



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: August 26, 2015 REPORT NO. HO-15-100
ATTENTION: Hearing Officer
SUBJECT: ALTMAN RESIDENCE; PROJECT NUMBER: 353040
PROCESS THREE
LOCATION: 9696 La Jolla Farms Road
APPLICANT: Jon Dominy, Domus Studio Architecture
OWNER: Altman Family Trust (Attachment 14)

SUMMARY

Issue: Should the Hearing Officer approve an application to modify an existing single-dwelling unit residence located at 9696 La Jolla Farms Road in the La Jolla Community Planning Area?

Staff Recommendations:

1. **ADOPT** Mitigated Negative Declaration (MND) No. 353040, and **ADOPT** the Mitigation, Monitoring, and Reporting Program;
2. **APPROVE** Coastal Development Permit (CDP) No. 1236014, and;
3. **APPROVE** Site Development Permit (SDP) No. 1236015.

Community Planning Group Recommendation: On May 7, 2015, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of this project. (Attachment 13).

Environmental Review: A Mitigated Negative Declaration (MND) No. 353040 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Paleontological Resources and Historic Resources (Archaeology). A Mitigation, Monitoring, and Reporting Program (MMRP) will be implemented with this project, which will reduce the potential impacts to below a level of significance.

BACKGROUND/DISCUSSION

Altman Residence is an application for a Coastal Development Permit (CDP) and Site Development Permit (SDP), Process Three. The site is developed with an existing 24,219 square-foot single-dwelling unit residence which will be modified as part of this project. The project is located at 9696 La Jolla Farms Road, to the east of the Pacific Ocean. The property is separated from the beach by coastal bluffs/cliffs with an elevation change of 340 feet from sea level. The project is located in the RS-1-2 zone of the La Jolla Community Plan and Local Coastal Program. The property is surrounded by similarly sized residential development to the south, east, and north. Open space consisting of coastal bluffs, the beach, and the Pacific Ocean is to the west. (Attachments 1, 2, and 3)

The 3.82-acre site is located within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the first public roadway, the Parking Impact Overlay Zone (Beach and Campus Impact Areas), and the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan and Local Coastal Program Area. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50% of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The existing development on site was permitted with Coastal Development Permit/Sensitive Coastal Resource Permit No. 91-0270 and a Substantial Conformance Review under Project Number 63365. The current project proposes to demolish a 1,286 square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also includes construction of a proposed 6,608 square-foot guest unit, which will result in a total building square-footage of 31,731 square-feet.

The current application requires an amendment to Coastal Development Permit/Sensitive Coastal Resource Permit No. 91-0270. As the project is located within the Coastal Permit Overlay Zone – Appealable Area, the CDP is a Process Three approval. In addition, the project site includes environmentally sensitive land (ESL) consisting of Multi-Habitat Planning Area (MHPA) land, coastal bluffs, and sensitive biological resources. An SDP is required due to the presence of ESL.

The construction activity associated with the proposed modifications to the existing development on-site occurs primarily to the east of the existing structures, with the exception of an addition to the southern portion of the residence. As a result, the proposed construction activity is separated from on-site ESL by existing buildings and improvements on site. The proposed development occurs in portions of the property that have been previously disturbed. Therefore, ESL will not be negatively affected by this project. A condition of approval requires that a Covenant of Easement be applied to the western portion of the property, which includes portions of ESL and MHPA. Additionally, to enhance and protect views to the ocean from the public right-of-way, a 10-foot wide view corridor easement is required of the project, and is proposed near the northern property line.

The La Jolla Community Plan designates this site for very low density residential development, with a maximum density of 0-5 dwelling units per acre (du/acre). The proposed project is at 0.26 dwelling units per acre and is consistent with the designated use and density identified by the La Jolla Community Plan. No deviations are requested as part of this project. The project complies with the RS-1-2 zone development regulations of the Land Development Code. In addition, the project is located within the Coastal Height Limit Overlay Zone (Proposition "D") and does not exceed the 30-foot height limit.

Environmental Analysis:

A Mitigated Negative Declaration (MND) No. 353040 has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Paleontological Resources and Historic Resources (Archaeology). A Mitigation, Monitoring, and Reporting Program (MMRP) will be implemented with this project, which will reduce the potential impacts of the project to below a level of significance.

As outlined in the Cultural Resources section of the MND, the project site is located within close proximity to recorded archeological sites as identified on the City of San Diego's Historical Resources Sensitivity Map. As such, an archaeological survey was conducted as part of this project. While no cultural resources were identified during the survey, an archaeological monitoring program was recommended by the consulting archaeologist, due to the possibility of buried or otherwise masked prehistoric archaeological features beneath the existing structure proposed for removal. The MMRP would be implemented to reduce impacts related to Historic Resources (archaeology) to below a level of significance.

CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and Site Development Permit and determined that the project is consistent with the applicable Site Development Permit Regulations, Coastal Development Permit Regulations, the La Jolla Community Plan and Local Coastal Program, and the Land Development Code. Staff recommends that the Hearing Officer approve this project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1236014 and Site Development Permit No. 1236015, with modifications.
2. Deny Coastal Development Permit No. 1236014 and Site Development Permit No. 1236015, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

1. Aerial Photo
2. Location Map
3. Community Plan Land Use Map
4. Zoning Map
5. Coastal Map
6. Data Sheet
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Notice – Hearing Officer
10. Project Chronology
11. Draft MND Resolution
12. Photo Survey
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Prior Permits
16. Project Plans (11 x 17, plus full-size for Hearing Officer)



Aerial Photo
Altman Residence – 353040
9696 La Jolla Farms Road



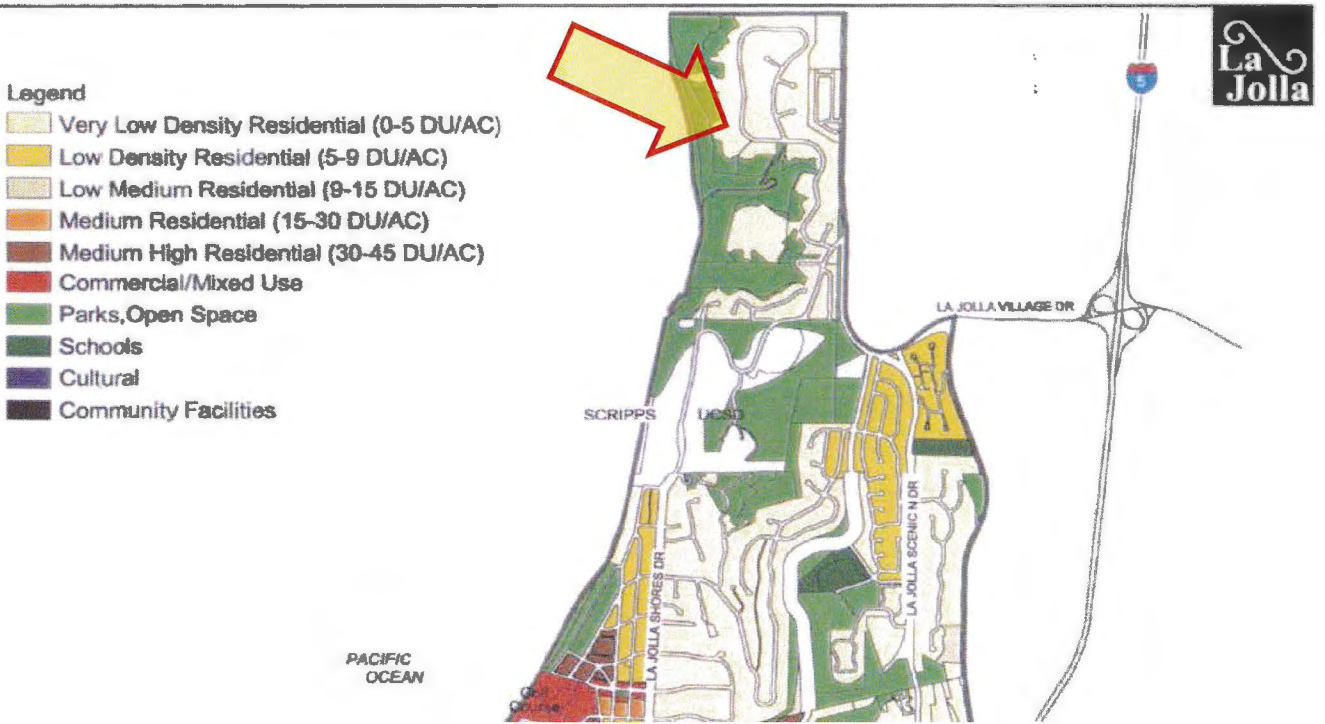


Location Map

Altman Residence – 353040

9696 La Jolla Farms Road





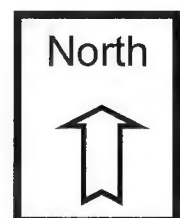
Designated as “Very Low Density Residential – 0-5 dwelling units per acre”

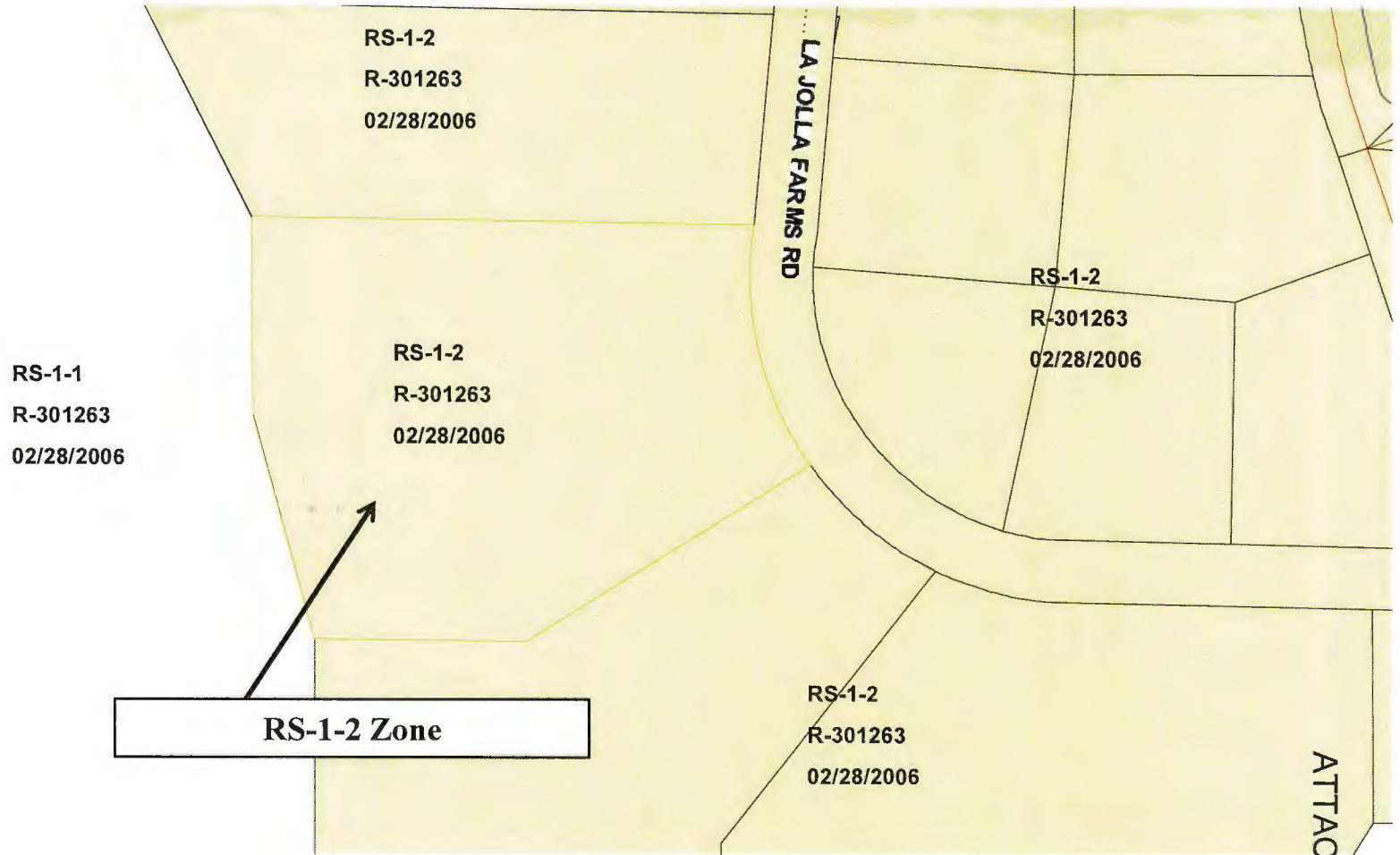


Land Use Map

Altman Residence – 353040

9696 La Jolla Farms Road



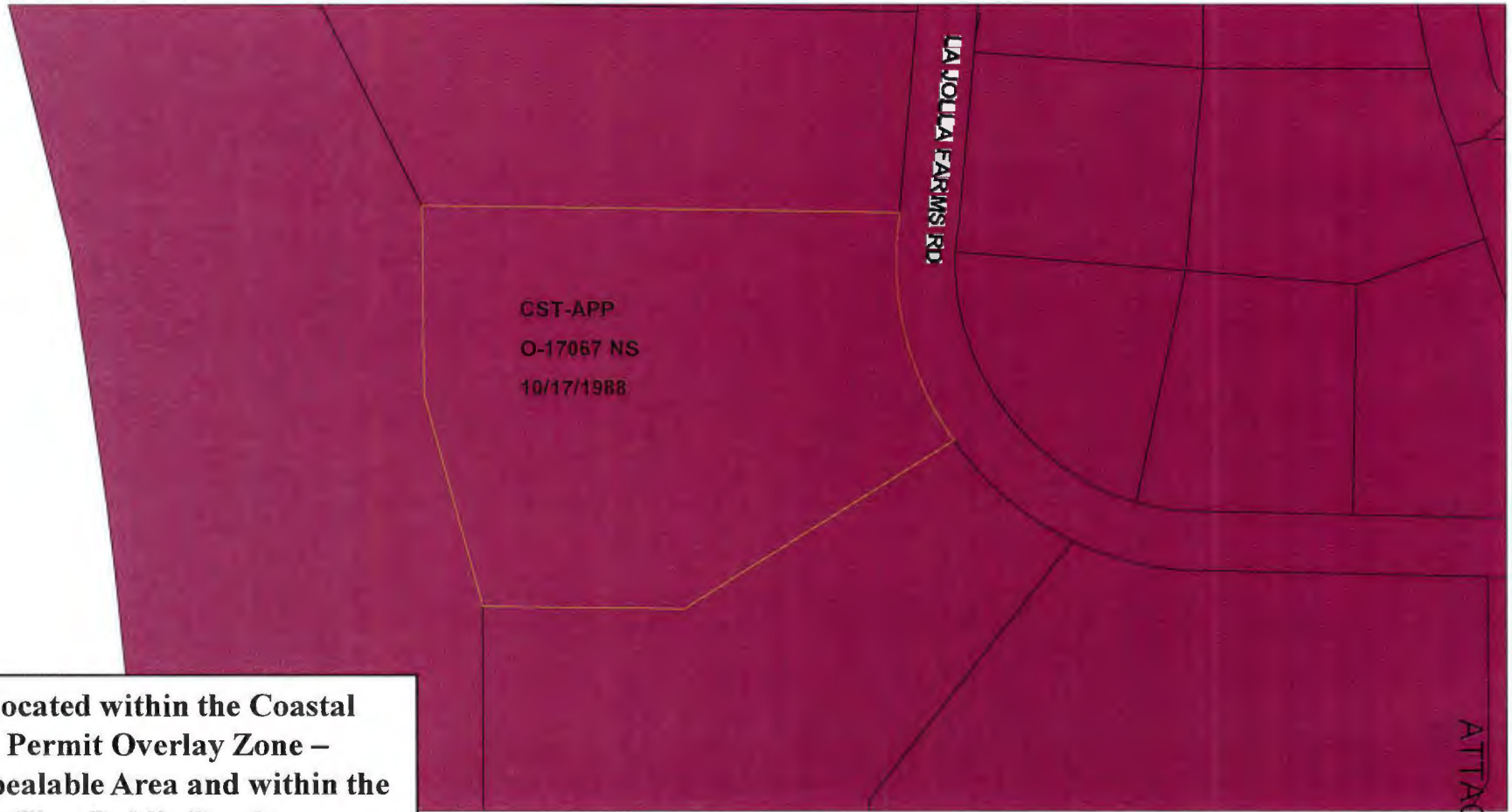


Zoning Map

Altman Residence – 353040
9696 La Jolla Farms Road



ATTACHMENT 4

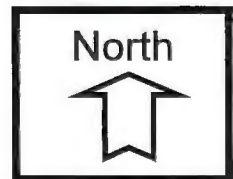


Located within the Coastal Permit Overlay Zone – Appealable Area and within the First Public Roadway



Coastal Map

Altman Residence – 353040
9696 La Jolla Farms Road



PROJECT DATA SHEET

PROJECT NAME:	Altman Residence	
PROJECT DESCRIPTION:	Demolish existing accessory structure and construct new accessory structure/addition to existing single dwelling-unit residence and guest unit.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit (CDP) and Site Development Permit (SDP), Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential – 0-5 dwelling units per acre	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-2		
HEIGHT LIMIT: 30-foot maximum height limit		
LOT SIZE: 166,423 square-feet		
FLOOR AREA RATIO: 0.45		
FRONT SETBACK: 25'		
SIDE SETBACK: 24'2" / 10'-0"		
REAR SETBACK: 40' (Coastal Bluff)		
PARKING: 6		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-2	Residential
SOUTH:	Residential; RS-1-2	Residential
EAST:	Residential; RS-1-2	Residential
WEST:	Residential; RS-1-1	Open Space
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 7, 2015, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of this project.	

**HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1236014
SITE DEVELOPMENT PERMIT NO. 1236015
ALTMAN RESIDENCE, PROJECT NO. 353040 [MMRP]
AMENDMENT TO COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL
RESOURCE NO. 91-0270**

WHEREAS, the ALTMAN FAMILY TRUST, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish existing accessory structures and construct new accessory structures and a guest unit for an existing single-dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1236014 and 1236015), on portions of a 3.82-acre site;

WHEREAS, the project site is located at 9696 La Jolla Farms Road in the RS-1-2 zone, within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the first public roadway, the Parking Impact Overlay Zone (Beach and Campus Impact Areas), the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan and Local Coastal Program Area;

WHEREAS, the project site is legally described as Lots 10 and 11 of La Jolla Farms subdivision, Map No. 3487;

WHEREAS, on August 26, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1236014 and Site Development Permit No. 1236015 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 August 26, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

A. Findings for all Coastal Development Permits

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

The proposed project, located at 9696 La Jolla Farms Road, is located approximately 500 feet east of the Pacific Ocean. The project is located within the La Jolla Community Plan and Local Coastal Program area. The site is developed with an existing 24,219 square-foot residential single-dwelling unit, with accessory structures, and associated improvements. The existing development was permitted with Coastal Development Permit No. 91-0270 and a Substantial Conformance Review under project number 63365. The project proposes to demolish a 1,286

square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also consists of a proposed 6,608 square-foot guest unit. The total building square-footage of this project is 31,731 square-feet. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

This project is separated from the ocean by significant coastal bluffs/cliffs, which result in an elevation difference of 340 feet. The project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program land use plan. The Local Coastal Program identifies coastal views through the site. In order to implement the Local Coastal Program and enhance and protect public views to and along the ocean, the property owner will dedicate a 10-foot view corridor easement near the northern property line. An existing tool shed, restroom, generator, and caretaker unit are currently located within the proposed view corridor and will be removed as part of this project. A 6-foot tall double gate, located across the view corridor, is required to be 75% open, in accordance with the open fencing permitted by LDC §132.0403(e), in order to ensure that the public will be able to view the ocean from this vantage point.

The proposed development adheres to the RS-1-2 zone development regulations and no deviations are requested. Additionally, the proposed development complies with the 30-foot Coastal Height Limit Overlay zone. Based on this analysis, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The proposed project, located at 9696 La Jolla Farms Road, is located approximately 500 feet east of the Pacific Ocean. The project is located within the La Jolla Community Plan and Local Coastal Program area. The site is developed with an existing 24,219 square-foot residential single-dwelling unit, with accessory structures, and associated improvements. The existing development was permitted with Coastal Development Permit No. 91-0270 and a Substantial Conformance Review under project number 63365. The project proposes to demolish a 1,286 square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also consists of a proposed 6,608 square-foot guest unit. The total building square-footage of this project is 31,731 square-feet. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

This property contains environmentally sensitive lands (ESL) consisting of sensitive biological resources, Multi-Habitat Preservation Area (MHPA) lands, and a sensitive coastal bluff on the west side of the property. The proposed accessory structures are approximately 200 feet from all ESL and is separated from those lands by the existing residence. Therefore, there are no impacts

to ESL as part of this development. A condition of the original permit required an open space easement for the bluff face. It does not appear that the open space easement was established; therefore this project requires a “covenant of easement” to protect the ESL on site. Based on the project’s setback from ESL on site and the required covenant of easement, the project will not adversely affect ESL.

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

The proposed project, located at 9696 La Jolla Farms Road, is located approximately 500 feet east of the Pacific Ocean. The project is located within the La Jolla Community Plan and Local Coastal Program area. The site is developed with an existing 24,219 square-foot residential single-dwelling unit, with accessory structures, and associated improvements. The existing development was permitted with Coastal Development Permit No. 91-0270 and a Substantial Conformance Review under project number 63365. The project proposes to demolish a 1,286 square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also consists of a proposed 6,608 square-foot guest unit. The total building square-footage of this project is 31,731 square-feet. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The proposed development is designated for residential development, with a maximum density of 0-5 dwelling units per acre (du/acre) as identified in the La Jolla Community Plan. The project proposes one dwelling unit on a 166,423 square-foot lot for a density of approximately 0.26 dwelling units per acre. The project is consistent with the designated use and density in the plan. Therefore, the proposed residential project conforms to the identified land use in the La Jolla Community Plan and Local Coastal Program, and the certified Implementation Program.

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

The proposed project, located at 9696 La Jolla Farms Road, is located approximately 500 feet east of the Pacific Ocean. The project is located within the La Jolla Community Plan and Local Coastal Program area. The site is developed with an existing 24,219 square-foot residential single-dwelling unit, with accessory structures, and associated improvements. The existing development was permitted with Coastal Development Permit No. 91-0270 and a Substantial Conformance Review under project number 63365. The project proposes to demolish a 1,286 square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also consists of a proposed 6,608 square-foot guest unit. The total building square-footage of this project is 31,731 square-feet. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to

generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. This project is located between the nearest public road and the shoreline of the Pacific Ocean. The California Coastal Act (CCA) states that access to the shore should not be prevented. In this case, the project site is located adjacent to a coastal bluff/cliff, which is 340 feet above the Pacific Ocean, located approximately 500 feet to the west. This development does not preclude public access to the Pacific Ocean, nor does it preclude recreational activities from occurring in and adjacent to the Pacific Ocean. The development is consistent with the surrounding development pattern, conforms to the RS-1-2 development regulations, and conforms with the La Jolla Community Plan and Local Coastal Program. No deviations are requested as part of this project. Based on these considerations, the project is in conformance with the public access and public recreation policies of Chapter 3 of the CCA.

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 proposed project, located at 9696 La Jolla Farms Road, is located approximately 500 feet east of the Pacific Ocean. The project is located within the La Jolla Community Plan and Local Coastal Program area. The site is developed with an existing 24,219 square-foot residential single-dwelling unit, with accessory structures, and associated improvements. The existing development was permitted with Coastal Development Permit No. 91-0270 and a Substantial Conformance Review under project number 63365. The project proposes to demolish a 1,286 square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also consists of a proposed 6,608 square-foot guest unit. The total building square-footage of this project is 31,731 square-feet. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The proposed development is designated for residential development, with a maximum density of 0-5 dwelling units per acre (du/acre) as identified in the La Jolla Community Plan. The project proposes one dwelling unit on a 166,423 square-foot lot for a density of approximately 0.26 dwelling units per acre. The project is consistent with the designated use and density in the plan. Therefore, the proposed residential project conforms to the identified land use in the La Jolla Community Plan and Local Coastal Program.

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

The proposed development has been reviewed from compliance with the City's Land Development Code and no deviations have been requested. Before the issuance of construction permits, the applicant will be required to submit construction detail-level documents to demonstrate compliance and conformance with the applicable building codes. During and after

construction, the Development Services Department will inspect the project to ensure compliance with the San Diego Municipal Code.

This property has certain geologic hazards which required additional review and analysis by the Development Services Department's Geology section. An "Update to Preliminary Geotechnical Investigation" dated October 28, 2014 was provided to address the work proposed as part of this project. In 1989, there was a previous landslide which occurred along the western limits of the property. The report indicates that this landslide was "removed, buttressed, and stabilized with shear pins..." To monitor the slope stability, inclinometers were installed to detect movement. An analysis indicated that, "...negligible slope movement..." was present, "...indicating adequate slope stability." While the site appears stable, the geology report recommends ongoing monitoring. The 2005 geology report indicates that the required 40-foot setback from coastal bluffs is sufficient and that the project actually observes a larger setback. The report also recommends specific construction requirements (such as foundation treatments) for the proposed development to ensure its stability.

Overall with the project's compliance with the Land Development Code, applicable building codes, and adherence to the recommendations of the geology report, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed project, located at 9696 La Jolla Farms Road, is located approximately 500 feet east of the Pacific Ocean. The project is located within the La Jolla Community Plan and Local Coastal Program area. The site is developed with an existing 24,219 square-foot residential single-dwelling unit, with accessory structures, and associated improvements. The existing development was permitted with Coastal Development Permit No. 91-0270 and a Substantial Conformance Review under project number 63365. The project proposes to demolish a 1,286 square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also consists of a proposed 6,608 square-foot guest unit. The total building square-footage of this project is 31,731 square-feet. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project complies with the RS-1-2 development regulations and no deviations are requested. The project is located in the Coastal Height Limit Overlay Zone and complies with the 30-foot Coastal Height Limit. The project is located within the Coastal Permit Overlay Zone – Appealable Area, and a Process Three Coastal Development Permit is being processed in addition to the Site Development Permit, which is required due to the presence of environmentally sensitive lands. Based on the design of the project and the permits required, the project complies with the applicable 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 proposed project, located at 9696 La Jolla Farms Road, is located approximately 500 feet east of the Pacific Ocean. The project is located within the La Jolla Community Plan and Local Coastal Program area. The site is developed with an existing 24,219 square-foot residential single-dwelling unit, with accessory structures, and associated improvements. The existing development was permitted with Coastal Development Permit No. 91-0270 and a Substantial Conformance Review under project number 63365. The project proposes to demolish a 1,286 square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also consists of a proposed 6,608 square-foot guest unit. The total building square-footage of this project is 31,731 square-feet. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The environmentally sensitive lands (ESL) associated with this project consist of sensitive biological resources, MHPA, and sensitive coastal bluffs. The on-site ESL is located on the western side of the property. The proposed additions to the existing residence and guest unit are located at least 150 feet from the ESL on site. The construction work associated with this project is separated from the ESL by the existing residence and existing improvements on site. The proposed construction is located on areas of the property that have been previously disturbed, therefore the project will result in minimum disturbance to ESL.

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 project as proposed involves demolition and additions to an existing single-dwelling unit residence, along with associated accessory structures. Alteration of natural land forms will be minimized, as the proposed construction activity will occur in areas of the property that have been previously disturbed. Since the property is located in an area with potential geologic hazards, the project has been reviewed by the Development Services Department's (DSD) Geology section and a Geotechnical Investigation was prepared for the site. Construction recommendations are provided so that the project will not result in undue risk from geologic and erosional forces. Prior to the issuance of construction permits, the project will be required to submit construction-level detail documents which will be reviewed by DSD for compliance with the applicable building codes, which will ensure that the development does not result in undue risk from flood or fire hazards.

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

The proposed project, located at 9696 La Jolla Farms Road, is located approximately 500 feet east of the Pacific Ocean. The project is located within the La Jolla Community Plan and Local Coastal Program area. The site is developed with an existing 24,219 square-foot residential single-dwelling unit, with accessory structures, and associated improvements. The existing development was permitted with Coastal Development Permit No. 91-0270 and a Substantial

Conformance Review under project number 63365. The project proposes to demolish a 1,286 square-foot maintenance/security building and construct a 1,026 square-foot home gym and 1,164 square-foot home lounge. This will bring the total residence square-footage to 25,123 square-feet. The project also consists of a proposed 6,608 square-foot guest unit. The total building square-footage of this project is 31,731 square-feet. As a component of the proposed project, the residence incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The environmentally sensitive lands (ESL) associated with this project consist of sensitive biological resources, MHPA, and sensitive coastal bluffs. The on-site ESL is located on the western side of the property. The proposed additions to the existing residence and guest unit are located at least 150 feet from the ESL on site. The construction work associated with this project is separated from the ESL by the existing residence and existing improvements on site. The proposed construction is located on areas of the property that have been previously disturbed, therefore the project will result in minimum disturbance to ESL. As a result, the proposed development has been sited and designed to prevent adverse impacts to adjacent and on-premises ESL.

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

A portion of the western side of the project premises contains a portion of the Multiple Habitat Planning Area (MHPA). As part of this project, a Covenant of Easement for preservation will be recorded against the property. The project has been reviewed by the City's Multiple Species Conservation Program review staff and determined to be consistent with the MSCP Subarea Plan.

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

This development has an existing storm water containment system that eliminates runoff to the public beach. The project does not propose to alter the existing storm water patterns or system. The development is located approximately 500 feet east of the Pacific Ocean with an elevation change of 340 feet. The proposed development will not contribute to the erosion of public beaches or adversely impact the 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.

A Mitigated Negative Declaration (MND) No. 353040 has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Paleontological Resources and Historic Resources (Archaeology). A Mitigation, Monitoring, and Reporting Program (MMRP) will be implemented with this project, which will reduce the potential impacts to below a level of significance. The mitigation required as a condition of this permit is reasonable related to, and calculated to alleviate, negative impacts created by the proposed development, as has been discussed in the MND.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1236014 and Site Development Permit No. 1236015 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1236014 and 1236015, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: August 26, 2015

Job Order No. 24004304

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

WHEN RECORDED MAIL TO

**PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004304

**COASTAL DEVELOPMENT PERMIT NO. 1236014
SITE DEVELOPMENT PERMIT NO. 1236015
ALTMAN RESIDENCE, PROJECT NO. 353040 [MMRP]
AMENDMENT TO COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL
RESOURCE PERMIT NO. 91-0270
HEARING OFFICER**

This COASTAL DEVELOPMENT PERMIT (CDP) NO. 1236014 and SITE DEVELOPMENT PERMIT NO. 1236015 (amendment to Coastal Development Permit/Sensitive Coastal Resource Permit No. 91-0270) is granted by the Hearing Officer of the City of San Diego to the ALTMAN FAMILY TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections §126.0708 and §126.0504. The 3.82-acre site is located at 9696 La Jolla Farms Road in the RS-1-2 zone, within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the first public roadway, the Parking Impact Overlay Zone (Beach and Campus Impact Areas), the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan and Local Coastal Program Area. The project site is legally described as: Lots 10 and 11 of La Jolla Farms subdivision, Map No. 3487.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to demolish existing accessory structures and construct new accessory structures and a guest unit for an existing single-dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 26, 2015, on file in the Development Services Department.

The project shall include:

- a. A single-dwelling unit residence and guest house, totaling 31,731 square-feet, consisting of the following:

- A. A 25,123 square-foot residence, consisting of the following:

- i. Buildings totaling 24,219 square-feet currently exist on site, consisting of a 17,724 square-foot first floor, 3,199 square-foot second floor, 2,010 square-foot garage all to remain, along with a 1,286 square-foot maintenance/security building to be removed.
 - ii. A new 1,026 square-foot home gym and 1,164 square-foot lounge will be added to the existing residence, for a total of 25,123 square-feet.
- B. A new 6,608 square-foot accessory building, consisting of a 3,623 square-foot garage, 1,439 square-foot guest house, 446 square-foot guest garage, and a 1,100 square-foot home office.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. **This permit must be utilized by September 10, 2018.**
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

ATTACHMENT 8

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
 5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

ATTACHMENT 8

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

12. All conditions from the previous permit (COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE PERMIT NO. 91-0270) remain in effect, except where there is a conflict with conditions in this permit, in which case this permit will supersede the previous permit.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 353040 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 353040, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- a. Paleontological Resources and Historic Resources (Archaeology)

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the existing non-standard driveway and curb outlet located within La Jolla Farms Road right-of-way, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
20. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
21. Prior to the issuance of any foundation inspection, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A", satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

22. Existing Landscape shall remain per Exhibit "A" Site Plan, consistent with previously approved Substantial Conformance Review (Project No. 63365) to CDP No. 91-0270. No additional landscaping required with this Amendment.
23. Any new landscape improvements shall be installed outside of the 40-foot Coastal Bluff setback.
24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
25. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
26. If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection, in addition to the requirements set forth in LDC §142.0403(b)(8).

TRANSPORTATION DEVELOPMENT REQUIREMENTS:

27. No fewer than 6 off-street parking spaces (with 13 off-street parking spaces currently provided; 6 spaces exclusively to support the primary residence and 1 included within the guest quarter's garage) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A."

28. All on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

29. Any home office use must be maintained as an office exclusively for home use and not a venue to convene with clients, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

PLANNING/DESIGN REQUIREMENTS:

30. Prior to the issuance of any construction permits, the Owner/Permittee shall record a 10-foot wide View Corridor Easement near the northern property line as shown on Exhibit "A," in accordance with SDMC section 132.0403.

31. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Coastal Bluffs in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

33. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

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

35. Prior to issuance of a Building Permit for the guest quarters or habitable accessory building, the Owner/Permittee shall submit a signed agreement with the City that specifies that the guest quarters or habitable accessory building shall not be used as, or converted to, a companion unit or any other dwelling unit. The agreement shall include a stipulation that neither

the primary dwelling unit nor the guest quarters or habitable accessory building shall be sold or conveyed separately. The City will provide the agreement to the County Recorder for recordation.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on August 26, 2015 and [Approved Resolution Number].

ATTACHMENT 8

Permit Type/PTS Approval No.: CDP No. 1236014/SDP No. 1236015
Date of Approval: 8/26/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

ALTMAN FAMILY TRUST
Owner/Permittee

By _____
STEVEN R. ALTMAN
OWNER

ALTMAN FAMILY TRUST
Owner/Permittee

By _____
LISA J. ALTMAN
OWNER

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 12, 2015

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: August 26, 2015
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
 202 C Street, San Diego, California 92101
PROJECT TYPE: COASTAL DEVELOPMENT PERMIT and SITE
 DEVELOPMENT PERMIT, PROCESS THREE
PROJECT NO: 353040
PROJECT NAME: ALTMAN RESIDENCE
APPLICANT: Jon Dominy, Domus Studio Architecture
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1

CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit and Site Development Permit, Process Three, to demolish an existing accessory structure, construct new additions to an existing single-dwelling unit residence, and construct a new 6,609 square-foot guest unit. The total square footage of all buildings on site will be 31,731 square-feet. The 3.82-acre site is located at 9696 La Jolla Farms Road. This project is located within the Coastal Overlay Zone (Appealable Area).

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

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

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

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 business days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

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

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004304

Revised 11-17-14 wjz

DEVELOPMENT SERVICES

Project Chronology
Altman Residence – Project No. 353040

Date	Action	Description	City Review Time	Applicant Response
1/16/2014	First Submittal	Project Deemed Complete		
2/18/2014	First Assessment Letter		33	
4/17/2014	Second Submittal			58
5/2/2014	Second Assessment Letter		15	
3/18/2015	Third Submittal			320
4/9/2015	Third Assessment Letter		22	
4/30/2015	Fourth Submittal			21
5/27/2015	Fourth Assessment Letter		27	
6/5/2015	Fifth Submittal			9
6/15/2015	All Review Issues Cleared		10	
6/19/2015	Draft MND Issued		4	
7/10/2015	MND Final		21	
8/26/2015	Hearing Officer - Public Hearing		47	
TOTAL STAFF TIME			179 days	
TOTAL APPLICANT TIME				408 days
TOTAL PROJECT RUNNING TIME			587 days = 19.57 months	

RESOLUTION NUMBER R-_____

ADOPTED ON August 26, 2015

WHEREAS, on January 16, 2014, the Altman Family Trust submitted an application to Development Services Department for a Coastal Development Permit (CDP) No. 1236014 and Site Development Permit No. 1236015 for the Altman 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 August 26, 2015; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. **353040** (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: _____
Alex Hempton, AICP, Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
COASTAL DEVELOPMENT PERMIT (CDP) NO. 1236014
SITE DEVELOPMENT PERMIT NO. 1236015
PROJECT NO. 353040

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. 353040 shall be made conditions of COASTAL DEVELOPMENT PERMIT (CDP) NO. 1236014 and SITE DEVELOPMENT PERMIT NO. 1236015 as may be further described below.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

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

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

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

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

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

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 CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
- 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
- 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
- 4. MMC shall provide written verification to the PI of the approved report.
- 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

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

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

- 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
- 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

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

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

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

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 ¼ mile radius.

B. PI Shall Attend Precon Meetings

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

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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section 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.

C. If Human Remains **ARE determined to be Native American**

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, **OR** the MLD failed to make a recommendation within 48 hours after being notified by the Commission; **OR**;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, **THEN**,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;

- (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for interment 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 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.

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

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.





9696 La Jolla Farms rd.
photo survey image A



9696 La Jolla Farms rd.
photo survey image B



9696 La Jolla Farms rd.
photo survey image C



9696 La Jolla Farms rd.
photo survey image D



9696 La Jolla Farms rd.
photo survey image E



9696 La Jolla Farms rd.
photo survey image F



9696 La Jolla Farms rd.
photo survey image G

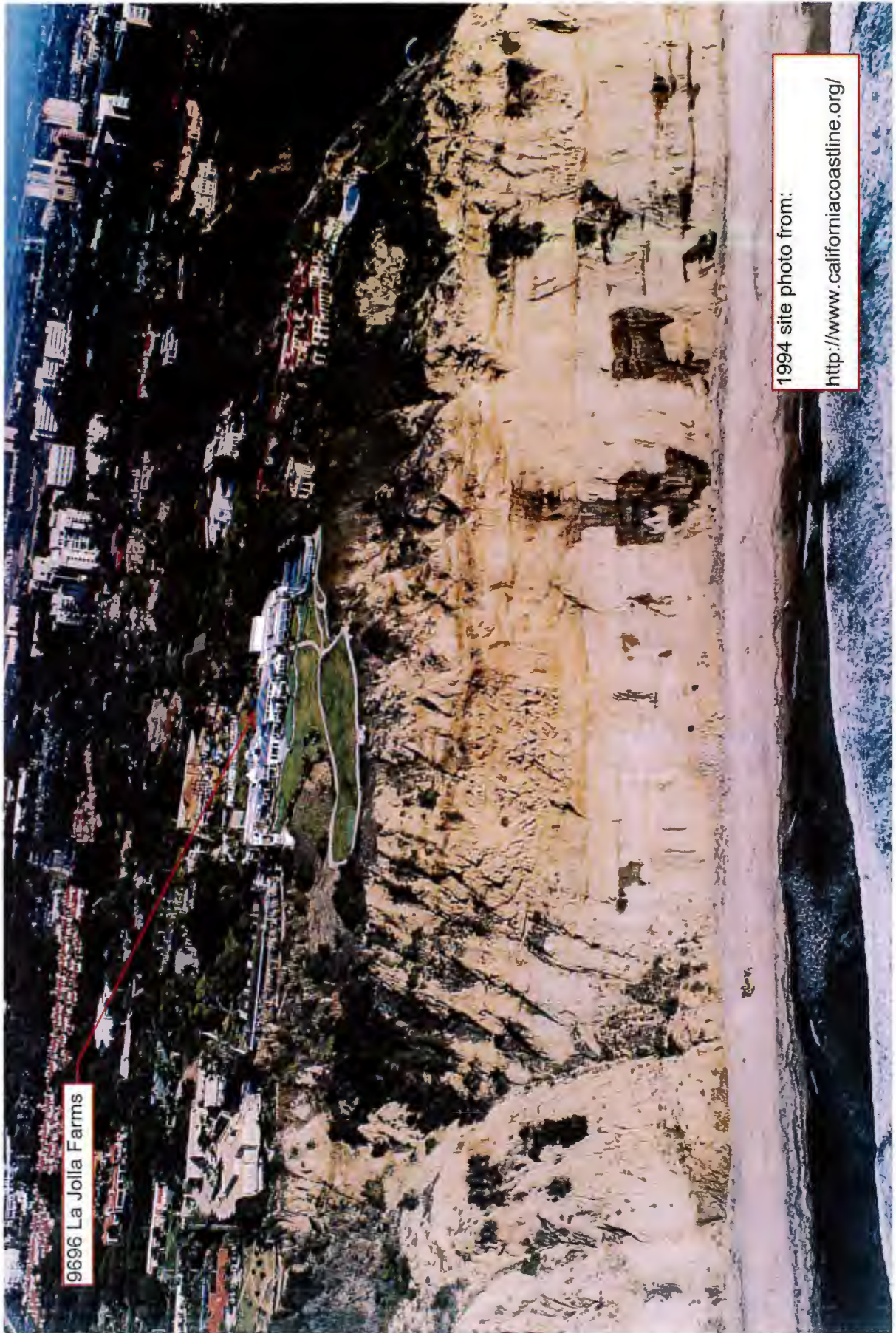




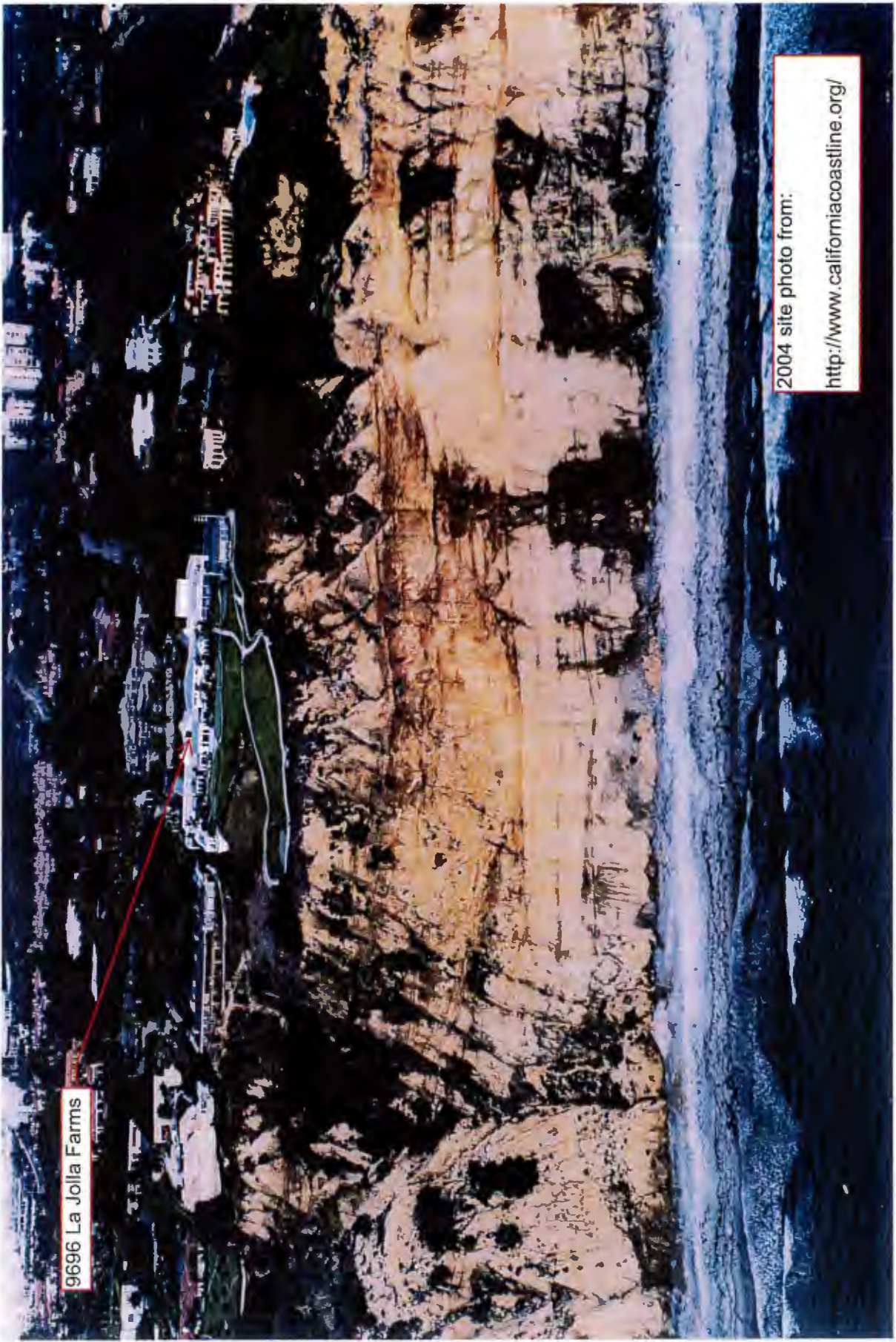


9696 La Jolla Farms

1989 site photo from:
<http://www.californiaoastline.org/>

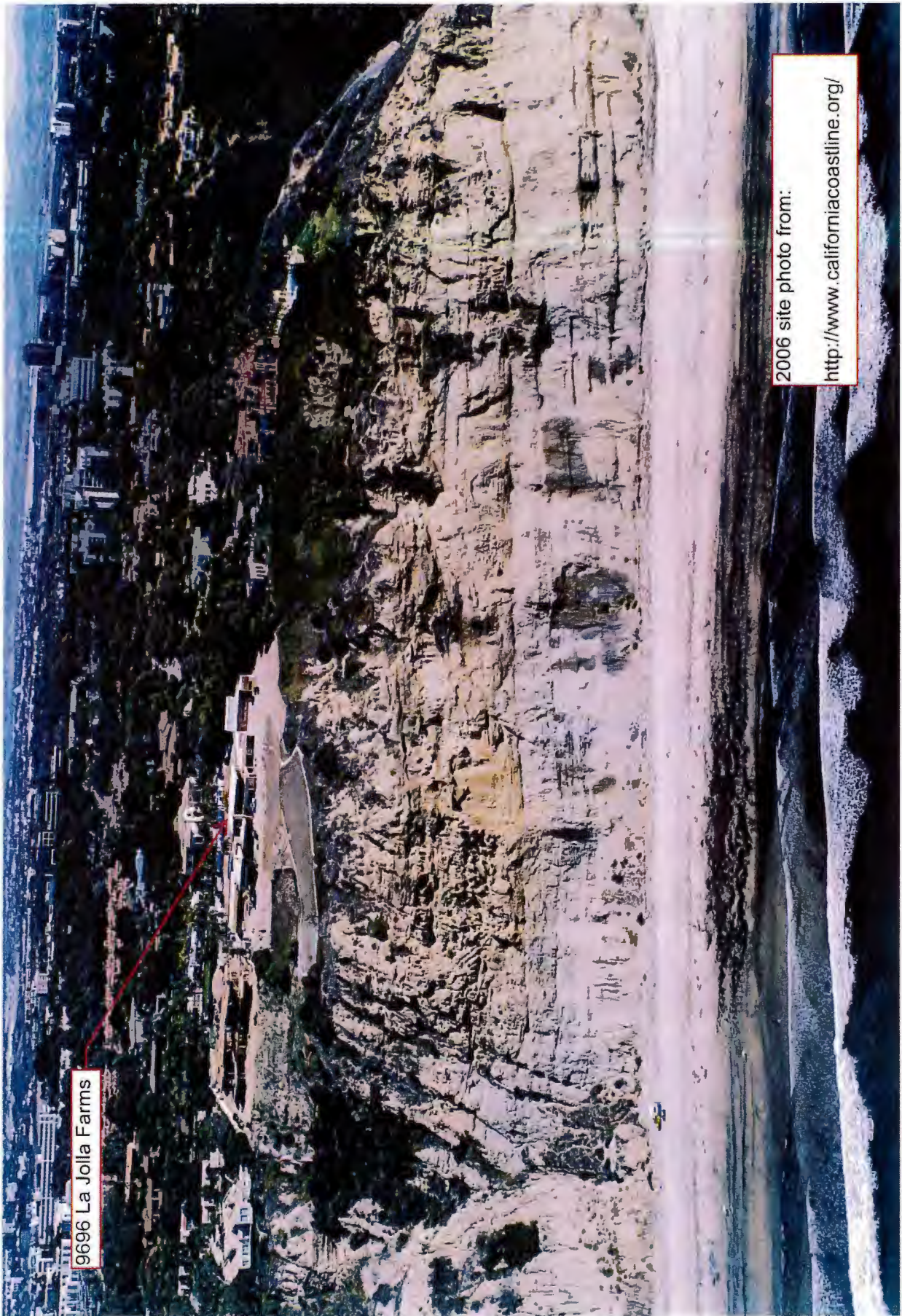


1994 site photo from:
<http://www.californiaoastline.org/>



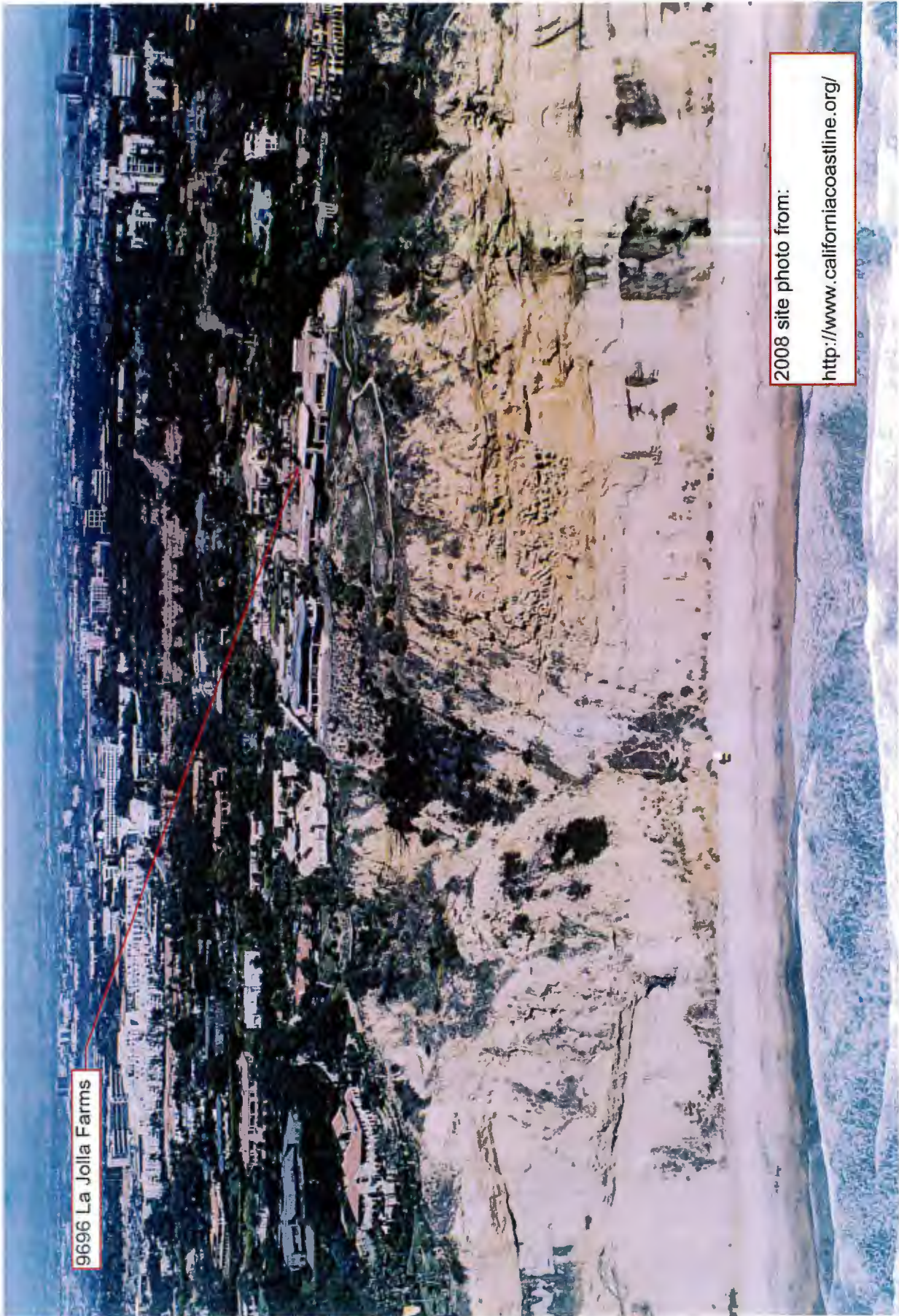
9696 La Jolla Farms

2004 site photo from:
<http://www.californiaoastline.org/>



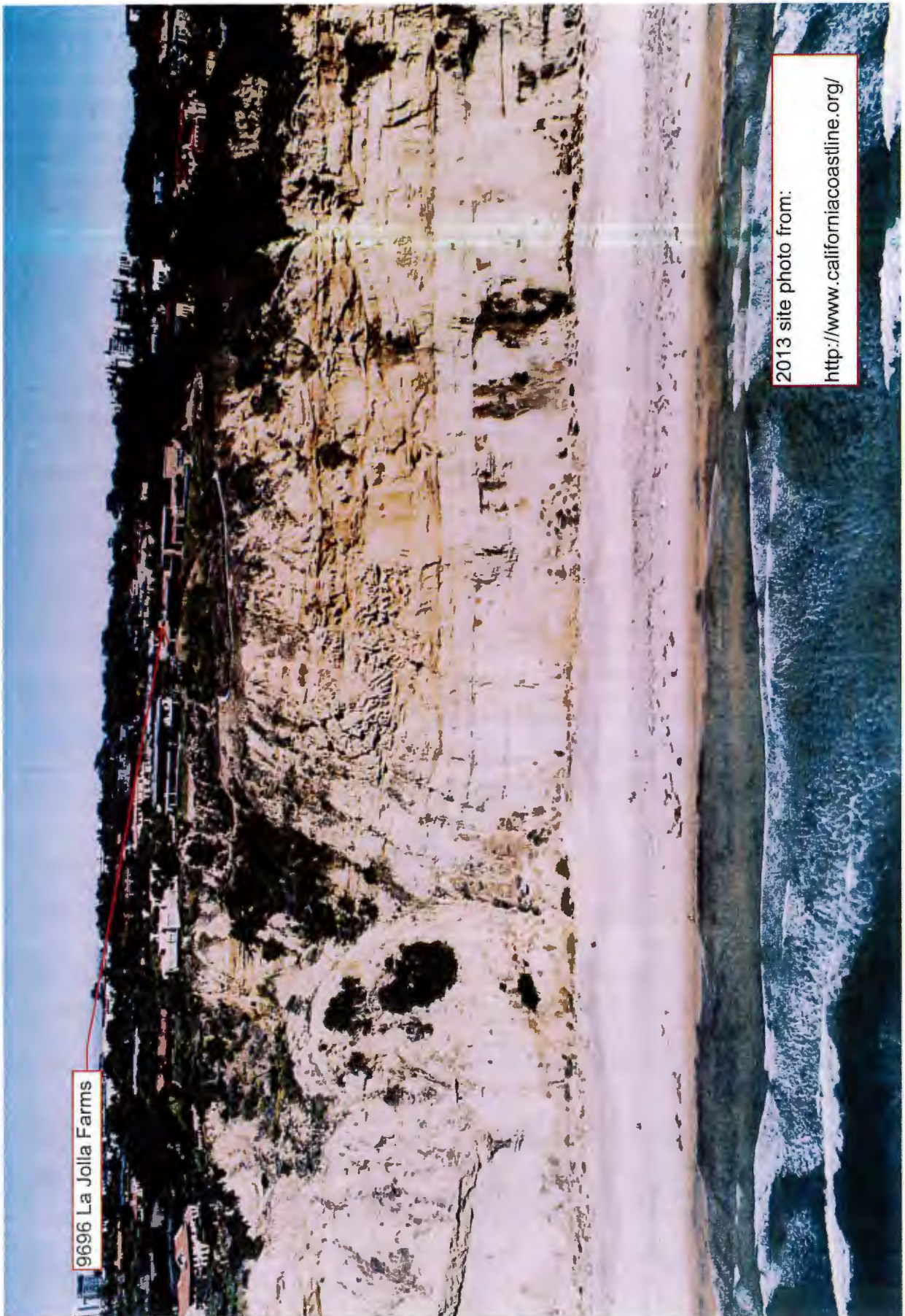
9696 La Jolla Farms

2006 site photo from:
<http://www.californiaoastline.org/>



9696 La Jolla Farms

2008 site photo from:
<http://www.californiaoastline.org/>





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 – 7 May 2015

Attention: Laura Black, PM, City of San Diego

Project: Altman Residence
9696 La Jolla Farms Road
PN: 353040

Motion: To accept the recommendations of the DPR Committee for Altman Residence, 9696 La Jolla Farms Road that the findings can be made for a Site Development Permit & Coastal Development Permit to Amend CDP/SCR to demolish existing accessory structure & construct a detached guest house, garage and storage structure. **Vote: 15-0-1**

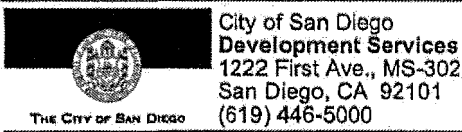
Submitted by:

Joseph LaCava

5/07/2015

Joe LaCava, President
La Jolla Community Planning Association

Date



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**
 Altman residence garage addition 353040

Project Address:
 9696 La Jolla Farms rd.

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):
 Steven R. Altman
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 9696 La Jolla Farms Road
City/State/Zip:
 La Jolla CA 92037
Phone No: 619-787-0228 **Fax No:** 858-625-0339
Signature: [Signature] **Date:** 12/19/13

Name of Individual (type or print):
 Lisa J. Altman
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 9696 La Jolla Farms Road
City/State/Zip:
 La Jolla CA 92037
Phone No: 619-890-0514 **Fax No:** 858-625-0339
Signature: [Signature] **Date:** 12/19/13

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:**

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

Project Title: _____	Project No. (For City Use Only) _____
----------------------	---------------------------------------

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____



THE CITY OF SAN DIEGO

October 28, 2005

10/28/2005

Mr. Jon Dominy
Dominy and Associates
2150 W. Washington Street, Suite 303
San Diego, California 92110

Dear Mr. Dominy:

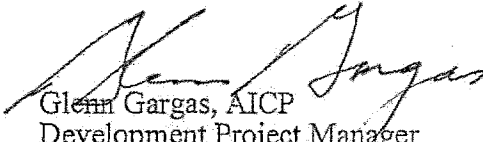
Subject: Substantial Conformance Determination No. 63365, Altman Residence, Project
No. 63365

On February 2, 2005, you submitted a request to the City of San Diego for a Substantial Conformance Review, for modifications proposed for the previously approved "Friedman Residence", CDP/SCR No. 91-0270. The applicant subsequently submitted a Geology Report to reconfirm the Coastal Bluff setback which aided City Staff in the Substantial Conformance Review determination.

City staff has reviewed the submitted plans as representing changes consistent with the approved 'Exhibit A' plans in File No. 91-0270 and has deemed the changes in substantial conformity. These plans will be stamped as new exhibits for those changes only.

If you have questions, please contact me at telephone number (619) 446-5142.

Sincerely,


Glenn Gargas, AICP
Development Project Manager
Development Services Department



Recording requested by
 and mail to: Permit Intake
 City of San Diego
 Planning Department
 1200 C Street, M.S. 4C
 San Diego, CA 92101-3864

687

RESTRICTION ON USE OR DEVELOPMENT OF
 REAL PROPERTY AFFECTING THE TITLE TO
 OR POSSESSION THEREOF.



COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE PERMIT
 NO. 91-0270
 FRIEDMAN RESIDENCE
 PLANNING DIRECTOR

This Coastal Development Permit/Sensitive Coastal Resource Permit is granted by the Planning Director of the City of San Diego to DR. NEIL FRIEDMAN, Individual, Owner/Permittee, pursuant to Sections 105.0201 and 101.0480 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a Coastal Development located at 9696 La Jolla Farms Road, described as Lots 10 and 11, La Jolla Farms Map No. 3487, in the R-1-20 Zone.

2. The facility shall consist of the following:

- a. A 7,000 square-foot addition to an existing 20,600 square-foot single-family home;
- b. Landscaping;
- c. Off-street parking; and
- d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Not fewer than two (2) off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated October 7, 1992, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Coastal Development Permit is recorded in the office of the County Recorder.

5. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to

ORIGINAL

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Page 2

Exhibit "A," dated October 7, 1992, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated October 7, 1992, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

7. The property included within this Coastal Development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

8. This Coastal Development/Sensitive Coastal Resource permit may be canceled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

9. This Coastal Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

10. Details of all exterior illumination shall be submitted prior to issuance of Building Permits. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall on the same premises as light sources are located.

11. No structure or improvement or portion thereof shall be placed or erected and no grading shall be undertaken within forty (40) feet of any point along the coastal bluff edge which is shown on the approved plan Exhibit "A" dated October 7, 1992.

12. Landscaping materials shall be installed and maintained so as to assure that neither during growing stages nor upon reaching maturity will such materials obstruct views to and along the ocean and other scenic coastal areas from public vantage points.

ORIGINAL

13. Native and other drought-tolerant plant species shall be utilized in order to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the bluffs. Detailed landscaping plans shall be submitted for Planning Department review and approval prior to issuance of grading permits.

14. All drainage from the site shall be directed away from any bluff edges in accordance with the approved preliminary drainage plan Exhibit "A," dated October 7, 1992.

15. An open space easement acceptable to the City of San Diego Planning Department shall be recorded for the bluff face, between the toe of the existing bluff and the bluff edge prior to issuance of grading and building permits as shown on the approved plan Exhibit "A:" dated October 7, 1992.

16. Assumption of Risk. Prior to Issuance of Building Permits or Grading Permits, the applicant (and landowner) shall execute and record a deed restriction, in a form and content acceptable to the Planning Director, or designated representative, which shall provide: (a) that the applicant understands that the site may be subject to extraordinary hazard from and the applicant assumes the liability from such hazards; and (b) that the applicant unconditionally waives any claim of liability on the part of the (jurisdiction) and agrees to indemnify and hold harmless the (jurisdiction) and its advisors relative to the (jurisdiction's) approval of the project for any damage due to natural hazards.

17. The document shall run with the land, binding all successors and assigns and shall be recorded free of prior liens which the Planning Director, or designated representative determines may affect the interest being conveyed and free of any other encumbrances which may affect said interest.

18. Unless appealed this Coastal Development Permit shall become effective on the eleventh working day following receipt by the Coastal Commission of the Notice of Final Action. This condition shall be included in all permits appealable to the State Coastal Commission.

19. This Coastal Development Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

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20. In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in the event that a challenge pertaining to future growth management requirements is found by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, the Planning Director shall have the right, but not the obligation, to review this Permit to confirm that the purpose and intent of the original approval will be maintained.

APPROVED by the Planning Director of the City of San Diego on October 7, 1992.

[P45]PERMITS:7597

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PLANNING DIRECTOR
RESOLUTION NO. 9544
COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE
PERMIT NO. 91-0270

WHEREAS, DR. NEIL FRIEDMAN, Individual, Owner/Permittee, filed an application for a Coastal Development Permit and Sensitive Coastal Resource Permit to develop subject property located at 9696 Farms Road within the La Jolla Community Planning area, described as Lots 10 and 11, La Jolla Farms Map No. 3487, in the R-1-20 Zone; and

WHEREAS, on October 7, 1992, the Planning Director of the City of San Diego considered Coastal Development Permit No. 91-0270 and Sensitive Coastal Resource permit pursuant to Sections 105.0201 and 101.0480 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Director of the City of San Diego as follows:

1. That the Planning Director adopts the following written Findings, dated October 7, 1992.

COASTAL DEVELOPMENT PERMIT FINDINGS:

- a. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted LCP Land Use Plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. The project proposes an addition to an existing home and is not located on or adjacent to any existing public accessway. Project development would not obstruct views from public vantage points.
- b. The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources. The proposed addition will be located on a previously disturbed area of the site. Project development would not encroach on marine resources, environmentally sensitive areas of archaeological or paleontological resources. Thus, project development would not adversely affect these resources.
- c. The proposed development will comply with the requirements related to biologically sensitive lands and significant prehistoric and historic resources as set forth in the

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Resource Protection Ordinance, Chapter X, Section 101.0462 of the San Diego Municipal Code, unless by the terms of the Resource Protection Ordinance, it is exempted therefrom. The project site is not known to contain prehistoric or historic resources and is exempt from the Resource Protection Ordinance.

- d. The proposed development will not adversely affect recreational or visitor-serving facilities or coastal scenic resources. The proposed addition site does not contain existing or planned recreational facilities, visitor-serving facilities or coastal scenic resources. Thus, the proposed development will not adversely affect these resources.
- e. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources. The proposed addition will be sited on the site next to the existing home or an area of the site which has been previously graded and developed with lawn area. Development is not adjacent to any existing or planned park or recreation area. Thus, the proposed development will not adversely affect these resources.
- f. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards. The proposed addition includes a minimal amount of grading and the grading and drainage design was recommended by a geotechnical report to reduce undue geologic and erosional risks. The landscape plan includes a brush management plan to reduce any fire hazard. The project site is located on a high coastal bluff and is not subject to flooding.
- g. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas. The proposed addition is to a large custom estate home in an area of other large estate homes. The proposed development is similar in scale and design to existing development in the area.
- h. The proposed development will conform with the General Plan, the Local Coastal Program, and any other applicable adopted plans and programs. The proposed development is located in the La Jolla Community Plan area and is designated Very Low Density Residential Land Use, with which the proposed single-family home addition is consistent. The addition is

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also consistent with the development standards of the R-1-20 Zone.

SENSITIVE COASTAL RESOURCE

- a. The proposed development will be sited, designed, and constructed to minimize, if not preclude, adverse impacts upon sensitive coastal resources and environmentally sensitive areas. The project is sited on the same area where the existing home is located and should preclude any adverse impacts upon sensitive coastal and environmentally sensitive areas.
- b. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted community plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. The project proposes to add on to an existing home and the site is not located on or adjacent to any existing public accessway. Project development would not obstruct views from public vantage points.
- c. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces and/or flood and fire hazards. The project proposes minimal grading and includes grading and drainage design recommended by a geotechnical report to reduce undue geologic and erosional risks. The project design includes a brush management plan to reduce any fire hazard. The project site is located on a high coastal bluff and is not subject to flooding.
- d. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. Shoreline protective works will be designed to be the minimum necessary to adequately protect existing principal structures, to reduce beach consumption and to minimize shoreline encroachment. The project is located up on top of a coastal bluff above the adjacent beach and is designed through the landscape plan and the drainage plan to reduce and prevent drainage toward the coastal bluff.
- e. The proposed development will not adversely affect the General Plan, the Local Coastal Program, or any other applicable adopted plans and programs. The proposed development is located in the La Jolla Community Plan area and is designed Very Low Density Residential. The proposed

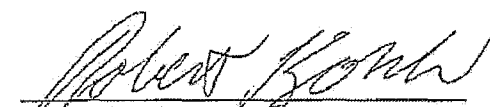
ORIGINAL

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Page 8

development is consistent with this designated and meets the development standards of the R-1-20 Zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Director, Coastal Development Permit No. 91-0270 and Sensitive Coastal Resource Permit is hereby GRANTED to Dr. Neil Friedman, Owner/Permittee, in the form and with the terms and conditions as set forth in Coastal Development Permit No. 91-0270 and Sensitive Coastal Resource Permit, a copy of which is attached hereto and made a part hereof.


Robert Korch
Senior Planner

Adopted on: October 7, 1992
By a vote of:

[P45]PERMITS:7597

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RESOLUTION NUMBER R- 9543ADOPTED ON October 7, 1992

WHEREAS, on March 13, 1991, Dr. Neil Friedman submitted an application to the Planning Department for a Coastal Development Permit and Sensitive Coastal Resource Permit; and

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Director of the City of San Diego; and

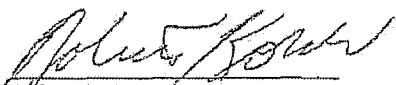
WHEREAS, the issue was heard by the Planning Director on Oct. 7, 1992; and

WHEREAS, the Planning Director of the City of San Diego considered the issues discussed in Negative Declaration No. 91-0270; NOW THEREFORE,

BE IT RESOLVED, by the Planning Director of the City of San Diego, that it is hereby certified that Negative Declaration No. 91-0270 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Director.

BE IT FURTHER RESOLVED that the Planning Director finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.

By:


Robert Korch
Senior Planner

ORIGINAL

ALL-PURPOSE CERTIFICATE

Type/Number of Document CDP

Date of Approval October 7, 1992

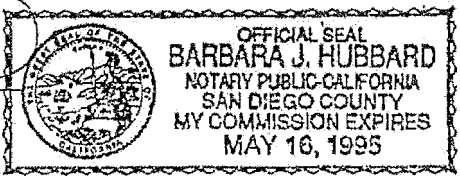
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Robert Korch
Robert Korch, Senior Planner

On March 9, 1993 before me, BARBARA J. HUBBARD (Notary Public), personally appeared Robert Korch, Senior Planner of the Planning Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

WITNESS my hand and official seal.

Signature Barbara J. Hubbard
Barbara J. Hubbard



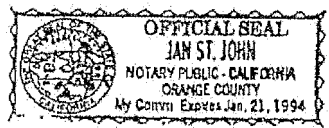
(Seal)

PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed Neil A. Friedman
Signed _____
Typed Name Neil A. Friedman

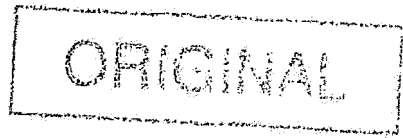
STATE OF California
COUNTY OF Orange



On March 31, 1993 before me, Jan St. John (Name of Notary Public) personally appeared Neil A. Friedman personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/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.

WITNESS my hand and official seal.

Signature Jan St. John



(Seal)

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Recording Requested By and)
 when Recorded Return to:)
)
 City of San Diego)
 PLANNING DEPARTMENT)
 202 C Street - 4th Floor)
 San Diego, CA 92101)
 Attn: Glen Gargas)
)

Space Above for Recorder's Use

OPEN SPACE EASEMENT AND DEED RESTRICTION

THIS OPEN SPACE EASEMENT AND DEED RESTRICTION (hereinafter "Easement") is made this January 15, 1993, by Neil A. Friedman and Joann Friedman, husband and wife (hereinafter collectively referred to as "Grantor").

I. WHEREAS, Grantor is the legal owner of a fee interest of certain real property located in the County of San Diego, State of California and described Exhibit A attached hereto (hereinafter "the Property"); and

II. WHEREAS, all of the Property is located within the coastal zone as defined in Section 30103 of the California Public Resources Code (hereinafter referred to as the "California Coastal Act of 1976"); and

III. WHEREAS, pursuant to the California Coastal Act of 1976, the City has adopted a Local Coastal Plan which implements the California Coastal Act of 1976; and

IV. WHEREAS, pursuant to the Local Coastal Plan, Coastal Development Permit No. 91-0270 (hereinafter "Permit") was granted on October 7, 1992, by the City of San Diego subject to the following condition:

- 15. An open space easement acceptable to the City of San Diego Planning Department shall be recorded for the bluff face, between the toe of the existing bluff and the bluff edge prior to issuance of grading and building permits as shown on the approved plan Exhibit A dated October 7, 1992

V. WHEREAS, the City, acting on behalf of the citizens of the City of San Diego and pursuant to the Local Coastal Plan, granted the Permit to the Grantor upon condition (hereinafter "the Condition") requiring inter alia that the Grantor record an open space easement over the Property and agrees to restrict development on and use of the Property so as to preserve the open-space and scenic values present on the property and so as to prevent the adverse direct and cumulative effects on coastal resources which could occur if the Property were not restricted in accordance with this Offer; and

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VI. WHEREAS, the City has placed the Condition on the permit because a finding must be made under Municipal Code Section 105.0208 and that in the absence of the protections provided by the Condition said findings could not be made; and

VII. WHEREAS, Grantor has elected to comply with the Condition and execute this Grant so as to enable Grantor to undertake the development authorized by the permit; and

NOW THEREFORE, in consideration of the above and the mutual benefit and conditions set forth herein, the substantial public benefits for the protection of coastal resources to be derived, the preservation of the Property in open-space uses and the granting of the Permit to the owner by the City, Grantor hereby grants to the City of San Diego an open-space easement in gross and in perpetuity for the preservation of scenic qualities and environmentally sensitive areas over that certain portion of the Property between the toe of the existing bluff and the bluff edge, specifically delineated in Exhibit "A" of Permit No. 91-0270 dated October 7, 1992, on file in the office of Planning Department and attached hereto as Exhibit B (hereinafter the "Protected Land"); and

This Easement and Deed Restriction subjects the Property to the following terms, conditions, and restrictions which shall be effective from the time of recordation of this instrument.

1. USE OF THE PROPERTY. The use of the Protected Land shall be permanently limited to natural open space for preservation of scenic qualities and environmentally sensitive areas.

No "development" as that word is generally defined or as specifically defined in the Municipal Code Section 105.0203.B., incorporated herein by this reference and a copy of which is attached hereto as Exhibit C, including but not limited to, removal of trees and other major or native vegetation, grading, paving, or installation of structures such as signs, buildings, fences or similar above-ground structures, shall occur or be allowed on the Protected Land with the exception of the following subject to applicable governmental regulatory requirements:

(a) the removal of hazardous substances or conditions or diseased plants or trees;

(b) the removal of any vegetation which constitutes or contributes to a fire hazard to residential use of neighboring properties, and which vegetation lies within 100 feet of existing or permitted residential development;

(c) the installation or repair of underground utility lines and septic systems, so long as put back into substantially prior condition.

2. RIGHT OF ENTRY The Grantee or its agent may enter onto the Property, to ascertain whether the use restrictions set forth above are being observed, at times reasonably acceptable to the Grantor. The general public shall have no right to enter on to the open space easement area.

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3. BENEFIT AND BURDEN This Easement and Deed Restriction shall run with and burden the Property, and all obligations, terms, conditions and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the Property from the date of recordation of this document and shall bind the Grantor and all successors and assigns. This easement and Deed Restriction shall benefit the City of San Diego.

4. INSURANCE The owner agrees to maintain extended coverage homeowners' insurance with the City of San Diego named as an additional insured.

5. CONSTRUCTION OF VALIDITY if any provision of this document is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

6. ENFORCEMENT Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the Protected Land contrary to the terms of this Easement and Deed Restriction will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this Easement and Deed Restriction including, but not limited to, injunction to terminate a breaching activity, and to force the restoration of all damage done by such activity, or an action to enforce the terms and provision hereof by specific performance. It is understood and agreed that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this Easement and Deed Restriction shall be brought in law or in equity. Any forbearance on the part of the Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent or continuing breach. The prevailing party in any legal or equitable action to enforce the provisions of this Easement and Deed Restriction shall be entitled to reimbursement from the other party of reasonable costs and attorney's fees.

7. TAXES AND ASSESSMENT. Grantor agrees to pay or cause to be paid all real property taxes and assessments levied or assessed against the Property.

8. MAINTENANCE The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the Property or any interest or easement created by the Easement and Deed Restriction. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.

9. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions exceptions, obligations and reservations contained in the Easement and Deed Restriction shall be binding upon and inure to the benefit of the successors and assigns of

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both the Grantor and the Grantee, whether voluntary or involuntary.

Dated: 1/15/93

Neil A. Friedman
Neil A. Friedman

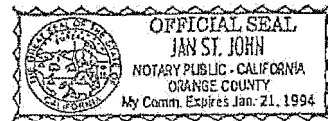
JoAnn Friedman
JoAnn Friedman

State of California)
County of Orange)

On This 15th day of January, 1993 before me Jan St. John,
a Notary Public, personally appeared Neil A. Friedman and JoAnn Friedman
personally known to me (or proved to me on the basis of satisfactory evidence,
to be the persons whose names ^{are} subscribed to this instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Jan St. John
NOTARY



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EXHIBIT A

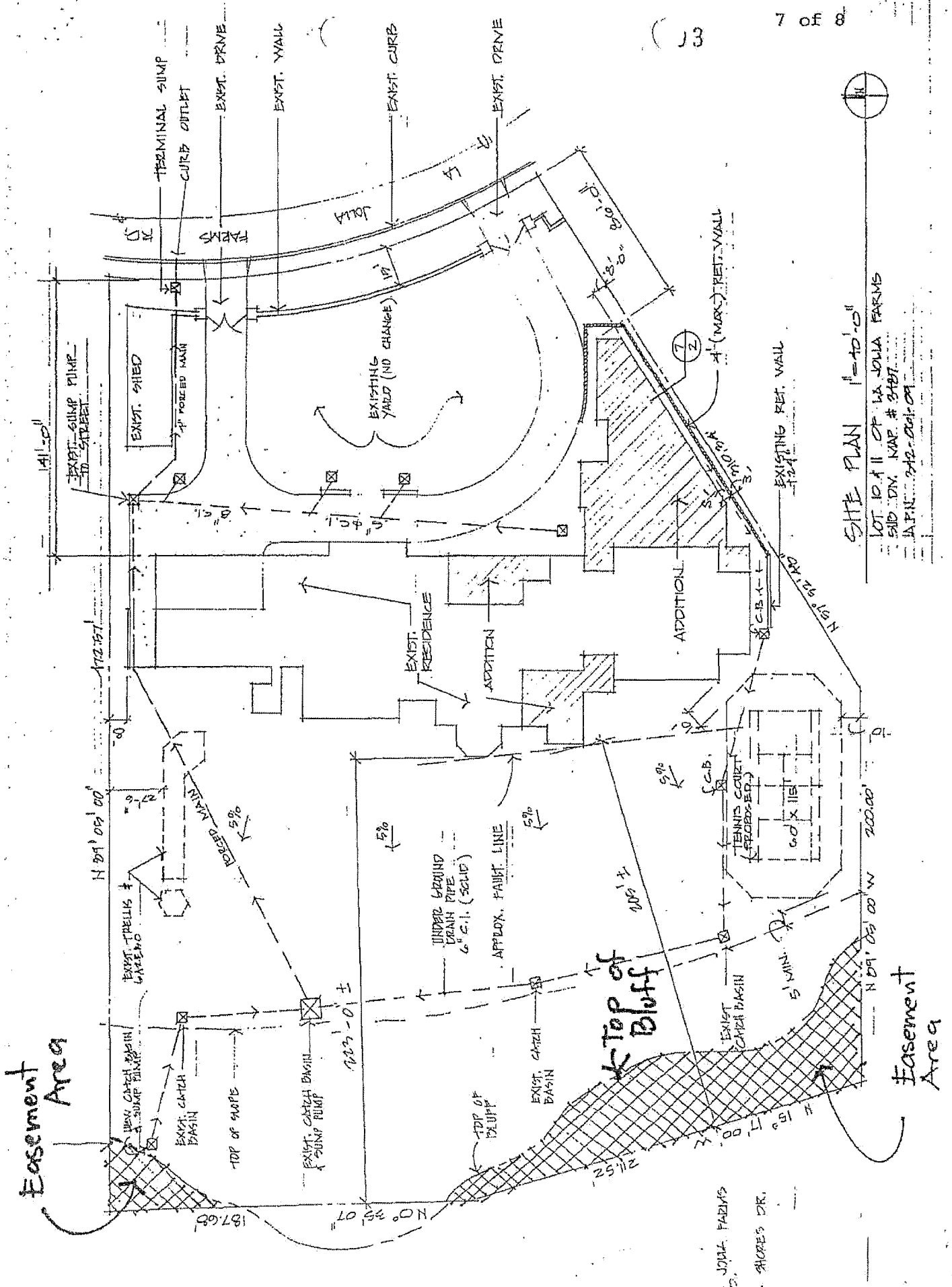
Lot 10 and 11 of La Jolla Farms subdivision map No: 3407 Accessors
Parcel No: 342-061-09

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0 OF 8

EXHIBIT B
PROTECTED LAND

(J3)



SITE PLAN 1"=10'-0"
 LOT 10 A II OF LA JOLIA FARMS
 SUD. DIV. MAP. # 3487
 A.P.N. 242-001-09

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EXHIBIT CMUNICIPAL CODE SECTION 105.0203.B.

Development. On land, in or under water, the placement or erection of any solid material or structure; the discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; the grading, removing, dredging, mining, or extraction of any material; the change in the density, or intensity of use of land, including, but not limited to the subdivision of land pursuant to the Subdivision Map Act (commencing with section 56410 of the government Code) and any other division of land, including lot splits; change in intensity of use of water, or of access thereto; the construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes; kelp harvesting.

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RECORDING REQUESTED BY:)
 City of San Diego)
 PLANNING DEPARTMENT)
 202 C Street - 4th Floor)
 San Diego, CA 92101)
)
 WHEN RECORDED MAIL TO:)
 City of San Diego)
 PLANNING DEPARTMENT)
 202 C Street - 4th Floor)
 San Diego, CA 92101)
)

Space Above For Recorder's Use

ASSUMPTION OF THE RISK

I. WHEREAS, Neil Friedman and JoAnn Friedman, hereinafter collectively referred to as "Owners", are the record owners of the certain real property described in Exhibit "A", attached hereto; and

II. WHEREAS, the subject property is located within the Coastal Zone as defined in 30103 of the California Public Resources Code, hereinafter referred to as the "California Coastal Act of 1976;" and

III. WHEREAS, pursuant to the California Coastal Act of 1976, the City has adopted a Local Coastal Plan which implements the California Coastal Act of 1976; and

IV. WHEREAS, pursuant to the Local Coastal Plan, coastal development permit number 91-0270, hereinafter referred to as the "Permit" was granted on October 7, 1992, by the City, which Permit is herein incorporated by reference; and

V. WHEREAS, the permit is subject to terms and conditions including, but not limited to, the following condition:

16. Assumption of Risk. Prior to Issuance of Building Permits or Grading Permits, the applicant (and landowner) shall execute and record a deed restriction, in a form and content acceptable to the Planning Director, or designated representative, which shall provide: (a) that the applicant understands that the site may be subject to extraordinary hazard from and the applicant assumes the liability from such hazards; and (b) that the applicant unconditionally waives any claim of liability on the part of the City of San Diego and agrees to indemnify and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project for any damage due to natural hazards.

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Staple
CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange } S.S.

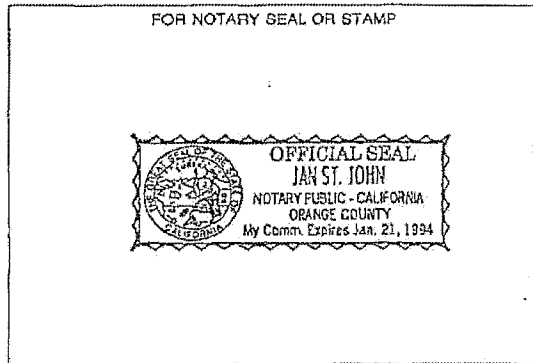
On January 15, 1993 before me,

Jan St. John
a Notary Public in and for said County and State, personally appeared
Jill Ann Friedman and Neil A. Friedman

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/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.

WITNESS my hand and official seal

Signature Jan St. John
F 2402 (C.S. 94)



Staple
CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange } S.S.

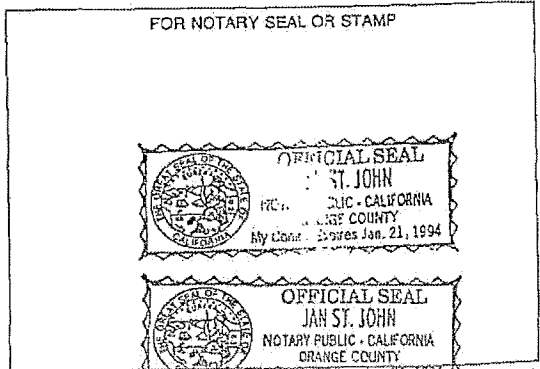
On January 15, 1993 before me,

Jan St. John
a Notary Public in and for said County and State, personally appeared
Jill Ann Friedman and Neil A. Friedman

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/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.

WITNESS my hand and official seal

Signature Jan St. John



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VI. WHEREAS, the City found that but for the imposition of the above condition the proposed development could not be found consistent with the provisions of the California Coastal Act of 1976 and that a permit could therefore not have been granted; and

VII. WHEREAS, Owners have elected to comply with the conditions imposed by the Permit and execute this Deed Restriction so as to enable Owners to undertake the development authorized by the Permit.

NOW, THEREFORE, in consideration of the granting of the Permit to the Owners by the City, the Owners hereby irrevocably covenant with the City that there be and hereby is created the following restriction on the use and enjoyment of of said Property, to be attached to and become a part of the deed to the property. The undersigned Owners, for themselves and for their assigns and successors in interest, covenant and agree that:

1. The Owners understand that the site may be subject to extraordinary hazard from numerous landslides and high, steep bluffs, rapid erosion, and minor alluvial valleys and the applicant assumes the liability from such hazards.

2. The Owners unconditionally waive any claim of liability on the part of the City of San Diego, and agree to indemnify and hold the City of San Diego, and its advisors harmless relative to the City of San Diego's approval of the project for which the Permit is granted, and for any damage due to natural hazards . The Owners agree to maintain extended coverage homeowners' insurance with the City of San Diego named as an additional insured.

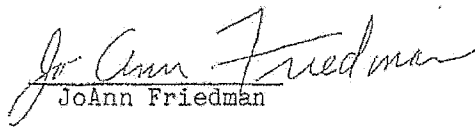
3. Attorneys Fees. In any action or proceeding arising to protect, interpret or enforce the deed restriction, obligations or covenants granted or created hereunder, the prevailing party shall be entitled to recover reasonable attorneys fees and costs.

4. Severability. In the event any term, covenant, condition, provision or agreement herein contained is held to be invalid or void by any court of competent jurisdiction, the invalidity of any such term, covenant, condition, provision or agreement shall in no way affect any other term, covenant, condition, provision or agreement herein contained.

5. Said deed restriction is hereby agreed to by Owners and deemed to be a covenant running with the land, and shall bind Owners and all their assigns or successors in interest.

DATED: 1/15/93


Neil A. Friedman


JoAnn Friedman

CITY OF SAN DIEGO

COASTAL DEVELOPMENT PERMIT

NOTICE OF FINAL ACTION

DATE: October 20, 1992

The following project is located within the City of San Diego Coastal Zone. A Coastal Permit application for the project has been acted upon as follows:

APPLICATION NUMBER: 91-0270PROJECT DESCRIPTION: Addition to existing single-family residence.PROJECT NAME: Friedman ResidenceLOCATION: 9696 La Jolla Farms RoadAPPLICANT'S NAME/ADDRESS: Dr. Neil Friedman
17752 Beach Boulevard
Huntington Beach, CA 92647FINAL ACTION: APPROVED WITH CONDITIONSACTION BY: Planning DirectorACTION DATE: October 7, 1992CONDITIONS OF APPROVAL: See attached permit.FINDINGS: See attached resolution.

- Appealable to the Coastal Commission pursuant to Coastal Act Section 30603. An aggrieved person may appeal this decision to the Coastal Commission only after a decision by the City Council and within ten (10) working days following Coastal Commission receipt of this notice. Applicants will be notified by the Coastal Commission as to the date the Commission's appeal period will conclude. Appeals must be in writing to the appropriate Coastal Commission District office.

California Coastal Commission
San Diego Area Office
3111 Camino del Rio North
Suite 200
San Diego, CA 92108-1725
Phone (619) 521-8036

cc: California Coastal Commission

Project Planner: Glenn Gargas
(619) 236-6115
MS 4C

NFAS[P47]4253



CITY OF SAN DIEGO PLANNING DEPARTMENT
 CITY ADMINISTRATION BUILDING
 202 C Street
 San Diego, CA 92101

APPLICATION

CHECK ALL PERMITS YOU ARE APPLYING FOR

PROJECT NUMBER 91-0270
 PROJECT NAME Friedman Residence
 AMOUNT OF DEPOSIT \$ 3500.00
 RECEIPT # 827337

- CLASSIFICATION OF USE
- COMPREHENSIVE SIGN PLAN
- CONDITIONAL USE PERMIT
- CONDOMINIUM CONVERSION PERMIT
- DEMOLITION PERMIT
- ENCROACHMENT PERMIT
- FLOOR AREA RATIO EXCEPTION PERMIT
- HEIGHT LIMIT EXCEPTION
- HILLSIDE REVIEW PERMIT
- LAND DEVELOPMENT PERMIT
- LEASE OF CITY PROPERTY

- MANUFACTURING INDUSTRIAL PERMIT
- PLANNED COMMERCIAL DEVELOPMENT
- PLANNED DISTRICT
- PLANNED INDUSTRIAL DEVELOPMENT
- PLANNED RESIDENTIAL DEVELOPMENT
- REZONING TO _____
- TENTATIVE SUBDIVISION
- PARCEL MAP
- STREET VACATION
- VARIANCE
- ENVIRONMENTAL ANALYSIS

OTHER (SPECIFY) Coastal Development
 HAS ENVIRONMENTAL ANALYSIS BEEN DONE ON THE SITE BEFORE
 YES NO
 EQD NO. (if yes) _____

FINANCIALLY RESPONSIBLE PARTY recognizes that additional deposits may be required if permit processing expenses exceed the original deposit.

SIGNATURE: [Signature]
 Refund or bill: Agent Owner Other _____

EXACT LEGAL DESCRIPTION OF PROPERTY: WHEN APPLICABLE, PLEASE FURNISH METES AND BOUNDS LEGAL DESCRIPTIONS (Attach if insufficient space)

Lot 10 + 11 La Jolla Farms
map 3487

PERMITEE
 NAME Dr. Neil Friedman
 ADDRESS (Number) (Street) 17752 Beach Blvd.
 CITY AND STATE ZIP TELEPHONE Huntington Beach, Ca. 92647 (714) 842-1426
 STATUS (Check One) Owner Optionee Lessee
 LEGAL STATUS (Check One)
 CORPORATION: WHAT STATE INCORPORATED _____
 PARTNERSHIP LIMITED GENERAL
 INDIVIDUAL

PROPERTY LOCATION:
 ASSESSOR'S PARCEL # 342-061-09
 STREET ADDRESS 9696 La Jolla Farms Rd.
 N S E W SIDE OF La Jolla Farms Rd.
 BETWEEN Black Gold Rd. AND _____
 TOTAL SITE AREA: _____ NET AREA: _____

AGENT / CONTACT
 NAME Gary Daugherty, Architect
 ADDRESS (Number) (Street) 941 Bluesage Dr.
 CITY AND STATE ZIP TELEPHONE San Marcos, Ca. 92069 (714) 727-0923
 CONTACT PERSON (Print) Gary Daugherty

THIS SPACE TO BE USED BY THE PLANNING DEPARTMENT
 DATE RECEIVED: 3-13-91
 E.Q.D. NO. _____ B SHEET NO. _____
 LAMBERT COORDINATES 262-1693
 COUNCIL DISTRICT 01 CENSUS TRACT 083.12
 ZONE DISTRICT _____ SCHOOL DISTRICT _____
 COMMUNITY PLAN La Jolla
 EXISTING ZONE(S) _____
 DWELLING UNITS: ATTACHED _____ DETACHED _____ MULTI _____
 COASTAL YES NO NO. OF LOTS _____
 IMPACT REPORT YES NO
 DEVELOPMENT AREA: URBANIZED PLANNED FUTURE

OWNER OF PROPERTY
 NAME Dr. Neil Friedman
 ADDRESS (Number) (Street) 17752 Beach Blvd.
 CITY AND STATE ZIP TELEPHONE Huntington Beach Ca. 92647 (714) 842-1426
 STATUS (Check One) Owner
 LEGAL STATUS (Check One)
 CORPORATION: WHAT STATE INCORPORATED _____
 PARTNERSHIP LIMITED GENERAL
 INDIVIDUAL
 SIGNATURE [Signature]

PERMIT TYPE	HEARING DATE	ACTION BY:
<u>COP</u>		

9696 La Jolla Farms Road

La Jolla, California

Amendment to Coastal Development permit no. 91-0270
Neighborhood development permit application

Project Areas

Existing Residence:	
1st floor	17,724 sq.ft.
2nd floor	3,199 sq.ft.
garage	2,010 sq.ft.
subtotal	22,933 sq.ft.
maintenance / security (to be removed)	1,286 sq.ft.
Total	24,219 sq.ft.
Proposed:	
<u>Residence</u>	
1st Floor	17,724 sq.ft.
2nd Floor	3,199 sq.ft.
Garage	2,010 sq.ft.
New home gym	1,026 sq. ft.
New lounge	1,164 sq. ft.
subtotal	25,123 sq.ft.
<u>Guest Unit</u>	
New garage	3,623 sq.ft.
New guest house	1,439 sq.ft.
New guest garage	446 sq.ft.
New home office	1,100 sq. ft.
subtotal	6,608 sq. ft.
Total	31,731 sq.ft.

Sheet Index

001	project information
002	site plan - existing
003	site plan - proposed
004	MHPA easement exhibit
005	sensitive bluff easement exhibit
006	floor plan - level 1
007	floor plan - level 2
008	roof plan - proposed
009	elevations
010	Sections
C-1	existing topography and boundary
C-2	proposed grading
C-3	water pollution control plan

13 Total Sheets

Project information

Project Address	9696 La Jolla Farms road La Jolla, CA 92037	
Assessor's Parcel #	342-061-09	
Legal Description	lots 10&11 of La Jolla Farms subdivision, map no. 3487	
Existing Zoning	RS-1-2	
Total Lot Area	3.82 acres (166,423 s.f.)	
Sanitation District	San Diego	
Water District	San Diego	
School District	San Diego school district	
Required Setbacks	front:	25'-0"
	rear:	40'-0" Bluff
	side:	24'-2" / 10'-0"
Height Limit	24'/30' feet allowed (21' for accessory structure) 28' feet existing 20' -11" proposed accessory structure 13' - 4" proposed addition	
Building Data:		
Gross Floor Area: (see site plans for additional area information)	24,219 sq.ft. existing 31,731 sq.ft. proposed	
FAR: (.45 allowed)	24,219 / 166,423 = .15 existing 31,731 / 166,423 = .19 proposed	
Building Footprint:	21,020 sq.ft. existing 26,759 sq.ft. proposed	
Lot Coverage:	21,020 / 166,423 = .13 existing 28,035 / 166,423 = .16 proposed	
Construction Type:	type VB	
Occupancy Classification:	R-3	
Year of construction:	1974 with extensive remodels in 1991 and 2004	
Overlay zones:	Coastal height limit Coastal (city) Coastal (state) CST-APP Fire brush zones 300' buffer Fire hazard severity zone Parking impact - Beach / Campus / Coastal Residential tandem parking	
Geologic Hazard Category:	41,51.53	
Existing / Proposed hardscape within the front yard setback:	F.Y.S.B. = 5,996 s.f. Landscape area = 5,0112 s.f. Paved area = 985 s.f. = 16% < 60%	

Project description

Demolition of existing accessory structure and construction of new accessory structure to include garage, guest quarters, storage space and home office. The project scope also includes two additions to the primary structure to include a new home gym and lounge. This project was previously being processed as an SCR but due to new potential archeological resources a CDP amendment has been deemed necessary.

Solar expedite program:

This project will comply with the regulations of San Diego City Council policy 900-14, May 18, 2010. The intent of the project is to provide in excess of 50% of the new electrical load by means of solar electricity.

Climate Change and Sustainable Development goals:

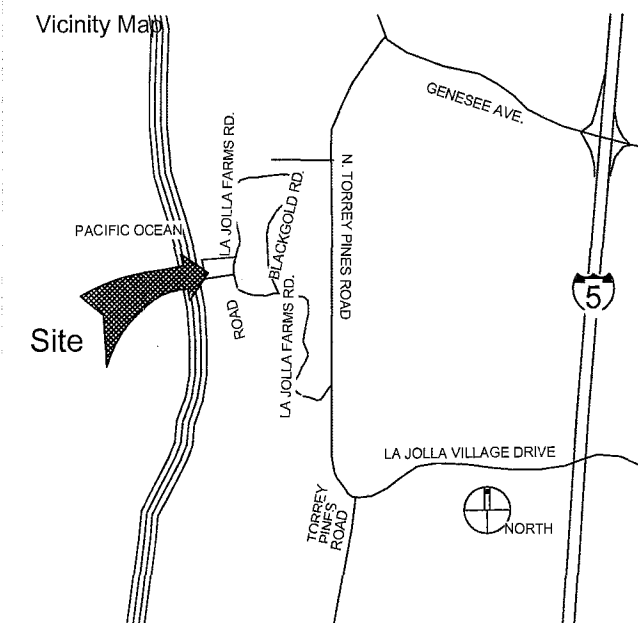
The proposed project will fulfill the goals of the conservation element of the city's general plan through the utilization of solar energy, high efficiency glazing, high efficiency mechanical and lighting systems. The project is also sited and designed to maximize the use of natural daylight and existing coastal breezes.

Stormwater Quality Notes Construction BMP's

- This project shall comply with all requirements of the state permit, California regional water quality control board, San Diego region, order no. 2001.01 npdes. cas010875 and the city of San Diego land development code.
- Contractor to provide the minimum requirements for construction best management practices:
- Sufficient bmps must be installed to prevent silt, mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction vehicles or any other construction activity, the contractor shall be responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm event that causes a breach in the installed construction bmps.
- All stock piles of uncompacted soil and/or building materials that are intended to be left unprotected for a period greater than seven calendar days are to be provided with erosion and sediment controls, such soil must be protected each day when the probability of rain is 40% or greater.
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.
- All erosion/sediment control devices shall be maintained in working order at all times.
- All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
- The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

Project Team

Owner:	Steve and Lisa Altman 9696 La Jolla Farms Rd. San Diego, CA 92037
Architect:	domusstudio architecture 2150 W. Washington suite 303 San Diego, CA 92110 619.692.9393 CONTACT: Jon Dominy x 12 jon.dominy@domusstudio.com
Civil:	Ranch Coastal Engineering 1635 S. Rancho Santa Fe Road, Suite 206 San Marcos, CA 92078 760.510.3152 CONTACT: Doug Logan doug@rcesd.com
Geotechnical:	CONSTRUCTION TESTING AND ENGINEERING, INC. 2414 Vineyard #G Escondido, CA 92029 760.746.4955 760.746.9806 FAX CONTACT: Dan Math dan@cte-inc.net
Environmental:	Brian F. Smith and Associates, Inc. 14010 Poway Road, Suite A Poway, California 92064 858.484.0915 858.679.9896 FAX CONTACT: Brian Smith bsmith@bfsa-ca.com



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La Jolla, California

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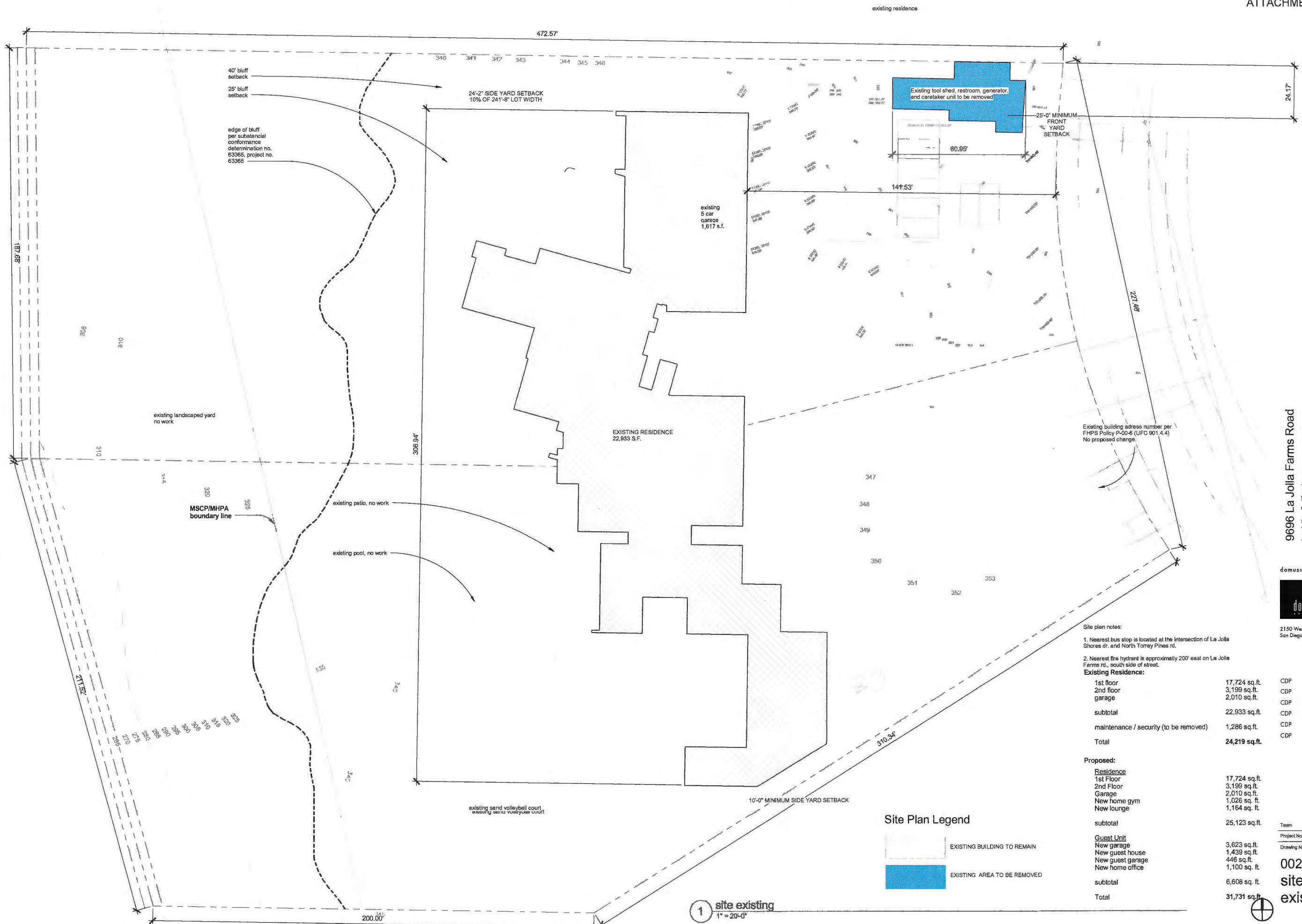


2150 West Washington, Suite 303
San Diego, California 92110

CDP	04 Dec. 2013
CDP	06 Jan. 2014
CDP	15 Apr. 2014
CDP	28 Aug. 2014
CDP	18 Mar. 2015
CDP	5 Jun. 2015

Team	
Project No.	383040
Drawing No.	

001
project
information



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 La Jolla, California

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Site plan notes:

- Nearest bus stop is located at the intersection of La Jolla Shores dr. and North Torrey Pines rd.
- Nearest fire hydrant is approximately 200' east on La Jolla Farms rd., south side of street.

Existing Residence:

1st floor	17,724 sq.ft.	CDP	04 Dec. 2013
2nd floor	3,199 sq.ft.	CDP	06 Jan. 2014
garage	2,010 sq.ft.	CDP	15 Apr. 2014
subtotal	22,933 sq.ft.	CDP	28 Aug. 2014
maintenance / security (to be removed)	1,286 sq.ft.	CDP	18 Mar. 2015
Total	24,219 sq.ft.	CDP	5 Jun. 2015

Proposed:

Residence			
1st Floor	17,724 sq.ft.		
2nd Floor	3,199 sq.ft.		
Garage	2,010 sq.ft.		
New home gym	1,026 sq. ft.		
New lounge	1,164 sq. ft.		
subtotal	25,123 sq.ft.		
Guest Unit			
New garage	3,623 sq.ft.		
New guest house	1,439 sq.ft.		
New guest garage	446 sq.ft.		
New home office	1,100 sq. ft.		
subtotal	6,608 sq. ft.		
Total	31,731 sq.ft.		

Site Plan Legend

- EXISTING BUILDING TO REMAIN
- EXISTING AREA TO BE REMOVED

1 site existing
 1" = 20'-0"

Team
 Project No. 353040
 Drawing No.
002
 site plan - existing

PROPOSED 10' VIEW-CORRIDOR PER SDMC 132.0403(b)

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED: APRIL 23, 1974 AS INSTRUMENT NO. 1974-103007, OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

existing electrical feeds to be relocated

existing SDGE transformer to remain

visibility triangles, no object taller than 3' in these areas.

new 6' tall double gate, 75% open air at view corridor.

existing driveway and curb cut, no work

Existing access dimension, no work

existing sewer line and connection, no work

existing access door and walkway, no work

existing water line and connection, no work

existing BFPD, no work

5' arbutus

6' metrosideros

5' arbutus

distance between proposed driveways

163' 4 1/8"

227' 4/8"

side of curb

20' - 0"

20' - 0"

60' - 0"

existing water line and connection, no work

5' arbutus

existing BFPD, no work

6' california oak

visibility triangles per SDMC 113.0273, no object taller than 3' in these areas.

Existing access dimension, no work

new mailbox per USPS standards

6' multi trunk metrosideros

La Jolla Farms rd.

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

10' - 0"

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CDP	18 Mar. 2015
CDP	5 Jun. 2015

Team	
Project No.	35340
Drawing No.	

003 site plan - proposed

Site plan notes:

- Nearest bus stop is located at the intersection of La Jolla Shores dr. and North Torrey Pines rd.
- Nearest fire hydrant is approximately 200' east on La Jolla Farms rd., south side of street.
- All existing landscape outside of building footprint to be protected. Site is 100% landscaped, no new landscaping proposed as part of this project.
- Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications. (New Issue)
- Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (New Issue) Project
- Street tree calculation - 227' / 30' = 7.56 24" box trees required. There are currently 12 trees in the front yard setback, proposed work will not alter this.
- Lighting shall be directed away from the MHPA, and shielded if necessary.
- No new or unfiltered runoff would occur within the MHPA. Existing drainage system filters runoff through grassy swales with overflow being pumped back to La Jolla Farms Road.
- Prior to the issuance of any construction permit and/or any ground disturbing activity, the Owner/Permittee shall contract with a City of San Diego-certified archaeologist to implement a grading monitoring program to the satisfaction of the Development Services Department and Mitigation Monitoring Coordination section.

Existing vs Proposed Area Analysis

Existing Residence:	
1st floor	17,724 sq. ft.
2nd floor	3,199 sq. ft.
garage	2,010 sq. ft.
subtotal	22,933 sq. ft.
maintenance / security (to be removed)	1,286 sq. ft.
Total	24,219 sq. ft.
Proposed:	
Residence	
1st Floor	17,724 sq. ft.
2nd Floor	3,199 sq. ft.
Garage	2,010 sq. ft.
New home gym	1,026 sq. ft.
New lounge	1,164 sq. ft.
subtotal	25,123 sq. ft.
Guest Unit	
New garage	3,623 sq. ft.
New guest house	1,439 sq. ft.
New guest garage	446 sq. ft.
New home office	1,100 sq. ft.
subtotal	6,608 sq. ft.
Total	31,731 sq. ft.

Site Plan Legend

- EXISTING BUILDING TO REMAIN
- PROPOSED NEW AREA
- COVENANT OF EASEMENT AREA WITH EXISTING IMPROVEMENTS / USES TO REMAIN
- Covenant of Easement area
- AREA OF COASTAL VIEW EASEMENT

CROSS HATCHED AREA INDICATES UNIMPROVED BLUFF FACE WITHIN THE PROPERTY LINE AND WITHIN THE MHPA BOUNDARY

DARK SHADED AREA INDICATES IMPROVEMENTS ESTABLISHED PRIOR TO MAPPING OF THE MSCP / MHPA BOUNDARY. THESE IMPROVEMENTS INCLUDE CONCRETE WALKS, LANDSCAPING, IRRIGATION, PATH LIGHTING, FENCING, AND STORM WATER PUMP SYSTEM.

- EXISTING CONCRETE PAD, NO WORK
- EXISTING LANDSCAPED YARD, NO WORK
- EXISTING CONCRETE WALKWAY, NO WORK
- EXISTING STEEL FENCE, NO WORK

MSCP / MHPA boundary line

EASEMENT AS SHOWN ON THE MAP NO. 3487 FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

AREA OF PROPOSED WORK

LOUNGE 1,164 S.F.

NEW GYM 1,026 S.F.

EXISTING 5 CAR GARAGE TO REMAIN 2,010 S.F.

EXISTING RESIDENCE TO REMAIN 22,933 S.F.

Existing vs Proposed Area Analysis
Existing Residence:
1st floor 17,724 sq. ft.
2nd floor 3,199 sq. ft.
garage 2,010 sq. ft.
subtotal 22,933 sq. ft.
maintenance / security (to be removed) 1,286 sq. ft.
Total 24,219 sq. ft.

Proposed:
Residence
1st Floor 17,724 sq. ft.
2nd Floor 3,199 sq. ft.
Garage 2,010 sq. ft.
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New guest garage 446 sq. ft.
New home office 1,100 sq. ft.
subtotal 6,608 sq. ft.
Total 31,731 sq. ft.

1 site proposed
1" = 20'-0"

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PROPOSED 10' VIEW-CORRIDOR PER SDMC 132.0403(b)

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 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.



GREEN SHADED AREA INDICATES IMPROVEMENTS ESTABLISHED PRIOR TO MAPPING OF THE MSCP / MHPA BOUNDARY. THESE IMPROVEMENTS INCLUDE CONCRETE WALKS, LANDSCAPING, IRRIGATION, PATH LIGHTING, FENCING, AND STORM WATER PUMP SYSTEM. THESE EXISTING IMPROVEMENTS AND USES ARE ALLOWED TO REMAIN IN PERPETUITY.

EXISTING CONCRETE PAD, NO WORK

EXISTING LANDSCAPED YARD, NO WORK

EXISTING CONCRETE WALKWAY, NO WORK

EXISTING STEEL FENCE, NO WORK

MSCP / MHPA boundary line

EASEMENT AS SHOWN ON THE MAP NO. 3487 FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

CROSS HATCHED AREA INDICATES UNIMPROVED BLUFF FACE WITHIN THE PROPERTY LINE AND WITHIN THE MHPA BOUNDARY.

1 MHPA easement exhibit
 1" = 20'-0"

Site Plan Legend

- BUILDING AREA
- COVENANT OF EASEMENT AREA WITH EXISTING IMPROVEMENTS / USES TO REMAIN
- COVENANT OF EASEMENT AREA

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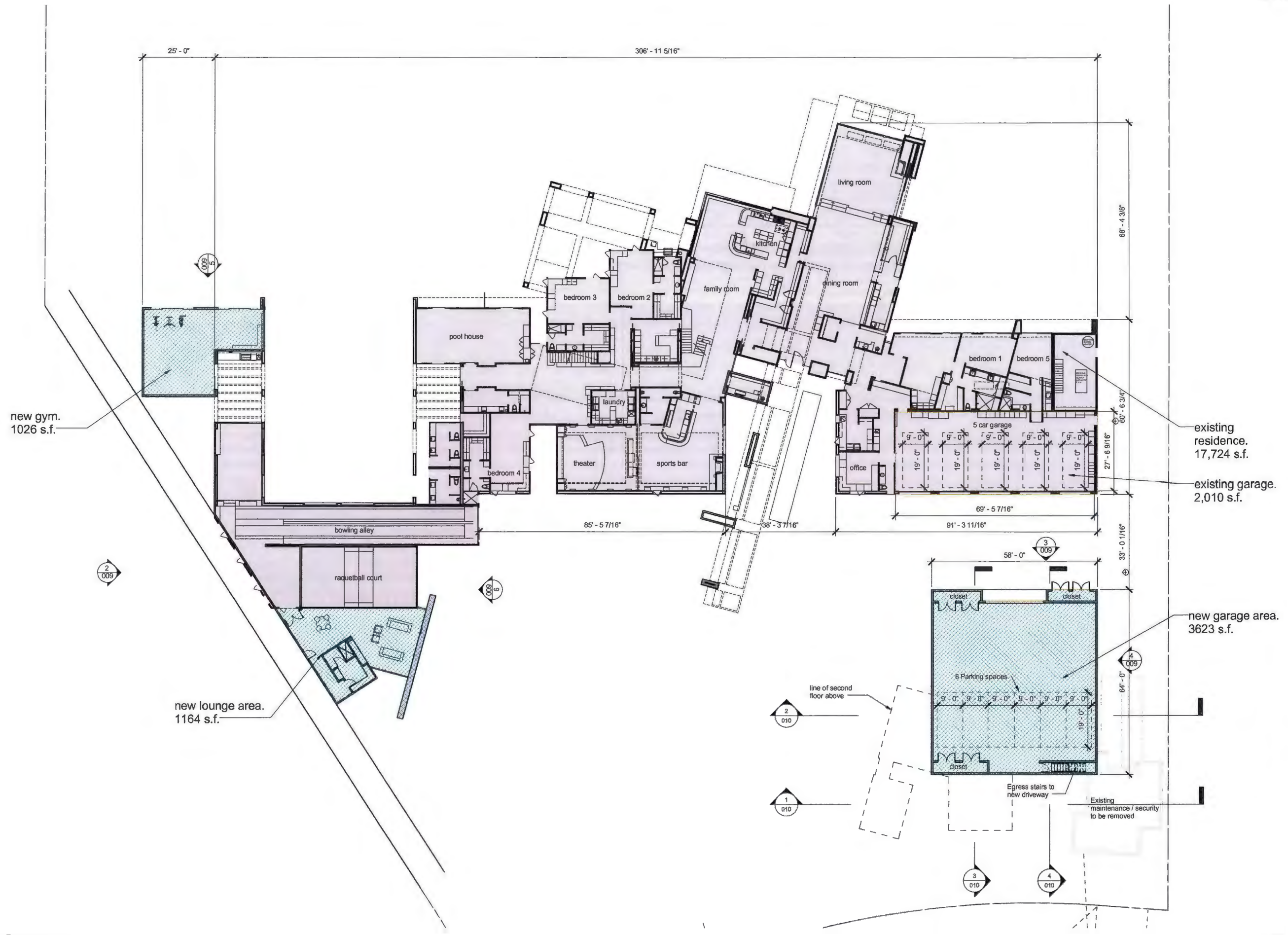
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 Project No. 363040
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004
 MHPA
 easement
 exhibit

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1 Level 1 - proposed
1/16" = 1'-0"

existing residence.
17,724 s.f.

existing garage.
2,010 s.f.

new garage area.
3623 s.f.

new gym.
1026 s.f.

new lounge area.
1164 s.f.

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Drawing No.

006
floor plan -
level 1

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1 Level 2 - proposed
1/16" = 1'-0"

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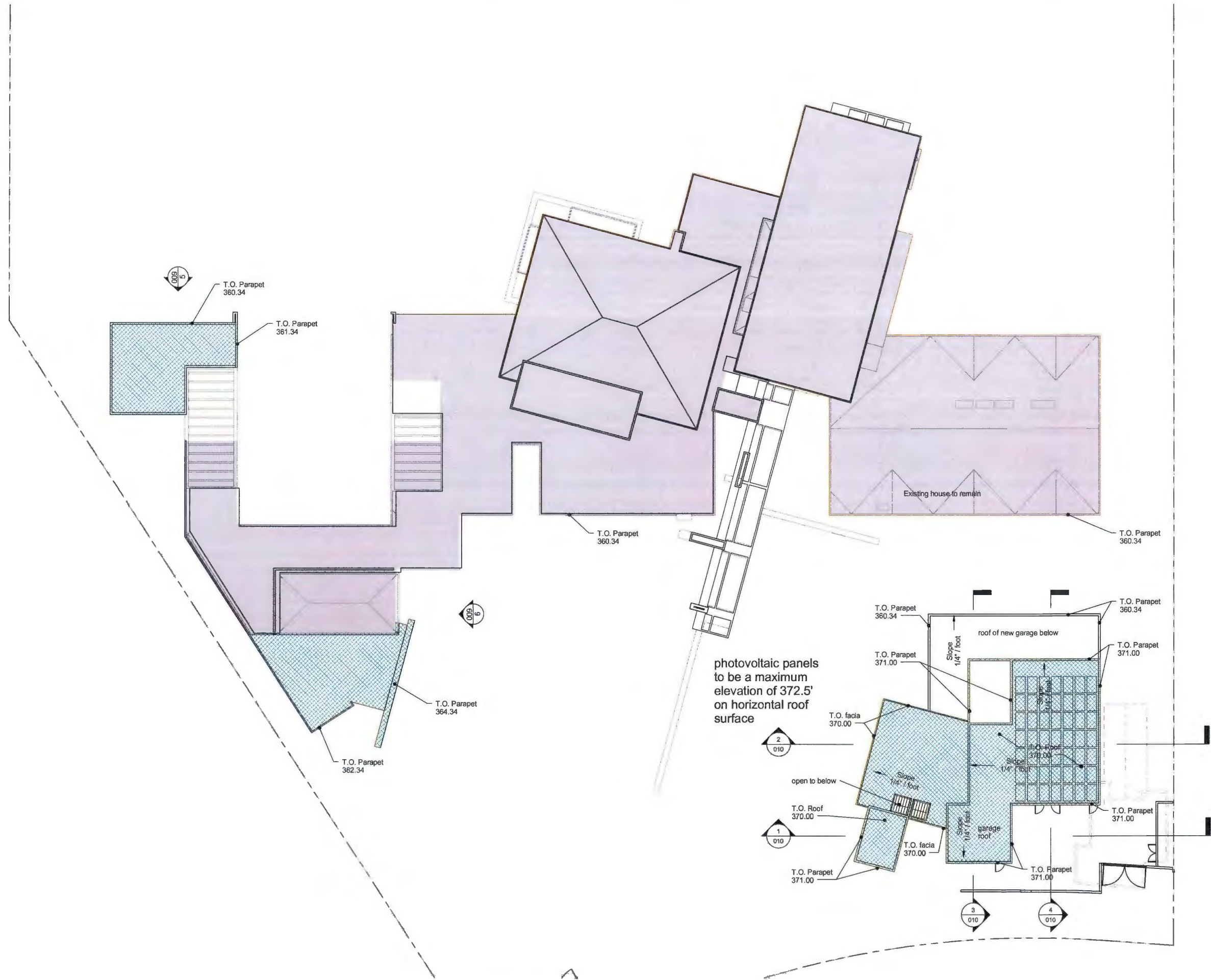
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007
floor plan -
level 2

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1 Roof Plan - proposed
1/16" = 1'-0"

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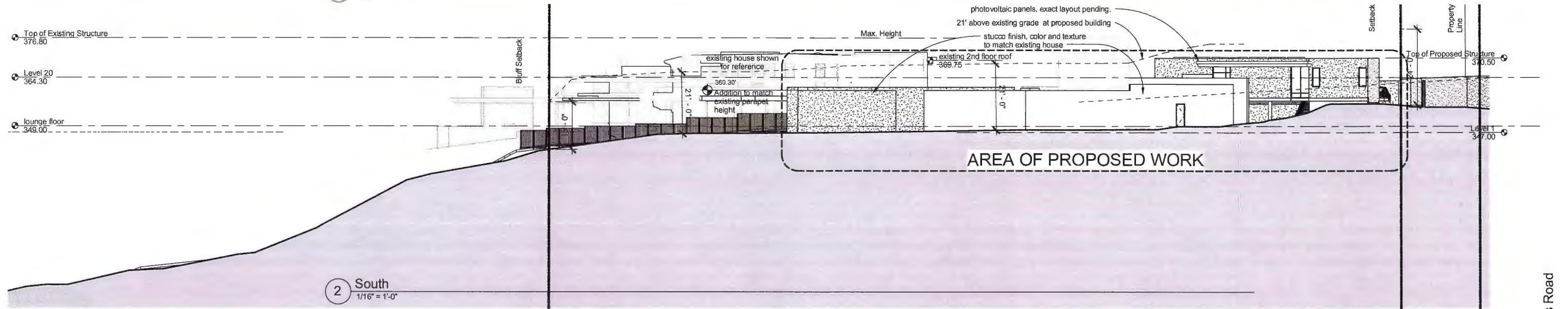
Team
Project No. 353040
Drawing No.

008
roof plan -
proposed

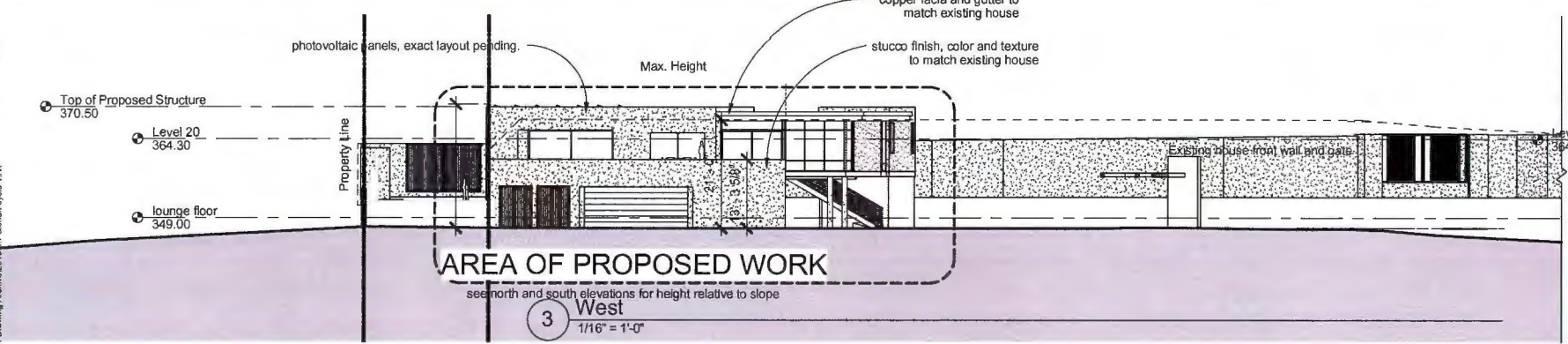




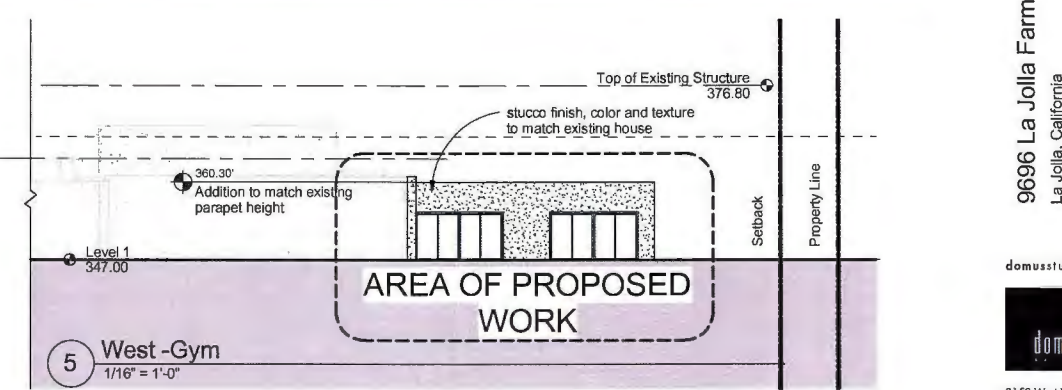
1 East
1/16" = 1'-0"



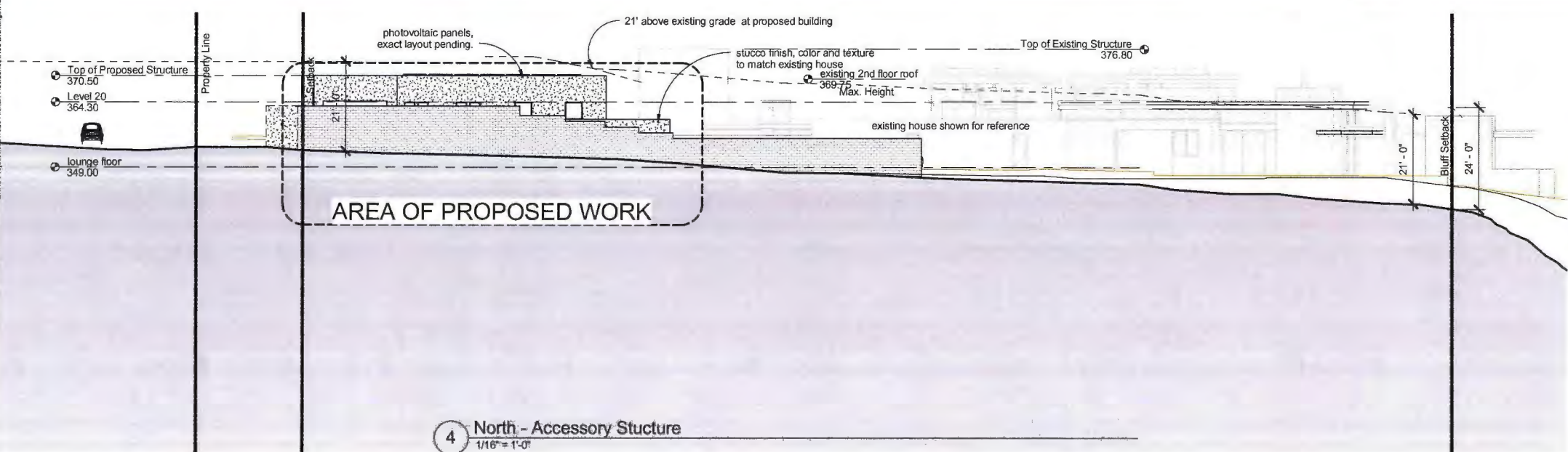
2 South
1/16" = 1'-0"



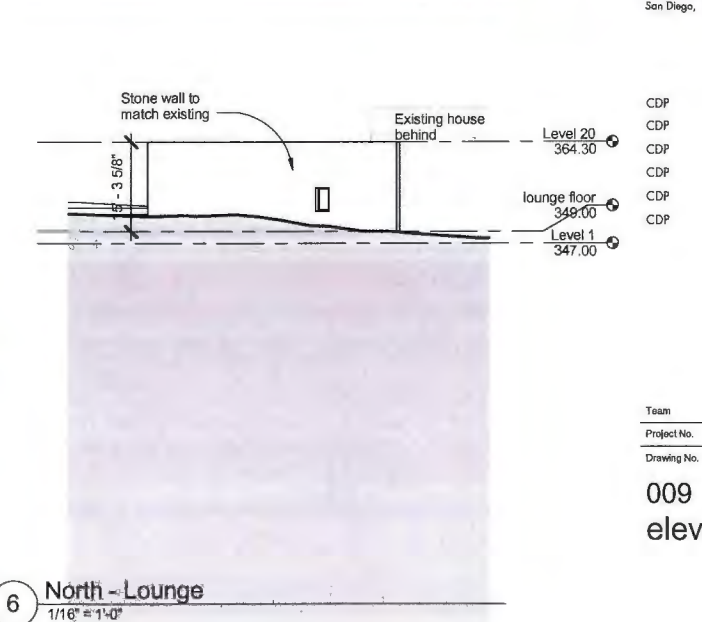
3 West
1/16" = 1'-0"



5 West - Gym
1/16" = 1'-0"



4 North - Accessory Structure
1/16" = 1'-0"



6 North - Lounge
1/16" = 1'-0"

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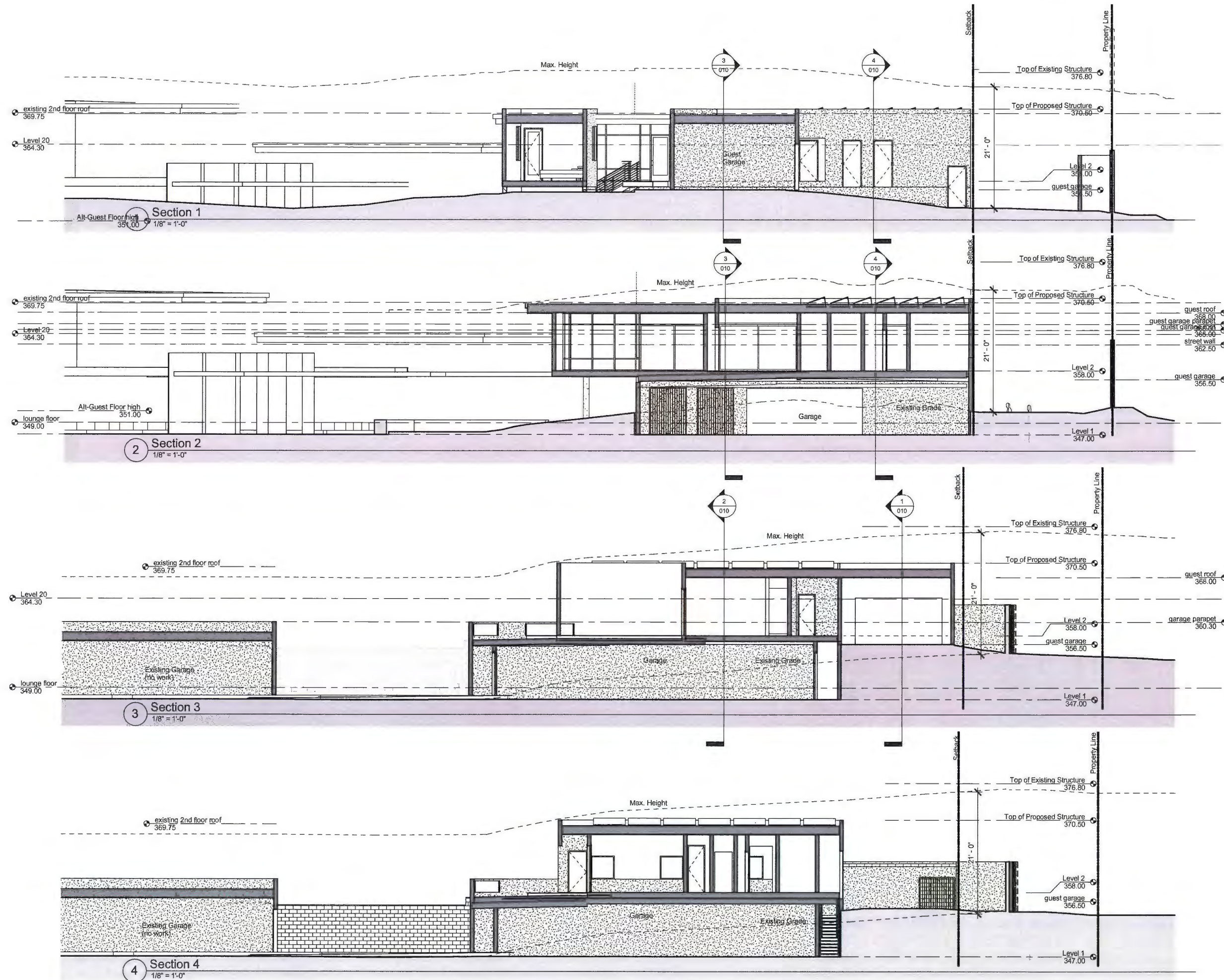
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Team	
Project No.	363040
Drawing No.	

009
elevations



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 San Diego, California 92110

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Team
 Project No. 353040
 Drawing No.

010 Sections