THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 3, 2016 REPORT NO. HO 16-007

ATTENTION: Hearing Officer

SUBJECT: SHIRLEY TRUST CDP / SDP
PTS PROJECT NUMBER: 421554

LOCATION: 8025 Calle Del Cielo

APPLICANT: Timothy Shirley, Owner
Greg Friesen, Architect/Agent

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to construct a new two-story, single family residence with an attached four-car garage and a detached accessory structure located on a vacant lot at 8025 Calle Del Cielo in the La Jolla Community Planning Area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 421554 and ADOPT the Mitigation Monitoring and Reporting Program; and

2. APPROVE Coastal Development Permit No. 1483589 and Site Development Permit No. 1483590.

Community Planning Group Recommendation – On August 6, 2015, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the project with no suggested conditions (Attachment 10).

La Jolla Shores Advisory Board – On September 15, 2015, the La Jolla Shores Advisory Board voted 4-0-1 to recommend approval of this project with no suggested conditions (Attachment 11).

Environmental Review – Mitigated Negative Declaration No. 421554 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to Paleontological Resources to a level below significance.

BACKGROUND

The 0.66-acre site located at 8025 Calle del Cielo is currently vacant. The parcel is located on the east side of Calle Del Cielo approximately seven blocks from the Pacific Ocean. The surrounding properties are fully developed and form an established single family residential neighborhood. A previously existing single family residence on the site was demolished in April of 2001, under previously approved Coastal Development Permit/Site Development Permit No. 40-0668. That permit included the approval of a single family residence which was not constructed and expired in 2004.

The 28,755-square-foot project site is located in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, approximately five blocks east of the First Public Roadway (Calle De La Plata) and within the La Jolla Community Planning Area. A Coastal Development Permit is required by the Land Development Code (Section 126.0702) for proposed construction on property within the Coastal Overlay Zone. A Site Development Permit is required by the Land Development Code (Section 1510.0201) for major development within the La Jolla Shores Planned District.

DISCUSSION

The project proposes to construct a 6,840-square-foot, two-story single family residence with a basement, a 785-square-foot detached habitable accessory structure, pool, spa, retaining walls and an attached four-car garage. The project site has been fully disturbed by previous development and the site does not contain any form of environmentally sensitive resources. The proposed new residence will be constructed within the previously developed portion of the property. Based on a submitted survey of the existing development pattern, and bulk and scale comparisons in the vicinity, the proposed residence was found to be consistent with the development setbacks and height limit required by the SF Zone of the La Jolla Shores Planned District Ordinance.

The residence was designed to include stone clad and plaster exterior walls with copper fascia, custom wood windows and doors, flat and sloped roof elements, and heavy shingle roofing material. The project proposes 2,200 cubic yards of cut grading to a depth of approximately 12 feet. The project will comply with the 30-foot height limit. The highest portions of the structure would be approximately 29 feet. All surface drainage run-off will be conveyed through an existing drain system to Calle Del Cielo.

The project is not in or adjacent to any coastal public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (Attachment 9). Also, the project site is not located in an area identified for public access to the coastline. This project will be contained fully within the existing legal lot area, meeting the setbacks of the La Jolla Shores SF Zone. Based on the review of the plans and submitted material the proposed redevelopment of this property was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

CONCLUSION

Staff has reviewed the proposed project and determined that the project is consistent with the Land Development Code, La Jolla Community Plan and Local Coastal Program Land Use Plan. Staff has provided draft findings supporting Coastal Development Permit and Site Development Permit approval (Attachment 5). Staff recommends the Hearing Officer approve the project as proposed (Attachment 6).

ALTERNATIVES

1. Approve Coastal Development Permit No. 1483589 and Site Development Permit No. 1483590, with modifications.

2. Deny Coastal Development Permit No. 1483589 and Site Development Permit No. 1483590, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Glenn R. Gargas, Development Project Manager

Attachments:

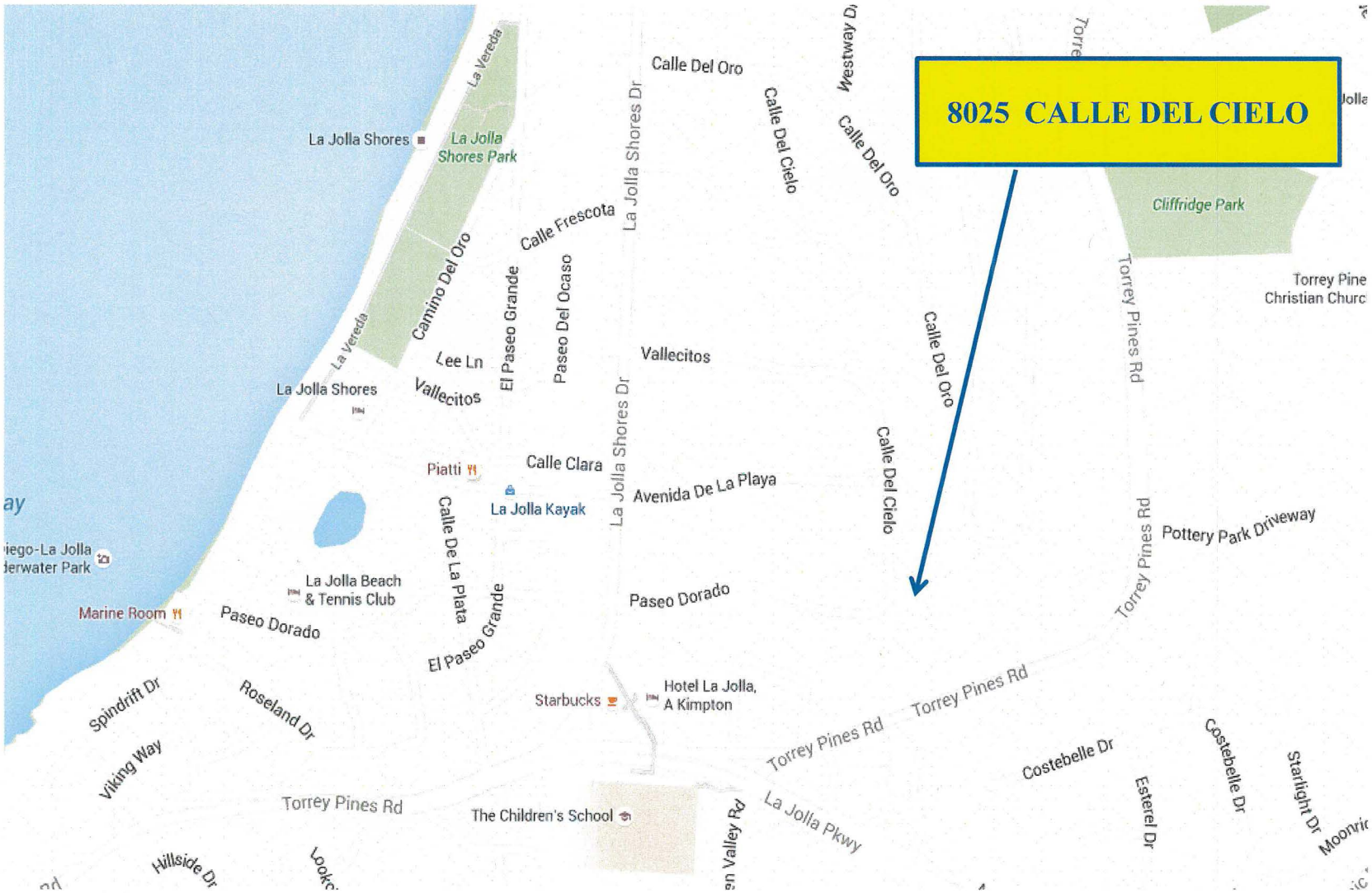
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP & SDP Permit Resolution with Findings
6. Draft CDP & SDP Permit with Conditions
7. Draft Environmental Resolution
8. Project Plans
9. La Jolla Community Plan – Figure C – Subarea C La Jolla Shores – Visual Access
10. Community Planning Group Recommendation
11. La Jolla Shores Advisory Board Recommendation
12. Ownership Disclosure Statement
13. Copy of Public Notice

Aerial Photo

SHIRLEY TRUST CDP / SDP – 8025 CALLE DEL CIELO
PROJECT NO. 421554

North

ATTACHMENT 1



Project Location Map

SHIRLEY TRUST CDP / SDP – 8025 CALLE DEL CIELO
PROJECT NO. 421554

ATTACHMENT 3

PROJECT DATA SHEET

PROJECT NAME:	Shirley Trust CDP / SDP – Project No. 421554
PROJECT DESCRIPTION:	CDP & SDP for construction of a two-story, 6,840 square-foot single-family residence with a 785-square foot detached accessory structure and an attached four-car garage on a 28,755 square foot property.
COMMUNITY PLAN AREA:	La Jolla
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 DUs per acre)

ZONING INFORMATION:

ZONE: SF Zone La Jolla Shores Planned District

HEIGHT LIMIT: 30/24-Foot maximum height limit.

LOT SIZE: Approx. 6,000 square-foot minimum lot size – existing lot 28,755 sq. ft.

FLOOR AREA RATIO: NA – 0.237 proposed

FRONT SETBACK: 20 feet proposed

SIDE SETBACK: 10 feet (north side) / 13 feet (south side) proposed

STREETSIDE SETBACK: NA

REAR SETBACK: 4 feet min. - 8' 9" proposed

PARKING: 2 parking spaces required – 4 proposed.

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
SOUTH:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
EAST:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence

WEST:	Very Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 6, 2015, the La Jolla Community Planning Association voted 13-0-1 to recommended approval the project.	

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1483589 AND
SITE DEVELOPMENT PERMIT NO. 1483590
SHIRLEY TRUST CDP / SDP - PROJECT NO. 421554

WHEREAS, Timothy Shirley, Trustee of Shirley Family Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a, two-story, single family residence with an attached garage and detached accessory structure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1483589 and 1483590), on portions of a 28,755 square-foot property;

WHEREAS, the project site is located at 8025 Calle Del Cielo, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; Lot 33, La Jolla Del Norte Unit No. 3, Map No. 4018;

WHEREAS, on February 3, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1483589 and Site Development Permit No. 1483590, pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated February 3, 2016.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The proposed project is a 0.66-acre site that is currently vacant. The project proposes to construct a two-story, single family residence with a detached accessory structure. The residence will be located in approximately the same building foot print as a previous residence that was demolished. The project site is located approximately seven blocks from the coastline. The proposed project is contained within the existing legal lot and will not encroach upon any existing or proposed physical access to the coast. The project site is not located within the First Public Roadway (Calle De La Plata) and the ocean. There is no identified public access to the beach on or adjacent to the project site. There is no public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project meets all development standards, such as building setbacks, bulk and scale, and height limit required by the underlying zone. The proposed single family residence as proposed will not encroach upon any existing physical accessway that is legally used by the public or any proposed

public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project site is currently vacant. The site had previously been developed with a single family residence that has since been demolished. The project site has been previously graded and does not contain environmentally sensitive resources on the property. The project proposes to construct a two-story, single family residence with an attached four-car garage and a detached assessor structure in approximately the same building foot print as a previously demolished residence. The site currently drains predominately towards the public street drainage facilities on Calle Del Cielo. The environmental review determined that this project may have a significant environmental effect on Paleontological Resources therefore the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Paleontological Resources, to reduce the potential impacts to a level below significance. This project's grading plan proposes 2,200 cubic yards of cut to a depth of approximately 12 feet located primarily within the building foot print. The proposed single family residence as proposed will not adversely affect Environmentally Sensitive Lands.

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

The proposed single family residence with a detached assessor structure is located on a site designated for Very Low Density Residential (0-5 du/ac) in the land use plan. Based on the review of the project plans along with a setback and bulk/scale survey of the surrounding development pattern, the project's design was found to be compatible to the existing development in the area and in compliance with all applicable development regulations of the SF- Zone of the La Jolla Shores Planned District and Coastal Overlay Zone. The project site is located approximately seven blocks from the coastline and does not contain or is not adjacent to any form of public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is not located in an area identified as containing any form of public access to the beach. The project development will be contained fully with the existing legal lot area and will not negatively impact any identified public access. Based on the mentioned factors the proposed single family residence on this property was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan

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

The project site is not located between the first public road and the sea or the shoreline of any body of water located within the Coastal Zone. The proposed residence will be fully within private property. There is no identified public access and public recreation area on or adjacent to the project site. This project development will not negatively impact the identified public access and the stated resources will not be impaired by the proposed single family development on this site. The proposed single family residence is accessed from the existing public street, and has adequate off street parking. The existing character and pedestrian design of the streets and public walkways will be improved or remain unaltered. The Project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

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

The proposed construction of a 6,840 square foot, two-story, single family residence with an attached four-car garage and a detached assessor structure will not adversely affect the La Jolla Community Plan. The proposed development has been found to be consistent with the La Jolla Community Plan's Low Density Residential land use designation (5 – 9 DU/AC), the La Jolla Community Plan and Local Coastal Land Use Plan, and the SF Zone of the La Jolla Shores Planned District development regulations. Thus, this proposed single family residential development will not adversely affect the La Jolla Community land use plan.

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

The proposed construction of a 6,840 square foot, two-story, single family residence with an attached four-car garage and detached assessor structure has been designed to comply with all applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District and the Coastal Overlay Zone. The environmental review determined that this project may have a significant environmental effect on Paleontological Resources and therefore the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures into the project for potential impacts to Paleontological Resources to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impacts on the provision of essential public services. The project will not be detrimental to public health, safety and welfare. The permit contains specific conditions requiring compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval also require the review and approval of all construction plans to ensure the project complies with all regulations. The built project will be inspected by certified building and engineering inspectors to assure construction is in accordance

with the approved plans and with all regulations. Therefore the project will assure the continued health, safety and general welfare of persons residing or working in the area and will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed construction of a 6,840-square-foot, two-story, single family residence with an attached four-car garage and detached assessor structure, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. There is no requested variance or deviation to any applicable development regulation of the Land Development Code. City staff reviewed all development regulations including building setbacks, drainage, lot coverage, building mass, building height, driveway width, and storm water requirements, and the project will comply with all of the required development regulations.

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BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1483589 and Site Development Permit No. 1483590 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1483589 and 1483590, a copy of which is attached hereto and made a part hereof.

_____

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: February 3, 2016.

Job Order No. 24005827

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005827

COASTAL DEVELOPMENT PERMIT NO. 1483589 AND
SITE DEVELOPMENT PERMIT NO. 1483590
SHIRELY TRUST CDP / SDP - PROJECT NO. 421554
HEARING OFFICER

This Coastal Development Permit No. 1483589 and Site Development Permit No. 1483590 is granted by the Hearing Officer of the City of San Diego to Timothy Shirley, Trustee of Shirley Trust, Owner / Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502, 126.0702 and 1510.0201. The 28,755 square foot site is located at 8025 Calle Del Cielo, in the SF Zone of the La Jolla Shores Planned District Ordinance, Coastal (non-appealable), Coastal Height Limitation Overlay Zones and within the La Jolla Community Plan area. The project site is legally described as: Lot 33, La Jolla Del Norte Unit No. 3, Map No. 4018.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 3, 2016, on file in the Development Services Department.

The project shall include:

a. Construction of a 6,840 square-foot, two-story single over basement family residence with an attached four-car garage and a 785-square-foot detached habitable accessory structure, pool, spa and retaining walls on a 28,755-square-foot vacant property;

b. Landscaping (planting, irrigation and landscape related improvements);

c. Off-street parking;

d. Site walls, fences, gate and patio area; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 17, 2019.

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.

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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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 421554, 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. 421554, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Paleontological Resources.

ENGINEERING REQUIREMENTS:

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

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 a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

17. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit "A", satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveway with current City Standards 12 foot wide concrete driveway, adjacent to the site on Calle Del Cielo, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 3 feet on Calle Del Cielo to provide a 10-foot-curb-to-property-line distance, satisfactory to the City Engineer.

20. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

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 incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

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23. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of construction permits for grading or building, the Permittee or Subsequent Owner shall submit a landscape plan consistent with Approved Exhibit A [Landscape Development Plan]. The planting plan shall show the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Plan" [LDC 1510.0304(h)]. The plan shall also show the location of the required Street Trees as per Section 142.0610 of the Land Development Code, Public Facility Regulations.

25. Provide the following note on the "Landscape Plan": 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)] prior to final inspection."

26. 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 [LDC 1510.0304(h)].

27. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

28. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

29. 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.

PLANNING/DESIGN REQUIREMENTS:

30. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

31. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under

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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.

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

33. The habitable accessory structure shall not be rented, leased, or sold as a separate dwelling unit, and shall be used solely by the occupants of the primary dwelling unit, their guests, or their employees.

GEOLOGY REQUIREMENT:

34. Prior to the issuance of any building permits, the Owner/Permittee shall submit an addendum 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 Development Services.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 3, 2016, by Resolution No. _____.

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Permit Type/PTS Approval No.: CDP No. 1483589 and SDP No. 1483590
Date of Approval: February 3, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Glenn R. Gargas
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.

Owner/Permittee

By _____
Mr. Timothy Shirley, Trustee of
Shirley Trust

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

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RESOLUTION NUMBER R-_____
ADOPTED ON FEBRUARY 3, 2016
SHIRLEY TRUST CDP / SDP
MITIGATED NEGATIVE DECLARATION PROJECT NO. 421554

WHEREAS, on May 21, 2015, Hayer Architecture submitted an application to Development Services Department for a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the Shirley Trust project; and

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

WHEREAS, the issue was heard by the Hearing Officer on February 3, 2016; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 421554 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: _____
Glenn Gargas, Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT 1483589 and SITE DEVELOPMENT PERMIT 1483590

PROJECT NO. 421554

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 410585 shall be made conditions of COASTAL DEVELOPMENT PERMIT 1483589 and SITE DEVELOPMENT PERMIT 1483590 as may be further described below.

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

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

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

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
http://www.sandiego.gov/development-services/industry/standtemp.shtml

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

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

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

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

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

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 421554 and /or Environmental Document Number 421554, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

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

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

Not Applicable

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas

including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Assoc Inspection/Approvals/Notes
General	Consultant Qualification Letters	Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-construction Meeting
Paleontology	Paleontology	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the

project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.

3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

   Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.

   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

   b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

   c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

   d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

   a. No Discoveries

      In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.

   b. Discoveries

      All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.

   c. Potentially Significant Discoveries

      If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

   d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

   2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

      a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with the San Diego Natural History Museum

The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.

4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.

2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.

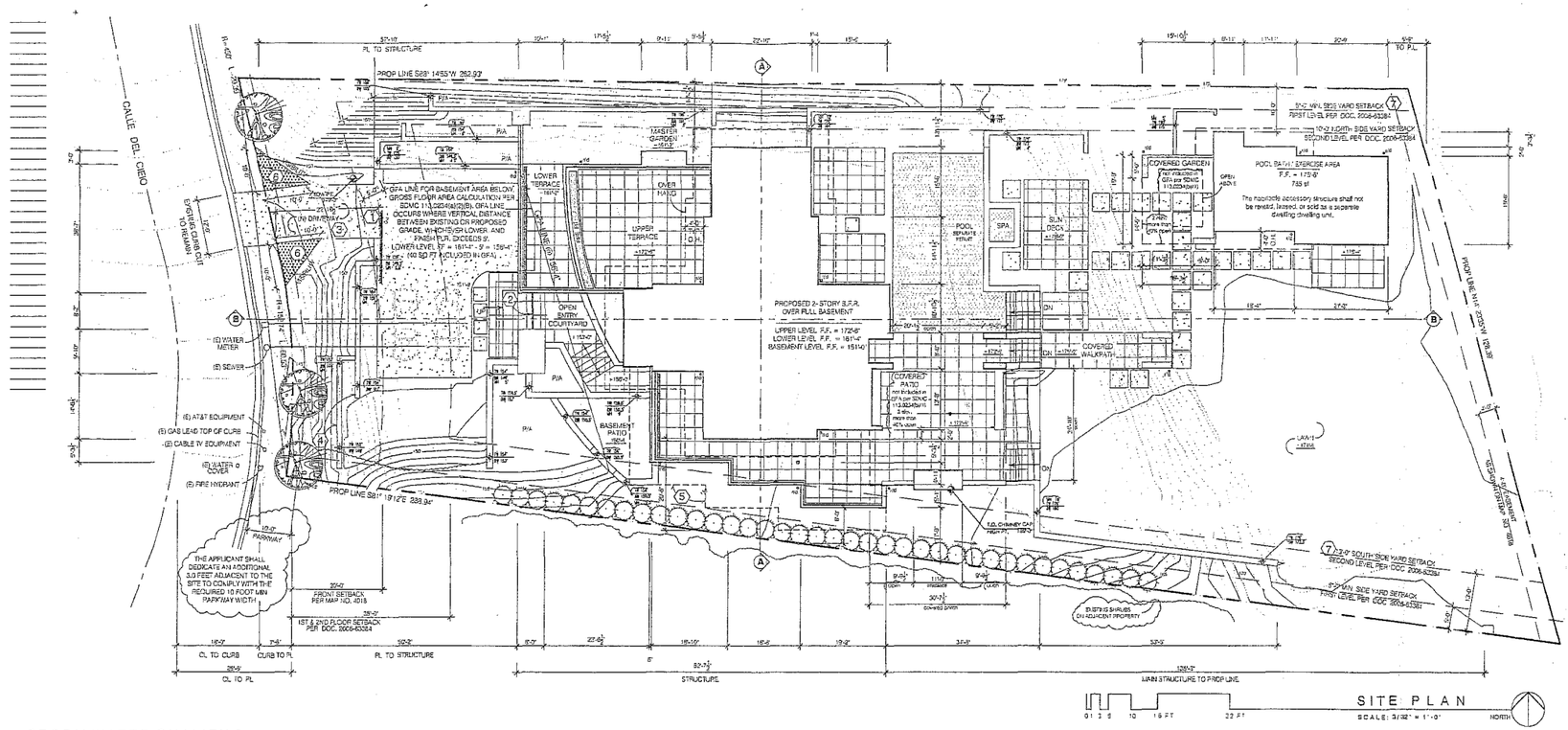
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



BUILDING NOTES

SCOPE
CONSTRUCT NEW 2-STORY S.F.R. OVER FULL BASEMENT WITH ATTACHED 3 CAR GARAGE ON VACANT LOT
CONSTRUCT ASSOCIATED SITEWALLS, POOL & ASSOCIATED LANDSCAPE

NO DEVELOPMENT REGULATION DEVIATIONS PROPOSED.

REQUIRED DISCRETIONARY PERMIT	COASTAL PERMIT LA JOLLA SHORES PLANNED DISTRICT PERMIT
CODES IN EFFECT	THE 2013 CALIFORNIA BUILDING STANDARDS CODE (CBC TITLE 24) THE 2013 CALIFORNIA RESIDENTIAL CODE
1 OCCUPANT CLASS	R-3 RESIDENTIAL
2 CONSTRUCTION TYPE	V-B - PERIPHERY
3 FIRE PROTECTION	100% SPRINKLERED
4 ALLOW FLOOR AREA	NOT LIMITED
5 BUILDING HEIGHT	LIMITED TO 30 FT. (PROP. 0)
6 NO. OF STORIES	2 OVER BASEMENT
7 CLIMATE ZONE	7

ZONING DATA

1 ZONE	LJSPD-SF
2 OVERLAY ZONES	COASTAL OVERLAY ZONE COASTAL HEIGHT LIMIT OVERLAY ZONE PARKING IMPACT OVERLAY ZONE RESIDENTIAL TANDEM PARKING FIRE BRUSH ZONES 300' BUFFER FIRE HAZARD SEVERITY ZONE
3 SITE AREA (SQ FT) (ACRES)	25,435 SF 0.583 ACRE

	REQUIRED / ALLOWED	ACTUAL PROPOSED
4 L.D.R. BUILDING GROSS AREA	-	9,840 SF
5 LOT COVERAGE	50%	4927 SF 17%
6 FLOOR AREA RATIO (FAR)	-	9,840/25,435 = 0.387
7 LANDSCAPE AREA	-	16,654 SF 65%
8 HARDSCAPE AREA	-	8,024 SF 24%
9 PARKING Onsite On Street (1:32'035-(1))	3 2	3 2
10 BUILDING SETBACKS FRONT YARD (per doc 2006-63364) (H-4')		30'-3"
SIDE YARD - Lower Level (per doc 2006-63364)	5'-0" (SOUTH)	5'-0"
Lower Level (per doc 2006-63364)	5'-0" (NORTH)	10'-0"
Upper Level (per doc 2006-63364)	13'-0" (SOUTH)	23'-5"
Upper Level (per doc 2006-63364)	10'-0" (NORTH)	10'-0"
REAR YARD	4'-0"	9'-3"
11 NO OF STORIES	3 over basement	2 over basement
12 BUILDING HEIGHT	30'-0" + 10'-0"	40'-0"

GEOLOGICAL HAZARD CATEGORY = 26

AREA SUMMARY

SITE	25,735 S.F.	0.58 AC
RESIDENCE		
HABITABLE AREA		9,015 S.F.
BASEMENT	3,215 S.F.	
3,215 not counted towards GFA per SDMC 113.0234 (a)(2)(B)		
LOWER LEVEL	3,600 S.F.	
UPPER LEVEL	2,200 S.F.	
POOL BATH / EXERCISE	735 S.F.	
GARAGE / MECHANICAL	1,840 S.F.	
1,300 not counted towards GFA per SDMC 113.0234 (a)(2)(B) 1,840 - 1,300 = 420 SF in GFA		
L.D.R. GROSS AREA	9,840 S.F.	
COVERAGE	4,927	
FLOOR AREA RATIO	25,435/9,840	
COVERAGE	17%	

STANDARD GRADING NOTES

SEE CIVIL GRADING NOTES ON SHEET 02

STORM WATER QUALITY & CONSTR. BMP'S

GENERAL

SEE CIVIL DRAWINGS FOR STORM WATER QUALITY & CONSTRUCTION BMPS

WATER & SEWER

1. WATER METER FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
2. HOUSE SHALL BE 100% SPRINKLERED

LANDSCAPE NOTES

1. ALL 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 20 PERCENT OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL ARTICLE 10 LA JOLLA SHORES PLANNED DISTRICT. (SDMC 151.0304(h))
2. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE. (SDMC 1510.0304(h))
3. ALL LANDSCAPED MATERIAL SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL. (SDMC 1510.0304(h))
4. ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE PRIOR TO FINAL INSPECTION.
5. 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.

STREET TREES NOTES

1. STREET TREES ARE REQUIRED AS PART OF THE PUBLIC IMPROVEMENTS AT A RATE OF ONE 24-INCH BOX TREE PER 30' OF STREET FRONTAGE.
2. THE SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL STREET TREE DISTRICT 3 OF THE LA JOLLA COMMUNITY PLAN.
3. MINIMUM TREE SEPARATION DISTANCE
   - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
   - UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
   - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
   - DRIVEWAY (ENTRIES) - 10 FEET
   - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
4. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSIONS FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)
5. MAINTENANCE ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY 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.
6. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
7. STREET TREES SHOULD BE LOCATED 5-FT FROM UNDERGROUND UTILITIES, 10 FT FROM SEWER LINES, AND 10 FT FROM THE DRIVEWAY.

KEY NOTES

1. 6'-0" HIGH AUTOMATIC SLIDING DRIVEWAY GATE
2. OPEN SECURITY ACCESS GATE
3. CONSTRUCT A CURRENT CITY STANDARD 12 FOOT WIDE CONCRETE DRIVEWAY
4. PROPOSED CMU / STUCCO SITE WALL
5. PROPOSED METAL SHADE STRUCTURE
6. VISIBILITY AREA - NO OBSTRUCTION, INCLUDING LANDSCAPING OR SOLID WALLS BY THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT
7. SETBACKS ARE ESTABLISHED PER PRIVATE CC&R'S, NOT CITY OF SAN DIEGO STANDARDS

REQUIRED STREET TREE
24 INCH BOX TREE WITH A MIN. 40 SF ROOT ZONE AREA
THE MAXIMUM DISTANCE FOR THE ROOT ZONE AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)

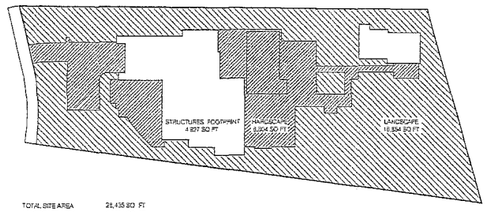
LOCUS/ANGER SYRACUFLUA (LUCIDANGER)
PER LA JOLLA COMMUNITY PLAN STREET TREE REQUIREMENTS

LOT WIDTH = 69'-7" 3 24-INCH BOX STREET TREES ARE REQUIRED PER SDMC 142.0409

SHRUB PLANT
PODOCARPUS GRACILIOR (FERN PINE)
MAXIMUM HEIGHT: 10' - 20' TALL

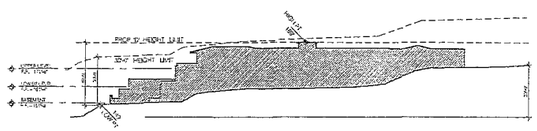
R/D ROOF DRAIN / DECK DRAIN

LANDSCAPE AREA SUMMARY



TOTAL SITE AREA	25,435 SQ FT
LANDSCAPE AREA	16,654 SQ FT
LANDSCAPE PERCENTAGE	59.0%

PROJECT HEIGHT DIAGRAM



SYMBOLS

PROPOSED ROOF OVERHANG
PROPOSED SITE WALL OR LIS FEATURE
PROPOSED GLASS SITE WALL
PROPOSED BUILDING FOOTPRINT
PROPOSED HARDSCAPE AREA
PROPOSED POOL / SPA AREA
VISIBILITY TRIANGLE

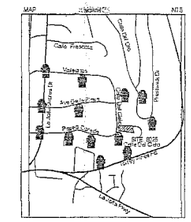
PROPERTY BOUNDARY
SETBACK BOUNDARY
EXISTING GRADE CONTOUR
FIRE HYDRANT (Within 600 ft)

TW = Top of Wall
BW = Bottom of Wall
MH = Maximum Height of each wall

SITE NOTES

GENERAL
1. NO BUS OR TRANSIT STOPS ADJACENT TO SITE.
2. NO BIKE RACKS OR LOCKERS OTHER THAN OWNERS GARAGE STORAGE
3. ALL PRIVATE OUTDOOR LIGHTING FIXTURES SHALL BE UNOBTRUSIVE, SHIELDED AND ADJUSTED SO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
4. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THIS PROPERTY. (UPC 901.4.3)
5. THIS PROJECT SHALL COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC SECTIONS 131.0444 & 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
6. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.

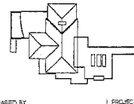
600' HYDRANT MAP



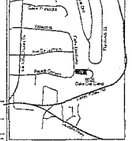
DRAWING INDEX

0 1	SITE PLAN AND NOTES
0 2	TOPOGRAPHIC SURVEY
0 3	SITE DRAINAGE AND EROSION NOTES
0 4	DRAINAGE PLAN
0 5	GRADING CROSS SECTIONS
0 5a	EROSION CONTROL / BMP PLAN
0 6b	CIVIL DETAILS
0 7	BASEMENT FLOOR PLAN
0 8	LOWER FLOOR PLAN
0 9	UPPER FLOOR PLAN
1 0	ROOF PLAN
1 1	PROJECT HEIGHT STUDY
1 2	BUILDING ELEVATIONS
1 3	PROJECT SECTIONS
1 4	NEIGHBORHOOD SURVEY

KEY PLAN NTS



MAP (Scale is) NTS



PREPARED BY

MAYER Architecture
Contact: William S. Hayer
445 Marine View Avenue
Suite 250
Del Mar, CA 92014
(858) 792 2600
bhayer@mayerarchitecture.com

PROJECT CONSULTANTS

Survey Engineer
Southern California Survey
11555 Vista Place, San Diego, CA 92124
(619) 563-2500

Civil Engineer
Ken S. Briggs, PE CBO CPM
Storm Water Water Civil Engineering
11440 West Bernardo Court, Suite 320
Rancho Bernardo, CA 92127
Office: 858-752-1947

Soils Engineer
TERRA PACIFIC CONSULTANTS, INC
12545 Vista Track Drive, Suite G
San Diego, CA 92128
(858) 521-1160

OVERLAY ZONES

Coastal Height Limit
Coastal (City)
Fire Brush Zones 300 Buffer
Fire Hazard Severity Zone
Parking Impact
Geological Hazard Categories #26

PERMITS REQUIRED

Coastal Development Permit

PROJECT DATA	
Construction Type	V-B 100% Sprinklered
Occupancy	R-3 S.F.R.
Code	2013 Edition C.B.C.
Zoning	LJSPD-SF
No. of Stories	2 Stories over Basement
Gross Site Area	25,435 sq. ft.
LDR Gross Area	9,840 sq ft.
F.A.R.	0.37
Landscape Area	16,654 sq ft

EXISTING BUILDING

Status	Vacant Lot
Occupancy	R-3 S.F.R.
Constructed	Vacant Lot Non-Historic
Site Condition	TBD

ORIGINAL DATE	REVISIONS
04.27.2013	06-20-2013
	07-31-2013
	09-27-2013

PROJECT ADDRESS
4225 CALLE DEL CIELO
LA JOLLA 92037

PROJECT OWNER
THE TIMOTHY SHIRLEY TRUST

ASSESSOR'S PARCEL NO
346-422-05-00

LEGAL DESCRIPTION
Lot 33 of La Jolla Del Norte Unit No 3, in the city of San Diego, County of San Diego, State of California, according to map thereof No 4018 filed in the office of the county recorder of San Diego County, November 24, 1958

BENCHMARK
City of San Diego Benchmark #14097, brass plug at the northwest intersection of Calle Del Cielo and Paseo Dorado
Elevation = 143.92
Datum NGVD29 (1929)

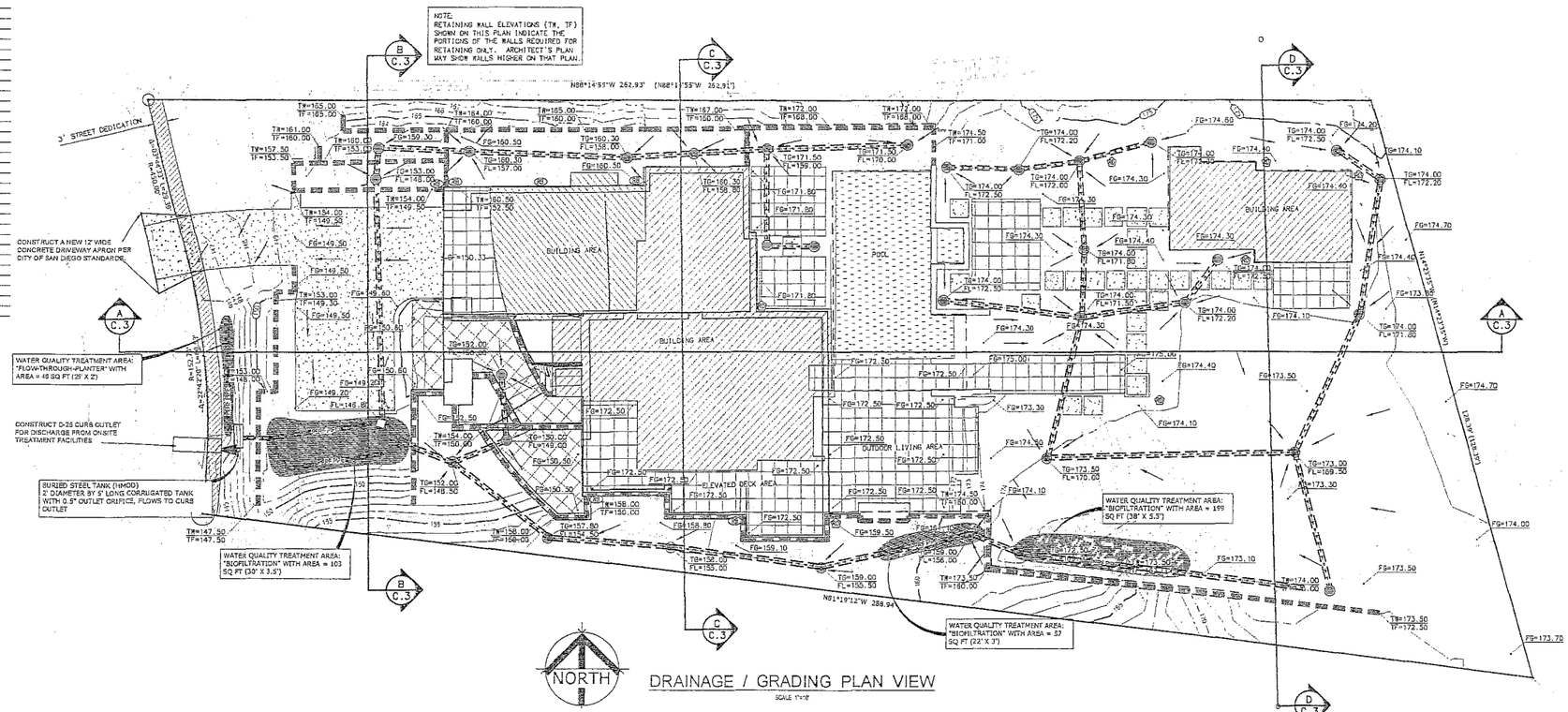
PROJECT NO
No. 121554

PROJECT NAME
THE TIMOTHY SHIRLEY TRUST RESIDENCE

SHEET TITLE
SITE PLAN

SHEET NUMBER
01

hayer architecture
445 Marine View Avenue
Del Mar, CA 92014
(858) 792 2600
archhayerarchitecture.com



DRAINAGE / GRADING PLAN VIEW

SCALE 1"=10'

WATER TREATMENT / HYDROMODIFICATION NOTES

1. THERE ARE FOUR (4) LOCATIONS ON THIS SITE WHICH PERFORM WATER TREATMENT FUNCTIONS. THREE (3) OF THEM ALSO PERFORM HYDRO-MODIFICATION TO RESTRICT FLOWS TO ACCEPTABLE CONDITIONS. THESE AREAS ARE FURTHER EXPLAINED AS FOLLOWS.
2. NOTE THAT NONE OF THESE AREAS WILL INFILTRATE. ALL AREAS ARE LINED WITH A 40 MIL PLASTIC LINER.
3. SEE NOTES ON THE PLAN ABOVE FOR DIMENSIONS.
4. SEE TYPICAL SECTION BELOW FOR DELINEATION OF THE AREAS OF EACH TREATMENT AREA.

ROOF DRAIN NOTES

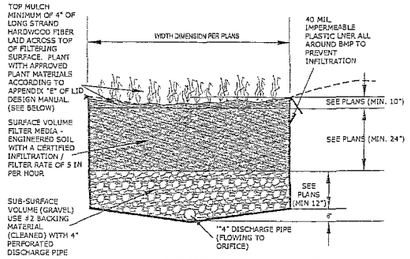
ROOF DRAINS SHALL BE EITHER CONNECTED TO RAIN BARRELS OR CONNECTED TO THE ON-SITE DRAINAGE PIPING SYSTEM. IF CONNECTED TO DRAINAGE PIPING SYSTEM, THEY WILL BE CONVEYED TO TREATMENT AREAS. IF CONNECTED TO RAIN BARRELS, EACH SHALL HAVE A 55 GALLON PLASTIC RAIN BARREL AS PER DETAILS ON THIS SHEET.

RETAINING WALL SUB-DRAIN NOTE

ALL SUB-DRAINS FOR RETAINING WALLS SHALL BE CONNECTED TO THE STORM DRAIN PIPING SYSTEM AND CONVEYED TO PERMANENT TREATMENT BMPs.

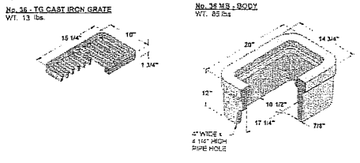
USE OF PERFORATED STORM DRAIN PIPE

PIPE SHOWN WITHIN "WATER QUALITY TREATMENT AREAS" WILL BE PERFORATED. ALL OTHER PIPING SHOWN ON THIS PLAN WILL BE "TIGHT-LINE" AND NOT PERFORATED.

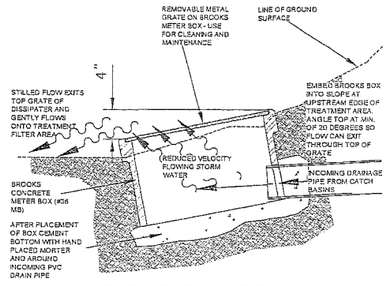


TYPICAL CROSS SECTION OF "FLOW-THROUGH-PLANTER" (BIO-FILTRATION TREATMENT BMP)

ACCEPTABLE PLANT MATERIALS INCLUDE: BACCHARIS CALIPHOLIA (MULEFAT), HETEROMELES ARBUTIFOLIA (TOYON), ROSA CALIFORNICA (CALIFORNIA ROSE). OTHER CHOICES OF PLANTINGS CAN BE MADE FROM APPENDIX "E" OF THE SAN DIEGO LID MANUAL (APPROVED BY CITY).



DETAILS OF ENERGY DISSIPATER AT ENTRANCE TO BIO-FILTER TREATMENT AREAS



CROSS-SECTION OF ENERGY DISSIPATER AT ENTRANCE TO BIO-FILTER TREATMENT AREAS

EARTH WIND WATER CIVIL ENGINEERING
ADMINISTRATIVE OFFICES
11440 WEST BERNARDO COURT
SAN DIEGO, CALIFORNIA 92127
PH. 858.753.0647
EMAIL: DAVID@EARTHWINDWATER.COM

issue date

revisions

hayer architecture
415 Marine View Avenue
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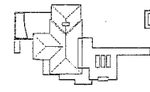
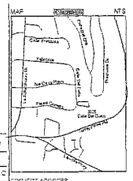
De Mar, CA 92014
1858 792 2800
1858 792 2802
orch@hayerarchitecture.com

KEY PLAN NTS



MAP THOMAS BROS. NTS



PREPARED BY

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11440 West Bernardo Court, Suite 300
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Office: 858-792-1917

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TERRA PACIFIC CONSULTANTS, INC
12215 World Trade Drive, Suite G
San Diego, CA 92128
(858) 521-1100

PROJECT DATA

Construction VB	100% Sprinklered
Occupancy	R-3 S F R
Code	2013 Edition C R C
Zoning	LJSPD-SF
No. of Stories	2 Stories over Basement
Gross Site Area	28,435 sq. ft.
LDP Gross Area	6,840 sq ft
F A R	.727
Landscape Area	18,654 sq ft

EXISTING BUILDING

Status	Vacant Lot
Occupancy	R-3 S F R
Constructed	Vacant Lot Not Marked
Soil Condition	TBD

OVERLAY ZONES

Coastal Height Limit
Coastal (Con)
Fire Brush Zones 300' Buffer
Fire Hazard Severity Zone
Planning Areas
Geological Hazard Categories #26

PERMITS REQUIRED

Coastal Development Permit

ORIGINAL DATE: 04.17.2013

REVISIONS
05-20-2015
07-21-2015

PROJECT ADDRESS

3035 CALLE EL CIELO
LA JOLLA 92037

PROJECT OWNER

THE TIMOTHY SHIRLEY TRUST

ASSESSORS PARCEL NO

346-422-05-00

LEGAL DESCRIPTION

Lot 33 of La Jolla Del Norte Unit No 3, in the city of San Diego, County of San Diego, State of California, according to map thereof No. 4018 filed in the office of the county recorder of San Diego County, November 24, 1953

BENCHMARK

City of San Diego Benchmark #4087, Brass plug at the northwest intersection of Calle Del Cielo and Paseo Dorado.
Elevation = 143.92
Datum NGVD29 (USU

PROJECT NO

No. 421.654

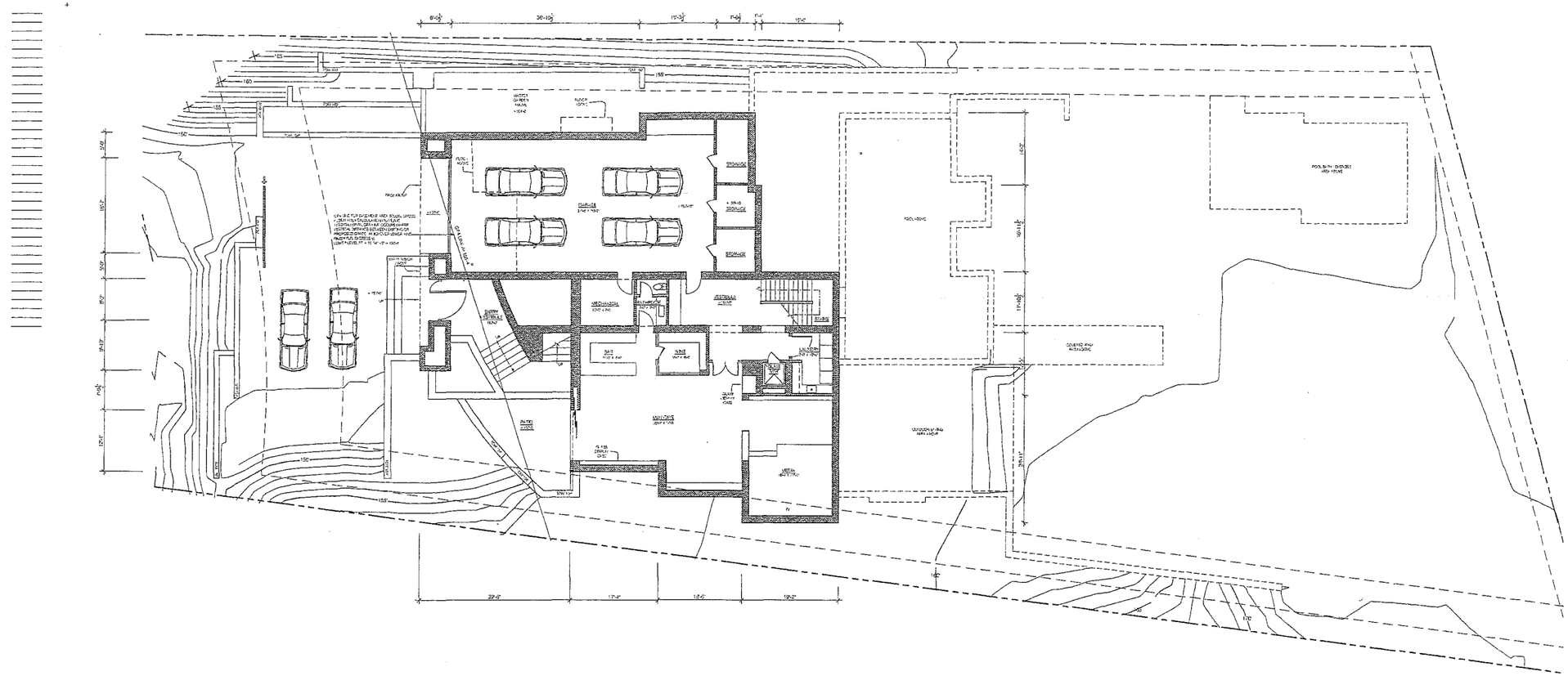
PROJECT NAME

THE TIMOTHY SHIRLEY TRUST RESIDENCE

SHEET TITLE

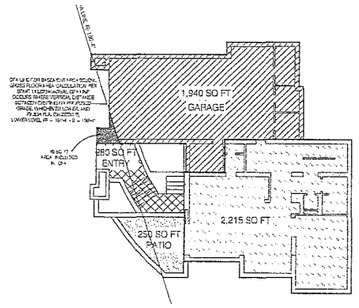
SHEET NUMBER

04 OF 14



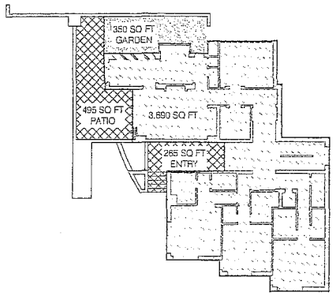
BASEMENT PLAN

0 1 3 6 16 FT SCALE: 1/8" = 1'-0" NORTH



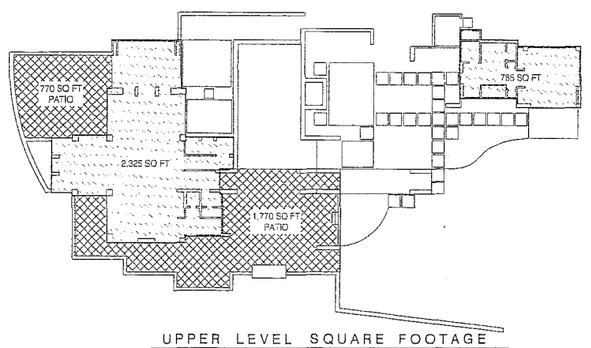
BASEMENT SQUARE FOOTAGE

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



LOWER LEVEL SQUARE FOOTAGE

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



UPPER LEVEL SQUARE FOOTAGE

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

AREA SUMMARY

SITE	28756 S.F	0.66 AC
RESIDENCE		
HABITABLE AREA		9015 S.F
BASEMENT	2,215 S.F	
LOWER LEVEL	3,690 S.F	
UPPER LEVEL	2,325 S.F	
POOL BATH / EXERCISE	765 S.F	
GARAGE / MECHANICAL	1,940 S.F	
LDP GROSS AREA	10,955 S.F	
COVERAGE		
FLOOR AREA RATIO	.385	
COVERAGE	17%	

HABITABLE AREA

HARDSCAPE PATIO AREA

LANDSCAPED PATIO / GARDEN AREA

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345 Marine View Avenue
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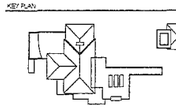
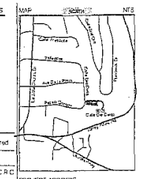
(858) 792 2600
(858) 792 2602
archi@hayerarchitecture.com

KEY PLAN NTS



MAP NTS



PREPARED BY:
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shayer@hayerarchitecture.com

PROJECT CONSULTANTS
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Office 858-752-1947

Soil's Engineer
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San Diego, CA 92128
(858) 537 1190

OVERLAY ZOATS
Coastal Height Limit
Coastal (Old)
Fire Brush Zones 300 Buffer
Fire Hazard Severity Zone
Parking Impact
Geological Hazard Categories #26

PERMITS REQUIRED
Coastal Development Permit

PROJECT DATA

Construction VB	100% Sprinklered
Occupancy	R-3 S F R
Code	2012 Edition C R C
Zoning	LJSPD-SF
No of Stories	2 Stories over Basement
Gross Bldg Area	28,405 sq ft
LDP Gross Area	6,840 sq ft
F.A.R.	237
Landscape Area	16,554 sq ft
EXISTING BUILDING	
Status	Vacant Lot
Occupancy	R-3 S F R
Constructed	Vacant Lot No Historical
Soil Condition	TBD

ORIGINAL DATE	REVISIONS
04-27-2015	05-20-2015 07-21-2015 09-01-2015

PROJECT ADDRESS
6025 CALLE DEL CIELO
LA JOLLA 92037

PROJECT OWNER
THE TIMOTHY SHIRLEY TRUST

ASSESSORS PARCEL NO
346-422-05-00

LEGAL DESCRIPTION
Lot 73 of La Jolla Del Mesa Unit No 3, in the city of San Diego, County of San Diego, State of California, according to map thereof No 4018 filed in the office of the county recorder of San Diego County, November 24,1958

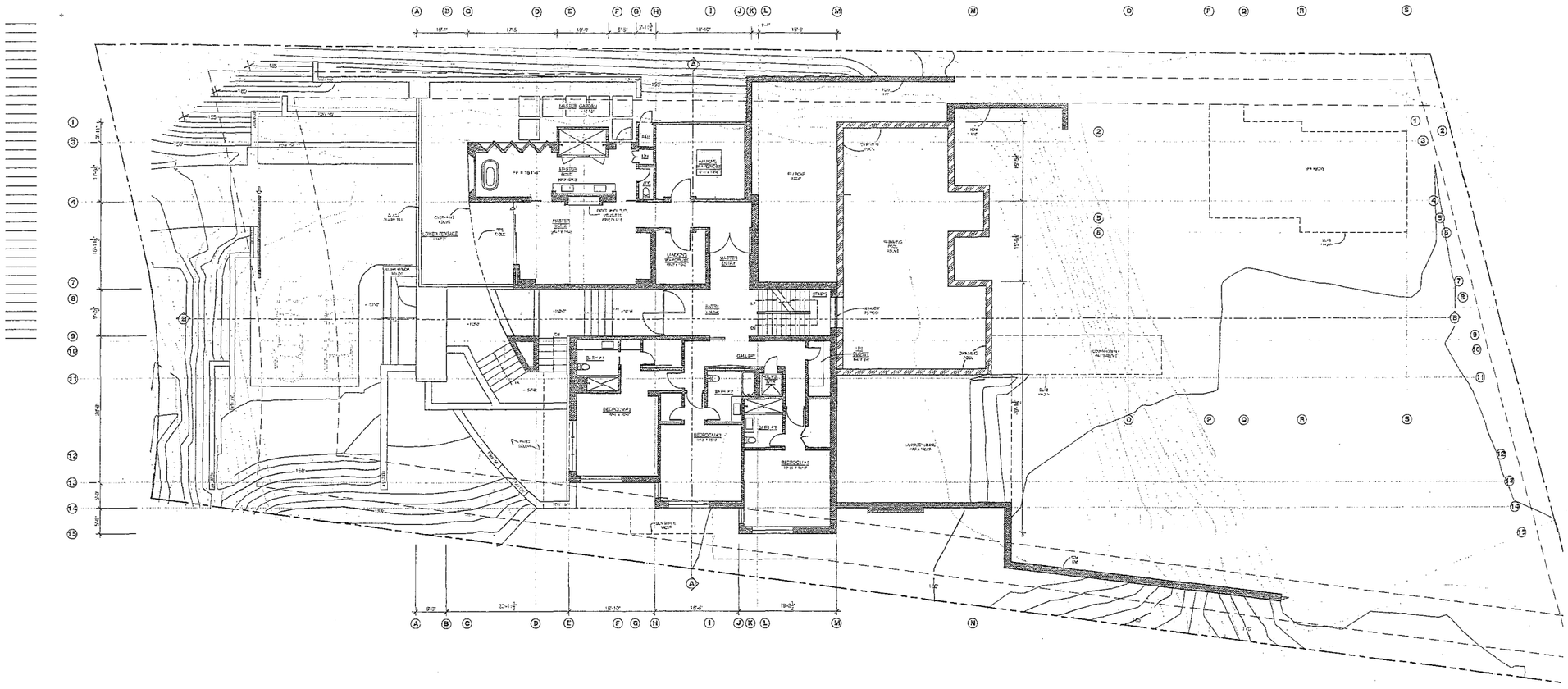
BENCHMARK
City of San Diego Benchmark #4097, brass plug in the northwest intersection of Calle Del Cielo and Paseo Grande
Elevation = 143.62
Datum NGVD29 (MSL)

PROJECT NO
No. 431554

PROJECT NAME
THE TIMOTHY SHIRLEY TRUST RESIDENCE

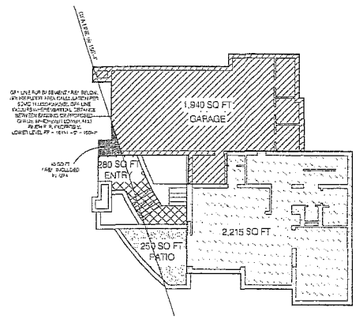
SHEET TITLE
BASEMENT PLAN

SHEET NUMBER
07



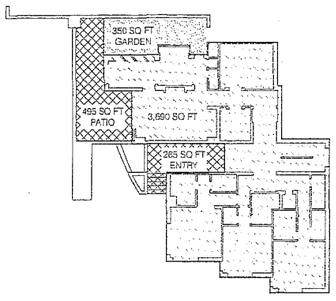
LOWER FLOOR PLAN

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



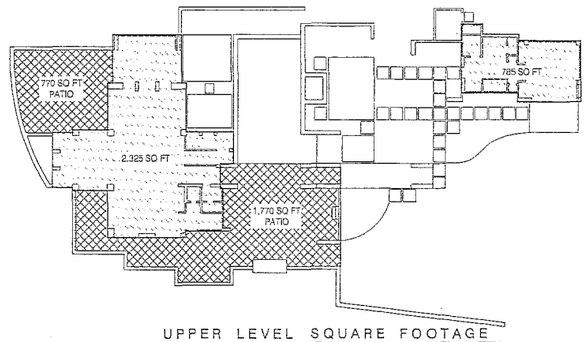
BASEMENT SQUARE FOOTAGE

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



LOWER LEVEL SQUARE FOOTAGE

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



UPPER LEVEL SQUARE FOOTAGE

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

AREA SUMMARY

SITE	28,756 S.F.	0.66 AC
RESIDENCE		
HABITABLE AREA		9,015 S.F.
BASEMENT	2,215 S.F.	
LOWER LEVEL	3,660 S.F.	
UPPER LEVEL	2,325 S.F.	
POOL BATH / EXERCISE	785 S.F.	
GARAGE / MECHANICAL	1,940 S.F.	
TOTAL GROSS AREA	**10,955 S.F.**	
COVERAGE		
FLOOR AREA RATIO	.385	
COVERAGE	17 %	

HABITABLE AREA

HARDSCAPE PATIO AREA

LANDSCAPED PATIO / GARDEN AREA

hayer architecture
515 Marine View Avenue
Del Mar, CA 92014
(858) 792 2300
(858) 792 2301
arch@hayerarchitecture.com

KEY PLAN N.T.S.

MAP N.T.S.

PREPARED BY
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(858) 792 2300
bhayer@hayerarchitecture.com

PROJECT CONSULTANTS
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11685 Vista Rose, San Diego, CA 92124
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Civil Engineer
Dan B. Biggs PE 0360 CRM
Excel West Water Civil Engineering
11440 West Bernardo Court, Suite 300
Rancho Bernardo, CA 92127
Office: 858-753-1347

Soils Engineer
TERRA PACIFIC CONSULTANTS, INC.
12245 World Trade Drive, Suite G
San Diego, CA 92128
(858) 521 1100

PROJECT DATA

Construction VB	1C/R Sprinklered
Occupancy	R3 S F R
Code	2013 Edition C R C
Zoning	LJRPD-SF
No. of Stories	2 Stories over Basement
Gross Site Area	28,435 sq. ft.
LDP Gross Area	6,540 sq ft.
F.A.R.	.337
Landscape Area	16,554 sq ft

EXISTING BUILDING

Status	Vacant Lot
Occupancy	R3 S F R
Construction	Vacant Lot Non-Historic
Soil Condition	150

OVERLAY ZONES
Coastal Height Limit
Coastal (City)
Fire Brush Zones 300 Buffer
Fire Hazard Severity Zone
Parking Impact
Geological Hazard Categories #36

PERMITS REQUIRED
Coastal Development Permit

PROJECT ADDRESS
9025 CAUS DEL CIELO
LA JOLLA 92037

PROJECT OWNER
THE TIMOTHY SHIRLEY TRUST

ASSESSOR'S PARCEL NO
346-422-05-00

LEGAL DESCRIPTION
Lot 33 of La Jolla Del Norte Unit No 3, in the City of San Diego, County of San Diego, State of California according to map thereof No 4218 filed in the office of the county recorder of San Diego County, November 24,1952

BENCHMARK
City of San Diego Benchmark #-0057, brass plug at the northwest intersection of Calle Del Oro and Paseo Dorado
Elevation = 143.32
Datum NGVD29 (MSL)

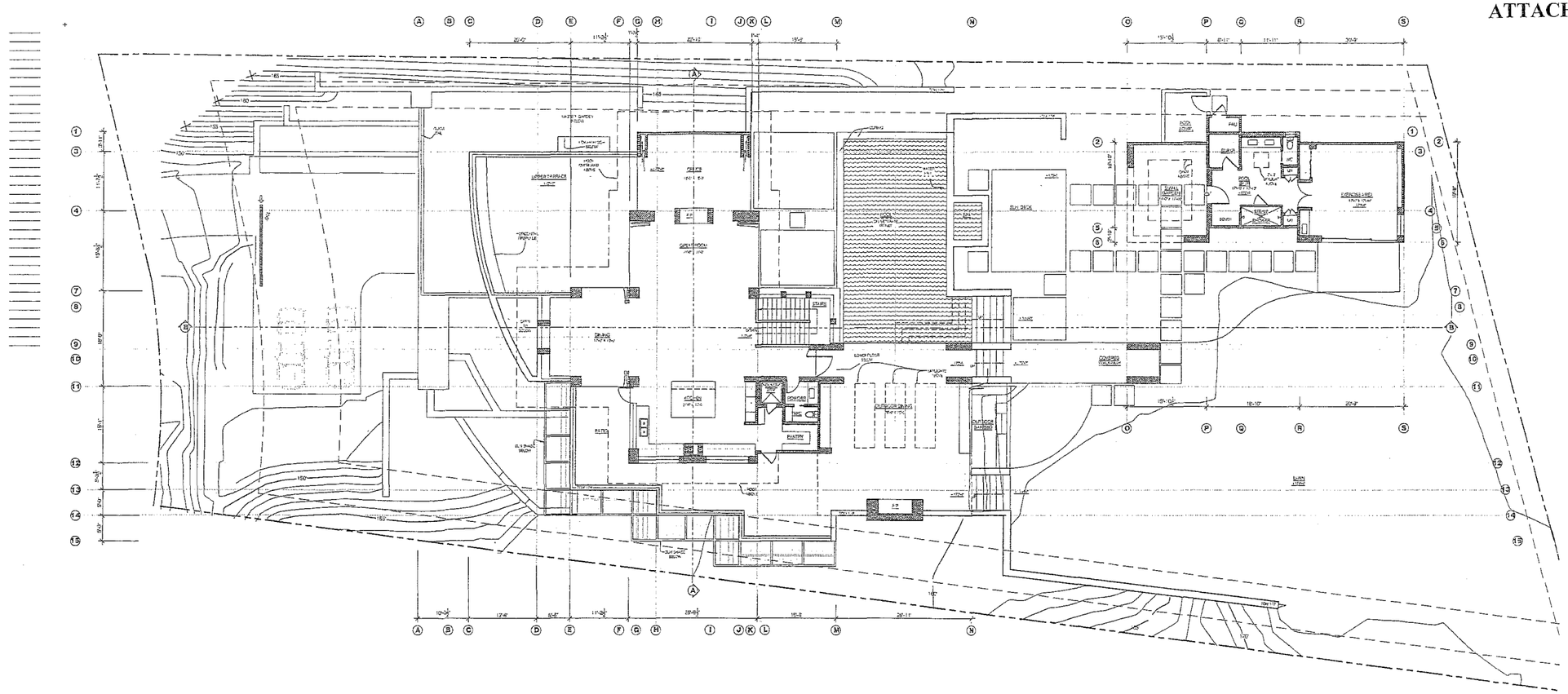
PROJECT NO
No 431554

PROJECT NAME
THE TIMOTHY SHIRLEY TRUST RESIDENCE

SHEET TITLE
LOWER FLOOR PLAN

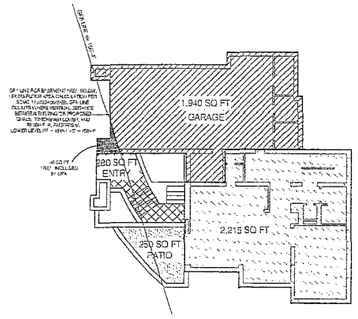
SHEET NUMBER
08

ORIGINAL DATE	REVISIONS
04-27-2013	05-20-2013 07-21-2013 09-01-2015



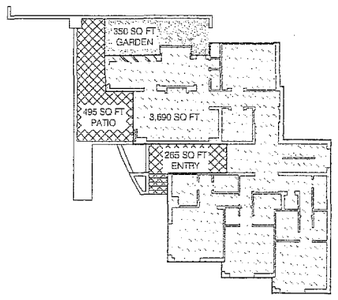
UPPER LEVEL PLAN

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



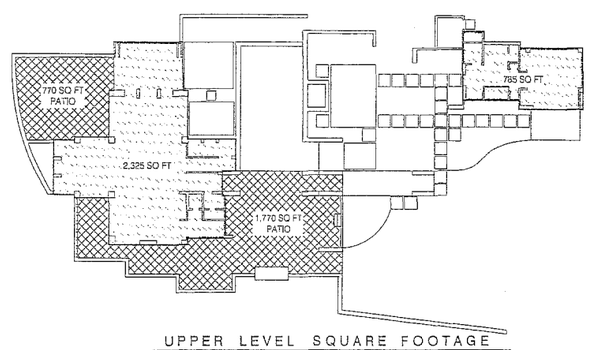
BASEMENT SQUARE FOOTAGE

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



LOWER LEVEL SQUARE FOOTAGE

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



UPPER LEVEL SQUARE FOOTAGE

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

AREA SUMMARY

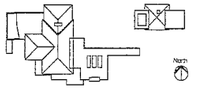
SITE	29,758 S F	0.68 AC
RESIDENCE		
HABITABLE AREA		9,015 S F
BASEMENT	2,215 S F	
LOWER LEVEL	3,690 S F	
UPPER LEVEL	2,325 S F	
POOL BATH / EXERCISE	785 S F	
GARAGE / MECHANICAL	1,940 S F	
LDP GROSS AREA	10,955 S F	
COVERAGE		
FLOOR AREA RATIO	.385	
COVERAGE	17 %	

HABITABLE AREA

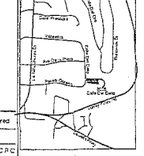
HARDSCAPE PATIO AREA

LANDSCAPED PATIO / GARDEN AREA

KEY PLAN NTS



MAP THOMAS BROS. NTS



PREPARED BY

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(858) 792 2800
shayer@hayerarchitecture.com

PROJECT CONSULTANTS

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11659 Vista Place, San Diego, CA 92124
(619) 563-2838

Civil Engineer
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Earth Wind Water Civil Engineering
11440 West Bernardo Court, Suite 300
Rancho Bernardo, CA 92127
Office 858-752-1947

Soils Engineer
TERRA PACIFIC CONSULTANTS, INC
12345 World Trade Drive, Suite G
San Diego, CA 92128
(858) 537-1190

OVERLAY ZONES

Coastal Height Limit
Coastal (City)
Fire Brush Zones 300 Buffer
Fire Hazard Severity Zone
Parking Impact
Geological Hazard Categories #26

PERMITS REQUIRED

Coastal Development Permit

PROJECT DATA

Construction VB	100% Sprinklered
Occupancy	R-3 S F R
Code	2013 Edition C A C
Zoning	LJSPD-SF
No. of Stories	2 Stories over Basement
Gross Bldg Area	28,435 sq. ft.
LDP Gross Area	9,840 sq ft.
F.A.R.	.237
Lot/Location Area	16,654 sq ft

EXISTING BUILDING

Status	Vacant Lot
Occupancy	R-3 S F R
Construction	Vacant Lot Non-Historic
Fire Protection	13D

PROJECT ADDRESS

8055 CALLE DEL CIELO
LA JOLLA 92037

PROJECT OWNER

THE TIMOTHY SHIRLEY TRUST

ASSESSOR'S PARCEL NO.

346-422-05-00

LEGAL DESCRIPTION

Lot 23 of La Jolla Del Norte Unit No 3, in the city of San Diego, County of San Diego, State of California, according to map thereof No. 4918 filed in the office of the county recorder of San Diego County, November 24, 1953

BENCHMARK

City of San Diego Benchmark #4067, brass plug at the northwest intersection of Calle Del Oeste and Prisco Dorado
Elevation = 143.92
Datum NGVD29 (MSL)

PROJECT NO.

No. 121554

PROJECT NAME

THE TIMOTHY SHIRLEY TRUST RESIDENCE

SHEET TITLE

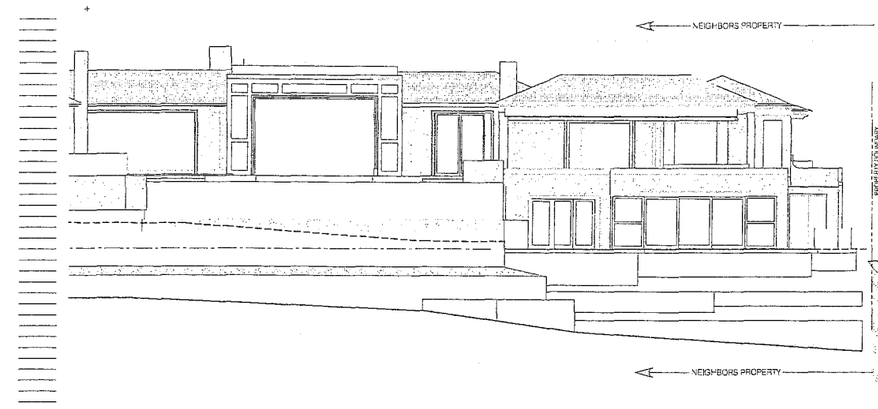
UPPER FLOOR PLAN

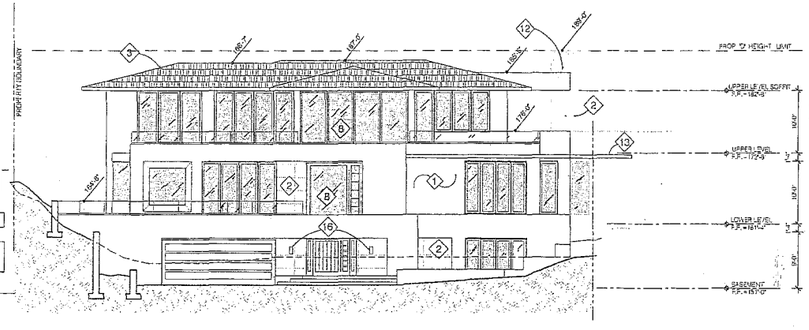
SHEET NUMBER

09

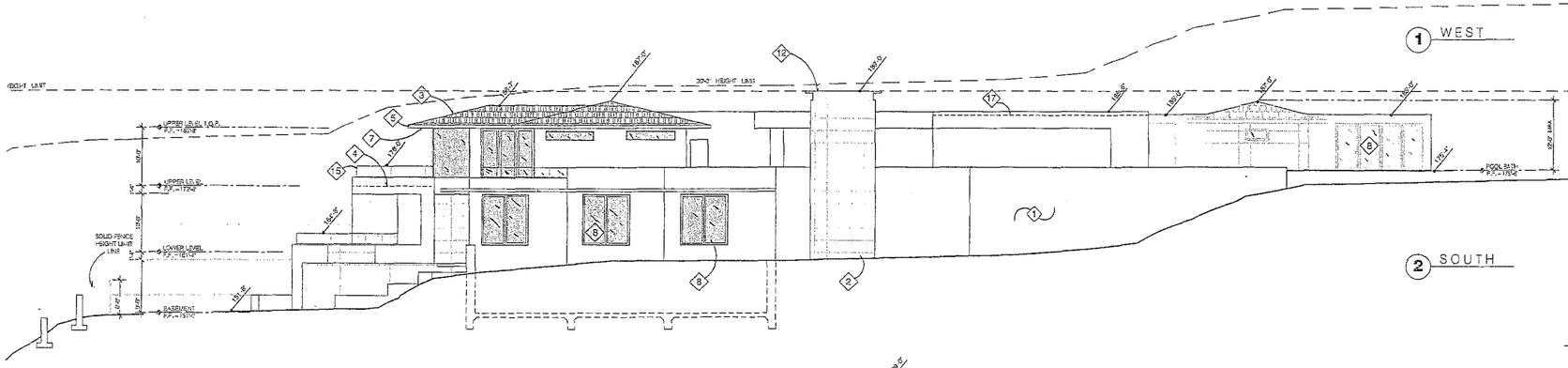
ORIGINAL DATE	REVISIONS
04-27-2015	05-20-2015
	07-21-2015
	09-21-2015

hayer architecture
445 Marine View Avenue
Suite 230 CA 92014
Del Mar
1858 792 2800
1858 792 2802
archt@hayerarchitecture.com





1 WEST



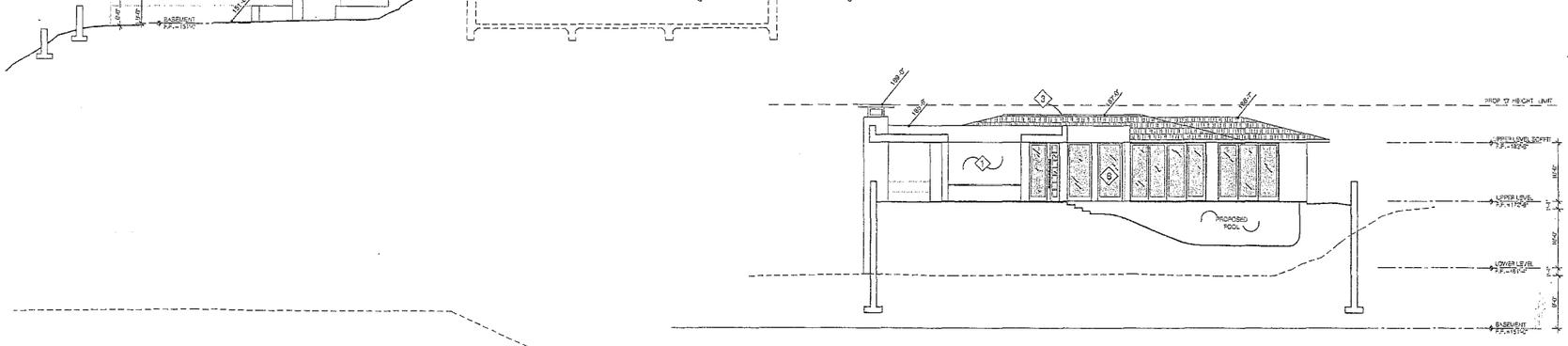
2 SOUTH

NOTES

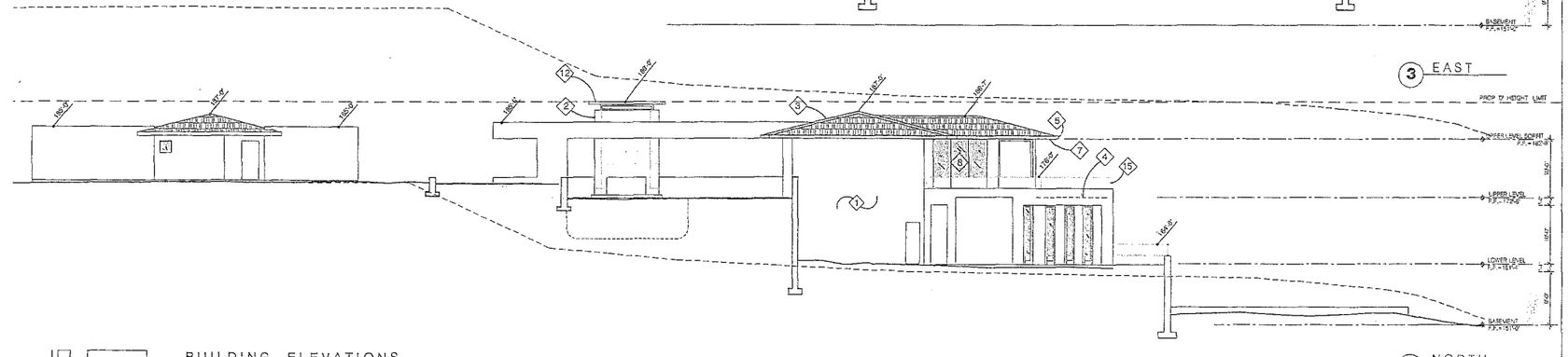
1. PROPOSED STRUCTURE SHALL OBSERVE PROPOSITION 'D' 30'-0" HEIGHT LIMIT AND 2 O.M.C. SECTION 101.0214 HEIGHT LIMIT
2. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE (CMC 1632(b))
3. FINISH FLOOR ELEVATIONS (FFE) AS FOR SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THE DRAWING AS
   100'-0" OR 100.00'
   EQUIVALENT TO SURVEY HIGH ELEVATION OF
   32'-10" OR 32.83'
4. CONTRACTOR SHALL VERIFY TOP OF SLAB OR FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND / OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION

KEYNOTES

1. EXTERIOR PLASTER WALLS
   SYNERGY FINISH w/ FINE SAND TEXTURE & COLOR PER ARCHITECT
2. STONE CLAD EXTERIOR WALLS
   STONE VENEER TYPE, COLOR & PATTERN BY ARCHITECT
3. SLOPED ROOF, CLASS A ASSEMBLY
   HEAVY SHINGLE ROOFING OVER HEAVY DBL #30 FELTS
   3:12 PITCH U.N.O.
4. EXTERIOR DECK
   MUD SET STONE TILES OVER W.P. MEMBRANE
5. FASCIA, COPPER
6. SOFFITS, SYNERGY PLASTER FINISH w/ FINE SAND TEXTURE & COLOR PER ARCHITECT
7. BOARD & 1 SIS WOOD SPECIES, PROFILE, STAIN FINISH PER ARCHITECT
8. WINDOWS & DOORS
   CUSTOM WOOD CLAD & w/ LOW-E, LOW-E INSUL UNITS
   TEMPERED GLASS ALL DOORS
   TEMPERED GLASS WINDOWS AS SCHEDULED
   PIVOT, LIFT & SLIDE AND FOLDING OPERATION AS SCHEDULED
9. SKYLIGHTS
   FIXED PATTERNED - COPPER CLAD WITH INSULATED SAFETY GLAZING PER SCHEDULE
10. GARAGE DOORS
    CUSTOM WOOD SECTIONAL DOOR w/ TEMPERED, TRANSLUCENT GLASS LITES
11. GATES
    CUSTOM METAL UNITS - COLOR & FINISH BY ARCHITECT
12. CHIMNEY CAP
    CUSTOM - 20 OZ. COPPER
13. SUN SHADE
    PAINTED METAL FRAME - COLOR PER ARCHITECT
    WOOD LOUVERS PER ARCHITECT
14. SITE & PLANTER WALL
    SYNERGY PLASTER FINISH w/ FINE SAND TEXTURE & COLOR PER ARCHITECT OVER C.M.U. WALL
15. DECK RAILING
    5' MIN. THICK TEMPERED GLASS SCREEN PER PLANS & SPECIFICATIONS
16. WALL MOUNTED LIGHTING FIXTURE
17. FLAT ROOF, CLASS A ASSEMBLY
    SPLY, MODIFIED BIT. 5 PLY ROOFING w/ STONE BALLAST



3 EAST



4 NORTH

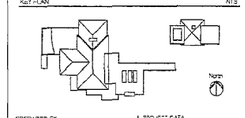
BUILDING ELEVATIONS

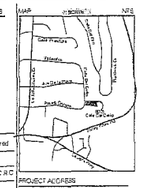
0 1 3 6 16 FT SCALE 1/8" = 1'-0"

SYMBOLS

- LINE OF PRE-EXISTING GRADE
- 101.5EX — PRE-EXISTING SPOT ELEVATION
- 147.0TOW — PROPOSED SPOT ELEVATION

KEY PLAN NTS





PREPARED BY

HAYER Architecture
Contact: William S. Hayer
415 Marine View Avenue
Suite 250
Del Mar, CA 92014
(858) 792 2900
shayer@hayerarchitecture.com

PROJECT CONSULTANTS

Survey Engineer
Southern California Survey
11655 Vista Rabia, San Diego, CA 92124
(619) 563-2556

Civil Engineer
Dan S. Riggs PE GSD CPM
Earth Wang Water Civil Engineering
11440 West Bernardo Court, Suite 300
Rancho Bernardo, CA 92127
Office 858-752-1947

Soils Engineer
TERRA PACIFIC CONSULTANTS, INC
12215 World Trade Drive, Suite G
San Diego, CA 92128
(858) 521 1100

OVERLAY ZONES

Coastal Height Limit
Coastal (Old)
Fire Brush Zones 300 Buffer
Fire Hazard Severity Zone
Parking Impact
Geological Hazard Categories #25

PERMITS REQUIRED

Coastal Development Permit

PROJECT DATA

Construction	VB 100% Sprinklered
Occupancy	R-3 S.F.R.
Code	2013 Edition C.R.C.
Zoning	LJSPD-SF
No. of Stories	2 Stories over Basement
Gross Bldg Area	28,435 sq. ft.
LDP Gross Area	8,845 sq. ft.
F.A.R.	237
Limitation Area	16,851 sq. ft.

EXISTING BUILDING

Status	Vacant Lot
Occupancy	R-3 S.F.R.
Constructed	Vacant Lot Non-Historic
Soil Condition	TBD

ORIGINAL DATE	REVISIONS
09-27-2013	08-05-2015 07-01-2015 10-21-2015

PROJECT ADDRESS
1559 CALLE DEL CIELO
LA JOLLA 92037

PROJECT OWNER
THE TIMOTHY SHIRLEY TRUST

ASSESSOR'S PARCEL NO
346-422-05-00

LEGAL DESCRIPTION
Lot 33 of La Jolla Del Norte Unit No 3, in the city of San Diego, County of San Diego, State of California, according to map thereof No 4018 filed in the office of the county recorder of San Diego County, November 24,1954

BENCHMARK
City of San Diego Benchmark #4067, brass plug at the northeast intersection of Calle Del Oreo and Paseo Dorado
Elevation = 143.50
Datum NGVD29 (MSL)

PROJECT NO
No 421534

PROJECT NAME
THE TIMOTHY SHIRLEY TRUST RESIDENCE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
12

hayer architecture
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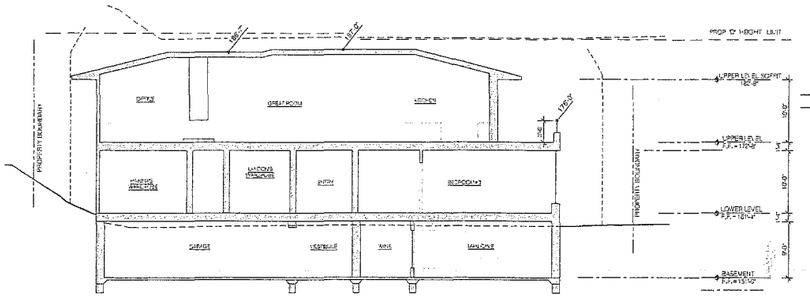
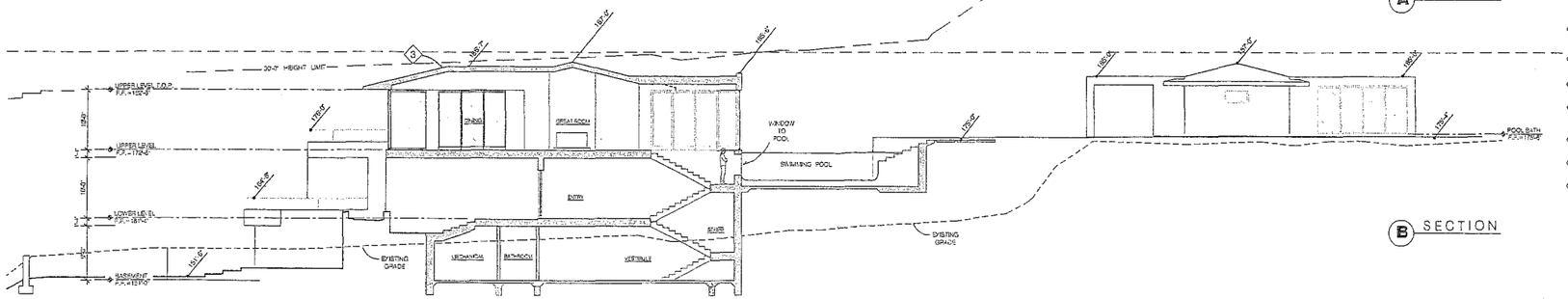
(858) 792 2900
(858) 792 2902
archi@hayerarchitecture.com



A SECTION



B SECTION

BUILDING SECTIONS

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

NOTES

1. PROPOSED STRUCTURE SHALL OBSERVE PROPOSITION 'D' 30'-0" HEIGHT LIMIT AND SDMC SECTION 131.0331 HEIGHT LIMIT
2. THE HIGHEST POINT OF THE ROOF, EQUIPMENT OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE PER 113.0270(d)
3. FINISH FLOOR ELEVATIONS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THE DRAWINGS AS
   100'-0" OR 100.00
   EQUIVALENT TO SURVEYORS ELEVATION OF
   32'-10" OR 32.83'
4. CONTRACTOR SHALL VERIFY TOP OF SLAB OR FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND / OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION

KEYNOTES

1. EXTERIOR PLASTER WALLS
   SYNERGY FINISH w/ FINE SAND TEXTURE & COLOR PER ARCHITECT
2. STONE CLAD EXTERIOR WALLS
   STONE VENEER IN TYPE, COLOR & PATTERN BY ARCHITECT
3. SLOPED ROOF, CLASS A ASSEMBLY
   HEAVY SHINGLE ROOFING OVER HEAVY CBU, 40# FELTS
   3:12 PITCH U.N.O
4. EXTERIOR DECK
   MUD SET STONE TILES OVER W.P. MEMBRANE
5. FASCIA, COPPER
6. SOFFITS, SYNERGY PLASTER FINISH w/ FINE SAND TEXTURE & COLOR PER ARCHITECT
7. SOFFITS, T&G WOOD, SPECIES, PROFILE, STAIN FINISH PER ARCHITECT
8. WINDOWS & DOORS
   CUSTOM WOOD UNITS w/ CLEAR, LOW E, INSUL UNITS
   f TEMPERED GLASS ALL DOORS
   f TEMPERED GLASS WINDOWS AS SCHEDULED
   PIVOT, LIFT & SLIDE AND FOLDING OPERATION AS SCHEDULED
9. SKYLIGHTS
   FIXED SKYLIGHTS - COPPER CLAD WITH INSULATED SAFETY GLAZING PER SCHEDULE
10. GARAGE DOORS
    CUSTOM WOOD SECTIONAL DOOR w/ TEMPERED, TRANSLUCENT GLASS LITES
11. GATES
    CUSTOM METAL LINES COLOR & FINISH BY ARCHITECT
12. CHIMNEY FOR
    CUSTOM - STUCCO PER
13. NOT USED
14. SITE & PLANTER WALL
    SYNERGY PLASTER FINISH w/ FINE SAND TEXTURE & COLOR PER ARCHITECT OVER C.M.U. WALL
15. DECK RAILING
    2 MIN. THICK TEMPERED GLASS SCREEN PER PLANS & SPECIFICATIONS
16. WALL MOUNTED LIGHTING FIXTURE
17. FLAT ROOF, CLASS A ASSEMBLY
    3-PLY, MODIFIED BIT. B.U. ROOFING w/ STONE BALLAST

SYMBOLS

- LINE OF PRE-EXISTING GRADE
  PRE-EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

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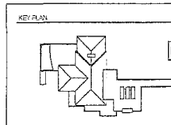
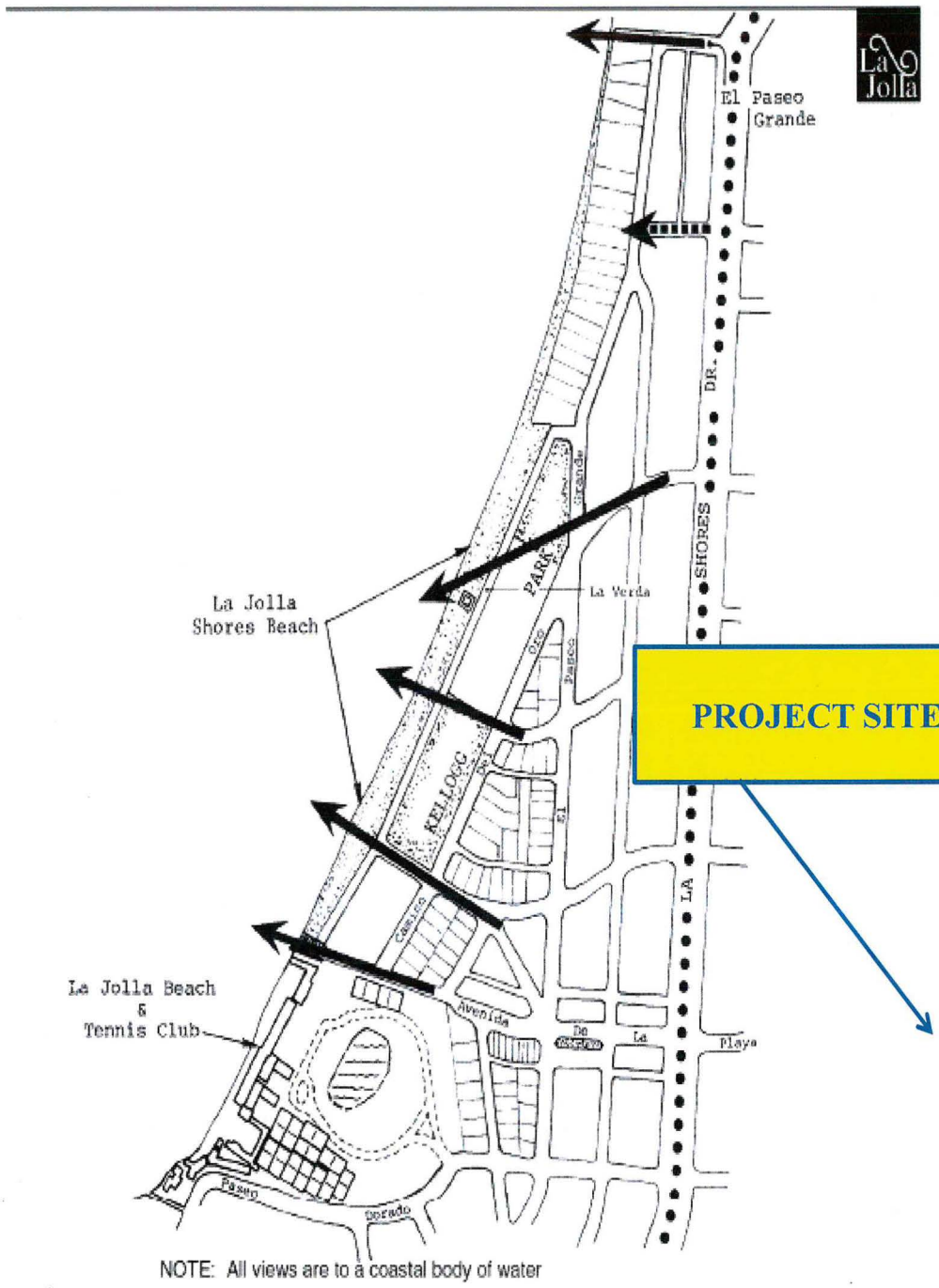
Del Mar, CA 92014
(858) 792 2800
arch@hayerarchitecture.com

KEY PLAN NTS



MAP NTS

Del Mar Heights
Carmel Valley
Torrey Highlands
Pacific Highlands Ranch
Rancho Penasquitos
Del Mar
Camino Del Mar
Carmel Valley Rd
Del Mar Heights Rd
Torrey Pines Rd
Camino Del Mar
Via De La Valle
Del Mar Heights Rd
Carmel Valley Rd
Sorrento Valley



Visual Access

SHIRLEY TRUST CDP / SDP – 8025 CALLE DEL CIELO

PROJECT NO. 421554

Subarea C: La Jolla Shores - Visual Access

La Jolla Community Plan
City of San Diego - Planning Department

Figure C

La Jolla Community Planning Association

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

Contact Us
Mail: PO Box 889, La Jolla, CA 92038
Web: http://www.LaJollaCPA.org
Voicemail: 858.456.7900
Email: info@LaJollaCPA.org

President: Cindy Greatrex
Vice President: Bob Steck
2nd Vice President: Joe LaCava
Secretary: Helen Boyden
Treasurer: Jim Fitzgerald

FINAL MINUTES
Regular Meeting | Thursday, 6 August 2015, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, David Little, Alex Outwater, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman
Trustees absent: Joe LaCava, Jim Ragsdale, Glen Rasmussen

1.0 Welcome and Call To Order at 6:06 pm by Cindy Greatrex, President who announced that the applicant had pulled item 10.3 from the consent agenda.

2.0 Adopt the Agenda
Approved Motion: To amend the agenda to hear item 8.0 between items 4.0 & 5.0 (Fitzgerald, Donovan: 12-0-1)
In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman
Abstain: Greatrex (Chair)
Approved Motion: To adopt the modified agenda (Fitzgerald, Boyden: 12-0-1)
In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman
Abstain: Greatrex (Chair)

3.0 Meeting Minutes Review and Approval: 2 July 2015
Approved Motion: To approve the minutes as distributed (Steck, Emerson: 11-0-3)
In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Outwater, Steck, Weiss, Will, Zimmerman
Abstain: Greatrex (Chair), Brady, Little (both absent)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner
Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov reported that the City Council had approved the Environmental Services Department's Zero Waste Plan to increase the City's diversion of waste from the current 67% to 75% by 2020 and to 90% by 2035 by adding infrastructure, allowing for new materials to be recycled and fully implementing public space recycling. These measures and new compaction techniques are expected to extend the life of the Miramar Landfill from 2022 to 2030.
4.2 Mayor's Office – Mayor Kevin Faulconer
Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present.

4.3 39th Senate District – State Senator Marty Block
Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov said the legislature was in recess and that now was the time to propose new legislation to the Senator.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins Rep: **Toni Duran**, 619-645-3090,

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

9.1 Community Planners Committee http://www.sandiego.gov/planning/community/cpc/index.shtml No report

9.2 Coastal Access & Parking Board http://www.lajollacpa.org/cap.html No report

9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning 10.0 No report

10.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm
DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm
PRC – La Jolla Shores Permit Review Committee, Chair Tony Crisafi, 4th Tues, 4:00 pm
T&T – Traffic & Transportation Board, Chair Dave Abrams, 4th Thurs, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

See Committee minutes and/or agenda for description of projects, deliberations, and vote.
Anyone may request a consent item be pulled for full discussion by the LJCPA.
Items "pulled" from Consent Agenda are automatically trailed to the next LJCPA meeting.

10.1 Jooste Wines Sidewalk Café 5621 La Jolla Boulevard
PDO Recommendation: Project meets PDO requirements 6-0-0

10.2 Duke's ROW Encroachment NDP 1216 Prospect Street
DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street 4-1-1

10.3 Kaplan-Gaston 5606 Dolphin Place – pulled by applicant for further review

DPR Recommendation: Findings **CANNOT** be made for a Coastal Development Permit and Site Development Permit for a 1st and 2nd story addition to an existing single family residence at 5606 Dolphin Place, because the project does not transition or relate well to other neighboring houses. 4-1-1

10.4 Warbler Site Development Permit 5560 Warbler Way
DPR Recommendation: Findings **CAN** be made for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way. 5-1-1

10.5 Verizon Mt. Soledad Presbyterian Church 6551 Soledad Mountain Road
DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church. 5-0-1

10.6 Shirley Trust SDP and CDP, 8025 Calle del Cielo
PRC Recommendation: Findings **CAN** be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan. 5-0-2

10.7 Taste of the Cove, August 27th
T&T Recommendation: Approval of road closure requested by San Diego Medicine Foundation. 9-0-0

10.3 Kaplan-Gaston 5606 Dolphin Place was pulled by applicant prior to the meeting for further review

Approved Motion: To approve the recommendation by the PDO Committee that 10.1 Jooste Wines Sidewalk Café 5621 La Jolla Boulevard meets PDO requirements; and the recommendations of the DPR Committee for 10.2 Duke's ROW Encroachment NDP 1216 Prospect Street that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street and for 10.4 Warbler Site Development Permit 5560 Warbler Way that the findings CAN be made for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way and for 10.5 Verizon Mt. Soledad Presbyterian Church 6551 Soledad Mountain Road that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church; and the recommendation of the PRC for 10.6 Shirley Trust SDP and CDP, 8025 Calle del Cielo that the findings CAN be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo; and the recommendation of the T&T Board to approve the road closure requested by San Diego Medicine Foundation and forward the recommendations to the City. (Emerson, Fitzgerald: 13-0-1)

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will, Zimmerman
Abstain: Greatrex (Chair)

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

Project: Shirley Trust, 8025 Calle del Cielo **Item:** C **Date:** 9/15/2015

Applicant: Timothy Shirley
Presenter: Mike McCauley & Greg Friesen of Hayes Architecture
Description: CDP & SDP (Process 3) for undeveloped 28,435 SF lot.
Proposed residence 6,840 SF 2-story SFR over basement. &
Plus detached 785 SF accessory structure (exercise room/sauna) pool & spa.
FAR .43 %

Recommendation

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

_____

_____

_____

_____

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

_____

_____

_____

Board Signatures

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

Absentees:

Dan Goese
Chairperson

THE CITY OF SAN DIEGO
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

The Timothy Shirley Trust Residence

Project No. *For City Use Only*

42155

Project Address:

8025 Calle Del Cielo La Jolla California 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):

☐ 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:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

Project Title:

Project No. *(For City Use Only)*

ATTACHMENT 12

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____

☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☒ No

Corporate/Partnership Name (type or print):
TIMOTHY SHIRLEY TRUST

☒ Owner ☐ Tenant/Lessee

Street Address:
9100 WILSHIRE BLVD. #1000 W

City/State/Zip:
BEVERLY HILLS/CA/90212

Phone No: 310.288.6200 Fax No:

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

Title (type or print):
PRESIDENT

Signature: Date: 04/24/15

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

ATTACHMENT 13

THE CITY OF SAN DIEGO

DATE OF NOTICE: January 20, 2016

NOTICE OF PUBLIC HEARING
HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	**February 3, 2016**
TIME OF HEARING:	**8:30 A.M.**
LOCATION OF HEARING:	**Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101**
PROJECT TYPE:	**COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT / MITIGATED NEGATIVE DECLARATION / PROCESS 3**
PROJECT NO:	**421554**
PROJECT NAME:	**SHIRLEY TRUST CDP / SDP**
APPLICANT:	**BILL HAYER**
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	**District One**
CITY PROJECT MANAGER:	**Glenn Gargas, Development Project Manager**
PHONE NUMBER/E-MAIL:	**(619) 446-5142 / ggargas@sandiego.gov**

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a **Coastal Development Permit and Site Development Permit (due to location within La Jolla Shores Planned District) to construct a 6,840 square-foot, two-story, single family residence with basement, a 785-square foot detached habitable accessory structure, pool & spa on an 28,755-square foot vacant property. The project site is located at 8025 Calle Del Cielo, in the SF Zone of the La Jolla Shores Planned District Ordinance (PDO), Coastal (non-appealable) Coastal Height Limitation and within the La Jolla Community Plan area. This application was filed on May 21, 2015.**

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at

1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration may be appealed to the City Council. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Hearing Officer's certification/adoption of the environmental document. Please do not e-mail appeals as they will not be accepted. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at

(619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.
Internal Order Number: 24005827.

Revised 11-17-14 wjz