



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: September 18, 2013

REPORT NO. HO 13-075

ATTENTION: Hearing Officer

SUBJECT: **BUTTERFIELD RESIDENCE**
Project No. 243464

LOCATION: 5328 and 5334 Calumet Avenue

APPLICANT: Brian Longmore

SUMMARY

Issue(s): Should the Hearing Officer approve the Butterfield Residence project?

Staff Recommendation(s) -

1. **DO NOT CERTIFY** Mitigated Negative Declaration No. 243464 and **DO NOT ADOPT** the Mitigation Monitoring and Reporting Program;
2. **DENY** the Coastal Development Permit and Site Development Permit.

Community Planning Group Recommendation – On December 6, 2012 the La Jolla Community Planning Association voted 12:1:1 to recommend approval of the proposed project.

Environmental Review: A Mitigated Negative Declaration No. 243464 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and would be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

BACKGROUND

The site is located within the La Jolla Community Plan area and is designated for single family development (Attachment 1). The site is located west of Calumet Ave between Midway and Sea Ridge Lane at 5328 and 5334 Calumet Ave in the RS-1-7 Zone (Attachment 2). The site is currently developed with two single family structures (Attachment 3).

DISCUSSION

Proposed Project

The Butterfield Residence proposes to demolish an existing residence at 5328 Calumet Avenue, partially demolish an existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement (Attachment 4). The project is proposes to develop the two sites as one property and will require a lot tie agreement. The proposed project would also include parking for three vehicles, landscaping, fences and walls, and other site improvements. All drainage would be directed to the gutter in the public right-of-way. The design of the project would create a fifteen foot wide view corridor on the southerly property line of Lot 16 and an eleven foot wide view corridor along the northerly property line of Lot 15, yet would build the proposed structure over the interior property line between the two lots resulting in the loss of a potential view corridor. The highest part of the proposed structure would be twenty-seven feet, zero inches.

Unresolved Issues

Per the San Diego Municipal Code §132.0403(c): "If there is an existing or potential public view between the ocean and the first public roadway, but the site is not designated in a land use plan as a view to be protected, it is intended that views to the ocean shall be preserved, enhanced or restored by deed restricting required side yard setback areas to form functional view corridors and preventing a walled effect from authorized development." Constructing a structure across the property lines of Lot 15 and 16 consolidates the two sites and eliminates the potential public view to the ocean between the interior side-yard of the properties. Thus the proposal by the applicant is inconsistent with the regulations of the Land Development Code.

The La Jolla Community Plan (LJCP) identifies the site for low density residential development at a density range of five to nine dwelling units per acre (Attachment 1). Although the regulations of the RS-1-7 Zone do not contain a minimum density requirement, the proposed project is not consistent with the recommended density range of the LJCP. Development of the project as proposed would construct a structure over the property lines between Lot 15 and 16 thus combining the two lots and creating a single 15,201 square foot lot. Construction of one residential structure on a 15,201 square foot lot would result in a density range of 2.8 dwelling units per acre. Reducing the density to a level below that identified by the community plan would adversely affect the community plan recommendations. Additionally, the LJCP on page 89 states the density range "is characterized by single dwelling unit residential homes on 5,000 - 7,000 square foot lots." The proposed 15,201 square foot lot would adversely affect the community character due to the proposed lot size and the resulting size of the proposed structure. The project as currently proposed does not meet the density range as specified within the La Jolla Community Plan and is not consistent with the established character of the neighborhood.

Conclusion

Staff conducted an analysis of the proposed project in relationship to the existing neighborhood to determine if the project conforms with the policies and recommendations of the La Jolla Community Plan. Based on staff's analysis, the proposed project does not comply with LDC Section 132.0403(c) and does not meet the recommendations of the community plan for the minimum density range of five to nine dwelling units per acre. Staff is unable to support Coastal Development Permit Findings 1 and 3 and Site Development Permit Findings 1, 2 and 3. Therefore, staff recommends the Hearing Officer deny the Coastal Development Permit and Site Development Permit. The applicant disagrees with staff's analysis of the project and the recommendation to deny the project and has provided Findings to approve the project as proposed.

ALTERNATIVES

1. **Approve** Coastal Development Permit No. 874894 and Site Development Permit No. 874902.
2. **Approve** Coastal Development Permit No. 874894 and Site Development Permit No. 874902, **with modifications.**

Respectfully submitted,

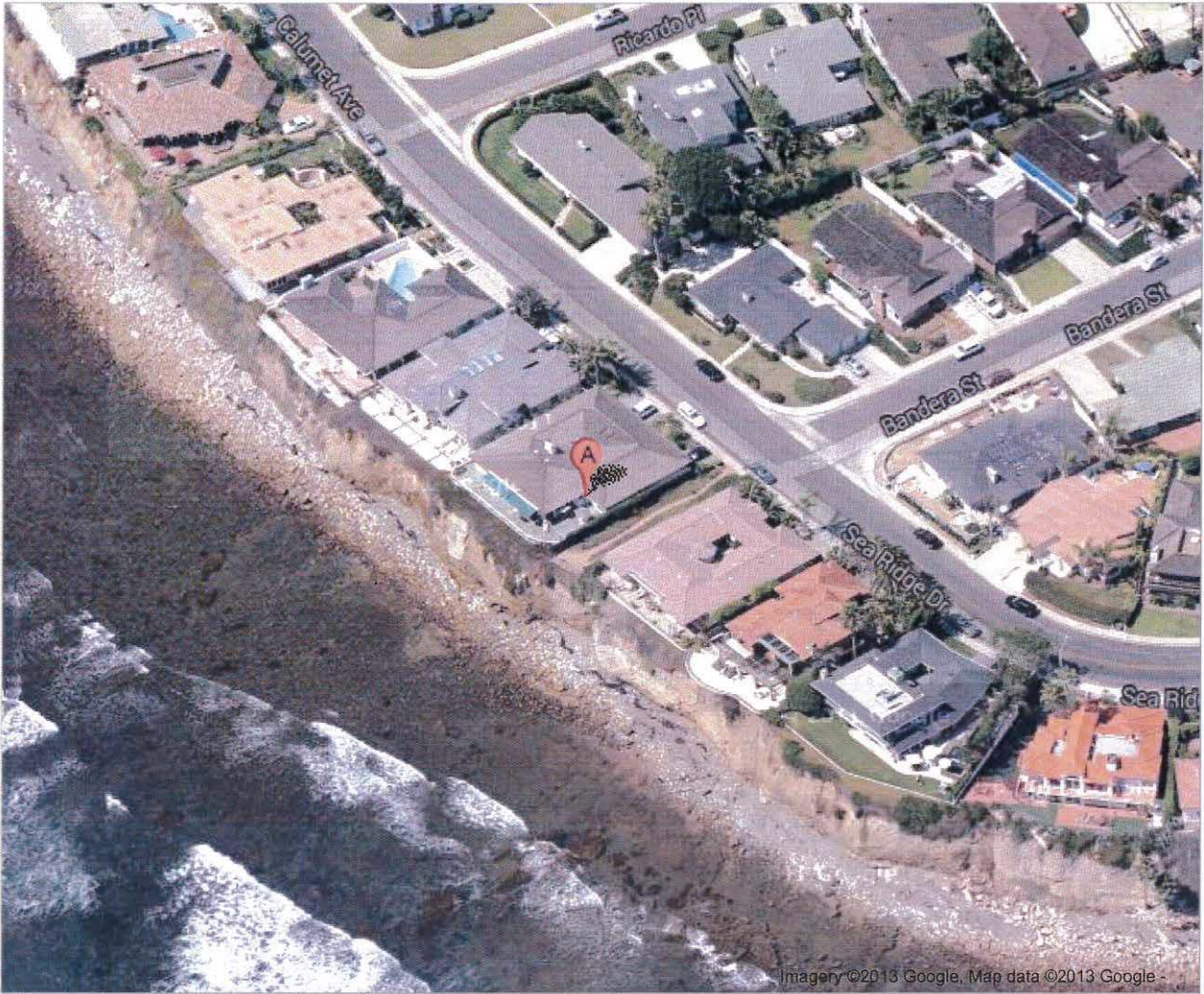


John S. Fisher
Development Project Manager

Attachments:

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

To see all the details that are visible on the screen, use the "Print" link next to the map.

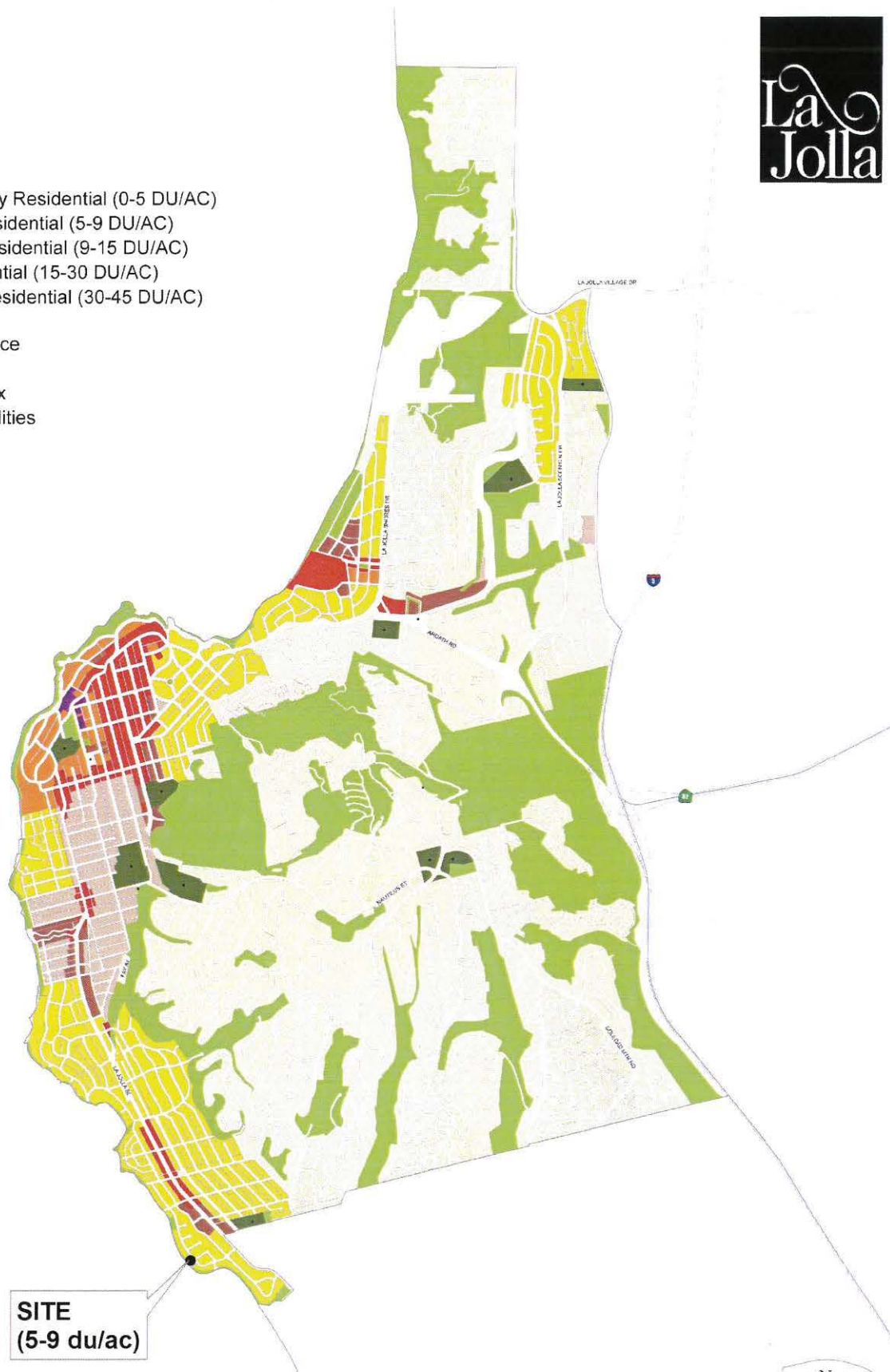


Imagery ©2013 Google, Map data ©2013 Google



Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial
- Parks, Open Space
- Schools
- Cultural Complex
- Community Facilities

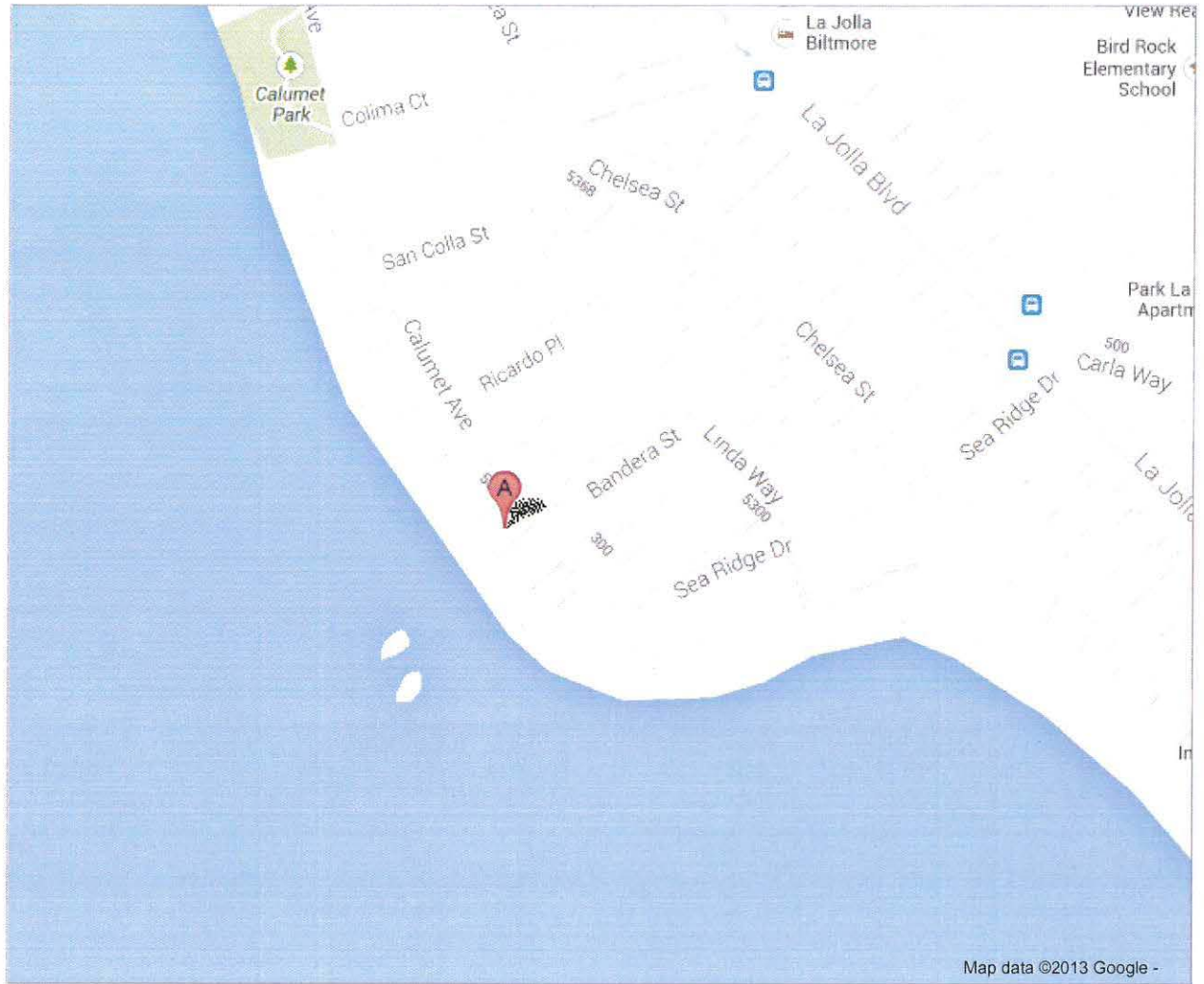


Community Land Use Map

La Jolla Community Plan
 City of San Diego Planning Department



To see all the details that are visible on the screen, use the "Print" link next to the map.



RESOLUTION NUMBER (to be filled in)

ADOPTED ON SEPTEMBER 18, 2013

WHEREAS, on July 20, 2011, LOIS BUTTERFIELD, a married woman, and DAVID H. BUTTERFIELD and LOIS BUTTERFIELD, Trustees of the 2008 Butterfield Family Revocable Trust dated January 22, 2008 submitted an application to Development Services Department for a Coastal Development Permit and Site Development Permit for the Butterfield Residence (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on September 18, 2013; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 243464 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: _____
John S. Fisher
Development Project Manager

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

DRAFT

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Coastal Development Permit No. 874894 and Site Development Permit No. 874902
PROJECT NO. 243464

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. 243464 shall be made conditions of Coastal Development Permit No. 874894 and Site Development Permit No. 874902 as may be further described below.

V. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP):**A. GENERAL REQUIREMENTS – PART 1****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 a Demolition, Grading or Building Permit, 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 the 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 Department 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 Landscape Contractor
Qualified Archaeologist
Qualified Native American Monitors
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) 243464, and/or Environmental Document # 243464 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the Development Services Department's Environmental Designee, Resident Engineer and (Mitigation Monitoring Coordinator. 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.
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 Department 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

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Consultant Qualification Letters	Prior to Pre-Construction meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at Pre-Construction meeting
Archaeology	Archeology Reports	Archaeology/ Historic Site Observation
Paleontology	Paleontological Monitoring Reports	Paleontology Site Observations

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

a. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter

from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.

A. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the **PI** is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the **PI** shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11 x 17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
2. When Monitoring Will Occur
 - a. Prior to the start of any work, the **PI** shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The **PI** may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) shall be Present During Grading/Excavation/Trenching

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

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor,

and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

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

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

A. Notification

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

B. Isolate discovery site

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

B. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

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

V. Night and/or Weekend Work

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

2. The following procedures shall be followed.
 - a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III -During Construction, and IV -Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III -During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8-AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

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

C. Curation of artifacts: Accession Agreement and Acceptance Verification

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

C. Final Monitoring Report(s)

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

PALEONTOLOGICAL RESOURCES

In order to avoid potential impacts to paleontological resources, the following mitigation measures shall be implemented by the Owner/Permittee for Phases 1, 2, 3 and 4, respectively.

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to the 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 MCC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

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

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11 x 17) to MMC identifying the areas to be monitored, including 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 of the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase potential for resources to be present.

III. During Construction

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

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

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

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g. small pieces of broken common shell fragments or other scattered common fossils), the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

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

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

- b. Discoveries

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

- c. Potentially Significant Discoveries

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

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

B. If night and/or weekend work becomes necessary during the course of construction

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

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

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum.

The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

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

C. Curation of Fossil Remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this proposed 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 approved Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

DRAFT

HEARING OFFICER RESOLUTION NO. HO-X-X
COASTAL DEVELOPMENT PERMIT NO. 874894 &
SITE DEVELOPMENT PERMIT NO. 874902
BUTTERFIELD RESIDENCE PROJECT NO. 243464

WHEREAS, LOIS BUTTERFIELD, a married woman, and DAVID H. BUTTERFIELD and LOIS BUTTERFIELD, Trustees of the 2008 Butterfield Family Revocable Trust dated January 22, 2008, Owners/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence at 5328 Calumet Avenue and partially demolish an existing residence at 5334 Calumet Avenue and to construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 874894 and 874902), on portions of a 0.35 acre site;

WHEREAS, the project site is located at 5328 and 5334 Calumet Avenue in the RS-1-7 zone of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lots 15 and 16 of Sun Gold Point, according to Map thereof No. 3216, filed April 14, 1955;

WHEREAS, on September 18, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 874894 and Site Development Permit No. 874902 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 September 18, 2013.

FINDINGS:

Coastal Development Permit - 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 Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The proposed project will be developed entirely within the private property and will not encroach upon any existing physical access way legally used by the public or any

proposed public accessway identified in a Local Coastal Program land use plan in as much as there is no existing physical access way legally used by the public or any proposed public accessways located on the private property. The proposed development will be constructed completely within the boundaries of the private property.

The proposed project will negatively affect potential public views to and along the ocean. The construction of a single structure over the property lines of Lot 15 and 16 would eliminate a potential public view corridor between these two lots and thus would negatively affect public views to and along the ocean. The proposed project will not enhance and protect public views to and along the ocean between Lot 15 and 16. Therefore, the proposed coastal development will not enhance and protect public views to and along the ocean.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The proposed project site is adjacent to a sensitive coastal bluff which is an environmentally sensitive landform yet the proposed project is designed in such a way so as to have no adverse affect upon the bluff and therefore the proposed project will not adversely affect environmentally sensitive lands. The project will comply with the relevant sensitive coastal regulations applicable to the site and has been designed to preclude impacts to sensitive coastal bluffs adjacent to and within the site. All development will be confined to areas of the site which have been and are already disturbed by the previous development and use of the site.

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 Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The proposed project is not consistent with the Local Coastal Program land use plan and does not comply with all regulations of the certified implementation program.

The project does not comply with all regulations of the certified Implementation Program, which includes relevant portions of the Land Development Code, specifically San Diego Municipal Code §132.0403(c). As required by the San Diego Municipal Code §132.0403(c), if there is an existing or potential public view between the ocean and the first public roadway, views to the ocean shall be preserved, enhanced or restored by deed restricting required side yard setback areas to form functional view corridors and preventing a walled effect from authorized development. Constructing a structure across the property lines of Lot 15 and 16 will consolidate the two sites and eliminate the potential public view to the ocean between the side-yards of the properties.

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 Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The proposed development is located between the nearest public road and the Pacific Ocean located within the Coastal Overlay Zone. However, the proposed development will have no impact on the public's ability to access coastal areas open to the public and will have no impact upon the public recreation policies of Chapter 3 of the California Coastal Act in that the western most portion of the property is a very high nearly vertical coastal bluff without any improved access from the top of the bluff to the shoreline and ocean below. The La Jolla Community Plan identifies access to the ocean from other locations in the neighborhood. No coastal access is identified by the La Jolla Community Plan from this site and in this way the proposed development is consistent with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The La Jolla Community Plan identifies this site for low density residential development at a density range of five to nine dwelling units per acre. The proposed project is not consistent with the land use density range. Combining the Lot 15 and 16 through a lot tie agreement will result in one 15,201 square foot lot with a resulting density range of 2.865 dwelling units per acre. Reducing the density range to a level below what is identified within the community plan would adversely affect the community plan recommendations and is not consistent with the established character of the neighborhood. As such the proposed development will adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The Butterfield Residence project will be detrimental to public welfare in that the proposed project is not consistent with the established character of the neighborhood. As such the proposed development will be detrimental to the public welfare of the community.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. Per San Diego Municipal Code §132.0403(c), if there is an existing or potential public view between the ocean

and the first public roadway, views to the ocean shall be preserved, enhanced or restored by deed restricting required side yard setback areas to form functional view corridors and preventing a walled effect from authorized development. Constructing a structure across the property lines of Lot 15 and 16 will consolidate the two sites and eliminate a potential public view to the ocean between Lot 15 and 16. Therefore, the development will not comply with the regulations of the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

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

The Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. After reviewing the Geotechnical Report submitted by the applicant, city staff determined the site is physically suitable for the design and siting of the proposed development. After reviewing the conceptual development plans submitted by the applicant, city staff determined the proposed development will not disturb environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The site at 5328 and 5334 Calumet Avenue is an urbanized, previously graded, developed property. The proposed development will not alter any natural land form in that no natural land form is present on the previously graded, developed portion of the property. No development is proposed on the adjacent sensitive coastal bluff. After reviewing the Geotechnical Report submitted by the applicant, city staff determined the site is physically suitable for the design and siting of the proposed development and will not result in undue risk to persons or property from geologic forces. After reviewing the conceptual development plans submitted by the applicant, city staff determined the proposed development will not result in undue risk from 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 Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. Development on the Butterfield Residence project site has been sited and designed to prevent adverse impacts on adjacent environmentally sensitive lands by locating the structure back from the bluff edge in accordance with the requirements of the Land Development Code. All irrigation systems will be designed to prevent excessive watering of the site which could affect the

stability of the bluff edge. All precipitation from rainstorms will be directed away from the bluff edge and towards appropriate drain inlets for conveyance to the public storm water system located in the public right-of-way.

The proposed development will not alter any natural land form in that no natural land form is present on the previously graded, developed portion of the property. No development is proposed on the adjacent sensitive coastal bluff. The project will not impact any adjacent environmentally sensitive lands located off the project site. A mitigated negative declaration has been prepared for the proposed development and a mitigation monitoring and reporting program has been adopted that will reduce to a level of insignificance any potential negative impact upon environmentally sensitive lands. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The site at 5328 and 5334 Calumet Avenue is an urbanized, previously graded, developed property. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan in that the site is not located with the Multiple Habitat Planning Area of the Multiple Species Conservation Program Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The project site is located above a coastal bluff immediately adjacent to the shoreline of the Pacific Ocean. The proposed structures will observe all required setbacks from the bluff edge. Furthermore the proposed project will not locate any habitable structure within twenty-five feet of the bluff edge. The Geotechnical Report, prepared by a Registered Professional Engineer, was reviewed by city staff. The conclusion by the Registered Professional Engineer is the site is suitable for the proposed development. In that no shoreline protective devices will be constructed or required, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. All drainage from the runoff of precipitation will be directed to the gutter within the public right-of-way and away from the coastal bluff. As such, 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 Butterfield Residence project will demolish an existing residence at 5328 Calumet Avenue and partially demolish the existing structure at 5334 Calumet Avenue and construct a 3,961 square foot addition to the remaining existing structure for a new single family structure measuring 7,226 square feet and a companion unit in the basement. The habitable structures will be developed on the least sensitive portion of the site no less than twenty-five feet

behind the coastal bluff edge. The project has been designed to minimize impacts to sensitive lands adjacent to the site. All development will be confined to areas of the site which have been and are already disturbed by the previous development and use of the site. City staff reviewed the proposed project in conformance with the California Environmental Quality Act and found, with the implementation of a Mitigation Monitoring and Reporting Program to address Historical Resources and Paleontology, no potential environmental effects will result from the implementation of the project and therefore issued a Mitigated Negative Declaration for the proposed project.

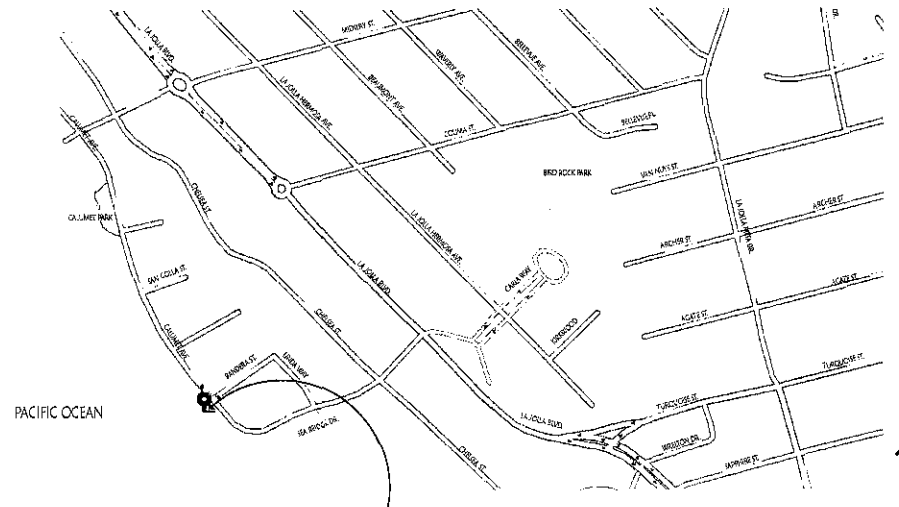
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, the Coastal Development Permit and Site Development Permit is hereby DENIED by the Hearing Officer to the referenced Owner/Permittee.

John S. Fisher
Development Project Manager
Development Services

Adopted on: September 18, 2013

Job Order No. 24001937

DRAFT



Vicinity Map

LOT 15 & 16
5328 & 5334 CALUMET AVE. | LA JOLLA, CA

A Custom Residence for:
BUTTERFIELD LA JOLLA
LOT 15 & 16
5328 & 5334 CALUMET AVE.
LA JOLLA, CA 92037

Symbols Legend

- MASONRY
STONE
SAND/AGGREGATE PLASTER
CONCRETE
PLYWOOD
EARTH
CERAMIC/STONE TILE
BATT INSULATION
SPRAY FOAM INSULATION
PROPERTY LINE
METAL
DOOR SYMBOL
WINDOW SYMBOL
REVISION
CONTROL POINT
DIOTES SECTION NUMBER
DIOTES SHEET NUMBER
DIOTES DETAIL NUMBER
DIOTES SHEET NUMBER
DIOTES ROOM NUMBER
ROOM IDENTIFICATION
DIOTES WALL SECTION
GYPSUM BOARD
WOOD FINISH
WOOD FRAMING
BLOCKING
METAL LATHE

Wall Legend

- EXISTING WALLS TO BE REMOVED
EXISTING WALLS TO REMAIN
2 x 4 WOOD STUDS @ 16" ON CENTER
2 x 6 WOOD STUDS @ 16" ON CENTER

Abbreviations

Table of abbreviations for architectural symbols, including terms like AND, ANGLE, AT, CENTERLINE, etc., and their corresponding symbols.

PAPER COLOR LEGEND

Table mapping paper colors to drawing types: WHITE for schematic design drawings, BLUE for construction document submittals, GREEN for plan check submittals, YELLOW for construction revisions 1, and PINK for construction revisions 2.

General Notes

- All contractors shall submit Certificate of Workmen's compensation insurance coverage prior to the issuance of a Building Permit per California Labor Code, Section 3700.
All construction shall comply with the following codes including all local codes and ordinances whether or not specifically shown in these drawings and specifications:
2010 California Federal Code
2010 California Mechanical Code
2010 California Plumbing Code
2010 California Electrical Code
2010 California Energy Code
2010 California Fire Code
2010 California Green Building Standards Code
All construction shall be completed in a workmanlike manner.
See also specifications for materials and standards.
All sub-contractors shall familiarize themselves with the plans and specifications as well as current site conditions. Any discrepancies shall be brought to the attention of the Architect.
Any changes required to be made to these plans or specifications shall be brought to the attention of the Architect. Any changes made without the written consent of the Architect shall not be the responsibility of the Architect.
Drawings and specifications are property of the Architect and are copyrighted for her use unless authorization is given to the Owner in writing.
All contractors shall have a current valid city of San Diego Business license prior to permit issuance.
Approved temporary sanitary facilities (i.e. Chemical Toilets) shall be on the construction site prior to request for first inspection. Health & Safety Code, Section 5416.
The issuance of building permit does not authorize the installation of mechanical, electrical, heating or refrigeration which requires a separate plumbing, electrical, heating or refrigeration permit.
All work shall comply with the Title 24, Part 2 Administrative Code, the Handicap Compliance Regulations, and the Energy Conservation Regulations.
Address numbers shall comply with City of San Diego Section 8219.1.
Landscaping shall be installed prior to request of final inspection.
Separate review, approval and permits are required for grading accessory buildings and structures, ponds, agr. wash enclosures, block walls, retaining walls not supporting buildings, and demolition work. Contact City for procedural information.
All "or equal" substitutions must be submitted to, and approved by the Building Official prior to installation of the item.
All glazing shall have a temporary label on the product until the field inspector has inspected it.

Energy Efficient Construction Methods, Technologies, Appliances

- BUILDING MATERIALS
- General insulation (R-30 under roof and R-19 in walls)
- Low or No VOC paints
- Concrete Slab used as Thermal Mass
- Insulated Plumbing Lines
- Cool Built-up Roof (within 100 miles)
- Overhangs
- Energy Socks (for Window Shades)
- Less than 10% Waste in Framing Materials
- FSC Lumber
- Locally Produced Pink Stone Materials
- Dual Pane Windows
LIGHTING
- LED Lighting at Kitchen
- All lighting installed with Dimmer Switches
- High Efficacy Lighting in Garage and Mechanical Rooms
- Manual-On Occupancy Sensored Lighting in Bathroom, Laundry, and Closets
- Receptacle-Operated Lighting
APPLIANCES
- Central Furnace (14.0 SEER)
- Condenser (12.7 EER)
- Water Heater (99% Efficiency)
- Energy Star Appliances
- 8.8 dust sealation
- Low Flow Water Closets
- Low Flow Faucets
- Low Flow Showerheads
- Cool Panels (optional)
- ENERGY STAR Labeled Programmable Thermostat
- High-Efficiency Appliances (refrigerator, ceiling fans, dishwashers, clothes washer)
- Water-Efficiency Clothes Washer
LANDSCAPE
- High Efficacy Landscape Lighting
- Drought-Tolerant Plants
- No Invasive Plants
- Reduced Overall Irrigation Demand
- High-Efficiency Irrigation System
SITE STEWARDSHIP
- Erosion Control During Construction (PMO)
- Minimum Disturbed Area of Site
- Previously Developed Lot
- 10% Lot (75% of the perimeter immediately bordering previously developed land) Subject to Site Management
- Non-toxic Pest Control

Sheet Index

- TT.1 TITLE SHEET
C.1 EXISTING TOPOGRAPHY
C.2 PRELIMINARY GRADING PLAN
A1.1 SITE PLAN
A1.2 MAIN LEVEL FLOOR PLAN
A2.4 LOWER LEVEL FLOOR PLAN
A2.5 PHANTOM FLOOR PLAN
A5.1 ROOF PLAN
A6.1 EXTERIOR ELEVATIONS
L1.1 CONCEPT LANDSCAPE PLAN

Project Information

Table containing project details: LOT 15 & 16, TRACT MAP: 3216, APN: 415-031-01 & 415-031-02, TYPE OF CONSTRUCTION: TYPE V B, OCCUPANCY: RESIDENTIAL (1 STORY), ZONING: RS-1-7, OVERLAYS: COASTAL & COASTAL HEIGHT, AREA TABULATIONS, and BUILDING TO PROPERTY LINE SETBACKS.

Construction Info.

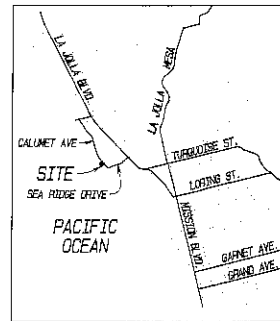
Table with columns for DEVELOPMENT SUMMARY (SCOPE OF WORK), GENERAL CONTRACTOR, CIVIL ENGINEER, MECHANICAL ENGINEER, and PLUMBING, providing contact information and project details.

City Standard Title Block

Form for project information including PREPARED BY (Kristi Hanson Architects, Inc.), PHONE, PROJECT ADDRESS, PROJECT NAME (Butterfield La Jolla), SHEET TITLE (PROJECT INFORMATION), and REVISIONS.

Professional seal for Kristi Hanson Architects, Inc., License No. C-24947, and a large diagonal 'T.1.1' stamp across the bottom right corner.

TOPOGRAPHIC SURVEY FOR 5328 & 5334 CALUMET AVENUE



VICINITY MAP
NOT TO SCALE

SITE INFORMATION:

OWNER: BUTTERFIELD FAMILY 2008 TRUST
SITE ADDRESS: 5328 & 5334 CALUMET AVENUE
LA JOLLA, CA 92037
APN: 415-031-01 & 02
SITE AREA: 15,201 SF (0.35 AC)

LEGAL DESCRIPTION:

LOTS 15 & 16 OF SUN GOLD POINT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY APRIL 14, 1965.

TOPOGRAPHY:

PASCO LARET SUITER & ASSOCIATES
535 N. HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
858-259-8212
DATE: OCTOBER 6, 2010

BENCH MARK:

NORTH BRASS PLUG AT THE INTERSECTION OF CALUMET AVE AND BANDERA ST.

ELEV. 37.82 MSL

SURVEY NOTE:

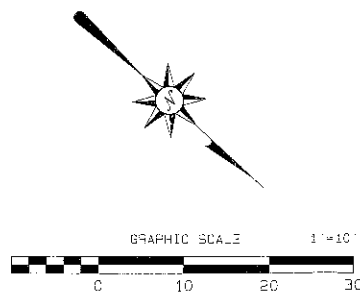
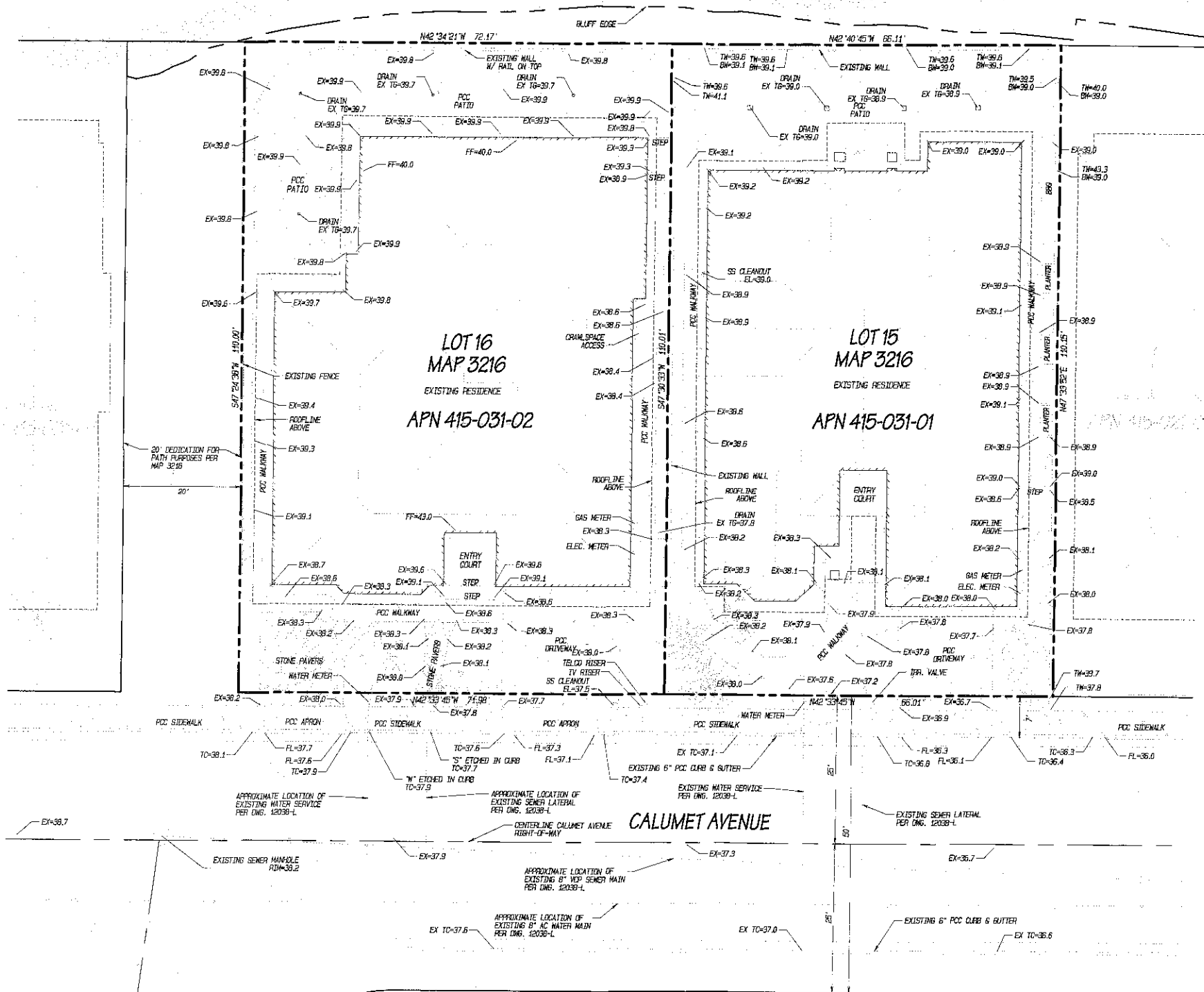
THE BOUNDARIES AND TOPOGRAPHIC FEATURES OF THE PROJECT SITE ARE BASED ON A FIELD SURVEY, SUPPLEMENTED BY AERIAL SURVEY DATA. PROPERTY LINES AND TOPOGRAPHIC FEATURES OUTSIDE OF THE PROJECT SITE ARE BASED UPON RECORD DATA PER MAP NO. 3216 AND AERIAL SURVEY DATA, WITH NO FIELD VERIFICATION.

PREPARED BY:

PASCO LARET SUITER & ASSOCIATES
535 N. HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
DATE OF SURVEY: 10/15/10

LEGEND:

- PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING HARDSCAPE
- EXISTING CONTOUR
- EXISTING ROOF LINE
- EXISTING FENCE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING PALM TREE
- EXISTING GROUND ELEVATION



TOPOGRAPHIC SURVEY SCALE 1"=10'



PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsaeengineering.com

TOPOGRAPHIC SURVEY PREPARED BY
DATE: _____
BLAKE E. TOPERSON
EXP. 12-31-14

PREPARED BY:	Name: PASCO LARET SUITER & ASSOC.	Revision 14: _____
	528 N. HWY 101, SUITE A	Revision 13: _____
	SOLANA BEACH, CA 92075	Revision 12: _____
	Phone: (858) 259-8212	Revision 11: _____
		Revision 10: _____
		Revision 9: _____
		Revision 8: _____
		Revision 7: _____
		Revision 6: _____
		Revision 5: _____
		Revision 4: _____
		Revision 3: _____
		Revision 2: FEBRUARY 21, 2019
		Revision 1: NOVEMBER 21, 2011
Project Address:	5328 & 5334 CALUMET AVENUE	Original Date: JUNE 27, 2011
	LA JOLLA, CA 92037	
Project Name:	BUTTERFIELD LA JOLLA	
Sheet Title:	EXISTING TOPOGRAPHY	Sheet: _____ of _____
		DEP#: _____

C.1

PRELIMINARY GRADING & BMP PLAN 5328 & 5334 CALUMET AVENUE

SITE INFORMATION:

OWNER: BUTTERFIELD FAMILY 2008 TRUST
SITE ADDRESS: 5328 & 5334 CALUMET AVENUE
LA JOLLA, CA 92037
APN: 415-031-01 & 02
SITE AREA: 15,201 SF (0.35 AC)

GRADING TABULATIONS:

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 13,680 SF OR 95% OF TOTAL SITE.
AMOUNT OF CUT: 2400 CUBIC YARDS
AMOUNT OF FILL: 100 CUBIC YARDS
AMOUNT OF EXPORT SOIL: 2300 CUBIC YARDS.

ESTIMATED REMEDIAL GRADING 500 CY

EARTHWORK QUANTITIES INCLUDE EXCAVATION FOR BUILDING AND SITE GRADING AS SHOWN ON THIS PLAN. ESTIMATE FOR REMEDIAL GRADING IS BASED UPON 2' OVEREXCAVATION DEPTH FOR ALL PROPOSED STRUCTURES PER PROJECT SOILS REPORT

MAXIMUM DEPTH OF CUT WITHIN PROPOSED BUILDING FOOTPRINT: 12 FEET
MAXIMUM DEPTH OF FILL WITHIN PROPOSED BUILDING FOOTPRINT: 0 FEET

MAXIMUM DEPTH OF CUT OUTSIDE PROPOSED BUILDING FOOTPRINT: 1 FOOT
MAXIMUM DEPTH OF FILL OUTSIDE PROPOSED BUILDING FOOTPRINT: 1 FOOT

MAXIMUM DEPTH OF CUT/FILL INCLUDES RECOMMENDED OVEREXCAVATION VALUES PER PROJECT SOILS REPORT

LEGAL DESCRIPTION:

LOTS 15 & 16 OF SUN GOLD POINT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 3216 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY APRIL 14, 1955.

TOPOGRAPHY:

PASCO LARET SUITER & ASSOCIATES
535 N. COAST HWY 101, SUITE A
SOLANA BEACH, CA 92075
959-259-8212
DATE: OCTOBER 6, 2010

BENCH MARK:

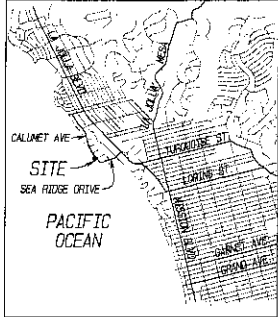
NORTH BRASS FLAG AT THE INTERSECTION OF CALUMET AVE AND BANDERA ST.
ELEV. 37.82 MSL

LEGEND:

- LOT LINE
- EXISTING CONTOURS
- EXISTING EDGE OF PAVEMENT
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED CONTOURS
- PROPOSED SITE WALL
- PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED DRAIN INLET
- PROPOSED RIP-RAP ENERGY DISSIPATOR
- PROPOSED LIMITS OF WORK
- SETBACK LINE
- PROPOSED HARDSCAPE
- PERMANENT BMP AREA

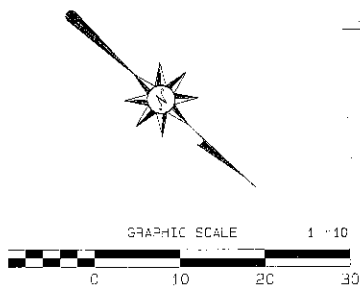
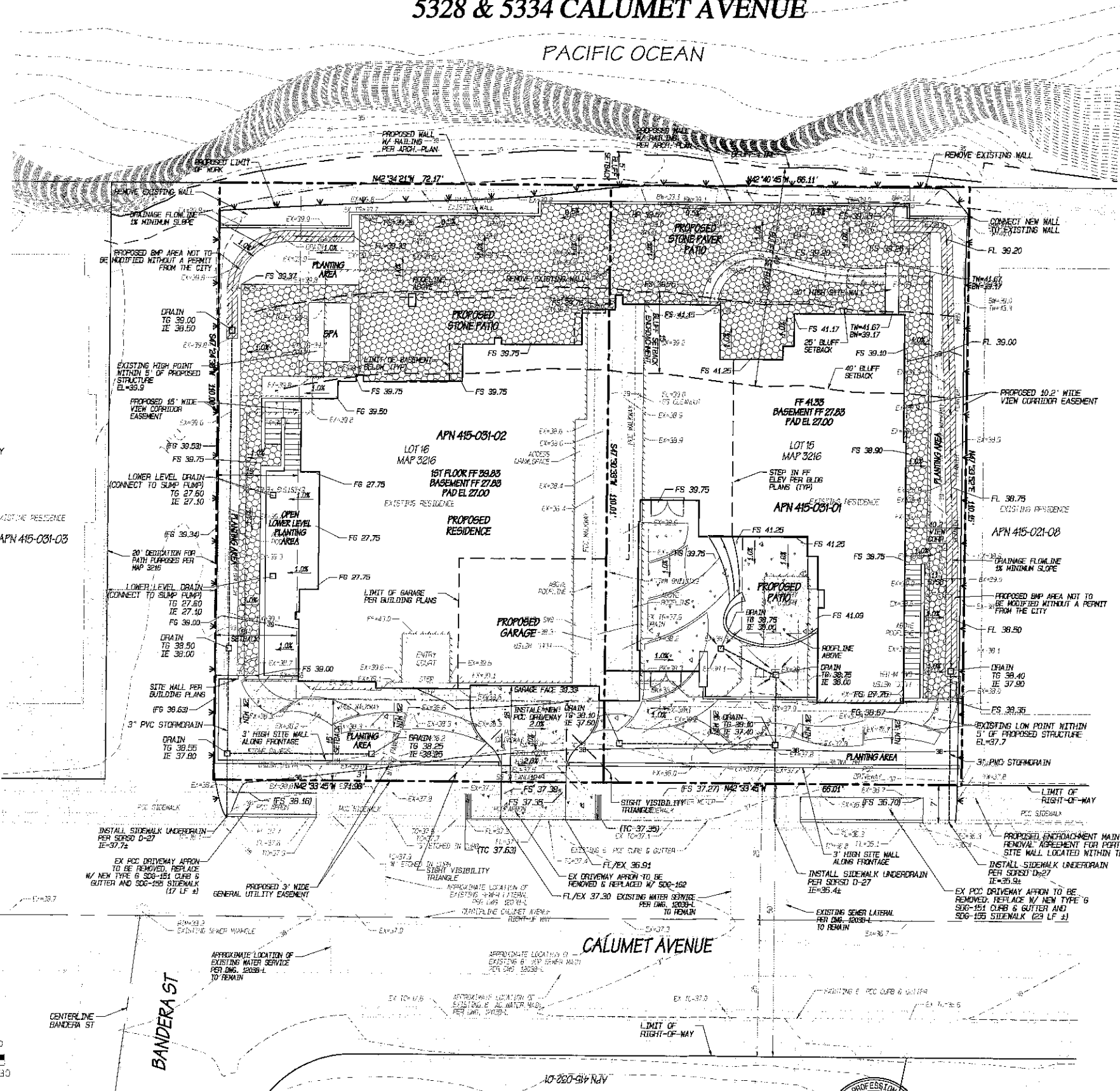
*SPECIAL NOTES:

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.



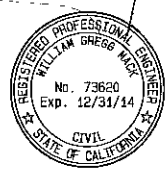
VICINITY MAP
NOT TO SCALE

LOT TIE NOTE:
PROPOSED LOT TIE AGREEMENT FOR CONSTRUCTION ACROSS COMMON PROPERTYLINE FOR LOTS 15 & 16, MAP 3216 UNDER SAME OWNERSHIP. A LOT TIE AGREEMENT WITH THE CITY OF SAN DIEGO SHALL BE RECORDED PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT.



PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plaseengineering.com

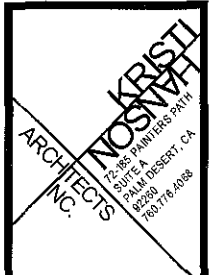
PRELIMINARY DRAINAGE & BMP PLAN SCALE 1"=10'



PLANS PREPARED UNDER THE SUPERVISION OF
DATE: _____
WILLIAM G. MACK
R.C.E. NO. 73620
EXP. 12-31-14

PREPARED BY: Name: PASCO LARET SUITER & ASSOC. 525 N. HWY 101, SUITE A SOLANA BEACH, CA 92075 Phone: (959) 259-8212	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: APRIL 4, 2013 Revision 3: FEBRUARY 21, 2013 Revision 2: NOVEMBER 30, 2012 Revision 1: SEPTEMBER 19, 2012
Project Address: 5328 & 5334 CALUMET AVENUE LA JOLLA, CA 92037	Original Date: JUNE 27, 2011
Project Name: BUTTERFIELD LA JOLLA	Sheet: of
Sheet Title: PRELIMINARY GRADING PLAN	DSP#:

C.2



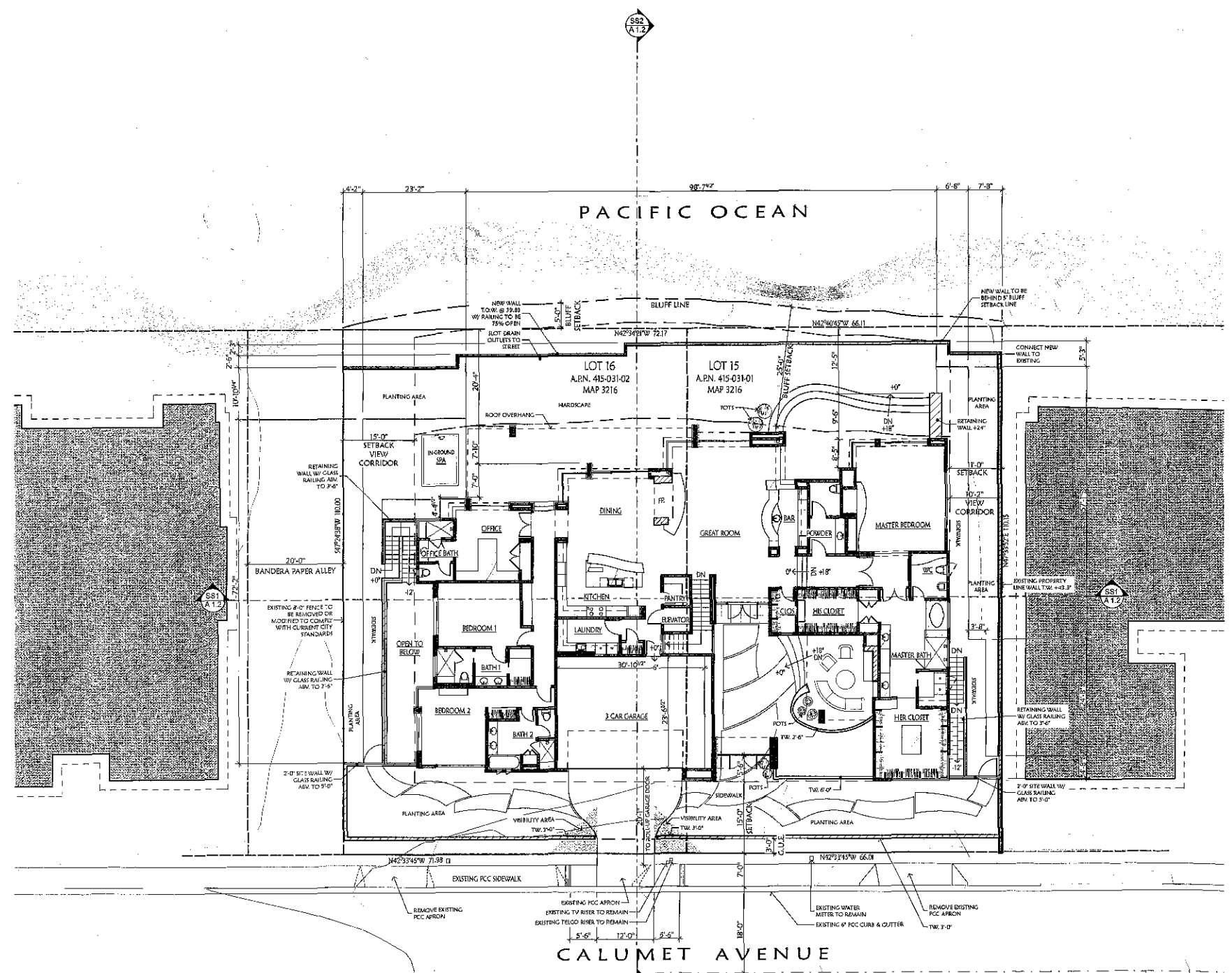
SITE PLAN NOTES
 A. THIS PROJECT SHALL COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (DMC SECTIONS 131.0444 AND 132.0505).
 B. ALL PROPOSED RETAINING WALLS TO MATCH THE HOUSE PLASTER IN COLOR AND FINISH.
 C. ALL PROPOSED METAL FENCING TO MATCH THE HOUSE DOOR AND WINDOW FRAMES IN COLOR AND FINISH.

INSTRUMENTS OF SERVICE THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF KRISTI HANSON ARCHITECTS INC. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY MANNER DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF KRISTI HANSON ARCHITECTS INC.

A Custom Residence For:
BUTTERFIELD LA JOLLA
 LOT 15 & 16
 5328 & 5334 CALUMET AVE.
 LA JOLLA, CA 92037



REVISION LIST		DESIGN REVIEW
1st Submittal	06.27.11	
2nd Submittal	09.24.12	
3rd Submittal	02.22.13	
CITY SUB. 1		
CITY SUB. 2		
CONSTR. REV 1		
CONSTR. REV 2		
CONSTR. REV 3		



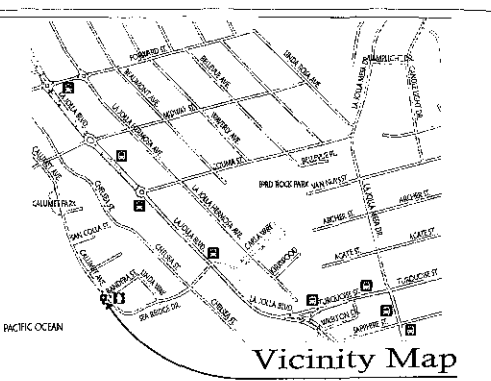
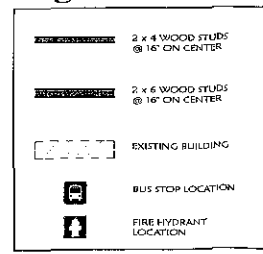
City Standard Title Block

PREPARED BY:
 NAME: Kristi Hanson Architects, Inc.
 CONTACT: Ingrid Ege
 72185 Palmers Path, Suite A
 Palm Desert, CA 92260
 PHONE: (760) 776-4068
 PROJECT ADDRESS:
 5328 & 5334 Calumet Avenue
 La Jolla, CA 92037
 PROJECT NAME:
 Butterfield La Jolla
 SHEET TITLE:
 SITE PLAN
 REVISION 7:
 REVISION 6:
 REVISION 5:
 REVISION 4: 04.19.13
 REVISION 3: 04.01.13
 REVISION 2: 02.22.13
 REVISION 1: 09.21.12
 ORIGINAL DATE: 06.27.11
 SHEET: 4 of 10
 DEPT:

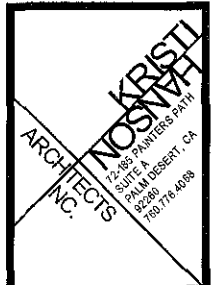
DEVELOPMENT SUMMARY (SCOPE OF WORK)

- Residential One-Story Single Family Home with a 3 Car Garage, 4 Bedrooms, Hardscapes, Landscape, Garden Walls, Masonry, Metal Fences, and a Spa.
- Demolish the existing residences on Lot 15 and Lot 16
- Landscaped area to be less than 2,569 square feet
- Attain Coastal Development Permit
- Attain Site Development Permit
- Attain Demolition Permit from the City of San Diego
- Attain Building Permit from the City of San Diego

Legend



Vicinity Map
 LOT 15 & 16
 5328 & 5334 CALUMET AVE. | LA JOLLA, CA



INSTRUMENTS OF SERVICE
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF KRISTI HANSON ARCHITECTS INC. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY MANNER UNLESS SO ORDERED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF KRISTI HANSON ARCHITECTS INC.

A Custom Residence For:
BUTTERFIELD LA JOLLA
LOT 15 & 16
5328 & 5334 CALUMET AVE.
LA JOLLA, CA 92037



REVISION LIST	
1st Submittal	06.27.11
2nd Submittal	09.24.12
3rd Submittal	02.22.13
CITY SUB. 1	
CITY SUB. 2	
CONSTR. REV 1	
CONSTR. REV 2	
CONSTR. REV 3	

City Standard Title Block

PREPARED BY:
NAME: Kristi Hanson Architects, Inc.
ADDRESS: 72485 Palmer Path, Suite A, Palm Desert, CA 92260
PHONE: (760) 776-4068

PROJECT ADDRESS:
5328 & 5334 Calumet Avenue
La Jolla, CA 92037

PROJECT NAME:
Butterfield La Jolla

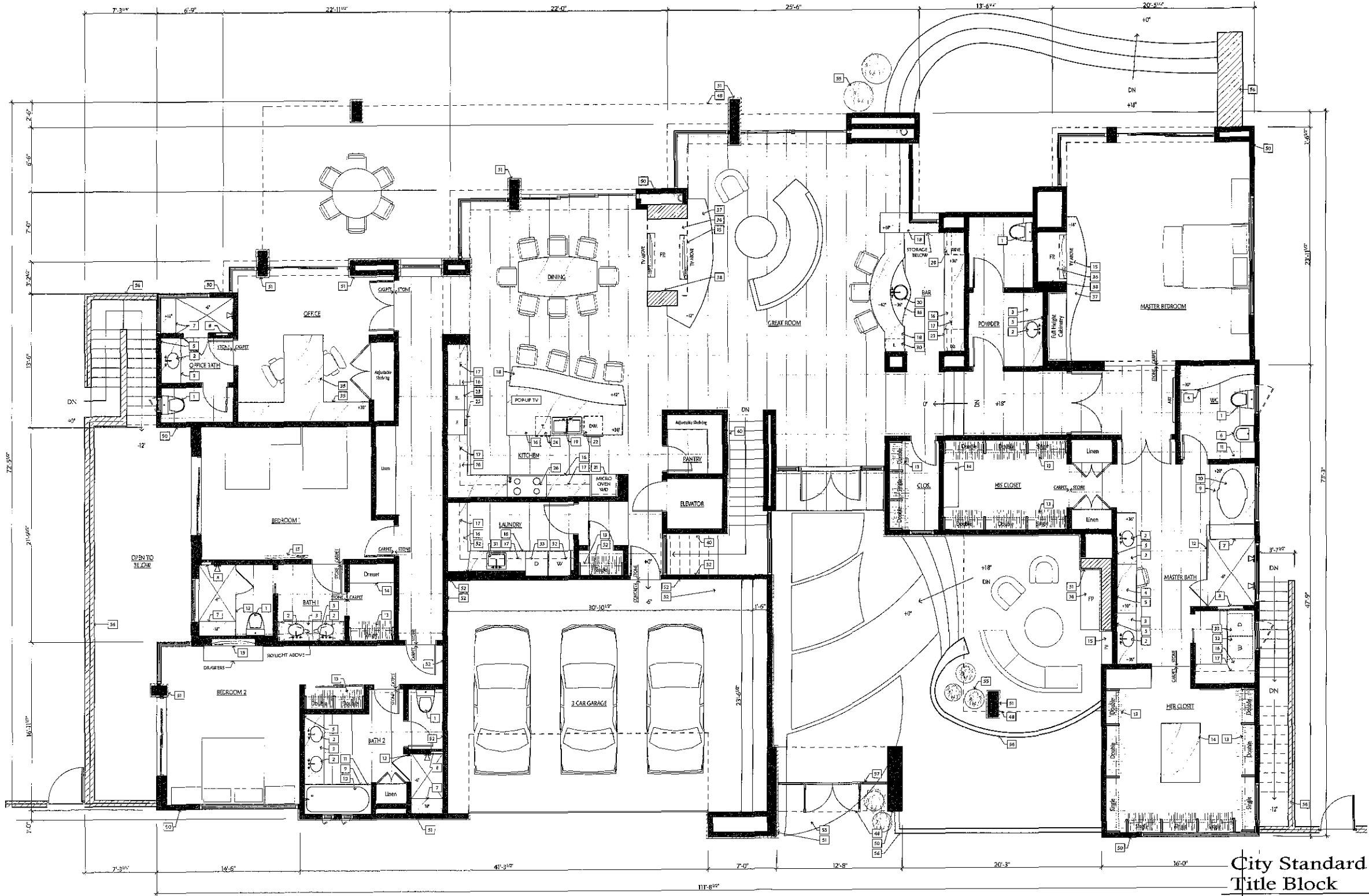
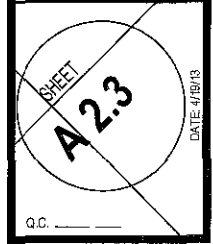
SHEET TITLE:
MAIN LEVEL FLOOR PLAN

REVISION 7:	
REVISION 6:	
REVISION 5:	04.19.13
REVISION 4:	04.01.13
REVISION 3:	02.22.13
REVISION 2:	02.22.13
REVISION 1:	09.21.12
ORIGINAL DATE:	06.27.11

SHEET: 6 of 10
DEPT:

1013
CONTACT : Ingrid
SCALE: 1/4" = 1'-0"

MAIN LEVEL FLOOR PLAN



DIMENSIONED FLOOR PLAN NOTES

- A. DIMENSIONS ARE TYPICALLY FROM EDGE OF STUD, CENTER OF RADII, CENTER OF OPENING, CENTER OF STEE, OR EDGE OF CONCRETE. NOTE: EDGE OF CONCRETE FOUNDATION @ STONE LEXE AND/OR WAINSCOT @ E.O.C.
- B. GENERAL CONTRACTOR SHALL BRING ANY DISCREPANCIES WITH THESE DIMENSIONS TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- C. EXISTING FIELD CONDITIONS SHALL BE DIMENSIONALLY VERIFIED PRIOR TO CONSTRUCTION.
- D. DEPRESS ALL SLABS: 1/2" FOR STONE SETTING BED. (SEE NOTED FLOOR PLAN FOR LOCATIONS. SEE FOUNDATION PLAN FOR SHOWER AND TUB DEPRESSIONS).

FLOOR PLAN GENERAL NOTES

- A. For proposed Appliances see Interior and Materials Specifications. Verify selections with Architect and Interior Designer.
- B. For proposed Fixtures see Interior and Materials Specifications. Verify selections with Architect and Interior Designer.
- C. Refer to Interior Specifications for All Cabinet Drawers and Niche.
- D. Refer to Interior and Materials Specifications for all Polish Materials. Verify selections with Contractor and Interior Designer.
- E. Exterior walls to be 2x6 construction with R-21 insulation.
- F. Wall Construction: Typical Exterior and Interior Wall Construction to be 2x6 Stud @ 16" o.c. J-lites Dimensioned on/Off. Otherwise, Wall Framing to be Done per Structural Drawings, Specifications, and 2013 CBC Chapter 23.

- G. For Stocking wall to be installed at the locations specified in CBC Section 712.2 - 712.7, including: Concrete spaces of 4x4 w/vents and partitions, floor and ceiling at 10 ft. maximum intervals both vertically and horizontally. Interconnections between concrete vertical and horizontal spaces. Concealed space between stair stringers at top and bottom run, and all openings around vents, pipes, ducts, and chimes.
- H. All Tiles and Slabs to be Underlaid unless otherwise noted.

FLOOR PLAN REFERENCE NOTES

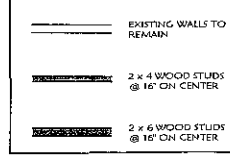
- 1 Water Closet
- 2 Laundry
- 3 Countertop and Cabinet @ 34" x L.F.
- 4 Countertop and Cabinet @ 30" x L.F.
- 5 Mirror
- 6 Bidet
- 7 Shower (w/Center Board) per CBC Section 807.13 with Seal (if shown) @ +15" a.f.f. Hot Mopped Shower Pan shall be Inspected Upon Completion of 1st Mtg and shall be R.I.C. with 10 days for reparation.
- 8 Shampoo and Soap Niche. Refer to Interior and Materials Specifications Package for additional information.
- 9 Tub Deck @ +20" a.f.f. with Cement Board - per 2010 CBC Section 807.13.
- 10 Tub
- 11 12" x 12" Min. Bathtub Access Panel, 2007 CPC 405.2
- 12 Tempered Glass Shower Enclosure
- 13 Shelf & Felt Typical

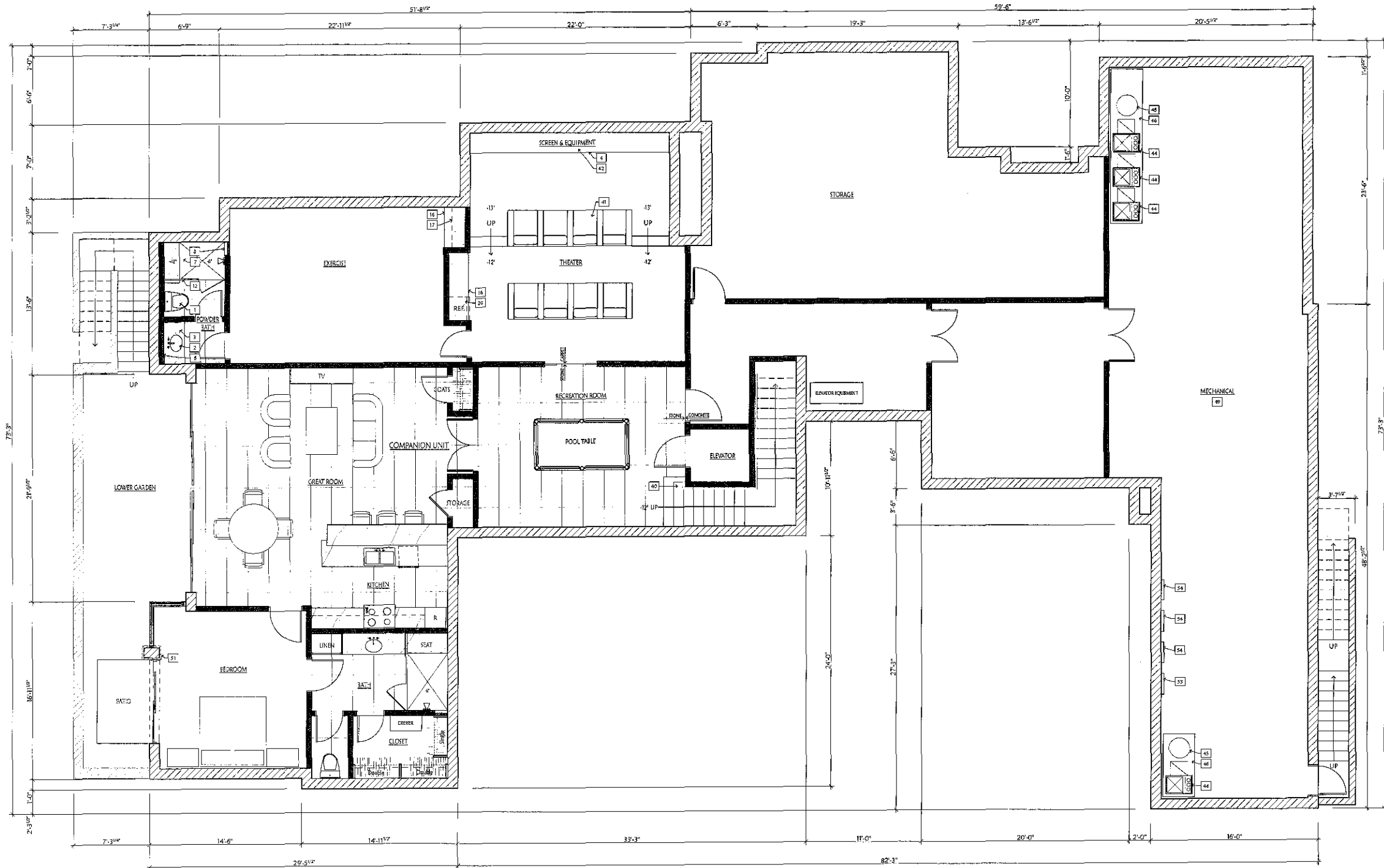
- 14 Dresser
- 15 Recessed Opening for Flat Panel Television. Contractor to verify opening per television specifications.
- 16 Countertop & Cabinet @ +36" a.f.f.
- 17 Upper Cabinets - 15" deep unless otherwise noted.
- 18 Bar Countertop @ +42" a.f.f.
- 19 Kitchen Sink
- 20 Bar Sink
- 21 Microwave / Wall Oven / Warming Drawer
- 22 Dishwasher
- 23 Refrigerator Drawers
- 24 Trash Cabinet
- 25 Subzero Refrigerator and/or Freezer. Provide Cold Water Sink Out with Shut-Off for ice maker.
- 26 Cooktop w/vented in Hood Above. 30" Clearances Above Cooktop to Unprotected Combustible Material, or 24" Clearance to Metal Venting Hood.
- 27 Microwave
- 28 Wine Refrigerator
- 29 Under Counter Refrigerator. Provide Floor Drain.
- 30 Insulation. Provide Floor Drains.
- 31 Laundry Sink
- 32 Washing Machine
- 33 Clothes Dryer
- 34 Dryer Vent. Provide Smooth Metal Dryer Vent to Outside Air with Backlash Damper per CMC 504.1, 504.1, and 504.3.2.
- 35 Countertop Deck @ +30" a.f.f.
- 36 Masonry Fireplace
- 37 Stone Fireplace Hearth @ +18" a.f.f. Insure No Combustible Materials shall be less than 6" from fireplace opening per CBC 3009.2.2. Except for fireplaces that open to the exterior of the building, the hearth slab shall be readily distinguishable from the surrounding or adjacent floor.
- 38 Combustion Air for Fireplaces shall be Obtained Through a 4" Diameter Fresh Air Kit/ No Damper Direct Connect to FRFA Collar in ASG.
- 39 Gas Key
- 40 Handrail
- 41 Theater Seating
- 42 Theater Screen with Equipment in Cabinetry
- 43 22" x 30" ATRC Access
- 44 FAU - See Mechanical Drawings for Location and Specifications
- 45 Water Heater - See Mechanical Drawings for Location and Specifications
- 46 Forced Air Platform @ +18" a.f.f. Hold Platform Away from Interior Walls Min. 2" to Minimize Sound Attenuation.
- 47 Gas Meter
- 48 Line of Roof Overhang Above
- 49 Provide 5/8" Type "X" Gypsum Board at All Walls and Ceiling in Mechanical Rooms

- 50 Three Coat Exterior Portland Cement Finish. Smooth Hand Troweled Finish. Contractor to install per 2010 CBC Sections 2506, 2507, 2508, 2509 & 2510.
- 51 Exterior Stone Veneer - Verify style of installation with Architect. Refer to Exterior Materials and Colors Legend, Sheet A6.1.
- 52 Firewall Between Garage and Dwelling to be One Hour Rated and shall extend from Floor to Roof Sheathing on All Common Walls and Ceiling/Floors with a Minimum 5/8" Type "X" Drywall Required per 2010 CBC Section 405.1.4.
- 53 600 amp Electrical Panel. A minimum of 3'0" clear work space is required in front of all termination, metering, and service equipment.
- 54 200 amp Subpanel
- 55 Pans
- 56 Retaining/Garden Wall. See Site Plan for Additional Information.
- 57 Custom Glass Entry Gate



Wall Legend





DIMENSIONED FLOOR PLAN NOTES

- A. DIMENSIONS ARE TYPICALLY FROM EDGE OF STUD, CENTER OF RADIUS, CENTER OF OPENING, CENTER OF ITSEL OR EDGE OF CONCRETE. NOTE EDGE OF CONCRETE FOUNDATION @ STONE BLOCK AND/OR MASONRY = 6.0".
- B. GENERAL CONTRACTOR SHALL BEING ANY DISCREPANCIES WITH THESE DIMENSIONS TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- C. EXISTING FIELD CONDITIONS SHALL BE DIMENSIONALLY VERIFIED PRIOR TO CONSTRUCTION.
- D. DEPRESS ALL SLABS 1/2" FOR STONE SETTING BED. SEE NOTED FLOOR PLAN FOR LOCATION. SEE FOUNDATION PLAN FOR SHOWER AND TUB DEPRESSIONS.

FLOOR PLAN GENERAL NOTES

- A. For proposed Appliances see Interior and Materials Specifications. Verify selections with Architect and Interior Designer.
- B. For proposed Fixturing Review see Interior and Materials Specifications. Verify selections with Architect and Interior Designer.
- C. Refer to Interior Elevations for all Cabinet Elevations and Niches.
- D. Refer to Interior and Material Specifications for all Finish Materials. Verify selections with Owner and Interior Designer.
- E. Exterior walls to be 2x6 construction with 8:21 insulation.
- F. Wall Construction, Typical Exterior and Interior Wall Construction to be 2x6 studs @ 16" o.c. Unless Dimensioned or Noted Otherwise. Wall Framing to be Done per Structural Drawing, Specifications, and 2010 CBC Chapter 23.

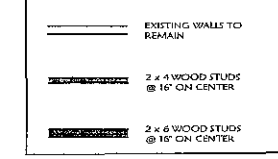
- G. Fire Blocking shall be installed at the locations specified in CBC Section 717.2 - 717.7, including: Concealed spaces of wall, ceiling and partitions. Floor and ceiling at 90° maximum intervals built vertically and horizontally, intersections between concealed vertical and horizontal spaces, concealed spaces between stair stringers at top and bottom run, and at openings around vents, pipes, ducts, and chimneys.
- H. All Tubs and Sinks to be Undermounted unless otherwise noted.

FLOOR PLAN REFERENCE NOTES

- 1 Water Closet
- 2 Lavatory
- 3 Countertop and Cabinet @ 34" a.f.f.
- 4 Countertop and Cabinet @ 32" a.f.f.
- 5 Mirror
- 6 Bed
- 7 Shower (w/ Cement Board, per CBC Section 807.1.3 with Seal (if shown) @ +15" a.f.f. Hot/Misc Shower Jets shall be Inspected Upon Completion of Hot Mopping and shall be Flashed with Water for Inspection.
- 8 Shampoo and Soap Niche. Refer to Interior and Materials Specifications Package for additional information.
- 9 Tub Deck @ +20" a.f.f. with Cement Board - per 2010 CBC Section 807.1.3.
- 10 No
- 11 12" x 12" Min. Recessed Access Panel, 2007 CBC 605.2.
- 12 Tempered Glass Shower Enclosure
- 13 Shelf & Pole Typical

- 14 Diver
- 15 Recessed Opening for Flat Panel Television. Contractor to verify ceiling per television specifications.
- 16 Countertop & Cabinet @ +36" a.f.f.
- 17 Upper Cabinets - 15" deep unless otherwise noted.
- 18 Bar Countertop @ +42" a.f.f.
- 19 Kidney Sink
- 20 Bar Sink
- 21 Microwave / Wall Oven / Warming Drawer
- 22 Dishwasher
- 23 Refrigerator Drawers
- 24 Trash Cabinet
- 25 Subzero Refrigerator and/or Freezer. Provide Cold Water Stub Out with Shut-Off for Ice maker.
- 26 Cooktop w/ framed in Hand Above. 30" Clearance Above Cooktop to Unprotected Combustible Material, or 24" Clearance to Metal Venting Hood.
- 27 Microwave
- 28 Wire Refrigerator
- 29 Under Counter Refrigerator. Provide Floor Drain.
- 30 Ice Maker. Provide Floor Drain.
- 31 Laundry Sink
- 32 Washing Machine
- 33 Clothes Dryer
- 34 Dryer Vent. Provide Smooth Metal Dryer Vent to Outside Air with Backdraft Damper per CMC 504.1, 504.3, and 504.3.2.
- 35 Countertop/Deck @ +30" a.f.f.
- 36 Masonry Fireplace
- 37 Stone Fireplace Hearth @ +18" a.f.f. Insert No Combustible Material shall be less than 6" from Fireplace Opening per CBC 3102.2.2. Except for fireplaces that Open to the Exterior of the Building, the Hearth Slab shall be Readily Detachable from the Surrounding or Adjacent Floor.
- 38 Combustion Air for Fireplaces shall be Obtained Through a 4" Diameter Fresh Air Kit/ No Ductper Direct Connect to FFVA Collar in AIC.
- 39 Gas Key
- 40 Handrail
- 41 Theater Seating
- 42 Theater Screen with Equipment in Cabinetry
- 43 22" x 30" AIC Access
- 44 FAU - See Mechanical Drawings for Location and Specifications
- 45 Water Heater - See Mechanical Drawings for Location and Specifications
- 46 Forced Air Platform @ +18" a.f.f. Hold Platform Away from Interior Walls Min. 2" to Minimize Sound Attenuation.
- 47 Gas Meter
- 48 Line of Roof Overhang Above
- 49 Provide 5/8" Type "X" Gypsum Board at All Walls and Ceiling in Mechanical Rooms
- 50 Three Coat Exterior Portland Cement Plaster. Smooth Hand Troweled R-4th. Contractor to install per 2010 CBC Sections 2506, 2507, 2508, 2509 & 2510.
- 51 Exterior Stone Veneer - Verify style of installation with Architect. Refer to Exterior Materials and Colors Legend, Sheet A6.1.
- 52 Firewall Between Garage and Dwelling to be One Hour Rated and shall Extend from Floor to Roof Sheathing on All Common Walls and Ceilings/Floors with a Minimum 5/8" Type "X" Drywall Required per 2010 CBC Section 106.1.4.
- 53 600 amp Electrical Panel. A minimum of 2' 0" clear level work space is required in front of all termination, metering, and service equipment.
- 54 200 amp Subpanel
- 55 Pits
- 56 Retaining/Garden Wall. See Site Plan for Additional Information.
- 57 Custom Glass Entry Gate

Wall Legend



City Standard Title Block

PREPARED BY: Kristi Hanson Architects, Inc.
 NAME: Kristi Hanson Architects, Inc.
 CONTACT: Bruce Espe
 72185 Painters Path, Suite A
 Palm Desert, CA 92260
 PHONE: (760) 776-4068

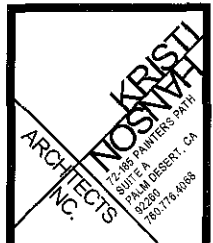
PROJECT ADDRESS: 5328 & 5334 Calamnet Avenue
 La Jolla, CA 92037

PROJECT NAME: Butterfield La Jolla

SHEET TITLE: LOWER LEVEL FLOOR PLAN

REVISION 7: 06.27.11
 REVISION 6: 04.01.13
 REVISION 5: 04.19.13
 REVISION 4: 04.01.13
 REVISION 3: 02.22.13
 REVISION 2: 09.21.12
 REVISION 1: 06.27.11
 ORIGINAL DATE: 06.27.11

SHEET: 7 of 10
 DEPT:



INSTRUMENTS OF SERVICE
 THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF KRISTI HANSON ARCHITECTS INC. THEY ARE NOT TO BE REPRODUCED, COPIED, ALTERED, IN ANY MANNER, DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF KRISTI HANSON ARCHITECTS, INC.

A Custom Residence For:
BUTTERFIELD LA JOLLA
 LOT 15 & 16
 5328 & 5334 CALUMET AVE.
 LA JOLLA, CA 92037

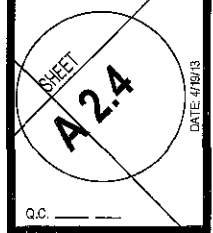


REVISION LIST

NO.	DATE	DESCRIPTION	DESIGN REVIEW
1st Submittal	06.27.11		
2nd Submittal	09.21.12		
3rd Submittal	02.22.13		
CITY SUB. 1			
CITY SUB. 2			
CONSTR. REV 1			
CONSTR. REV 2			
CONSTR. REV 3			

1013
 CONTACT : Ingrid
 SCALE: 1/4" = 1'-0"

LOWER LEVEL FLOOR PLAN





INSTRUMENTS OF SERVICE
 THESE SERVICES ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF KRISTI HANSON ARCHITECTS, INC. THEY ARE NOT TO BE REPRODUCED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF KRISTI HANSON ARCHITECTS, INC.

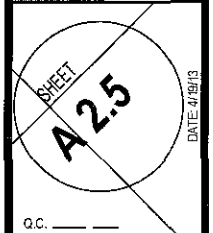
A Custom Residence For:
BUTTERFIELD LA JOLLA
 LOT 15 & 16
 5328 & 5334 CALUMET AVE.
 LA JOLLA, CA 92037



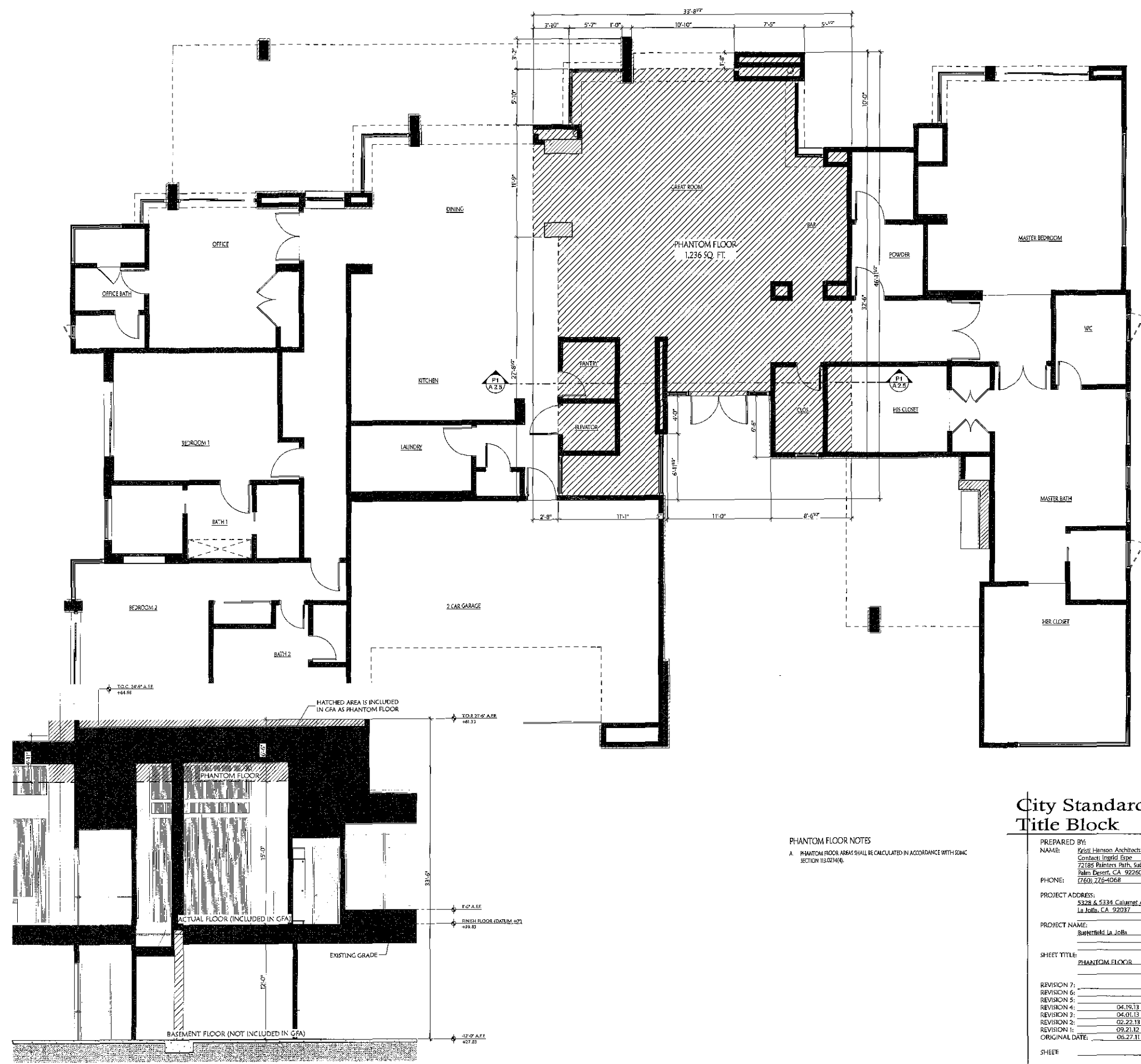
REVISION LIST	
1st Submittal	DESIGN REVIEW
08.27.11	
2nd Submittal	
09.21.12	
3rd Submittal	
02.22.13	
CITY SUB. 1	
CITY SUB. 2	
	BLDG. DEPT.
CONSTR. REV 1	
CONSTR. REV 2	
CONSTR. REV 3	

1013
 CONTACT: Ingrid
 SCALE: 1/4" = 1'-0"

PHANTOM FLOOR



Q.C. _____



PHANTOM FLOOR NOTES
 A. PHANTOM FLOOR AREAS SHALL BE CALCULATED IN ACCORDANCE WITH SDMC SECTION 13.0234(6).

City Standard Title Block

PREPARED BY:
 NAME: Kristi Hanson Architects, Inc.
 Contact: Ingrid Espinosa
 72185 Palmiers Path, Suite A
 Palm Desert, CA 92260
 PHONE: (760) 776-4068
 PROJECT ADDRESS:
 5328 & 5334 Calumet Avenue
 La Jolla, CA 92037
 PROJECT NAME:
 Butterfield La Jolla
 SHEET TITLE:
 PHANTOM FLOOR
 REVISION 7:
 REVISION 6:
 REVISION 5:
 REVISION 4: 04.19.13
 REVISION 3: 04.01.13
 REVISION 2: 02.22.13
 REVISION 1: 09.21.12
 ORIGINAL DATE: 06.27.11
 SHEET:
 DEPT:

P1 SECTION

DESIGN STATEMENT

THE LANDSCAPE THEME WILL REMAIN AS ORIGINALLY DESIGNED, A TROPICAL GARDEN UTILIZING EXISTING SPECIMEN PLANT MATERIAL INCLUDING KENTIA PALMS, TRIANGLE PALMS, PIGMY DATE PALMS AND SAGO PALMS. NEW PLANT MATERIAL WILL COMPLEMENT THE EXISTING SPECIMEN PALMS WITH AN UNDERSTORY OF TEXTURAL, LEAFY PLANTINGS SUCH AS PHILODENDRONS AND NEW ZEALAND FLAX ALONG WITH FLOWERING SHRUBS SUCH AS HIBISCUS, CAMELLIAS, AND SANTOLINA'S.

PROPOSED IRRIGATION SYSTEM

IRRIGATION SYSTEM TO BE FULLY AUTOMATED WITH 100% COVERAGE IN LAWN AREAS. PLANTER AREAS WILL BE IRRIGATED WITH WATER EFFICIENT DRIP EMITTERS. IRRIGATION SYSTEM WILL BE CONTROLLED BY AN ET WEATHER BASED CONTROLLER

PLANT MATERIAL OF SIMILAR WATER USE WILL BE IRRIGATED ON SEPERATE VALVES TO HELP CONSERVE WATER

LANDSCAPE MAINTENANCE

OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE AND IRRIGATION MAINTENANCE.

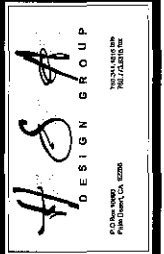
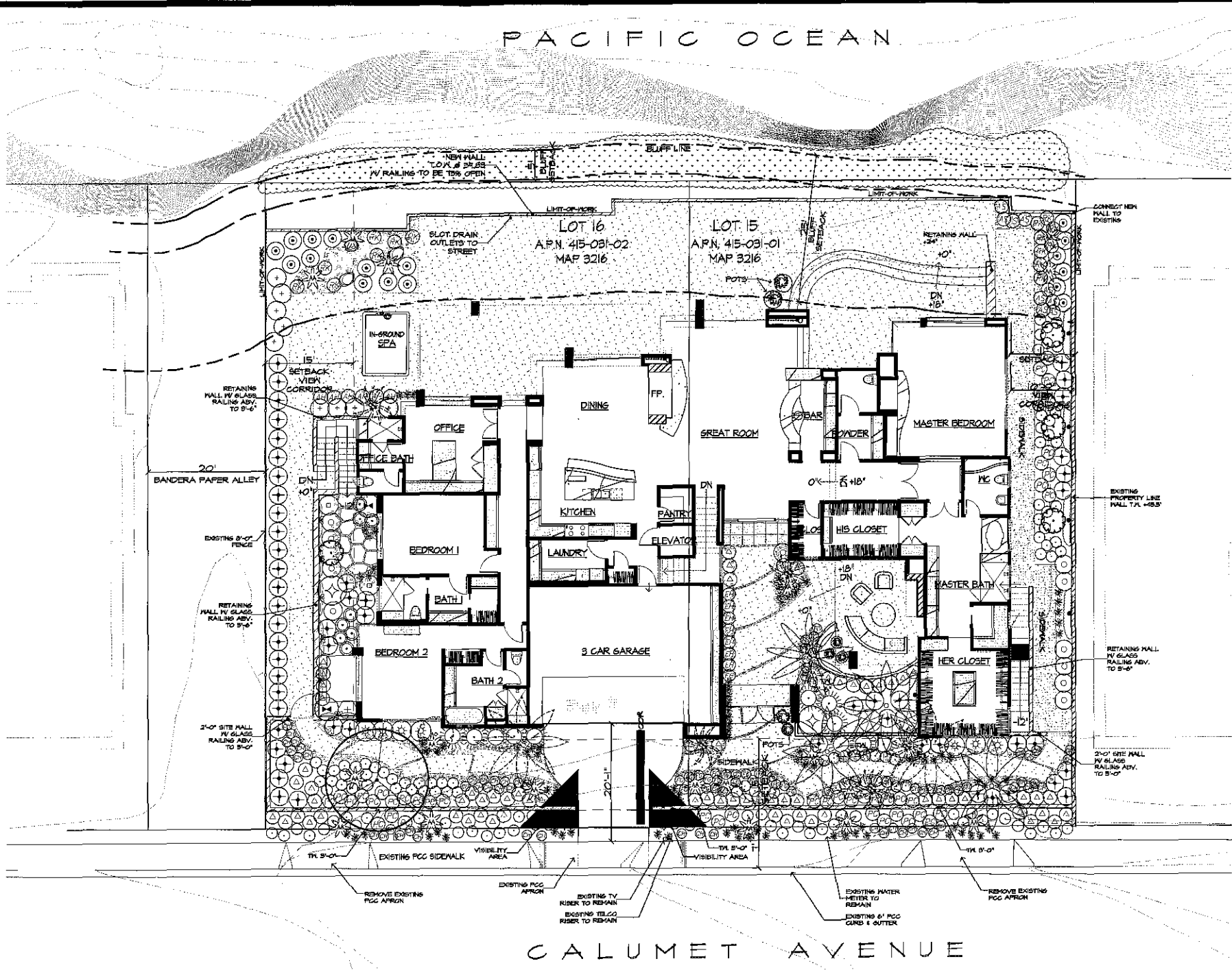
LANDSCAPE NOTES

LANDSCAPING (INCLUDING TREES IN THE ROW) SHALL BE MAINTAINED DURING GROWING STAGE AND AT MATURITY, SO AS NOT TO OBSTRUCT PUBLIC VIEWS TO THE OCEAN

SOUTH SIDE YARD WITH VIEW CORRIDOR SHALL NOT CONTAIN SHRUB SPECIES THAT ACHIEVE A MATURE HEIGHT GREATER THAN 3 FEET AND TREE SPECIES THAT NOT HAVE BRANCHES ENCRDACHING BELOW A HEIGHT OF 8 FEET.

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNAL, STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (SEWER-10 FEET)
 ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
 DRIVEWAYS - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET



BUTTERFIELD RESIDENCE
 Lot 15 & 16
 5328 & 5334 CALUMET AVE.
 LA JOLLA, CA 92037

No.	Revision	Date	By
1	PLANTING CHANGES DUE TO	4/18/12	AS
2	NOISE BY ANSING CORNERS	10/20/12	AS
3	REMOVE PLANTING PLAN PER	2/28/13	AS
4	REMOVE PLANTING PLAN PER	4/18/13	AS
5	ARCHITECTURAL CHANGES	4/18/13	AS

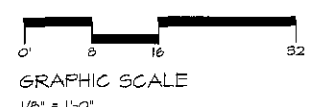
Scale: 1/8" = 1'-0"
 Date: JUNE 27, 2011
 Drawn By: CES
 Approved By:

BUTTERFIELD RESIDENCE
CONCEPT LANDSCAPE PLAN

North
 Job No.
 99-11-04
 Sheet No.
 L1.1

PLANT LEGEND

SYMBOL	SYMBOL	SYMBOL	SYMBOL	SYMBOL	SYMBOL
PALMS	SHRUBS	SHRUBS	SHRUBS	SHRUBS	SHRUBS
<i>SYM. NAME</i>	<i>SYM. NAME</i>	<i>SYM. NAME</i>	<i>SYM. NAME</i>	<i>SYM. NAME</i>	<i>SYM. NAME</i>
<i>SIZE</i>	<i>SIZE</i>	<i>SIZE</i>	<i>SIZE</i>	<i>SIZE</i>	<i>SIZE</i>
<i>QTY.</i>	<i>QTY.</i>	<i>QTY.</i>	<i>QTY.</i>	<i>QTY.</i>	<i>QTY.</i>
<i>COMMENTS</i>	<i>COMMENTS</i>	<i>COMMENTS</i>	<i>COMMENTS</i>	<i>COMMENTS</i>	<i>COMMENTS</i>
15 gal. 48" box 1 Broad canopy 20' length 30' spread	Agave attenuata 15 gal. 21 3' H.	Hibiscus rosa-sinensis 15 gal. 7 6'-8" H. Shrub	Geranium macranthum 1 gal. 15 24" dia. Spacing	14" Triple 1 Relocated	12" Single 1 Relocated
1 gal. 4 6'-12" H.	Aloe vera 1 gal. 4 6'-12" H.	L'hoop mesquit 1 gal. 106 Small Border Shrub 12'-20" H.	Existing Cordyline allisii 1 gal. 15 24" dia. Spacing	12" Single 1 Relocated	2'-8" Shrub 4 Relocated
1 gal. 6 2'-8" H.	Alseodaphne 1 gal. 6 2'-8" H.	Nandina domestica 1 gal. 67 Small Border Shrub 2'-3" H.	NOTE IN ALL PLANTED AREAS CONTRACTOR IS TO INSTALL 1 PERENNIAL MULCH FROM AGRI SERVICES (NO) 434-PC22 AT A MINIMUM OF 2" DEEP.	4'-8" Shrub 6 Relocated	
5 gal. 5 Small Fern	Asplenium platyneuron 5 gal. 5 Small Fern	Philodendron 5 gal. 50 Medium Tropical Shrub 2'-3" H.	VINES/SPALERS		
5 gal. 4 8' H. Upright Shrub	Callistemon viminalis 5 gal. 4 8' H. Upright Shrub	Phoradendron 5 gal. 8 Medium Textured Shrub	<i>SYM. NAME</i>		
3 gal. 2 Medium Upright Shrub	Callistemon viminalis 3 gal. 2 Medium Upright Shrub	Philopanax 5 gal. 48 Medium Border Shrub 2'-3" H.	<i>SIZE</i>		
1 gal. 62 Low Border Shrub	Callistemon viminalis 1 gal. 62 Low Border Shrub	Ruellia brittaniana 1 gal. 15 Small Border Shrub	<i>QTY.</i>		
15 gal. 2 Medium Fern	Dicksonia 15 gal. 2 Medium Fern	Santolima 5 gal. 17 Small Border Shrub 2'-3" x 3' wide	<i>COMMENTS</i>		
5 gal. 11 3' H. Upright Shrub	Dieracis 5 gal. 11 3' H. Upright Shrub	Schottaria 15 gal. 2 Large Tropical Shrub			
1 gal. 31 Low Border Shrub	Festuca 1 gal. 31 Low Border Shrub				
3 gal. 8 Med. Upright Shrub	Euphorbia 3 gal. 8 Med. Upright Shrub				



REVISION	DATE	BY
Revision 14:		
Revision 13:		
Revision 12:		
Revision 11:		
Revision 10:		
Revision 9:		
Revision 8:		
Revision 7:		
Revision 6:		
Revision 5:		
Revision 4:		
Revision 3:		
Revision 2:		
Revision 1:		



HEARING OFFICER RESOLUTION NO. HO-X-X
COASTAL DEVELOPMENT PERMIT NO. 874894 &
SITE DEVELOPMENT PERMIT NO. 874902
AMENDMENT TO COASTAL DEVELOPMENT PERMIT
NO. 93-0491 AND NO. 96-7152
BUTTERFIELD RESIDENCE PROJECT NO. 243464

WHEREAS, LOIS BUTTERFIELD, a married woman, and DAVID H. BUTTERFIELD and LOIS BUTTERFIELD, Trustees of the 2008 Butterfield Family Revocable Trust dated January 22, 2008, Owners/Permittee, filed an application with the City of San Diego for a permit to execute a Lot Tie Agreement and demolish 2 existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue totaling 8,042 square feet and to construct a new single family structure measuring 7,226 square feet with a companion unit in the basement (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 874894 and 874902), on portions of a 0.35 acre site;

WHEREAS, the project site is located at 5328 and 5334 Calumet Avenue in the RS-1-7 zone of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lots 15 and 16 of Sun Gold Point, according to Map thereof No. 3216, filed April 14, 1955;

WHEREAS, on September 18, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 874894 and Site Development Permit No. 874902 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 September 18, 2013.

FINDINGS:

Coastal Development Permit - 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 access way 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 Butterfield Residence project will include a Lot Tie Agreement and the demolition 2 existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction a new single family structure measuring 7,226 square feet with a companion unit in the basement. The 7,226 square-foot total includes 1,116 square-foot of "phantom floor" and 819 square-foot 3 car garage. As such the habitable Main Floor living area is 5,171 square-feet. The project site is located

within the RS-1-7 zone of the La Jolla Community Plan Area within the Coastal Overlay Zone (appealable area) the Coastal Height Limit and First Public Roadway. The nearby Calumet Avenue neighborhood, adjacent to, and across from, the proposed project, is fully developed with one, two and three story homes. The subject property is not identified in the City's adopted Local Coastal Program (LCP) Land Use Plan as a public access way. There is no physical access way legally used by the public on this property or any proposed public access way as identified in the LCP Land Use Plan.

The proposed project will be developed entirely within the private property and will not encroach upon any existing physical access way legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan as there is no existing physical access way legally used by the public or any proposed public access ways located on the private property.

There are no designated public views within the existing side yards. However, the La Jolla Community Plan has identified Bandera St. to the southeast of the site as a view corridor. The Bandera St. view corridor provides the public viewing opportunity. The project was carefully designed and sited so as not to block or obstruct any portion of the Bandera St. view. The side yards between the existing homes range from 3.9 feet to 6.5 feet and there are no existing views from the sidewalk towards the ocean in any of the existing side yards. Through revisions to the project, the northwesterly side yard setback will be 10 feet 2 inches wide and the new southwesterly side yard setback, adjacent to the City owned parcel will be 15 feet wide. The Municipal Code requires that the side yards be .8 multiplied by the width of the lots. The total width of required side yard is 22 feet for the combined lots. Lot 15 is 66 foot wide and Lot 16 is 72 feet wide. The combined new views created through the private property will be over 25 feet in width which is more than what is required by the Municipal Code. The revised project was also designed to place the larger side yard setback on the southwesterly side so that when combined with the City owned parcel, the overall public viewing corridor will be an expansive 35 foot wide. All fencing, landscaping, and other improvements in the view corridors will be restricted by recording an easement to assure the preservation of the public views towards the ocean. The proposed project would adhere to community goals as the home has been designed in a manner so as not to intrude into any of the identified public view corridors and has also been designed to achieve a harmonious visual relationship between the bulk and scale of the existing older, adjacent homes, and the proposed home.

The proposed home will result in significantly more viewing opportunities than exist now, or which would be required with the development of two individual houses and a small peak view through the two lots. The new views provided by the project in the north and south side yards are greater than required and will provide "functional" public views to prevent any "walling off" or other adverse effect to the Community.

As such, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Development 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. (Also see findings 2-4, SDP and supplemental findings)

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

The Butterfield Residence project will include a Lot Tie Agreement and the demolition of 2 existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction of a new single family structure measuring 7,226 square feet with a companion unit in the basement. The entire project site was previously graded as a result of construction of the existing homes and associated improvements on the property. All proposed development will occur on the previously graded site and no natural slopes, sensitive coastal or marine resources or other environmentally sensitive areas would be adversely affected.

The proposed home is not located on the portion of the property containing the sensitive coastal bluff or special flood areas. The project site is located in an urbanized area of the La Jolla Community Plan. The developed site does not contain sensitive biological resources. The site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA). A Mitigated Negative Declaration was prepared for the project. It was determined that, with mitigation for Archeological & Paleontological resources, the project would not have a significant effect on the environment.

The proposed project site is adjacent to a sensitive coastal bluff which is an environmentally sensitive landform. The proposed project is designed in such a way so as to have no adverse effect upon the bluff and therefore the proposed project will not adversely affect environmentally sensitive lands. The project will comply with the relevant sensitive coastal regulations applicable to the site including setbacks, and the covenant to protect environmentally sensitive lands and has been designed to preclude impacts to sensitive coastal bluffs adjacent to and within the site. All development will be confined to areas of the site which have been already disturbed by the previous development and use of the site.

The existing residences, to be demolished, do not conform with the requirements of the Certified LCP in terms of required sensitive coastal bluff edge and side yard setbacks. The proposed residence has been designed to comply with all of the current regulations and requirements and will have a 25-foot setback from the coastal bluff edge and greater side yard setbacks than what is required for view corridors. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development. The new residence will conform with all applicable provisions of the Municipal Code and Certified LCP. No deviations or variances are requested.

Therefore, the proposed development will not adversely affect environmentally sensitive lands (also see Finding 1 and Findings 3 and 4, SDP and Supplemental Findings).

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 Butterfield Residence project will include a Lot Tie Agreement and the demolition of 2 existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction a

new single family structure measuring 7,226 square feet with a companion unit in the basement. The site is on the west side of Calumet Avenue and east of the Pacific Ocean. The project site is located within the RS-1-7 zone of the La Jolla Community Plan Area within the Coastal Overlay Zone, the Coastal Height Limit and First Public Roadway Overlay Zones, and is within the boundaries of the La Jolla Community Plan Area.

The project will be located in an area identified as Low Density Residential designated for residential uses at a range of 5-9 dwelling units per acre in the La Jolla Community Plan. The proposed residence would be consistent with the land use and would conform to all the requirements of the RS-1-7 zone, the La Jolla Community Plan and Local Coastal Program Land Use Plan. The proposed project would adhere to the community goals. The home has also been designed to achieve a harmonious visual relationship between the bulk and scale of the existing and the adjacent structures.

Public Views

There are no designated public views within the existing side yards. However, the La Jolla Community Plan has identified Bandera St. to the southeast of the site as a view corridor. The Bandera St. view corridor provides the public viewing opportunity. The project was carefully designed and sited so as not to block or obstruct any portion of the Bandera St. view. The side yard areas between the existing homes range from 3.9 feet to 6.5 feet and there are no existing views from the sidewalk towards the ocean in any of the side yards. Through revisions to the project, the northwesterly side yard setback will be 10 feet 2 inches wide and the new southwesterly side yard setback adjacent to the City owned parcel will be 15 feet wide. The Municipal Code requires that the side yards be .8 multiplied by the width of the Lots. The total width of required side yard is 22 feet for the combined lots. Lot 15 is 66 feet wide and Lot 16 is 72 feet wide. The combined new views created through the private property will be over 25 feet in width which is more than what is required by the Municipal Code and larger than the view corridor as set forth in Municipal Code Section 132.0403 (b). The revised project was also designed to place the larger side yard setback on the southwesterly side so that when combined with the City owned parcel, the overall public viewing corridor will be 35 feet wide thereby complying with Municipal Code Section 132.0403 (c) by cumulatively forming functional view corridors and preventing a "walled effect". All fencing, landscaping, and other improvements in the view corridors will be restricted by recorded view easement to assure the preservation of the public views towards the ocean.

The project complies with all regulations of the Certified LCP Implementation Program.

The proposed project would adhere to La Jolla Community Plan goals as the home has been designed in a manner so as not to intrude into any of the identified public view corridors and has also been designed to achieve a harmonious visual relationship between the bulk and scale of the existing older, adjacent homes, and the proposed home.

Community Plan recommended Density

The applicant incorporated a Companion Unit into the project. City Municipal Code (Section 141.0302), and the City's definitions, define a Companion Unit is a "dwelling unit". Under State Law (Assembly Bill 1866), a Companion Unit is classified as a "second unit". Therefore the

proposed single family home with the Basement Companion Unit will result in two dwellings on the site satisfying consistent with the recommended density.

The La Jolla Community Plan identifies the site as low density and recommends 5 to 9 dwelling units per acre. The La Jolla Community Plan (Plan) density range makes reference to “neighborhoods” and “built out residential areas”, not individual lots. Page 84 of the Plan states “maintain the existing residential character of La Jolla’s neighborhoods by encouraging build out of residential areas at the Plan density”. The word “encourage” is used rather than “required” and the Residential Densities are to be applied to “neighborhoods” and “residential areas”, not to individual lot(s). There is no reference in the Plan that states a minimum density on each individual lot or lots within the low density residential category is required. The recommendation is an overall range of density referenced on page 89 “net residential acres”, “community wide” to all of the area located within the “low density” category within La Jolla. The density range in the Plan for the Low Density category states 5-9 DU/acre would, at the lowest “encouraged” density, equate to lots at least 8700 square feet. However, the Plan within the same category states that “this range is “characterized” by single dwelling unit residential homes on 5,000 -7,000 square foot lots.” As such there is an internal inconsistency within the Plan regarding the recommended density. While the Municipal Code establishes a “minimum lot” size for the RS-1-7 as 5,000 square feet, the zone does not state any maximum lot size for the RS-1-7 Zone. As such the proposed lot tie agreement does not conflict with the RS-1-7 zone or the overall density recommended for the Community Plan. The width of the lot will be similar to the width of several lots directly across the site on Calumet Street and other lots on Calumet Street.

There are many examples throughout La Jolla of homes that have been approved and built across existing lot lines and there are also numerous other examples of lot splits, subdivisions and condominium conversions in La Jolla that have greatly increased the overall residential density within the low density residential range in La Jolla. Replacing the existing two houses with one new home along with a Companion Unit will not in any measurable way affect the projected 15,000 dwelling units in La Jolla at year 2020. Further, the proposed home will not adversely affect the Plan since the design incorporates large views, setbacks, a stepping up to taller elements, offsetting roof planes, articulation, and a courtyard with “see thru to blue sky” window elements and is consistent with the character of the existing neighborhood. There will be no adverse impact that will occur to the community, the neighborhood, or the Plan with the construction of the proposed home and basement Companion Unit as compared to two large homes. In fact, there will be less overall environmental impacts, a better and more sensitive design, larger side yard setbacks, the articulation stepping feature, and the lower overall roof lines, less traffic, more available on street parking as a result of the elimination of an existing very wide driveway curb cut and significantly better public viewing opportunities toward the ocean for the public.

Community Character

The Plan states on page 82 in Community Character “single dwelling unit residential development in La Jolla covers a “spectrum of densities” and architectural styles and expressions. One of the more critical issues associated with the single dwelling unit is the relationship between the bulk and scale of infill development to existing single family dwelling units.”

Community Character is defined on page 84 of the Plan, "... to promote good design and harmony with the visual relationships and transitions between new and older structures..."

"Community Character" is defined within the Community Plan on pages 81 (4th bullet point "harmonious visual relationship"), page 84 which states in part "... to promote good design and harmony with the visual relationships and transitions between new and older structures...", and on page 90 a),

"in order to maintain and enhance the existing neighborhood character ambience promote good design and visual harmony in the transitions between new and existing structures and preserve the following elements: (1) bulk and scale with regard to surrounding structure or land form conditions as viewed from the public right of way and from parks and open spaces."

As such, the Community Plan states that Community Character is defined as the visual relationship between newer and older structures and as viewed from the street.

As viewed from the street, or from the ocean, the proposed home specifically addressed each of the standards, design guidelines, and policies contained within the La Jolla Community Plan including community character, dealing with the avoidance of extreme and intrusive changes to residential scale, bulk, the design and harmony of the visual relationship in transitions between newer and older structures, landscape and streetscape, sensitive design, and large side yard setbacks which will create expansive new public view corridors and prevent a "walled off" appearance from the street. Consistent with the Plan recommendations and community character standards as contained within pages 89 and 90, the proposed home meets all of the recommendations addressing issues such as bulk and scale, height, transitions, street landscape, increased side yard setbacks, stair step design, articulation and offsetting planes, and the treatment and variation within the front yard setback. The applicants have submitted to the City in a Compatibility-Massing Study which compares the potential development of two houses on the two lots to the development of the one proposed home on the two lots. The Compatibility-Massing Study and the submitted Photo Survey clearly demonstrate the proposed home is much more sensitive in design and scale than one home on each of the two lots, and will result in a better transition between the existing older development as compared to the development of two individual structures built to the maximum envelope allowed by the RS-1-7 Zone. The development of two 30 foot tall houses, with up to 0.57 FAR for each, could result in approximately 8,664 square-feet of FAR. The proposed home, by utilizing the lot tie agreement, will result in only 5,171 square-feet of "habitable" area, excluding phantom floors. The maximum height allowed is 30 feet and the proposed home will range from 15 feet to 24 feet in height with a maximum height of 27 feet at the chimney.

While some of the lots and square footages of existing homes within the immediate area are smaller in scale, directly across the street by a review of aerial photographs presented at the hearing many of the lots fronting Calumet are wider because of the subdivision layout. As viewed from Calumet, the combined lots within the subject property will not appear much wider than the lots directly across the street which are over 100 feet wide. Further, there are many very large two and three story tall homes within a three and four block radius from the site and the proposed single story home will be below the maximum allowed FAR, significantly smaller than what is allowed, and below the maximum 30 foot height limit.

The proposed home and Companion Unit, which will result in two dwelling units on the site, is consistent with the La Jolla Community Plan recommended land use density, and would conform to all the requirements of the RS-1-7 zone, the La Jolla Community Plan, and Local Coastal Program Land Use Plan.

The proposed home meets all of the criteria and designs standards as set forth in the La Jolla Community Plan "Community Character" recommendations as set forth on page 89 through 91. The proposed project also complies with the standards for development near coastal bluffs as set forth on page 91, and the visual resource policies and recommendations of the plan. Further, the project meets the design and Community Character recommendations as set forth on page 82 of the Community Plan.

The proposed project would be consistent with the recommended land use, design guidelines, and development standards in effect for the subject property per the adopted La Jolla Community Plan, the Environmentally Sensitive Lands regulations, the City's Certified Local Coastal Program, and the City of San Diego's Progress Guide and General Plan, which recommend that the subject property be developed with single-family residential development in accordance with development regulations of the existing RS-1-7 zone. The proposed project will comply with all applicable provisions of the Municipal Code and Certified LCP and deviations or variances are requested. Therefore, the proposed development is in conformity with the Certified LCP Land Use Plan and any other applicable adopted plans and programs in effect for this site (also see Findings 1 and 2, and Finding 4, SDP and Supplemental Findings).

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 Butterfield Residence project will include a Lot Tie Agreement and the demolition 2 existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction of a new single family structure measuring 7,226 square feet with a companion unit in the basement. The proposed development is located between the nearest public road and the Pacific Ocean located within the Coastal Overlay Zone. However, the proposed development will have no impact on the public's ability to access coastal areas open to the public and will have no impact upon the public recreation policies of Chapter 3 of the California Coastal Act in that the western most portion of the property is a very high nearly vertical coastal bluff without any improved access from the top of the bluff to the shoreline and ocean below. The La Jolla Community Plan identifies access to the ocean from other locations in the neighborhood. No coastal access is identified by the La Jolla Community Plan from this site and in this way the proposed development is consistent with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act (also see Findings 1-3 above).

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The Butterfield Residence project will include a Lot Tie Agreement and the demolition of 2 existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction of a new single family structure measuring 7,226 square feet with a companion unit in the basement. The site is on the west side of Calumet Avenue and east of the Pacific Ocean. The project site is located within the RS-1-7 zone of the La Jolla Community Plan Area within the Coastal Overlay Zone, the Coastal Height Limit and First Public Roadway Overlay Zones, and is within the boundaries of the La Jolla Community Plan Area.

The project will be located in an area identified as Low Density Residential (5-9 du/acre), in the Community Plan. The La Jolla Community Plan identifies this site for low density residential development at a density range of five to nine dwelling units per acre. Combining the Lot 15 and 16 through a lot tie agreement will result in one 15,201 square foot lot with a resulting density range of 2.865 dwelling units per acre. The proposed residence would be consistent with land use and would conform to all the requirements of the RS-1-7 zone, the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The proposed project would adhere to community goals as it has been designed in a manner so as not to intrude into any of the identified public view corridor. The home has also been designed to achieve a harmonious visual relationship between the bulk and scale of the existing and the adjacent structure.

Public Views

There are no designated public views within the side yards. However,, the La Jolla Community Plan has identified Bandera St. to the southeast of the site as a view corridor. The Bandera St. view corridor provides the public viewing opportunity. The project was carefully designed and sited so as not to block or obstruct any portion of the Bandera St. view. Through revisions to the project, the northwesterly side yard setback will be 10 feet 2 inches wide and the new southwesterly side yard setback adjacent to the city owned parcel will be 15 feet wide. The Municipal Code requires that the side yards be .8 multiplied by the width of the lots. The total width of required side yard is 22 feet for the combined lots. Lot 15 is 66 feet wide and Lot 16 is 72 feet wide. The combined new views created through the private property will be over 25 feet in width which is more than what is required by the Municipal Code and larger than the view corridor as set forth in Municipal Code Section 132.0403 (b). The revised project was also designed to place the larger side yard setback on the southwesterly side so that when combined with the city owned parcel, the overall public viewing corridor will be 35 feet wide thereby complying with Municipal Code Section 132.0403 (c) by cumulatively forming functional view corridors and preventing a "walled effect". All fencing, landscaping, and other improvements in the view corridors will be restricted by a recorded view easement to assure the preservation of the public views towards the ocean.

Although the La Jolla Community Plan designates the site as low density residential, it does not mandate that the minimum density be achieved on each and every lot. The La Jolla Community Plan uses words such as “encourage” and that the density is “characterized...”. There is no mandate within the Community Plan that requires a minimum density be required on each and every lot within La Jolla. The project incorporates a Companion Unit which is defined by the Municipal Code and by State Law as a “dwelling unit”. Therefore the project will result in two dwelling units on the site satisfying the Community Plan recommendations concerning minimum required density.

Community Plan recommended Density

The applicant incorporated a Companion Unit into the project. City Municipal Code (Section 141.0302), and the City’s definitions, define a Companion Unit is a “dwelling unit”. Under State Law (Assembly Bill 1866), a Companion Unit is classified as a “second unit”. Therefore the proposed single family home with the Basement Companion Unit will result in two dwellings on the site satisfying “consistent with the recommended” density.

The La Jolla Community Plan identifies the site as low density and recommends 5 to 9 dwelling units per acre. The La Jolla Community Plan density range makes reference to “neighborhoods” and “built out residential areas”, not individual lots. Page 84 of the Plan states “maintain the existing residential character of La Jolla’s neighborhoods by encouraging build out of residential areas at the Plan density”. The word “encourage” is used rather than “required” and the Residential Densities are to be applied to “neighborhoods” and “residential areas”, not to individual lot(s). There is no reference in the CP that states a minimum density on each individual lot or lots within the low density residential category is required. The recommendation is an overall range of density referenced on page 89 “net residential acres”, “community wide” to all of the area located within the “low density” category within La Jolla. The density range in the Plan for the Low Density category states 5-9 DU/acre would, at the lowest “encouraged” density, equate to lots at least 8700 square feet. However, the Plan within the same category states that “this range is “characterized” by single dwelling unit residential homes on 5,000 -7,000 square foot lots.” As such there is an internal inconsistency within the Plan regarding the recommended density. While the Municipal Code establishes a “minimum lot” size for the RS-1-7 as 5,000 square feet, the zone does not state any maximum lot size for the RS-1-7 Zone. As such the proposed lot tie does not conflict with the RS-1-7 zone as the overall density recommended for the Community Plan. The site area will be 15,201 square feet and the width of the lot will be similar to the width of several lots fronting directly across the Calumet Street.

There are many examples throughout La Jolla of homes that have been approved and built across existing lot lines and there are also numerous other examples of lot splits, subdivisions and condominium conversions in La Jolla that have greatly increased the overall residential density within the low density residential range in La Jolla. Replacing the existing two houses with one new home and along with a Companion Unit will not in any measurable way affect the projected 15,000 dwelling units in La Jolla at year 2020. Further, the proposed home will not adversely affect the Plan since the design incorporates large views, setbacks, a stepping up to taller elements, offsetting roof planes, articulation, and a courtyard with “see thru to blue sky” window elements. There will be no adverse impact that will occur to the community, the neighborhood, or the Plan with the construction of the proposed home and basement Companion Unit as compared to two large homes on each of the two lots. In fact, there will be less overall environmental

impacts, a better and more sensitive design, larger side yard setbacks, the articulation, stepping feature and the lower overall roof lines, less traffic, more available on street parking as a result of the elimination of an existing very wide driveway curb cut and significantly better public viewing opportunities toward the ocean for the public.

Community Character

The La Jolla Community Plan states on page 82 in Community Character

“single dwelling unit residential development in La Jolla covers a “spectrum of densities” and architectural styles and expressions. One of the more critical issues associated with the single dwelling unit is the relationship between the bulk and scale of infill development to existing single family dwelling units.”

Community Character is defined on page 84 of the CP,

“... to promote good design and harmony with the visual relationships and transitions between new and older structures...”

“Community Character” is defined within the Community Plan on pages 81 (4th bullet point “harmonious visual relationship”), page 84 which states in part “... to promote good design and harmony with the visual relationships and transitions between new and older structures...”, and on page 90 a),

“in order to maintain and enhance the existing neighborhood character ambience promote good design and visual harmony in the transitions between new and existing structures and preserve the following elements: (1) bulk and scale with regard to surrounding structure or land form conditions as viewed from the public right of way and from parks and open spaces.”

As such, the La Jolla Community Plan states that Community Character is defined as the visual relationship between newer and older structures and as viewed from the street.

As viewed from the street, or from the ocean, the proposed home specifically addressed each of the standards, design guidelines, and policies contained within the Plan including community character, dealing with the avoidance of extreme and intrusive changes to residential scale, bulk, the design and harmony of the visual relationship in transitions between newer and older structures, landscape and streetscape, sensitive design, and large side yard setbacks which will create expansive new public view corridors and prevent a “walled off” appearance from the street. Consistent with the Plan recommendations and community character standards as contained within pages 89 and 90, the proposed home meets all of the recommendations addressing issues such as bulk and scale, height, transitions, street landscape, increased side yard setbacks, stair step design, articulation and offsetting planes, and the treatment and variation within the front yard setback. The applicants have submitted a Compatibility-Massing Study which compares the development of two houses, one on each lot to the development of the proposed single home on two lots. The Compatibility-Massing Study and the submitted photo survey clearly demonstrate the proposed home is much more sensitive in design and scale, and will result in a better transition between the existing older development as compared to the development of two

individual large houses on each lot. The development of two 30 foot tall houses, with up to .57 FAR for each, could result in approximately 8,664 square-feet. The proposed home, by utilizing the lot tie agreement, will result in only 5,171 square-feet of “Habitable” area minus the phantom floor area. The maximum height allowed is 30 feet and the proposed home will range from 15 feet to 24 feet in height with a maximum height of 27 feet at the chimney.

While some of the lots and square footages of existing homes within the immediate area are smaller in scale, directly across the street many of the lots fronting Calumet are wider because of the subdivision layout. As viewed from Calumet, the combined lots within the subject project will not appear much wider than the lots directly across the street which are over 100 feet wide. Further, there are many very large and two and three story tall homes within a 3-4 block radius of the site and the proposed single story home will be below the maximum allowed FAR, significantly smaller than what is allowed, and below the maximum 30 foot height limit.

The proposed home and Companion Unit will result in two dwelling units on the site and is consistent with the Community Plan recommended land use density, and would conform to all the requirements of the RS-1-7 zone, the La Jolla Community Plan, and Local Coastal Program Land Use Plan.

The proposed project meets all of the criteria and design standards as set forth in the La Jolla Community Plan “Community Character” recommendations as set forth on page 89 through 91. The proposed home also complies with sensitive coastal bluff development standards as set forth on page 91, and the “visual resource” policies and recommendations of the plan. Further the project meets the design and Community Character recommendations as set forth on page 82 of the Community Plan.

The proposed home is consistent with the recommended land use, design guidelines, and development standards in effect for the subject property per the adopted La Jolla Community Plan, the Municipal Code, the City’s Certified LCP, and the City of San Diego’s Progress Guide and General Plan, which all recommend that the subject property be developed with single-family development. No deviations or variances are requested. Therefore, the proposed development will not adversely affect the applicable land use plan. (Also see CDP Findings, SDP Findings and Supplemental Findings)

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

The Butterfield Residence project will include a Lot Tie Agreement and the demolition of two existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction of a new single family structure measuring 7,226 square feet with a companion unit in the basement. The Butterfield Residence project will not be detrimental to public welfare. (Also see CDP Findings, SDP Findings 1 above and 2 below)

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

The Butterfield Residence project will include a Lot Tie Agreement and the demolition two existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction of a

new single family structure measuring 7,226 square feet with a companion unit in the basement. The site is on the west side of Calumet Avenue and east of the Pacific Ocean. The project site is located within the RS-1-7 zone of the La Jolla Community Plan Area within the Coastal Overlay Zone, the Coastal Height Limit and First Public Roadway Overlay Zones, and is within the boundaries of the La Jolla Community Plan Area.

The project would be located in an area identified as Low Density Residential (5-9 du/acre), in the La Jolla Community Plan. The La Jolla Community Plan identifies this site for low density residential development at a density range of five to nine dwelling units per acre. Combining the Lot 15 and 16 through a lot tie agreement will result in one 15,201 square foot lot with a resulting density range of 2.865 dwelling units per acre. The proposed residence would be consistent with the land use and would conform to all the requirements of the RS-1-7 zone, the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The proposed project would adhere to community goals as it has been designed in a manner so as not to intrude into any public view corridors identified by the La Jolla Community Plan. The home has also been designed to achieve a harmonious visual relationship between the bulk and scaled of the existing and the adjacent structures.

Public Views

There are no designated public views within the side yards. However,, the La Jolla Community Plan has identified Bandera St. to the southeast of the site as a view corridor. The Bandera St. view corridor provides the public viewing opportunity. The project was carefully designed and sited so as not to block or obstruct any portion of the Bandera St. view. Through revisions to the project, the northwesterly side yard setback will be 10 feet 2 inches wide and the new southwesterly side yard setback adjacent to the city owned parcel will be 15 feet wide. The Municipal Code requires that the side yards be 0.8 multiplied by the width of the lots. The total width of required side yard is 22 feet for the combined lots. Lot 15 is 66 feet wide and Lot 16 is 72 feet wide. The combined new views created through the private property will be over 25 feet in width which is more than what is required by the Municipal Code and larger than the view corridor as set forth in Municipal Code Section 132.0403 (b). The revised project was also designed to place the larger side yard setback on the southwesterly side so that when combined with the city owned parcel, the overall public viewing corridor will be 35 foot wide thereby complying with Municipal Code Section 132.0403 (c) by cumulatively forming functional view corridors and preventing a "walled effect". All fencing, landscaping, and other improvements in the view corridors will be restricted by recorded view easement to assure the preservation of the public views towards the ocean.

The proposed project would be consistent with the recommended land use, design guidelines, and development standards in effect for the subject property per the adopted Land Development Code which recommend that the subject property be developed with single-family residential development in accordance with development regulations of the existing RS-1-7 zone. The proposed project will comply with all applicable provisions of the Municipal Code and Certified LCP. No deviations or variances are requested. As such the proposed development will comply with the applicable regulations of the Land Development Code. (Also see CDP Findings, SDP Findings and Supplemental Findings)

B. Supplemental Findings--Environmentally Sensitive Lands

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

The Butterfield Residence project will include a Lot Tie Agreement and the demolition of two existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction a new single family structure measuring 7,226 square feet with a companion unit in the basement. After reviewing the Geotechnical Report submitted by the applicant, city staff determined the site is physically suitable for the design and siting of the proposed development. After reviewing the conceptual development plans submitted by the applicant, city staff determined the proposed development will not disturb environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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. (Also see CDP Findings, SDP Findings and Supplemental Findings)

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 Butterfield Residence project will include a Lot Tie Agreement and the demolition two existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction a new single family structure measuring 7,226 square feet with a companion unit in the basement. The site at 5328 and 5334 Calumet Avenue is an urbanized, previously graded, developed property. The proposed development will not alter any natural land form in that no natural land form is present on the previously graded, developed portion of the property. No development is proposed on the adjacent sensitive coastal bluff. After reviewing the Geotechnical Report submitted by the applicant, city staff determined the site is physically suitable for the design and siting of the proposed development and will not result in undue risk to persons or property from geologic forces. After reviewing the conceptual development plans submitted by the applicant, city staff determined the proposed development will not result in undue risk from erosional forces, flood hazards, or fire hazards.

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. (Also see CDP Findings, SDP Findings and Supplemental Findings)

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

The Butterfield Residence project will include a Lot Tie Agreement and the demolition two existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction a new single family structure measuring 7,226 square feet with a companion unit in the basement. Development on the Butterfield Residence project site has been sited and designed to prevent adverse impacts on adjacent environmentally sensitive lands by locating the structure back from the bluff edge in accordance with the requirements of the Land Development Code. All irrigation

systems will be designed to prevent excessive watering of the site which could affect the stability of the bluff edge. All precipitation from rainstorms will be directed away from the bluff edge and towards appropriate drain inlets for conveyance to the public storm water system located in the public right-of-way.

The proposed development will not alter any natural land form in that no natural land form is present on the previously graded, developed portion of the property. No development is proposed on the adjacent sensitive coastal bluff. The project will not impact any adjacent environmentally sensitive lands located off the project site. A mitigated negative declaration has been prepared for the proposed development and a mitigation monitoring and reporting program has been adopted that will reduce to a level of insignificance any potential negative impact upon environmentally sensitive lands. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. (Also see CDP Findings, SDP Findings and Supplemental Findings)

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

The Butterfield Residence project will include a Lot Tie Agreement and the demolition two existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction a new single family structure measuring 7,226 square feet with a companion unit in the basement. The site at 5328 and 5334 Calumet Avenue is an urbanized, previously graded, developed property. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan in that the site is not located with the Multiple Habitat Planning Area of the Multiple Species Conservation Program Subarea Plan.

The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. (Also see CDP Findings, SDP Findings and Supplemental Findings)

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

The Butterfield Residence project will include a Lot Tie Agreement and the demolition two existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction a new single family structure measuring 7,226 square feet with a companion unit in the basement. The project site is located above a coastal bluff immediately adjacent to the shoreline of the Pacific Ocean. The proposed structures will observe all required setbacks from the bluff edge. Furthermore the proposed project will not locate any habitable structure within twenty-five feet of the bluff edge. The Geotechnical Report, prepared by a Registered Professional Engineer, was reviewed by city staff. The conclusion by the Registered Professional Engineer is the site is suitable for the proposed development. In that no shoreline protective devices will be constructed or required, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. All drainage from the runoff of precipitation will be directed to the gutter within the public right-of-way and away from the coastal bluff. As such, the

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

The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. (Also see CDP Findings, SDP Findings and Supplemental Findings)

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 Butterfield Residence project will include a Lot Tie Agreement and the demolition two existing residences at 5328 Calumet Avenue and 5334 Calumet Avenue and the construction a new single family structure measuring 7,226 square feet with a companion unit in the basement. The habitable structures will be developed on the least sensitive portion of the site no less than twenty-five feet behind the coastal bluff edge. The project has been designed to minimize impacts to sensitive lands adjacent to the site. All development will be confined to areas of the site which have been and are already disturbed by the previous development and use of the site. City staff reviewed the proposed project in conformance with the California Environmental Quality Act and found, with the implementation of a Mitigation Monitoring and Reporting Program to address Historical Resources and Paleontology, no potential unmitigated environmental effects will result from the implementation of the project and therefore issued a Mitigated Negative Declaration for the proposed project.

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. (Also see CDP Findings, SDP Findings and Supplemental Findings)

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, the Coastal Development Permit and Site Development Permit is hereby APPROVED by the Hearing Officer to the referenced Owner/Permittee.

John S. Fisher
Development Project Manager
Development Services

Adopted on: September 18, 2013

Job Order No. 24001937



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 – 06 December 2012

Attention: John Fisher, PM
City of San Diego

Project: Butterfield Residence
5328 & 5334 Calumet Avenue
PN: 243464

Motion: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish two existing structures at 5328 and 5334 Calumet Avenue, execute a lot tie agreement, and construct a new 7,308 sq ft single story home and a basement on a 15,201 sq ft site based on revised drawings dated 4 December 2012.

Vote: 12-1-1

A handwritten signature in black ink, appearing to read "Tony Crisafi".

06 December 2012

Submitted by: Tony Crisafi, President
La Jolla CPA

Date



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 BUTTERFIELD LA JOLLA

Project Address:
 5328 & 5334 CALLUMET AVENUE

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 LOIS I BUTTERFIELD
 Owner Tenant/Lessee Redevelopment Agency
 PO BOX 928590
Street Address:
 SAN DIEGO, CA 92192
City/State/Zip:
 858-336-4817 858-565-1460
Phone No: **Fax No:**
 [Signature] **Signature :** **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

RECORDING REQUESTED BY
Chicago Title Company

1815

DOC # 1996-0267244
28-MAY-1996 02:45 PM

AND WHEN RECORDED MAIL TO:
LOIS I. BUTTERFIELD
138 Adams Point Rd.
Barrington, RI 02806

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 6.00 FEES: 1,715.00
AF: 3.00 DC
MF: 1.00
TAX: 1705.00

A.P.N.: 415-031-01-00

Order No.: 997152-2

Space Above This Line for Recorder's Use Only
Escrow No.: 828858DT

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,705.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; City of San Diego, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
LAWRENCE EDWIN DWYER, Trustee of the Lawrence Edwin Dwyer Trust dated July 22,
1987

hereby GRANT(S) to
LOIS I. BUTTERFIELD, a Married Woman, as her sole and separate property

the following described property in the City of San Diego, County of San Diego, State of California:

Lot 15, of SUN GOLD POINT in the City of San Diego, County of San Diego, State of
California, according to Map thereof No. 3216 filed in the Office of the County Recorder of
San Diego County, April 14, 1955;

Date: May 21, 1996

LAWRENCE EDWIN DWYER, Trustee of the
Lawrence Edwin Dwyer Trust dated July
22, 1987

By: [Signature]
LAWRENCE EDWIN DWYER, Trustee

OFFICIAL RECORDS GREGORY J. SMITH SAN DIEGO RECORDER/COUNTY CLERK

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE OR ADDRESS NOTED BELOW

9

F6
IP
TT



JUL 07, 2010 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER

FEES: 4965.00
OC: OC

RECORDING REQUESTED BY:
CALIFORNIA TITLE COMPANY

9159

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. David H. Butterfield
P. O. Box 928590
San Diego, CA 92192

PAGES: 1



Title Order No.: 1175976-34
Escrow No.: 010-001042-DS
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$4,950.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of San Diego

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Ken Klausen, Successor Trustee of the Klausen Family Trust , U/DI dated June 14, 1982

hereby GRANT(s) to:
David H. Butterfield and Lois I. Butterfield, Trustees of the 2008 Butterfield Family Revocable Trust dated January 22, 2008

the real property in the City of San Diego, County of San Diego, State of California, described as:
Lot 16, of Sun Gold Point, in the City of San Diego, County of San Diego, State of California according to Map
thereof No. 3216 filed in the office of the County Recorder of San Diego County, April 14, 1955.
Also Known as: 5328 Calumet Avenue, La Jolla, CA 92037
AP#: 415-031-02-00

DATED June 9, 2010
STATE OF CALIFORNIA
COUNTY OF San Diego
On June 30, 2010
Before me, C. Swelland
a Notary Public in and for said State personally appeared
Kenneth E. Klausen

Ken Klausen, Successor Trustee of the Klausen Family
Trust Kenneth E. Klausen
BY: Ken Klausen
Ken Klausen, Successor Trustee

who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) are subscribed to the within
instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Signature C. Swelland

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

To Address Above
Mail Tax Statements