



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: December 5, 2012

REPORT NO. HO 12-084

ATTENTION: Hearing Officer

SUBJECT: STEDMAN RESIDENCE  
PTS PROJECT NUMBER: 253561

LOCATION: 9030 La Jolla Shores Lane

APPLICANT/  
OWNER: Guy Stedman, Wallace Cunningham, Inc  
Eliza and Stuart Stedman (Attachment 11)

### SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development and Site Development Permit to construct a new residence with improvements in the La Jolla Community Plan area?

#### Staff Recommendation -

1. CERTIFY Mitigated Negative Declaration No. 253561 and ADOPT the Mitigation, Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 893683 and Site Development Permit No. 893684.

Community Planning Group Recommendation – On December 1, 2011, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the project with no conditions (Attachment 9).

Environmental Review: Mitigated Negative Declaration No. 253561 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 which will reduce any potential impacts identified in the environmental review process, to a level below significance.

## BACKGROUND

The project site is a developed site in an established residential area just above and north of the Scripps Institute of Oceanography. The project site is located at 9030 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones, the Coastal Overlay zone (Appealable Area), the Coastal Height Limit and Parking Impact Overlay zones (Beach, Campus, and Coastal), and the Residential Tandem Parking Overlay zone within the La Jolla Community Plan area. The La Jolla Community Plan has designated this site for "Very Low Density" single family residential development, at a density of 0-5 dwelling units per acre, and the proposed development is consistent with this designation (Attachment Nos. 1-3).

A single family residence with associated improvements built in 1949 exists on site. A Coastal Development Permit is required for the demolition of the existing structure and construction of the new residence with improvements and a Site Development Permit is required for the development as the site contains Environmentally Sensitive Lands.

## DISCUSSION

A Coastal Development Permit (CDP) and Site Development Permit (SDP) are required to demolish existing improvements and construct an approximate two-story plus basement, 14,805 square foot single family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool, and site walls, on a 1.62 acre site. The site is just above the Pacific Ocean, portions of which are on the coastal bluff. (Attachment 5). A CDP is required due to the project's location within the Coastal Overlay Zone (Appealable), and a SDP is required for Environmentally Sensitive Lands (sensitive biological resources and sensitive coastal bluff).

The proposed three-bedroom, single-family residence would consist of two levels over a basement. The basement level contains the guest quarters, a bedroom, mechanical spaces and wine cellar. The middle level will comprise the majority of the family living space, a garden terrace and water features, with the upper level housing the three-car garage, bedrooms and an office. The sloping lot allows the proposed home to present as a single-story residence from the street. In addition, there would be one vehicle parking space that is not enclosed in the garage. Vehicular access to the site would be provided via a paved driveway fronting La Jolla Shores Lane. Per the City of San Diego Municipal Code (SDMC) Parking Regulations, three off-street parking spaces are required to be maintained at all times. Associated improvements would include the construction of a pool and reflecting pool that borders on both sides of the south wing of the residence (Attachments 4-5).

The proposed project would be consistent with the bulk and scale of the surrounding residential community. The building would have a height not greater than 30'-0" as defined by the Land Development Code, which would comply with the Coastal Height Limitation Overlay Zone's maximum allowable height of 30 feet. Landscaping would conform to the City's Landscape Technical Manual, and would consist of non-invasive plant species.

The site is just above the Pacific Ocean, portions of which are on the coastal bluff. The existing legal, physical accessway is located to the south of La Jolla Shores Lane, adjacent to The Scripps Institute of Oceanography. La Jolla Shores Lane does contain both a public vantage point and a scenic overlook, however the proposed project does not interfere with these identified visual resources. The public vantage point is north on La Jolla Shores Lane, where it turns east up a hill. At this location there is a pedestrian path that leads to a lower point that overlooks the ocean. The identified scenic overlook begins at the end of the cul de sac of La Jolla Shores Lane to the southwest. Because the proposed project appears as single-story from the street and the scenic overlook begins at a higher elevation, one can view the ocean over the residence the overlook is enhanced with this project. In addition the siting of the proposed structure has been placed so that a 16'-0" view easement can be provided on the northern side property line, where the scenic overlook crosses the property line.

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Paleontological Resources, and Historical Resources (Archaeology). Subsequent revisions in the project proposal created the specific mitigation identified in Section V of the Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified (Attachment 6).

The proposed project will not encroach beyond the development limits previously disturbed by a prior residence, and will not further disturb Environmentally Sensitive Lands on the premises. In addition, the undisturbed portion of the site shall be included in a Covenant of Easement, recorded against the subject property (Attachment 7-8).

#### Land Use

The project site is located adjacent to the City of San Diego Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA). Project construction and operation must not adversely affect the MHPA. Therefore, the project is required to comply with the MSCP Land Use Adjacency Guidelines (MSCP Subarea Plan, Section 1.4.3) to reduce potential indirect impacts to sensitive biological resources resulting from construction and overall project implementation to below a level of significance. Consistency with the MHPA Land Use Adjacency Guidelines would reduce potentially significant indirect land use impacts to below a level of significance as outlined in Mitigated Negative Declaration No. 160799, Section V and Mitigation Monitoring and Reporting Program.

#### Biological Resources

The 1.62-acre project site is located adjacent to the MHPA, and contains approximately 0.66-acre of coastal bluff likely vegetated with Tier I coastal bluff scrub. This 0.66-acre will be placed in a Covenant of Easement for preservation purposes. The remaining land is developed consisting of mostly bare ground and ornamental landscaping.

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## Paleontological Resources & Historical Resources (Archaeology)

The site is located in an area mapped as having high potential for archeological and paleontological resources. Testing has been performed and reports submitted for this site. Although the results of these reports were negative, buried resources may remain. Therefore, paleontological and archeological monitoring will be required during construction, as detailed in Section V of the Mitigated Negative Declaration.

## CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and Site Development Permit and has determined that the proposed project complies with the applicable sections of the Municipal Code. Staff believes the required findings can be made to support the project as proposed. Therefore, staff recommends that the Hearing Officer approve Coastal Development Permit No. 893683 and Site Development Permit No. 893684.

## ALTERNATIVES

1. Approve Coastal Development Permit No. 893683 and Site Development Permit No. 893684, with modifications.
2. Deny Coastal Development Permit No. 893683 and Site Development Permit No. 893684, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Jeannette Temple, Development Project Manager

### Attachments:

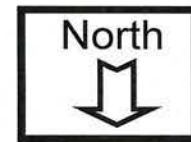
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plans
6. Draft Environmental Resolution
7. Draft Resolution with Findings
8. Draft Permit with Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Notice of Hearing

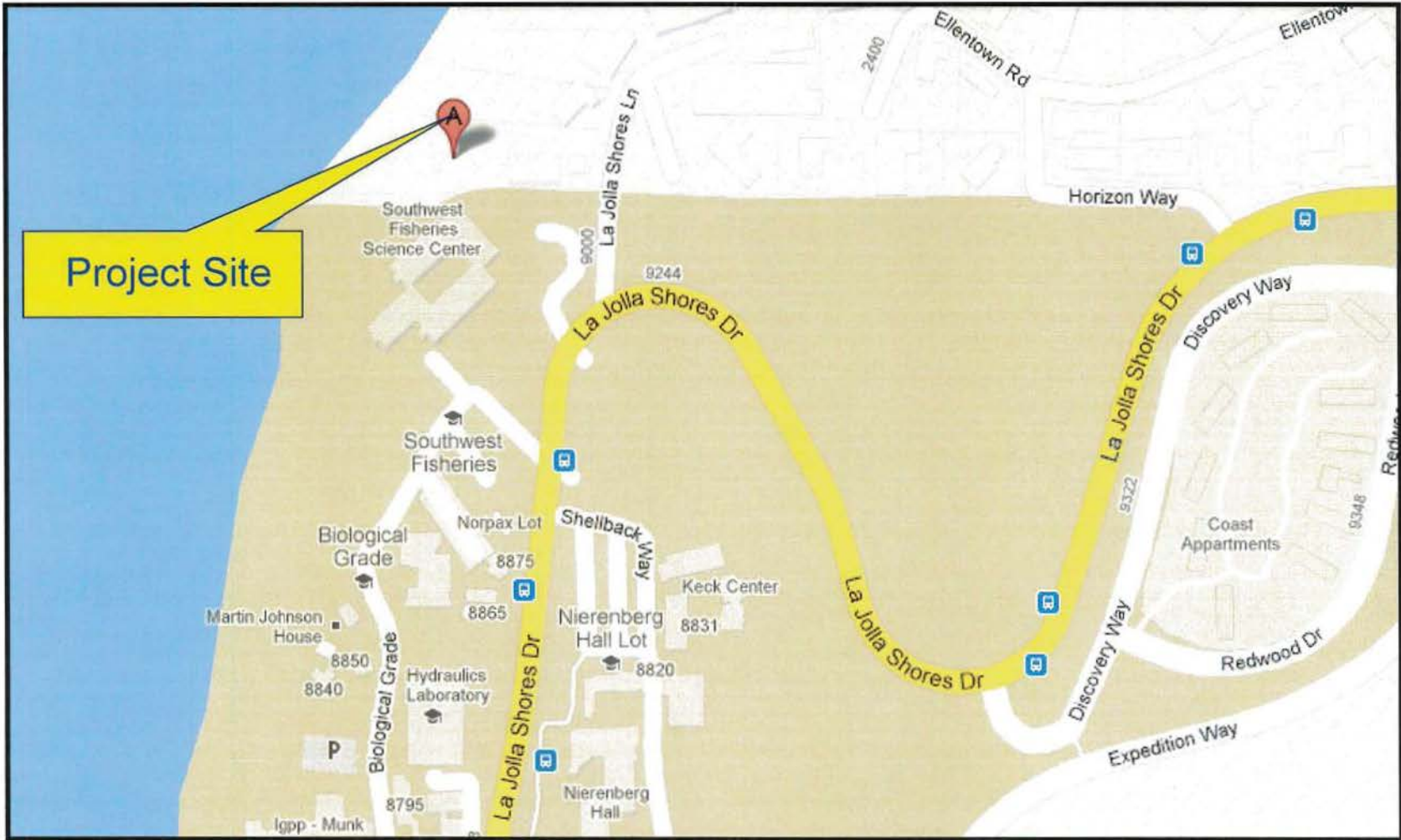


## Aerial Photo

STEDMAN RESIDENCE – 9030 LA JOLLA SHORES LANE

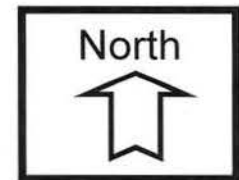
PROJECT NO. 253561

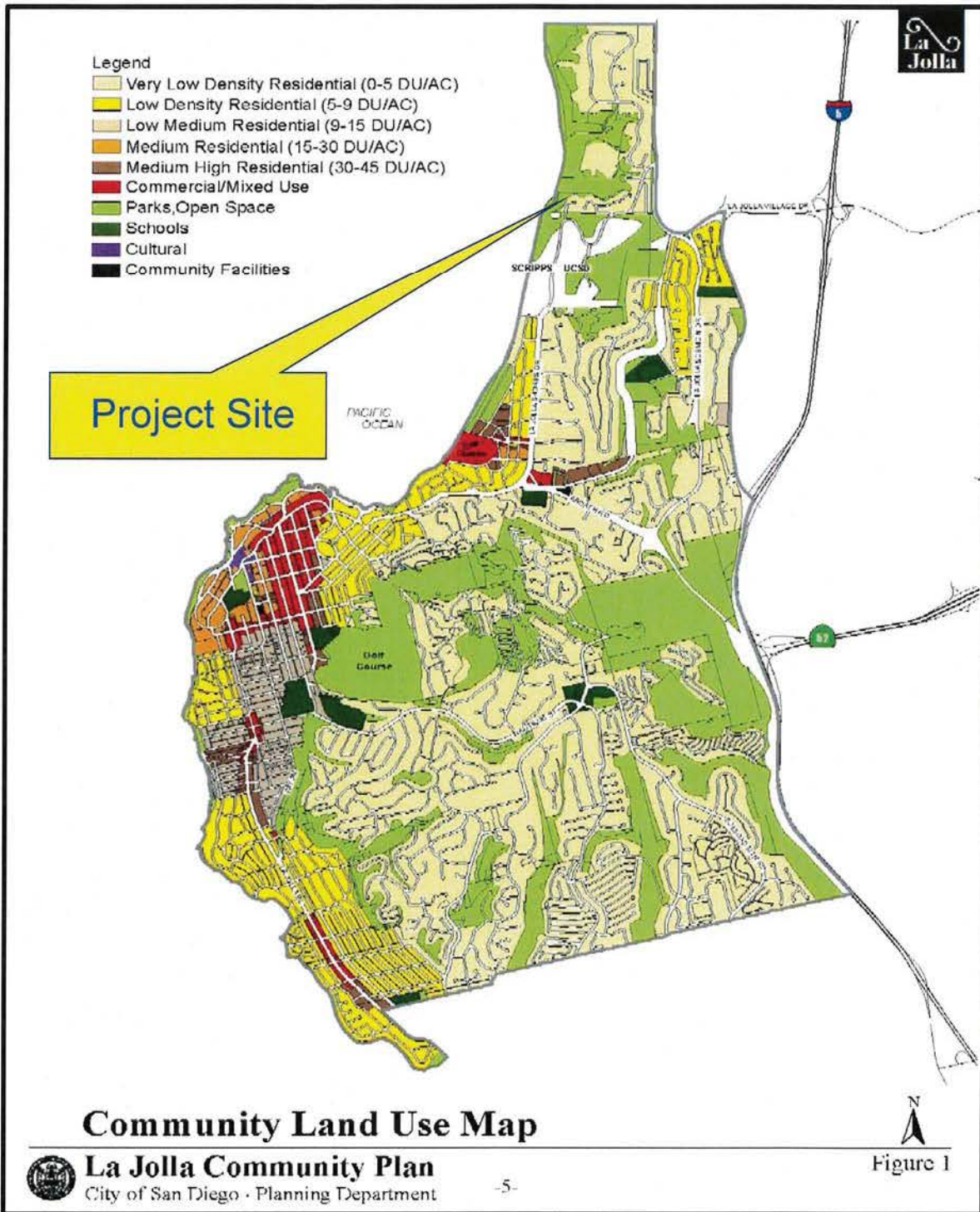




## Project Location Map

**STEDMAN RESIDENCE – 9030 LA JOLLA SHORES LANE**  
**PROJECT NO. 253561**





## Land Use Map

**STEDMAN RESIDENCE – 9030 LA JOLLA SHORES LANE**  
**PROJECT NO. 253561**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Project No. 253561 – Stedman Residence	
<b>PROJECT DESCRIPTION:</b>	Demo of Existing improvements and Construction of a 14,805 s.f. single dwelling unit	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit and Site Development Permit (Process 3)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very Low Density Residential (0-5 du/ac)	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-4/RS-1-1		
<b>HEIGHT LIMIT:</b> 30-feet		
<b>LOT SIZE:</b> min. 10,000 s.f./40,000 s.f.		
<b>FLOOR AREA RATIO:</b> max. 0.45 / Proposed 0.34		
<b>FRONT SETBACK:</b> min. 20'-0" / Proposed 20-feet		
<b>SIDE SETBACK:</b> min. 20'-0" for total/ Proposed 16'-0" & 4'-0"		
<b>STREETSIDE SETBACK:</b> n/a		
<b>REAR SETBACK:</b> min. 48-feet / Proposed approximately 250-feet		
<b>PARKING:</b> min. 3 spaces / Proposed 4 spaces		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential (5-9 du/ac); RS-1-4	Single-Family Residential
<b>SOUTH:</b>	Residential (5-9 du/ac); RS-1-7	US Fisheries and Scripps Institute of Oceanography
<b>EAST:</b>	Residential (5-9 du/ac); RS-1-4	Single-Family Residential
<b>WEST:</b>	Open Space; RS-1-1	Open Space/Pacific Ocean
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	none	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On December 1, 2011, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the project with no conditions..	





STEDMAN RESIDENCE

PROJECT INFORMATION

**PROJECT NAME:**  
STEDMAN RESIDENCE

**PROJECT ADDRESS:**  
1026 LA JOLLA SHORES LANE  
LA JOLLA, CA 92037

**OWNER:**  
ELVA A. STUART STEDMAN LA JOLLA SHORES LANE, LLC  
2727 ALLEN PARKWAY, SUITE 480  
HOUSTON, TX 77061

**APPLICANT:**  
WALLACE E. CUNNINGHAM, INC.  
1111 W. ARBOR DRIVE  
SAN DIEGO, CA 92109  
PH: 619.292.1640  
FAX: 619.293.0034

**A.P.N.:**  
34403021

**GENERAL PLAN:**  
SAN DIEGO MUNICIPAL CODE

VICINITY MAP



PROJECT DIRECTORY

**ARCHITECT:**  
WALLACE E. CUNNINGHAM, INC.  
GUY WEST  
1111 W. ARBOR DRIVE  
SAN DIEGO, CA 92109  
PH: 619.292.1640 / FAX: 619.293.0034

**SURVEYOR:**  
ADA LANDSURVEYING, INC.  
ANDREW KAHN  
9517 GROSSDORF SUMMIT DRIVE  
LA MESA, CA 91981  
PH: 619.741.9566 / FAX: 619.464.4291

**GEOTECHNICAL:**  
GEOTECHNICAL EXPLORATION, INC.  
LEE REED  
7625 TRAGE STREET  
SAN DIEGO, CA 92121  
PH: 608.549.2222 / FAX: 608.549.1604

**CIVIL ENGINEER:**  
OMEDA ENGINEERING CONSULTANTS  
SEAN SAVAGE  
9517 GROSSDORF SUMMIT DRIVE  
LA MESA, CA 91981  
PH: 619.741.9566 / FAX: 619.464.4291

**BIOLOGY/HISTORICAL/ARCHAEOLOGY/PALAEONTOLOGY:**  
BRAN F. SMITH & ASSOC.  
BRAN SMITH  
1480 POWAY RD, SUITE A  
POWAY, CA 92064  
PH: 608.479.8018 / FAX: 608.479.8864

**STRUCTURAL ENGINEER:**  
GHE ENGINEERS, INC.  
GEORGE SOUJANBAH  
8126 INNOVATION WAY  
CARLSBAD, CA 92009  
PH: 760.760.1000 / FAX: 760.400.0280

**LANDSCAPE ARCHITECT:**  
DAVID REED  
3171 ROMA STREET, SUITE 4  
SAN DIEGO, CA 92101  
PH: 619.291.3000 / FAX: 619.291.3241

PROJECT DATA

**CONSTRUCTION TYPE:**  
OCCUPANCY:  
ZONE:  
OVERLAY:

**TYPE Vb (Inhabited):**  
R-3  
R-1.1 & R-1.4  
COASTAL HEIGHT LIMIT, COASTAL LOT, FIRE BRUSH ZONE 300 BUFFER, FIRE HAZARD SEVERITY ZONE, TYPIC PUBLIC SIDEWALK PARKING AVAIL, RECREATIONAL TANDEM PARKING

**CEILING/CLIMATE HAZARD:**  
EXTERIOR LIGHT PROPOSED USE:  
GROSS LOT AREA:  
NET LOT AREA:  
LOT WEIR:  
LOT DEPTH:  
FRONT YARD SETBACK:  
SIDE YARD SETBACK:  
REAR YARD SETBACK:  
BLUFF SETBACK:  
MARK LOT COVERAGE:  
PROPOSED LOT COVERAGE:  
MAX. STRUCTURE HEIGHT:  
MAX. OVERALL HEIGHT:  
PROPPOSED AREA:  
DENSITY:  
PARKING:

21' 41' 30"  
SINGLE FAMILY RESIDENCE (BUILT 1956, TO BE DEMOLISHED)  
SINGLE FAMILY RESIDENCE  
30,327 SF  
26,086 SF  
159.87'  
477.40'  
20'  
NORTH 16° 07' SOUTH 4° 01' (OR OF LOT WORK 10' OF EACH OR 20' COMBINED)  
106' OR LESS THAN 4' ON ONE SIDE  
40' FROM TOP OF BLUFF  
308' TOP DEEP HILLSIDE  
16%  
30' ABOVE GRADE SWAN HOUSE, 12' (GUEST HOUSE)  
40' MAX HOUSE, 25' (GUEST HOUSE)  
45' PER SEC 131 (GAW)  
-33' PER SEC 131 (GAW)(3) (A) (under 1)  
1 DWELLING UNIT PER LOT  
3 COVERED, 1 UNCOVERED

BUILDING AREA	CONDITIONED		ENCLOSED
	AREA	PERCENT	
MAIN HOUSE	2,433	7.33	2,437
COVER LEVEL	4,148	0	4,148
MIDDLE LEVEL	1,856	78	4,637
FRONT PORCH	0	0	71
SUB-TOTAL	12,457	1,000	13,548
GUEST HOUSE	1,237	0	1,237
SUB-TOTAL	1,237	0	1,237
TOTAL	13,794	1,000	14,885

GROSS FLOOR AREA CALC.

**GUEST HOUSE:** GSA 1337

**MAIN HOUSE:**  
LOWER GFA: 760  
MIDDLE GFA: 3,813  
UPPER GFA: 4,607  
SUB-TOTAL GFA: 11,480

**TOTAL GFA = 12,717**

GUEST QUARTER

GUEST QUARTER IS SOLELY FOR THE USE OF THE OCCUPANTS OF THE PRIMARY DWELLING UNIT OR THEIR GUESTS OR EMPLOYEES

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2015 RESIDENTIAL CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2006 IBC.

SHEET INDEX

010	TRUE SHEET
C10	SURVEY
C20	GRADING PLAN
C21	SLOPE ANALYSIS
L10	LANDSCAPE CONCEPT PLAN
L11	PLANTING SCHEDULE PLAN
A10	STEP PLAN
A11	BRANDED SITE PLAN
A30	LOWER LEVEL
A31	MIDDLE LEVEL
A32	UPPER LEVEL
A33	ROOF PLAN
A40	EXTERIOR ELEVATIONS
A41	EXTERIOR ELEVATIONS
A42	EXTERIOR ELEVATIONS
A43	EXTERIOR ELEVATIONS
A70	BUILDING SECTIONS
A71	BUILDING SECTIONS
A72	BUILDING SECTIONS

PREPARED BY:	DATE
WALLACE E. CUNNINGHAM, INC.	08/14/21
ADRIAN BARR	08/14/21
BRYAN BARR	08/14/21
BRYAN BARR	08/14/21
DAVID REED	08/14/21
ANDREW KAHN	08/14/21
GEORGE SOUJANBAH	08/14/21
DAVID REED	08/14/21
SEAN SAVAGE	08/14/21
BRAN SMITH	08/14/21

PROJECT NAME: STEDMAN RESIDENCE  
PROJECT ADDRESS: 1026 LA JOLLA SHORES LANE, LA JOLLA, CA 92037

DRAWING TITLE: TITLE SHEET  
SCALE: AS SHOWN  
DATE: AUGUST 1, 2021  
PROJECT NO.: 21-0001

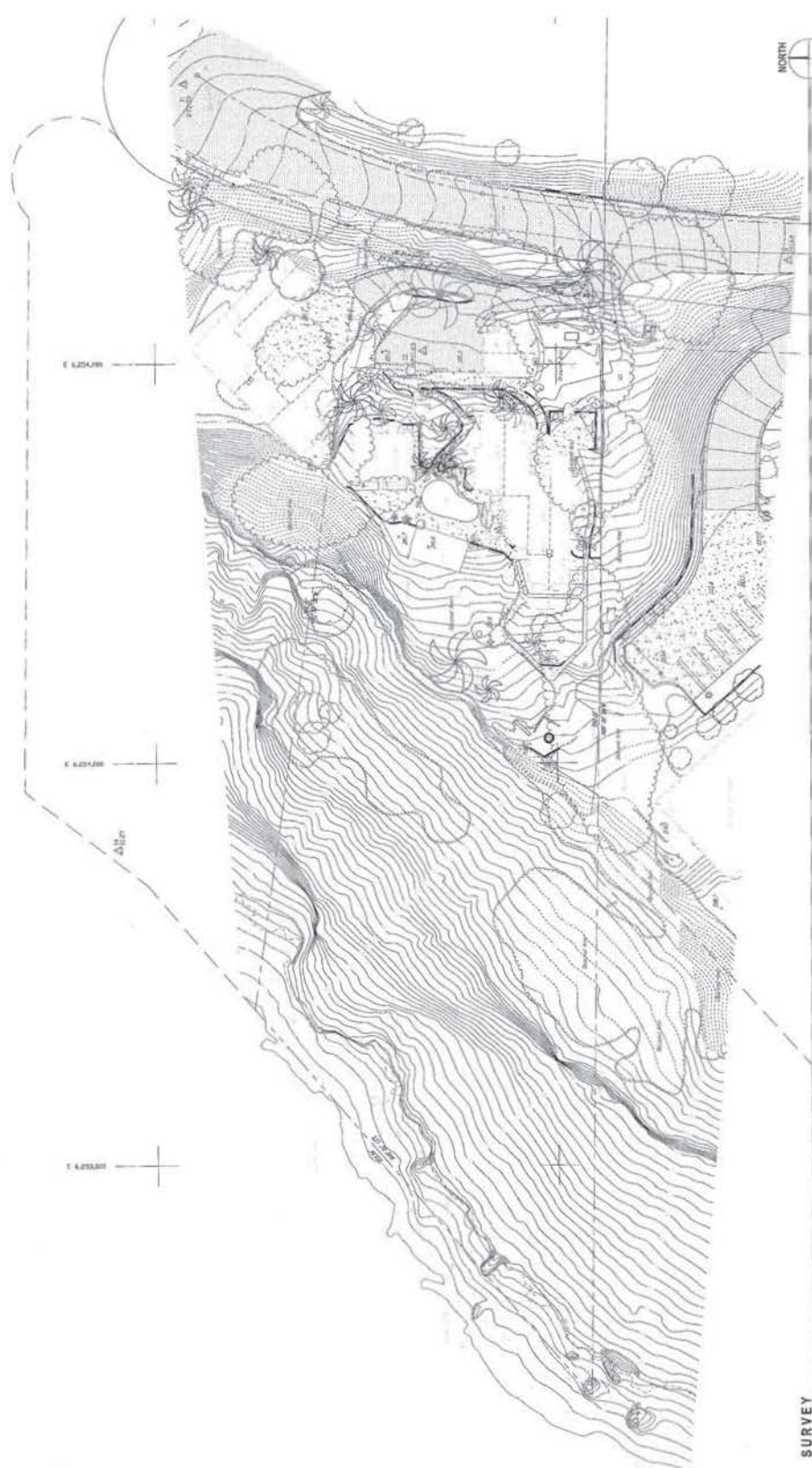
DESIGNED BY: TSI.0  
DRAWN BY: TSI.0

PROGRESS SET - NOT FOR CONSTRUCTION

OWNER: ELVA A. STUART STEDMAN LA JOLLA SHORES LANE, LLC  
ADDRESS: 1026 LA JOLLA SHORES LANE LA JOLLA, CA 92037

WALLACE E. CUNNINGHAM, INC.

SHEET NO. 10 OF 12  
 PROJECT: WALLACE E. CUNNINGHAM, INC.  
 DATE: 10/15/2011  
 SCALE: 1" = 100'  
 DRAWN BY: J. W. BROWN  
 CHECKED BY: J. W. BROWN  
 APPROVED BY: J. W. BROWN  
 PROJECT NO.: 11-001  
 CLIENT: WALLACE E. CUNNINGHAM, INC.  
 ADDRESS: 10000 WALLACE DRIVE, LA JOLLA, CA 92037



NO.	DESCRIPTION	DATE
1	PREPARED BY: WALLACE E. CUNNINGHAM, INC.	10/15/2011
2	CHECKED BY: J. W. BROWN	10/15/2011
3	APPROVED BY: J. W. BROWN	10/15/2011
4	PROJECT NO.: 11-001	
5	CLIENT: WALLACE E. CUNNINGHAM, INC.	
6	ADDRESS: 10000 WALLACE DRIVE, LA JOLLA, CA 92037	
7	DATE: 10/15/2011	
8	SCALE: 1" = 100'	
9	SHEET NO.: 10 OF 12	

SURVEY

COASTAL DEVELOPMENT PERMIT NO. \_\_\_\_\_



**DEVELOPMENT SUMMARY**

1. PROJECT NAME: \_\_\_\_\_

2. PROJECT LOCATION: \_\_\_\_\_

3. PROJECT OWNER: \_\_\_\_\_

4. PROJECT DESCRIPTION: \_\_\_\_\_

5. PROJECT AREA: \_\_\_\_\_

6. PROJECT DATE: \_\_\_\_\_

7. PROJECT NUMBER: \_\_\_\_\_

**TOPOGRAPHY**

1. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL ELEVATIONS ARE BASED ON THE MEAN SEA LEVEL DATUM.

3. ALL ELEVATIONS ARE BASED ON THE NAVY DATUM.

4. ALL ELEVATIONS ARE BASED ON THE CHESAPEAKE BAY DATUM.

**BENCHMARK**

1. ALL BENCHMARKS ARE SHOWN ON THIS PLAN.

2. ALL BENCHMARKS ARE IDENTIFIED BY A BENCHMARK SYMBOL AND A NUMBER.

3. ALL BENCHMARKS ARE IDENTIFIED BY A BENCHMARK SYMBOL AND A LETTER.

4. ALL BENCHMARKS ARE IDENTIFIED BY A BENCHMARK SYMBOL AND A NUMBER AND LETTER.

**COORDINATES**

1. ALL COORDINATES ARE SHOWN ON THIS PLAN.

2. ALL COORDINATES ARE IDENTIFIED BY A COORDINATE SYMBOL AND A NUMBER.

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**EXIST AND PROPOSED ZONE DESIGNATION**

1. ALL EXISTING ZONE DESIGNATIONS ARE SHOWN ON THIS PLAN.

2. ALL PROPOSED ZONE DESIGNATIONS ARE SHOWN ON THIS PLAN.

3. ALL EXISTING ZONE DESIGNATIONS ARE IDENTIFIED BY A ZONE DESIGNATION SYMBOL AND A NUMBER.

4. ALL PROPOSED ZONE DESIGNATIONS ARE IDENTIFIED BY A ZONE DESIGNATION SYMBOL AND A LETTER.

**ASSESSOR'S PARCEL NUMBER**

1. ALL ASSESSOR'S PARCEL NUMBERS ARE SHOWN ON THIS PLAN.

2. ALL ASSESSOR'S PARCEL NUMBERS ARE IDENTIFIED BY AN APN SYMBOL AND A NUMBER.

3. ALL ASSESSOR'S PARCEL NUMBERS ARE IDENTIFIED BY AN APN SYMBOL AND A LETTER.

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**LEGAL DESCRIPTION**

1. ALL LEGAL DESCRIPTIONS ARE SHOWN ON THIS PLAN.

2. ALL LEGAL DESCRIPTIONS ARE IDENTIFIED BY A LEGAL DESCRIPTION SYMBOL AND A NUMBER.

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**OWNER/DEVELOPER**

1. ALL OWNERS/DEVELOPERS ARE SHOWN ON THIS PLAN.

2. ALL OWNERS/DEVELOPERS ARE IDENTIFIED BY AN OWNER/DEVELOPER SYMBOL AND A NUMBER.

3. ALL OWNERS/DEVELOPERS ARE IDENTIFIED BY AN OWNER/DEVELOPER SYMBOL AND A LETTER.

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**GRADE NOTE**

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**GRADING NOTE**

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**REFERENCE DRAWINGS**

1. ALL REFERENCE DRAWINGS ARE SHOWN ON THIS PLAN.

2. ALL REFERENCE DRAWINGS ARE IDENTIFIED BY A REFERENCE DRAWING SYMBOL AND A NUMBER.

3. ALL REFERENCE DRAWINGS ARE IDENTIFIED BY A REFERENCE DRAWING SYMBOL AND A LETTER.

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**WATER SERVICE NOTE**

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**ROOF DRAIN NOTE**

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**ON-SITE UTILITY NOTE**

1. ALL ON-SITE UTILITY AREAS ARE SHOWN ON THIS PLAN.

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**VISIBILITY NOTE**

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**GRADING DATA**

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**LEGEND**

1. ALL LEGEND SYMBOLS ARE SHOWN ON THIS PLAN.

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**NEIGHBORHOOD MAP**

1. ALL NEIGHBORHOOD MAPS ARE SHOWN ON THIS PLAN.

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**CROSS-SECTION MOORETATION**

1. ALL CROSS-SECTION MOORETATION AREAS ARE SHOWN ON THIS PLAN.

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3. ALL CROSS-SECTION MOORETATION AREAS ARE IDENTIFIED BY A CROSS-SECTION MOORETATION SYMBOL AND A LETTER.

4. ALL CROSS-SECTION MOORETATION AREAS ARE IDENTIFIED BY A CROSS-SECTION MOORETATION SYMBOL AND A NUMBER AND LETTER.

**ADDITIONAL NOTES**

1. ALL ADDITIONAL NOTES ARE SHOWN ON THIS PLAN.

2. ALL ADDITIONAL NOTES ARE IDENTIFIED BY AN ADDITIONAL NOTE SYMBOL AND A NUMBER.

3. ALL ADDITIONAL NOTES ARE IDENTIFIED BY AN ADDITIONAL NOTE SYMBOL AND A LETTER.

4. ALL ADDITIONAL NOTES ARE IDENTIFIED BY AN ADDITIONAL NOTE SYMBOL AND A NUMBER AND LETTER.



**PROJECT INFORMATION**

PROJECT NO.	_____
PROJECT NAME	_____
PROJECT LOCATION	_____
PROJECT AREA	_____
PROJECT DATE	_____
PROJECT NUMBER	_____
PROJECT OWNER	_____
PROJECT DEVELOPER	_____
PROJECT ENGINEER	_____
PROJECT CHECKER	_____
PROJECT DATE	_____

**PROJECT INFORMATION**

1. ALL PROJECT INFORMATION ARE SHOWN ON THIS PLAN.

2. ALL PROJECT INFORMATION ARE IDENTIFIED BY A PROJECT INFORMATION SYMBOL AND A NUMBER.

3. ALL PROJECT INFORMATION ARE IDENTIFIED BY A PROJECT INFORMATION SYMBOL AND A LETTER.

4. ALL PROJECT INFORMATION ARE IDENTIFIED BY A PROJECT INFORMATION SYMBOL AND A NUMBER AND LETTER.

SCALE: AS SHOWN

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

FOR: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

PROJECT LOCATION \_\_\_\_\_

PROJECT AREA \_\_\_\_\_

PROJECT DATE \_\_\_\_\_

PROJECT NUMBER \_\_\_\_\_

PROJECT OWNER \_\_\_\_\_

PROJECT DEVELOPER \_\_\_\_\_

PROJECT ENGINEER \_\_\_\_\_

PROJECT CHECKER \_\_\_\_\_

PROJECT DATE \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

PROJECT LOCATION \_\_\_\_\_

PROJECT AREA \_\_\_\_\_

PROJECT DATE \_\_\_\_\_

PROJECT NUMBER \_\_\_\_\_

PROJECT OWNER \_\_\_\_\_

PROJECT DEVELOPER \_\_\_\_\_

PROJECT ENGINEER \_\_\_\_\_

PROJECT CHECKER \_\_\_\_\_

PROJECT DATE \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

PROJECT LOCATION \_\_\_\_\_

PROJECT AREA \_\_\_\_\_

PROJECT DATE \_\_\_\_\_

PROJECT NUMBER \_\_\_\_\_

PROJECT OWNER \_\_\_\_\_

PROJECT DEVELOPER \_\_\_\_\_

PROJECT ENGINEER \_\_\_\_\_

PROJECT CHECKER \_\_\_\_\_

PROJECT DATE \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

PROJECT LOCATION \_\_\_\_\_

PROJECT AREA \_\_\_\_\_

PROJECT DATE \_\_\_\_\_

WALLACE E. CUNNINGHAM, INC.

CONCEPTUAL GRADING PLAN

NO. 101111111111111111

NO. 101111111111111111

NO. 101111111111111111

NO. 101111111111111111

NO. 101111111111111111

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NO. 101111111111111111

NO. 101111111111111111





MAINTENANCE NOTES
1. ALL PLANTINGS SHALL BE MAINTAINED BY THE OWNER...

GENERAL NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION...

IRRIGATION NOTES
1. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR...

PLANTING NOTES
1. ALL PLANTINGS SHALL BE MAINTAINED BY THE OWNER...

HYDROSEED MIX
1. HYDROSEED MIX SHALL BE APPLIED TO ALL EXPOSED SOIL...

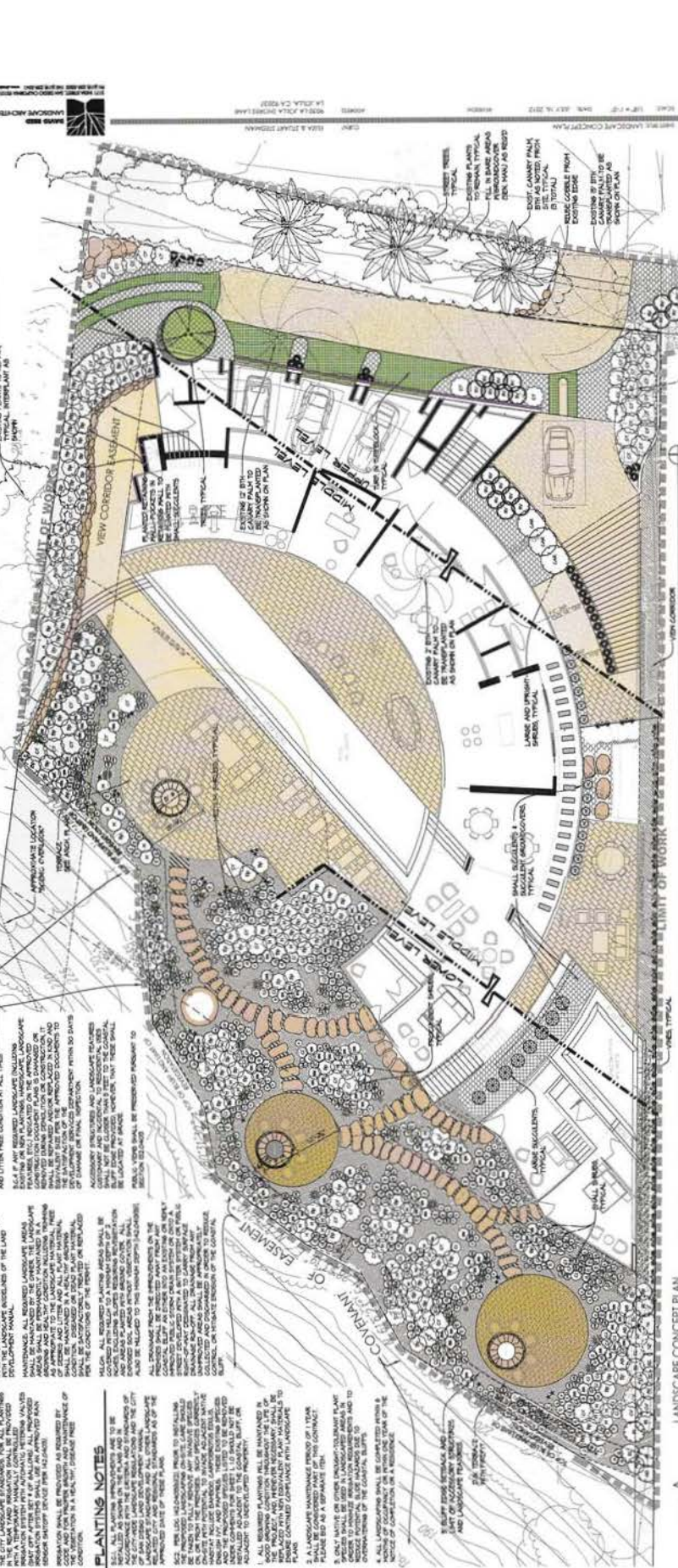
PLANTING LIST
1. PLANTING LIST SHALL BE USED TO IDENTIFY ALL PLANTINGS...

HYDROSEED MIX
1. HYDROSEED MIX SHALL BE APPLIED TO ALL EXPOSED SOIL...

PLANTING LIST
1. PLANTING LIST SHALL BE USED TO IDENTIFY ALL PLANTINGS...

HYDROSEED MIX
1. HYDROSEED MIX SHALL BE APPLIED TO ALL EXPOSED SOIL...

PLANTING LIST
1. PLANTING LIST SHALL BE USED TO IDENTIFY ALL PLANTINGS...



WALLACE E. CUNNINGHAM, INC.
1800 N. GARDEN AVENUE, SUITE 100, DENVER, CO 80202
PHONE: (303) 733-1111
WWW.WECUNNINGHAM.COM

Table with 2 columns: PLANTING LIST, HYDROSEED MIX. Lists various plant species and mix components.

Table with 2 columns: PLANTING LIST, HYDROSEED MIX. Lists various plant species and mix components.

Table with 2 columns: PLANTING LIST, HYDROSEED MIX. Lists various plant species and mix components.

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Table with 2 columns: PLANTING LIST, HYDROSEED MIX. Lists various plant species and mix components.

Table with 2 columns: PLANTING LIST, HYDROSEED MIX. Lists various plant species and mix components.

Table with 2 columns: PLANTING LIST, HYDROSEED MIX. Lists various plant species and mix components.

L1.0

DATE: 08/15/2018
SCALE: 1/8" = 1'-0"

NO BRUSH MAINTENANCE REQUIRED ON THIS LANDSCAPE SEVEN

MINIMUM TREE SEPARATION DISTANCE: 10 FEET

MINIMUM TREE SEPARATION DISTANCE: 10 FEET

MINIMUM TREE SEPARATION DISTANCE: 10 FEET

MINIMUM TREE SEPARATION DISTANCE: 10 FEET

MINIMUM TREE SEPARATION DISTANCE: 10 FEET

MINIMUM TREE SEPARATION DISTANCE: 10 FEET

MINIMUM TREE SEPARATION DISTANCE: 10 FEET



020447 BOVA & SHAWK DESIGN  
RIVERLA JOLLA ARCHITECTS  
LA JOLLA, CA 92037



VIEW ALONG SOUTH PROPERTY LINE  
(FROM FRONT)



VIEW ALONG NORTH PROPERTY LINE



VIEW FROM ALONG SOUTH PROPERTY LINE  
(PART WAY DOWN SIDE YARD)



VIEW FROM SCENIC OVERLOOK

PREPARED BY:	WALLACE E. CUNNINGHAM, INC.	SCALE:	AS SHOWN
DATE:	APRIL 10, 2013	PROJECT:	LA JOLLA BEACH HOUSE
PROJECT NAME & ADDRESS:	2455 AND CLAY STREET LA JOLLA, CA 92037	DATE:	APRIL 10, 2013
DRAWN BY:	J.P.	DATE:	APRIL 10, 2013
CHECKED BY:	J.P.	DATE:	APRIL 10, 2013
APPROVED BY:	J.P.	DATE:	APRIL 10, 2013

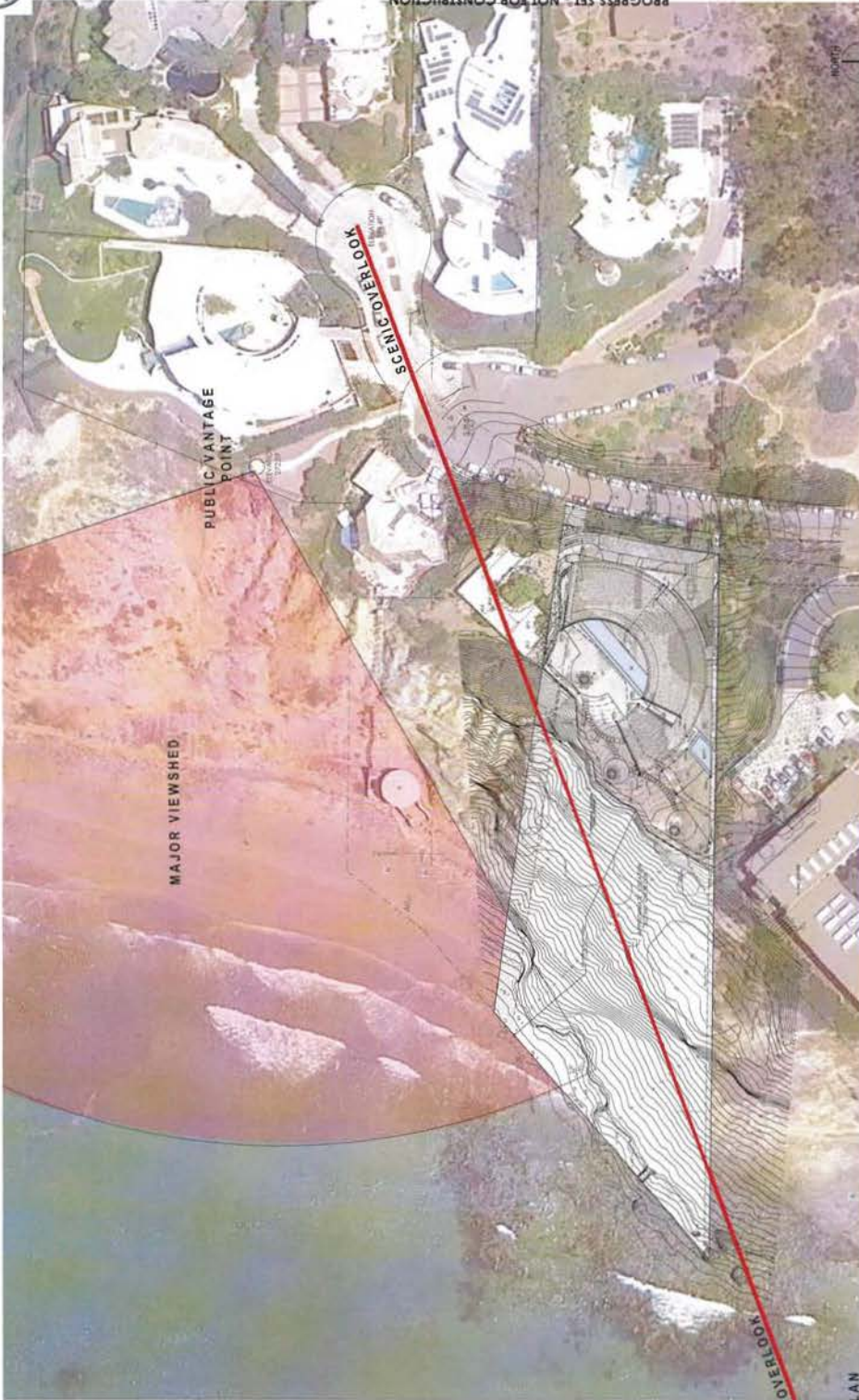
WALLACE E. CUNNINGHAM, INC. 2455 AND CLAY STREET, LA JOLLA, CA 92037  
LA JOLLA BEACH HOUSE  
P.L.L.C. WALLACE E. CUNNINGHAM, INC. ARCHITECTS  
P.L.L.C. BOVA & SHAWK DESIGN ARCHITECTS  
P.L.L.C. RIVERLA JOLLA ARCHITECTS

**L1.1**

J.P.

WALLACE E. CUNNINGHAM, INC.  
2455 AND CLAY STREET  
LA JOLLA, CA 92037  
TEL: 858.451.8200  
WWW.WECUNNINGHAM.COM



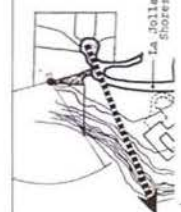


PROGRESS SET - NOT FOR CONSTRUCTION

DATE: 11/27/12  
 DRAWN: JESSICA ROBERTSON  
 CHECKED: JESSICA ROBERTSON  
 PROJECT: 15527-C

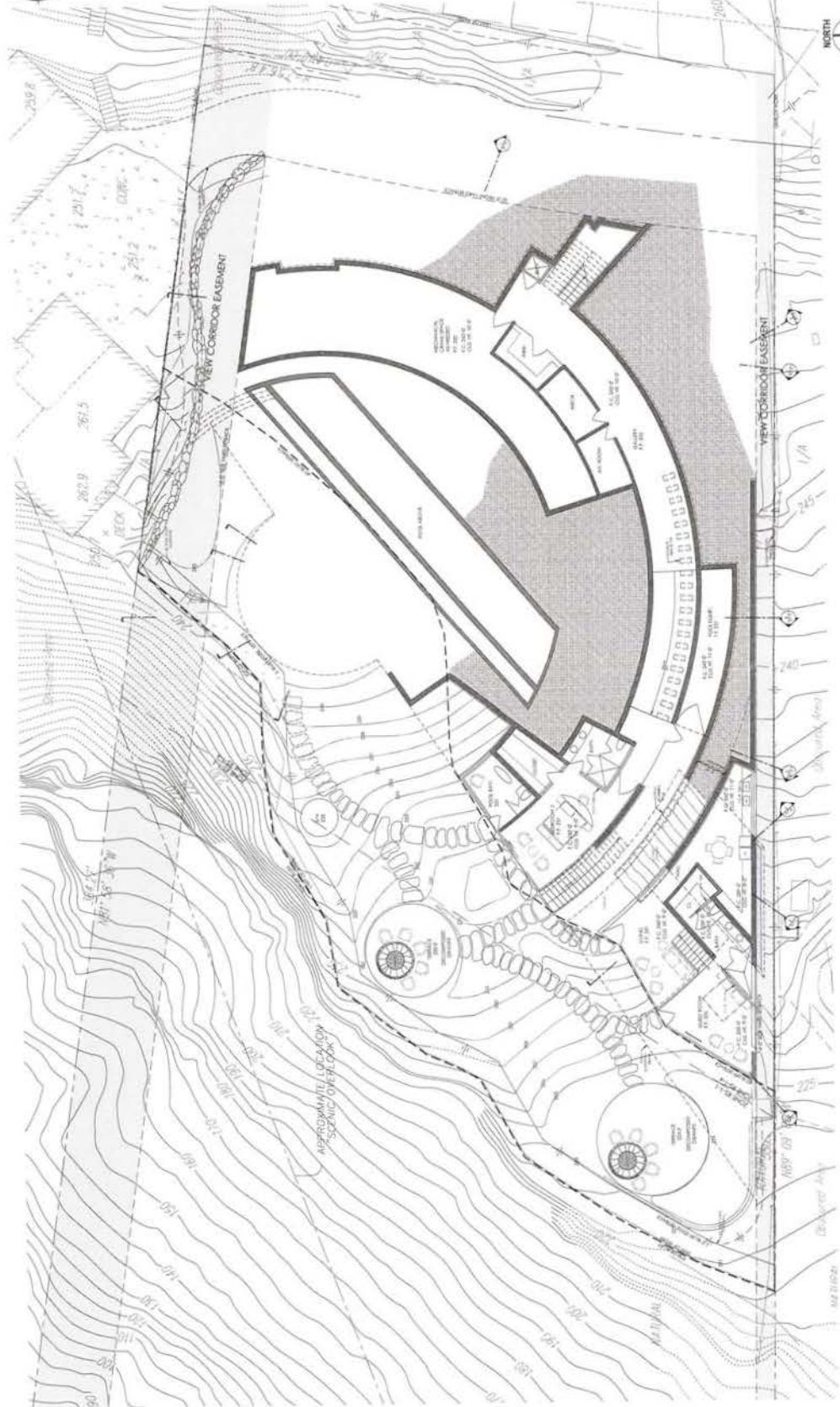
WALLACE E. CUNNINGHAM, INC.  
 15527-C  
 11/27/12  
 JESSICA ROBERTSON  
 15527-C

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/27/12
2	FOR CONSTRUCTION	11/27/12
3	FOR RECORD	11/27/12
4	FOR RECORD	11/27/12
5	FOR RECORD	11/27/12
6	FOR RECORD	11/27/12
7	FOR RECORD	11/27/12
8	FOR RECORD	11/27/12
9	FOR RECORD	11/27/12
10	FOR RECORD	11/27/12



- SITE NOTES**
1. REFER TO PLAN SHEET 15527-C FOR OVERALL SITE PLAN.
  2. PAVEMENT VIEWS FROM EXISTING ENTRANCE.
  3. PAVEMENT VIEWS FROM EXISTING DRIVE.
  4. PUBLIC VANTAGE POINT.





FLOOR PLAN - LOWER LEVEL

**NOTES**

1. THIS PROJECT SHALL COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR THE MAINTENANCE OF THE STRUCTURE FOR THE ENTIRE LIFE OF THE PROJECT.

**FINISHES**

CONCRETE	CONCRETE
PAINT	PAINT
WOOD	WOOD
GLASS	GLASS
CEILING	CEILING
FLOORING	FLOORING
WALLS	WALLS
ROOFING	ROOFING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING

**LINE TYPE LEGEND**

SOLID LINE	WALL
DASHED LINE	DOOR
DOTTED LINE	WINDOW
LONG DASH SHORT DASH	GLASS
THICK SOLID LINE	FOUNDATION
THIN SOLID LINE	PROPERTY LINE
THIN DASHED LINE	VIEW CORRIDOR EASEMENT
THIN DOTTED LINE	NEW CORRIDOR EASEMENT
THIN LONG DASH SHORT DASH	SCENIC OVERLOOK

**SYMBOLS**

CIRCLE WITH CENTER	CENTER POINT
CIRCLE WITH DIAGONAL	MECHANICAL EQUIPMENT
SQUARE WITH DIAGONAL	ELECTRICAL EQUIPMENT
TRIANGLE WITH DIAGONAL	PLUMBING EQUIPMENT
CIRCLE WITH CROSS	MECHANICAL EQUIPMENT
SQUARE WITH CROSS	ELECTRICAL EQUIPMENT
TRIANGLE WITH CROSS	PLUMBING EQUIPMENT

**MATERIALS LEGEND**

CONCRETE	CONCRETE
PAINT	PAINT
WOOD	WOOD
GLASS	GLASS
CEILING	CEILING
FLOORING	FLOORING
WALLS	WALLS
ROOFING	ROOFING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING

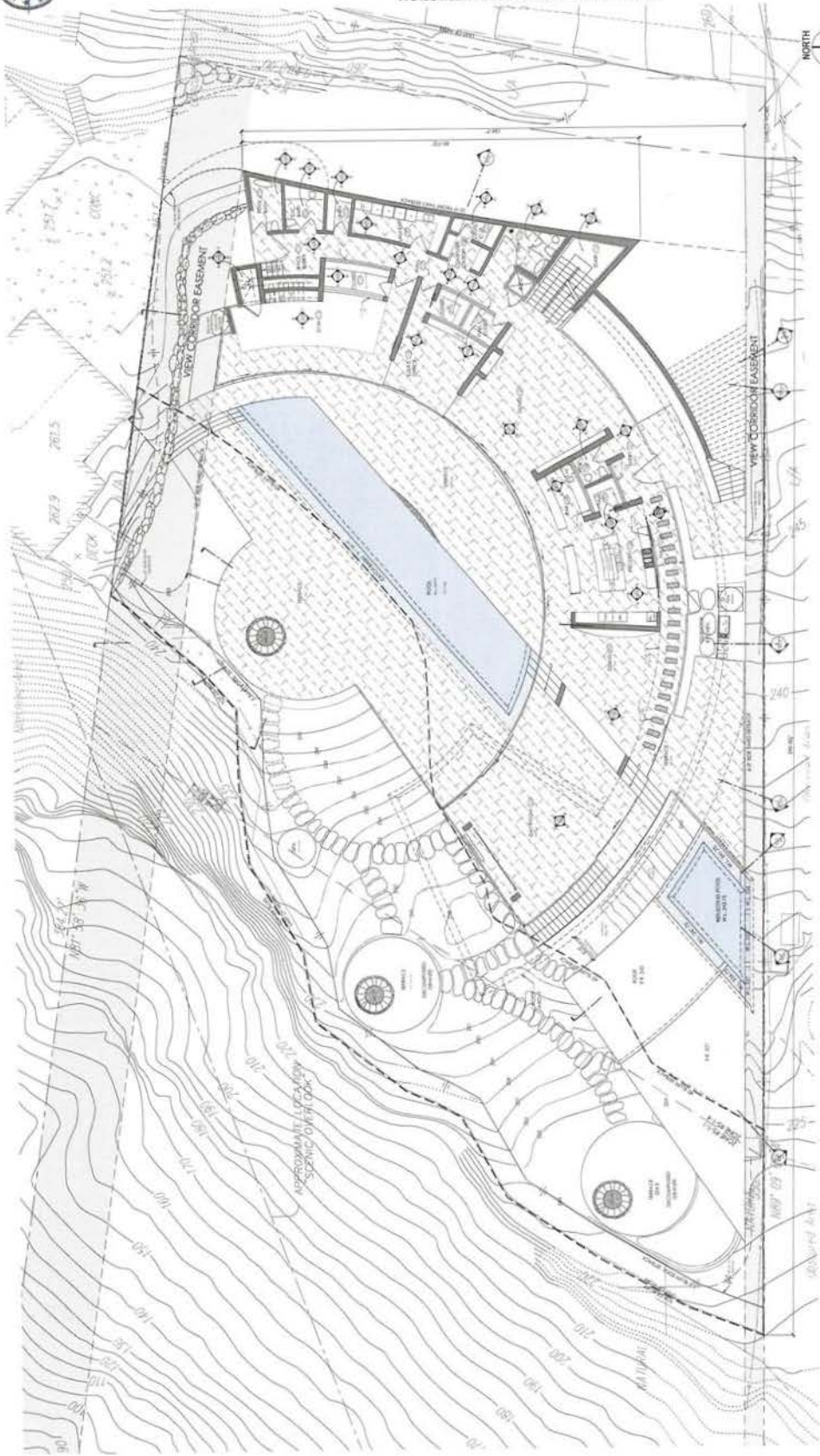
**SCALE**

1" = 10'-0"

WALLACE E. CUNNINGHAM, INC.  
 ARCHITECTS  
 1000 N. 10TH ST., SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW: WALLACEE.COM

PROGRESS SET - NOT FOR CONSTRUCTION

DATE: 10/15/2014  
 DRAWN: J. J. JONES  
 CHECKED: J. J. JONES  
 PROJECT: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202



FLOOR PLAN - MIDDLE LEVEL

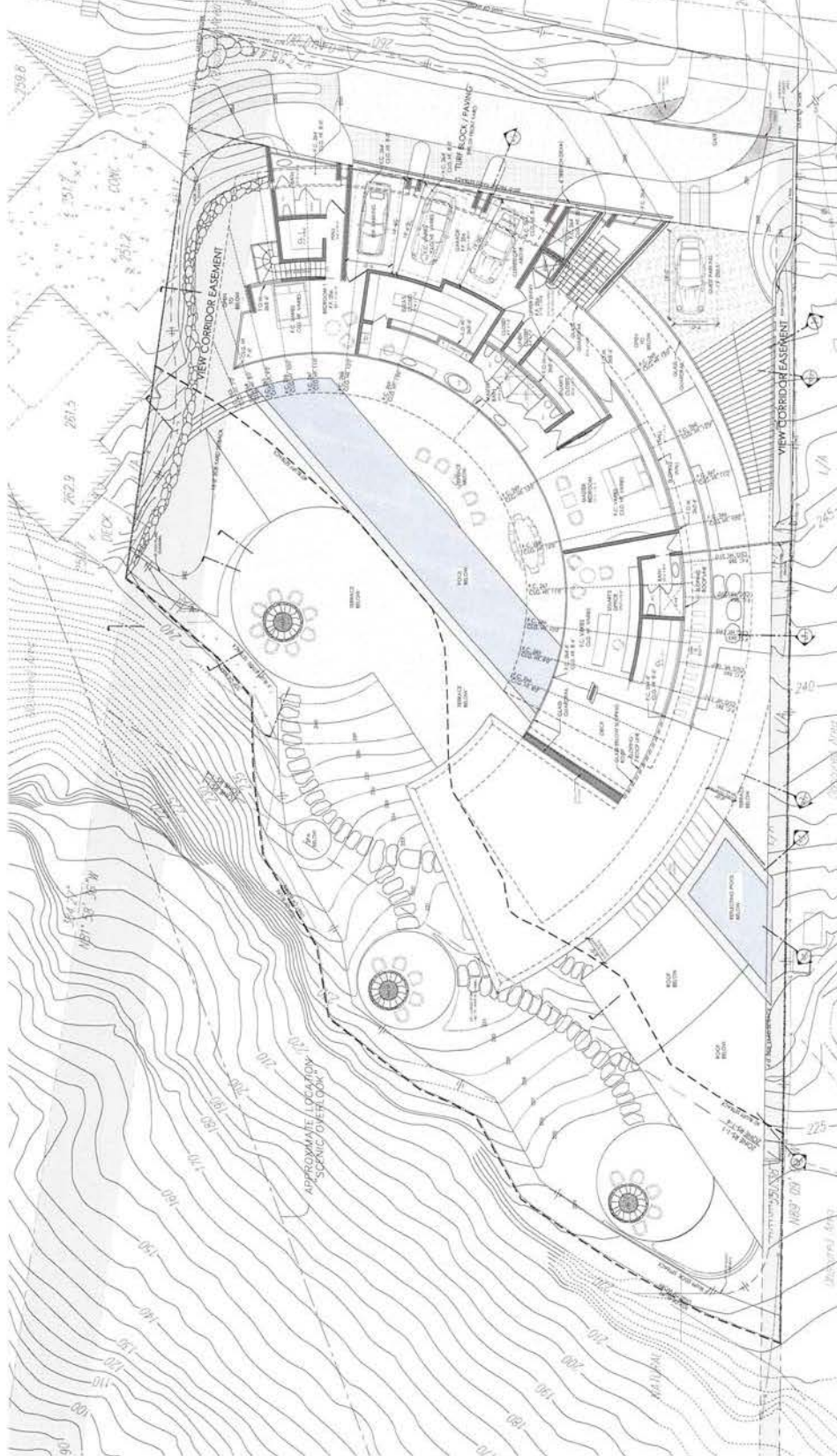
NOTES

1. THIS PROJECT SHALL COMPLY WITH THE MANUFACTURE COLOR REQUIREMENTS FOR MANUFACTURE-HOODS OF THE STRUCTURE MADE BY EXCESS BY THE

SYMBOLS	
	WINDOW TYPE 1
	WINDOW TYPE 2
	WINDOW TYPE 3
	WINDOW TYPE 4
	WINDOW TYPE 5
	WINDOW TYPE 6
	WINDOW TYPE 7
	WINDOW TYPE 8
	WINDOW TYPE 9
	WINDOW TYPE 10
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	WINDOW TYPE 92
	WINDOW TYPE 93
	WINDOW TYPE 94
	WINDOW TYPE 95
	WINDOW TYPE 96
	WINDOW TYPE 97
	WINDOW TYPE 98
	WINDOW TYPE 99
	WINDOW TYPE 100

WALLACE E. CUNNINGHAM, INC.  
 1000 LA JOLLA SHORELINE  
 LA JOLLA, CA 92037  
 PHONE: (619) 451-1212 FAX: (619) 451-1211  
 WWW: WWW.WECONSTRUCTION.COM

A3.1



WALLACE E. CUNNINGHAM, INC.  
 ARCHITECTS & PLANNERS  
 3046 E. 17th Street, Suite 100  
 Berkeley, CA 94710-1122

PROJECT NAME & ADDRESS  
 WALLACE E. CUNNINGHAM, INC.  
 14000 UNIVERSITY AVENUE  
 SAN FRANCISCO, CA 94115

SHEET NO. 54449-01  
 DATE AUGUST 2011  
 SCALE: 1/4" = 1'-0"

DRAWN BY: JACOB WILSON  
 CHECKED BY: WALLACE E. CUNNINGHAM

DATE: 08/11/11  
 PROJECT: WALLACE E. CUNNINGHAM, INC.  
 SHEET: 54449-01

PROJECT: WALLACE E. CUNNINGHAM, INC.  
 SHEET: 54449-01

**PROPOSED:**  
 WALLACE E. CUNNINGHAM, INC.  
 PROJECT NO. 54449  
 SHEET NO. 54449-01  
 PROJECT NAME & ADDRESS  
 WALLACE E. CUNNINGHAM, INC.  
 14000 UNIVERSITY AVENUE  
 SAN FRANCISCO, CA 94115  
 SHEET TITLE: FLOOR PLAN UPPER LEVEL  
 A3.2  
 21 11

**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	GRAVEL
(Circle with cross-hatch)	CONCRETE
(Circle with diagonal lines)	WOOD BLOCK
(Circle with vertical lines)	WOOD SLUDDING
(Circle with horizontal lines)	GLAZING
(Circle with diagonal lines)	SECURITY SCREENING
(Circle with diagonal lines)	SCREEN PANEL

**MATERIAL LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	GRAVEL
(Circle with cross-hatch)	CONCRETE
(Circle with diagonal lines)	WOOD BLOCK
(Circle with vertical lines)	WOOD SLUDDING
(Circle with horizontal lines)	GLAZING
(Circle with diagonal lines)	SECURITY SCREENING
(Circle with diagonal lines)	SCREEN PANEL

**LINE STYLE LEGEND**

LINE STYLE	DESCRIPTION
(Solid line)	STRUCTURE
(Dashed line)	PROPERTY LINE
(Dotted line)	VIEW CORRIDOR EASEMENT
(Long-dashed line)	SCENIC OVERLOOK
(Short-dashed line)	CONSTRUCTION
(Dash-dot line)	EXISTING FINISH
(Thin solid line)	PROPERTY LINE
(Thin dashed line)	VIEW CORRIDOR EASEMENT
(Thin dotted line)	SCENIC OVERLOOK
(Thin long-dashed line)	CONSTRUCTION
(Thin short-dashed line)	EXISTING FINISH

**FINISH LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	GRAVEL
(Circle with cross-hatch)	CONCRETE
(Circle with diagonal lines)	WOOD BLOCK
(Circle with vertical lines)	WOOD SLUDDING
(Circle with horizontal lines)	GLAZING
(Circle with diagonal lines)	SECURITY SCREENING
(Circle with diagonal lines)	SCREEN PANEL

**FINISH LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	GRAVEL
(Circle with cross-hatch)	CONCRETE
(Circle with diagonal lines)	WOOD BLOCK
(Circle with vertical lines)	WOOD SLUDDING
(Circle with horizontal lines)	GLAZING
(Circle with diagonal lines)	SECURITY SCREENING
(Circle with diagonal lines)	SCREEN PANEL

**FINISH LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	GRAVEL
(Circle with cross-hatch)	CONCRETE
(Circle with diagonal lines)	WOOD BLOCK
(Circle with vertical lines)	WOOD SLUDDING
(Circle with horizontal lines)	GLAZING
(Circle with diagonal lines)	SECURITY SCREENING
(Circle with diagonal lines)	SCREEN PANEL

**FINISH LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	GRAVEL
(Circle with cross-hatch)	CONCRETE
(Circle with diagonal lines)	WOOD BLOCK
(Circle with vertical lines)	WOOD SLUDDING
(Circle with horizontal lines)	GLAZING
(Circle with diagonal lines)	SECURITY SCREENING
(Circle with diagonal lines)	SCREEN PANEL

**FINISH LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	GRAVEL
(Circle with cross-hatch)	CONCRETE
(Circle with diagonal lines)	WOOD BLOCK
(Circle with vertical lines)	WOOD SLUDDING
(Circle with horizontal lines)	GLAZING
(Circle with diagonal lines)	SECURITY SCREENING
(Circle with diagonal lines)	SCREEN PANEL

**FINISH LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	GRAVEL
(Circle with cross-hatch)	CONCRETE
(Circle with diagonal lines)	WOOD BLOCK
(Circle with vertical lines)	WOOD SLUDDING
(Circle with horizontal lines)	GLAZING
(Circle with diagonal lines)	SECURITY SCREENING
(Circle with diagonal lines)	SCREEN PANEL

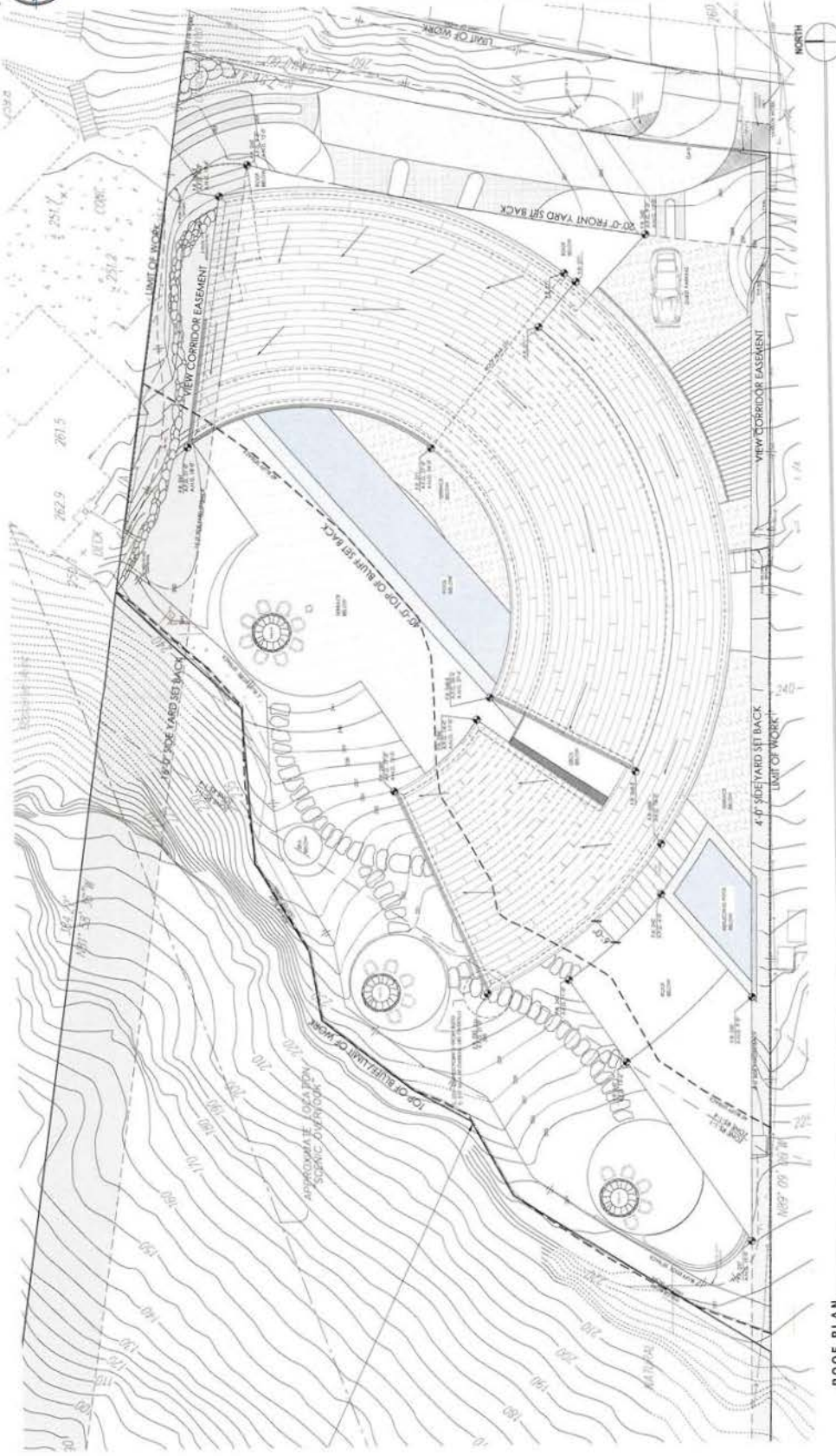
**NOTES**  
 1. SEE PROJECT FLOOR PLANS FOR ALL FINISH SCHEDULE REQUIREMENTS  
 FOR MAXIMUM HEIGHT OF THE FINISH AND EXCEEDS 20 FEET.

FLOOR PLAN - UPPER LEVEL



PROGRESS SET - NOT FOR CONSTRUCTION

ROOF PLAN



NOTES

1. THE PROJECT SHALL COMPLY WITH THE AMERICAN CODE REQUIREMENTS FOR AN ADAPTABLE DESIGN OF THE STRUCTURE AS SET FORTH IN SECTION 9.01.01.

SYMBOLS LEGEND

	ROOF HATCH
	VERTICAL HATCH
	HORIZONTAL HATCH
	DIAGONAL HATCH
	CROSS-HATCH
	GRAVEL
	ROOF LIGHT
	ROOF MECHANICAL ROOM
	ROOF MECHANICAL CURTAIN WALL
	ROOF MECHANICAL CURTAIN WALL
	ROOF MECHANICAL CURTAIN WALL

SEAL TYPES LEGEND

	REINFORCED CONCRETE
	MASSIVE CONCRETE
	MASSIVE CONCRETE
	MASSIVE CONCRETE
	MASSIVE CONCRETE
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	MASSIVE CONCRETE
	MASSIVE CONCRETE

3/4" SIZES LEGEND

	REINFORCED CONCRETE
	MASSIVE CONCRETE
	MASSIVE CONCRETE
	MASSIVE CONCRETE
	MASSIVE CONCRETE
	MASSIVE CONCRETE
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	MASSIVE CONCRETE

MATERIALS LEGEND

	REINFORCED CONCRETE
	MASSIVE CONCRETE
	MASSIVE CONCRETE
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	MASSIVE CONCRETE
	MASSIVE CONCRETE
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	MASSIVE CONCRETE

PROJECT

PROJECT:	WALLACE E. CUNNINGHAM, INC.
DATE:	11/15/2017
SCALE:	AS SHOWN
PROJECT NO.:	17-0000
CLIENT:	WALLACE E. CUNNINGHAM, INC.
PROJECT NO.:	17-0000
PROJECT NO.:	17-0000
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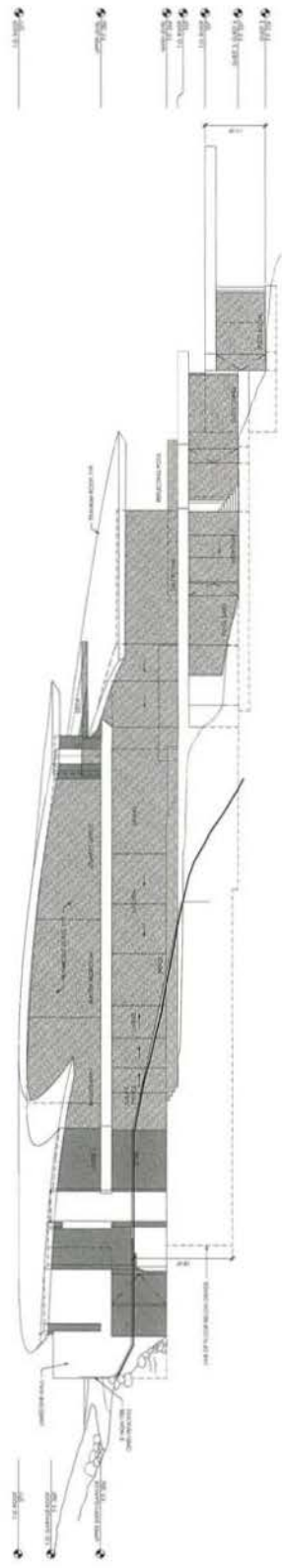
PROJECT NO. 17-0000



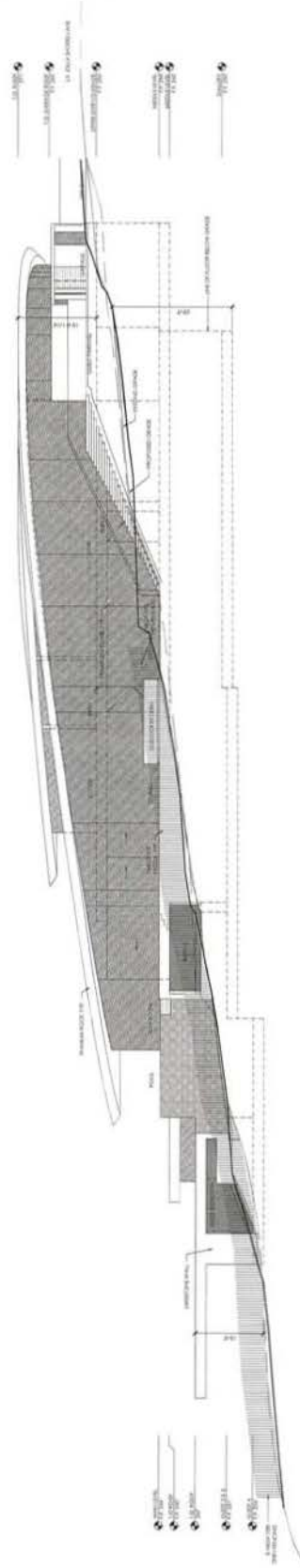
PROGRESS SET - NOT FOR CONSTRUCTION

WALLACE E. CUNNINGHAM, INC.  
 1500 W. BEVERLY  
 SUITE 100  
 WEST HOLLYWOOD, CA 90240  
 TEL: (310) 318-3333  
 FAX: (310) 318-3333  
 WWW.WECUNNINGHAM.COM  
 DATE: 08/11/11  
 SHEET: A6.0 OF 12

A 6.0



NORTH ELEVATION



SOUTH ELEVATION

NO.	DATE	DESCRIPTION
01	08/11/11	ISSUED FOR PERMITS
02	08/11/11	REVISED PER COMMENTS
03	08/11/11	REVISED PER COMMENTS
04	08/11/11	REVISED PER COMMENTS
05	08/11/11	REVISED PER COMMENTS
06	08/11/11	REVISED PER COMMENTS
07	08/11/11	REVISED PER COMMENTS
08	08/11/11	REVISED PER COMMENTS
09	08/11/11	REVISED PER COMMENTS
10	08/11/11	REVISED PER COMMENTS
11	08/11/11	REVISED PER COMMENTS
12	08/11/11	REVISED PER COMMENTS
13	08/11/11	REVISED PER COMMENTS
14	08/11/11	REVISED PER COMMENTS
15	08/11/11	REVISED PER COMMENTS
16	08/11/11	REVISED PER COMMENTS
17	08/11/11	REVISED PER COMMENTS
18	08/11/11	REVISED PER COMMENTS
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A6.0



PROGRESS SET - NOT FOR CONSTRUCTION

DATE: 10/18/11  
 SCALE: 1/8" = 1'-0"  
 SHEET: 14-1  
 PROJECT: LA 2010A-012345-001  
 CLIENT: WALLACE E. CUNNINGHAM, INC.

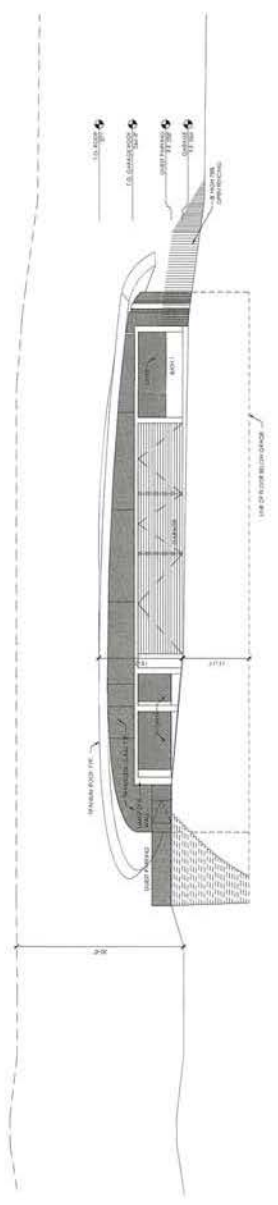
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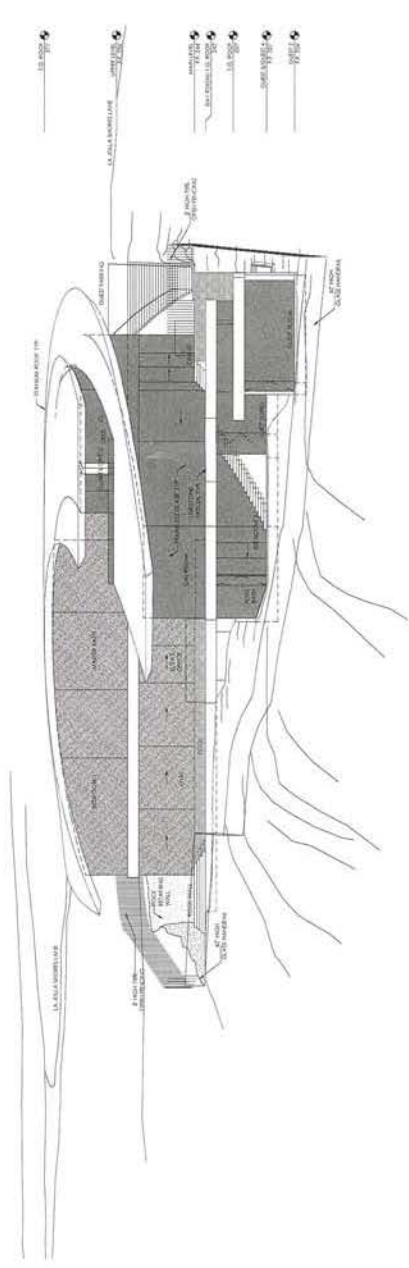
**Wallace E. Cunningham, Inc.**  
 10155 E. 12th Ave., Suite 200  
 Denver, CO 80231  
 Phone: 303.755.5400  
 Fax: 303.755.5401  
 Website: www.wecunningham.com

**Project:** LA 2010A-012345-001  
**Client:** WALLACE E. CUNNINGHAM, INC.  
**Design:** WALLACE E. CUNNINGHAM, INC.  
**Scale:** 1/8" = 1'-0"  
**Date:** 10/18/11

**Sheet No.:** A6.1  
**Sheet Title:** EAST ELEVATION



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



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



PROJECT: BUDA & STUART STADIUM AND AQUA MARKET LAND, LLC  
 ADDRESS: 8000 LA JOLLA SHORES LANE  
 LA JOLLA, CA 92037  
 SHEET NO.: 015-V-01  
 DATE: AUGUST 1, 2011  
 REVISION:  
 SCALE: 1/8" = 1'-0"

WALLACE E. CUNNINGHAM, INC.  
 ARCHITECTS  
 10000 SANDHILL DRIVE  
 SAN DIEGO, CA 92131  
 TEL: 619-594-1000  
 FAX: 619-594-1001  
 WWW.WECUNNINGHAM.COM



**NORTHWEST ELEVATION**  
 Scale: 1/8" = 1'-0"

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PROJECT NO. **A6.2**  
 SHEET NO. **015-V-01**



WALLACE E. CUNNINGHAM, INC.  
 10001 LA JOLLA SHORES LANE  
 SAN DIEGO, CA 92121  
 PHONE: (619) 451-1111  
 FAX: (619) 451-1112  
 WWW: WWW.WECUNNINGHAM.COM

PROJECT: LA JOLLA SHORES LANE  
 SHEET: 501-101-01  
 DATE: AUGUST 1, 2011  
 REVISION:

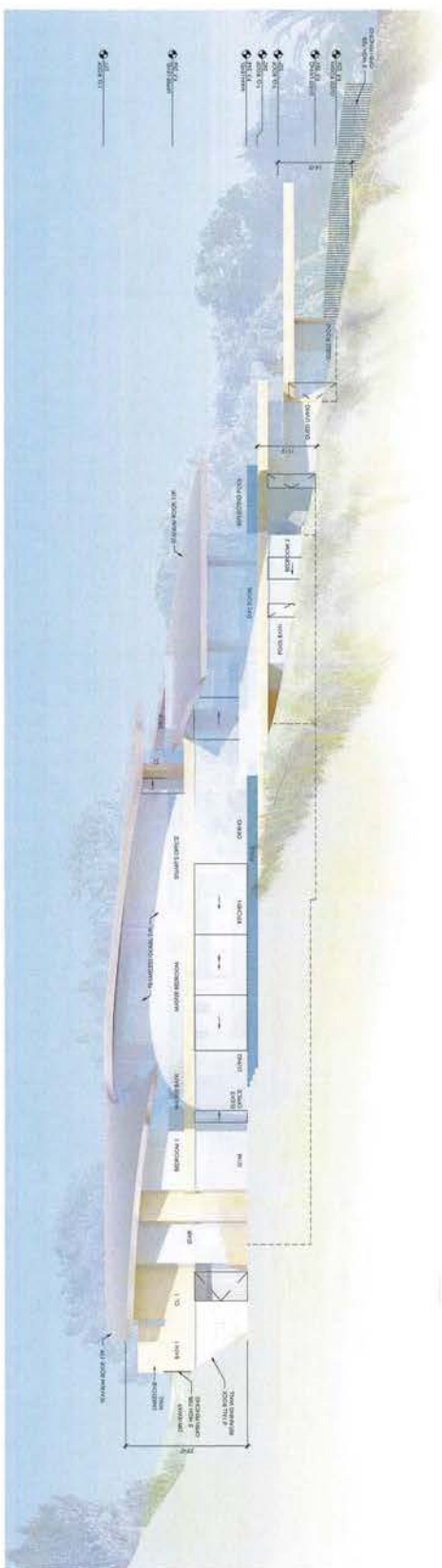
CLIENT: GDA & STUART DESIGN/LA JOLLA SHORES LANE, LLC  
 ADDRESS: 10001 LA JOLLA SHORES LANE  
 ADDRESS: LA JOLLA, CA 92037

CONTRACT: 10001 LA JOLLA SHORES LANE  
 SHEET: 501-101-01

PROGRESS SET - NOT FOR CONSTRUCTION

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NORTH ELEVATION - CUTAWAY

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A6.3

WALLACE E. CUNNINGHAM, INC.



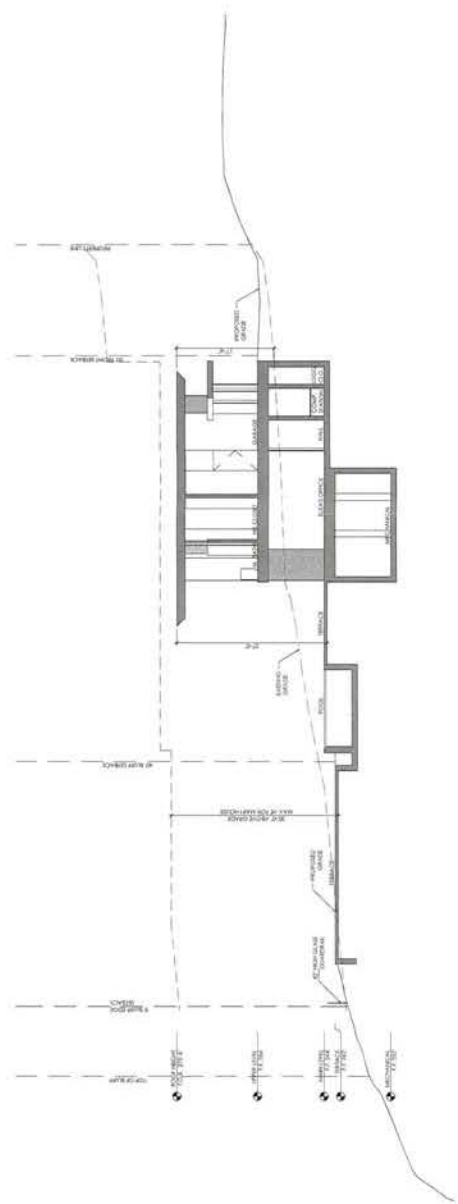


WALLACE E. CUNNINGHAM, INC.  
 10000 WILSON AVENUE, SUITE 100  
 VAN NUYS, CALIFORNIA 91411  
 WALLACE E. CUNNINGHAM, INC.  
 10000 WILSON AVENUE, SUITE 100  
 VAN NUYS, CALIFORNIA 91411  
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 VAN NUYS, CALIFORNIA 91411

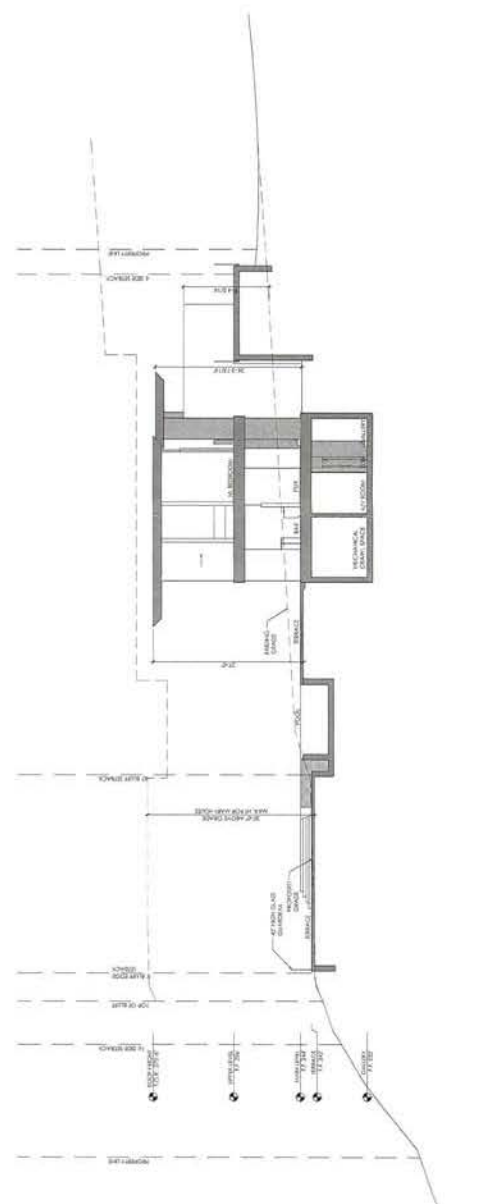
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 SCALE: [REDACTED]

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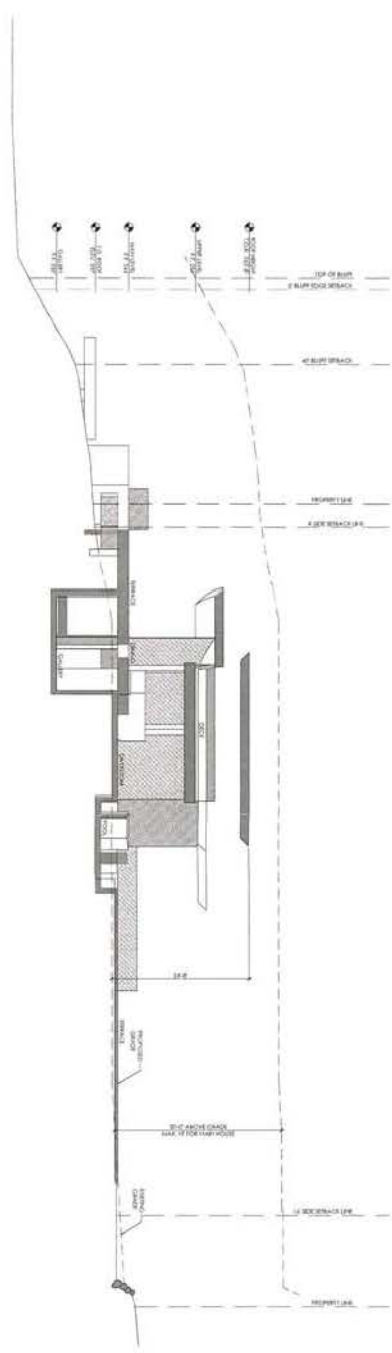
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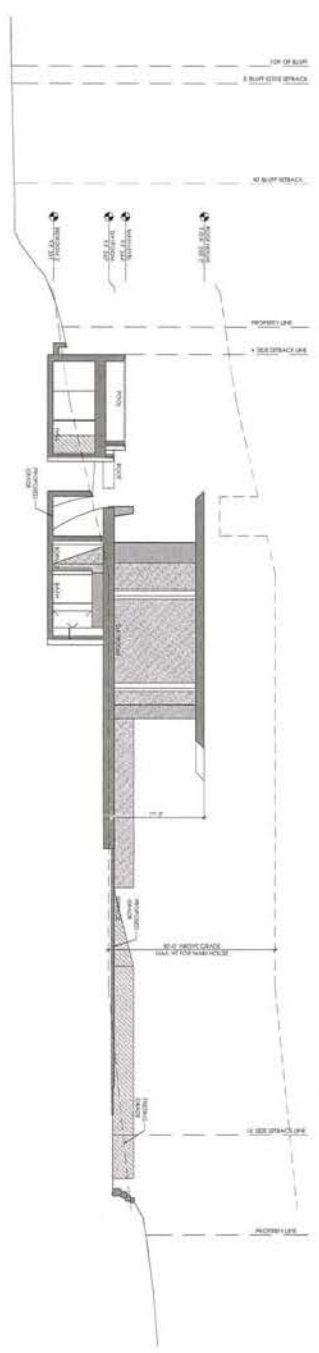
SECTION 1  
 SCALE: 1/8" = 1'-0"



SECTION 2  
 SCALE: 1/8" = 1'-0"



SECTION 3



SECTION 4

PROJECT:	WALLACE E. CUNNINGHAM, INC.
OWNER:	WALLACE E. CUNNINGHAM, INC.
DATE:	10/15/11
SCALE:	AS SHOWN
PROJECT NO.:	11-0000
DATE:	10/15/11
PROJECT:	SECTION 3
DATE:	10/15/11
PROJECT:	SECTION 4
DATE:	10/15/11

PROGRESS SET - NOT FOR CONSTRUCTION

WALLACE E. CUNNINGHAM, INC.  
 1000 LA JOLLA INCHES LANE  
 LA JOLLA, CA 92037  
 TEL: 619.434.1111  
 FAX: 619.434.1112  
 WWW.WECUNNINGHAM.COM

DATE: 10/15/11 DATE: AUGUST 1, 2011 REVISION: OWNER: LISA & STUART STEEDMAN CA JOLLA INCORPORATED, LLC ADDRESS: 9050 LA JOLLA INCHES LANE LA JOLLA, CA 92037

A 7.1



HERRERA BUILDING DESIGN  
 1800 W. 20TH STREET  
 LOS ANGELES, CA 90048  
 PHONE: (213) 479-8000  
 FAX: (213) 479-8001  
 WWW: www.herrera.com

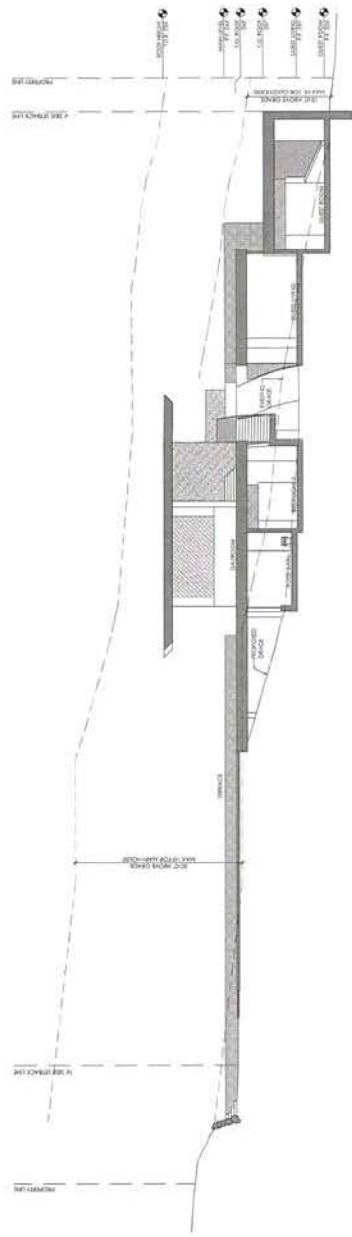
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 BY: JET  
 CHECKED: JET  
 PROJECT: 11-1101-1101

CLIENT: JETA & JETA ESTIMATING & PROJECT MANAGEMENT, LLC  
 ADDRESS: 20216 WILSON AVENUE  
 LA JOLLA, CA 92037

PROGRESS SET - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	12/15/11	ISSUED FOR PERMITS
2	12/15/11	ISSUED FOR PERMITS
3	12/15/11	ISSUED FOR PERMITS
4	12/15/11	ISSUED FOR PERMITS
5	12/15/11	ISSUED FOR PERMITS
6	12/15/11	ISSUED FOR PERMITS
7	12/15/11	ISSUED FOR PERMITS
8	12/15/11	ISSUED FOR PERMITS
9	12/15/11	ISSUED FOR PERMITS
10	12/15/11	ISSUED FOR PERMITS

PROJECT:	11-1101-1101
OWNER:	JETA & JETA ESTIMATING & PROJECT MANAGEMENT, LLC
PROJECT NAME:	11-1101-1101
PROJECT ADDRESS:	20216 WILSON AVENUE LA JOLLA, CA 92037
DATE:	12/15/11
DRAWN BY:	JET
CHECKED BY:	JET
SCALE:	AS SHOWN
SHEET NO.:	SECTION
PROJECT:	A7.2
SHEET NO.:	SECTION



SECTION 5  
 SCALE: 1/8"=1'-0"



SECTION 6  
 SCALE: 1/8"=1'-0"

RESOLUTION NUMBER HO-XXXX-1  
ADOPTED ON DECEMBER 5, 2012

WHEREAS, on August 30, 2011, Guy West submitted an application to Development Services Department for a Coastal Development Permit and a Site Development Permit (SDP), for the Stedman Residence project; and

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

WHEREAS, the issue was heard by the Hearing Officer on DECEMBER 5, 2012; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the Hearing Officer to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 253561 (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 No. 253561

By: \_\_\_\_\_  
Jeannette Temple

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

**EXHIBIT A**

## MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP)  
PROJECT NO. 253561

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. 253561 shall be made conditions of COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are 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 Biologist*

*Qualified Archaeologist*

*Qualified Native American Monitor*

*Qualified Paleontologist*

**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) 253561, 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**

*[List all and only project specific required verification documents and related inspections table below]*

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals/ Notes</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction Meeting
Archaeology	Archaeology Reports	Archaeology Site Observation
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Report	Biology/Habitat Revegetation Inspection
Biology	Land Use Adjacency Guidelines	Land Use Adjacency Issue Site Observations
Paleontology	Paleontology Reports	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****BIOLOGICAL RESOURCES****Requirements for Land in Proximity to Biological Resources****Preconstruction Measures**

1. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD of Entitlements verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (A through D):
  - A. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD of Entitlements stating that a qualified Biologist, as defined in the City of San Diego Biological Review References (BRR), has been retained to monitor construction operations.
  - B. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist names and of all persons involved in the Biological Monitoring of the project, if changed and/or not provided in the first letter.
  - C. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant salvage/ relocation requirements and timing (i.e. per coastal cactus wren requirements etc.), avian or other wildlife (including USFWS protocol) surveys, impact avoidance areas or other such information/plans are completed and are placed on the construction plans and approved by City MMC.
  - D. The qualified biologist (project biologist) shall attend the first preconstruction meeting and arrange to perform any measures site specific fauna/flora surveys/salvage.

**Construction Measures**

1. The project biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (i.e. explain flag system for removal or retention, limit vegetation removal/demolition areas to fall only outside of sensitive biological areas).
2. As determined at the Precon Meeting, the qualified project biologist shall supervise the installation of the limit of work fence (per approved Exhibit A) to protect biological resources and during construction be on-site to prevent/note any new disturbances to habitat, flora, and/or fauna onsite. The biologist shall perform pregrading bird surveys; flag biological resources such as plant specimens etc. for avoidance during access (as appropriate). In the event of a positive bird nest survey, the biologist shall delay construction and notify City MMC to accommodate additional mitigation as needed/required.
3. All construction (including staging areas) shall be restricted to areas previously developed as shown on the aerial photo above (bare earth areas and dirt roads). The project biologist

shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys.

**Post Construction Measures**

1. Prior to the release of the construction bond, the project biologist shall submit a letter report to the ADD of Entitlements that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Development Code, to the satisfaction of the City ADD.
2. The Principal Qualified Biologist (PQB) shall submit two copies of the Final Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring.
3. The PQB shall submit any required revised Report to MMC (with a copy to the Resident Engineering (RE)) for approval within 30 days.
4. MMC will provide written acceptance to the PQB and RE of the approved report.

**Nesting Bird Mitigation (General) – Ensure Prior to Permit Issuance (Entitlements Division Plan Check)**

1. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. February 1-September 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.
  - A. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.
  - B. If no nesting birds are detected per "A" above, mitigation under "A" is not required.

**Species Specific Mitigation (Required to meet MSCP Subarea Plan Conditions of Coverage) Mitigation for Potential Impacts to California Gnatcatcher**

1. Prior to the issuance of any grading or construction permit and/or prior to the preconstruction meeting), the ADD (or appointed designee) shall verify that the Multi-

Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans: NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, WHICH EFFECT THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER WHOSE TERRITORY IS WHOLLY WITHIN/OR PARTIALLY WITHIN A MHPA AREA, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
  - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
  - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING\* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

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

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED IN PROJECT AREA MHPA'S DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

**Revegetation-Ensure Prior to Permit Issuance (Entitlements Division Plan Check)**

**Prior to Permit Issuance the Permit Holder shall:**

1. Direct the Qualified Project Biologist (QPB) to identify and adequately document all pertinent information from the approved conceptual revegetation plan including program goals and requirements shown on Exhibit A which include landscape construction documents (LCDs) and submit permit level construction plans to the City's Development Services Review Sections (Environmental, Landscape, Permits, etc.) Approval from MSCP Staff may also be required in this case. Information shall include but not be limited to: each type of habitat, specific species removal and replacement plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat (show and identify existing vegetation to remain), erosion and sediment control, performance/success criteria, inspection schedule, document submittals, contingency bonding, reporting schedule, tables, graphics, notes, and conformance check with the approved "Exhibit A" documentation associated with the Discretionary permit.
2. Direct the QPB to provide, on the LCD, a table showing types of each habitat impacted and how it is to be restored and or enhanced along with the corresponding acreage and/or total number of plants being replaced as well as specific success criteria for each type of habitat and each reporting period
3. Direct the QPB to ensure the LCD includes comprehensive notes addressing the 120 day Plant Establishment Period (PEP) and the 24 Month Monitoring Revegetation Period (which occurs after PEP) is accepted by the City. Notes shall also address and provide recommendations for the ongoing maintenance requirements (after final acceptance of the LTMMP by the City).
4. Direct the QPB to ensure the LCD includes a note requiring the Permit Holder to enter into a bonded Biological Mitigation Agreement to assure success of the revegetation during the LTMMP. This may not be necessary when the construction permit that has an associated performance bond that is active and has included the revegetation and monitoring costs in their entirety within it and adequately assures success of the revegetation program to the satisfaction of MMC.

**Prior to Start of Construction the Permit Holder shall hold a Preconstruction Meeting (Pre Con) and shall:**

1. Direct the QPB to attend the Pre con Meeting (refer to Requirements for Land in Proximity to Biological Resources above for additional information)

**During Construction the Permit Holder shall have a Project Biologist Present During Construction/Grading/Excavation/Planting/Irrigation and shall:**

1. Direct the QPB to supervise the placement of the orange construction fence (refer to Requirements for Land in Proximity to Biological Resources above for additional information)

**During Plant Installation the Permit Holder shall:**

1. Direct the QPB to ensure that all clearing, grubbing, grading, contouring, excavation, trenching, installation of plant materials, and any necessary actions required during installation are done per the approved LCD.
2. Direct the QPB to review the mitigation area and assess completion of the installation and submit a letter report to Permit Holder who then submits it to RE/MMC requesting the Plant Installation Inspection. RE/MMC will review the report and schedule the inspection (walk thru). Upon completion of the Plant Installation Inspection, including all punch list items, MMC will provide written acceptance of plant installation to the RE and Permit Holder.
3. Direct the QPB to begin the 120 Plant Establishment Period (PEP) monitoring.

**During the 120 Day Plant Establishment Period (PEP) the Permit Holder shall:**

1. Direct the QPB to ensure that all maintenance and/ or remedial activities required during the 120 day PEP are done per approved LCD/BCME.
2. Direct the QPB to supervise the maintenance and be responsible for the monitoring of the revegetation mitigation area for a minimum of 120 Days. Maintenance visits shall be conducted on a weekly basis throughout the PEP, unless otherwise noted in the MMRP and/or LCD/BCME.
3. Direct the QPB to review the mitigation area and assess completion of the PEP and submit a report to the Permit Holder who will then submit the report to RE/MMC requesting the PEP inspection. RE/MMC will review the report and schedule the inspection (walk thru). Upon completion of the PEP inspection, including all punch list items, MMC will provide written acceptance of the PEP to the RE and PERMIT HOLDER.
4. Direct the QPB to begin the 25-Month, Long Term Maintenance and Monitoring Period (LTMMP).

**During Post Construction the Permit Holder shall conduct a 25-Month, Long Term Maintenance and Monitoring Period (LTMMP) and shall:**

1. Direct the QPB to ensure the required LTMMP activities and reporting shall include all items and performance standards described in the LCD/BCME.
2. Direct the QPB to evaluate the Revegetation effort both qualitatively and quantitatively to determine compliance with the performance standards identified on the LCD/BCME.

3. Direct the QPB to supervise the removal of the temporary irrigation system and construction BMPs and to verify this in writing on the final post-construction phase CSV.

**During Post Construction the Permit Holder shall submit Progress and Annual Monitoring Reports and shall:**

1. Direct the QPB to submit Annual Reports summarizing the results of each progress report including quantitative monitoring results and photographs taken from permanent viewpoints shall be submitted to MMC for review and approval within 30 days following that phase of required monitoring. A request for inspection shall accompany each annual report. After reviewing each report, MMC will schedule the inspection.

**During Post Construction the Permit Holder shall submit a Final Monitoring Report and shall:**

1. Direct the QPB to evaluate success of the mitigation effort and prepare a Final Monitoring Report upon achievement of the 25 month performance/success criteria.
2. Direct the QPB to submit the Final Monitoring Report and any outside agency reports to the RE/MMC for review and approval. A request for a final inspection shall also be submitted at this time. After review of the report RE/MMC will schedule the Final Inspection.
3. Direct the QPB to coordinate the final acceptance of the Revegetation Project. If at the end of the 25-months any of the revegetated/restored area fails to meet the project's final success criteria, the Permit Holder must consult with RE/MMC to resolve the situation.
4. It is the responsibility of the Permit Holder to understand that failure of any significant portion of the revegetation area may result in implementation of the contingency/remediation requirements to replace or renegotiate for failing portion(s) of the site and/or extend the establishment/maintenance/monitoring period until all success criteria are met to the satisfaction of MMC Staff.

**MSCP Subarea Plan Land Use Adjacency Guidelines Mitigation**

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 City ADD (or designee) shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements and that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:
  - A. Drainage - All new and proposed developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes

within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems shall be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance shall include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate. In general, any man-made storm drains draining into the MHPA shall employ dissipation and filtering devices. Compliance with City of San Diego Engineering Drainage Standards shall be ensured to the satisfaction of the ADD and City Engineer.

- B. Toxics - Land uses, such as urban development, recreation and agriculture, that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. In addition, no trash, oil, parking, or other construction/development-related material/activities shall be allowed outside the established limits of disturbance (i.e. outside of the paved existing access roads). Measures shall include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance shall be provided. Where applicable, this requirement shall be incorporated into leases on publicly owned property as leases come up for renewal.
- C. Lighting- Lighting of all developed areas adjacent to the MHPA shall be directed away from the MHPA. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting. All lighting shall also comply with City Outdoor Lighting Regulations LDC 142.0740
- D. Noise -Uses in or adjacent to the MHPA shall be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses (i.e. construction) or activities adjacent to breeding areas must incorporate noise reduction measures to reduce noise below 60 dB and/or be curtailed during the general and sensitive bird breeding season (February 1-September 15) per the City and Wildlife Agency protocol. Adequate noise reduction measures shall also be incorporated for the remainder of the year.
- E. Barriers- New development adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.
- F. Invasives - No invasive non-native plant species shall be introduced into areas adjacent to the MHPA. All plantings at the urban/natural edge shall be native, drought tolerant, and acceptable to the Fire Marshal. No invasive/non-native species shall be located on-site where they have the potential to invade on-site, or adjacent natural lands per LDC 142.045(b)(2). Prior to issuance of any notice to proceed, the ADD



Environmental designee shall verify that the construction plans specify that areas within or adjacent to the MHPA shall be hydroseeded or planted with a native seed mix and or native container stock, as shown on Exhibit A. All revegetation within 100 feet of native habitat must be native chaparral or coastal sage scrub species. No deviations shall be made from the EAS approved Exhibit A without prior EAS approval.

- G. Brush Management - New development located adjacent to and topographically above the MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zones 2 may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible per LDC 142.0412(d) and (h)(4). For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party. For existing project and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.
- H. Grading/Land Development- Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.

## **HISTORICAL RESOURCES (ARCHAEOLOGY)**

### **1. Prior to Permit Issuance**

- A. Entitlements Plan Check
1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

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

## **2. Prior to Start of Construction**

### **A. Verification of Records Search**

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

### **B. PI Shall Attend Precon Meetings**

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

construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### 3. During Construction

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

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

#### B. Discovery Notification Process

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

#### C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section 4 below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP), which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### 4. Discovery of Human Remains

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

##### A. Notification

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

##### B. Isolate discovery site

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

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

## 5. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries
 

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

All discoveries shall be processed and documented using the existing procedures detailed in Sections 3 - During Construction, and 4 – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries
 

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 3 - During Construction and 4- Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section 3-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## 6. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

- b. Recording Sites with State of California Department of Parks and Recreation. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report

submittals and approvals.

#### B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

#### C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section 4 – Discovery of Human Remains, Subsection 5.

#### D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final

Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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## **PALEONTOLOGICAL RESOURCES**

### **1. 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.

### **2. 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.

### 3. 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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  1. In the event of a discovery, the 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.

#### **4. 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 CSVN 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 Section 3 - During Construction.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 3 - 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 3-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.

## 5. 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.

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HEARING OFFICER RESOLUTION NO. HO-XXXX  
COASTAL DEVELOPMENT PERMIT NO. 893683  
SITE DEVELOPMENT PERMIT NO. 893684  
**STEDMAN RESIDENCE - PROJECT NO. 253561 [MMRP]**

WHEREAS, ELIZA AND STUART STEDMAN and LA JOLLA SHORES LANE LLC, a Texas Limited Liability Company, collectively the Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence with improvements, and construct an approximate two-story plus basement, 14,805 sq ft single family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool and site walls, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. Coastal Development Permit No. 893683 and Site Development Permit No. 893684, on portions of a 1.62-acre site;

WHEREAS, the 1.62 acre project site is located at 9030 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones, the Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay zones within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Portions of lot I, Pueblo Lot 1312;

WHEREAS, on December 5, 2012, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 893683 and Site Development Permit No. 893684, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated December 5, 2012.

**Coastal Development Permit - Section 126.0708 (a)**

- 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, to demolish existing improvements and construct an approximate two-story plus basement, 14,805 square foot single-family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool, and site walls, is located on a 1.62 acre site. The site is just above the Pacific Ocean, portions of which are on the coastal bluff. The existing legal, physical accessway used by the public is located to the south of La Jolla Shores Lane, adjacent to The Scripps Institute of Oceanography. La Jolla Shores Lane does contain both a public vantage point and a scenic overlook, however the proposed project does not interfere with these identified visual resources. The public vantage point is north on La Jolla Shores Lane, where it turns east up a hill. At that location there is a pedestrian path that leads to a lower point that overlooks the ocean. The identified scenic overlook begins at the cul-de-sac of La Jolla Shores Lane to the southwest. Because the proposed project appears as single-story from the

street and the scenic overlook begins at a higher elevation, one can view the ocean over the residence the overlook is enhanced with this project. In addition, the siting of the proposed structure has been placed so that a 16'-0" view easement can be provided on the northern side property line, where the scenic overlook crosses the property line. Therefore the proposed project does not encroach upon any existing physical accessway or any proposed public accessway used by the public and enhances and protects the identified public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The proposed project to demolish existing improvements and construct an approximate two-story plus basement, 14,805 sq ft single family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool, and site walls complies with the development regulations of the RS-1-1 and RS-1-4 zones and the La Jolla Community Plan. This project is located adjacent to the City of San Diego Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA). No direct impacts would occur to sensitive habitats or sensitive plant species on-site as a result of mitigation during the proposed project construction to protect the MHPA.

Of the 1.62 acre site, approximately 0.95 acres was previously graded for the existing development. The other 0.67 acres that is natural coastal bluff would remain, with the proposed structure located at least 40'-0" from the edge of bluff. The 0.95 previously disturbed area will be re-graded, and drainage will be modified to prevent erosion of the adjacent bluffs. In addition, the undisturbed portion of the site shall be included in a Covenant of Easement, recorded against the subject property. For these reasons, the proposed development will not adversely affect environmentally sensitive lands.

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

The proposed development to demolish existing improvements and construct an approximate two-story plus basement, 14,805 sq ft single-family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool, and site walls, is in conformance with the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program. The La Jolla Community Plan designates the site and surrounding area to the north, south and east as Very Low Density Residential (0-5 dwelling units/acre). The project site and surrounding residential development to the north and east are located within the RS-1-4 (Residential-Single Unit) zone. To the south is RS-1-7 and the Scripps Institute of Oceanography. As proposed, the project would be consistent with the bulk and scale of the surrounding residential community. The building would have a height of up to 30'-0", which would comply with the Coastal Height Limitation Overlay Zone's maximum allowable height of 30 feet.

**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 proposed development is located between the nearest public road and the sea or the shoreline within the Coastal Overlay Zone. An identified public access to the south of this site exists adjacent to The Scripps Institute of Oceanography. The proposed development is located on and adjacent to the coastal bluff, approximately 200 feet above sea level. Public Access at this location would be dangerous due to the steep cliffs. However, to the north of this site, there is a pedestrian path that leads from La Jolla Shores Lane to a public vantage point, where there is an unobstructed view of the ocean. Therefore, the proposed project is in conformance with Chapter 3 of the California Coastal Act.

**Site Development Permit - Section 126.0504**

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

The proposed project to demolish existing improvements and construct an approximate two-story plus basement, 14,805 square foot single-family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool, and site walls, is located on a 1.62 acre site. The project site is designated Very Low Density Residential land use and the proposed project, above the coastal bluff and the Pacific Ocean within a single-family residential neighborhood, is consistent with that designation. The La Jolla Community Plan and Local Coastal Program Land Use Plan requires special treatment of our coastal resources. The existing legal, physical accessway is located to the south of La Jolla Shores Lane, adjacent to The Scripps Institute of Oceanography. La Jolla Shores Lane does contain both a public vantage point and a scenic overlook, however the proposed project does not interfere with these identified visual resources. The public vantage point is north on La Jolla Shores Lane, where it turns east up a hill. At that location there is a pedestrian path that leads to a lower point that overlooks the ocean. The identified scenic overlook begins at the cul-de-sac of La Jolla Shores Lane to the southwest. Because the proposed project appears as single-story from the street and the scenic overlook begins at a higher elevation, one can view the ocean over the residence the overlook is enhanced with this project. In addition the siting of the proposed structure has been placed so that a 16'-0" view easement can be provided on the northern side property line, where the scenic overlook crosses the property line. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed construction of a 14,805 square foot single-family residence with guest quarters and associated improvements on a 1.62-acre site is conditioned to comply with the zoning, building, and fire codes. Specifically, the required 40'-0" foot setback from the top of coastal bluff ensures adequate buffer between the weight of the house and the erosion that is normal for these resources. Geology conditions require that prior to the issuance of construction permits, the applicant will need to submit an updated technical report to show that the proposed construction will not cause instability of the bluff. Additional conditions of approval are contained in the permit, which require the construction to comply with the Fire, Life, Health and Safety, and Uniform Building Codes. These codes specifically ensure adequate separation with adjacent structures and adequate access for the Fire Department in the time of emergency.

Mitigated Negative Declaration No. 253561 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 which will reduce, to a level below significance, any potential impacts identified in the environmental review process. Therefore, the construction of a new single family residence and guest quarters, with four off-street parking spaces would therefore not be detrimental to the public health, safety and welfare.

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

The proposed construction of a 14,805 square-foot single-family residence with guest quarters and associated improvements on a 1.62-acre site located at 9030 La Jolla Shores Lane was found to comply with the development regulations of the RS-1-1 and RS-1-4 (Residential-Single Unit) zones, the applicable Overlay zones and the La Jolla Community Plan. These zones include required setbacks, maximum height, public views, and required parking. This project is adjacent to the City of San Diego Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA). Project construction and operation is conditioned to not adversely affect the MHPA. There are no deviations requested with this proposed development. Therefore, the development will comply with the applicable regulations of the Land Development Code.

**Supplemental Findings--Environmentally Sensitive Lands**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The proposed project, to demolish existing improvements and construct an approximate two-story plus basement, 14,805 sq ft single family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool, and site walls was found to comply with the development regulations of the RS-1-1 and RS-1-4 zones and the La Jolla Community Plan. This project is located adjacent to the City of San Diego Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA). No direct impacts would occur to sensitive habitats or sensitive plant species on-site as a result of mitigation during the proposed project construction to protect the MHPA.

Of the 1.62 acre site, approximately 0.95 acres was previously graded for the existing development. The 0.67 acres that is natural coastal bluff would remain, with the proposed structure located at least 40'-0" from the edge of bluff. The 0.95 previously disturbed area will be re-graded, and drainage will be modified to prevent erosion of the adjacent bluffs. For these reasons, the proposed development will not adversely affect environmentally sensitive lands.

In addition, an undisturbed portion of the site shall be included in a Covenant of Easement, recorded against the subject property. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.



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

The proposed project to demolish existing improvements and construct an approximate two-story plus basement, 14,805 sq ft single-family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool, and site walls, is located on the disturbed portion of the site. The property is located within geologic hazard categories (GHC) 21, 41, and 53 as shown on the San Diego Seismic Safety maps. A total of five geotechnical studies were submitted to address potential issues, including faults. The project will be required to utilize proper engineering design and construction practices, and will have to ensure that there will not be undue risk from geologic forces. The 0.95 previously disturbed area will be re-graded, and drainage will be modified to prevent erosion of the adjacent bluffs. The proposed development will comply with all building and fire codes and will not result in undue risk from flood hazards or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The proposed project to demolish existing improvements and construct an approximate two-story plus basement, 14,805 sq ft single-family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool, and site walls was found to comply with the development regulations of the RS-1-1 and RS-1-4 zones and the La Jolla Community Plan. This project is located adjacent to the City of San Diego Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA). No direct impacts would occur to sensitive habitats or sensitive plant species on-site as a result of mitigation during the proposed project construction to protect the MHPA.

Of the 1.62 acre site, approximately 0.95 acres was previously graded for the existing development. The 0.67 acres that is natural coastal bluff would remain, with the proposed structure located at least 40'-0" from the edge of bluff. The 0.95 previously disturbed area will be re-graded, and drainage will be modified to prevent erosion of the adjacent bluffs. In addition, an undisturbed portion of the site shall be included in a Covenant of Easement, recorded against the subject property. For these reasons, the proposed development will not adversely affect environmentally sensitive lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.**

The project site is located adjacent to the City of San Diego Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA). Project construction and operation must not adversely affect the MHPA. Therefore, the project would be required to comply with the MSCP Land Use Adjacency Guidelines (MSCP Subarea Plan, Section 1.4.3) to reduce potential indirect impacts to sensitive biological resources resulting from construction and overall project implementation to below a level of significance. Potential indirect impacts may include lighting, drainage, toxins, invasive plant species, noise, and brush management. Proposed lighting adjacent to the MHPA, as well as open space areas, would be directed away from these areas and shielded, if necessary. Compliance with the City's Storm Water Standards and Best Management Practices

would minimize pollutant and toxin runoff. Landscape planting would consist of either native plant species or non-invasive ornamental plant species. No long-term noise impacts would occur as a result of project implementation. All brush management activities would comply with the City's brush management requirements, and would occur outside of the MHPA. Consistency with the MHPA Land Use Adjacency Guidelines would reduce potentially significant indirect land use impacts to below a level of significance.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The 1.62-acre project site is located at 9030 La Jolla Shores Lane, just east of the coastal bluff edge which leads to a sharp drop of approximately 257 feet to the sandy beach below. The project site is relatively flat on the east and slopes abruptly to the west. The project is located adjacent to the public beach and shoreline, and with implementation of the required Best Management Practices as conditioned by the permit, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

Mitigated Negative Declaration No. 253561 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines for the proposed construction of the new single family residence. Conditions of approval have been incorporated into the permit in order to ensure that the project fully complies with the Mitigation, Monitoring and Reporting Program.

Mitigation associated with this project is related to the potential for impacts to Biological Resources, Paleontological Resources, and Historical Resources (Archaeology). The mitigation is based on the site conditions and potential for these resources to be located and disturbed by the proposed project. These conditions and all other conditions of the permit are reasonably related, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 893683 and Site Development Permit No. 893684, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 893683 and 893684, a copy of which is attached hereto and made a part hereof.

---

Jeannette Temple  
Development Project Manager  
Development Services

Adopted on: December 5, 2012  
Job Order No. 24002035

**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: 24002035

COASTAL DEVELOPMENT PERMIT NO. 893683  
SITE DEVELOPMENT PERMIT NO. 893684  
**STEDMAN RESIDENCE - PROJECT NO. 253561 [MMRP]**  
**HEARING OFFICER**

This Coastal Development Permit No. 893683 and Site Development Permit No. 893684, is granted by the Hearing Officer of the City of San Diego to Eliza and Stuart Stedman and La Jolla Shores Lane LLC, a Texas limited liability company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0504. The 1.62-acre site is located at 9030 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones, the Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay zones within the La Jolla Community Plan area. The project site is legally described as Portions of lot I, Pueblo Lot 1312.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing residence with improvements, and construct an approximate three-story, 14,805 sq ft single-family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool and site walls described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 5, 2012, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing two-story residence and site improvements;
- b. Construction of an approximate two-story plus basement, 14,805 sq ft single-family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool and site walls;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. Retaining walls and Site walls; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the 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 December 19, 2015.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. 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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Game [CDFG] pursuant to California Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City

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

8. 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.

9. 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.

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.

11. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

#### **ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. 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.

13. The mitigation measures specified in the MMRP and outlined in **Mitigated Negative Declaration No. 253561**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 253561, 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:

#### **Biological Resources**

#### **Historic (Archeology) Resources**

#### **Paleontological Resources**

#### **ENGINEERING REQUIREMENTS:**

15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the installation of City standard curb and gutter, along the project frontage on La Jolla Shores Lane, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the non-standard driveway, non-standard water services, landscape and irrigation located within La Jolla Shores Lane right-of-way.

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

18. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2,

Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

21. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of public drainage enters the subject property, satisfactory to the City Engineer.

22. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

23. 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 requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

24. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

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

26. Only native or other drought-tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluffs.

27. All drainage from the improvements on the premises shall be directed away from any coastal bluff and either into an existing or newly improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. All drainage from any unimproved areas shall be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff.

28. Accessory structures and landscape features customary and incidental to residential uses shall not be closer than 5 feet to the coastal bluff edge provided, however, that these shall be located at grade.
29. Public views shall be preserved pursuant to Section 132.0403.
30. All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence.
31. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.

**GEOLOGY:**

32. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. Foundations for the proposed residence shall be setback at least 40-feet landward from the coastal bluff edge. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.
33. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to approval of the as-built grading plan.

**PLANNING/DESIGN REQUIREMENTS:**

34. Owner/Permittee shall maintain a minimum of three (3) 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.
35. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
36. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Steep Hillside and Sensitive Coastal Bluffs, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."



37. Prior to the issuance of any construction permits, the Owner/Permittee shall record a 4'-0" wide on the south side yard and 16'-0" wide on the north side yard View Corridor Easements as shown on Exhibit "A," in accordance with SDMC section 132.0403.

38. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

39. The guest quarter shall not be rented, leased, or sold as a separate dwelling unit and shall be used solely by the property owner, their guests, or their employees.

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on December 5, 2012, and Resolution No. HO-XXXX.

Permit Type/PTS Approval No.CDP893683/SDP893684  
Date of Approval: 12/5/12

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Jeannette Temple  
Development Project Manager

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

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

Owner/Permittee

By \_\_\_\_\_  
Eliza Stedman

Owner/Permittee

By \_\_\_\_\_  
Stuart Stedman

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

PO Box 889, La Jolla, CA 92038  
 http://www.LaJollaCPA.org  
 Voicemail: 858.456.7900  
 info@LaJollaCPA.org

President: Tony Crisafi  
 Vice President: Rob Whittemore  
 Treasurer: Jim Fitzgerald  
 Secretary: Dan Allen



## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month  
 La Jolla Recreation Center, 615 Prospect Street

**Thursday, 1 December 2011**

### FINAL MINUTES – REGULAR MEETING

Present: Dan Allen, Cynthia Bond, Tom Brady, Laura DuCharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cynthia Thorsen, Rob Whittemore.

Absent: Devin Burstein, Ray Weiss.

**1. Welcome and Call To Order: Tony Crisafi, President, at 6:02 PM**

**2. Adopt the Agenda**

**President Crisafi** noted that the Pelberg Residence would be heard as Item 18 and not under the Consent Agenda (Item 9); it had been shown both places in the posted Agenda.

**Approved Motion: Motion to adopt the Agenda as revised, (Manno/Fitzgerald, 14-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

**3. Meeting Minutes Review and Approval – 3 November 2011**

**Trustee La Cava** had submitted to the Secretary edits concerning his remarks and correction to the motion on Hennessey's sidewalk café (Item 13); **Trustee Merten** asked for a clarification to be added to his comments on Hennessey's sidewalk café.

**Approved Motion: Motion to approve the Minutes of 3 November 2011 as revised, (Courtney /Fitzgerald, 14-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

**4. Elected Officials Report - Information Only**

**A. Council District 2 - Councilmember Kevin Faulconer**

Rep: Katherine Miles, 619.236.6622, kmiles@sandiego.gov

Ms. Miles was not present.

**B. Council District 1 - Councilmember Sherri Lightner**

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov

**Ms. Demorest** reported that the Councilmember's office continues the pothole "roundup"; a City economic development committee was being formed, and suggestions are welcome.

**Trustee Costello** asked about compatibility of street lighting with astronomical research. **Trustee Allen** asked if there was progress on Torrey Pines Road traffic management actions. She reported that the VCalm<sup>®</sup> signs should be in place in February and the timeline for Segment 4 of the TPR Plan, which includes the retaining wall work, is coming soon. She added that tree trimming and roadside weed management on La Jolla Parkway was ongoing.

**5. Non-Agenda Public Comment** – Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

**A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, [http:// physicalplanning.ucsd.edu](http://physicalplanning.ucsd.edu)**

**Ms. Delouri** provided written updates on campus development projects and for further information referred to the website [physicalplanning.ucsd.edu](http://physicalplanning.ucsd.edu); She noted the last newsletter is mostly about development on the Scripps Institution of Oceanography campus.

**General Public Comment**

**Phyllis Minick** announced that the Coastal Commission is considering an application by the City for a year-around rope limiting access to the beach and ocean at Children's Pool. The Coastal Commission's meeting on this issue is 11-13 January. She encouraged the public to send letters objecting.

**Clint Carney** introduced himself as part of a project outreach team for water main replacement along Via Rialto. The project will run from February to June. He is coordinating with the Colony Hill Home Owners' Association. He asked to be on the January LJCPA agenda.

**Esther Viti** announced that the Nell Carpenter Beautification Committee continues to conduct a volunteer community cleanup each Saturday from 9 to 12AM; volunteers meet in front of the Athenaeum on Wall Street.

**6. Non-Agenda Items for Trustee Discussion**

Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

**Trustee Whitemore** said he was asked to give an update on the issue of the application of City-wide Floor Area Ratios (FARs) in the La Jolla Shores Planned District. He had been told by Councilmember Lightner advising that her staff was working on it. **Trustee Little** asked if the City Attorney's office was involved. No formal opinion has been provided. **Trustee Whitemore** suggested a meeting with Development Services Department Director Kelly Boughton. All relevant local community organizations support the City confirming the application of the FARs in La Jolla Shores.

**Trustee Courtney** said he had been approached by property owners in the area to ask for an update on the safety improvements pending on Torrey Pines Road.

**7. Officer's Reports**

**A. Secretary: Dan Allen**

**Trustee Allen** stated that if one wants his or her attendance recorded today, he or she can sign-in at the back of the room. There are two sign-in lists: one for LJCPA members and one for non-members. LJCPA is a membership organization open to La Jolla residents, property owners and local businesspersons at least 18 years of age. This is a meeting of the Trustees, who are elected by the LJCPA members. By providing proof of attendance you maintain membership and become eligible for election as a Trustee. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, copies of which are available from **Trustee Thorsen** and on-line at our website: [www.lajollacpa.org](http://www.lajollacpa.org). Persons are entitled to have attendance recorded without signing-in and such case must provide the Secretary before the end of the meeting a piece of paper with printed full name, signature and a statement asking attendance be recorded.

**B. Treasurer: Jim Fitzgerald**

November Beginning Balance: \$190.79 + Income \$139.32 – Expenses \$116.25 = Ending Balance: \$213.86.  
Expenses include Agenda printing and telephone expenses.

**Trustee Fitzgerald** commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations must be in cash to preserve anonymity.

## 8. President's Report – Action Items Where Indicated

### A. Dale Naegle's passing

**President Crisafi** related expression gratitude from Dale's wife Myrna for this remembrance; he read testimonials from friends to Dale's dedication to his career and to the La Jolla community.

### B. Community Planners Committee - No action items

### C. 8490 Whale Watch Way – City Council hearing date not set until 12/6/11, tentatively 1/10/12 or 1/17/12

### D. Ad Hoc Committee on Bylaws – Action Item

Ratify appointment of Ad Hoc Committee to update bylaws for adoption by membership at the March 2012 membership meeting.

## Approved Motion: Motion to Ratify appointment an Ad Hoc Committee on Bylaws; members to be: Phil Merten, Chair, Mike Costello, Vice Chair, Laura DuCharme Conboy, Joe LaCava, Tim Golba, Tony Crisafi, Mark Lyon and Rob Whittemore, (Gabsch/LaCava, 14-0-2).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi, Little

Trustee Little indicated his reason to abstain is, "Not vetted by CPA Board nor have Trustee opportunity to approve each appointed member"

### E. Elections Committee

**President Crisafi** asked for volunteers among the Trustees to e-mail him.

## 9. Consent Agenda – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

### A. Stedman Residence

**DPR ACTION: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 12,379 SF single family residence and guest quarters on a 1.61 acres site at 9030 La Jolla Shores Ln, 5-0-0.**

9030 La Jolla Shores Lane – CDP & SDP for Environmentally Sensitive Lands to demolish existing residence and construct a 14,800 SF single family residence and guest quarters on a 1.61 acres site.

### B. Weintraub LL Adjustment

**DPR ACTION: Findings can be made for a Coastal Development Permit and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place, 7-0-1.**

321 San Colla St & 334 Ricardo Pl - CDP and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place.

**Approved Motion: Motion to accept the recommendations of the Development Permit Review Committee: (A) Stedman Residence: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 12,379 SF single family residence and guest quarters on a 1.61 acres site at 9030 La Jolla Shores Ln., and (B) Weintraub LL Adjustment: Findings can be made Coastal Development Permit and and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place, and to forward the recommendations to the City, (Merten/Fitzgerald, 15-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.  
Abstain: Crisafi.

**10. Reports from Other Advisory Committees - Information only**

**A. La Jolla Community Parking District Advisory Board – Inactive**

**B. Coastal Access and Parking Board** - Meets 1st Tues, 4pm, La Jolla Recreation Center

**C. Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego

**D. La Jolla Parks & Beaches, Inc.** – Meets 4th Mon, 4pm, La Jolla Recreation Center

**11. Ad Hoc Committee on Operating Procedures – Action item**

Ad Hoc Action: Consideration to adopt Ad Hoc Committee's recommendations #2 & #3, listed below.

See Procedures created by the ad hoc committee attached to this agenda.

*Aug 2011 Recommendations:*

*2. The ad hoc committee recommends that the LJ Community Planning Association eliminate the policies of January 8, 2009 and March 6, 2008, and leave it to the Community Joint Committees and Boards to develop their own policies and procedures. (Boyden/Conboy 5/0/0).*

*3. The ad hoc committee recommends that the LJ Community Planning Association eliminate the policy of January 4, 2009, and leave it to the Community Joint Committees and Boards to develop their own policies and procedures. (Whittemore/LaCava 4/1/0).*

Trustees discussed whose bylaws must be approved by whom between the LJCPA, its committees and the City. The distinction between bylaws and operating procedures was elaborated.

**Failed Motion: Motion to adopt Ad Hoc Committee on Operating Procedures' recommendations #2, (LaCava/Merten, 0-15-1).**

Oppose: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

**Approved Motion: Motion to commit the Ad Hoc Committee on Operating Procedures' recommendations to the Ad Hoc Committee on Bylaws, (LaCava/Merten, 14-0-2).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Thorsen, Whittemore.

Abstain: Crisafi, Merten.

**12. 7401 La Jolla Blvd. Mixed Use – Action item**

7401 La Jolla Blvd - CDP and SDP to construct a mixed use building with 5,400 sf commercial space and a 4,600 sf single-family residence on a vacant 0.23-acre site.

*PDO ACTION (OCT 2011): The project as presented conforms to the PDO. 7-0-0*

*DPR ACTION (OCT 2011): Findings can be made for a Coastal Development Permit and Site Development Permit to construct a mixed use building, 5,200 sf commercial and 5,080 sf residential, 7,070 sf underground garage (13 spaces) on a vacant 0.23-acre site. 5-0-2*

**Tony Crisafi**, architect for the applicant presented, the second floor will be two residential units at 5,080 sf, not one at 4,600, as described in the agenda; Trustee Little discussed the point of using finished grade for measuring Proposition D height; **Trustee Lucas** asked about parking. No member of the public spoke.

**At this point (7:12 PM) President Crisafi left the room. Treasurer Fitzgerald assumed the chairmanship of the meeting.**

**Approved Motion: Motion to accept the recommendations of the Development Permit Review Committee and the Planned District Ordinance Committee: 7401 La Jolla Blvd. Mixed Use: Findings can be made for a Coastal Development Permit and Site Development Permit to**

**construct a mixed use building with 5,400 sf commercial, 5,080 residential and 7,070 sf underground garage on a vacant 0.23-acre site, (Costello/Manno, 12-2-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Lucas, Manno, Merten, Thorsen,

Opposed: LaCava, Little.

Abstain: Whittemore.

Recused - out of room: Crisafi.

Trustee Whittemore

***At this point (7:14 PM) President Crisafi returned to chair the meeting.***

**13. On Street Parking** – Pulled from Consent at October meeting, Action item

Consideration of Draft of City Council Policy relating to On-Street Parking

*T&T ACTION (Sept 2011): See attached draft minutes for approved motions.*

This item was presented by **Trustee Brady** representing the Traffic & Transportation Board. **Trustees LaCava** and **Gabsch** spoke in favor of the proposed motion.

**Approved Motion: Motion to support adoption of a draft City Council policy establishing a consistent practice throughout the City soliciting community input on Installation, Modification or Removal of On-Street Parking Zones. Specifically, that such policy include the following language: "It is the policy of the Council that any request for the installation, modification or removal of an On-Street Parking zone shall be presented to the appropriate community planning group(s) for approval. If those community planning group(s) make a recommendation concerning a request,, that recommendation shall be included in the final recommendation presented by the Traffic Engineer and considered by the appropriate decision manager as an additional factor in granting, denying or modifying the request", (LaCava/Thorsen, 15-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

**14. Shahbaz Residence – Deferred to January by Applicant**

6412 Avenida Manana - Coastal Development Permit to demolish an existing 3,869 sf residence and construct an 7,884 sf two story single family residence and an attached 3 car garage on a 0.57 acre site,

*DPR ACTION (OCT 2011): Findings can be made for a Coastal Development Permit to demolish an existing 3,869 sf residence and construct a 7,884 sf two story single-family residence and an attached 3-car garage on a 0.57-acre site, 4-1-2.*

**15. La Jolla Concours d'Elegance – Action Item**

Scripps Park / Street Closure March 31st – April 1st

*T&T ACTION (OCT 2011): Motion to approve street closure only as per the previous year, 8-1-0.*

**Michael Dorvillier**, chair of the event, presented the plans for the eight annual auto show, formerly the La Jolla Motor Car Classic, to be held at Scripps Park, Sunday 01 April 2012. The event is organized by the La Jolla Historical Society for the benefit of the Society and for the Monarch School, which is a charity for homeless children located in San Diego. This year there will be a physical extension of the show southward on Girard as an effort to involve more local retail merchants and hotels. Also, a portion of the show will be free to the public.

**Rosmary Murrieta** of the La Jolla Village Merchants Association expressed their active support of the event.

**John Bolthouse**, the Historical Society's executive director, discussed costs and revenues from last year.

**President Crisafi** noted that he and certain other Trustees had met with the proponents of the La Jolla Concours d'Elegance prior to this meeting. **Trustee Gabsch** said that closing the 7800 block of Girard was the objection that prevented T&T Board for approval of the 2012 street closures as presented. **Mr. Dorvillier** assured they are not now proposing that closure. Concerning affected merchants, they contacted them, and he provided a handout with 63 signatures indicating support. Trustees discussed the increase entry fee, parking issues, advisability of shuttle service and priority for local businesses (particularly food services) over competitors from outside the community to participate at the event. **Trustee Little** was concerned about the global problem of private use of public spaces. **Sally Miller** commented on handicap access and parking.

**Approved Motion: Motion to approve the street closures, as presented, on 31 March and 01 April 2012, (Conboy/Courtney, 14-1-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Thorsen, Whittemore.

Opposed: Little.

Abstain: Crisafi.

***At this point the sequence of the agenda was modified to hear Item 18***

**18. Pelberg Residence SCR – Action Item**

8335 Camino del Oro - SCR to CDP #175251 and SDP #525867. Modifications to the project reduce the overall square footage from 4,600 sf to 4,100 sf while staying in the footprint of the originally approved design. FAR reduced from 0.75 to 0.65 and lot coverage reduced from 45% to 34%.

*PRC ACTION (NOV 2011): Project presented to the committee is in substantial conformance with the previously approved Coastal Development Permit #175251 and Site Development Permit #525867. 4-1-1*

**Paul Benton**, architect for the applicant presented; **Peggy Davis**, said she understood that the applicant had met with those who had raised an objections earlier and resolved their issues; neighbor **Mrs. Patridge** stated she had not received notice, but **Mr. Benton** showed that she had been sent the mailing.

**Approved Motion: Motion to accept the recommendation of the LJ Shores Permit Review Committee: Pelberg Residence SCR: The project presented to the committee is in substantial conformance with the current approved Coastal Development Permit #175251 and Site Development Permit #525867, and with the Municipal Code and the Community Plan in force at the times the original permits were issued, and to forward the recommendation to the City. (Costello/Fitzgerald, 15-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

***At this point the sequence of the agenda was restored to hearing Item 16***

**16. Valet Parking Public review processing – Action Item**

Whether to author letter by PDO stating the shortcoming of city processing of Valet Parking – example project: 7979 Ivanhoe

**Approved Motion: Motion to table for consideration at the next meeting, (Costello/Fitzgerald, 15-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

**17. Urban Agriculture LDC Amendments**

City-wide Land Development Code amendments supporting urban agriculture to further the goal of improving access to healthy, local & sustainable foods.

See: <http://www.sandiego.gov/development-services/industry/landdevcode.shtml#projectsOpen>

**Trustee LaCava** presented referring to material in the Trustees' package; **Trustee Costello** provided a handout in which he enumerated concerns about animal oversight, need for continuous attention, accumulation of manure and slaughtering. **Laura Hershey** and **Diane Bush**, a beekeeper, spoke in favor of urban agriculture. A discussion ensued with a surprising number of Trustees reminiscing about life on the farm.

This item is continued to next month.

**19. Adjourn at 8:56 PM.** Next Regular Monthly Meeting, 5 January 2012, 6:00 pm.



Project Title: **STEDMAN RESIDENCE** Project No. (For City Use Only) **253501**

**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):  
Eliza & Stuart Stedman La Jolla Shores Lane, LLC  
 Owner  Tenant/Lessee  
Street Address:  
2727 Allen Parkway, Suite 480  
City/State/Zip:  
Houston, TX 77019  
Phone No: (713)520-0400 ext. 205 Fax No: (713)520-1131  
Name of Corporate Officer/Partner (type or print):  
Stuart Stedman  
Title (type or print):  
President  
Signature :  Date: 08/04/2011

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:



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 19, 2012

# NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	December 5, 2012
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	Coastal Development and Site Development Permit with a Mitigated Negative Declaration; Process 3
<b>PROJECT NO:</b>	<u>253561</u>
<b>PROJECT NAME:</b>	<u>STEDMAN RESIDENCE</u>
<b>APPLICANT:</b>	Guy West, Wallace E Cunningham, Inc.
<b>COMMUNITY PLAN AREA:</b>	La Jolla
<b>COUNCIL DISTRICT:</b>	District 1
<b>CITY PROJECT MANAGER:</b>	Jeannette Temple, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 557-7908/jtemple@sandiego.gov

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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 for Environmentally Sensitive Lands to demolish an existing residence with improvements, and construct an approximate two-story over basement, 14,805 sq ft single family residence with guest quarters, an attached 3-car garage, exterior uncovered parking, a pool, reflecting pool and site walls on 1.62 acre site. The top story gains access level with La Jolla Shores Lane. The project is located at 9030 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones, the Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay zones within the La Jolla Community Plan area.

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 working 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](http://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 **after an appeal of the Hearing Officer's decision is heard by the Planning Commission**. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission'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.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. 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 working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.  
Internal Order Number: 24002035