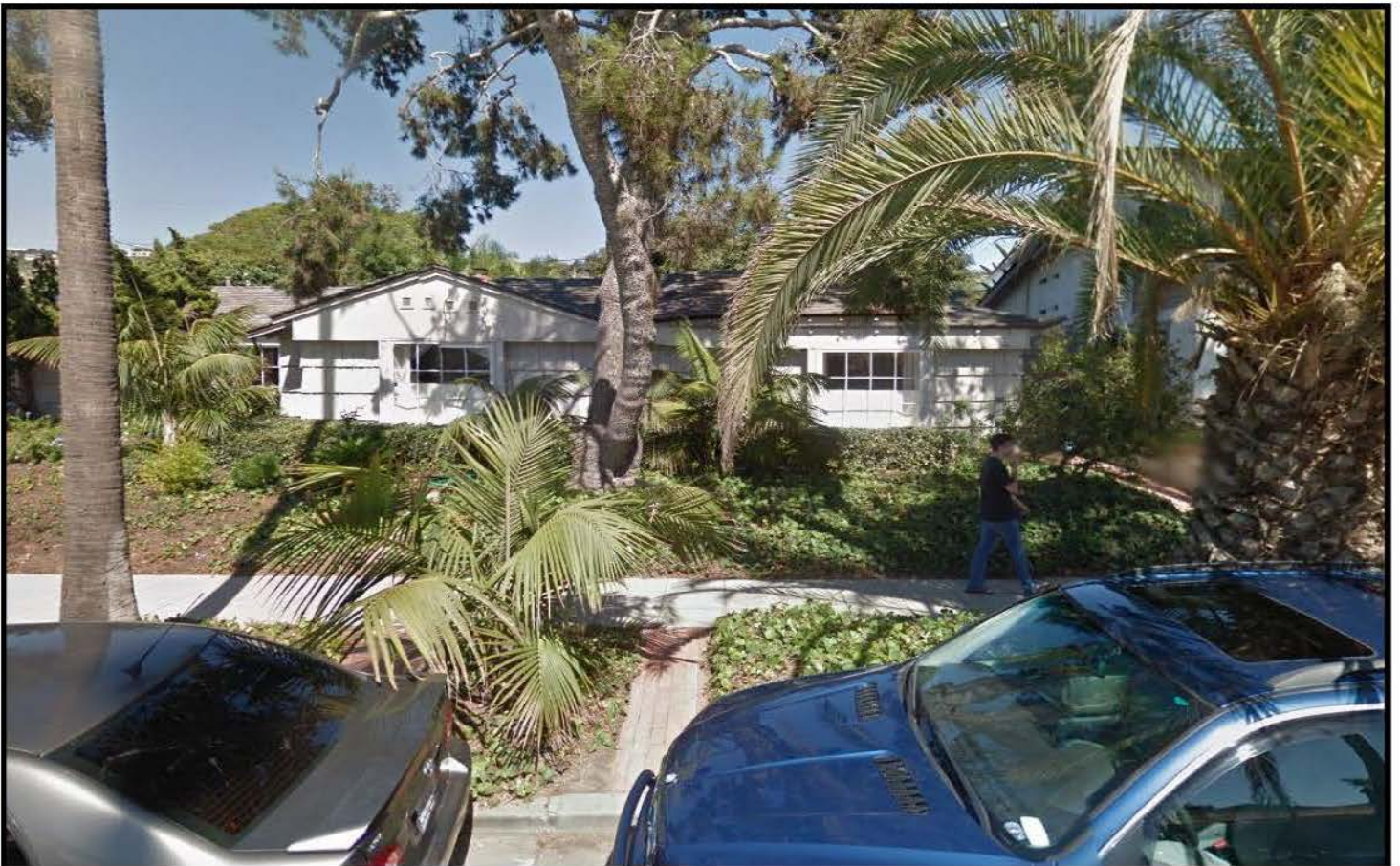
CONTEXT PROPERTY #9



CONTEXT PROPERTY #10



CONTEXT PROPERTY #11



CONTEXT PROPERTY #12



CONTEXT PROPERTY #15



CONTEXT PROPERTY #16



CONTEXT PROPERTY #13



CONTEXT PROPERTY #14



CONTEXT PROPERTY #17



CONTEXT PROPERTY #18



CONTEXT PROPERTY #19



CONTEXT PROPERTY #20



CONTEXT PROPERTY #21



CONTEXT PROPERTY #22



CONTEXT PROPERTY #23



CONTEXT PROPERTY #24



CONTEXT PROPERTY #25



CONTEXT PROPERTY #26



CONTEXT PROPERTY #27



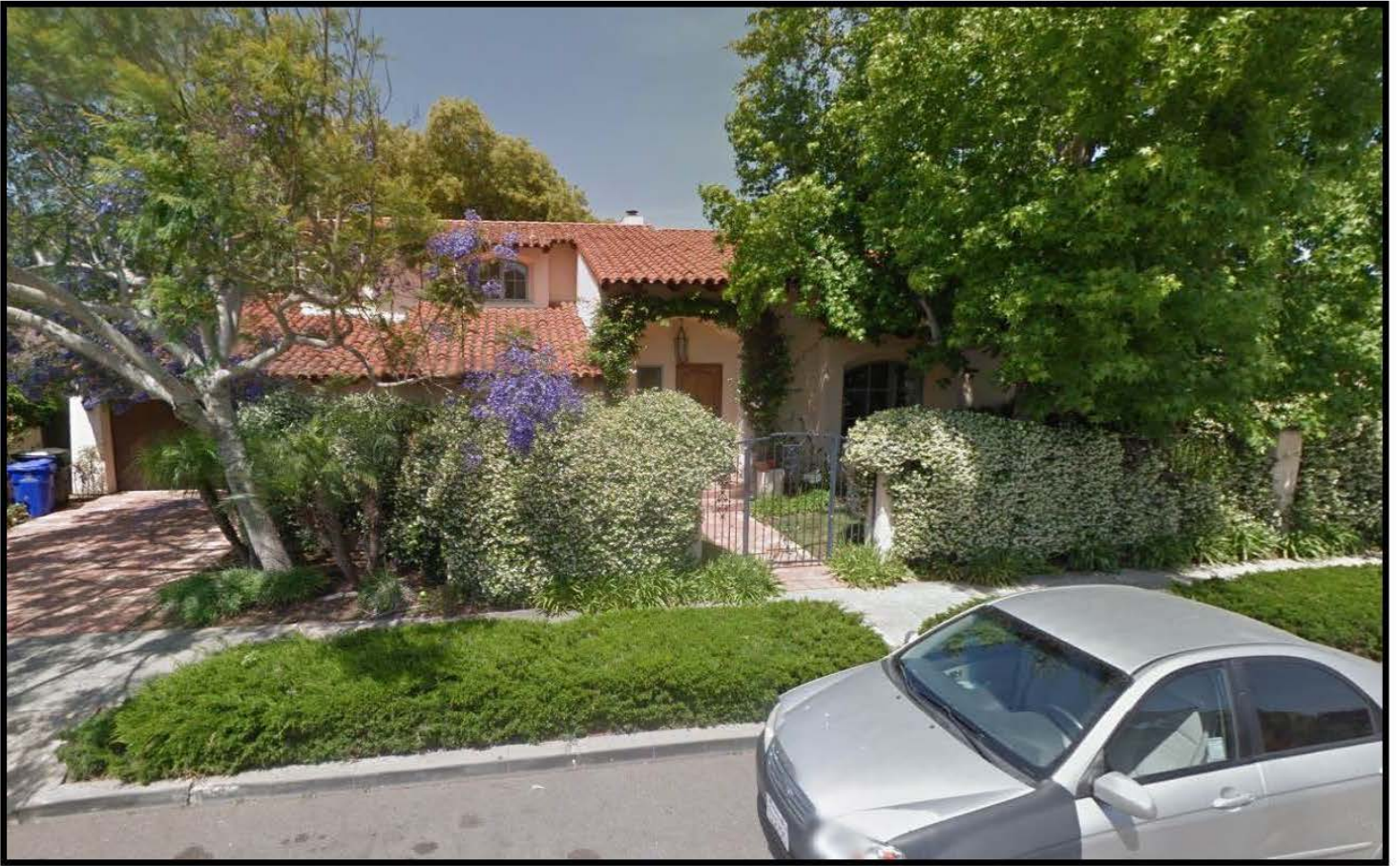
CONTEXT PROPERTY #28



CONTEXT PROPERTY #31



CONTEXT PROPERTY #32



CONTEXT PROPERTY #29



CONTEXT PROPERTY #30



CONTEXT PROPERTY #33



CONTEXT PROPERTY #34



CONTEXT PROPERTY #35



CONTEXT PROPERTY #36



CONTEXT PROPERTY #37



CONTEXT PROPERTY #38



CONTEXT PROPERTY #39



CONTEXT PROPERTY #40



CONTEXT PROPERTY #41



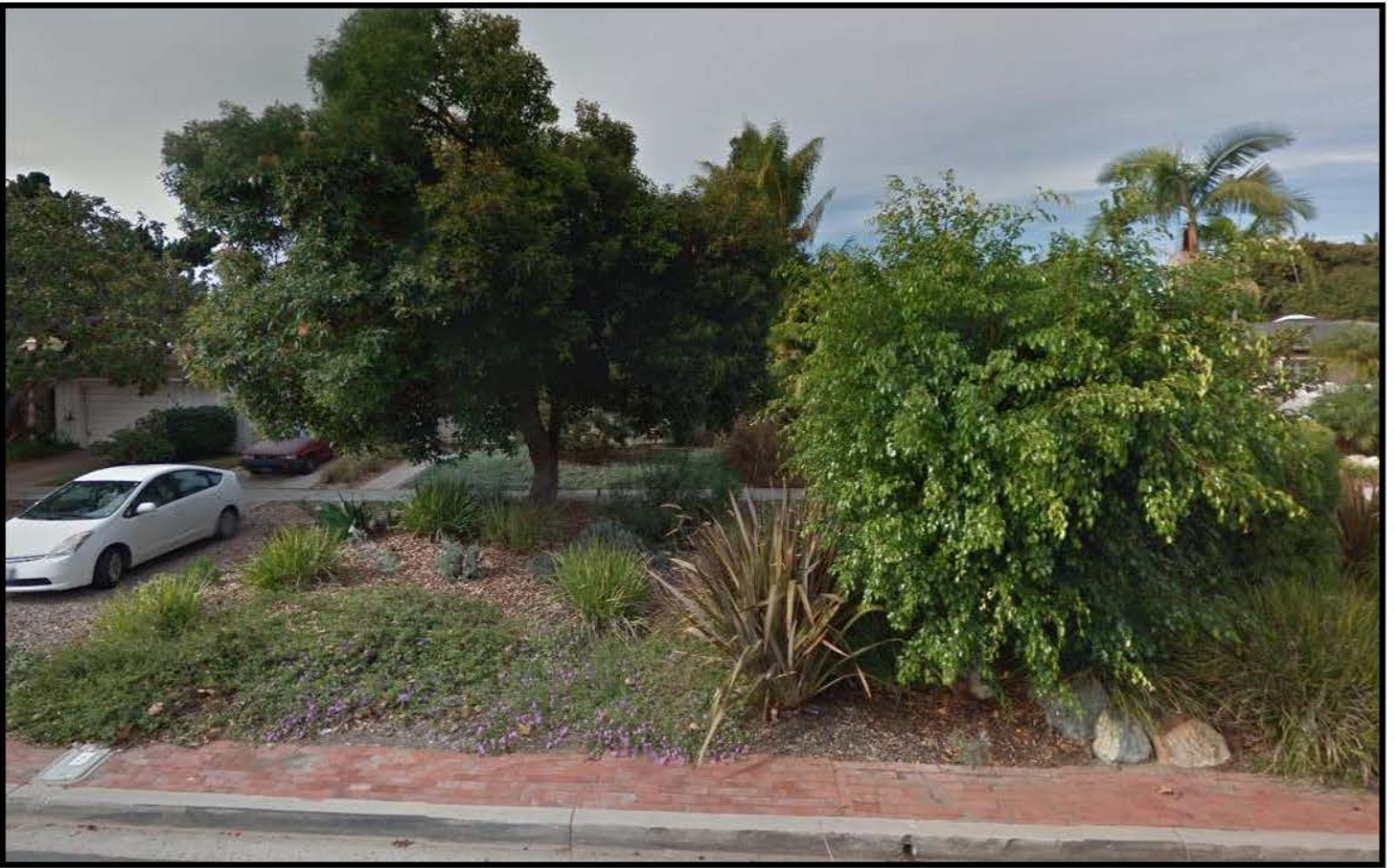
CONTEXT PROPERTY #42



CONTEXT PROPERTY #43 & 44



CONTEXT PROPERTY #44a



CONTEXT PROPERTY #47



CONTEXT PROPERTY #48



CONTEXT PROPERTY #45 & 46



CONTEXT PROPERTY #46a



CONTEXT PROPERTY #49



CONTEXT PROPERTY #50



CONTEXT PROPERTY #51



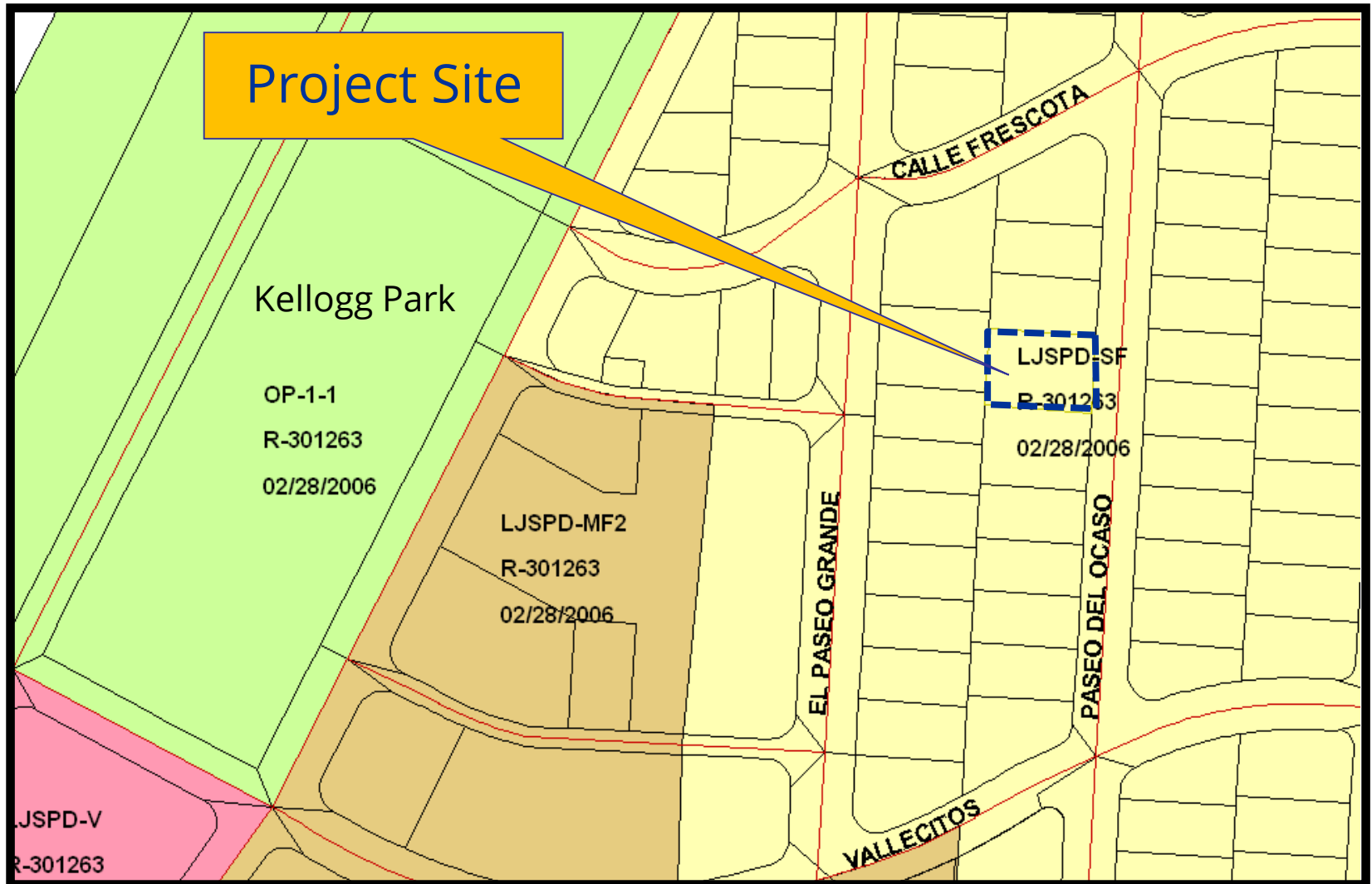
CONTEXT PROPERTY #52



CONTEXT PROPERTY #53

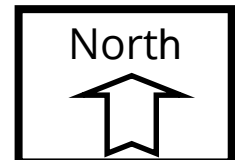


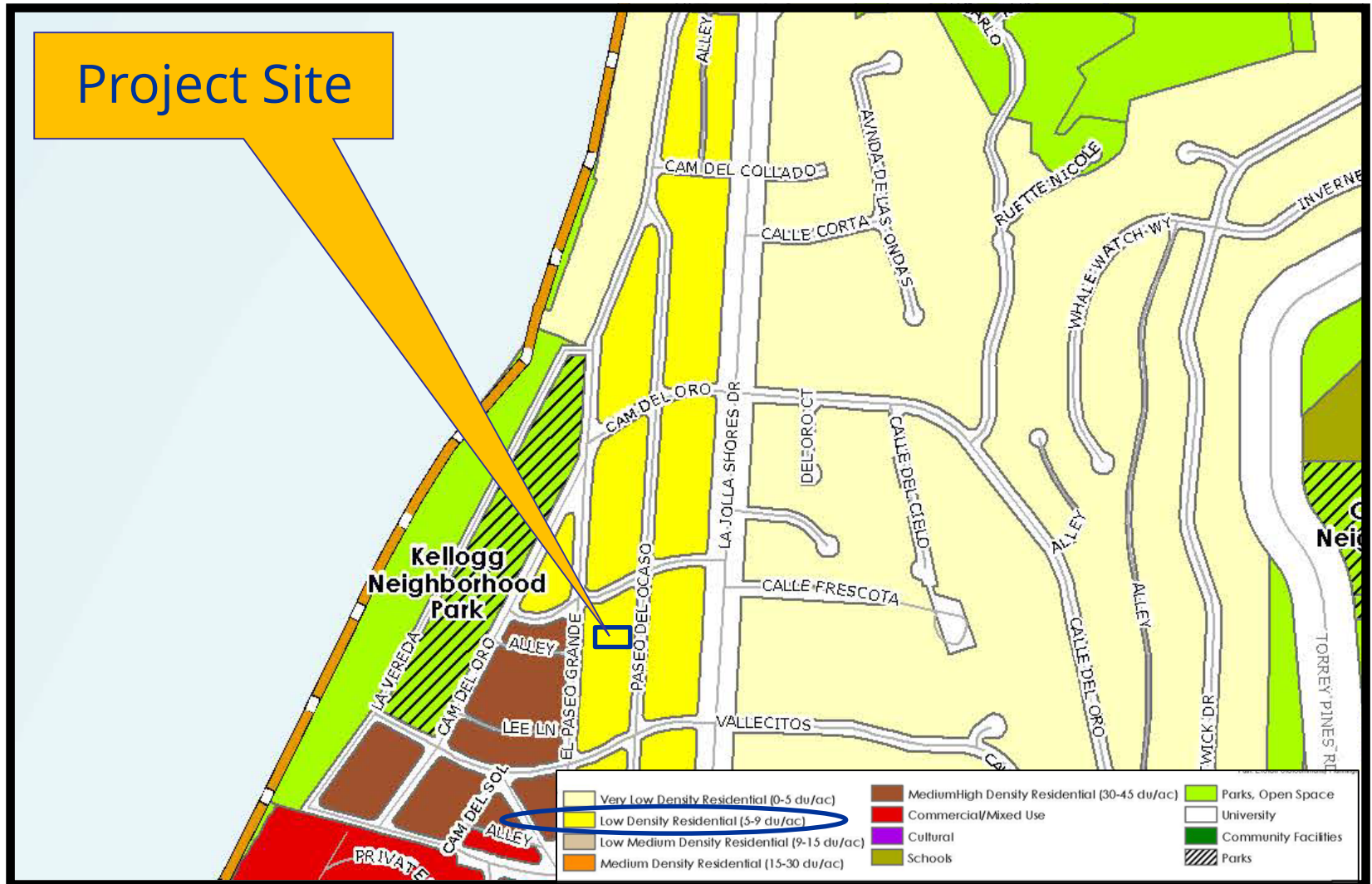
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Zoning Map (La Jolla Shores Planned District-Single Family)

Elkins Residence- Project No. 463101
8260 Paseo Del Ocaso

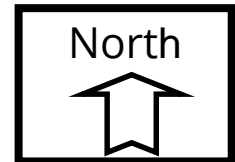




La Jolla (Shores) Community Plan Land Use Map

Elkins Residence-Project No. 463101

8260 Paseo Del Ocaso



 <p>City of San Diego Development Services 1222 First Ave. 3rd Floor San Diego, CA 92101</p> <p>THE CITY OF SAN DIEGO</p>	<h1 style="text-align: center;">Development Permit/ Environmental Determination Appeal Application</h1>	FORM DS-3031
		AUGUST 2015

In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure"

1. Type of Appeal:

- ☒ Appeal of the Project
☒ Appeal of the Environmental Determination

2. Appellant: Please check one

- ☐ Applicant ☐ Officially recognized Planning Committee ☒ "Interested Person" (Per M.C. Sec. 93.0)

Name:

Andrew Mastyanek c/o The Law Office of Julie M. Hamilton

E-mail Address:

julie@imhamiltonlaw.com

Address:

4112 Adams Ave.

City:

San Diego

State:

CA

Zip Code:

92116

Telephone:

(619) 278-0701

3. Project Name:

Elkins Residence

4. Project Information

Permit/Environmental Determination & Permit/Document No.:

Project No 463101

Date of Decision/Determination:

05/17/17

City Project Manager:

Karen Bucey

Decision: (Describe the permit/approval decision)

Approval of Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit with attached garage and to construct a two-story 4,981 square foot single dwelling unit with basement, second story, roof decks, and garage.

5. Grounds for Appeal: (Please check all that apply)

- ☐ Factual Error ☐ New Information
☒ Conflict with other matters ☐ City-wide Significance (Process Four decisions only)
☒ Findings Not Supported

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

The findings for a site development permit and coastal development permit are not supported by evidence in the record and the project conflicts with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The Mitigated Negative Declaration ("MND") was not provided to the community planning groups prior to their review; the Notice of Intent to Adopt a Mitigated Negative Declaration does not include the project address.

The project is not consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project does not promote harmonious visual relationships between the new residence and the existing neighborhood. The project is out of scale with the neighborhood, and will disrupt the architectural unity of the area. There is not an adequate transition between the new project and the neighborhood. The Project is not consistent with the La Jolla Shores Planned District Ordinance. The project is too large and does not promote unity with variety - a goal of the La Jolla Shores Planned District Ordinance. The project does not include a setback study, which is necessary to show setbacks are consistent with other homes in the vicinity. The MND does not discuss the impact of the basement and basement construction on groundwater.

The project plans were not attached to the staff report before the Hearing Officer, and were not attached to the MND. The Hearing Officer's findings cannot be supported by evidence in the record if the Hearing Officer did not review the project plans, which show the project proposes 5 bedrooms plus an office, storage room, and craft room; and 10 bathrooms.

I am an interested person who submitted a speaker slip and spoke in opposition to the project at the Hearing Officer meeting.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: _____

Date: _____

5/31/2017

6/1/17

Clear Form

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

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PLANNING COMMISSION
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1620093
SITE DEVELOPMENT PERMIT NO. 1620095
APPEAL OF THE ELKINS RESIDENCE - PROJECT NO. 463101 [MMRP]

WHEREAS, THOMAS ELKINS ZIPOLO, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of an existing single-family dwelling unit and the construction of a single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1620093 and 1620095), on portions of a 0.18-acre site;

WHEREAS, the project site is located at 8260 Paseo del Ocaso in the La Jolla Shores Planned District-Single Family Zone (LJSPD-SF) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach impacts), and the Residential Tandem Overlay Zone;

WHEREAS, the project site is legally described as: Lot 4 and the northerly 25 feet of Lot 5 in Block 22, La Jolla Shores Unit No. 3, in the City of San Diego, County of San Diego, State of California according to the Map thereof No. 2061, file in the Office of the San Diego County Recorder, September 5, 1927;

WHEREAS, on May 17, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095 and pursuant to Resolution No. HO-7011 approved the Permit;

WHEREAS, on June 1, 2017, Andrew Mestyanek appealed the Hearing Officer decision to the Planning Commission of the City of San Diego;

WHEREAS, on October 24, 2017, the City Council considered the appeal of the environmental determination. In a vote of 9-0, the City Council denied the appeal, and approved the environmental determination by adopting Mitigated Negative Declaration (MND) No. 463101 and the associated Mitigation Monitoring and Reporting Program (MMRP);

WHEREAS, the matter was set for public hearing on December 7, 2017, testimony having been heard, evidence having been submitted, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095 dated December 7, 2017:

A. Coastal Development Permit – SDMC Section 126.0708

1. Finding for all Coastal Development Permits

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

The project proposes the demolition of an existing single-family dwelling unit and the construction of a 4,981-square-foot two-story single-family dwelling unit over a 2,568-square-foot basement. The project site is located at 8260 Paseo Del Ocaso in the La Jolla Shores Planned District-Single Family Zone (LJSPD-SF) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach impacts), and the Residential Tandem Overlay Zone. The community plan land use designation is Low Density Residential at a density range of 5-9 dwelling units per acre. The project site, occupying 0.18-acres, could accommodate one dwelling unit based on the underlying zone and the La Jolla Community Plan.

The property is an interior lot, and is located approximately 1,200 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. Paseo Del Ocaso at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, view sheds or scenic overlooks within the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. The project will protect public views through a structure height of 25-feet, 11.5 inches, which is below the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. Therefore, the project does not impact or encroach on any existing or proposed public accessway vista, or view shed and enhances and protects public views through design features, parkways, and setbacks consistent with the with the goals and policies of the certified Local Coastal Program land use plan.

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

The project proposes the demolition of an existing single-family dwelling unit and the construction of a 4,981-square-foot two-story single-family dwelling unit over a 2,568-square-foot basement on a 0.18-acre site. The subject property is 1,200 feet from the Pacific Ocean, 21.75 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA), which addresses potential impacts to Historical Resources (Archaeology and Paleontology); and a Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to below a level of significance. Therefore, it has been determined that the development will not adversely affect environmentally sensitive lands.

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

The project proposes the demolition of an existing single-family dwelling unit and the construction of a 4,981-square-foot two-story single-family dwelling unit over a 2,568-square-foot basement on a 0.18-acre site. The project site is located at 8260 Paseo Del Ocaso in the LJSPD-SF zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach impacts), and the Residential Tandem Overlay Zone. The community plan land use designation is Low Density Residential at a density range of 5-9 dwelling units per acre. The project site, occupying 0.18-acres, could accommodate one dwelling unit based on the underlying zone and the La Jolla Community Plan.

The project site does not contain an access way to nearby beaches or the coastline and it is not within an environmentally sensitive habitat area or marine resources. The site is an infill development, has a residential land use designation and is not within a recreation or visitor serving retail area. The existing residential structure to be demolished has been reviewed under the Secretary of the Interior Standards and determined not to be a historical resource or located in a conservation area. The parcel is not designated a park or recreation area and the proposed development will not encroach upon, or impact the use or preservation of the recreational resources. The development is a market-rate single dwelling unit and the applicant does not propose the unit as affordable housing. The parcel is a mid-block location 1,200 feet from the Pacific Ocean and is not in a coastal bluff area. The site has been previously graded and is level with a finished grade of 21.25 feet and therefore does not meet the definition for hillside development. The project has been design to reflect storm water management requirements, a water quality study and a geotechnical investigation technical report. The demolition of an existing single-family dwelling unit and the construction of a new single-family dwelling unit will not impact land use buildout or residential development. The geologic hazard classification for the site is 52, the site contains gently sloping to steep terrain, favorable geologic structure, and the site is not within the Alquist-Priolo earthquake fault zone. The development does not contain, nor is proposed for, community serving water, sewage, gas and electric utilities. Development of the site will not impact the exiting community utilities or future provision of services.

The visual quality of the site and community is preserved through a structure height of 25-feet, 11.5 inches, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The height, bulk and scale of the project is reduced by a stepped back second floor, various pitched roof planes at the first and second floors, and articulation on all sides of the structure breaking up the massing, consistent with the La Jolla Community Plan residential Element. The entryway includes a pillared porch with pitched roof to provide a lighter element to the façade and help step down the structures size to pedestrian scale.

The project is not requesting nor does it require any deviations or variances from the applicable regulations. Therefore the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

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

The project site is located at 8260 Paseo Del Ocaso. The subject property is 1,200 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. Therefore, the finding is not applicable and the proposed development does not have to demonstrate conformance with the public access and recreation policies of the California Coastal Act as required by this finding.

B. Site Development Permit – SDMC Section 126.0504

1. Finding for all Site Development Permits- SDMC Section 126.0504(A)

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

The project site is located at 8260 Paseo Del Ocaso in the LJSPD-SF zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach impacts), and the Residential Tandem Overlay Zone. The community plan land use designation is Low Density Residential at a density range of 5-9 dwelling units per acre. The project site, occupying 0.18-acres, could accommodate one dwelling unit based on the underlying zone and the La Jolla Community Plan.

The project proposes the demolition of an existing single-family dwelling unit and the construction of a 4,981-square-foot two-story single-family dwelling unit over a 2,568-square-foot basement. The La Jolla Community Plan, Residential Element goal recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the

bulk and scale of new and older structures. The subject site is located in a neighborhood with various ages of development and architectural styles, including Mediterranean, Spanish, older one story American contemporary, and modern designs. To the left of the project site is a home similar in design, one story with heavy vegetation covering much of the home; adjacent and to the right is a two-story modern structure with the garage as the most prominent feature from the street.

The architect's design concept is a change from a contemporary American form with a flat roof shape with very little detail to a craftsman architectural design with several simple hipped roof systems, façade articulation with offsets, multi-paned windows, and a variety of surface treatments such as horizontal board and staggered cut shingle siding, and rough cut stone decorative treatments.

The proposed development also incorporates various horizontal and vertical offsetting planes and complies with the maximum allowable height of the zone and with the required setbacks. The combination of shake siding, lap siding, stone veneer, and wood accent trim in a palette of cream, olive and white exterior finishes with multiple pitched roof is coastal traditional in style and is consistent with what has been generally used in the surrounding development. The proposed setbacks, offsetting planes, variation in building materials, and stepped back garage help break up the structure bulk and scale. The architectural design provides continuity between the proposed development and the existing surrounding dwelling units and is therefore consistent with the La Jolla Community Plan, as well as the underlying zone. Further, no deviations from applicable regulations are being requested nor required.

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

The project proposes the demolition of an existing single-family dwelling unit and the construction of a 4,981-square-foot two-story single-family dwelling unit over a 2,568-square-foot basement on a 0.18-acre site. The site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation, and the Parking Impact, and Residential Tandem Overlay Zones. The structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the site's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The subject property is 1,200 feet from the Pacific Ocean, 21.75 feet above Mean Sea Level and is located above the 100-year floodplain. The development is conditioned to provide a new driveway and public sidewalk improvements. The site is not within or adjacent to the MSCP Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

MND No. 463101 has been prepared for the project in accordance with CEQA guidelines, which addresses potential impacts to Historical Resources (Archaeology and Paleontology); and a MMRP would be implemented with this project to reduce the potential impacts to below a level of significance.

The permit for the project includes conditions relevant to achieving project compliance with the applicable regulations in effect for this project. The permit conditions, such as the replacement of driveway, drains, curb and gutter have been determined to be necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code, and development regulations.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with development standards in effect for this site, including conformance with the La Jolla Shores Planned District. The project is conditioned to comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is located at 8260 Paseo del Ocaso, south of Calle Frescota, in the La Jolla Community Plan and Local Coastal Program. The La Jolla Community Plan designates the site as Low Density Residential at a density range of 5-9 dwelling units per acre and the site is zoned as LJSPD-SF. The site is within the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zones, and the Residential Tandem Parking Overlay Zone.

The 0.18-acre site could accommodate one dwelling unit based on the applicable community plan land use designation and implementing LJSPD-SF zone. The project conforms to the Coastal Height Limitation Overlay Zone through design height of 25-feet, 11.5 inches, below the maximum allowable height of 30 feet. The height, bulk and scale of the project is reduced by a stepped back second floor, various pitched roof planes at the first and second floors, and articulation on all sides of the structure breaking up the massing, consistent with the La Jolla Community Plan residential Element. The entryway includes a pillared porch with pitched roof to provide a lighter element to the façade and help step down the structures size to pedestrian scale. The six-bedroom single dwelling unit meets the Parking Impact Overlay Zones, and the Residential Tandem Parking Overlay Zone by providing off-street garage parking.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation and development standards in effect for this site, such as setbacks, floor area ratio, structure height landscaping, including conformance with the La Jolla Shores Planned District.

ATTACHMENT 6

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1620093/Site Development Permit No. 1620095 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1620093 and No. 1620095, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: December 7, 2017

IO#: 24006401

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006401

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1620093
SITE DEVELOPMENT PERMIT NO. 1620095
THE ELKINS RESIDENCE - PROJECT NO. 463101 [MMRP]
PLANNING COMMISSION

This Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095 is granted by the Planning Commission of the City of San Diego to THOMAS ELKINS ZIPOLO, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0708 and 126.0504. The 0.18-acre site is located at the project site is located at 8260 Paseo del Ocaso in the La Jolla Shores Planned District-Single Family Zone (LJSPD-SF) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach impacts), and the Residential Tandem Overlay Zone. The project site is legally described as: Lot 4 and the northerly 25 feet of Lot 5 in Block 22, La Jolla Shores Unit No. 3, in the City of San Diego, County of San Diego, State of California according to the Map thereof No. 2061, file in the Office of the San Diego County Recorder, September 5, 1927.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee for the demolition of an existing single dwelling unit and construction of a 4,981-square-foot, two-story single dwelling unit, over a 2,568-square foot basement on a 0.18-acre site described and conditioned by size, dimension, quantity, type and location on the approved exhibits [Exhibit "A"] dated December 7, 2017 on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single-family dwelling unit and the construction of a 4,981-square-foot two-story single-family dwelling unit over a 2,568-square-foot basement. The basement level consists a game room, storage rooms, craft room, home theater, two-bathrooms and guestroom. The first floor includes four-bedrooms, four-bathrooms, one-powder room, elevator, family room, and two-car garage. The second floor includes one-

bedroom, office, two-bathrooms, one-powder room, laundry room, kitchen, and living/dining room;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Two off-street parking spaces;
- d. Pool and spa accessory improvements;
- e. A roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and
- f. 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 San Diego Municipal Code.

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 San Diego Municipal Code 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 San Diego Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 7, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, NO. 463101, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, NO. 463101, 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 the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Historical Resources (Archeology) and Paleontology Resources

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

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

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains and trees/landscaping on Paseo Del Ocaso.

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

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the following-reconstruction of the existing sidewalk with current City Standard sidewalk.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Paseo Del Ocaso.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement to remove existing brick pavers from parkway section of Paseo Del Ocaso right of way.
21. 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.
22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WACO). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan.

GEOLOGY REQUIREMENTS:

24. 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.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).
26. Prior to issuance of a grading or building permit, the Owner/Permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30 percent landscaped area in a crosshatch pattern and labeled "Landscape Area Diagram."
27. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

28. 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.

29. Any modifications or changes to the "Landscape Area Diagram " and existing or proposed plant material, as shown on the approved Exhibit "A" Landscape Concept Plan, are permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance.

30. 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.

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

32. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per San Diego Municipal Code 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

33. Visibility areas adjacent to street corner intersections, driveways (on or off the premises) and alleys shall have no portion of any fence, wall or other structure exceeding three feet in height, including landscaping other than trees.

PLANNING/DESIGN REQUIREMENTS:

34. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

35. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

36. A topographical survey conforming to the provisions of the San Diego Municipal Code 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. Storage of merchandise, material, or equipment including refuse containers shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on December 7, 2017 and Resolution No. _____.

ATTACHMENT 7

CDP No. 1620093 and SDP No. 1620095
December 7, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
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.

THOMAS ELKINS ZIPOLO
Owner/Permittee

By _____
Thomas Elkins Zipolo

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



La Jolla Community Planning Association

Ms. Karen Bucey
Development Project Manager
City of San Diego
Development Services Dept.

Date: February 3, 2017

Subject: La Jolla Community Planning Association Findings

RE: "Elkins Residence"

On January 11th 2016 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **ELKINS RESIDENCE: 8260 Paseo Del Ocaso** as an Action Item.

As Noticed:

ACTION ITEM: ELKINS RESIDENCE 8260 Paseo Del Ocaso CDP/SDP

Coastal Development / Site Development Permit to demolish an existing 1877 sq ft residential SDU and construct a new 5,377 sq ft two-story single family residence. Project includes a two-car garage, partial basement and 536 square foot roof deck. Project includes a two-car garage, partial basement and 536 sq ft roof deck. Project includes new outdoor enhancements including patios, a pool, spa and associated landscaping. The 0.18 acre (7866 sq ft) site is located at 8260 Paseo Del Ocaso within the Coastal Overlay Zone (Appealable) within LJSPD-SF base zone within Council District 1.

PRC RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Site Development Permit. 8-0-0

LJCPA RECOMMENDATION: Ratification of DPR Findings via Full Review, 11-5-1.

Sincerely,

Cindy Greatrex
Chair
858-456-7900

La Jolla Shores Planned District (LJSPD)

Advisory Board Agenda Item Record

Project: Elkins Residence PTS 463101

Item: B **Date:** 11/30/16

Applicant: Tim Golba

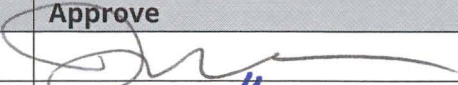

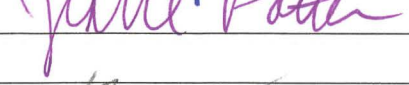
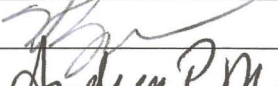
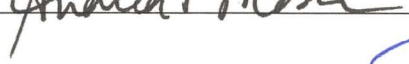
Description: CDP/SDP for demolition of existing single-family home w/ attached garage on a 7,886 sf lot and construct a new 2-story single family residence with basement, roof deck, and attached garage.

Recommendation


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

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

Board Signatures

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

Absentees:


Chairperson



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

Ownership Disclosure Statement

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

Project Title

Elkins Residence

Project No. For City Use Only

463101

Project Address:

8260 Paseo Del Ocaso, 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):

Thom Elkins Zirpolo

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address: 8260 Paseo Del Ocaso

City/State/Zip:

La Jolla, CA 92037

Phone No:
(619)231-9905

Fax No:
(858)750-3471

Signature :

Date:

12/15/2015

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:

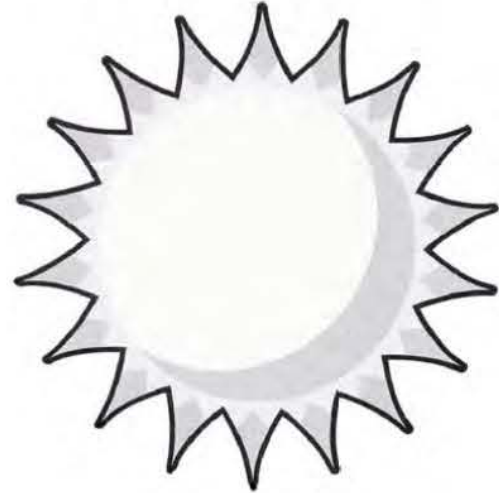
Phone No:

Fax No:

Signature :

Date:

PROFESSIONAL DESIGN, THE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PROVIDER, CONTRACTOR, OR HIRING PARTY WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL INFORMATION CONTAINED HEREIN AND OTHERWISE WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.



ELKINS RESIDENCE

8260 PASEO DEL OCASO
LA JOLLA, CA



ARTISTIC RENDERING - CONCEPT ONLY

COASTAL DEVELOPMENT PERMIT SET

Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (858) 750-3471

Project Address:
8260 PASEO DEL OCASO
LA JOLLA, CA 92037

Project Name:
ELKINS RESIDENCE

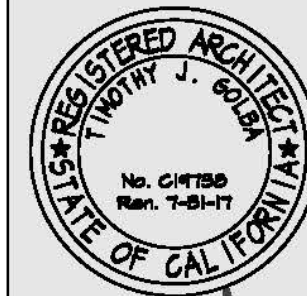
Sheet Title:
COVER

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 06-13-2016

Original Date: 12-17-15
Sheet 1 of 14

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ELKINS RESIDENCE
8260 PASEO DEL OCASO
LA JOLLA, CA 92037



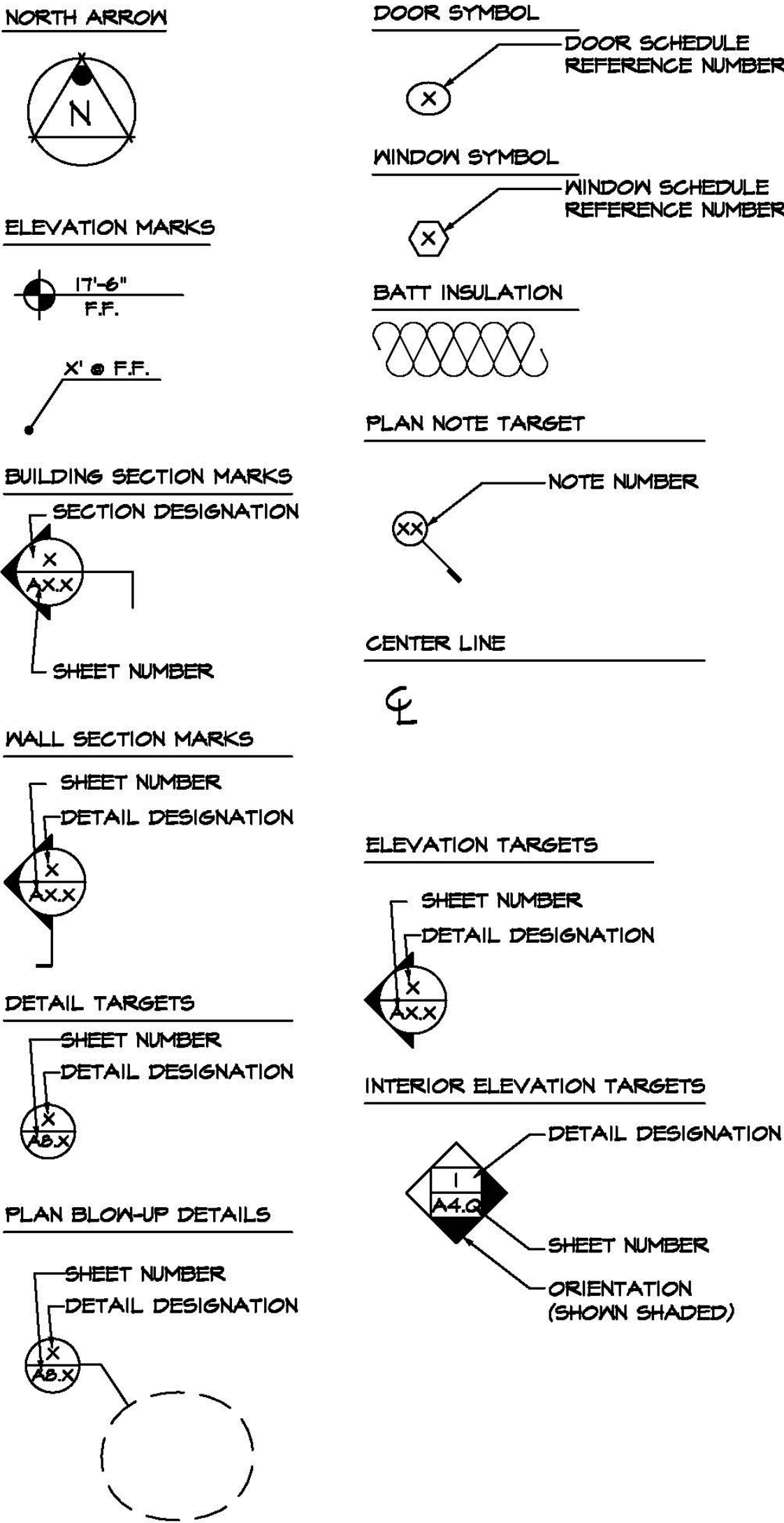
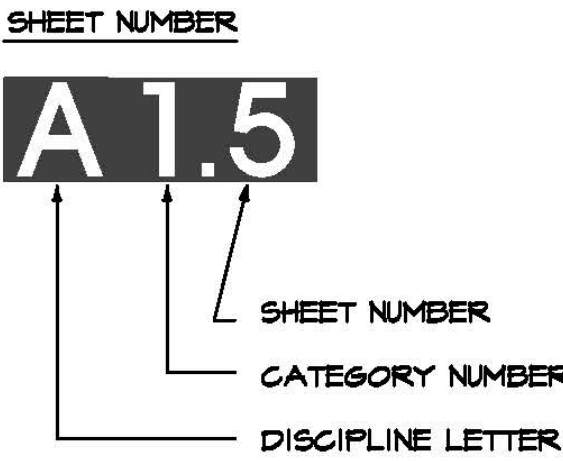
golba inc.
T 1.0

SPECIAL INSPECTIONS:

GENERAL REQUIREMENTS:

1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

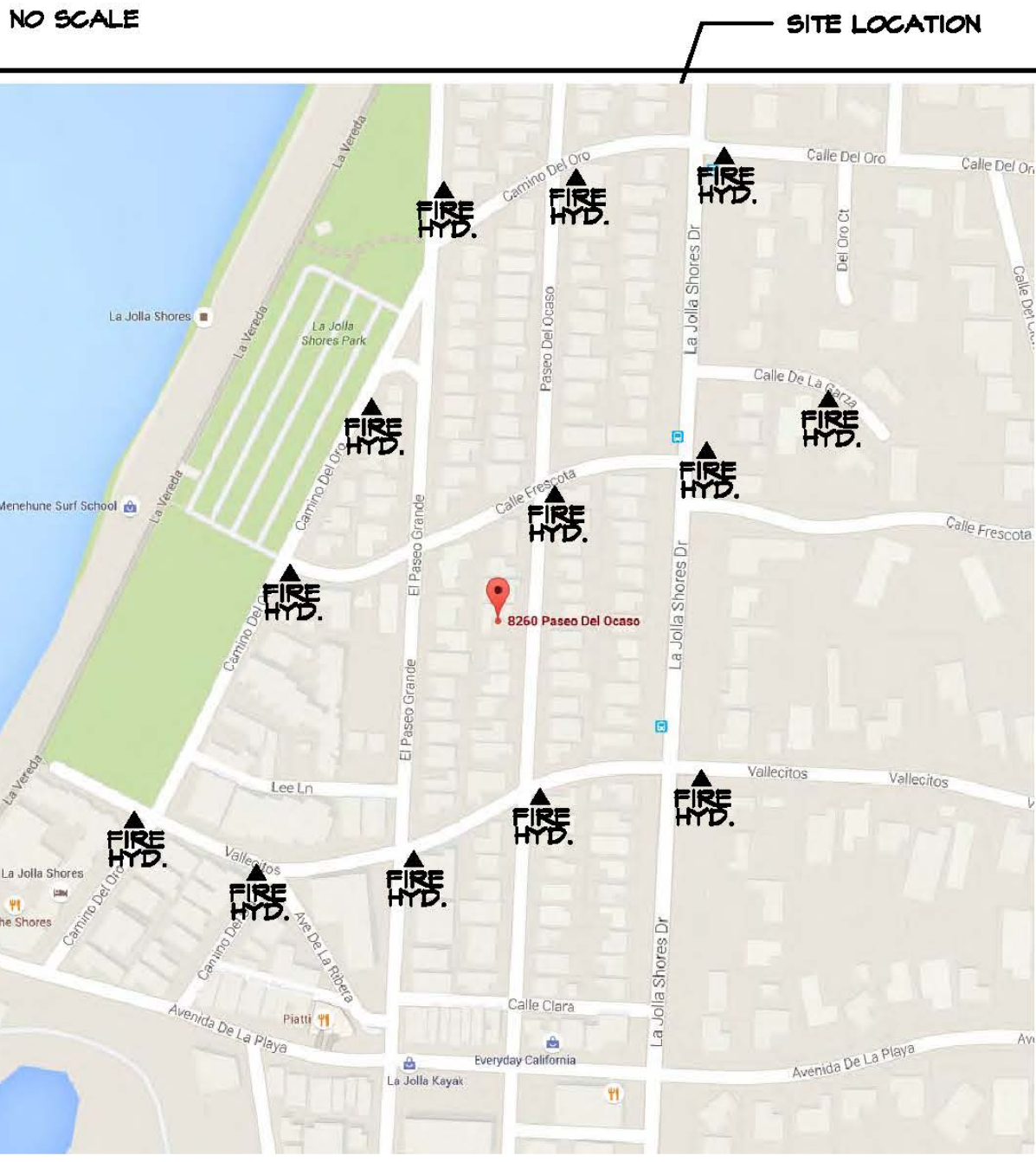
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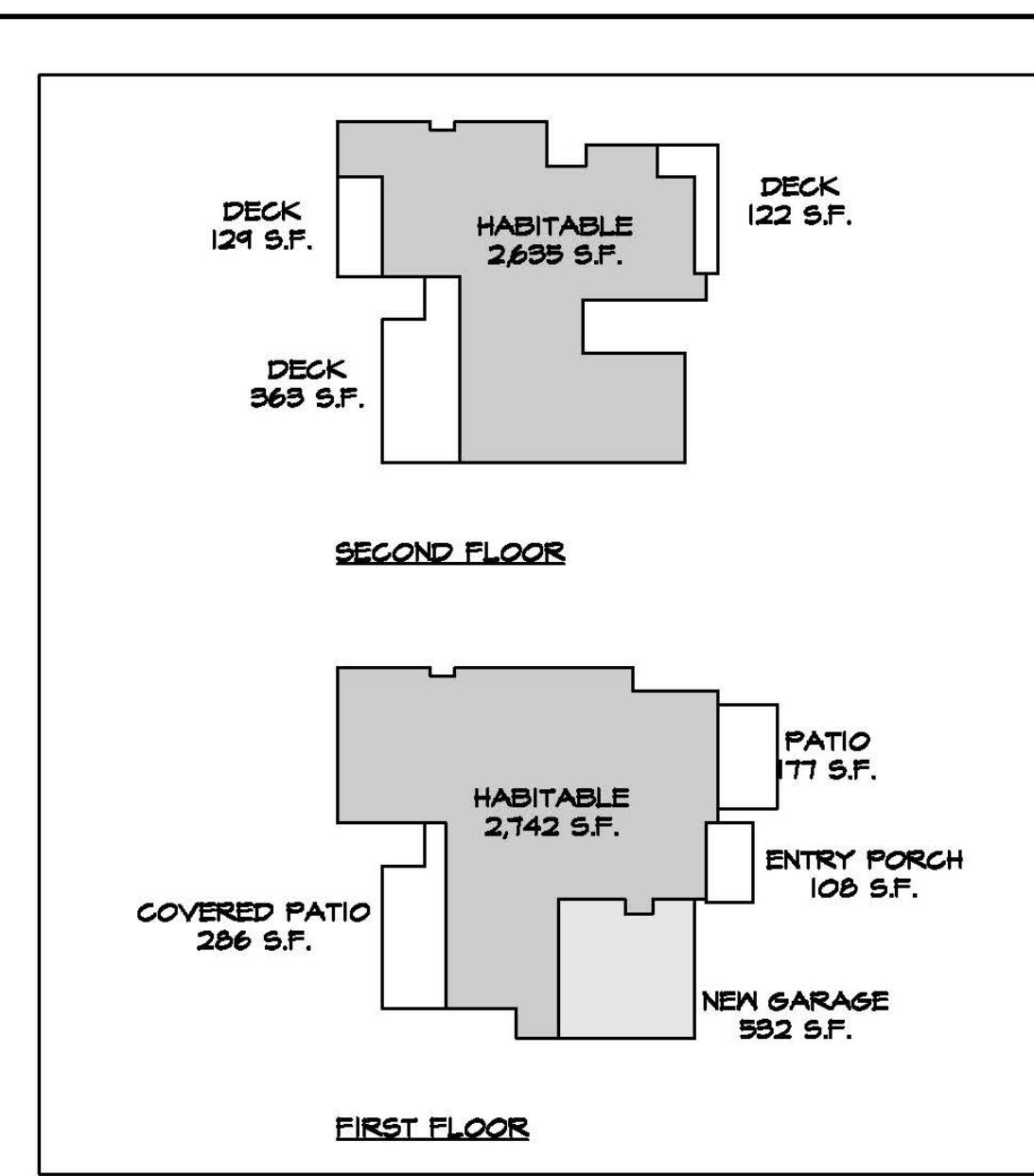
ABBREVIATIONS

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ADJUSTABLE	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
A.F.F.	AT FINISHED FLOOR	MEMB.	MEMBRANE
AGG.	AGGREGATE	MEZZ.	MEZZANINE
ALUM.	ALUMINUM	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
A.P.	ACCESS PANEL	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	M.O.	MOVABLE
ARCH.	ARCHITECTURAL	MTD.	MOUNTED
ASPH.	ASPHALT	MTL.	METAL
ASST.	ASSISTANT	MUL.	MILLION
AUTO.	AUTOMATIC		
		N.	NORTH
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BOT.	BOTTOM	NOM.	NOMINAL
BUR.	BUILT UP ROOFING	N.T.S.	NOT TO SCALE
		OA.	OVERALL
CAB.	CABINET	O.C.	ON CENTER
CIRC.	CIRCULATION	O.D.	OUTSIDE DIAMETER
C.L.	CENTER LINE	O.F.D.	OVERFLOW DRAIN
CLR.	CLEAR	OFF.	OFFICE
CLS.	CEILING	OH.	OVERHEAD
CLO.	CLOSET	OPNS.	OPENING
C.M.U.	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
COL.	COLUMN		
CONC.	CONCRETE	PAV.	PAVING
CONF.	CONFERENCE	P.C.	PRE-CAST
CONN.	CONNECTION	PL.	PLATE
CONSTR.	CONSTRUCTION	PLAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLAS.	PLASTER
CONTR.	CONTRACTOR	PLBS.	PLUMBING
COORD.	COORDINATE	PLYND.	PLYWOOD
CORR.	CORRIDOR	PNL.	PANEL
CFT.	CARPET	POL.	POLISHED
C.J.	CONTROL JOINT	PROP.	PROPERTY
C.T.	CERAMIC TILE	P.S.F.	POUNDS PER SQUARE FOOT
CTR.	CENTER	P.S.I.	POUNDS PER SQUARE INCH
C.W.	COLD WATER	PTD.	PAINTED
		PTN.	PARTITION
		PT.	POINT
		QTY.	QUANTITY
		R.	RUBBER
		RECEP.	RECEPTION
		REINF.	REINFORCING
		R.O.V.	RIGHT OF WAY
		RAD.	RADIUS
		R.B.	RUBBER BASE
		R.C.P.	REFLECTED CEILING PLAN
		R.D.	ROOF DRAIN
		REC.	RECESSED
		REF.	REFERENCE
		REFR.	REFRIGERATOR
		REINFORC.	REINFORCED
		REQD.	REQUIRED
		RESL.	RESULTANT
		REV.	REVISION
		RFS.	ROOFING
		RM.	ROOM
		R.O.	ROUGH OPENING
		S.	SOUTH
		SAN.	SANITARY
		SCHED.	SCHEDULE
		SECT.	SECTION
		SECUR.	SECURITY
		S.F.	SQUARE FOOT
		SHR.	SHOWER
		SHT.	SHEET
		SIM.	SIMILAR
		SL.	SLOPE
		S.P.	STANDPIPE
		SPEC.	SPECIFICATION
		SPKR.	SPEAKER
		SQ.	SQUARE
		S.S.T.	STAINLESS STEEL
		STA.	STATION
		STD.	STANDARD
		STL.	STEEL
		STOR.	STORAGE
		STRUC.	STRUCTURAL
		SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
		T.	TREAD
		T.O.	TOP OF
		T.B.	TOP AND BOTTOM
		T.G.	TONGUE AND GROOVE
		TEL.	TELEPHONE
		TEMP.	TEMPERED
		THK.	THICK
		TLT.	TOILET
		TOPO.	TOPOGRAPHY
		T.V.	TELEVISION
		TYP.	TYPICAL
		UNEXC.	UNEXCAVATED
		UNF.	UNFINISHED
		U.N.O.	UNLESS OTHERWISE NOTED
		UTL.	UTILITY
		VAC.	VACUUM
		V.C.T.	VINYL COMPOSITION TILE
		VENT.	VENTILATION
		VERT.	VERTICAL
		VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
		VOL.	VOLUME
		V.T.	VINYL TILE
		W.	WEST
		W.C.	WATER CLOSET
		W.F.	WIDE FLANGE
		WH.	WATER HEATER
		WIN.	WINDOW
		WM.	WIRE MESH
		WTFP.	WATERPROOFING
		WT.	WATER
		W.M.F.	WELDED WIRE MESH
		YD.	YARD

VICINITY MAP/HYDRANT MAP



AREA DIAGRAM



CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;

2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT; AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;

3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;

4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;

5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;

6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND

7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER I, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: REBECCA A MARQUEZ

SIGNATURE: DATE:

PROJECT DATA

PROJECT DESCRIPTION: THE PROJECT PROPOSES THE DEMOLITION AN EXISTING SINGLE FAMILY RESIDENCE. SCOPE WILL INCLUDE A NEW 4,981 SF TWO-STORY SINGLE-FAMILY RESIDENCE OVER BASEMENT WITH TWO-CAR GARAGE AND 508 SF ROOF DECK. PROJECT INCLUDES 1,721 SF OF PATIOS AND DECKS. SITE TO BE HARDSCAPED WITH NEW PATIOS, RETAINING WALLS, PAVING & STEPS. SCOPE INCLUDES POOL AND SPA. LANDSCAPE TO INCLUDE NEW PLANTED AREAS AND TURF.

SITE ADDRESS: 8260 PASEO DEL OCASO LA JOLLA, CA 92037

ASSESSORS PARCEL NUMBER: 346-231-17-00

LEGAL DESCRIPTION: LOT 4 & N. 25' LOT 5 IN BLOCK 22 OF SAN DIEGO, CA. MAP 2061

EXISTING DISCRETIONARY PERMITS: NONE

REQUIRED DISCRETIONARY PERMITS: COASTAL DEVELOPMENT PERMIT

YEAR EXISTING STRUCTURE WAS BUILT: 1950

EXISTING SOIL CONDITIONS: PREVIOUSLY GRADED & DISTURBED

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

COMMUNITY PLAN: LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN

LOT ZONING: LJSFD-SF

OVERLAY ZONE DESIGNATION: PARKING IMPACT OVERLAY ZONE COASTAL HEIGHT OVERLAY ZONE COASTAL NON-APPEALABLE OVERLAY ZONE

LOT SIZE: 7,886 S.F.

MAX LOT COVERAGE: .60 MAX = 4,731 S.F. ALLOWED

OCCUPANCY: R-3

BUILDING CODES: 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA GREEN BUILDING CODE, 2013 CALIFORNIA FIRE CODE

CONSTRUCTION TYPE: TYPE VB 13D FIRE SPRINKLERS THROUGHOUT HOUSE AND GARAGE

NUMBER OF STORIES: EXISTING: 1 STORY PROPOSED: 2 STORY OVER BASEMENT

BUILDING HEIGHT: EXISTING: 20'-00" PROPOSED: 23'-11 1/2"

GEOLOGICAL HAZARD CATEGORY: 52

AREA CALCULATIONS

LOT COVERAGE:	60%
AREA OF SITE:	7,886 S.F.
ALLOWABLE COVERAGE:	4,731 S.F.
PROPOSED LOT COVERAGE:	5,147 S.F. < 4,731 S.F.
TOTAL PROPOSED AREA:	
FIRST FLOOR HABITABLE:	2,615 S.F.
SECOND FLOOR HABITABLE:	2,366 S.F.
TOTAL HABITABLE:	4,981 S.F.
HABITABLE F.A.R.:	4,981 SF / 7,886 SF = .632
GARAGE:	332 S.F.
AREA OF PATIOS AND DECKS:	
LEVEL 1 (COVERED ENTRY):	108 S.F.
LEVEL 1 (PATIOS):	463 S.F.
LEVEL 2 (DECKS):	614 S.F.
POOL DECK:	508 S.F.
TOTAL:	1,721 S.F.
BASEMENT (EXEMPT):	2,560 S.F.
ABOVE GROUND F.A.R.:	5,513 SF / 7,886 SF = .70
(HABITABLE + GARAGE)	

LANDSCAPE REQUIREMENTS

LANDSCAPE REG'S: (LA JOLLA SHORES PLANNED DISTRICT)

80% OF PARCEL TO BE LANDSCAPED, MINIMUM.

7,886 S.F. x .80 = 2,365 S.F.

PROPOSED LANDSCAPING: 2,370 S.F.

SHEET INDEX

GENERAL	
T1.0	COVER SHEET
T1.1	LEGEND AND PROJECT DATA
ARCHITECTURAL	
C1.0	TOPOGRAPHIC SURVEY
C1.1	GRADING/DRAINAGE PLAN
A0.0	SITE PLAN
A1.0	BASEMENT PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
LANDSCAPE	
L1.0	LANDSCAPE DEVELOPMENT PLAN
L1.1	LANDSCAPE DEVELOPMENT PLANTING PLAN

PROJECT DIRECTORY

OWNER:	THOM ELKINS 1940 GARNET AVE., SUITE 100 SAN DIEGO, CA 92104 TEL. (619) 231-4905
ARCHITECT:	GOLBA ARCHITECTURE, INC. 1940 GARNET AVE., SUITE 100 SAN DIEGO, CA 92104 TEL. (619) 231-4905 CONTACT: BRIAN YAMAGATA
LANDSCAPE:	NERI LANDSCAPE ARCHITECTURE 428 HORNBLAND ST., SUITE #3 SAN DIEGO, CA 92104 TEL. (858) 274-3222 CONTACT: JIM NERI

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 8260 PASEO DEL OCASO RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTO VOLTAIC SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE.
- USE OF PERMEABLE PAVING WHERE FEASIBLE.
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
Office: (619) 231-4905
Fax: (858) 750-3471

Project Address:
8260 PASEO DEL OCASO
LA JOLLA, CA 92037

Project Name:
ELKINS RESIDENCE

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 02-02-2017
Revision 2: 08-23-2016
Revision 1: 06-13-2016

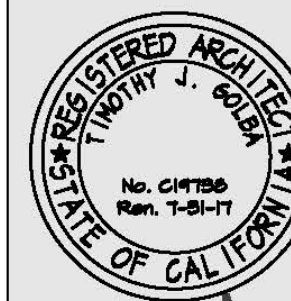
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Sheet 2 Of 14

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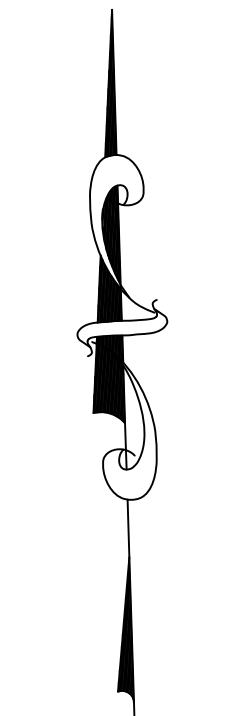
PROJECT DATA

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ELKINS RESIDENCE
8260 PASEO DEL OCASO
LA JOLLA, CA 92037



ATTACHMENT 11



SCALE 1"=10'

NOTES: THIS PLOT IS IN SUPPORT OF FUTURE SITE IMPROVEMENTS BY OTHERS

BOUNDARY BEARINGS & DISTANCES SHOWN ARE CALCULATED & RECORD FROM MAP NO. 2061

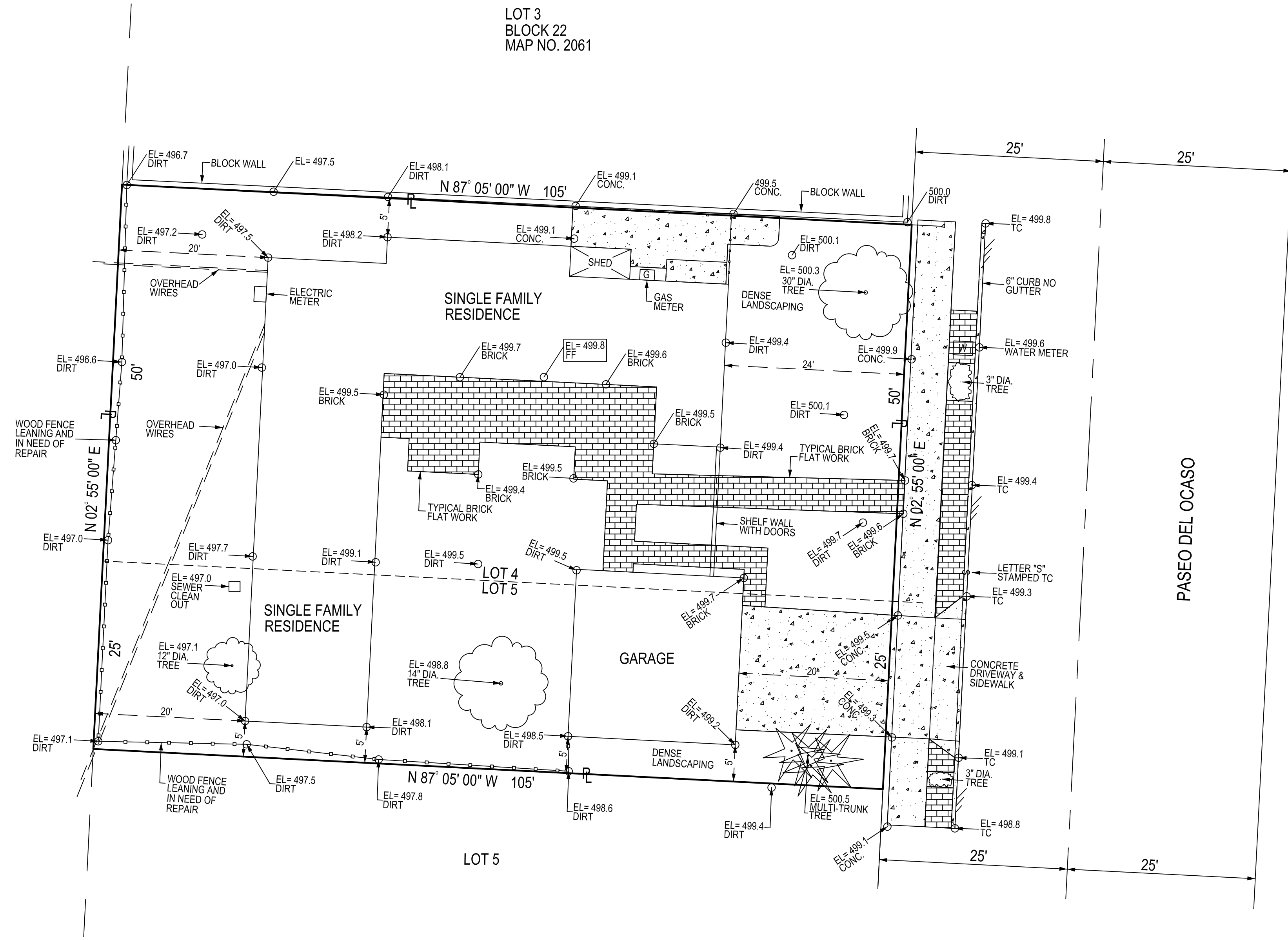
NOT ALL LANDSCAPE AND HOUSE FEATURES ARE SHOWN

ALL BUILDING TIE SHOTS TAKEN AT OUTSIDE WOOD, BRICK OR STUCCO WALL NO ROOF OR PATIO OVERHANG SHOWN

TC = TOP CURB
CONC. = CONCRETE
BLDG = BUILDING
PL = PROPERTY LINE

ELEVATION IS ASSUMED 500.0'
@ POINT # 7, TAG LS 7046
CORNER RECORD NO. 14238

NO ATTEMPT WAS MADE OR IMPLIED TO ESTABLISH PROPERTY LINE PER GRANT DEED NO. 2003-1096770
RECORDED 09/09/2003



PLAT PREPARED BY:

"A QUICK SURVEY"
2163 WOODLAND HEIGHTS GLEN
ESCONDIDO, CA. 92026
(760) 525-0694 CELL
zilla5706-work@yahoo.com

MICHAEL THOMPSON, P.L.S. 5706

DATE

SITE MAP

PLAT PREPARED FOR:

SITE DATA:

DATE: 09-15-14
JN 14-949

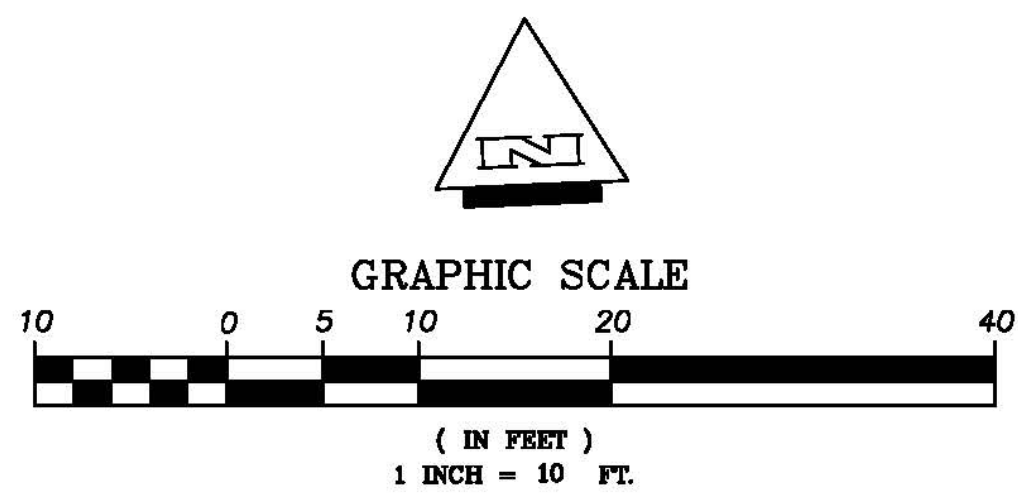
THOMAS ELKINS ZIRPOLO
8260 PASEO DEL OSALO
LA JOLLA, CA., 92037
(619) 871-1005
tez@elkinswhiz.com & tommy/ajolla@yahoo.com

APN 346-231-17
8260 PASEO DEL OSALO
LA JOLLA, CA., 92037
LOT 4 & THE NORTH 25' LOT 5
BLOCK 22, MAP NO. 2061

AREA
7,877 sq.ft. PLUS OR MINUS
TB MAP=1227-H5

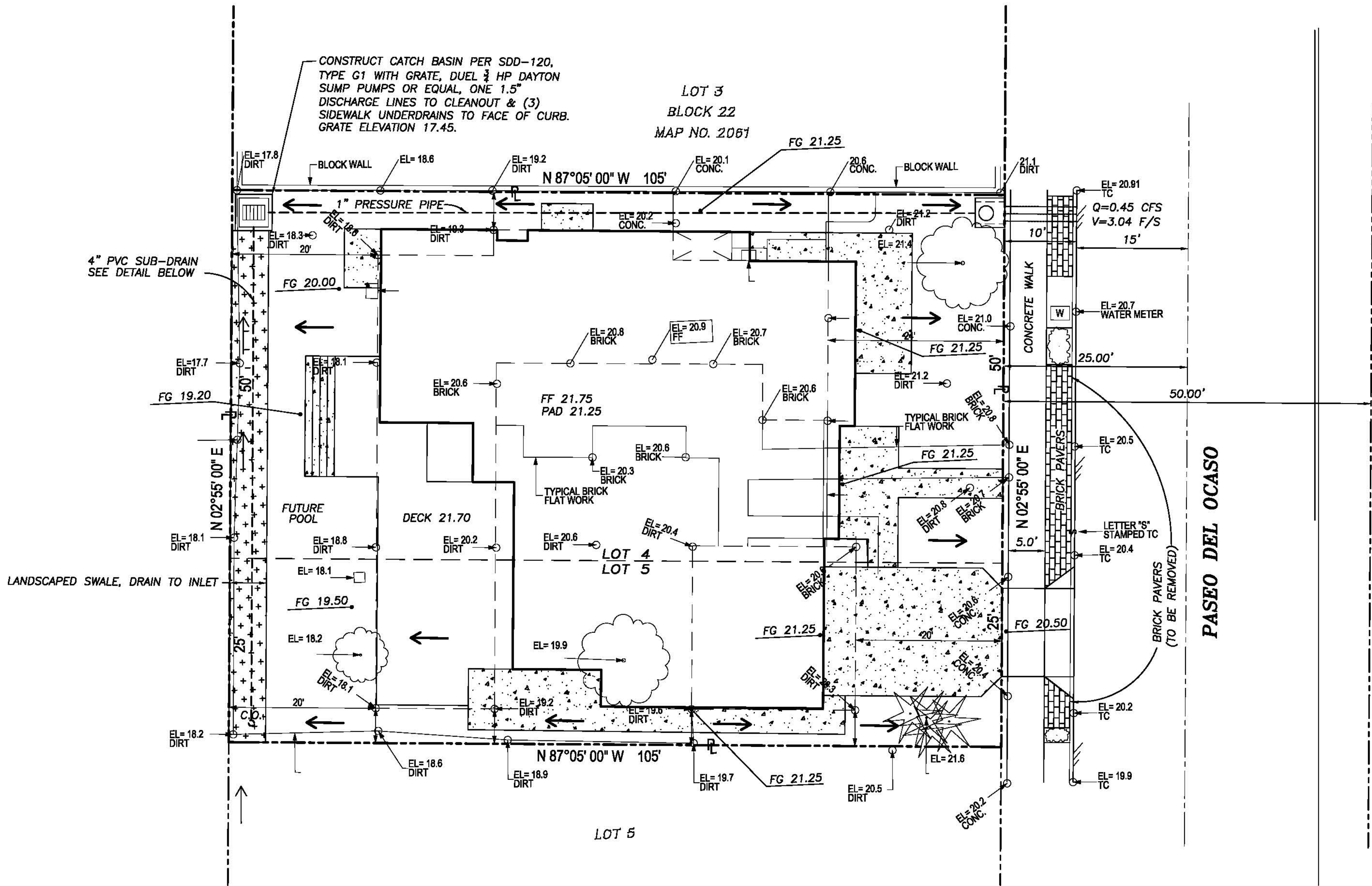
8260 PASEO DEL OCASO

GRADING / DRAINAGE PLAN



NOTES:

1. THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT, AS SHOWN ON THE SITE PLAN, IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT FROM THE CITY ENGINEER, FOR THE SIDEWALK UNDERDRAINS TREES AND LANDSCAPING ON PASEO DEL OCASO.
3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, THE FOLLOWING:
 - A. THE CONSTRUCTION OF A NEW 12 FOOT DRIVEWAY PER CURRENT CITY STANDARDS, ADJACENT TO THE SITE ON PASEO DEL OCASO.
 - B. THE RE-CONSTRUCTION OF THE EXISTING SIDEWALK WITH CURRENT CITY STANDARD SIDEWALK AND MAINTAINING THE CURRENT SCORING PATTERN AND PRESERVING THE CONTRACTOR'S STAMP ADJACENT TO THE PROJECT ON PASEO DEL OCASO, IF ANY.
 - C. TO REMOVE EXISTING BRICK PAVERS FROM THE PARKWAY SECTION OF PASEO DEL OCASO.
 - D. SHALL SUBMIT A WATER POLLUTION CONTROL PLAN.
 - E. SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER (IN WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



LEGEND:

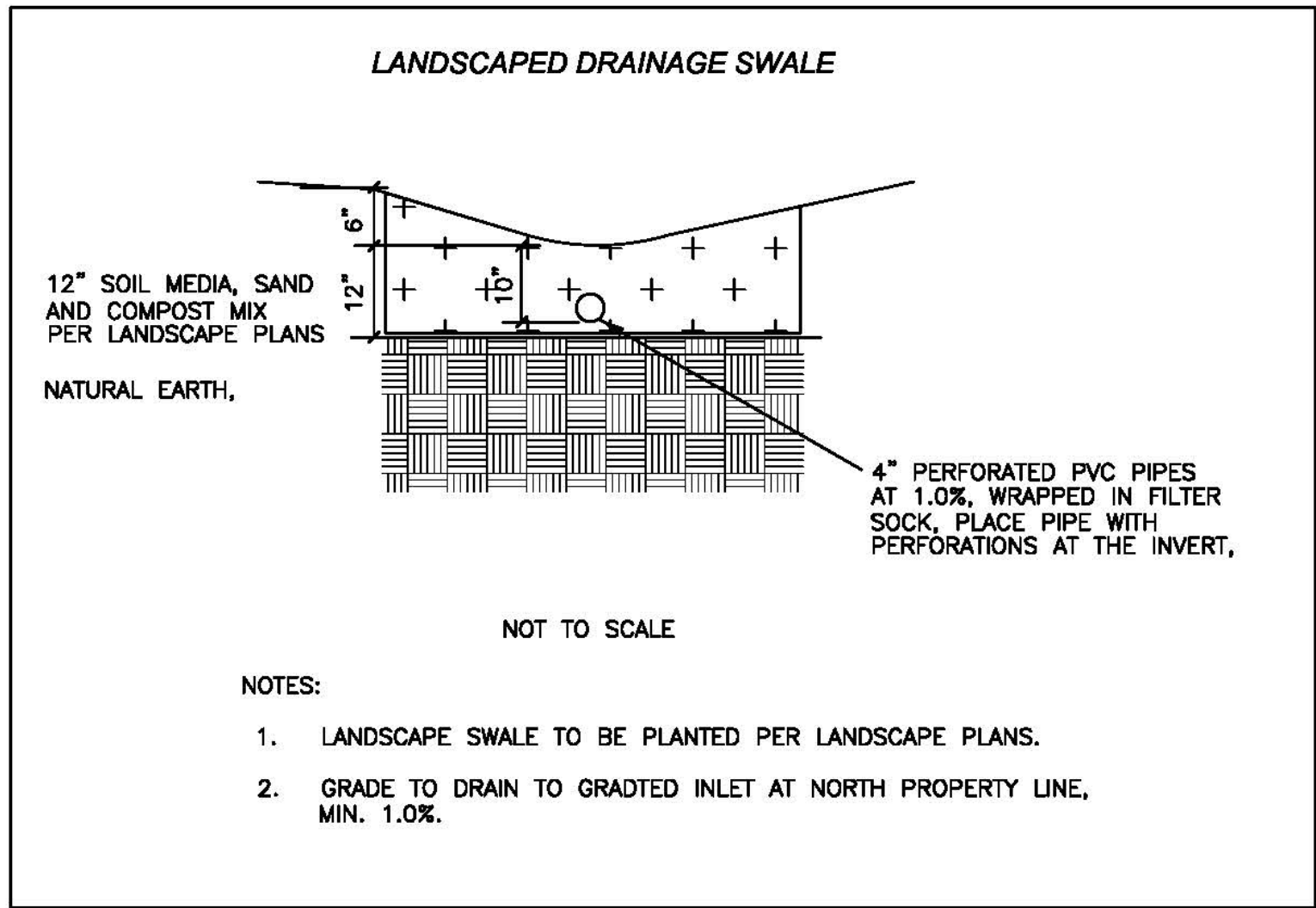
- PROPERTY LINE
SETBACK LINE
BUILDING PAD
PCC DRIVEWAY OPENING
PCC SIDEWALK
DIRECTION OF DRAINAGE
EXISTING SEWER LATERAL
EXISTING WATER SERVICE
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING WALL
EXISTING WATER METER
- TC = TOP OF CURB NG = NATURAL GRADE GUT = GUTTER ELEVATION
TP = TOP OF PAVING FF = FINISH FLOOR GRT = GRATE ELEVATION
TW = TOP OF WALL FG = FINISH GRADE SCO = SEWER CLEAN OUT
BW = BOTTOM OF WALL FL = FLOW LINE SMH = SEWER MANHOLE

ENGINEER OF WORK:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
PROJECT NO. 346-231-17
DWG. NO. PASEO DEL OCASO 8269 BASE.DWG
MICHAEL L. SMITH, R.C.E. 35471 DATE 11-28-2016
REGISTRATION EXPIRES SEPTEMBER 30, 2017



Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123 858-565-8362	<p>VICINITY MAP NO SCALE</p>
Consultants: Architect: GOLBA ARCHITECTURE, INC. 1940 GARNET AVE., SUITE 100 SAN DIEGO, CA. 619-231-9905	
Benchmark: CITY OF SAN DIEGO BENCH MARK. BRASS PLUG LOCATED AT THE NORTHEAST CORNER OF EL PASEO GRANDE AND CALLE FRESCOTA. ELEV. = 10.555 M.L.S.	Project Soil Condition: Existing developed site.
Project Legal Description: THE NORTH 25 FEET OF LOT 5 AND ALL OF LOT 4 IN BLOCK 22 OF MAP NO. 2061 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.	Source of Topography: A field survey by others
Lambert Coordinates: 252-1691	Project Permits Required:
Project Name: 8260 PASEO DEL OCASO	Project Data: Construction Type: 5 Occupancy Classification: X Number of Stories: 2 Building Height: 30' Proposed use: Single Family Res. Existing use: Single Family Res. Zone Designation: X Building Code: X Year of Construction (exist. structure): X Gross Floor Area (GFA): X SF Floor Area Ratio (FAR): X
Sheet Title: GRADING/DRAINAGE PLAN	Project Address: 8260 PASEO DEL OCASO LA JOLLA, CA. 92037 A.P.N. 346-231-17
	Project Owner: THOMAS E. ZIRPOLO 2150 1ST AVENUE SAN DIEGO, CA. 92101
	Scale: 1" = 10' Original Date: JUNE 30, 2016 Revised: 11/28/2016 Sheet 1 of 1





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

PERMIT CONDITION NOTES:

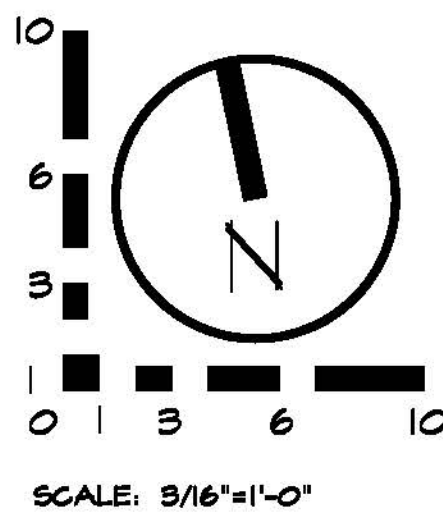
- THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT, AS SHOWN ON THE SITE PLAN, IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE SIDEWALK UNDERDRAINS AND TREES/LANDSCAPING ON PASEO DEL OCASO.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, THE FOLLOWING:
 - THE CONSTRUCTION OF A NEW 12 FOOT DRIVEWAY PER CURRENT CITY STANDARDS, ADJACENT TO THE SITE ON PASEO DEL OCASO.
 - THE RE-CONSTRUCTION OF THE EXISTING SIDEWALK WITH CURRENT CITY STANDARD SIDEWALK AND MAINTAINING THE CURRENT SCORING PATTERN AND PRESERVING THE CONTRACTOR'S STAMP ADJACENT TO THE PROJECT ON PASEO DEL OCASO, IF ANY.
 - TO REMOVE EXISTING BRICK PAVERS FROM THE PARKWAY SECTION OF PASEO DEL OCASO.
 - SHALL SUBMIT A WATER POLLUTION CONTROL PLAN.
 - SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER (IN MFCP). THE MFCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

GRADING TABULATION TABLE - BASEMENT:

TOTAL AMOUNT OF SITE TO BE GRADED:	2,638.65 S.F.
NOTE: ALL BASEMENT GRADINGS IS WITHIN BUILDING FOOTPRINT	
% OF TOTAL SITE:	53.5%
NOTE: ALL BASEMENT GRADINGS IS WITHIN BUILDING FOOTPRINT	
AMOUNT OF CUT:	879.55 CUBIC YARDS
MAX DEPTH OF CUT:	4'-0"
AMOUNT OF FILL:	0 CUBIC YARDS
MAX DEPTH OF FILL:	N/A
MAX HEIGHT OF FILL SLOPE(S):	N/A
FILL SLOPE RATIO:	N/A
MAX HEIGHT OF CUT SLOPE(S):	N/A
CUT SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	879.55 CUBIC YARDS
RETAINING/CRIB WALLS:	N/A
MAX HEIGHT:	N/A

GRADING TABULATION TABLE - POOL:

TOTAL AMOUNT OF SITE TO BE GRADED:	421.21 S.F.
% OF TOTAL SITE:	5.3%
AMOUNT OF CUT:	62.4 CUBIC YARDS
MAX DEPTH OF CUT:	4'-0"
AMOUNT OF FILL:	0 CUBIC YARDS
MAX DEPTH OF FILL:	N/A
MAX HEIGHT OF FILL SLOPE(S):	N/A
FILL SLOPE RATIO:	N/A
MAX HEIGHT OF CUT SLOPE(S):	N/A
CUT SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	62.4 CUBIC YARDS
RETAINING/CRIB WALLS:	N/A
MAX HEIGHT:	N/A



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Project Address:
8260 PASEO DEL OCASO
LA JOLLA, CA 92037

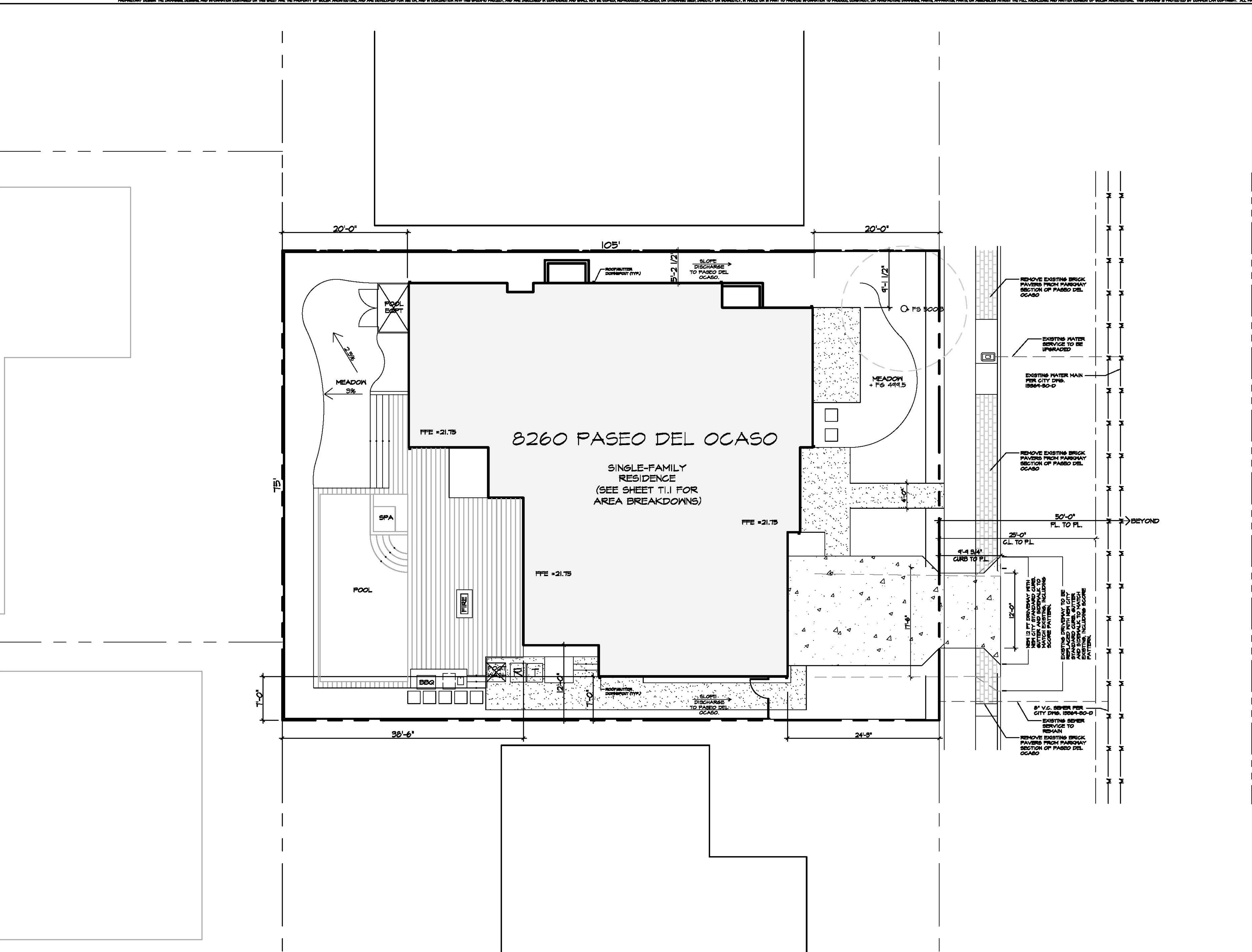
Project Name:
ELKINS RESIDENCE

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5: 02-02-2017
Revision 4: 11-29-2016
Revision 3: 10-05-2016
Revision 2: 08-10-2016
Revision 1: 06-13-2016

Original Date: 12-17-15
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Sheet Title:

SITE PLAN



SITE LEGEND:

--- --	INDICATES PROPERTY LINE	[E]	ELECTRIC METER
- - - -	INDICATES SETBACK LINE	[G]	GAS METER
[Pattern]	NEW HARDSCAPE	[W]	WATER METER
[Pattern]	EXISTING CONCRETE PAVING	←	DIRECTION OF DRAINAGE
[Pattern]	AREA OF NEW FOOTPRINT	□	ROOF DRAIN DISCHARGE INTO LANDSCAPE AREA
		—	EXISTING CONTOURS
		—	PROPOSED CONTOURS

SITE NOTES:

- THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 11B.0210.
- THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UPC 901.4.4).
- METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDS&E.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS.

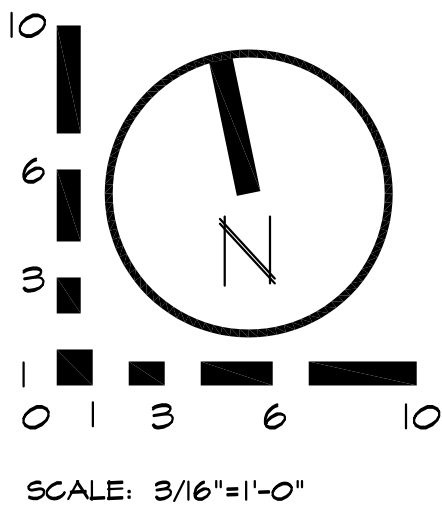
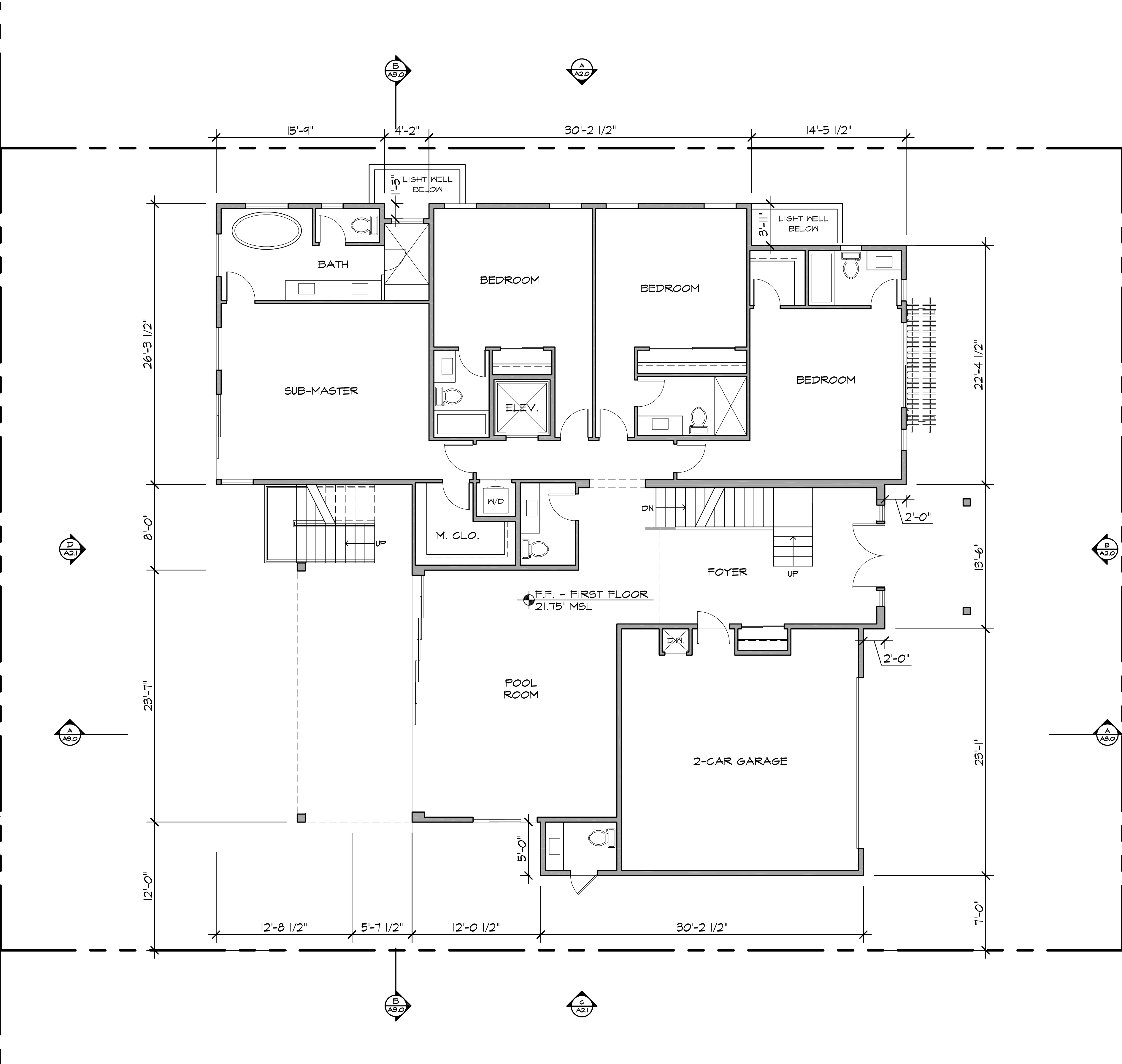
THIS PROJECT IS LOCATED WITHIN ASBS WATERSHED. OWNER/PERMITEE WILL COMPLY WITH ALL REQUIREMENTS OF ASBS WATERSHED ACCORDINGLY.

THE APPLICANT WILL IMPLEMENT THE SPECIFIC HISTORICAL RESOURCES (ARCHAEOLOGY) MITIGATION, MONITORING AND REPORTING PROGRAM.

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK				DATUM IS MEAN SEA LEVEL	
Primary Street	Secondary Street	Northin	Easting	Elevation	Comments
CALLE FRESCOTA	EL PASEO GRANDE	2526	16915	10.555	* NEBP
	LA JOLLA SHORES DRIVE	2528	16911	30.571	* NWBP
	LA JOLLA SHORES DRIVE	252	1692	31.106	BP ELY C/L



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Project Name:
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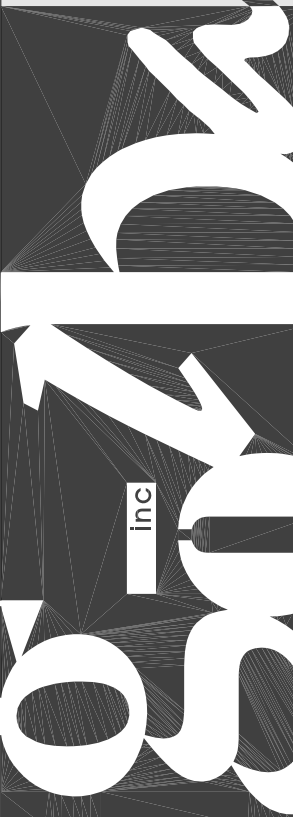
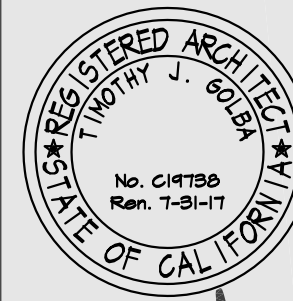
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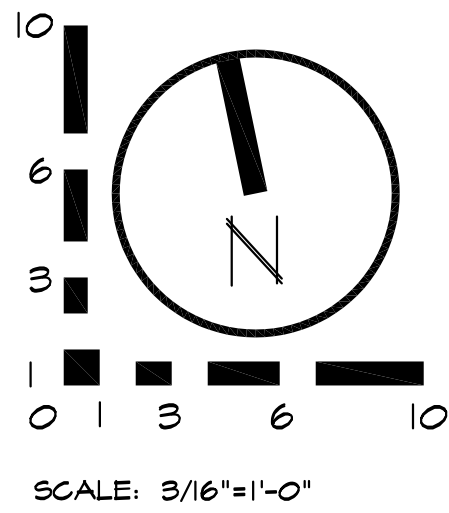
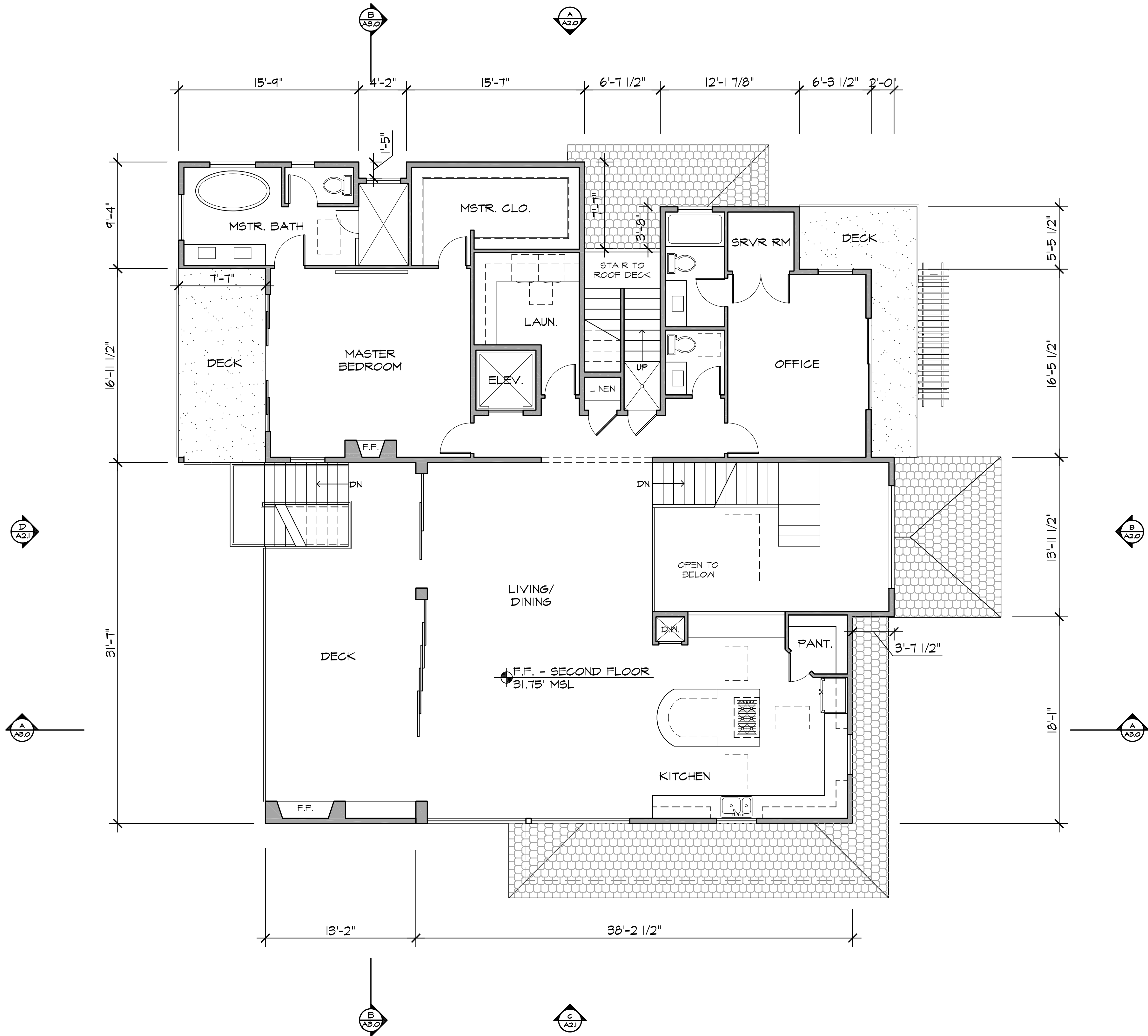
Sheet Title:
**FIRST FLOOR
PLAN**

GOLBA ARCHITECTURE
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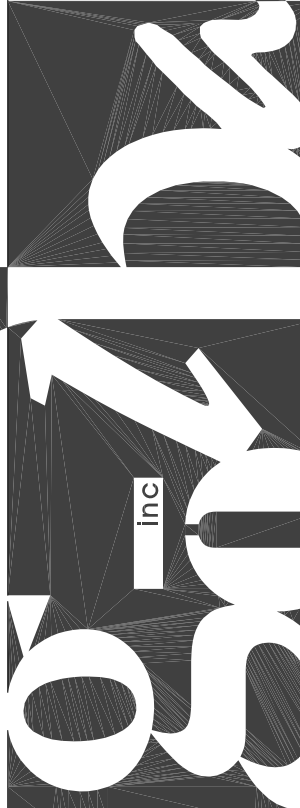
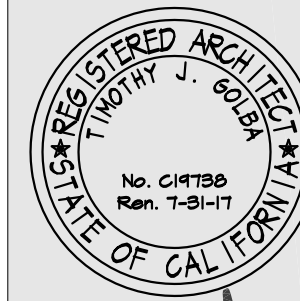
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Revision 1: 06-13-2016

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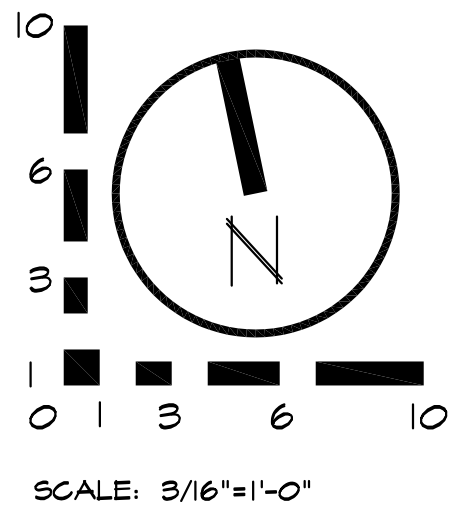
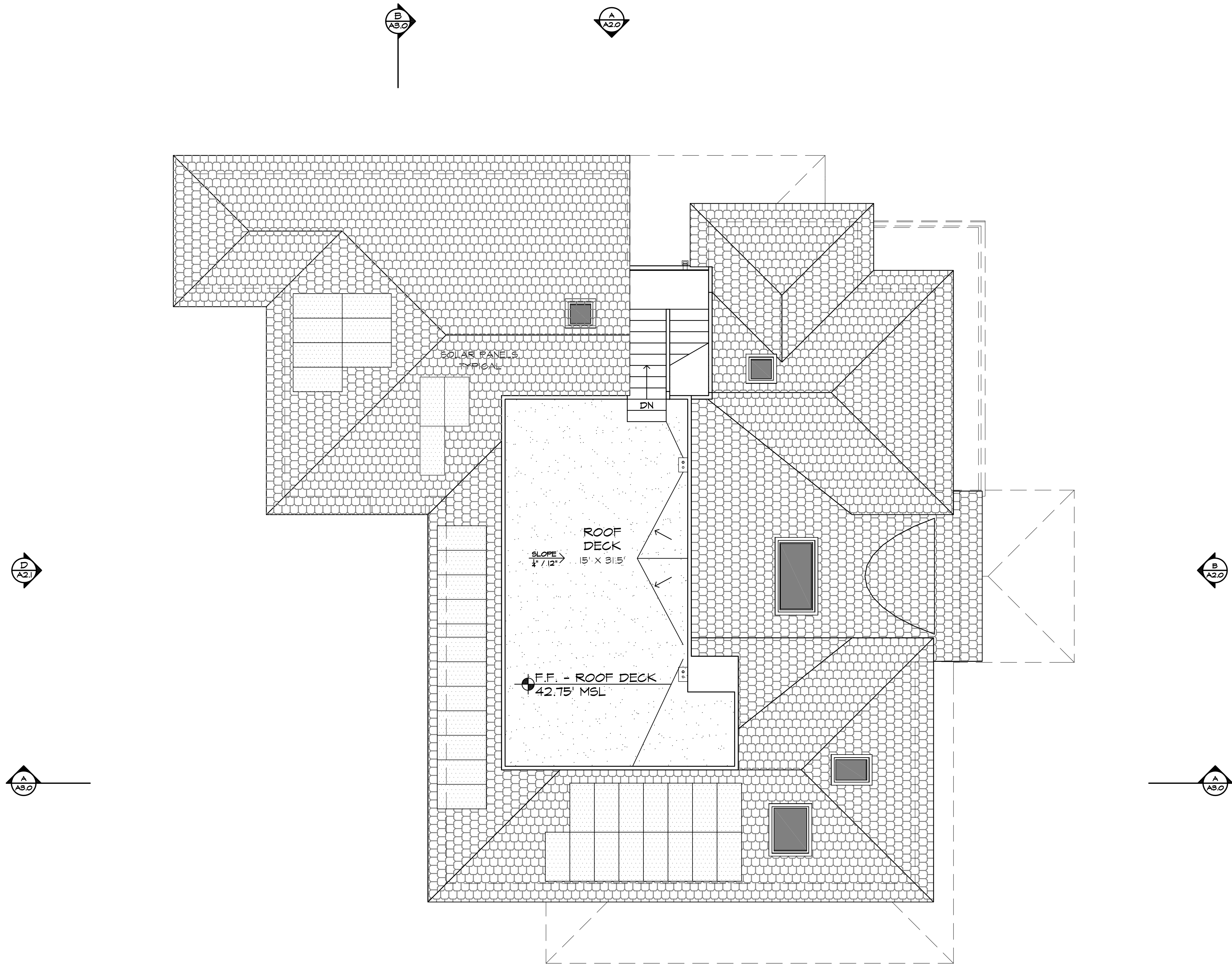
Sheet Title:
**SECOND FLOOR
PLAN**

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
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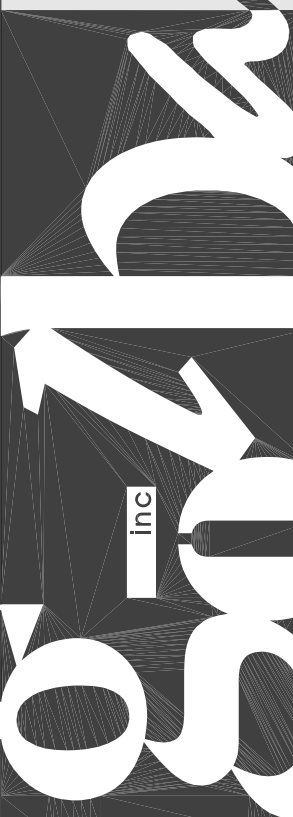
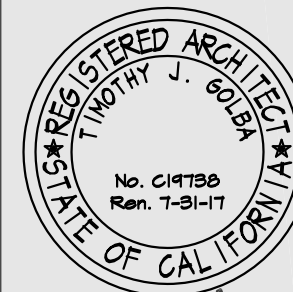
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Revision 5:
Revision 4:
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Revision 2: 02-02-2017
Revision 1: 06-13-2016

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Sheet Title:
ROOF PLAN

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Architecture ■ Space Planning ■ Interior Design
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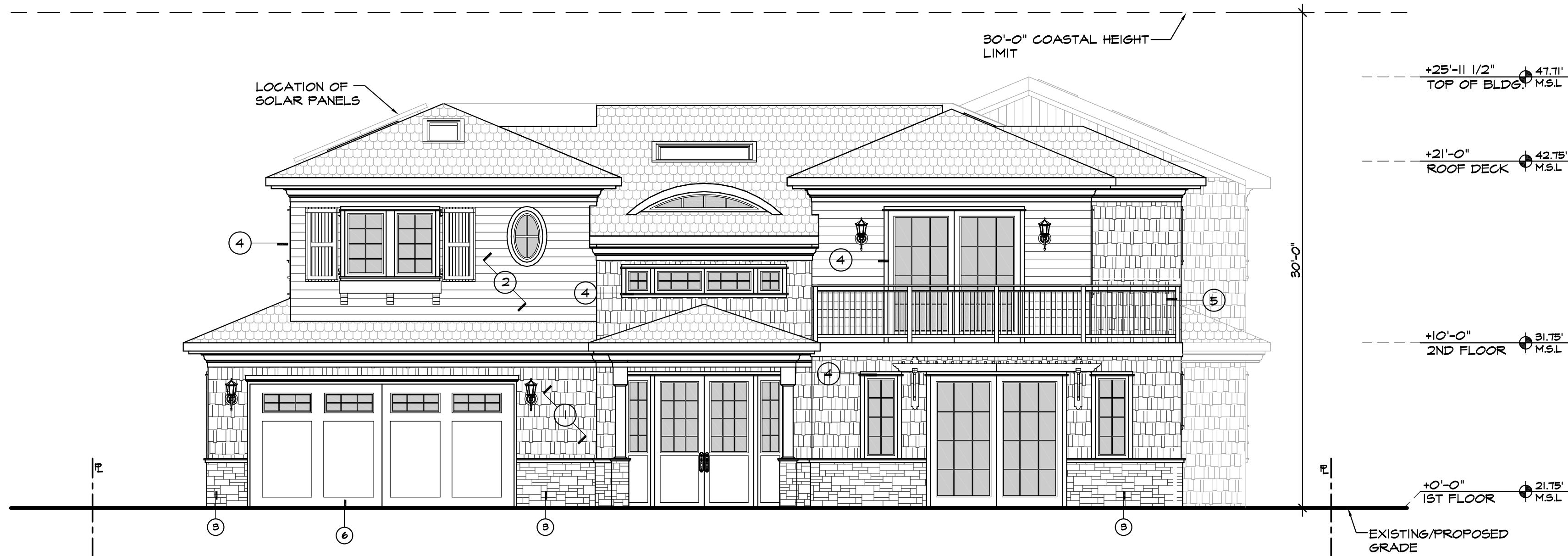


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ELEVATION A - NORTH



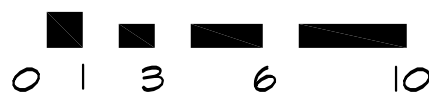
ELEVATION B - EAST

ELEVATION NOTES:

- 1 SHAKE SIDING PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 2 LAP SIDING PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 3 STONE VENEER PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 4 WOOD ACCENT TRIM @ WINDOWS & DOORS,
PAINTED (TYP.)
- 5 CUSTOM RAILING PER OWNER APPROVAL
(TYP.)
- 6 ROLL-UP GARAGE DOOR PER OWNER
APPROVAL INSTALLED PER MANUF. SPECS,
(TYP.)

COLOR PALETTE:

LAP SIDING: CREAM
SHAKE SIDING: OLIVE
WOOD TRIM: WHITE
FLASHING/COPING: WHITE



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

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Project Name:
ELKINS RESIDENCE

Revision 10:
Revision 9:
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Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 02-07-2017
Revision 1: 06-13-2016

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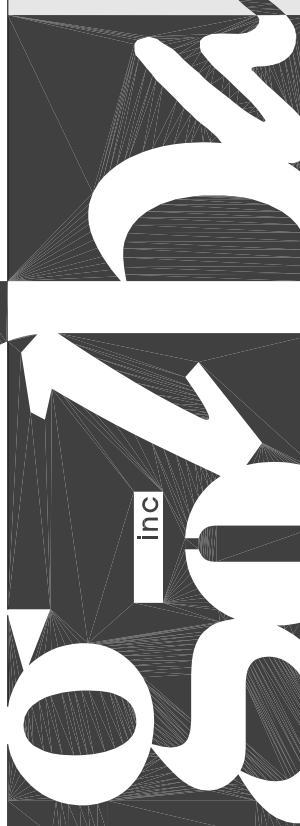
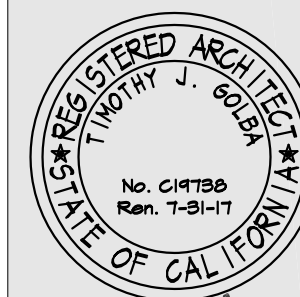
Sheet Title:

EXTERIOR
ELEVATIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

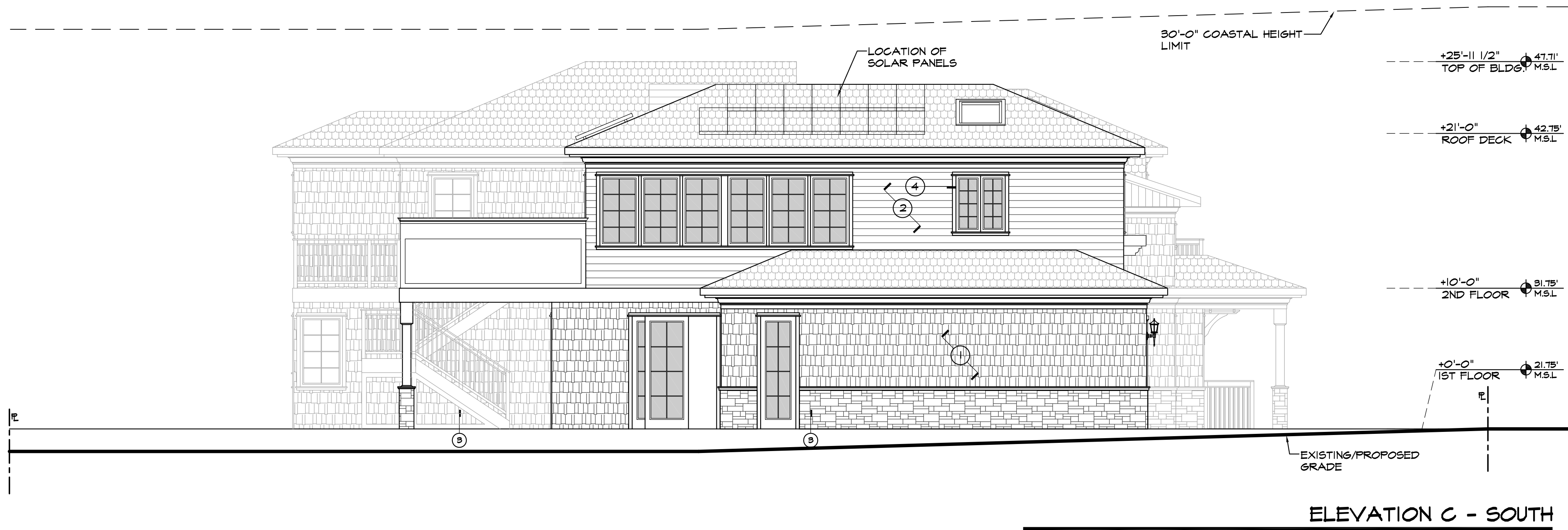
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LA JOLLA, CA 92037

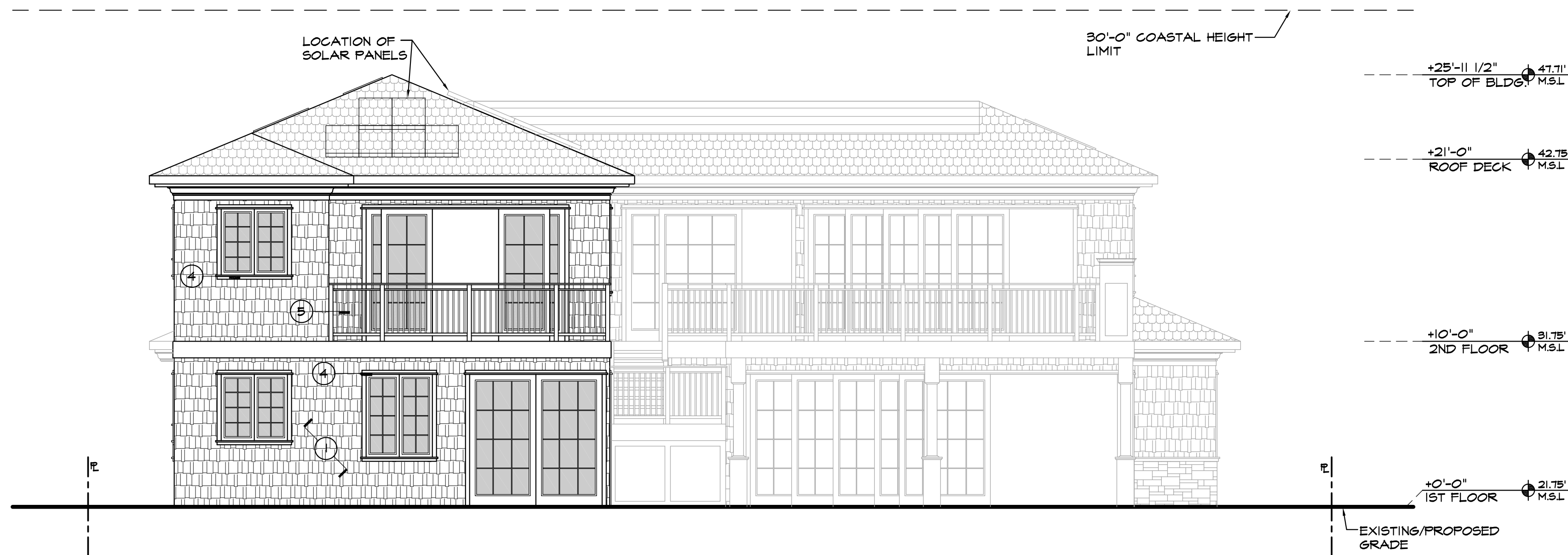


A 2.0

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ELEVATION C - SOUTH



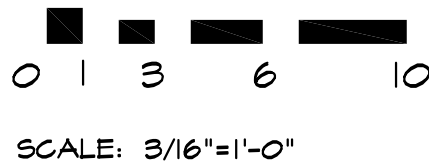
ELEVATION D - WEST

ELEVATION NOTES:

- 1 SHAKE SIDING PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 2 LAP SIDING PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 3 STONE VENEER PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 4 WOOD ACCENT TRIM @ WINDOWS & DOORS,
PAINTED (TYP.)
- 5 CUSTOM RAILING PER OWNER APPROVAL
(TYP.)
- 6 ROLL-UP GARAGE DOOR PER OWNER
APPROVAL INSTALLED PER MANUF. SPECS,
(TYP.)

COLOR PALETTE:

LAP SIDING: CREAM
SHAKE SIDING: OLIVE
WOOD TRIM: WHITE
FLASHING/COPING: WHITE



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Revision 2: 02-07-2017
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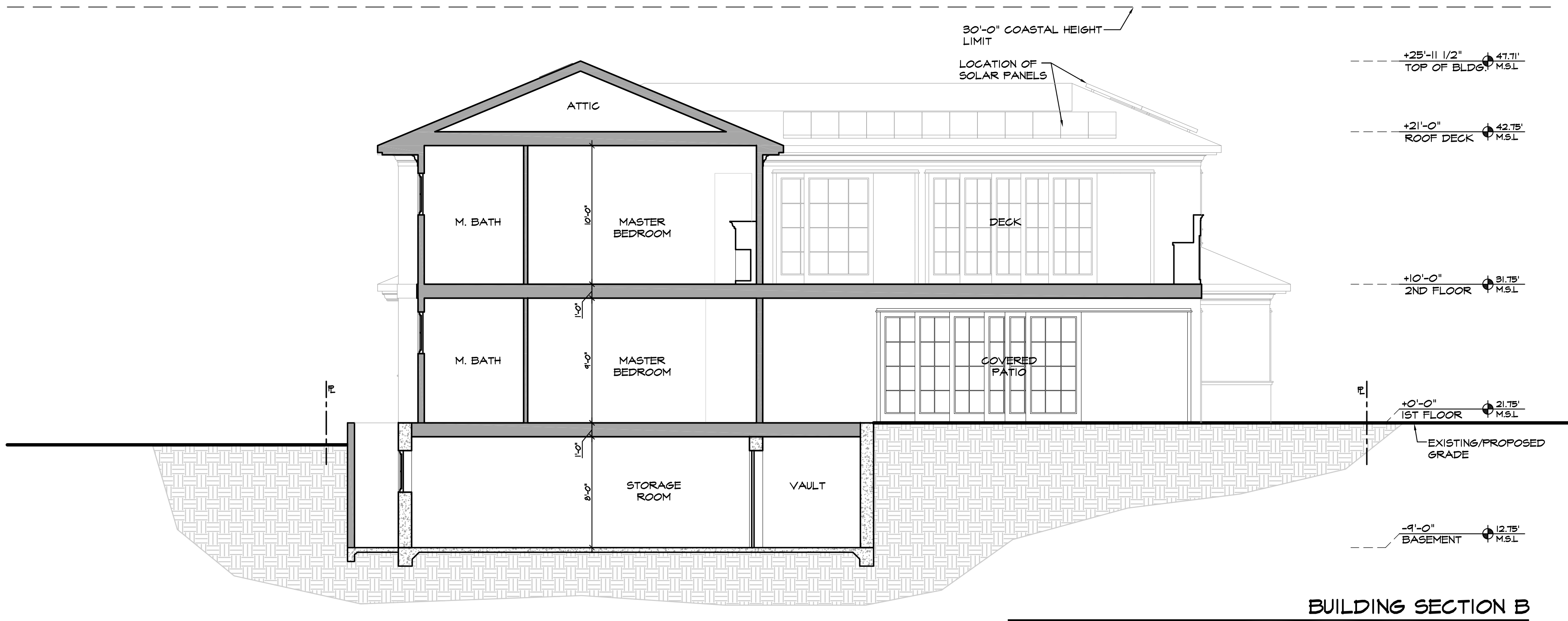
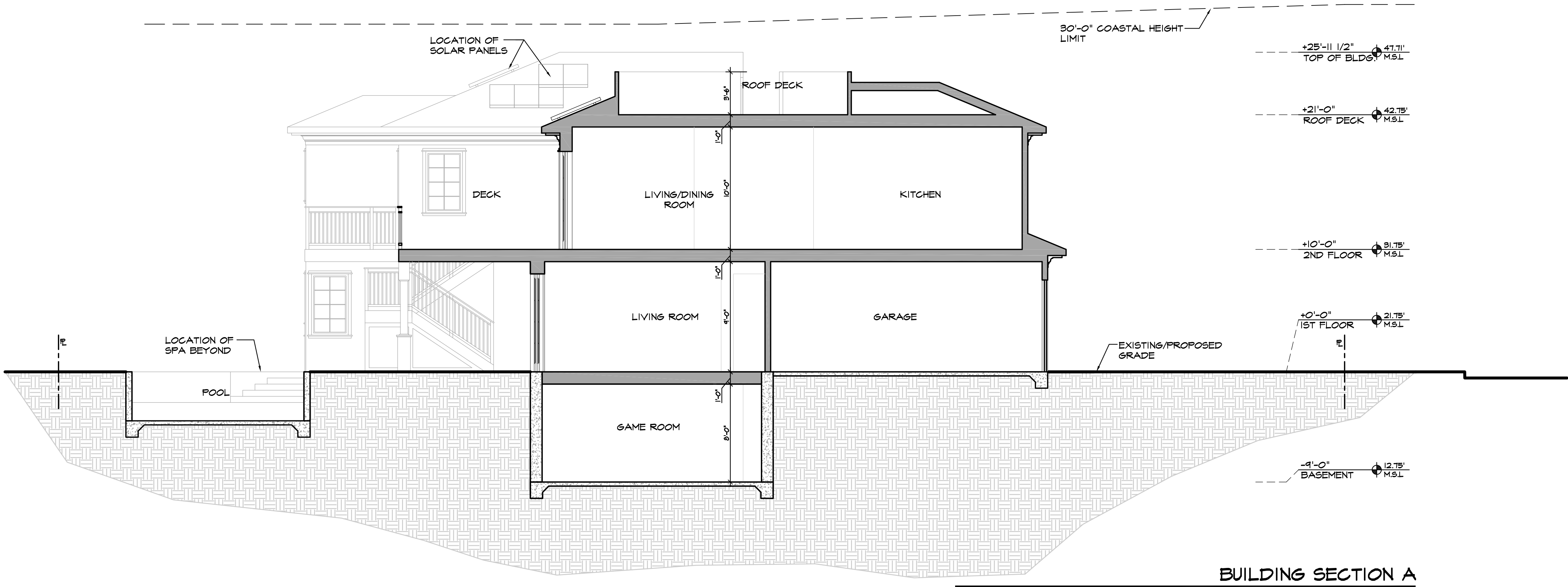
EXTERIOR
ELEVATIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ELKINS RESIDENCE

8260 PASEO DEL OCASO
LA JOLLA, CA 92037





0 1 3 6 10
SCALE: 3/16"=1'-0"

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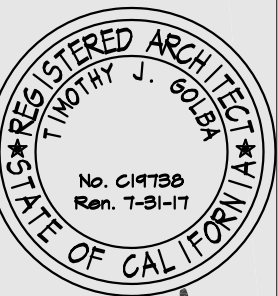
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Revision 1: 06-13-2016

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Sheet Title:
BUILDING
SECTIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ELKINS RESIDENCE
8260 PASEO DEL OCASO
LA JOLLA, CA 92037



3015
INC.
A 3.0

GENERAL NOTES:

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. ALL PROPOSED STREET TREE PALMS SHALL HAVE A MINIMUM OF 10' BROWN TRUNK HEIGHT (BTH).
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA SHORES PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
12. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
13. ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL, AS SHOWN ON THE APPROVED EXHIBIT "A", LANDSCAPE DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
14. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
15. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN

- IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
16. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
 17. 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 142.0403(B)(10).
 18. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IRRIGATION NOTES:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM WITH AN IRRIGATION SUB-METER, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, SUBSURFACE INLINE DRIP SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP-WATERING, LOW-VOLUME BUBBLER.

DRAINAGE NOTES:

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

LA JOLLA SHORES PDO NOTES:

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

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

SINGLE DWELLING UNIT LANDSCAPE REQUIREMENTS:
LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE [LDC 1510.0304(H)].

TOTAL PARCEL AREA: 7,886 S.F.
PLANTING AREA REQUIRED: 2,365 S.F. (30%)

PLANTING AREA PROVIDED: 2,370 S.F. (30%)
EXCESS AREA PROVIDED: 5 S.F.

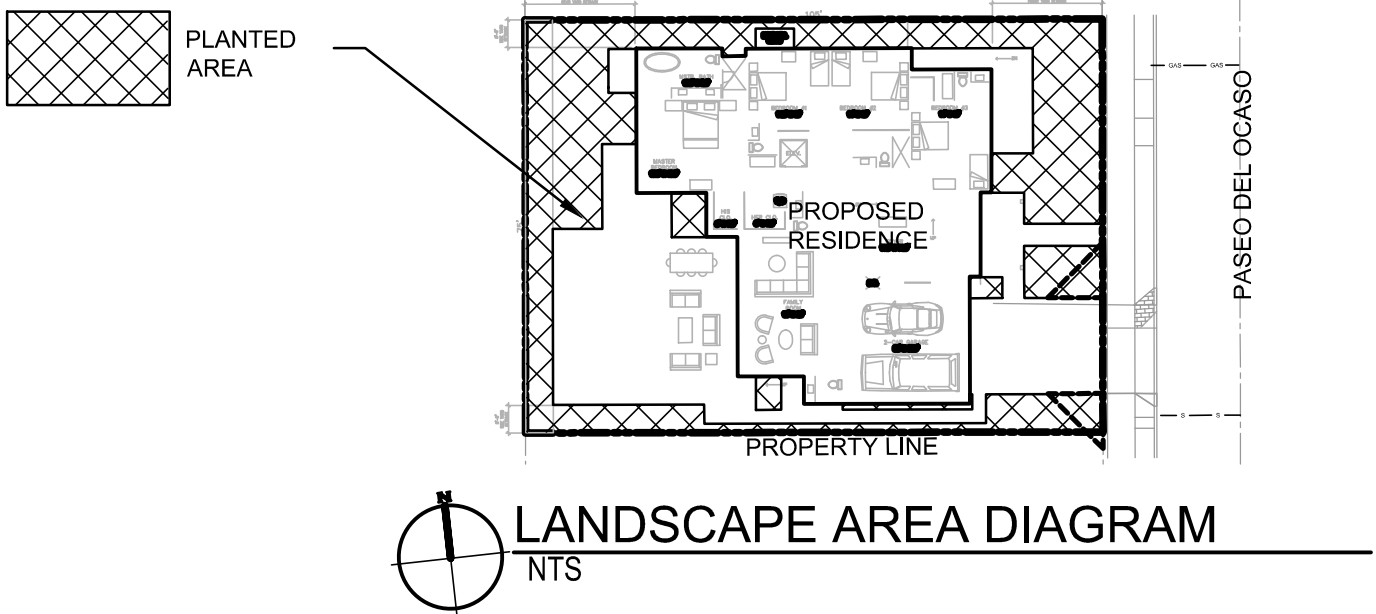
MINIMUM STREET TREE SEPARATION:

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

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

LANDSCAPE CONCEPT STATEMENT

A SUBTROPICAL BEACH COTTAGE IS VISUALIZED FOR THIS SINGLE-FAMILY RESIDENCE TO FIT WITHIN THE CONTEXT THIS BEACH NEIGHBORHOOD CHARACTER. WITH THE GOAL OF PROVIDING THE ELKINS FAMILY WITH A GENEROUS OUTDOOR LIVING SPACE, WITH FEATURES SUCH AS A POOL AND SPA, DINING AND LOUNGING DECK, FIRE PIT, OUTDOOR KITCHEN, AND PRIVATE PATIOS, THIS CONCEPT MAXIMIZES THE ALLOWABLE NON-PLANTED AREA WITH FIVE SQUARE FEET OF PLANTING AREA IN EXCESS OF THE REQUIREMENT. WE'VE ARRANGED THE PAVED AREA TO SAVE THE MATURE MAGNOLIA IN FRONT AS IT IS AN ASSET FOR BEAUTY, PROPERTY VALUE, AND PRIVACY. TAKEN AS A WHOLE THE LANDSCAPE WILL PROVIDE A SETTING FOR THE ARCHITECTURAL STYLE, COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD AND IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE, THE LA JOLLA COMMUNITY PLAN, AND THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE. ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THE OWNER.



LANDSCAPE KEY NOTES:

- EXISTING PAVING IN RIGHT-OF-WAY TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING WATER METER TO REMAIN
- 10' VISIBILITY TRIANGLES - NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT (FENCE & GATE NOT TO EXCEED 3' IN THIS LOCATION)
- 3' HIGH PICKET FENCE
- 6' HIGH SIDE YARD GATE
- 6' HIGH SOLID PERIMETER FENCE
- NATURAL GAS FIREPIT
- FOOTWASH
- REFUSE/ RECYCLING RECEPTACLE
- BUILT-IN NATURAL GAS BARBECUE
- OVERHEAD WIRES TO BE BURIED
- BIORETENTION
- ASSUMED LOCATION OF EXISTING GAS LINE TO REMAIN
- EXISTING SEWER LATERAL

SYMBOL LEGEND :

BIORETENTION SWALE	375 SF
EXISTING SIDEWALK PAVING <i>Uncolored Concrete</i>	506 SF
HARDSCAPE PAVING 'A' Non-porous paving such as: <i>Integrally Colored Concrete</i> <i>Uncolored Concrete with Enhanced Finish</i>	990 SF
HARDSCAPE PAVING 'B' Non-porous paving such as: <i>Sealed & weatherproofed lpe hardwood decking</i> <i>Sealed & weatherproofed Redwood decking</i> <i>Medium Textured concrete tiles</i>	479 SF
HARDSCAPE PAVING 'A' Non-porous paving such as: <i>Colored concrete precast pavers</i> <i>Cut slate stone pavers</i> <i>Parquet hardwood tiles</i>	28 SF
3' HEIGHT PICKET FENCE	95 LF
6' HEIGHT SOLID FENCE	237 LF

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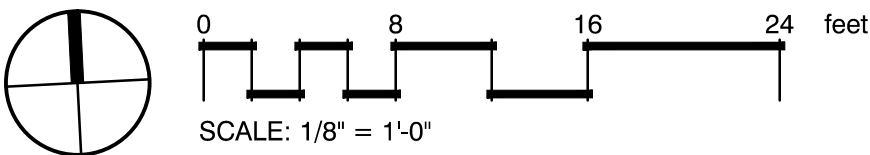
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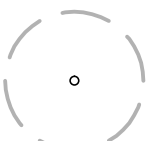








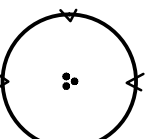


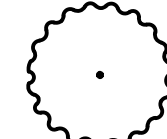









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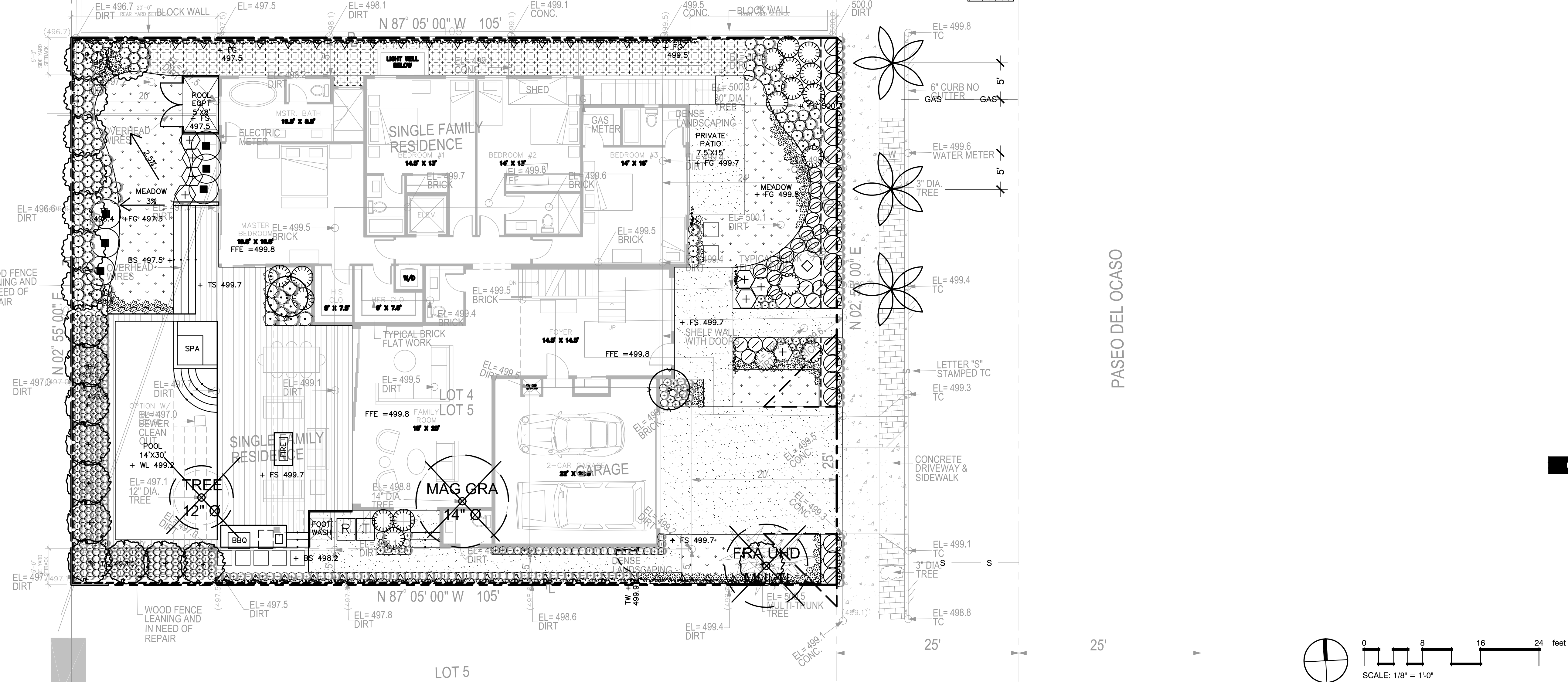
LANDSCAPE DEVELOPMENT PLAN

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PLANTING LEGEND:

EXISTING PLANT MATERIAL LEGEND:	QTY / % / SIZE	PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE	PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
 Existing trees to remain <i>Magnolia grandiflora</i>	1 / 100% / EXISTING "Southern Magnolia"	 EVERGREEN PERENNIAL BORDER Small scale shrub - 2' tall x 2' wide, such as: <i>Artemisia pycnocephala</i> 'David's Choice' <i>Echeveria gibbiflora</i> <i>Aeonium</i> 'Alice Keck Park'	9 / 100% / 1 gallon "Dwarf Coastal Wormwood" "Echeveria" "Alice Keck Park Aeonium"	 EVERGREEN BORDER PLANT Flowering perennial - 2' tall x 2' wide, such as: <i>Penstemon spectabilis</i> <i>Abutilon palmeri</i> <i>Sphaeralcea ambigua</i>	14 / 100% / 1 gallon "Showy Penstemon" "Globe Mallow" "Apricot Mallow"
 Existing trees to be removed <i>Fraxinus uhdei</i> <i>Magnolia grandiflora</i>	3 / 100% / EXISTING "Evergreen Ash" "Southern Magnolia"	 EVERGREEN PERENNIAL Small scale shrub - 1' tall x 3' wide, such as: <i>Asteriscus maritimus</i> 'Compact' <i>Rosa Flower Carpet Yellow</i> <i>Gaillardia x grandiflora</i>	3 / 100% / 1 gallon "Compact Gold Coin" "Yellow Carpet Rose" "Blanket Flower"	 FLOWERING HEGDE Medium scale shrub - 3' tall x 3' wide, such as: <i>Rosa x 'Iceberg'</i> <i>Protea compacta</i> <i>Salvia apiana</i>	22 / 100% / 5 gallon "Iceberg Rose" "Pink Protea" "White Sage"
 STREET TREE Palm - such as: <i>Archontophoenix cunninghamiana</i>	3 / 100% / 8" BTH "King Palm"	 EVERGREEN FLOWERING SHRUB Medium scale shrub - 3' tall x 4' wide, such as: <i>Ceanothus</i> 'Anchor Bay' <i>Arctostaphylos bakeri</i> 'Louis Edmunds' <i>Dendromecon harfordii</i>	1 / 100% / 5 gallon "Anchor Bay Ceanothus" "Manzanita" "Island Bush Poppy"	 FLOWERING SHRUB Medium scale shrub - 4' tall x 4' wide, such as: <i>Salvia clevelandii</i> 'Winnifred Gilman' <i>Lavandula dentata</i> <i>Aster chilensis</i>	46 / 100% / 1 gallon "Cleveland Sage" "French Lavender" "California Aster"
 SPECIMEN SHRUB Large scale shrub - 6' tall x 6' wide, such as: <i>Garrya elliptica</i> <i>Acer palmatum</i> 'Seiryu' <i>Brugmansia</i> 'Dr Seuss'	2 / 100% / 24" BOX "Coast Silk Tassel" "Japanese Maple" "Angel's Trumpet"	 EVERGREEN ACCENT PERENNIALS Small scale shrub - 3' tall x 3' wide, such as: <i>Correa x 'Ray's Tangerine'</i> <i>Galvezia</i> 'Boca Rosa' <i>Russelia equisetiformis</i>	7 / 100% / 1 gallon "Orange Australian Fuchsia" "Firecracker Plant" "Coral Fountain"	 ACCENT VINES Clinging vines - such as: <i>Jasminum polyanthum</i> <i>Olytostoma callistegiodos</i> <i>Vitis californica</i> 'Roger's Red'	47 / 100% / 5 gallon "Pink Jasmine" "Lilac Trumpet Vine" "California Grape"
 PRIVACY HEDGE Large scale shrub - 6' tall x 6' wide, such as: <i>Heteromeles arbutifolia</i> <i>Rhus integrifolia</i> <i>Prunus ilicifolia</i>	8 / 100% / 15 GAL "Toyon" "Lemonadeberry" "Catalina Cherry"	 BIORETENTION GROUNDCOVER Grass-like perennial - 1' tall x 1' wide, such as: <i>Dianella tasmanica</i> 'Variegata' <i>Lomandra longifolia</i> 'Breeze' <i>Carex tumulicola</i>	462 / 100% / 1 gallon "Flax Lily" "Dwarf Mat Rush" "Berkeley Sedge"	 FLOWERING MEADOW PLANT Small-scale flowering shrub - 2' tall x 2' wide, such as: <i>Sisyrinchium bellum</i> 'Rocky Point' <i>Iris douglasiana</i> <i>Lilium pardalinum</i>	10 / 100% / 1 gallon "Blue-Eyed Grass" "Douglas Iris" "Leopard Lily"
 POOL HEDGE Large scale shrub - 10' tall x 10' wide, such as: <i>Magnolia</i> 'Little Gem' <i>Myrica californica</i> <i>Pittosporum tenuifolium</i> 'Silver Sheen'	10 / 100% / 15 GAL "Little Gem Magnolia" "Pacific Wax Myrtle" "Silver Sheen Pittosporum"	 FLOWERING SHRUB Medium scale shrub - 1' tall x 3' wide, such as: <i>Epilobium canum canum</i> 'Catalina' <i>Eschscholzia maritima</i> <i>Coreopsis grandiflora</i>	8 / 100% / 1 gallon "California Fuchsia" "Seaside Poppy" "Largeflower Tickseed"	 ACCENT PLANT Evergreen perennial - 3' tall x 3' wide, such as: <i>Polypodium californicum</i> <i>Phormium</i> 'Wings of Gold' <i>Astelia chathamica</i>	49 / 100% / 5 gallon "California Polypody" "New Zealand Flax" "Silver Spear"
		 FLOWERING PERENNIAL Small scale perennial - 1' tall x 1' wide, such as: <i>Erigeron glaucus</i> 'Wayne Rodenck' <i>Lessingia assurgentifolia</i> <i>Verbena ilacina</i> 'De la Mina'	13 / 100% / 1 gallon "Seaside Daisy" "Silver Carpet" "Lilac Verbena"	 MEADOW Spreading groundcover - 1' tall x spreading, such as: <i>Carex panisa</i> <i>Achillea millefolium</i> <i>Carex flacca</i>	717 SF / 100% / 2" Plugs @ 4" O.C. "Dune Sedge" "Yarrow" "Blue Sedge"
		 BIORETENTION Small scale perennial - 2' tall x 2' wide, such as: <i>Heuchera maxima</i> <i>Polystichum munitum</i> <i>Achillea millefolium</i>	109 / 100% / 1 gallon "Island Alum Root" "Western Swordfern" "Yarrow"	 EVERGREEN GROUNDCOVER Flowering groundcover - 2' tall x 10' wide, such as: <i>Fragaria chiloensis</i> <i>Lippia nodiflora</i> <i>Festuca rubra</i>	380 S.F. / 100% / 4" Pots "Beach Strawberry" "Kurapia" "Red Fescue"



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**LANDSCAPE
DEVELOPMENT PLAN**