



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 15, 2013 REPORT NO. HO 13-036

ATTENTION: Hearing Officer

SUBJECT: 311 DUNEMERE DRIVE
PROJECT NUMBER: 207724

LOCATION: 311 Dunemere Drive

APPLICANT: Matt Peterson, Peterson & Price
Lisa Kriedeman, Island Architects, Inc.

OWNERS: Willard M. and Ann D. Romney (Attachment 10)

SUMMARY

Issue: Should the Hearing Officer approve the proposed demolition of an existing single-family residence and construction of a new single-family residence with attached garage, including hardscape and retaining walls on a site located at 311 Dunemere Drive in the La Jolla Community Plan area?

Staff Recommendations:

1. CERTIFY Mitigated Negative Declaration No. 207724 and ADOPT the Mitigation, Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 737212 and Site Development Permit No. 737391.

Community Planning Group Recommendation - On January 6, 2011, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project with two recommended conditions (Attachment 9), further discussed within this report.

Environmental Review: Mitigated Negative Declaration No. 207724 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 below a level of significance, any potential impacts identified within the environmental review process.

BACKGROUND

The project site is located at 311 Dunemere Drive, in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. The 0.41-acre site is improved with an existing, approximately 3,009-square-foot, single-family residence with a two-car garage, pool, spa, walls, landscaping and seawall.

The applicant proposes to demolish the existing 3,009-square-foot residence, but leave the pool, spa, some retaining walls and the existing seawall in place. A new, approximately 11,062-square-foot, two-story residence above a basement with a new four-car garage, hardscape, and landscape are proposed to be constructed.

The property abuts the Pacific Ocean to the west, with the mean high tide line being the western property boundary. The site is bordered by single-family residences on the north, south and east. The Casa de La Paz/The Dunes Estate (Historic Site No. 520) is located directly to the south of the site. This site is also known as the Cliff Robertson Estate.

The site is located within the La Jolla community, and is subject to the City's 2004 adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. An existing seawall is located on the east side of the beach, and all proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain.

The site has an established setback of 0'-0" along the Dunemere Drive frontage, established by Ordinance No. 692 N.S.

DISCUSSION

Project Description:

The proposed project includes demolition of the exiting single-family residence, while leaving the existing pool, spa, some retaining walls and the existing seawall in place. A new, approximately 11,062-square-foot, two-story residence above a basement is proposed to be constructed. It should be noted that approximately 7,394 square feet would be included in gross floor area calculations, with approximately 3,668 square feet exempt since it meets the definition of "basement" or "non-roofed entry," which are not included with these calculations. In addition, the project includes a new, approximately 692-square-foot, four-car garage, hardscape, landscape and retaining walls.

The proposed garage will have the appearance of a two-car garage, but will include a lift inside that will rotate two cars below grade to the basement area. The garage will be attached to the proposed residence, and will be accessed from Dunemere Drive. The existing driveway will be shifted a few feet to the east to accommodate the new garage.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation.

Discussion of Issues:

- Physical and Visual Access:

The site is located within the La Jolla community, and is subject to the City's 2004 adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. The subject property is not identified in this document as having an existing or proposed public accessway. There is no vertical physical accessway legally used by the public on this property or any proposed vertical public accessway for this site. There are three vertical public accessways and two view corridors in the vicinity: accessways and view corridors are located approximately 150 feet to the north at Sea Lane and approximately 500 feet to the north at Marine Street; a third accessway is located approximately 250 feet to the south at Vista de la Playa.

There is a private, gated vertical accessway from Dunemere Drive to the beach below between the subject property and the property to the north at 310 Dunemere Drive. As part of the project review, staff was provided grant deeds, title reports and maps for the subject property and the adjacent properties. The City Engineer reviewed these documents, and confirmed that they do not identify dedicated vertical public beach access easements adjacent to this property; and no other records of vertical public beach access have been found. The Coastal Commission has also confirmed there is not a vertical public beach access along the northern boundary of this property. This access is private only.

Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval.

The proposed improvements will not obstruct coastal or scenic views from any public vantage point and no public views to and along the ocean will be adversely impacted. The proposed development complies with all development regulations and will observe height and setback requirements. The permit has been conditioned to specify that all existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit and any proposed fencing shall be a minimum of 75% open.

- Drainage:

The western limit of Dunemere Drive terminates at the subject property line. The public storm water from the surrounding drainage sub-basin travels west in the Dunemere Drive right-of-way and then enters the private property of the subject project site.

During the review of this project it was determined that there is no public drainage easement on the subject project site and that it was not possible to condition the project to record a public drainage easement. However, the applicant has agreed to a condition to record an agreement to hold the City harmless with respect to storm water drainage being handled off-site on private property, to the satisfaction of the City Engineer.

All storm water run-off from the Dunemere Drive right-of-way and from the subject project site discharges at the existing discharge location. The project has been designed so there is no additional storm water run-off at the existing discharge location.

- Seawall:

An existing seawall, approximately six to seven feet high, is located on the east side of the beach. All proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain. The existing seawall was constructed prior the Coastal Act, as confirmed by the Coastal Commission. Historical aerials show the seawall has been in place since at least 1953. No modifications are proposed to this existing seawall. The geotechnical information prepared for the proposed project indicates this seawall is well-maintained and properly constructed, and contributes to protection of the site from infrequent inundation. The location of the planned residential construction at an elevation of over 30 feet above sea level and over 40 feet inland of the seawall, which is located at the very back of the beach, will result in the protection of the residence over its estimated 75-year lifetime. The new home is sited such that it will be safe from threat for its estimated life in the unlikely event that the existing seawall fails.

The seawall is not the westernmost boundary line. The Mean High Tide Line (MHTL) is actually the most westerly boundary line and is depicted on the City of San Diego's Mean High Tide Drawings (4720-L and 4721-L) and is also on Record of Survey 15359. The City Land Surveyor has confirmed that determination as to how this MHTL was originally established was based on 18.6 years of scientific observations. The MHTL can be reestablished using existing drawings and field verifiable USC&G monuments (benchmarks), along with other evidence, to establish an approximate position of the MHTL, which will define an existing riparian boundary (one that borders the ocean).

- Coastal Beach vs. Coastal Bluff:

A Report of Preliminary Geotechnical Investigation and Geologic Reconnaissance, including Addendums ("Geologic Studies"), have been prepared for the proposed project.

These technical studies indicate a coastal bluff does not exist on this site. The area consisted of sand dunes behind and eastward of shoreline beach deposits, prior to the original development. The area is therefore a coastal beach, which has also been confirmed with the Coastal Commission.

- Historic Information:

A Historic Resource Technical Report (HRTR) prepared by Scott A. Moomjian dated December 2010, was prepared for this project. The report evaluated the integrity and significance of the house at 311 Dunemere Drive consistent with the City's adopted HRTR Guidelines and Designation Criteria Guidelines. The report concluded that the house is not significant under any designation criteria due to a lack of integrity. Staff concurs with this determination, as follows:

- The house was originally built in 1936 for Katherine Stearns and was designed by Master Architect Lillian Rice. The house has been substantially remodeled over the years, most significantly in 1986. Alterations include reconstruction of the roof with a steeper pitch and roof intersections that differed from the original; new roofing material; new, thicker rafter tails with very different detailing; exterior additions; modification of every window, which included replacement, alteration, elimination and additions; and restuccoing.
- As a result of these modifications, the integrity of the original building design has been completely lost. The house no longer reflects the original design or the work of Master Architect Lillian Rice and is therefore not eligible for designation for architecture or as the work of a Master Architect.
- Several notable individuals have been associated with the property since its construction, including Dr. JT Lipe, Robert Peterson and Maureen O'Connor, and Mitt Romney. However, staff concurs with the report's conclusions that Dr. Lipe does not appear to rise to the level of a historically significant individual; that Peterson and O'Connor's ownership of the house was limited to a rental and vacation home and is not the most representative of their achievements; and that the association with Romney is too recent to be evaluated within a proper historic context. Therefore, the property is not eligible for designation for association with a significant person or event.
- In addition, there is no evidence to suggest that the property is significant under any remaining designation Criteria, including local Criterion A, State Criterion 1 and National Criterion A.
- Based upon review of the HRTR, the house is not historically or architecturally significant under any Criteria.

Community Planning Group:

On January 6, 2011, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project with two recommended conditions: 1. *Retaining the Star Pine (in sewer easement)*, and 2. *Substituting required street light with low level (< 3 ft) pedestrian*

oriented lighting. The applicant has indicated their intention to voluntarily meet these recommendations. However, the Public Utilities Department has conditioned the project to specify no trees would be located within this sewer easement.

It is noted that the current President of the La Jolla Community Planning Association, Tony Crisafi, is the Vice President of Island Architects, which is the design firm for this project. However, at the time this project was before the La Jolla Community Planning Association, Joe LaCava was the President, while Mr. Crisafi was the Vice President. Due to his firm's role in this project, Mr. Crisafi recused himself from all discussion and voting on this project, and left the room during presentation and deliberation when it was before the La Jolla Community Planning Association.

Community Concerns:

Throughout the course of project review, several communications were received from neighbors and others regarding this project, some on a repeated basis. Some of these issues have been addressed above under "Discussion of Issues," while other concerns, including staff responses, are summarized below:

1. Property Lines:

- a. Western Property Line (Mean High Tide Line): The Mean High Tide Line (MHTL) is actually the most westerly boundary line and is depicted on the City of San Diego's Mean High Tide Drawings (4720-L and 4721-L) and is also on Record of Survey 15359.
- b. "Gap" along the eastern property line: Property lines dictate boundaries that are used for calculations and actual property boundaries. The grading plan prepared by a registered civil engineer provides topographic information, property line locations, and existing improvement location and information. There is no requirement that fences and walls be constructed exactly along actual property lines, only that the height and construction material of the wall/fence must conform with the location in relation to property lines and setbacks. Setbacks are measured from property lines. Also, see "*Method of FAR calculations*," below.

2. Public Noticing: Staff has clarified that the City provides at least two public notices: the first is the Notice of Application and the second is the Notice of Public Hearing. The Notice of Application provides contact information for the recognized community planning group, and advises those concerned to contact them directly to obtain information regarding their meetings. Community planning group meetings are not coordinated, noticed or scheduled by the City. People were advised that community planning group meetings are valuable locations to obtain early information about projects and provide input, and their participation is encouraged.

3. Method of FAR calculations: The FAR calculation includes all property within the boundaries of the property lines, without respect to the location of any structures such as walls, fences, buildings, stairs, etc. Accordingly, the FAR would include all property to the MHTL.

Conclusion:

Staff has determined the proposed project complies with the applicable sections of the San Diego Municipal Code as described in the draft permit and resolution, and recommends the Hearing Officer approved the project as conditioned.

ALTERNATIVES

1. Approve Coastal Development Permit No. 737212 and Site Development Permit No. 737391, with modifications.
2. Deny Coastal Development Permit No. 737212 and Site Development Permit No. 737391, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Michelle Sokolowski, Development Project Manager

Attachments:

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

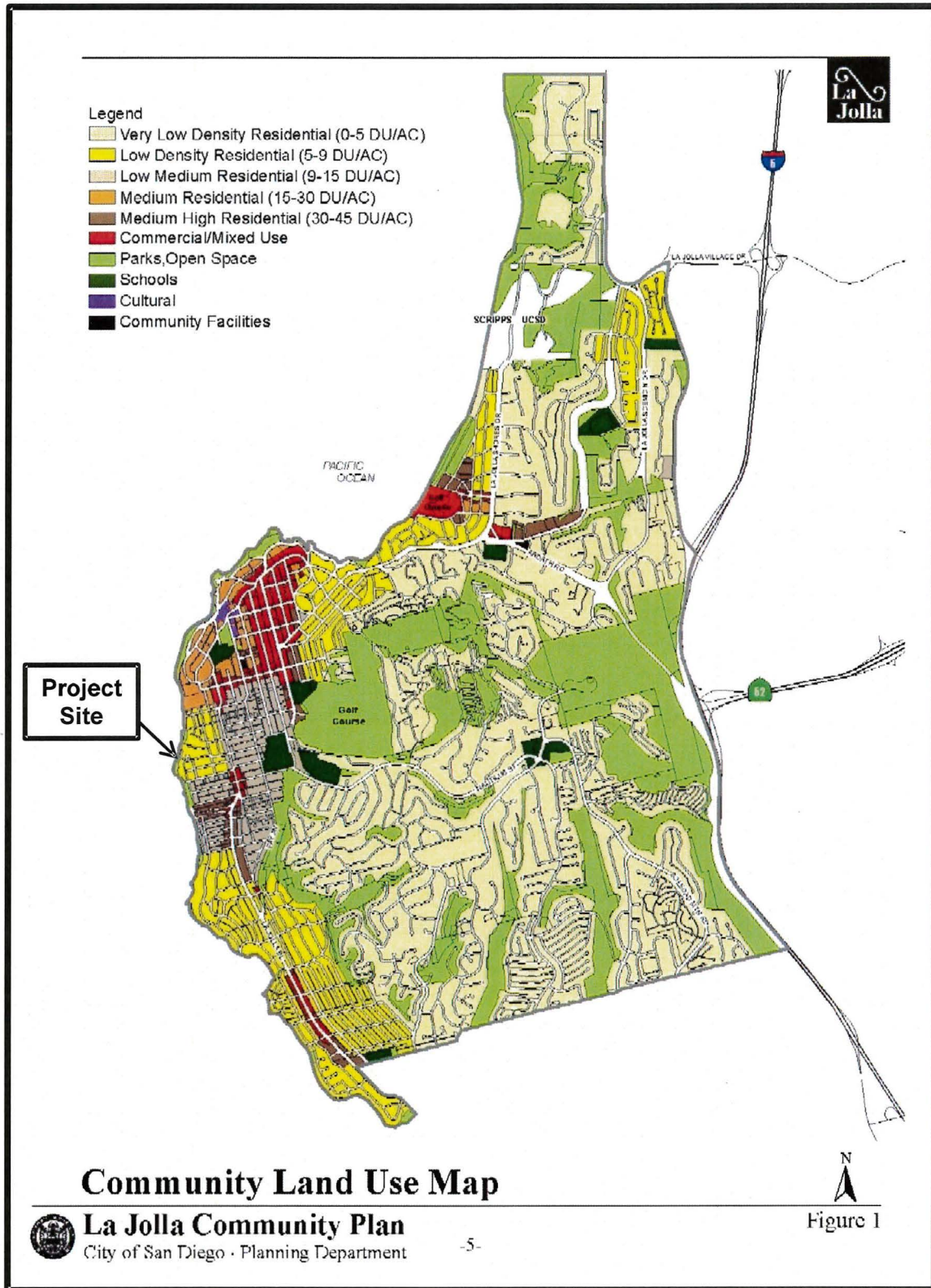


Aerial Photo

311 Dunemere Drive- PROJECT NO. 207724

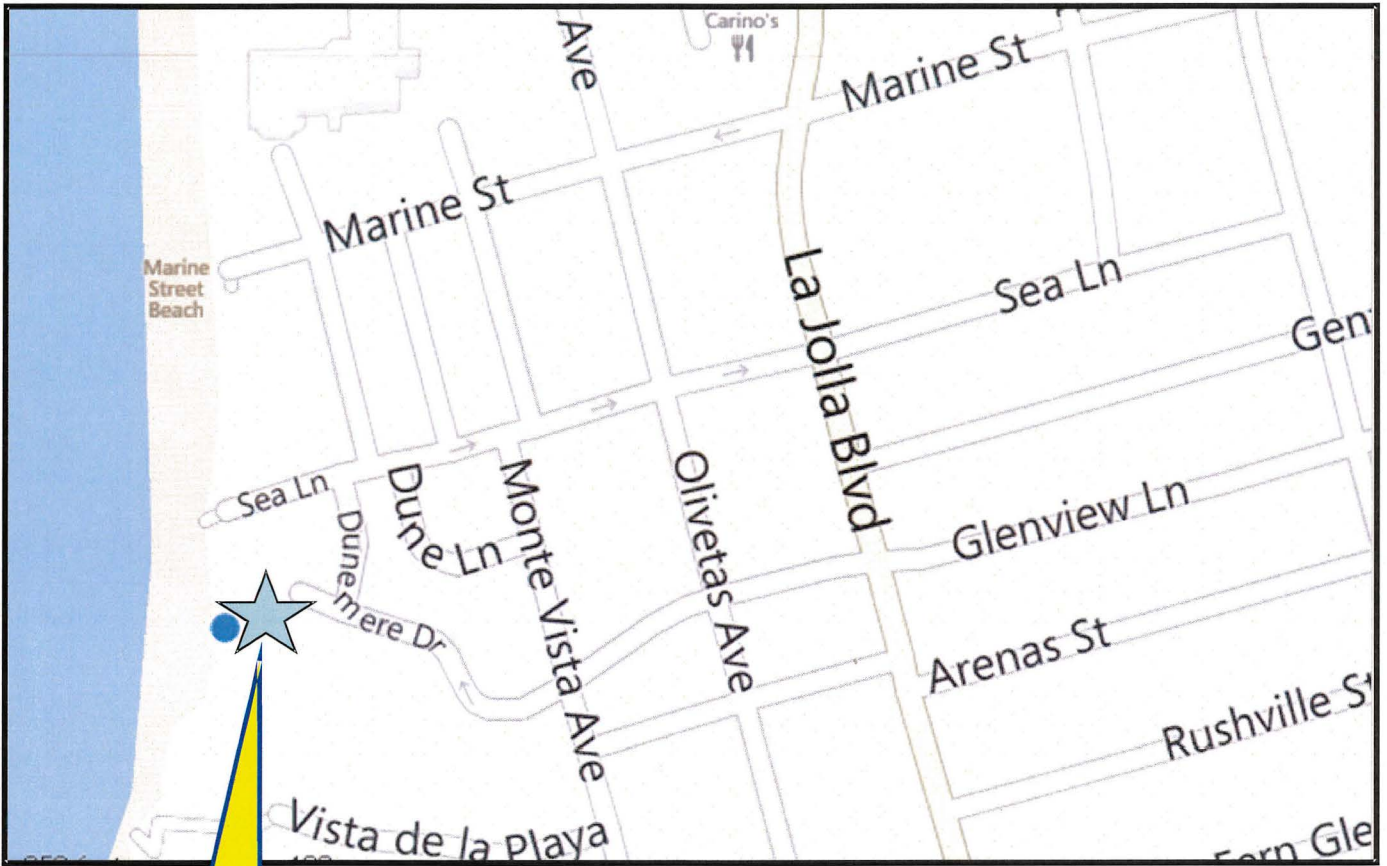
311 Dunemere Drive





311 Dunemere Drive - PROJECT NO. 207724

311 Dunemere Drive



Project Site



Project Location Map

311 Dunemere Drive – PROJECT NO. 207724

311 Dunemere Drive



PROJECT DATA SHEET

PROJECT NAME:	311 Dunemere Drive – Project No. 207724	
PROJECT DESCRIPTION:	Demolition of the existing 3,009-sf, single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story (above basement), single-family residence with attached garage, hardscape and retaining walls, with the existing pool, spa and other walls, including the existing seawall, to remain.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 dwelling units per acre) in eastern portion of lot, Park/Open Space in western edge	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: max 30 feet LOT SIZE: min 5,000 sf FLOOR AREA RATIO: max 0.47 FRONT SETBACK: no minimum required (SB Ord. 692 N.S.) SIDE SETBACK: 4 ft and 5.81 ft STREETSIDE SETBACK: n/a REAR SETBACK: min 13 feet PARKING: 4 required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential and Park/Open Space in western edge of lot; (5-9 du/ac); RS-1-7	Single Family Residence
SOUTH:	Low Density Residential and Park/Open Space in western edge of lot; (5-9 du/ac); RS-1-7	Single Family Residence
EAST:	Low Density Residential (5-9 du/ac); RS-1-7	Single Family Residence
WEST:	n/a	Pacific Ocean
DEVIATIONS OR VARIANCES REQUESTED:	None requested or included.	
COMMUNITY PLANNING GROUP RECOMMENDATION	On January 6, 2011, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project with the following recommended conditions: 1. Retaining the Star Pine (in sewer easement), 2. Substituting required street light with low level (< 3 ft) pedestrian oriented lighting.	

HEARING OFFICER
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 737212/
SITE DEVELOPMENT PERMIT NO. 737391
311 DUNEMERE DRIVE - PROJECT NO. 207724 – MMRP

DRAFT

WHEREAS, WILLARD M. AND ANN D. ROMNEY, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing 3,009-square-foot, single-family residence and construct a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), including hardscape, retaining walls, and relocation of the driveway (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for Coastal Development Permit No. 737212 and Site Development Permit No. 737391) on portions of a 0.41-acre (17,844 square feet) site;

WHEREAS, the project site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area and Council District 1;

WHEREAS, the project site is legally described as all that portion of Playa de las Arenas, being in the First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 891, filed in the Office of the County Recorder of San Diego County, March 3, 1903, described as follows:

Commencing at a point on the southerly line of Sea Lane, distant thereon south $74^{\circ} 17'$ west, 221.9 feet from the northeasterly corner of said Playa de las Arenas; thence south $15^{\circ} 89'$ east 44.58 feet to the beginning of a tangent curve to the right having a radius of 112 feet; thence southerly along said curve through an angle of $16^{\circ} 56'$ for a distance of 33.10 feet; thence south $1^{\circ} 17'$ west 95.65 feet to the beginning of a tangent curve to the left having a radius of 13 feet; thence southeasterly along said curve, through an angle of $70^{\circ} 16'$ for a distance of 15.94 feet; thence south $21^{\circ} 01'$ west along the southwesterly prolongation of the radial line of aforesaid curve 24 feet to a point on a curve concave to the southwest, the center of said curve bearing south $21^{\circ} 01'$ west 817.44 feet from said point; thence northwesterly along said curve through an angle of $3^{\circ} 35'$ for a distance of 51.12 feet; thence north $72^{\circ} 34'$ west 5.38 feet; thence south $17^{\circ} 26'$ west 65.11 feet to the true point of beginning; thence north $17^{\circ} 26'$ east 65.11 feet; thence north $72^{\circ} 54'$ west 60 feet; thence north $17^{\circ} 26'$ east 10 feet; thence north $72^{\circ} 34'$ west 32.60 feet; thence south $71^{\circ} 26'$ west 40.05 feet; thence south $82^{\circ} 11'$ west to a point on the westerly line of Playa de las Arenas; thence southerly along said westerly line to its point of intersection with a line bearing north $83^{\circ} 02' 50''$ west from true point of beginning; thence south $83^{\circ} 02' 50''$ east to said true point of beginning. Excepting therefrom that

portion if any heretofore or now lying below the mean high tide line of the Pacific Ocean;
and

WHEREAS, on May 15, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 737212 and Site Development Permit No. 737391 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated May 15, 2013, which are supported by the minutes, maps and exhibits, studies, and public testimony, all of which are incorporated herein by this reference.

FINDINGS:

Coastal Development Permit Findings – SDMC Section 126.0708(a)

1. **The proposed coastal development will not encroach upon any existing physical access way 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 includes the demolition of the existing 3,009-square-foot, single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), including hardscape, retaining walls, and relocation of the driveway; an existing pool, spa, other walls including a seawall will remain. The 0.41-acre project site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area

The subject property is not identified in the City's adopted Local Coastal Program Land Use Plan as an existing or proposed public accessway. There is no vertical physical accessway legally used by the public on this property or any proposed vertical public accessway for this site.

There are three vertical public accessways and two view corridors in the vicinity: accessways and view corridors are located approximately 150 feet to the north at Sea Lane and approximately 300 feet to the north at Marine Street; a third accessway is located approximately 250 feet to the south at Vista de la Playa.

The proposed improvements will not encroach upon any existing physical accessway legally utilized by the general public. The property abuts the Pacific Ocean to the west, with the mean high tide line being the western property boundary. All proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval. Private vertical access to the beach is located along the northerly property boundary.

The proposed improvements will not obstruct coastal or scenic views from any public vantage point and no public views to and along the ocean will be adversely impacted. The proposed development complies with all development regulations and will observe height and setback requirements. The permit has been conditioned to specify that all existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit and any proposed fencing shall be a minimum of 75% open, which will enhance and protect public views.

Therefore, the proposed coastal development will not encroach upon any existing physical access way 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.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The subject property does not contain sensitive coastal bluffs, sensitive biological resources, and is not within or adjacent to the City's Multiple Species Conservation Program MHPA.

Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval.

Because all improvements will occur easterly of the environmentally sensitive lands, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation. No deviations from the development regulations are included with the project. In accordance with the goals of the certified Local Coastal Program Land Use Plan, the permit has been conditioned to require the applicant offer lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, and to require that all existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit and that any proposed fencing within these sideyards be a minimum of 75% open.

Therefore, the proposed coastal development is in conformity with the certified La Jolla Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The project site is located between the nearest public road (Dunemere Drive) and the sea. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval. As indicated in Finding 1, above, dedicated public access points to the Pacific Ocean and the beach are located north of the site at Sea Lane and Marine Street, and to the south at Vista de la Playa. The proposed residence will have four off-street parking spaces in the attached garage (two at the main level and two below grade via a car lift inside the garage); all existing on-street parking is to be maintained.

Therefore, the proposed coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit Findings – SDMC Section 126.0504(a)

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation. No deviations from the development regulations are included with this permit. In accordance with the goals of the certified Local Coastal Program Land Use Plan, the permit has been conditioned to require lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, and to require that all existing/proposed vegetation placed in the sideyards not exceed the requisite three foot height limit and any proposed fencing within these sideyards to be a minimum of 75% open.

Accordingly, the proposed development will not adversely affect the applicable La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The proposed project would comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 737212 and Site Development Permit No. 737391, as well as other regulations and guidelines pertaining to the subject property per the San Diego Municipal Code. No deviations are included with the permit. The proposed development would comply with all applicable building and fire code requirements.

Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is located in the RS-1-7 Zone, and no deviations are included with the permit. Conditions are included with the permit that require conformance with all application regulations. The project includes a Coastal Development Permit, as required due to the site's location in the Coastal Overlay Zone. Conditions designed to protect the coastal resources are included with the permit, as specified in the Coastal Development Permit findings.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands - SDMC Section 126.0504(b)

- 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 includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The subject property does not contain sensitive coastal bluffs, sensitive biological resources, and is not with or adjacent to the City's Multiple Habitat Planning Area.

Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval.

The site is therefore physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands, because all improvements will occur easterly of the location of the environmentally sensitive lands. Please also refer to Finding 2, below.

- 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 includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

A Report of Preliminary Geotechnical Investigation and Geologic Reconnaissance, with Addendums ("Geologic Studies"), have been prepared for the proposed project. These Geologic Studies indicate that there are no geologic hazards on or near the site that would prohibit the proposed construction. Further, a coastal bluff does not exist on this site; the area consisted of sand dunes behind and eastward of shoreline beach deposits, prior to the original development. An existing seawall, approximately six to seven feet high, is located to the west of the existing improvements, adjacent to the beach. No modifications are proposed to this existing seawall.

The site is located in two designated geologic hazard areas: Zones 44 (Coastal Bluff Zone, moderately stable) on the western 2/3 of the property and 53 (Level or sloping terrain, unfavorable geologic structure) on the eastern 1/3 of the property. However, the Geologic Studies prepared for the project indicate that "level terrain" is the only portion of the Zone 53 description that applies to the subject property. The project site has been graded as a result of prior construction of the existing residence and associated improvements on the property. Minor shoring will occur to implement the proposed project. The shoring will be located within the property line limits and not within the right-of-way. The shoring is anticipated to be cut off below the ground surface where improvements would be constructed on top or crossing the shoring, and then abandoned in place.

The Geologic Studies prepared for the project indicate the site is underlain by relatively stable formational soils and will be suited for the proposed structure and associated improvements. Incorporation of proper engineering design would ensure that the potential for geologic impacts from regional hazards would not be significant.

No further grading of the site is proposed to implement the project. No modifications are proposed for the existing seawall, and no mitigation measures are required to reduce potential impacts associated with geologic and erosional forces.

The project site is not located within the floodway or floodplain fringe overlay zones. The 100-year floodplain exist at this site, however all proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. The proposed drainage system designed for the project is consistent with relevant requirements of the City Engineer. The site is not located within a brush management zone; the proposed improvements will be required to comply with all required building code regulations, including those related to fire safety.

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

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain. Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain.

Because all improvements will occur easterly of the location of the environmentally sensitive lands, the proposed development will be sited and designed to prevent adverse impacts on adjacent environmentally sensitive lands.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain. The project is not located in the City's Multiple Habitat Planning Area, and would not impact any sensitive biological resources. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

An existing seawall, approximately six to seven feet high, is located on the east side of the beach. All proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain. The existing seawall was constructed prior the Coastal Act, as confirmed by the Coastal Commission. Historical aerials show the seawall has been in place since at least 1953. No modifications are proposed to this existing seawall. The geotechnical information prepared for the proposed project indicates this seawall is well-maintained and properly constructed, and contributes to protection of the site from infrequent inundation. The location of the planned residential construction at an elevation of over 30 feet above sea level and over 40 feet inland of the seawall, which is located at the very back of the beach, are regarded as the primary factors that will protect the residence over its estimated 75-year lifetime, and that the new

home is sited such that it will be safe from threat for its estimated life in the unlikely event that the existing seawall were to fail.

The public storm water from the surrounding drainage sub-basin travels west in the Dunemere Drive right-of-way and then enters the private property of the subject project site. There is no public drainage easement on the subject project site. The permit is conditioned to record an agreement to hold the City harmless, with respect to surface drainage entering into the property from the Dunemere Drive right-of-way, to the satisfaction of the City Engineer. All storm water run-off from the Dunemere Drive right-of-way and from the subject project site discharges at the existing discharge location. The project has been designed so there is no additional storm water run-off at the existing discharge location. All storm water run-off from the Dunemere Drive right-of-way will be collected and discharged into the private drainage swale along the north property line. The proposed energy dissipater at the existing discharge location has been designed to discharge the storm water at non-erodible velocities as required by the City of San Diego Drainage Design Manual.

Therefore, 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.

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The project site is underlain by fill from unknown sources to an average depth of two feet, where it is underlain by Old Paralac Deposit and then Point Loma Formation across the site at depths of 10 feet and below. The two latter formations are considered highly sensitive with a monitoring threshold of 1,000 cubic yards to depths of 10 feet or greater. The project proposes grading of approximately 1,525 cubic yards to depths of approximately 12 feet. Therefore, paleontological monitoring is required as specified within the Mitigation, Monitoring and Reporting Program prepared for the project, and as conditioned with the permit. The implementation of this Mitigation, Monitoring and Reporting Program will ensure negative impacts will be reduced to below a level of significance. The nature and extent of all mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

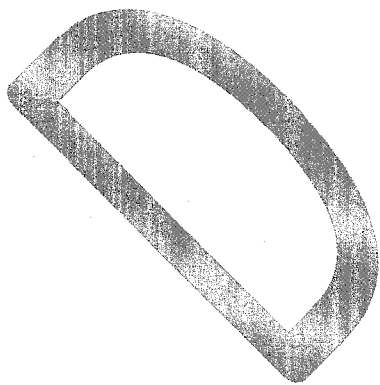
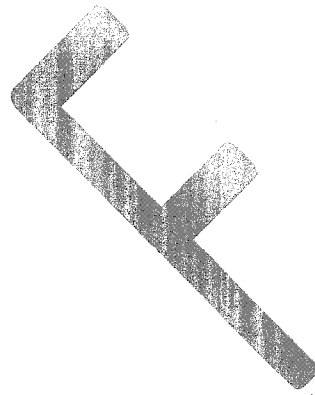
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 737212 and Site Development Permit No. 737391 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form,

exhibits, terms and conditions as set forth in Coastal Development Permit No. 737212 and Site Development Permit No. 737391, a copy of which is attached hereto and made a part hereof.

MICHELLE SOKOLOWSKI
Development Project Manager
Development Services

Adopted on: May 15, 2013

Internal Order No. 24000791



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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000791

COASTAL DEVELOPMENT PERMIT NO. 737212/
 SITE DEVELOPMENT PERMIT NO. 737391
311 DUNEMERE DRIVE - PROJECT NO. 207724 - MMRP
HEARING OFFICER

DRAFT

This Coastal Development Permit/Site Development Permit is granted by the Hearing Officer of the City of San Diego to WILLARD M. AND ANN D. ROMNEY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502. The 0.41-acre (17,844 square feet) site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area and Council District 1. The project site is legally described as: all that portion of Playa de las Arenas, being in the First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 891, filed in the Office of the County Recorder of San Diego County, March 3, 1903, described as follows:

Commencing at a point on the southerly line of Sea Lane, distant thereon south 74° 17' west, 221.9 feet from the northeasterly corner of said Playa de las Arenas; thence south 15° 89' east 44.58 feet to the beginning of a tangent curve to the right having a radius of 112 feet; thence southerly along said curve through an angle of 16° 56' for a distance of 33.10 feet; thence south 1° 17' west 95.65 feet to the beginning of a tangent curve to the left having a radius of 13 feet; thence southeasterly along said curve, through an angle of 70° 16' for a distance of 15.94 feet; thence south 21° 01' west along the southwesterly prolongation of the radial line of aforesaid curve 24 feet to a point on a curve concave to the southwest, the center of said curve bearing south 21° 01' west 817.44 feet from said point; thence northwesterly along said curve through an angle of 3° 35' for a distance of

51.12 feet; thence north $72^{\circ} 34'$ west 5.38 feet; thence south $17^{\circ} 26'$ west 65.11 feet to the true point of beginning; thence north $17^{\circ} 26'$ east 65.11 feet; thence north $72^{\circ} 54'$ west 60 feet; thence north $17^{\circ} 26'$ east 10 feet; thence north $72^{\circ} 34'$ west 32.60 feet; thence south $71^{\circ} 26'$ west 40.05 feet; thence south $82^{\circ} 11'$ west to a point on the westerly line of Playa de las Arenas; thence southerly along said westerly line to its point of intersection with a line bearing north $83^{\circ} 02' 50''$ west from true point of beginning; thence south $83^{\circ} 02' 50''$ east to said true point of beginning. Excepting therefrom that portion if any heretofore or now lying below the mean high tide line of the Pacific Ocean.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing 3,009-square-foot, single-family residence and construct a new, approximately 11,062 square-foot, single-family residence with attached garage, including hardscape, retaining walls, landscaping, and relocation of the driveway, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 15, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing 3,009 square-foot, single-family residence;
- b. Construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), hardscape, retaining walls, and relocation of the driveway;
- c. Existing pool, spa and other walls, including the existing seawall, to remain;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking in new, attached garage; 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.

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, whichever is later.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. 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. 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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. 207724, 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. 207724 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Paleontological Resources

ENGINEERING REQUIREMENTS:

15. The project proposes to export approximately 1,500 cubic yards of material from the project site outside of the Coastal Overlay Zone. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
17. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A,' satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12 feet wide SDG-162 Concrete Driveway for Confined Right-of-Way, adjacent to the site on Dunemere Drive.
19. Prior to the issuance of any building permits, the Owner/Permittee shall record agreements to hold the City Harmless with respect to surface drainage entering into the property from the Dunemere Drive right-of-way, to the satisfaction of the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement with the City of San Diego for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
22. 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.
23. 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 (BMPs) on the final construction drawings, consistent with the approved Water Quality Technical Report.

GEOLOGY REQUIREMENTS:

24. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or

update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, including the native vegetation as preferred by the California Coastal Commission, on file in the Office of the Development Services Department. Construction plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees pursuant to San Diego Municipal Code section 142.0403.

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

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

28. 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 Certificate of Occupancy, whichever occurs earlier.

29. All existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit, and any proposed fencing within the sideyards shall be a minimum of 75% open so as to not obstruct any public or pedestrian views.

PLANNING/DESIGN REQUIREMENTS:

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

31. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

32. All proposed fences and walls shall comply with the fence regulations in SDMC Chapter 14, Article 2, Division 3, in addition to complying with Condition 29, above.

33. 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.

34. Prior to issuance of any construction permit, an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, as identified on Exhibit "A," shall be offered for dedication as a public easement.

35. No construction for the project shall take place within the parameters of the beach area between Memorial Day weekend and Labor Day of any year. Construction equipment and staging areas should not encroach onto or obstruct public beach areas adjacent to the subject property.

WATER AND WASTEWATER REQUIREMENTS:

36. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not allow the required BFPDs to be located below grade or within the structure.

38. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

39. Prior to connecting to any existing sewer lateral, the Owner/Permittee shall have the connection closed circuit television inspected by a California Licensed Plumbing Contractor to verify lateral is in good working condition and free of all debris. Utilization of existing sewer lateral is at the sole risk and responsibility of the Owner/Permittee to ensure that the lateral is functional.

40. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an Encroachment Maintenance and Removal Agreement (EMRA) with the City for all proposed improvements of any kind, including utilities, landscaping, tree, enriched paving, and electrical conduits to be installed within the public right-of-way or public easement.

41. No trees may be located within ten feet of any sewer facilities or in any sewer access easement.

42. No shrubs exceeding three feet in height at maturity may be located within 10 feet of any sewer main or within access or sewer easements.

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.

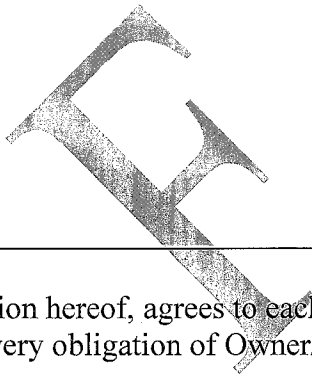
APPROVED by the Hearing Officer of the City of San Diego on May 15, 2013, by Resolution No. _____

CDP No. 737212/SDP No. 737391
Date of Approval: May 15, 2013

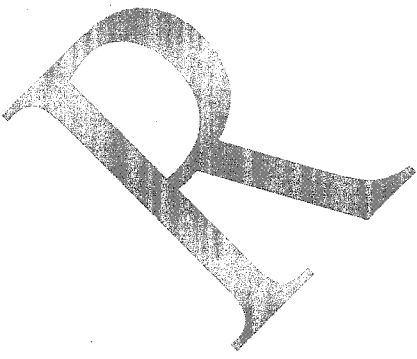
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MICHELLE SOKOLOWSKI
Development Project Manager

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



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



WILLARD M. ROMNEY
Owner/Permittee

By _____
Willard M. Romney

ANN D. ROMNEY
Owner/Permittee

By _____
Ann D. Romney

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

RESOLUTION NUMBER R-_____

ADOPTED ON MAY 15, 2013

WHEREAS, on April 9, 2010, WILLARD M. AND ANN D. ROMNEY submitted an application to Development Services Department for a Coastal Development Permit and Site Development Permit for the 311 Dunemere Drive 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 May 15, 2013; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 207724 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 Department 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. 207724.

By: _____
Michelle Sokolowski, Development Project Manager

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

COASTAL DEVELOPMENT PERMIT NO. 737212/
SITE DEVELOPMENT PERMIT NO. 737391

PROJECT NO. 207724

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. 207724 shall be made conditions of Coastal Development Permit No. 737212 and Site Development Permit No. 737391 as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

Qualified 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) 207724, 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 for this project.

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

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 CSVr and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in 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

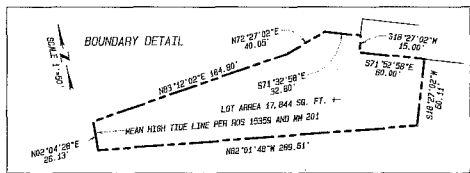
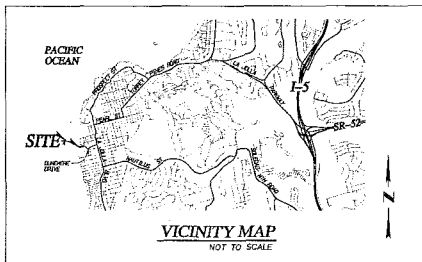
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History 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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The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

TOPOGRAPHIC SURVEY FOR: 311 DUNEMERE DRIVE LA JOLLA, CA 92037



- EASEMENTS PER CHICAGO TITLE COMPANY**
ORDER NO. 00000224-USA, DATED DECEMBER 15, 2009
1. 20' SEWER EASEMENT PER DOC. RECORDED MAP 27, 2009 IN BOOK 2807 PAGE 174 OF RECORDS
 2. 20' WATER & SEWER EASEMENT PER DOC. RECORDED MAP 27, 2009 IN BOOK 2807 PAGE 174 OF RECORDS
 3. 20' WATER & SEWER EASEMENT PER DOC. RECORDED MAP 27, 2009 IN BOOK 2807 PAGE 174 OF RECORDS
 4. 20' SEWER EASEMENT PER DOC. RECORDED MAP 27, 2009 IN BOOK 2807 PAGE 174 OF RECORDS
 5. 20' EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH CO. PER DOC. RECORDED MAP 28, 1920 IN BOOK 1174 PAGE 436 OF RECORDS AND LOC. LOCATION 261 NORTH AND 100 WEST BE PRECISELY PLOTTED HEREON.
 6. EASEMENT TO CITY OF SAN DIEGO FOR SEWER PARADEISE PER DOC. RECORDED MAP 27, 2009 IN BOOK 1174 PAGE 436 OF RECORDS AND LOC. LOCATION 261 NORTH AND 100 WEST BE PRECISELY PLOTTED HEREON.

LEGEND

- EX BUILDING WALL
- EX SITE WALL
- EX RETAINING WALL
- PAVEMENT
- LANDSCAPE
- CLUB
- FENCE
- CONTOUR LINE
- PROPERTY BOUNDARY
- EXISTING SEWER MAIN
- EXISTING WATER MAIN

OWNER:

WILLARD H. ROMNEY & ANN D. ROMNEY
ADDRESS:
311 DUNEMERE DRIVE
LA JOLLA, CA 92037

APN:

351-090-24

BENCHMARK:

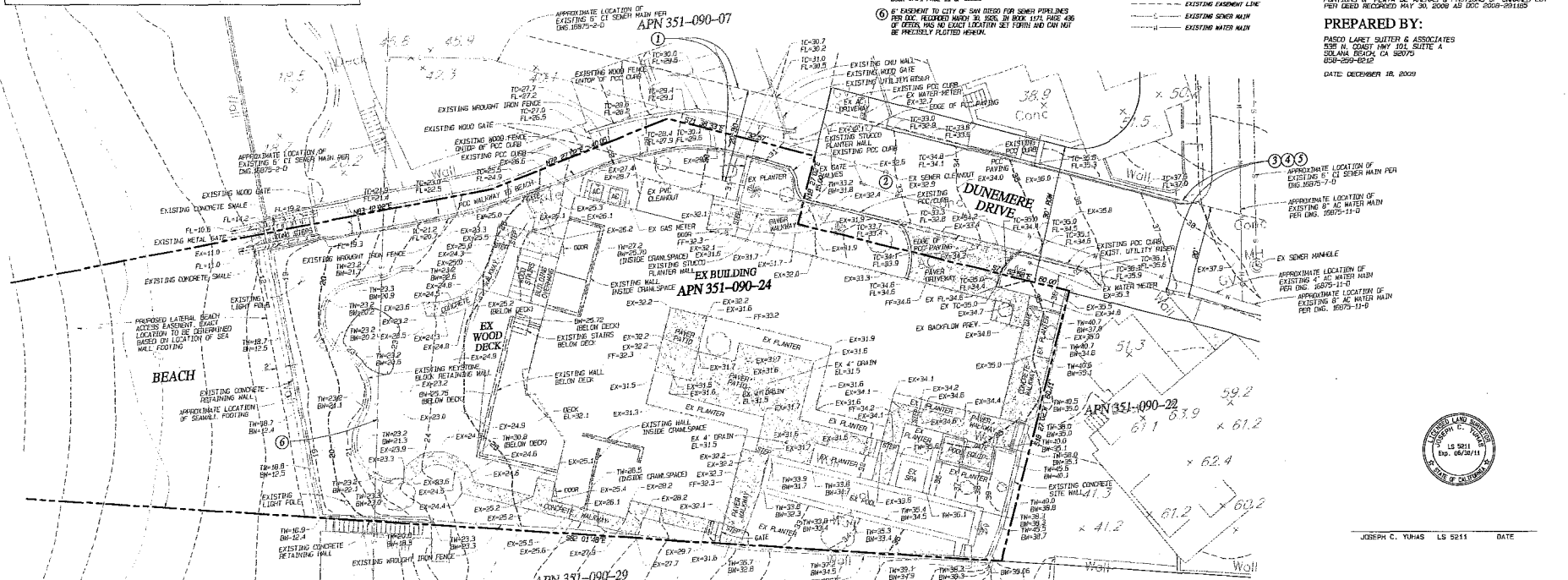
BRASS PLUG AT NE CORNER OF INTERSECTION OF MONTE VISTA AVE AND ARENAS ST
ELEV. 12.254

LEGAL DESCRIPTION:

PORTIONS OF PLAYA DE ARENAS & PORTIONS OF UNLAWED LOT PER DEED RECORDED MAY 30, 2008 AS DOC 2008-291105

PREPARED BY:

PASCO LARET SUITER & ASSOCIATES
538 N. COAST HWY 101, SUITE A
SOLANA BEACH, CA 92672
659-299-8212
DATE: DECEMBER 16, 2009



JOSEPH C. YUHAS LS 9211 DATE

PREPARED BY:	Revision 14:
Name: PASCO LARET SUITER & ASSOC.	Revision 13:
538 N. COAST HWY 101, SUITE A	Revision 12:
SOLANA BEACH, CA 92075	Revision 11:
Phone: (858) 259-8212	Revision 10:
	Revision 9:
	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3: March 17th, 2011
	Revision 2: October 20th, 2010
	Revision 1: July 2th, 2010
Sheet Title: PRELIMINARY GRADING PLAN	Original Date: April 8th, 2010
	Sheet: 3 of 12
	DSP#:

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
13115 Coast Highway 101 Box A Solana Beach, CA 92075
p: 858.259.8212 | f: 858.259.8812 | pasco@pascoeng.com

C.1

NOTES:

1. THE EXISTING WATER AND SEWER SERVICES ARE TO REMAIN.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN A MAINTENANCE AGREEMENT FOR THE EXISTING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 4 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OF SPECIFICATIONS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP). THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
5. ROOF DRAINS SHALL BE DIRECTED TO BMP LANDSCAPE AREAS PRIOR TO LEAVING THE SITE.
6. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL RECORD A HOLD THE CITY HARMLESS AGREEMENT, FROM OR CONNECTED TO, STORM WATER DRAINAGE BEING HANDLED OFF-SITE ON PRIVATE PROPERTY.
7. ALL STORM WATER RUN-OFF FROM THE DUNEMERE DRIVE RIGHT-OF-WAY SHALL BE COLLECTED AND DISCHARGED INTO THE PRIVATE DRAINAGE SWALE ALONG THE NORTH PROPERTY LINE OF THE SUBJECT PROJECT.
8. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL RECORD A HOLD THE CITY HARMLESS AGREEMENT, FROM OR CONNECTED TO, SEWER DRAINAGE ENTERING INTO THE PROPERTY FROM THE DUNEMERE DRIVE RIGHT OF WAY.

**PRELIMINARY GRADING AND DRAINAGE PLAN
311 DUNEMERE DRIVE LA JOLLA, CA 92037**

SITE INFORMATION:

OWNER: WILLARD & ANI ROWEY
 SITE ADDRESS: 311 DUNEMERE DR
 LA JOLLA, CA 92037
 APN: 351-090-24
 SITE AREA: 17844 SF (0.41 AC)

GRADING TABULATIONS:

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 6000 SF OR 34% OF TOTAL SITE.
 AMOUNT OF CUT: 1925 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 50 FEET FROM BASEMENT.
 AMOUNT OF FILL: 30 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 0.5 FEET.
 AMOUNT OF EXPORT SOIL: 1500 CUBIC YARDS.

EARTHWORK QUANTITIES INCLUDE EXCAVATION FOR BUILDING AND SITE DRAINAGE AS SHOWN ON THIS PLAN. QUANTITIES DO NOT INCLUDE REMEDIAL GRADING.

TOPOGRAPHY:

PASCO LARET SUITER & ASSOCIATES
 525 N. COAST HWY 201, SUITE A
 SOLANA BEACH, CA 92088
 (949) 259-8212
 DATE: DECEMBER 01, 2009

LEGAL DESCRIPTION:

PORTIONS OF PLAYA DE AVENAS G
 DISTRICT OF UNGRADED LOT FOR
 CDD (RECORDED MAY 30, 2008 AS
 DEED 008-25355)

BENCH MARK:

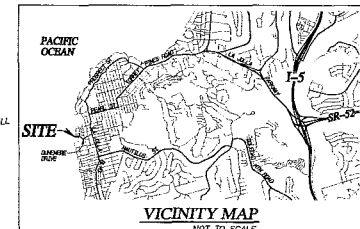
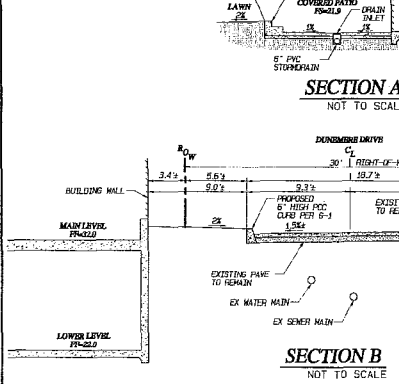
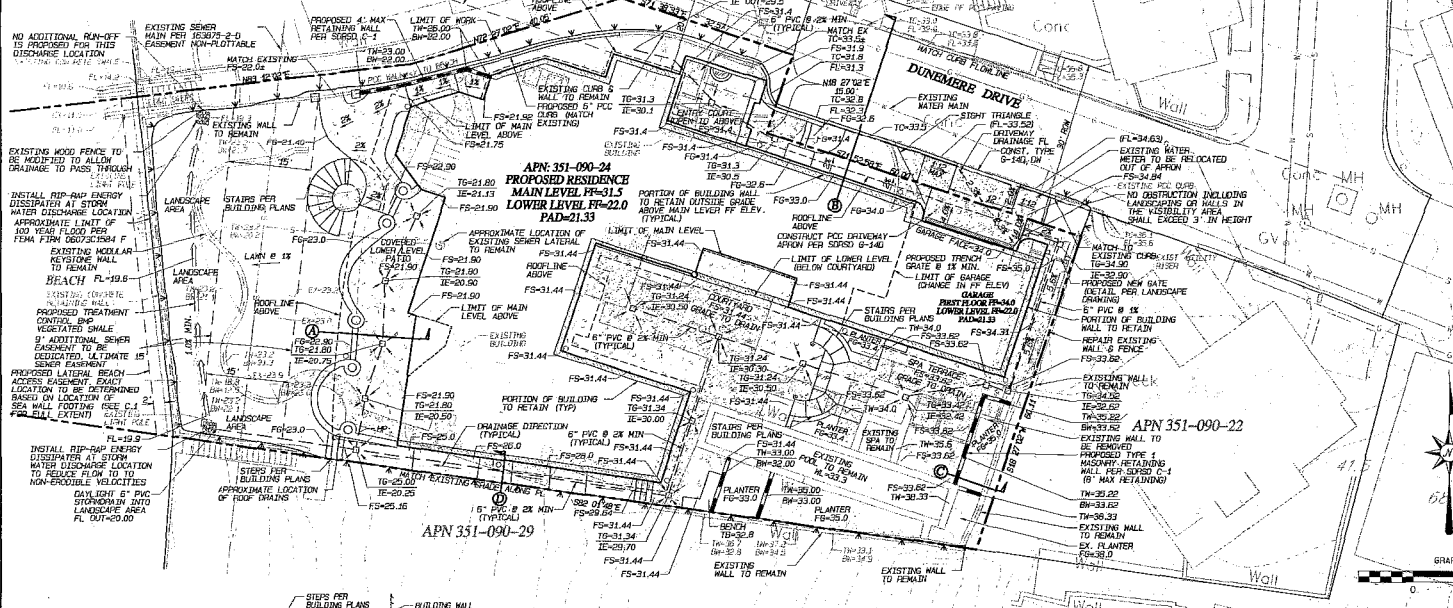
BRASS PLUG AT NE CORNER OF INTERSECTION OF
 MENTE VISTA AVE AND AVENAS ST
 ELEV. 92.254

LEGEND:

- LOT LINE
- EXISTING CONTOURS
- EXISTING 6" CURB & GUTTER
- EXISTING WATER SERVICE
- EXISTING WATER MAIN (SIZE PER PLAN)
- EXISTING 6" CI SEWER MAIN
- EXISTING FENCE
- PROPOSED SITE WALL (NON-RETAINING)
- PROPOSED RETAINING WALL
- TOP AND BOTTOM OF WALL AT FINISHED GRADE
- PROPOSED SPOT ELEVATION
- PROPOSED AREA DRAIN
- PROPOSED 6" PVC DRAINPIPE
- PROPOSED DRAINAGE DIRECTION
- PROPOSED LIMITS OF GRADING
- SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED HARDSCAPE
- PROPOSED VEGETATED SWALE
- PORTION OF BUILDING TO REMAIN
- ROOF DRAINS
- 5 FEET HYDRAULIC APPROXIMATELY 300' AWAY LOCATED ON THE NORTH EAST CORNER AT THE INTERSECTION OF SEA LANE AND VISTA DEL MAR AVENUE

***SPECIAL NOTES:**

1. THIS PLAN FOR PRELIMINARY CIVIL AND DRAINAGE PURPOSES ONLY. NOT FOR CONSTRUCTION. FINAL GRADING PLAN TO BE SUBMITTED TO CITY OF SAN DIEGO PRIOR TO CONSTRUCTION.
2. ROOF DRAINS SHALL BE CONNECTED TO PRIVATE DRAIN SYSTEM AND ROUTED THROUGH BMP AREA BEFORE LEAVING THE SITE.
3. LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS SHALL BE VERIFIED BY CONTRACTOR BY POT-HOLING PRIOR TO CONSTRUCTION.



PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
 935 N Coast Highway 101 Ste A Solana Beach, CA 92079
 (949) 259-8212 | (949) 259-8212 | pl@pascoengineering.com

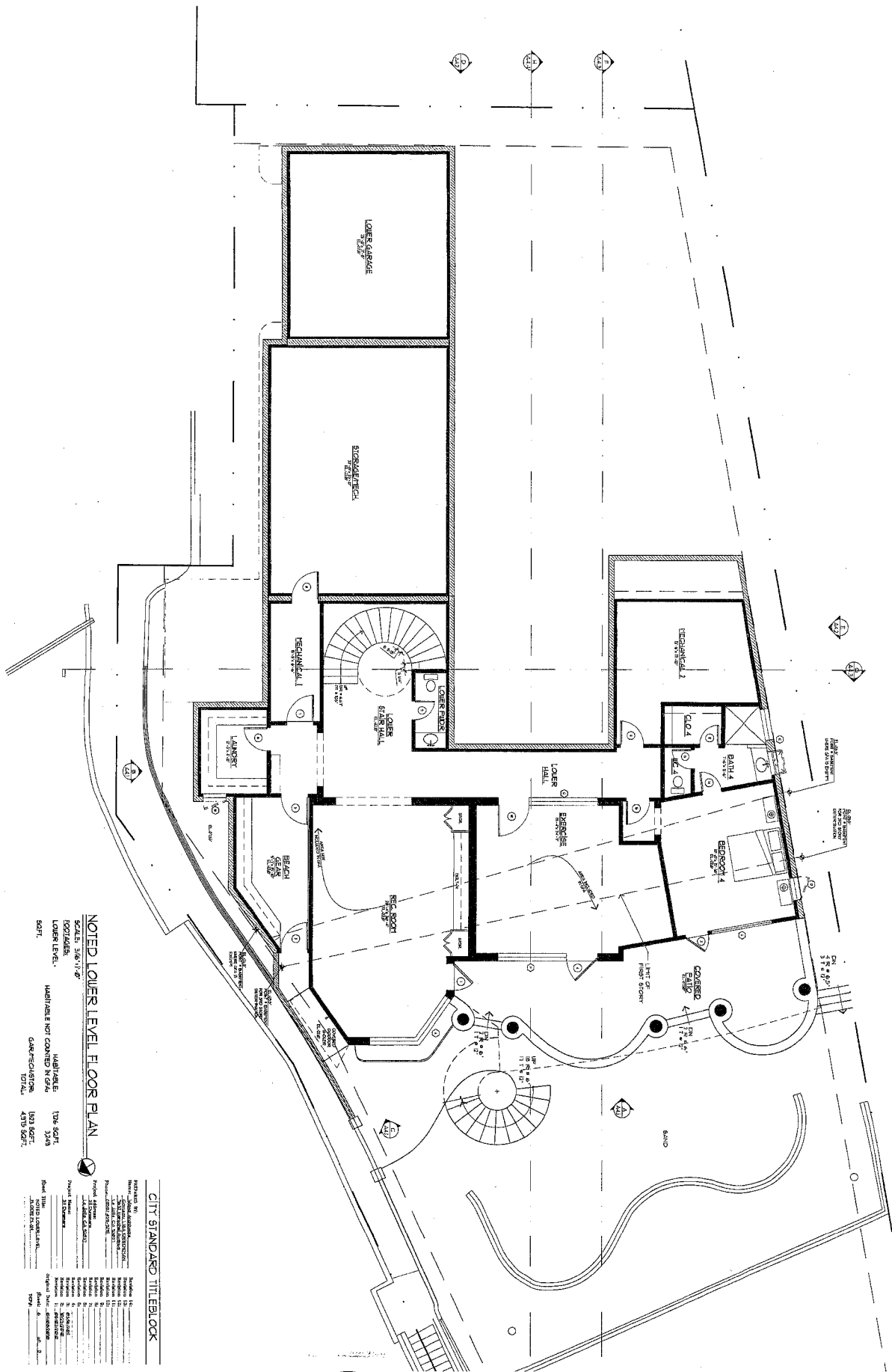
PLANS PREPARED UNDER THE SUPERVISION OF

DATE: _____
 R.C.E. NO. 69894
 W. JUSTIN SUITER Exp. 12/31/11

DATE: _____
 R.C.E. NO. 69894
 Exp. 12/31/11

PREPARED BY:	Revision 14:
Name: PASCO LARET SUITER & ASSOC.	Revision 13:
525 N. COAST HWY 201, SUITE A	Revision 12:
SOLANA BEACH, CA 92079	Revision 11:
Phone: (949) 259-8212	Revision 10:
	Revision 9:
	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3: March 17th, 2011
	Revision 2: October 20th, 2010
	Revision 1: Jan. 24th, 2010
Project Address:	Original Date:
311 DUNEMERE DRIVE	April 8th, 2010
LA JOLLA, CA 92037	
Project Name:	
311 DUNEMERE DRIVE	
Sheet Title:	
PRELIMINARY GRADING PLAN	
Sheet:	
3 of 12	
DEF:	

C.2



NOTED LOWER LEVEL FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 ROOMS: 179, 407, 179, 407, 179, 407
 LOWER LEVEL: 103, 407, 103, 407, 103, 407
 GARAGE/STORAGE: 439, 507, 439, 507, 439, 507

CITY STANDARD TITLEBLOCK

Prepared by:	Architect:
Checked by:	Engineer:
Designed by:	Structural Engineer:
Drawn by:	Electrical Engineer:
Project Name:	Mechanical Engineer:
Project Address:	Plumbing Engineer:
Client Name:	Fire Protection Engineer:
Client Address:	Other:
Project No.:	Scale:
Sheet No.:	Date:
Total Sheets:	Project Status:

ISLAND ARCHITECTS
 DREX PATTERSON, AIA
 7632 HERSCHTEL AVENUE
 TEL: 858.456.9291

TONY CRISAFI, AIA
 LA JOLLA, CA 92037
 FAX: 858.456.0351

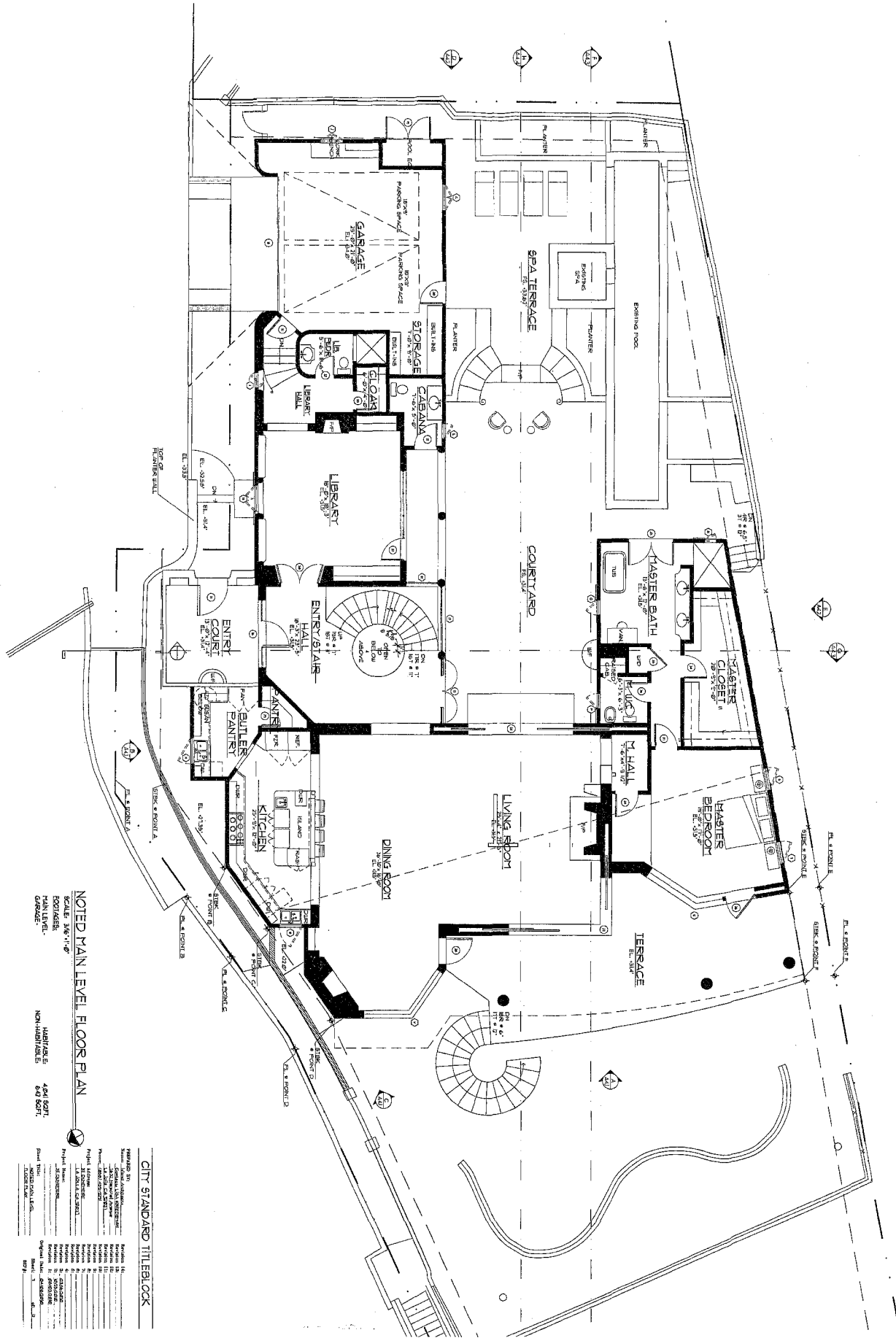


311 DUNEMERE

311 DUNEMERE

LA JOLLA, CA 92037

DATE:	05-16-2011
SCALE:	3/8" = 1'-0"
TITLE:	NOTED LOWER LEVEL FLOOR PLAN
PROJECT:	311 DUNEMERE
CLIENT:	ISLAND ARCHITECTS
ARCHITECT:	TONY CRISAFI, AIA
ENGINEER:	DREX PATTERSON, AIA
STRUCTURAL:	
ELECTRICAL:	
MECHANICAL:	
PLUMBING:	
FIRE PROTECTION:	
OTHER:	



NOTED MAIN LEVEL FLOOR PLAN

SCALE: 3/8" = 1'-0"

DATE: 05/15/01

PROJECT: 311 DUNEMERE

ARCHITECT: ISLAND ARCHITECTS

CITY STANDARD TILEBLOCK

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/15/01
2	ISSUED FOR PERMIT	05/15/01
3	ISSUED FOR PERMIT	05/15/01
4	ISSUED FOR PERMIT	05/15/01
5	ISSUED FOR PERMIT	05/15/01
6	ISSUED FOR PERMIT	05/15/01
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16	ISSUED FOR PERMIT	05/15/01
17	ISSUED FOR PERMIT	05/15/01
18	ISSUED FOR PERMIT	05/15/01
19	ISSUED FOR PERMIT	05/15/01
20	ISSUED FOR PERMIT	05/15/01

ISLAND ARCHITECTS
 DREX PATTERSON, AIA
 7632 HERSCHEL AVENUE
 TEL: 858.459.9291

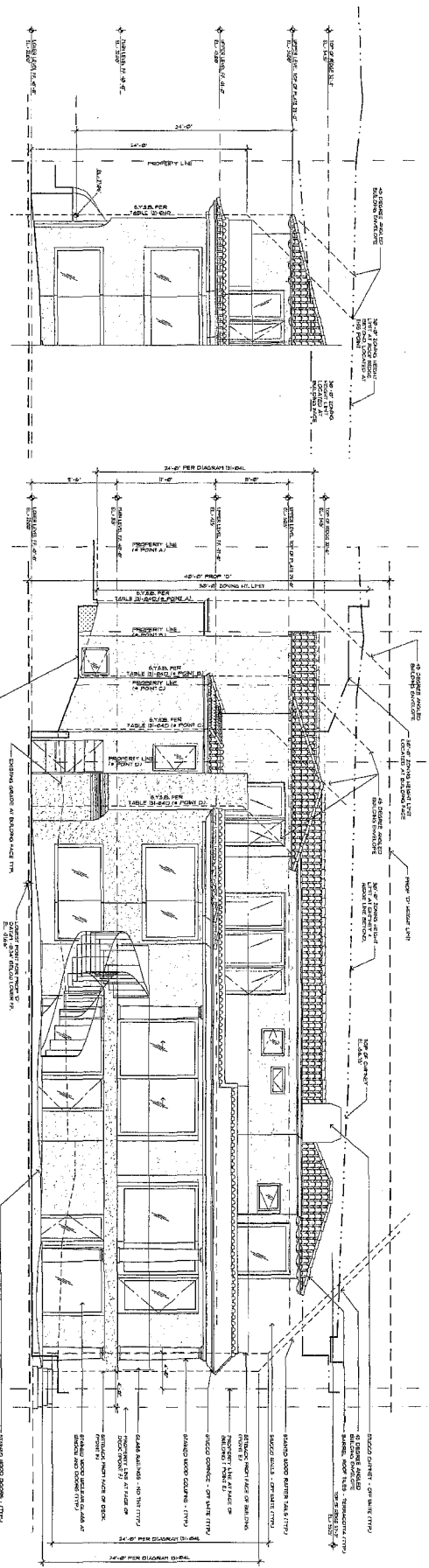
TONY CRISAFI, AIA
 LA JOLLA, CA 92037
 FAX: 858.456.0051



311 DUNEMERE

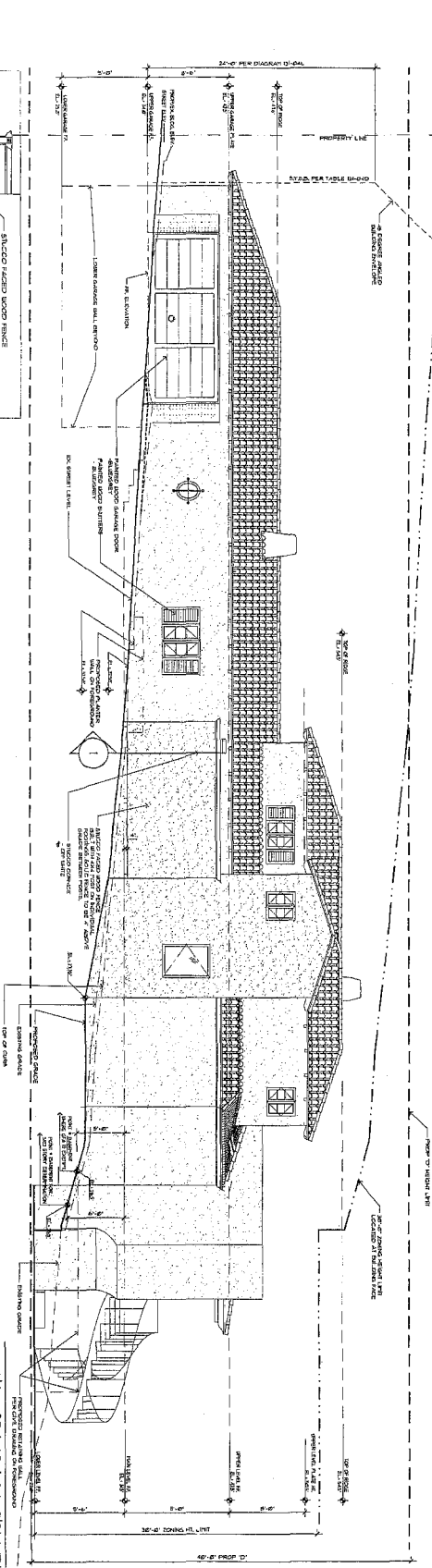
LA JOLLA, CA 92037

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/15/01
2	ISSUED FOR PERMIT	05/15/01
3	ISSUED FOR PERMIT	05/15/01
4	ISSUED FOR PERMIT	05/15/01
5	ISSUED FOR PERMIT	05/15/01
6	ISSUED FOR PERMIT	05/15/01
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19	ISSUED FOR PERMIT	05/15/01
20	ISSUED FOR PERMIT	05/15/01

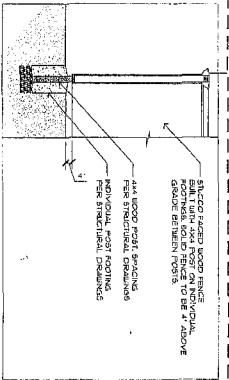


WEST ELEVATION
SCALE: 3/16" = 1'-0"

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



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



DETAIL OF FENCE OVER SEWER EASEMENT
SCALE: 1/4" = 1'-0"

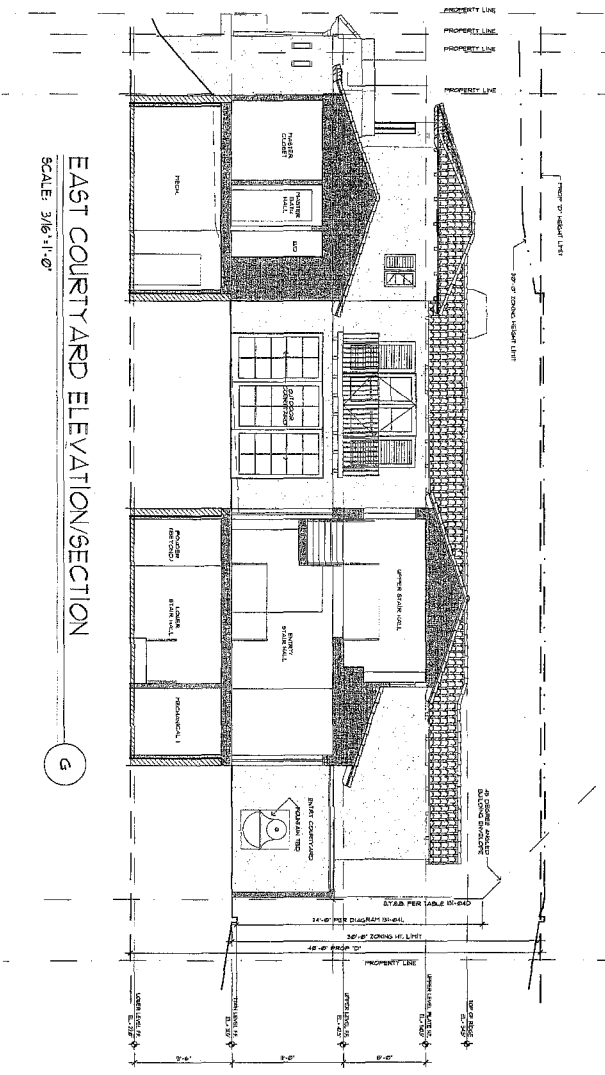
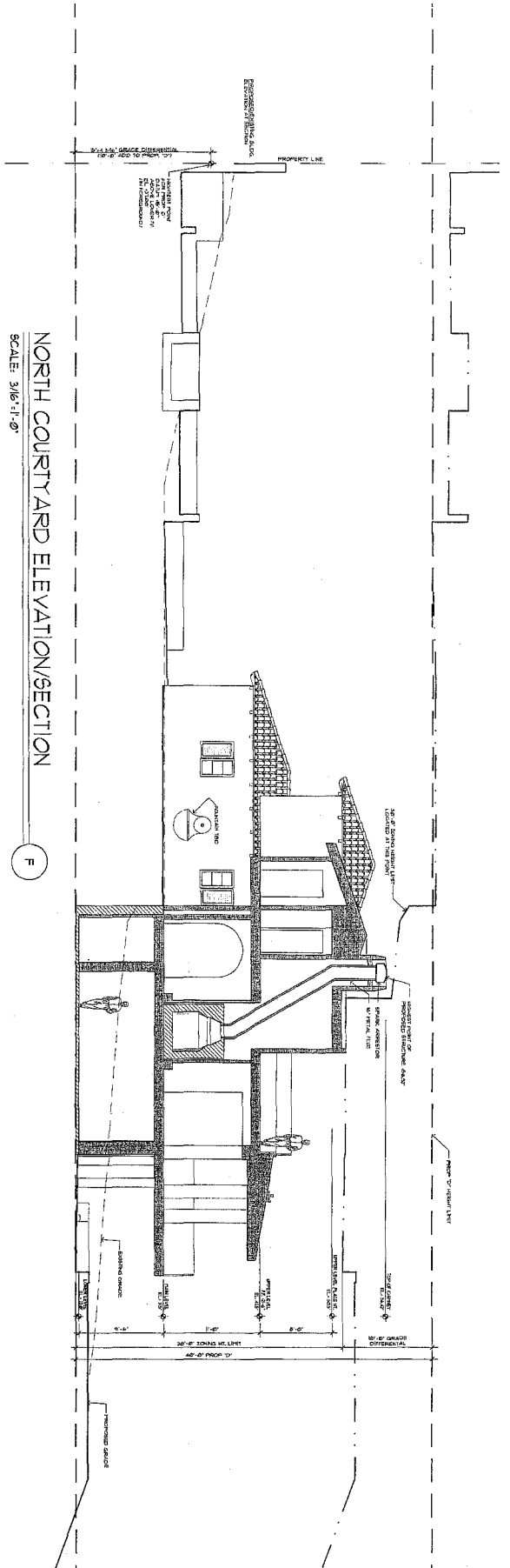
CITY STANDARD TITLE BLOCK

PREPARED BY: **ISLAND ARCHITECTS**
 ARCHITECT: **TONY CRISAFI, AIA**
 PROJECT ADDRESS: **311 DUNEMERE, LA JOLLA, CA 92037**

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/26/2008	ISSUED FOR PERMITS
2	06/02/2008	REVISIONS TO PERMITS
3	06/02/2008	REVISIONS TO PERMITS
4	06/02/2008	REVISIONS TO PERMITS
5	06/02/2008	REVISIONS TO PERMITS
6	06/02/2008	REVISIONS TO PERMITS
7	06/02/2008	REVISIONS TO PERMITS
8	06/02/2008	REVISIONS TO PERMITS
9	06/02/2008	REVISIONS TO PERMITS
10	06/02/2008	REVISIONS TO PERMITS

PROJECT NAME: **311 DUNEMERE**
 SHEET TITLE: **EXTERIOR ELEVATIONS**
 DRAWN BY: **TONY CRISAFI**
 CHECKED BY: **TONY CRISAFI**



CITY STANDARD TILEBLOCK

PREPARED BY:
 NAME: DREX PATTERSON, AIA
 ADDRESS: 7632 HERSCHEL AVENUE, LA JOLLA, CA 92037
 PHONE: (760) 459-9291
 PROJECT ADDRESS: 311 DUNEMERE, LA JOLLA, CA 92037

PROJECT NAME: 311 DUNEMERE

SHEET TITLE: ANALOGUE SECTIONS

Revision 14	DATE: 03/16/07
Revision 13	DATE: 03/16/07
Revision 12	DATE: 03/16/07
Revision 11	DATE: 03/16/07
Revision 10	DATE: 03/16/07
Revision 9	DATE: 03/16/07
Revision 8	DATE: 03/16/07
Revision 7	DATE: 03/16/07
Revision 6	DATE: 03/16/07
Revision 5	DATE: 03/16/07
Revision 4	DATE: 03/16/07
Revision 3	DATE: 03/16/07
Revision 2	DATE: 03/16/07
Revision 1	DATE: 03/16/07

Original Date: 03/16/07
 Sheet: 8 of 8



P.O. BOX 889
 • LA JOLLA •
 CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 6 January 2011

Attention: Michelle Sokolowski, PM, City of San Diego

Project: Dunemere Residence
 311 Dunemere Drive
 PN: 207724

Motion: To accept the recommendation of the DPR Committee: to approve Dunemere Residence and forward the recommendation to the City. **Vote: 13-0-1**

Submitted by: *Joseph LaCava* **6 January 2011**

 Joe LaCava, President **Date**
 La Jolla CPA

DPR Committee report for December 2010

Project Name: **311 DUNEMERE RESIDENCE**, 311 Dunemere Dr.

Permits: CDP SDP Project #: 207724 Zone: RS-1-7

DPM: Michelle Sokolowski 619-446-5278, MSokolowski@sanidiego.gov

Applicant: Lisa Kriedeman 858-459-9291, lkriedeman@islandarch.com

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to demolish an existing residence and construct a 8,105 square foot single family residence including hardscape, retaining wall, and relocation of driveway on a 0.41-acre site in the RS-1-7 Zone..

Subcommittee Motion: Findings can be made for Coastal Development Permit & Site Development Permit to demolish existing house, and construct a 8,105 sq ft SF residence. 7-0-0.

Subcommittee Motion: The DPR Chairman will send a letter to the Applicant and SD City Project Manager encouraging: 1. Retaining the Star Pine (in sewer easement), 2. Substituting required street light with low level (< 3 ft) pedestrian oriented lighting.

Project No. 207724

311 Dunemere Drive

Property Owner:

Willard M. and Ann D. Romney