



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: September 16, 2015

REPORT NO. HO-15-116

ATTENTION: Hearing Officer

SUBJECT: LEIBOWITZ RESIDENCE
PTS PROJECT NUMBER: 374521

LOCATION: 8283 La Jolla Shores Drive

APPLICANTS/
OWNERS: Mark and Karen Leibowitz (Attachment 9)

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for demolition of an existing residence and construction of a new two-story, single family residence in the La Jolla Community Planning Area?

Staff Recommendations -

1. ADOPT Mitigated Negative Declaration (MND) No. 374521 and ADOPT Mitigation, Monitoring Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084.

Community Planning Group Recommendation – On August 6, 2015, the La Jolla Community Planning Association voted 9-3-2 to recommend approval of the project with no conditions (Attachment 9).

At their meeting on July 21, 2015, the La Jolla Shores Advisory Board voted 3-1 on a motion to approve the project, resulting in a failed vote due to lack of a quorum (4 affirmative votes were needed to carry the motion). Thus, the LJSAB moves the project forward with no recommendation.

Environmental Review: Mitigated Negative Declaration No. 374521 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared for the project and will be implemented which will reduce any potential impacts identified in the environmental review process, to a level below significance.

BACKGROUND

The 1.12 acre (48,787-square-foot) project site is located at 8283 La Jolla Shores Drive, within the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD), Coastal Overlay Zone (Non-Appealable 2 Area), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, within the La Jolla Community Plan and Local Coastal Program (LCP) area. The La Jolla Community Plan/LCP designates the project site for very low density residential land use at a rate of 0-5 dwelling units per acre. The project site is legally described as Parcel 1 of Parcel Map No. 13452. Currently developed with an existing 4,088-square-foot, one-story, single family residence, pool house, swimming pool and tennis court, the property lies within a developed neighborhood of custom designed single-family homes (Attachments 1-3).

A Coastal Development Permit (CDP) is required by the Land Development Code (Section 126.0702) for proposed development on property within the Coastal Overlay Zone, in accordance with Process Two (Hearing Officer as decision maker). A Site Development Permit (SDP) is required for new construction within the La Jolla Shores Planned District (SDMC Section 126.0504) in accordance with Process Three (Hearing Officer as decision maker). The decision of the Hearing Officer is appealable to the Planning Commission.

DISCUSSION

A Site Development Permit (SDP) and Coastal Development Permit (CDP) is required for the proposed demolition of an existing 4,088-square-foot, one-story, single-family home and detached guest house, and construction a new 9,245-square-foot, two-story single-family home, a 157-square-foot, one-story pool house and a new swimming pool.

Project Description:

The proposed five-bedroom, single-family residence would consist of two levels totaling 9,245-square-feet. The lower level will be approximately 6,260 square-feet of living area, and the upper level will be approximately 2,125 square-feet in size; two (2) attached garages totaling 860 square-feet providing three (3) vehicle parking spaces. The project includes construction of 1,210 square feet of first and second floor decks and 286 square feet of covered patios for the home, a 350-square-foot covered patio for the pool house, new outdoor terraces, site walls, fences and other miscellaneous site improvements. An existing tennis court will be retained. Vehicular access to the site would be provided via a shared private driveway off of La Jolla Shores Drive, which also serves as private access to other homes in the immediate vicinity. The proposed project will be consistent with the bulk and scale of the surrounding residential community. Architectural facade details include the use of stucco in "Crystal White" color with grey stone cornice detailing; metal windows and doors are planned to be in a gun metal grey accent color. As designed the project complies with the 30-foot Coastal Height Limit Overlay Zone and LJSPDO requirements. The proposed lot coverage of 21% complies with the 60% maximum allowed (Attachment10). A Water Quality Technical Report (including a storm water drainage study) was prepared for the project and concluded that the detention and retention measures incorporated into the project's drainage design will improve current drainage conditions at the site, resulting in an approximate 9 percent reduction in surface runoff. Permit conditions require

the project to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. The project meets all development regulations and requires no deviations.

Community Plan Analysis:

The La Jolla Community Plan designates the site and surrounding area to the north, south, east and west as Very Low Density Residential (0-5 dwelling units/acre) and the project site and surrounding residential development to the north, south, east and west are all located within the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD). The La Jolla Community Plan and the La Jolla Shores Planned District Ordinance (PDO) contain policies and regulations related to architectural design and community character, and the purpose and intent of the PDO regulations states that the “distinctive residential character and the open seascape orientation of the La Jolla Shores Area shall be retained and enhanced”.

As proposed, the project will be consistent with the bulk and scale of the surrounding residential community, which is comprised of large custom homes of various architectural styles. The design, form and siting of the proposed home will compliment the surrounding neighborhood, and the project is consistent with the La Jolla Shores PDO's stated theme of ‘unity with variety’. The proposed new home will support the goals and policies of the La Jolla Community Plan to “promote the development of a variety of housing types and styles in La Jolla”, and “allow a harmonious visual relationship to exist between the bulk and scale of new and older structures”. The proposed project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LJSPD, adopted La Jolla Community Plan and the Local Coastal Program Land Use Plan (LCP), the Progress Guide and General Plan.

Environmental Analysis:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area: Historical Resources (Archaeology). Due to the presence Native American human burials in the vicinity of the project area, grading depths required for excavation, and the limitations of the archaeological investigation, there remains a potential to impact subsurface archaeological resources. Archaeological and Native American monitoring has been recommended during any grading/ground-disturbing activities. A Mitigated Negative Declaration (MND) No. 374521 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) and a Mitigation, Monitoring and Reporting Program (MMRP) requiring archaeological monitoring will be implemented with this project to reduce the potential impacts to below a level of significance.

CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and Site Development Permit and has determined that the proposed project complies with the applicable sections of the Municipal Code. Staff believes the required findings can be made to support the project as

proposed. Therefore, staff recommends that the Hearing Officer approve certify the MND, adopt the MMRP and approve the requested permit.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084, with modifications.
2. Deny Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084, if the findings required to approve the project cannot be affirmed.

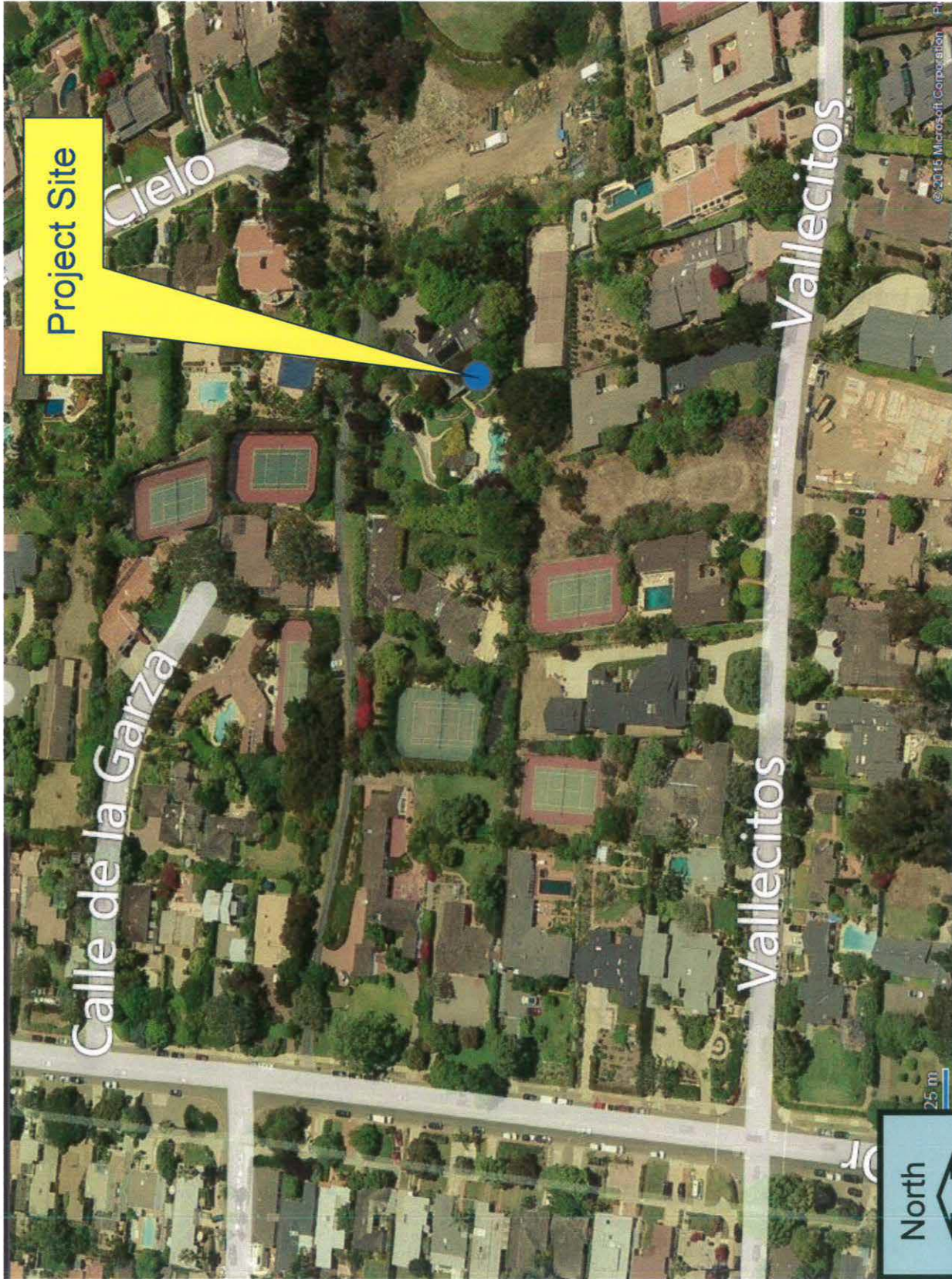
Respectfully submitted,



Patricia J. FitzGerald, Development Project Manager











Attachments:

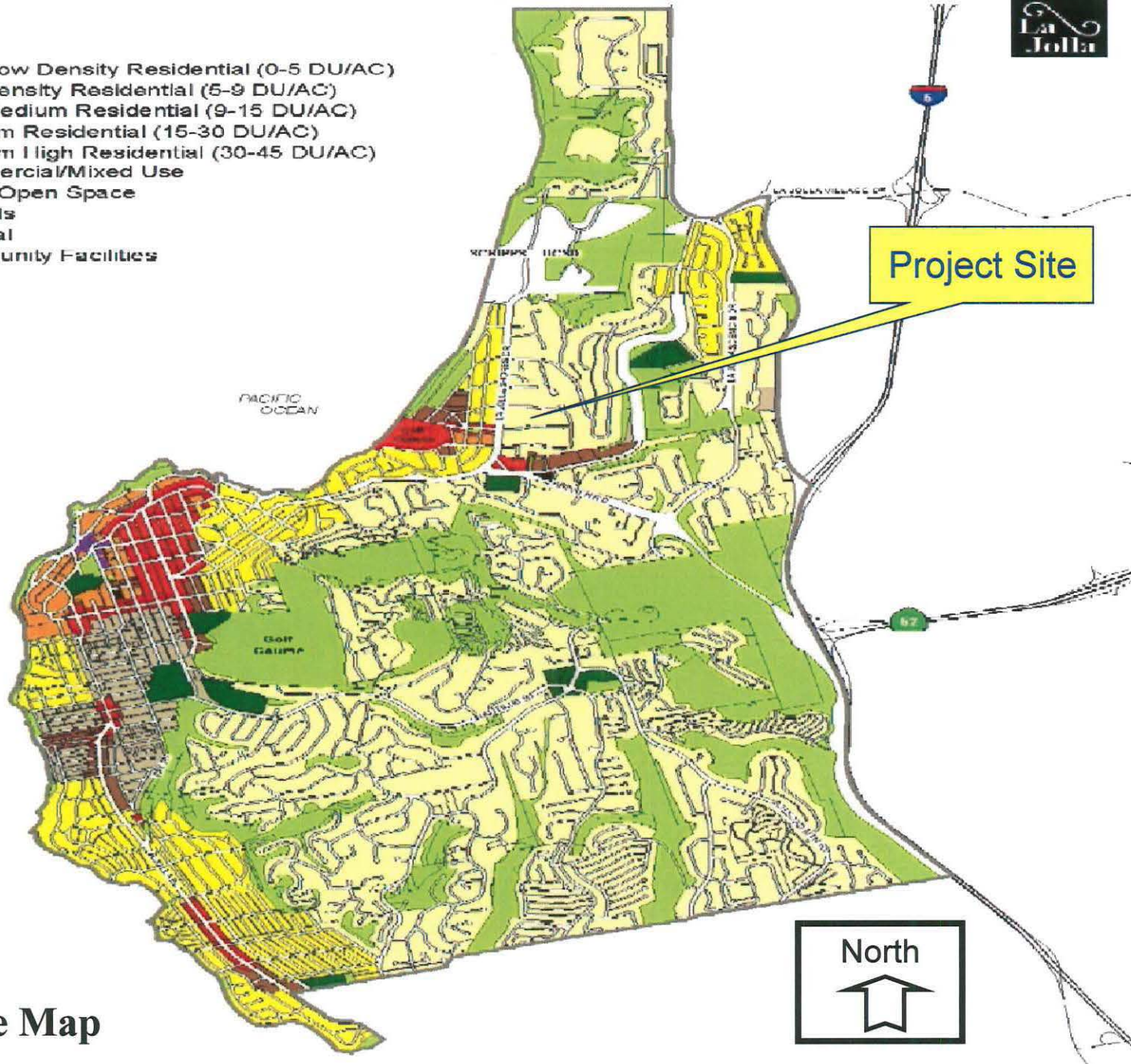
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Environmental Resolution with MMRP
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project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



Aerial Photo

Legend

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



Land Use Map



Project Location Map

PROJECT DATA SHEET

PROJECT NAME:	Leibowitz Residence	
PROJECT DESCRIPTION:	Demolition of existing single dwelling unit and construction of a 9,245 square-foot single dwelling unit on a 1.12-acre lot	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit, Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (allows residential development of 0-5 dwelling units per acre).	
<u>ZONING INFORMATION:</u>		
ZONE: SF-LJSPDO (A single family residential zone in the La Jolla Shores Planned District)		
HEIGHT LIMIT: 30 feet maximum height limit; 29'-4" max height proposed		
LOT SIZE: No change to existing 1.12-acre lot		
FLOOR AREA RATIO: PDO has no Maximum FAR; 0.194 proposed (9,495 /48,787)		
LOT COVERAGE: 60% max; 20.6% proposed		
FRONT SETBACK: General conformity; 16 feet proposed		
SIDE SETBACK: General conformity; 73 feet (W), 30 feet (E) proposed		
STREETSIDE SETBACK: n/a		
REAR SETBACK: General conformity; 75 feet proposed		
PARKING: 2 parking spaces required; 3 parking spaces provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; SF-LJSPDO.	Single Family Residence
SOUTH:	Low Density Residential; SF-LJSPDO.	Single Family Residence
EAST:	Low Density Residential; SF-LJSPDO.	Single Family Residence
WEST:	Low Density Residential; SF-LJSPDO.	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 6, 2015, the La Jolla Community Planning Association voted 9-3-2 to recommend approval of the project with no conditions.	

RESOLUTION NUMBER R-_____

ADOPTED ON September 16, 2015

WHEREAS, on August 6, 2014, Dan Gower submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the Leibowitz Residence (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on September 16, 2015; and

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

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 374521 (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.

ATTACHMENT 5

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

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

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

BE IT FURTHER RESOLVED, that Development Services Department 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: _____
Patricia J. FitzGerald
Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit No. 1329084 and
 Coastal Development Permit No. 1323595
 PROJECT NO. 374521

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. No. 374521 shall be made conditions of Site Development Permit No. 1329084 and Coastal Development Permit No. 1323595 as may be further described below.

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

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

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is

authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

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

CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 374521 and/or Environmental Document Number 374521, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

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

or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

In order to avoid significant historical resources impacts, the following mitigation measures shall be implemented by the project applicant. Compliance with the mitigation measures shall be the responsibility of the applicant.

- I. Prior to Permit Issuance**
 - A. Entitlements Plan Check

ATTACHMENT 5

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 appropriate 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 to meet the qualifications established in the HRG.
 3. Prior to the start of work, the applicant must 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 (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, 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) 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 grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **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

ATTACHMENT 5

provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absences, 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 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 trenching activities, including but not limited to digging, trenching, excavating or grading 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 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 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 provenience of the remains.
- 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
- 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 the CEQA Section

ATTACHMENT 5

15064.5(e), and the California Public Resource 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 shall be determined between the MLD and the PI, 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 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 Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the 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 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.

ATTACHMENT 5

- 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 WOULD ALSO REQUIRE THE INCLUSION OF ALL PRIOR ARCHAEOLOGICAL WORK CONDUCTED WHERE MATERIALS WERE COLLECTED IN 1996 AND 2003 BY BFS. REFER TO HISTORICAL RESOURCES (CULTURAL RESOURCES/CURATION AND FINAL REPORT PREPARATION OF PREVIOUS ARCHAEOLOGICAL WORK CONDUCTED MMRP CONIDTION).** 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 the 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.

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.

HEARING OFFICER RESOLUTION NO. HO-____
COASTAL DEVELOPMENT PERMIT NO. 1323595
SITE DEVELOPMENT PERMIT NO. 1329084
LEIBOWITZ RESIDENCE - PROJECT NO. 374521 [MMRP]

WHEREAS, MARK LEIBOWITZ and KAREN LEIBOWITZ, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish an existing home and construct a new single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084), on portions of a 1.12 acre (48,787-square-foot) site; and

WHEREAS, the project site is located at 8283 La Jolla Shores Drive within the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD), Coastal Overlay Zone (Non-Appealable 2 Area), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area; and

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 13452; and

WHEREAS, on September 16, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated September 16, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The proposed demolition of an existing home and accessory improvements and the construction of a 9,245-square-foot, two-story, single-family home, a 157-square-foot, one-story pool house and a new swimming pool, and other accessory site improvements will not encroach upon any existing physical accessway legally used by the public or on any proposed public accessway identified in the Local Coastal Program land use plan. The project site is a legally subdivided lot designated for single-family residential use and the surrounding properties are similarly developed. Access to the project site is via a private drive fronting La Jolla Shores Drive, and the area is served by dedicated public rights-of-way for

vehicular, bicycle and pedestrian access to the beaches and shoreline of the Pacific Ocean lying approximately 5 blocks to the west. There are no public views to or along the Pacific Ocean and other scenic coastal areas impacted by this development and the proposed structure and accessory improvements are in conformity to zoning and other development criteria, including building height. The proposed coastal development will enhance and protect public views as specified in the La Jolla Community Plan and Local Coastal Program land use plan through its compliance with adopted development regulations.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The 1.12 acre (48,787-square-foot) site is currently developed with a 4,088-square-foot, one-story, single-family home and a detached pool house. The project proposes demolition of these existing structures and construction of a 9,245-square-foot, two-story, single-family home, a 157-square-foot, one-story pool house and a new swimming pool. Due to the presence Native American human burials in the vicinity of the project area, grading depths required for excavation, and the limitations of the archaeological investigation, there remains a potential to impact subsurface archaeological resources. Mitigated Negative Declaration (MND) No. 374521 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) and a Mitigation, Monitoring and Reporting Program (MMRP) requiring archaeological monitoring during any grading/ground-disturbing activities and curating of any artifacts recovered on-site will be implemented as a condition of the project to reduce the potential impacts to below a level of significance. Other than the potential for archaeological resources, the property does not contain nor is it adjacent to environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The project proposes demolition of an existing single-family home and accessory uses and construction of a 9,245-square-foot, two-story, single-family home with attached garages providing three (3) off-street parking spaces, a 157-square-foot, one-story pool house and a new swimming pool on a 1.12 acre (48,787-square-foot) site zoned SF (single-family) within the La Jolla Shores Planned District. Comprised of a mix of older homes and new large single-family residences, residential housing in the vicinity of the project site represents a variety of architectural styles and the project will be consistent with existing patterns of development in the surrounding neighborhood. The proposed project complies with the La Jolla Shores SF-Zone and applicable regulations of the Land Development Code, and conditions of approval require the continued compliance with all relevant regulations of the City of San Diego Municipal Code effective for this site and incorporated into Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084. The proposed coastal development is in conformity with the La Jolla Community Plan and Local Coastal Program land use plan, and complies with all regulations of the certified Implementation Program.

4. For every coastal development permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the coastal overlay zone the coastal development is in conformity with the public access and public recreation policies of chapter 3 of the California Coastal

Act. The project proposes demolition of existing improvements and the construction of a new single-family residence on property located at 8283 La Jolla Shores Drive in the SF Zone of La Jolla Shores Planned District. The project site lies approximately 5 blocks east of the Pacific Ocean and is not between the nearest public road and the sea and shoreline of the Pacific Ocean located within the Coastal Overlay Zone. The proposed demolition of an existing home and development of a new residence will be in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

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

The project site is designated very low density residential at 0-5 dwelling units per acre (du/acre) in the La Jolla Community Plan and Local Coastal Program. The project proposes 1 dwelling unit on a 1.12-acre site resulting in a density of 1.1 du/acre, and is therefore consistent with the recommended land use and density of the La Jolla Community Plan. The La Jolla Community Plan and the La Jolla Shores Planned District Ordinance (PDO) contain policies and regulations related to architectural design and community character, and the purpose and intent of the PDO regulations states that the “distinctive residential character and the open seascape orientation of the La Jolla Shores Area shall be retained and enhanced”. The design, form and siting of the proposed development will compliment the surrounding neighborhood, and the project is consistent with the La Jolla Shores PDO's stated theme of ‘unity with variety’. The proposed new home will support the goals and policies of the La Jolla Community Plan to “promote the development of a variety of housing types and styles in La Jolla”, and “allow a harmonious visual relationship to exist between the bulk and scale of new and older structures”. The proposed development will not adversely affect the La Jolla Community Plan.

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

All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Code requirements will be met with the proposed project. A Water Quality Technical Report (including a storm water drainage study) was prepared for the project and concluded that the detention and retention measures incorporated into the project’s drainage design would improve current drainage conditions at the site, resulting in an approximate 9 percent reduction in surface runoff. Permit conditions require the project to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. The project will incorporate construction Best Management Practices (BMP) necessary to comply with Chapter 14 Article 2, Division 1 of the San Diego Municipal Code. The project will prepare and implement a Water Pollution Control Plan in accordance with the guidelines in Appendix E of the City’s Storm Water Standards, and will enter into a Maintenance Agreement for ongoing permanent BMP maintenance. As noted previously, MND No. 374521 has been prepared and a MMRP will be required to reduce potential impacts to Paleontological resources to a level below significance. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the land development code. The proposed project complies with the applicable regulations of the Land Development Code and with the development regulations of the La Jolla Shores Planned District Ordinance. Conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084. The proposed project conforms to the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the La Jolla community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084, a copy of which is attached hereto and made a part hereof.

Patricia J. FitzGerald
Development Project Manager
Development Services

Adopted on: September 16, 2015

Internal Order No. 24004778

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: 24004778

COASTAL DEVELOPMENT PERMIT NO. 1323595
SITE DEVELOPMENT PERMIT NO. 1329084
LEIBOWITZ RESIDENCE - PROJECT NO. 374521 [MMRP]
HEARING OFFICER

This Coastal Development Permit No. 1323595 and Site Development Permit No. 1329084 is granted by the Hearing Officer of the City of San Diego to MARK LEIBOWITZ and KAREN LEIBOWITZ, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] Section 126.0708 and Section 126.0504. The 1.12 acre (48,787-square-foot) project site is located at 8283 La Jolla Shores Drive within the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD), Coastal Overlay Zone (Non-Appealable 2 Area), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area. The project site is legally described as Parcel 1 of Parcel Map No. 13452.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish an existing home and construct a new single family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 16, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 4,088-square-foot, one-story, single-dwelling unit and detached guest house;
- b. Construction of a 9,245-square-foot, two-story, single-family home, and a 157-square-foot, one-story pool house, swimming pool and associated retaining walls and fences;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

- 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 October 1, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owners/Permittees sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owners/Permittees and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owners/Permittees for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owners/Permittees shall secure all necessary building permits. The Owners/Permittees 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.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

If any condition of this Permit, on a legal challenge by the Owners/Permittees 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 Owners/Permittees 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.

10. The Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 374521, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owners/Permittees shall comply with the MMRP as specified in Mitigated Negative Declaration No. 374521, 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:

- **Historical Resources – Archaeology**

ENGINEERING REQUIREMENTS:

14. The project proposes to export 320 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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

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 San Diego Municipal Code, into the construction plans or specifications.

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

20. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

GEOLOGY REQUIREMENTS:

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

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

22. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPING REQUIREMENTS:

23. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department

24. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

25. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

26. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

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

30. 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 Owners/Permittees.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on September 16, 2015, and Resolution No. HO-_____.

ATTACHMENT 7

Coastal Development Permit No. 323595
Site Development Permit No. 1329084
Date of Approval: September 16, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Patricia J. FitzGerald
Development Project Manager

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

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

By _____
MARK LEIBOWITZ
Owner/Permittee

By _____
KAREN LEIBOWITZ
Owner/Permittee

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

Abstain: Greatrex (Chair)

11. Feuerstein Residence, 8351 Del Oro Court – pulled by Trustee Zimmerman

PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot. 5-0-1

Trustee Zimmerman pulled the project because of its size. **Architect Tim Martin** described the project as being on a large sloping lot with little street frontage so that both ends of the residence will be obscured from view by stone pines. The second story is pulled back. The FAR is 0.32, with part of the GFA coming from phantom areas. Landscaping is 42%. Front yard setback is 22'; rear is 33'; sideyard setbacks are: 12', 38', 60' and 12'.

Approved Motion: To ratify the recommendation of the PRC that the findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot (Outwater, Ahern: 12-1-1)

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will

Opposed: Zimmerman Abstain:

Greatrex (Chair)

12. Leibowitz Residence, 8283 La Jolla Shores Drive- pulled by a resident.

PRC: Findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. 3-2-1.

The resident who pulled the project was not present. **Leanne MacDougall**, who lives downslope adjacent to the proposed project spoke of her concern about drainage from the project onto her property, possibly flooding her guest house which is close to the property line. She wanted additional questions answered. Her consultant from Rick Engineering had queried the applicant's engineer, but the exchange was not concluded timely for this meeting. The City engineers were satisfied with the grading and drainage plans. For a 50-year flood condition, the drainage through the common drain would improve by 9% with greater improvement at lesser flood conditions; the project proposes retention basins on site to control the flow from heavy rains. They are not changing the direction of the natural flow through the common drain which serves a number of connected properties. **Carson P. Edgington, RCE**, of Rick Engineering and **Steven R. Hauser, PE**, Civil Engineer for the project spoke. **Attorney Matt Peterson** also commented and presented arguments for the project and argued that the drainage question was not in the purview of the LJCPA. Documents submitted by the speakers are included in the Public Document and had been e-mailed to the trustees the day before and the afternoon of the LJCPA meeting.

In response to **Tricia Rihl**, it was stated that the solar panels would be on the roof behind parapets and that roof decks and rooftop umbrellas were not proposed; one-story height was 16' with the smaller two-story section reading 29'. It was stated that **Ms. McDougall** had changed the drainage in her yard. Various trustees commented on the improvement in drainage and that that had not been challenged. Trustees commenting to the various issues were: **Little, Donovan, Steck, Emerson, Fitzgerald, Outwater, Weiss, and Will.**

Approved Motion: to ratify the recommendation of the PRC that the findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. (Steck, Outwater: 9-3-2)

In favor: Ahern, Boyden, Brady, Donovan, Fitzgerald, Outwater, Steck, Will, Zimmerman

Opposed: Costello, Emerson, Little

Abstain: Greatrex, (Chair), Weiss (friend of neighbor opponent)



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

Ownership Disclosure Statement

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

Project Title

Leibowitz Family Home

Project No. For City Use Only

374521

Project Address:

8283 La Jolla Shores Drive, La Jolla CA 92037

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

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

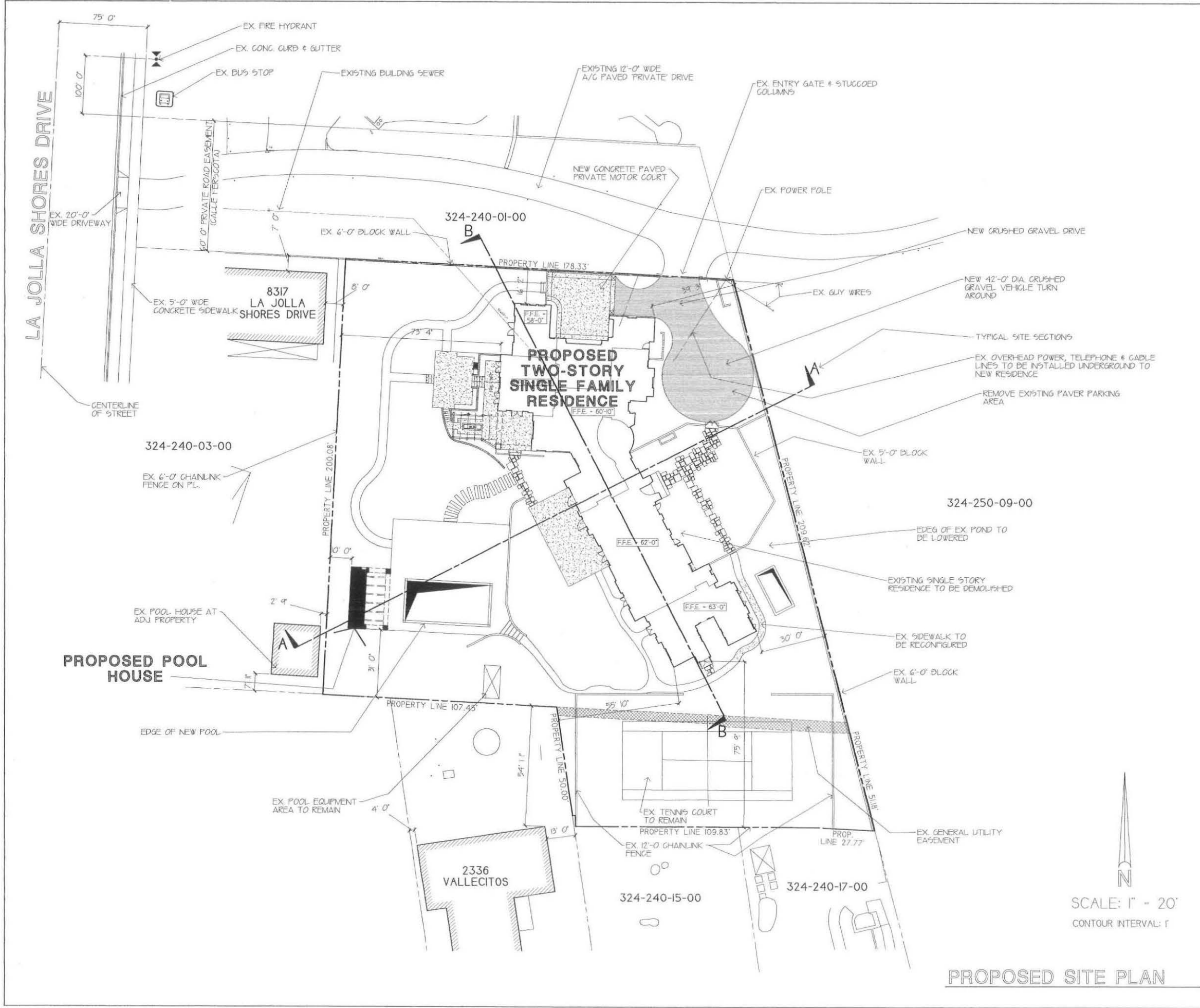
Additional pages attached Yes No

Name of Individual (type or print):
 Karen Leibowitz
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 8283 La Jolla Shores Drive
 City/State/Zip:
 La Jolla, CA 92037
 Phone No: (858)551-0845 Fax No: (866)728-3493
 Signature: *[Signature]* Date: June 4, 2014

Name of Individual (type or print):
 Mark Leibowitz
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 8283 La Jolla Shores Drive
 City/State/Zip:
 La Jolla, CA 92037
 Phone No: (858)551-0845 Fax No: (866)366-4223
 Signature: *[Signature]* Date: June 4, 2014

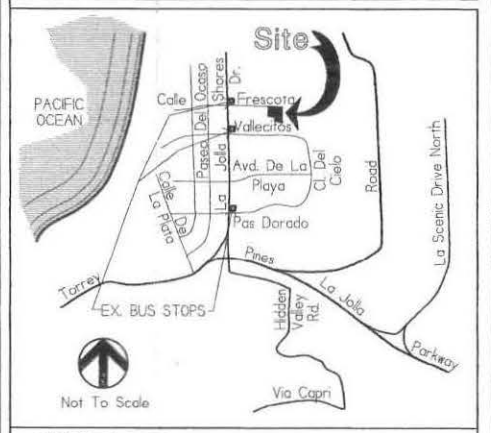
Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

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



SHEET INDEX:

#	DESCRIPTION
1	SITE PLAN
2	TOPOGRAPHIC SURVEY
3	1/8" SCALE FIRST FLOOR PLAN
4	1/4" SCALE FIRST FLOOR PLAN (partial)
5	1/4" SCALE FIRST FLOOR PLAN (partial)
6	SECOND FLOOR PLAN
7	ROOF PLAN
8	EXTERIOR ELEVATIONS (main residence)
9	SITE SECTIONS
10	POOL HOUSE PLANS
11	EXISTING LANDSCAPE AS-BUILT PLAN
12	SITE DEMOLITION PLAN
13	DRAINAGE & GRADES PLAN
14	DRAINAGE CONSTRUCTION DETAILS
15	STORM WATER B.M.P. PLAN & DETAILS



VICINITY MAP Thomas Bros. Map Page No. 1227, H5

PROJECT DATA

Project Description: Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House

Project Team: GENERAL CONTRACTOR: TBD. DESIGNER: DS Design & Drafting, 807 Moreno Boulevard, #D San Diego, CA 92101, PH: (619) 270-6214

Project Owner / Address: Mark & Karen Lebowitz, 8283 La Jolla Shores Drive, La Jolla, CA 92037

Required Permits & Approvals: Coastal Development/La Jolla Shores Planned District Permits

Assessors Parcel Number: 346-240-9

Legal Description: Parcel 1 of Parcel Map No. 13452, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County August 3, 1984.

Year of Construction: 1948 (Original Residence - See Historical Review FTS #339090)

Lot Zoning: L15P0-SF/Coastal Non-Applicable Overlay Zone

Lot Size: 48,787 Sq. Ft. (0.2 Acre)

Proposed Building Sq. Ft.: Living Area: First Floor: 6260 Sq. Ft., Second Floor: 2025 Sq. Ft. (23375 Gross Sq. Ft.), Total Living Area: 8285 Sq. Ft. (8635 Gross Sq. Ft.), Attached Garage: 860 Sq. Ft., Exterior Decks: 200 Sq. Ft., Covered Patios: 286 Sq. Ft., Pool House Bath/Storage: 57 Sq. Ft., Pool House Covered Patios: 350 Sq. Ft.

Setbacks: Front: General Conformity w/ Three (Existing Properties in the Vicinity per SDMC 50.03048-94), Rear: Minimum 4'-0"

F.A.R./Coverage Allowable: 48,787 (60) = 29,272 sq. ft.

F.A.R./Coverage Proposed: 10,038/48,787 = 20% (1.50)

Applicable Codes: 2003 CBC, CRC, CMC, CPC & CEC, C.A.C. TITLE 24, S.D.M.C.

Type of Construction: 18" - Sprinklered per NFPA 13-D

Building Occupancy: R3-1a

Geological Hazard Category: S2

Required Parking: Two Standard Spaces (9' x 8') Per Table 142-05B, Three Standard Enclosed Spaces Provided

Condition of Sub: Undisturbed

NOTES:

- ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
- THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
- MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER F.A.P.S. POLICY P-00-6 (LFC 93-4-4)

REVISIONS	BY

DS DESIGN & DRAFTING
 1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
 PHONE (619) 275-5862 FAX (619) 275-5862

Sheet Title:
 site plan

The
 Leibowitz
 Residence

DATE:	6/6/14
SCALE:	AS NOTED
DRAWN:	D.J.G.
JOB:	LEBOWITZ
SHEET	1
OF 5 SHEETS	

PROPOSED SITE PLAN

SCALE: 1" = 20'
 CONTOUR INTERVAL: 1'

TOPOGRAPHIC MAP



SCALE: 1" = 20'
CONTOUR INTERVAL: 1'

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO 13452, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 3, 1984.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF CALLE DEL ORD AND DEL ORD COURT. ELEVATION = 49.01' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

- EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED (TITLE REPORT NOT PROVIDED).
- THE PRECISE LOCATION OF UNDERGROUND UTILITIES CANNOT BE DETERMINED IN THE FIELD PRIOR TO ANY EXCAVATION (UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS).
- THE ADDRESS FOR THE SUBJECT PROPERTY IS 8283 LA JOLLA SHORES DRIVE, LA JOLLA, CA 92037.
- THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 346-240-19.
- THE AREA OF THE SUBJECT PROPERTY IS 0.2 ACRES.

ABBREVIATIONS

- CONC CONCRETE
- EL ELEVATION
- FF FINISH FLOOR
- FG FINISH GRADE
- FS FINISH SURFACE
- TYP TYPICAL



TOPOGRAPHY SURVEY PREPARED ON 04-16-15

PROJECT DATA

Project Description:	Demolish Existing 4088 Sq Ft Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct 2 New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Team:	GENERAL CONTRACTOR: T.B.J. DESIGNER: DG Design & Drafting 187 Marlene Boulevard, #10 San Diego, CA 92107 PH: 619.270.8274
Project Owner / Address:	Mark & Karen Lebowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessor Parcel Number:	346-240-19
Legal Description:	Parcel 1 of Parcel Map No. 13452, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County August 3, 1984.
Year of Construction:	1948 (Original Residence - See Historical Review PTS #339690)
Lot Zoning:	L-18PD-SF/Coastal Non-Applicable Overlay Zone
Lot Size:	48,787 Sq. Ft. (0.2 Acres)
Proposed Building Sq. Ft.:	
Living Area:	
First Floor:	6260 Sq. Ft.
Second Floor:	2255 Sq. Ft. (2,375 Gross Sq. Ft.)
Total Living Area:	8515 Sq. Ft. (8,655 Gross Sq. Ft.)
Attached Garage:	860 Sq. Ft.
Exterior Decks:	620 Sq. Ft.
Covered Porch:	280 Sq. Ft.
Pool House/Storage:	57 Sq. Ft.
Pool House Covered Patio:	350 Sq. Ft.
Setbacks:	Front: [Blank] General Conformity w/ Those Existing Properties in the Vicinity (See SDCA 561030-6010)

Proposed F.A.R.: 48,787 sq ft / 9495 sq ft gross floor area * 0.94
 F.A.R./Coverage Proposed: 0.038/48,787 - 206 % 60
 Applicable Codes: 203 CBC, CBC, CPC, CPC & CEC, CAC, TITLE 24, S.D.M.C.
 Type of Construction: 1B - Sprinklered per NFPA 13-D
 Building Occupancy: R3/U
 Geological Hazard Category: 50
 Required Parking: Two Standard Spaces (3' x 81' Per Table M2-05B) Three Standard Enclosed Spaces Provided
 Condition of Soil: Undisturbed

- NOTES:
- ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
 - THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
 - FINAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
 - PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (LIC 90.4.4)

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE J, SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (619) 527-9901 FAX: (619) 527-8992

REVISIONS	BY
2/7/14	
COMPL. REVIEW	
2/9/15	
CYCLE ISSUES	

DE DESIGN & DRAFTING
 1877 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
 PHONE (858) 270-1624
 FAX (619) 275-5882

Sheet Title:
 1/8" scale first
 floor plan

The
 Leibowitz
 Residence

DATE: 6/6/14

SCALE: AS NOTED

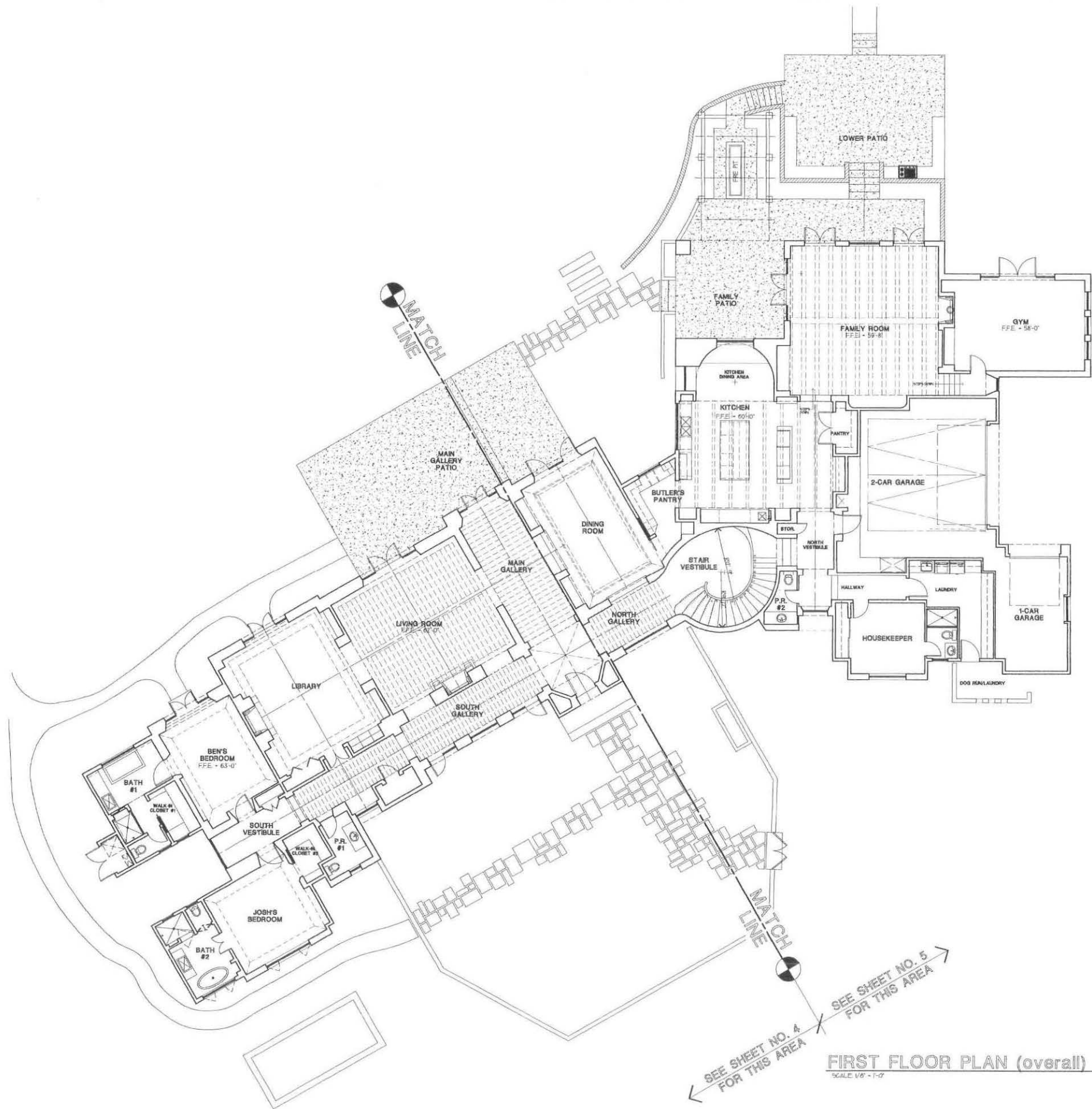
DRAWN: D.J.G.

JOB: LEBOWITZ

SHEET

3

OF 15 SHEETS



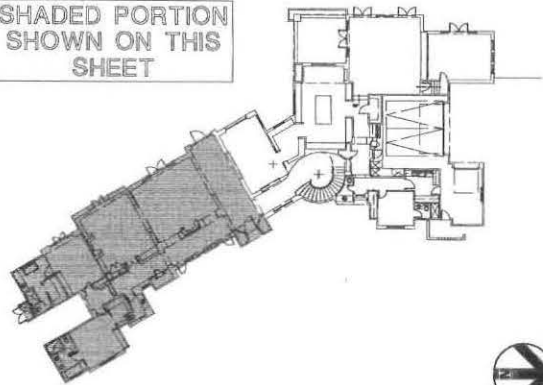
FIRST FLOOR PLAN (overall)

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

PROJECT DATA

Project Description:	Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Team:	GENERAL CONTRACTOR: T.S.D. DESIGNER: DG Design & Drafting #D 877 Morena Boulevard #D San Diego, CA 92110 PH: (858) 270-624
Project Owner / Address:	Mark & Karen Lebowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessors Parcel Number:	546-240-09
Legal Description:	Parcel / DP Parcel Map No. 05452 in The City of San Diego, County of San Diego, State of California. Filed in the Office of the County Recorder of San Diego County August 3, 084.
Year of Construction:	0945 (Original Residence - See Historical Review PTS #339690)
Lot Zoning:	L-EPD-SF/Coastal (Non-Appealable) Overlay Zone
Lot Size:	48,787 Sq. Ft. (0.2 Acres)
Proposed Building Sq. Ft.:	
Living Area:	6260 Sq. Ft.
First Floor:	2275 Sq. Ft. (23/75 Gross Sq. Ft.)
Total Living Area:	4385 Sq. Ft. (18635 Gross Sq. Ft.)
Attached Garage:	860 Sq. Ft. #2
Exterior Decks:	020 Sq. Ft.
Covered Patios:	286 Sq. Ft.
Pool House/Bath/Storage:	537 Sq. Ft.
Pool House Covered Patio:	350 Sq. Ft.
Setbacks:	From: General Conformity w/ Those Existing Properties in the Vicinity Rear: See 804C.550.030-4(b)(4) Side: See 804C.550.030-4(b)(4)
Proposed FAR:	48,787 sq. ft. / 9495 sq. ft. gross floor area = 0.84
FAR/Coverage Proposed:	0.038/48,787 - .206 < 0.50
Applicable Codes:	2013 CBC, CRC, CHC, CFC & CEC, C.A.C. TITLE 24, SDMHC
Type of Construction:	VR - Sprinklered per NFPA 13-D
Building Occupancy:	R3/U
Geological Hazard Category:	52
Required Parking:	Two Standard Spaces (10' x 8') Per Table 142-05B Three Standard Enclosed Spaces Provided Underneath
Condition of Soil:	Underslab
NOTES:	
1.	ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
2.	THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
3.	MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
4.	PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (RPC 904.4)

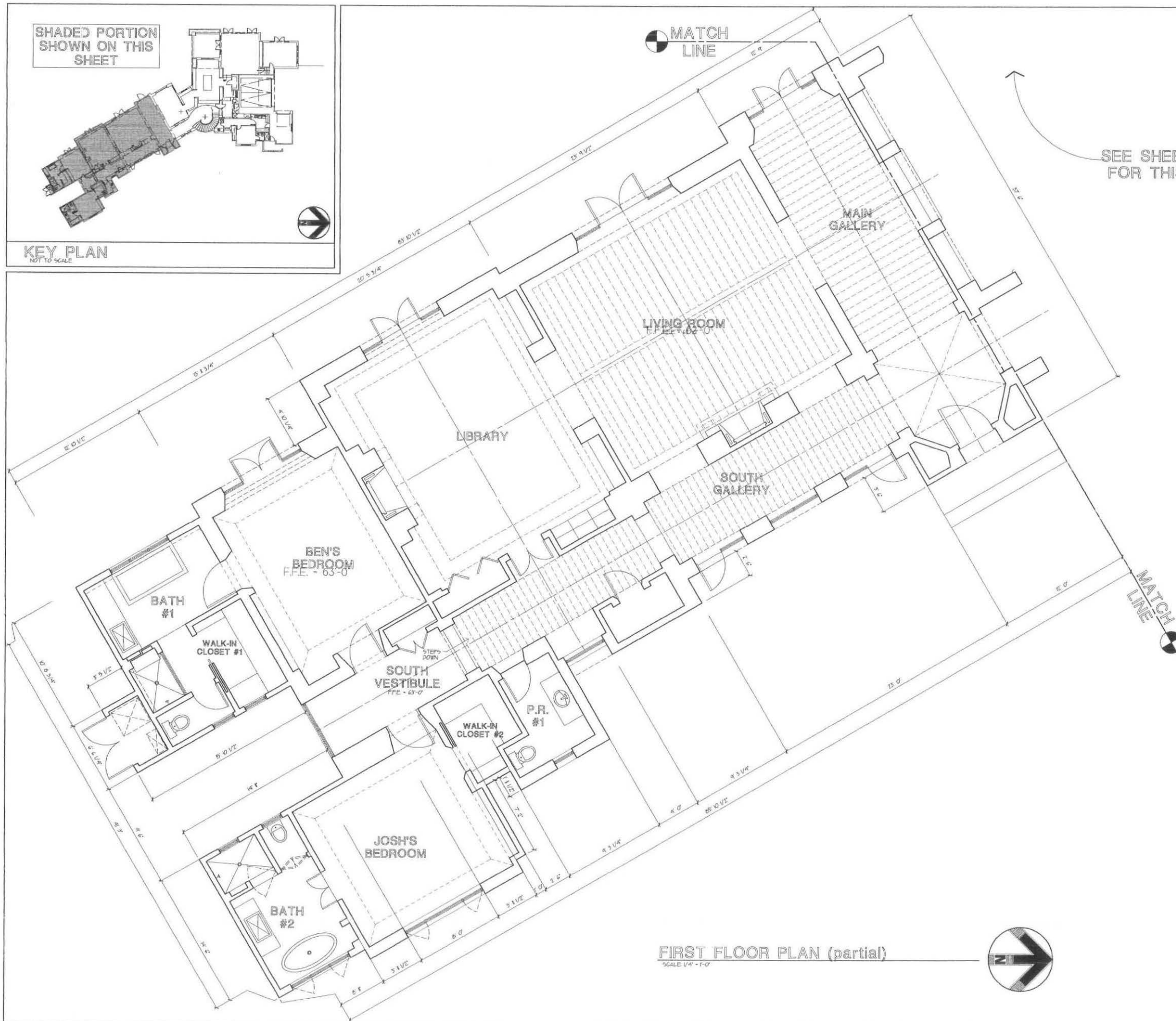
SHADED PORTION SHOWN ON THIS SHEET



KEY PLAN
NOT TO SCALE

MATCH LINE

SEE SHEET NO. 5 FOR THIS AREA



FIRST FLOOR PLAN (partial)

SCALE 1/4" = 1'-0"



PROJECT DATA

Project Description: Detach Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House

Project Team: GENERAL CONTRACTOR: DESIGNER: DG Design & Drafting 877 Morena Boulevard #D San Diego, CA 92101 PH: (619) 275-5892

Project Owner / Address: Mark & Karie Leibowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037

Required Permits & Approvals: Coastal Development/La Jolla Shores Planned District Permits

Assessors Parcel Number: 346-240-09

Legal Description: Parcel 1 OF Parcel Map No. 05452, In The City of San Diego, County of San Diego, State of California, filed in The Office of The County Recorder of San Diego County August 31, 1994.

Year of Construction: 1948 (Original Residence - See Historical Review PTS #339690)

Lot Zoning: LUSD-05/Coastal (Non-Applicable Overlay Zone)

Lot Size: 48,787 Sq. Ft. 0.12 Acres

Proposed Building Sq. Ft.: Living Area: 6260 Sq. Ft. First Floor: 225 Sq. Ft. (2375 Gross Sq. Ft.) Second Floor: 6005 Sq. Ft. (6385 Gross Sq. Ft.) Total Living Area: 8265 Sq. Ft. (8635 Gross Sq. Ft.) * Attached Garage: 960 Sq. Ft. * Exterior Decks: 120 Sq. Ft. Covered Patios: 286 Sq. Ft. Pool House/Bath/Garage: 677 Sq. Ft. Pool House Covered Patio: 350 Sq. Ft.

Setbacks: Front: General Conformity w/ Those Existing Properties in the Vicinity Side: See SDC# 160.0304b(3)(4)

Proposed FAR: 48,787 sq. ft. / 9405 s.f. gross floor area * = 0.94

FAR/Coverage Proposed: 10,035/48,787 = 20% 1.50

Applicable Codes: 2003 CBC, CRC, CFC & CEC, CAC, TITLE 24, SDPHC

Type of Construction: V3 - Sprinklered per NFPA 13-D

Building Occupancy: R3-1/3

Geological Hazard Category: 52

Required Parking: Two Standard Spaces (9' x 8') Per Table 142-05B Three Standard Enclosed Spaces Provided Undisturbed

Condition of Soil: Undisturbed

NOTES:
1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
3. NORMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PDP'S POLICY P-00-6 & FC 00.4.1

REVISIONS	BY
2/7/14	
COMPL. REVIEW	
2/9/15	
CYCLE ISSUES	

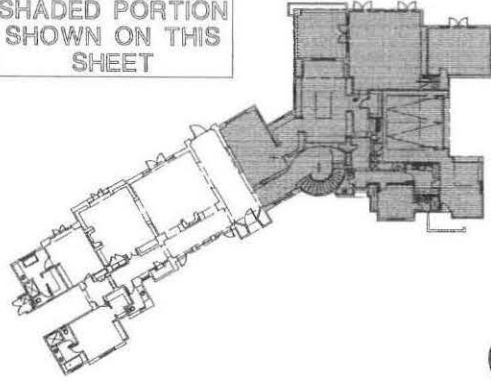
DESIGN & DRAFTING
1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
PHONE (619) 275-5892
FAX (619) 275-5892

Sheet Title:
second floor plan

The Leibowitz Residence

DATE: 6/6/14
SCALE: AS NOTED
DRAWN: D.J.G.
JOB: LEBOWITZ
SHEET 4 OF 15 SHEETS

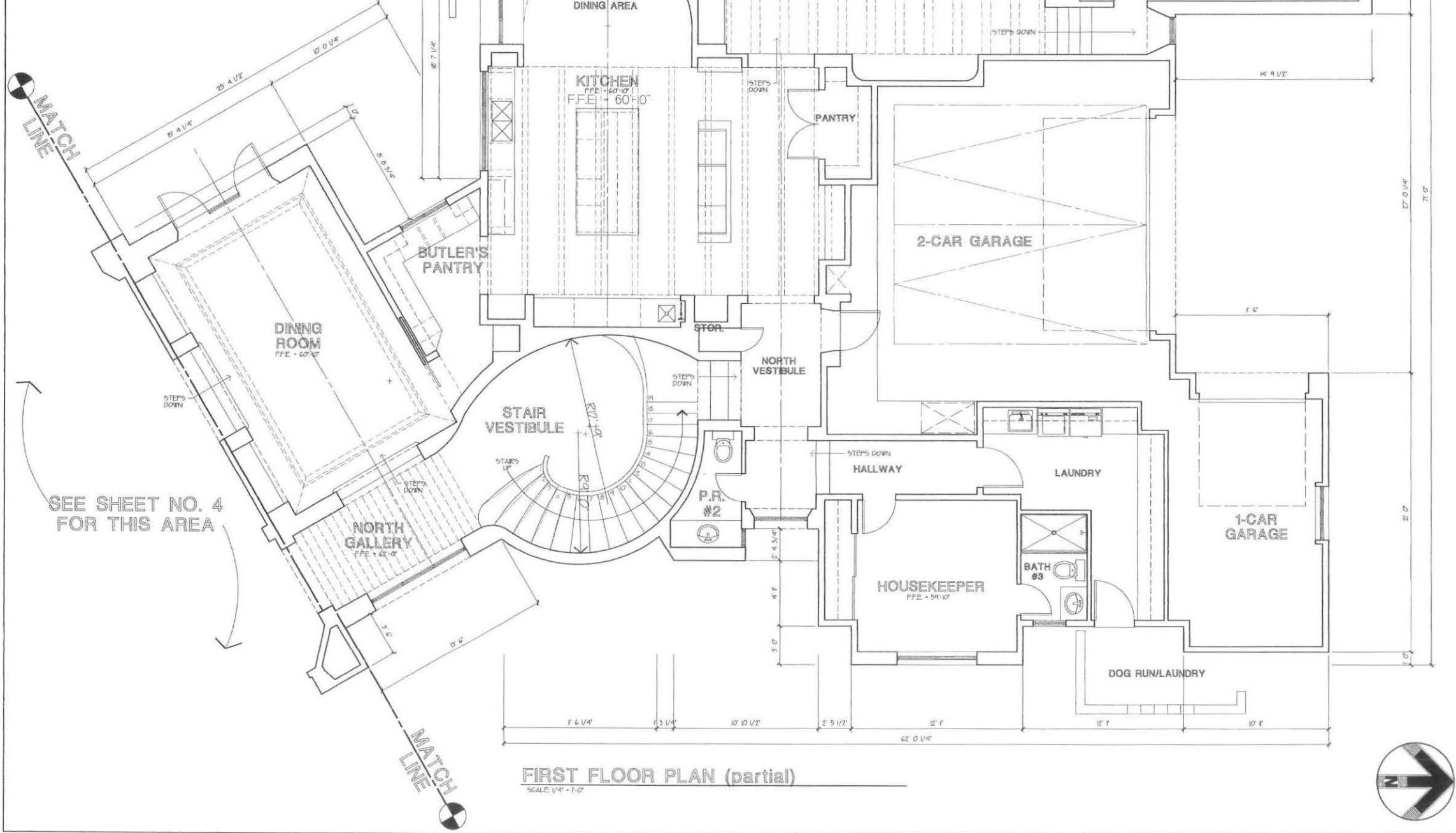
SHADED PORTION SHOWN ON THIS SHEET



KEY PLAN
NOT TO SCALE



MATCH LINE



SEE SHEET NO. 4 FOR THIS AREA

FIRST FLOOR PLAN (partial)
SCALE: 1/4" = 1'-0"



PROJECT DATA

Project Description: Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House

Project Team: GENERAL CONTRACTOR: TBD; DESIGNER: DG Design & Drafting

Project Owner / Address: Mark & Kiren Lebowitz, 8285 La Jolla Shores Drive, La Jolla, CA 92037

Required Permits & Approvals: Coastal Development/ La Jolla Shores Planned District Permits

Assessors Parcel Number: 346-240-9

Legal Description: Parcel 1 of Parcel Map No. 15452, in The City of San Diego, County of San Diego, State of California, filed in The Office of The County Recorder of San Diego County August 3, 1984.

Year of Construction: 1948 (Original Residence - See Historical Review PTS #330690)

Lot Zoning: L.SPD-SF/Coastal (Non-Applicable Overlay Zone)

Lot Size: 48,787 Sq. Ft. 0.22 Acre

Proposed Building Sq. Ft.: Living Area: First Floor: 6260 Sq. Ft.; Second Floor: 225 Sq. Ft. (2375 Gross Sq. Ft.); Total Living Area: 8385 Sq. Ft. (8635 Gross Sq. Ft.) *; Attached Garage: 860 Sq. Ft. *; Exterior Decks: 820 Sq. Ft.; Covered Porch: 286 Sq. Ft.; Pool House Bath/Storage: 157 Sq. Ft.; Pool House Covered Patio: 350 Sq. Ft.

Setbacks: Front: General Conformity w/ Those Existing Properties in the Vicinity; Rear: Same; Side: Same.

Proposed FAR: 48,787 sq. ft. / 2495 sq. ft. gross floor area * = 0.94

FAR/Coverage Proposed: 10.03/48,787 - 206 < 80

Applicable Codes: 2003 CBC, CRC, CMC, GFC & CEC, C.A.C. TITLE 24, D.M.H.C.

Type of Construction: VB - Sprinklered per NFPA 13-D

Building Occupancy: R3/1A

Geological Hazard Category: 52

Required Parking: Two Standard Spaces (8' x 8') Per Table 142.05B; Three Standard Enclosed Spaces Provided

Condition of Soil: Undisturbed

NOTES:
1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
3. MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (R/C 90.4.4).

REVISIONS	BY
7/17/14	COPL REVIEW
2/9/15	CYCLE ISSUES

DE DESIGN & DRAFTING
1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
PHONE (858) 270-1924
FAX (619) 275-5882

Sheet Title:
second floor plan

The Leibowitz Residence

DATE: 5/6/14
SCALE: AS NOTED
DRAWN: D.J.G.
JOB: LEBOWITZ
SHEET 5 OF 15 SHEETS

REVISIONS	BY
7/10/14	
COMPL. REVIEW	
2/9/15	
CYCLE ISSUES	

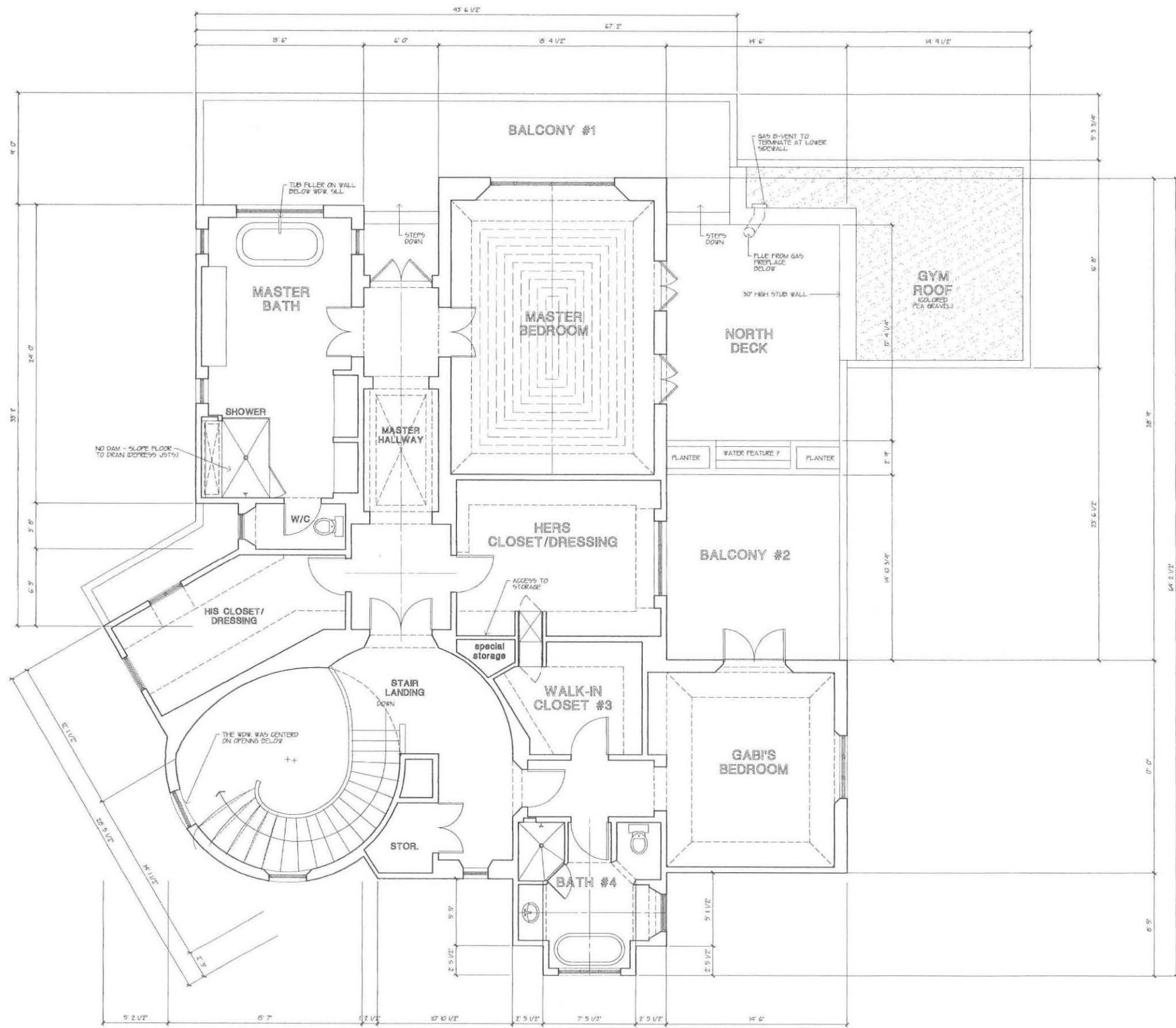
DESIGN & DRAFTING

1877 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
 PHONE (858) 270-824
 FAX (619) 275-5882

Sheet Title:
 second
 floor plan

The
 Leibowitz
 Residence

DATE: 6/6/14
 SCALE: AS NOTED
 DRAWN: D.J.G.
 JOB: LEBOWITZ
 SHEET
 6
 OF 15 SHEETS



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROJECT DATA

Project Description: Demolish Existing 4088 Sq Ft Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct of New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House

Project Team: GENERAL CONTRACTOR: T.B.D. DESIGNER: DG Design & Drafting 1877 Morena Boulevard #D San Diego, CA 92110 PH: 858 270-824

Project Owner / Address: Mark & Karen Leibowitz 1835 La Jolla Shores Drive, La Jolla, CA 92037

Required Permits & Approvals: Coastal Development/La Jolla Shores Planned District Permits

Assessor's Parcel Number: 346-240-0

Legal Description: Parcel 1 of Parcel Map No. 03452, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County August 31, 1994.

Year of Construction: 1948 (Original Residence - See Historical Review PTS #339690)

Lot Zoning: L157D-SF/Coastal Non-Applicable Overlay Zone

Lot Size: 48,787 Sq Ft, 812 Acres

Proposed Building Sq Ft:

Living Area:	8260 Sq Ft
First Floor:	2025 Sq Ft (2375 Gross Sq Ft)
Second Floor:	6235 Sq Ft (8635 Gross Sq Ft)
Total Living Area:	8260 Sq Ft
Attached Garage:	860 Sq Ft
Exterior Decks:	200 Sq Ft
Covered Porch:	296 Sq Ft
Pool House Bath/Storage:	127 Sq Ft
Pool House Covered Patio:	350 Sq Ft

Setbacks: Front: General Conformity w/ Those Existing Properties in the Vicinity (See SDC, 630.000-05.4)

Proposed FAR: 48.787 lot x 1.0495 x 1.0 = 51.1 gross floor area = 0.094

FAR/Coverage Proposed: 0.038/48.787 - 206 (60

Applicable Codes: 2003 CBC, CRC, DMC, CPC & SEC, S.C.A.C. TITLE 24, S.D.M.C.

Type of Construction: VB - Sprinklered per NFPA 13-D

Building Occupancy: R3/A1

Geological Hazard Category: S2

Required Parking: Two Standard Spaces (9' x 8') Per Table 442-05B
 Three Standard Enclosed Spaces Provided

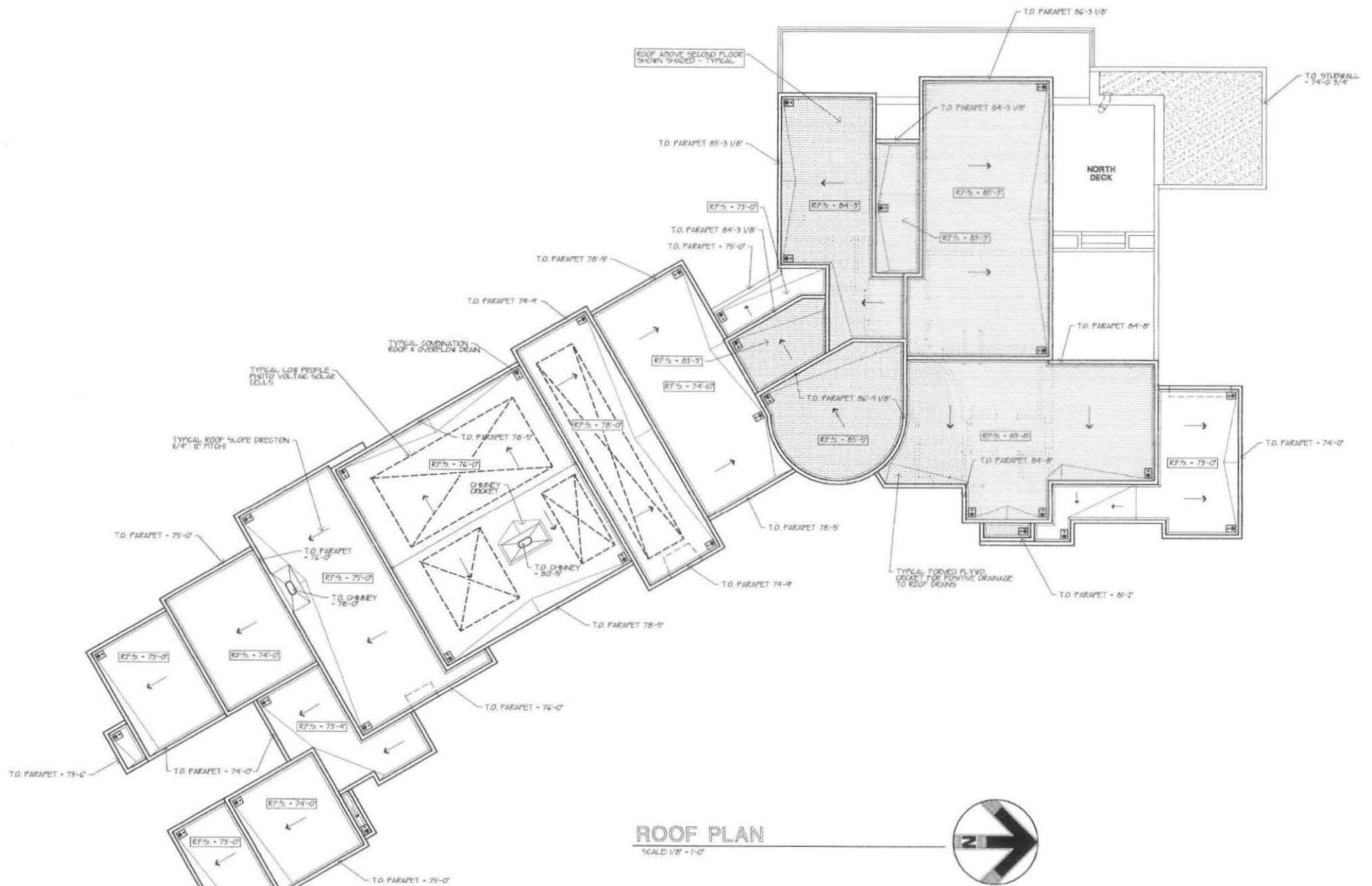
Condition of Soil: Undisturbed

NOTES:

1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
3. MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (MFC 90.4.4)

REVISIONS	BY
7/2/14	COMPL. REVIEW
2/9/15	CYCLE ISSUES

DESIGN & DRAFTING
 1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
 PHONE (858) 270-1624
 FAX (619) 275-5882



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

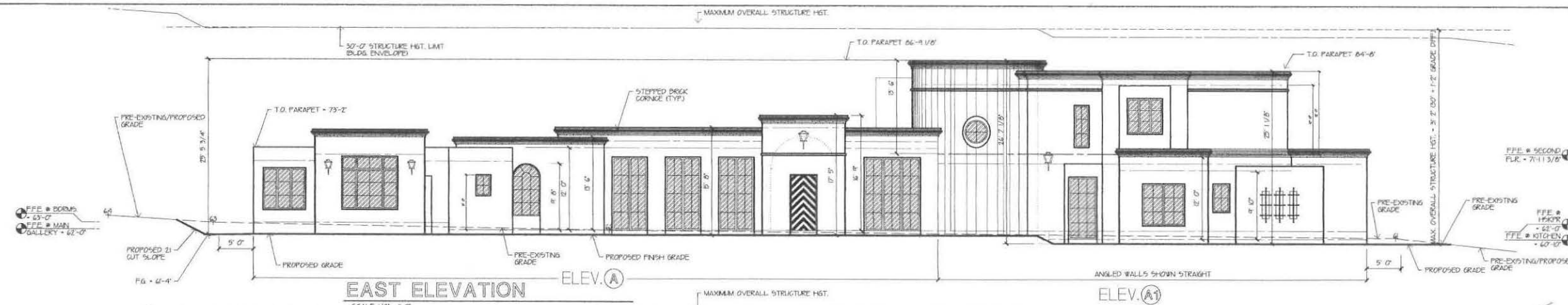
PROJECT DATA

Project Description:	Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct of New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Year:	GENERAL CONTRACTOR: D&D Design & Drafting T.S.D. DESIGNER: 1877 Morena Boulevard #D San Diego, CA 92104 Ph: (858) 270-1624
Project Owner / Address:	Mark & Karen Lebowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessors Parcel Number:	340-240-09
Legal Description:	Parcel 1 OF Parcel Map No. 15452, In The City of San Diego, County of San Diego, State of California Filed in The Office of The County Recorder of San Diego County August 3, 1984.
Year of Construction:	048 (Original Residence - See Historical Review PTS #339690)
Lot Zoning:	L-SDP-SF/Coastal Non-Applicable Overlay Zone
Lot Size:	48,787 Sq. Ft. 0.2 Acres
Proposed Building Sq. Ft.:	Living Area: 6260 Sq. Ft. First Floor: 205 Sq. Ft. (2375 Gross Sq. Ft.) Second Floor: 6205 Sq. Ft. (8635 Gross Sq. Ft.) Total Living Area: 6350 Sq. Ft. (8635 Gross Sq. Ft.) Attached Garage: 860 Sq. Ft. 36' Exterior Decks: 200 Sq. Ft. Covered Porch: 286 Sq. Ft. Pool House Bath/Storage: 157 Sq. Ft. Pool House Covered Porch: 350 Sq. Ft.
Setbacks:	Front: General Conformity w/ Those Existing Properties in the Vicinity Rear: 30' Side: 30'
Proposed FAR:	48,787 sq. ft. / 9495 sq. ft. gross floor area @ 0.514
FAR/Coverage Proposed:	0.038/48.787 - 206 (40)
Applicable Codes:	2003 CBC, CBC, CMC, CPC & DEC, CAC, TITLE 24, SDMC.
Type of Construction:	VB - Sprinklered per NFPA 13-D
Building Occupancy:	R3/1A
Geological Hazard Category:	52
Required Parking:	Two Standard Spaces @ 81 Per Table 142-05B Three Standard Enclosed Spaces Provided
Condition of Sub:	Undisturbed
NOTES:	1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN. 2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN. 3. MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE. 4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FIPS POLICY P-00-6 6FC 004.4.

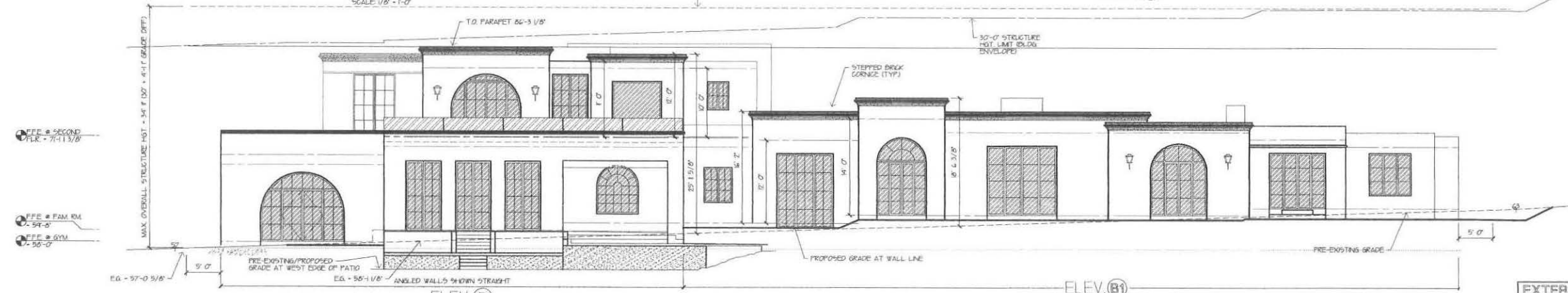
Sheet Title:
 roof plan

The
 Leibowitz
 Residence

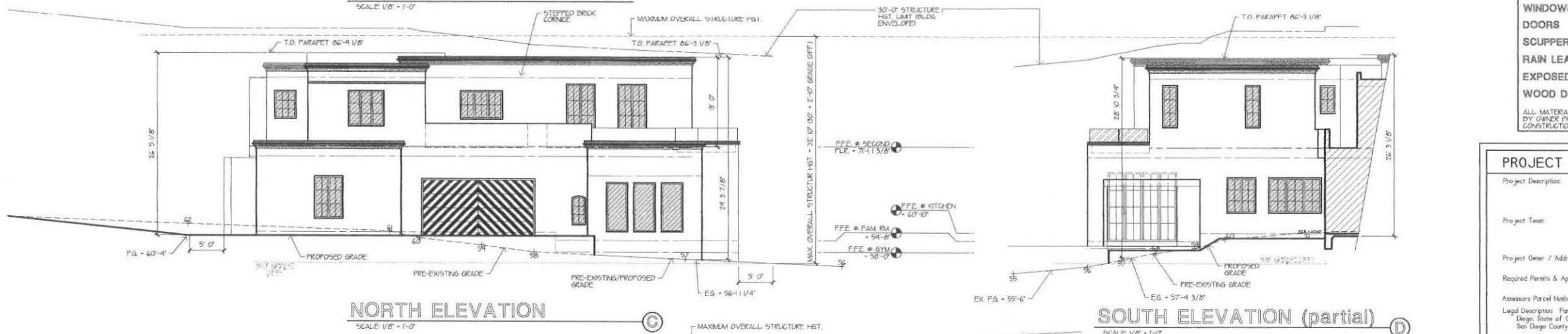
DATE: 6/6/14
 SCALE: AS NOTED
 DRAWN: D.J.G.
 JOB: LEBOWITZ
 SHEET
 7
 OF 15 SHEETS



EAST ELEVATION
ELEV. (A)



WEST ELEVATION
ELEV. (B)



NORTH ELEVATION
ELEV. (C)



SOUTH ELEVATION (partial)
ELEV. (D)



SOUTH ELEVATION
ELEV. (E)

EXTERIOR ELEVATIONS (main residence)

LEGEND:

DESCRIPTION	LINE TYPE
MAXIMUM OVERALL ALLOWED STRUCTURE HGT. PER PROP. D.	---
MAXIMUM ALLOWED BUILDING ENVELOPE STRUCTURE HGT.	---
PRE-EXISTING GRADE THAT IS TO BE ALTERED	---
PROPOSED GRADE	---
PRE-EXISTING GRADE TO REMAIN UN-ALTERED	---

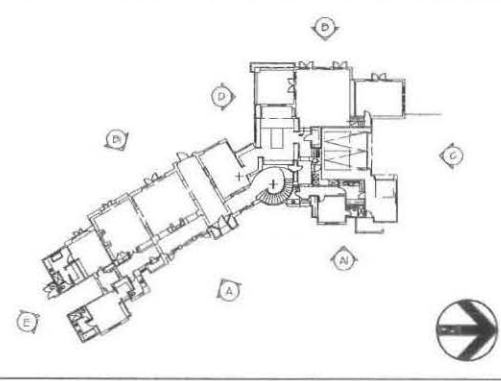
EXTERIOR MATERIALS

EXTERIOR WALLS	STUCCO SANTA BARBARA FINISH COLOR BY LA MADRA #50 CRYSTAL WHITE
CORNICE	STONE, COLOR: WHITE WASHED GREY
WINDOWS	STEEL, COLOR: GUN METAL GREY
DOORS	STEEL, COLOR: GUN METAL GREY
SCUPPERS	CLAY TILE PIPE, COLOR: RED
RAIN LEADERS	PATINAED COPPER
EXPOSED BEAMS	HAND HEWN WHITE WASHED GREY STAIN
WOOD DOORS	ASH WOOD, COLOR: GREY STAIN

ALL MATERIALS, COLORS & TEXTURES SHALL BE APPROVED BY OWNER PRIOR TO THE START OF THIS PORTION OF CONSTRUCTION.

PROJECT DATA

Project Description:	Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct 2 New Two Story Residences w/ A New Attached Two Car Garage & Detached Pool House
Project Team:	DESIGNER: D&D Design & Drafting GENERAL CONTRACTOR: T.B.D. 1877 Moreno Boulevard #D San Diego, CA 92101 PH: (619) 270-1624
Project Owner / Address:	Mark & Karen Leibowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessors Parcel Number:	346-240-19
Legal Description:	Parcel 1 of Parcel Map No. 13452, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County August 31, 1984.
Year of Construction:	1948 (Original Residence - See Historical Review P.T.S. #339690)
Lot Zoning:	LUSD-SF/Coastal Non-Applicable Overlay Zone
Lot Size:	48,787 Sq. Ft. 82 Acres
Proposed Building Sq. Ft.:	
Living Area:	
First Floor:	6260 Sq. Ft.
Second Floor:	225 Sq. Ft. (2375 Gross Sq. Ft.)
Total Living Area:	8385 Sq. Ft. (8535 Gross Sq. Ft.)
Attached Garage:	860 Sq. Ft. *
Exterior Decks:	820 Sq. Ft.
Covered Porch:	286 Sq. Ft.
Pool House Bath/Storage:	157 Sq. Ft.
Pool House Covered Patio:	350 Sq. Ft.
Setbacks:	Front: General Conformity w/ Those Existing Properties in the Vicinity Rear: (Per SDMC 50.0304834) Sides:
Proposed FAR:	48,787 lot x 1.9495 x 1 gross floor area = 0.94
FAR/Coverage Proposed:	0.0338/48,787 - 205 (40)
Applicable Codes:	203 CBC, CRC, OMC & CEC CAC TITLE 24, SDMC
Type of Construction:	VB - Sprinklered per NFPA 13-D
Building Occupancy:	R3.1(1)
Geological Hazard Category:	S2
Required Parking:	Two Standard Spaces (5' x 8') Per Table 142.010 Three Standard Enclosed Spaces Provided Underserved
Condition of Soil:	Underserved
NOTES:	1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN. 2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN. 3. MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE. 4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 R.F.C. 90.4.41



ELEVATION KEY

REVISIONS

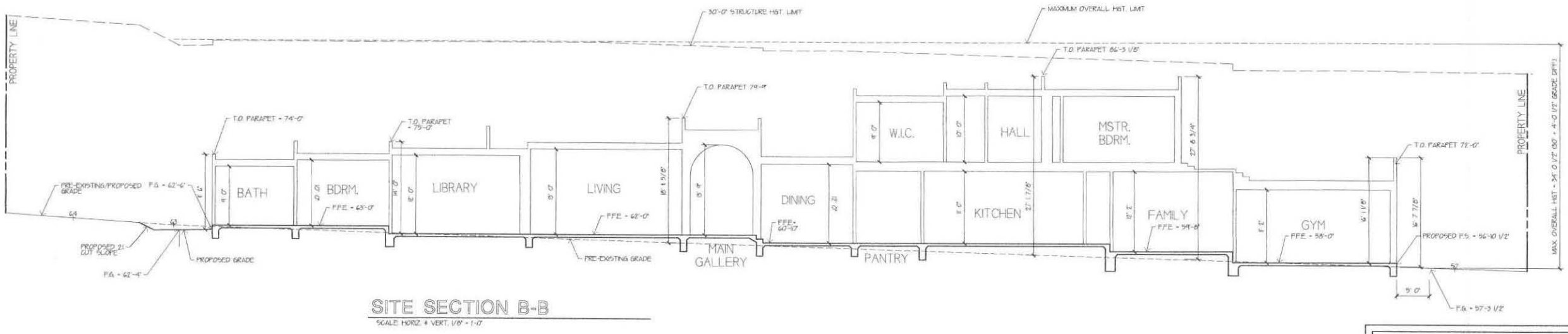
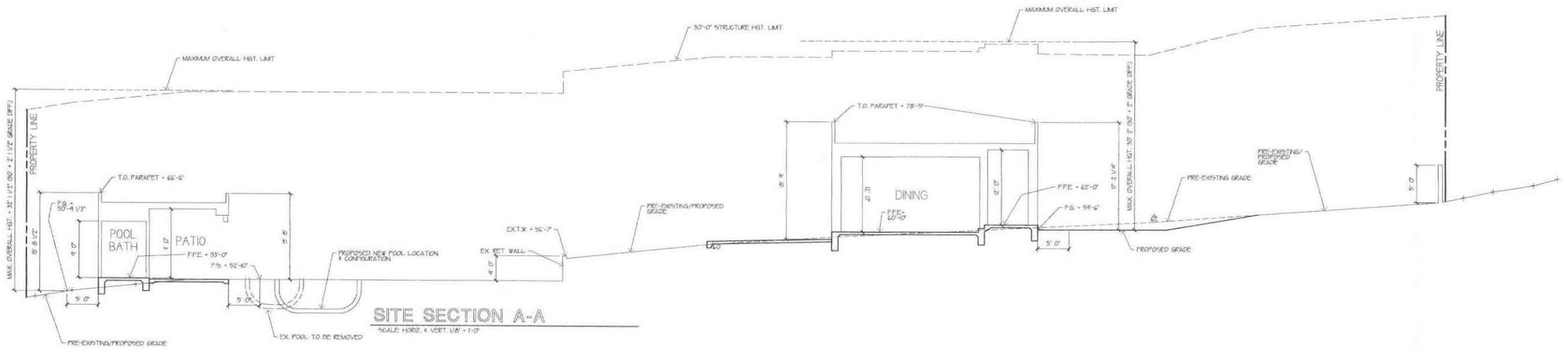
NO.	DATE	DESCRIPTION	BY
1	7/10/14	CORR. REVEN	

Design & Drafting
1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
PHONE (858) 270-1624
FAX (619) 275-5882

Sheet Title:
exterior elevations

The Leibowitz Residence

DATE: 6/6/14
SCALE: AS NOTED
DRAWN: D.J.G.
JOB: LEBOWITZ
SHEET 8 OF 15 SHEETS



THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30'-0" (S.D.M.C. SEC 31.0444 AND 31.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.

PROJECT DATA	
Project Description:	Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Team:	DESIGNER: DG Design & Drafting 1877 Morena Boulevard #D San Diego, CA 92161 PH: (619) 270-6224
Project Owner / Address:	Mark & Karen Lebowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessors Parcel Number:	346-240-19
Legal Description:	Parcel 1 of Parcel Map No. 13452, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County August 3, 1984.
Year of Construction:	1948 (Original Residence - See Historical Review PFS #339690)
Lot Zoning:	L-SPD-SF/Coastal (Non-Applicable) Overlay Zone
Lot Size:	48,787 Sq. Ft. 1.12 Acres
Proposed Building Sq. Ft.:	
Living Area:	
First Floor:	6260 Sq. Ft.
Second Floor:	225 Sq. Ft. (2375 Gross Sq. Ft.)
Total Living Area:	8585 Sq. Ft. (8635 Gross Sq. Ft.)
Attached Garage:	800 Sq. Ft. *
Exterior Decks:	200 Sq. Ft.
Covered Patios:	296 Sq. Ft.
Pool House Bath/Storage:	57 Sq. Ft.
Pool House Covered Patio:	350 Sq. Ft.
Setbacks:	Front: General Conformity w/ These Existing Properties in the Vicinity Per S.M.C. 530.030-4B(4) Rear: Side:
Proposed FAR:	48,787 sq. ft. / 9495 sq. ft. gross floor area = .514
FAR/Coverage Proposed:	0.036 / 48,787 = .0008
Applicable Codes:	2013 CBC, CRC, CMC, CPC & DEC, C.A.C. TITLE 24, S.D.M.C.
Type of Construction:	VI - Sprinklered per NFPA 13-1
Building Occupancy:	R3/UA
Geological Hazard Category:	52
Required Parking:	Two Standard Spaces (9' x 18') Per Table 142-05B Three Standard Enclosed Spaces Provided
Condition of Soil:	Undisturbed
NOTES:	
1.	ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
2.	THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
3.	MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
4.	PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (LFC 90.4.4)

REVISIONS	BY
2/7/14	COMPL. REVIEW
2/9/15	CYCLE ISSUES

PD DESIGN & DRAFTING
1877 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
PHONE (619) 270-1624
FAX (619) 275-5882

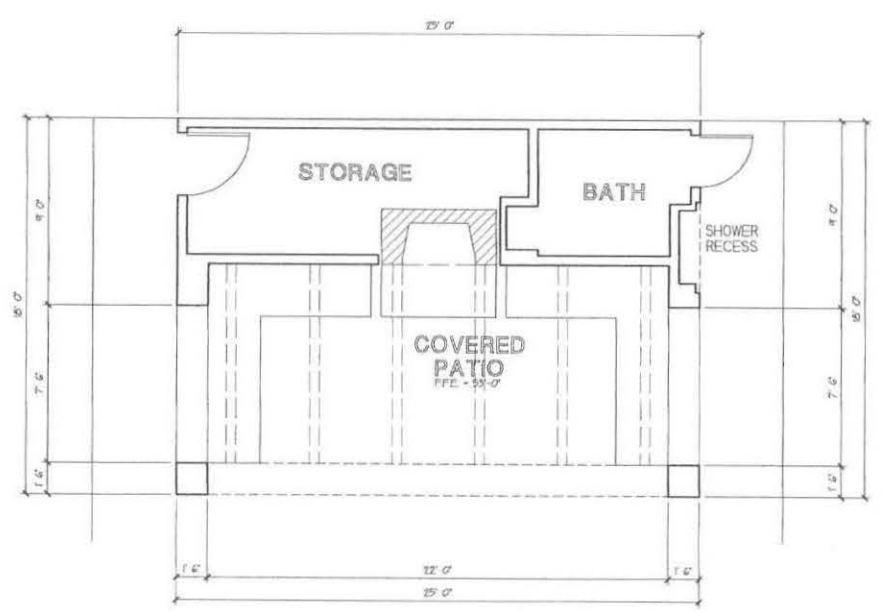
Sheet Title:
site sections

The
Leibowitz
Residence

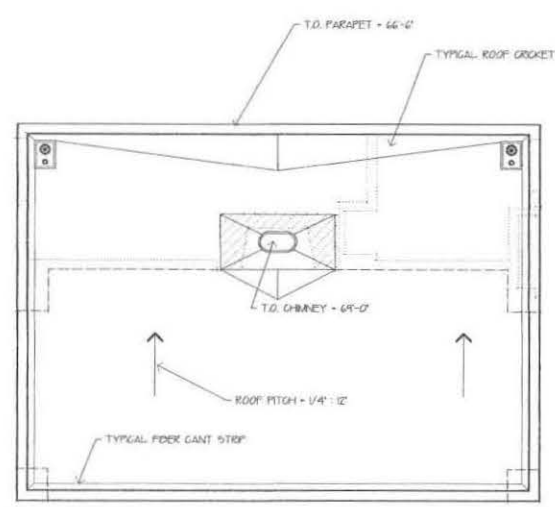
DATE: 6/6/14
SCALE: AS NOTED
DRAWN: D.J.G.
JOB: LEBOWITZ
SHEET
9
OF 15 SHEETS

REVISIONS	BY
7/10/14	
COMPL. REVIEW	
3/23/15	

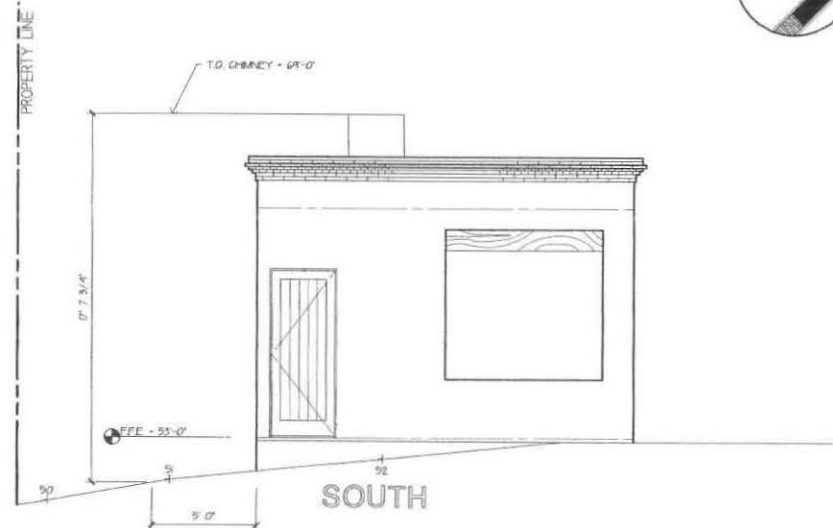
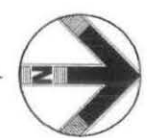
DESIGN & DRAFTING
 187 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
 PHONE (658) 270-1824
 FAX (619) 275-5882



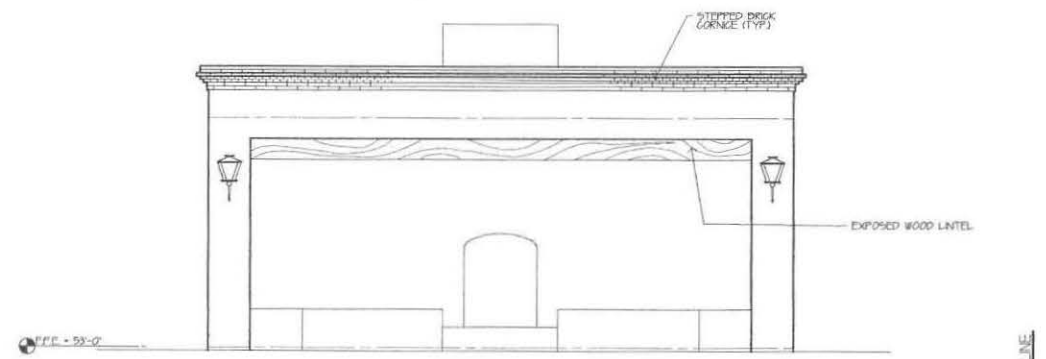
FLOOR PLAN
 SCALE 1/4" = 1'-0"



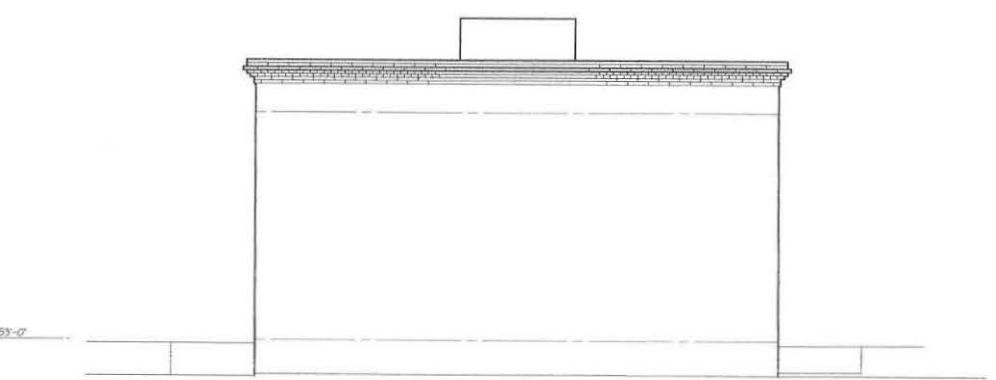
ROOF PLAN
 SCALE 1/4" = 1'-0"



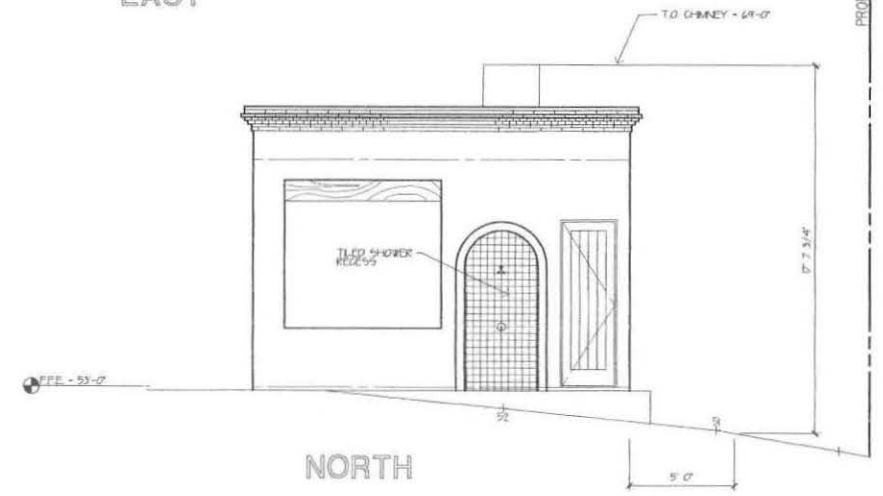
SOUTH



EAST



WEST



NORTH

EXTERIOR ELEVATIONS
 SCALE 1/4" = 1'-0"

EXTERIOR MATERIALS	
EXTERIOR WALLS	STUCCO SANTA BARBARA FINISH COLOR BY LA MADRA #50 CRYSTAL WHITE
CORNICE	STONE, COLOR WHITE WASHED GREY
WINDOWS	STEEL, COLOR GUN METAL GREY
DOORS	STEEL, COLOR GUN METAL GREY
SCUPPERS	GLAZED TILE PIPES COLOR RED
RAIN LEADERS	PATINAED COPPER
EXPOSED BEAMS	HAND HEWN WHITE WASHED GREY
WOOD DOORS	ASH WOOD, COLOR GREY STAIN

ALL MATERIALS, COLORS & TEXTURES SHALL BE APPROVED BY OWNER PRIOR TO THE START OF THE PORTION OF CONSTRUCTION.

PROJECT DATA

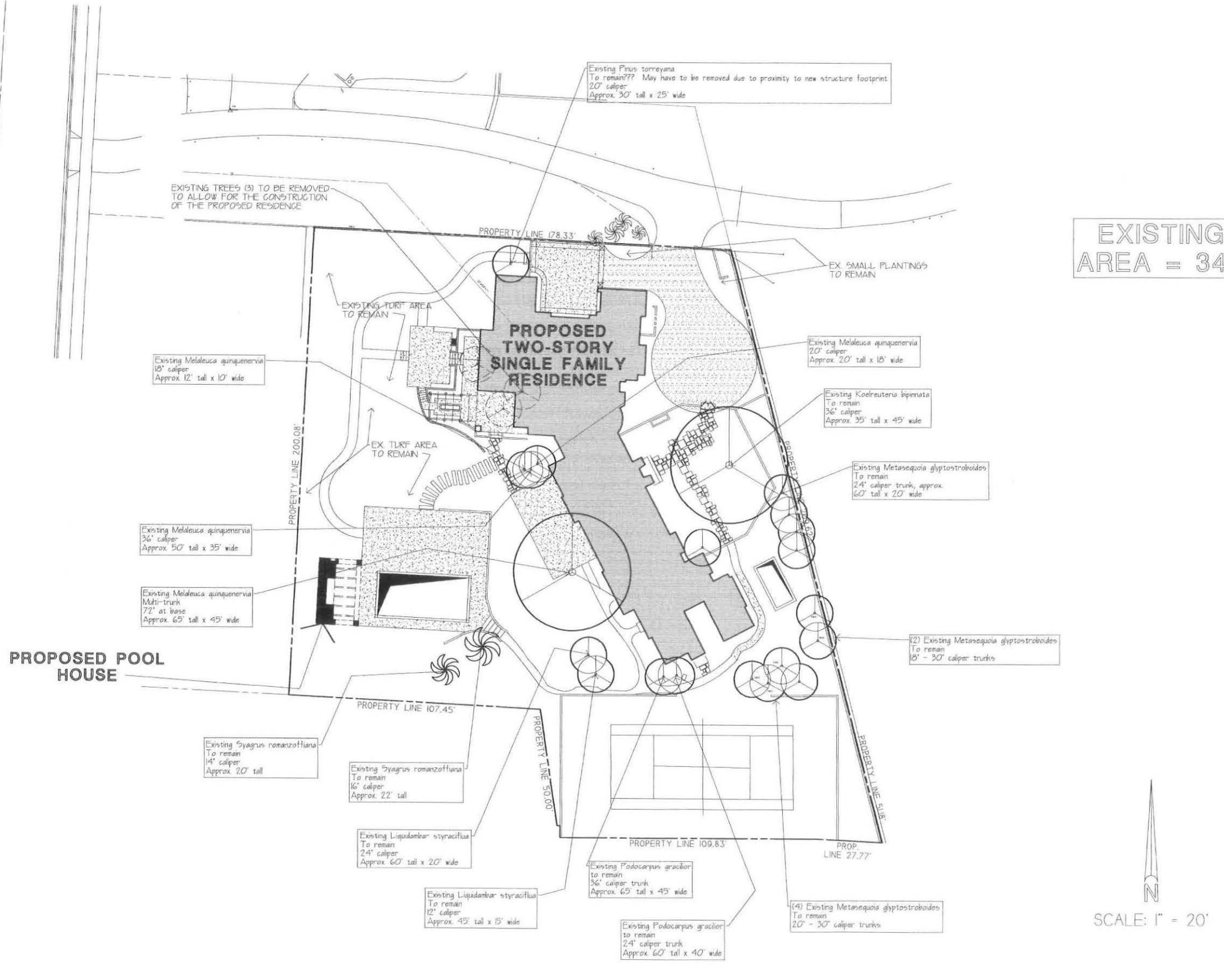
Project Description	Demish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2 car Attached Garage & Detached Pool House and Construct of New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Team	GENERAL CONTRACTOR: TRD; DESIGNER: DG Design & Drafting 187 Morena Boulevard #D San Diego, CA 92103 PH: (658) 270-1824
Project Owner / Address	Mark & Karen Lebowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals	Coastal Development/Le Jolla Shores Planned District Permits
Assessors Parcel Number	346-240-9
Legal Description	Parcel 1 OF Parcel Map No. 13452, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County August 3, 1984.
Year of Construction	1948 (Original Residence - See Historical Review PTS #339990)
Lot Zoning	L-SPD-SF/Coastal Non-Applicable Overlay Zone
Lot Size	48,767 Sq. Ft. 82 Acres
Proposed Building Sq. Ft.	
Living Area	
First Floor	6260 Sq. Ft.
Second Floor	2025 Sq. Ft. (2375 Gross Sq. Ft.)
Total Living Area	8285 Sq. Ft. (8635 Gross Sq. Ft.)
Attached Garage	860 Sq. Ft.
Exterior Decks	200 Sq. Ft.
Covered Patios	286 Sq. Ft.
Pool House Bath/Storage	27 Sq. Ft.
Pool House Covered Patio	350 Sq. Ft.
Setbacks	Front: General Conformity w/ Those Existing Properties in the Vicinity (per SDMC 52.0304B(4) Minimum 4'-0"
FAR/Coverage Allowed	48787 (80) = 29272 sq. ft.
FAR/Coverage Proposed	10338/48787 = 20% < 80
Applicable Codes	203 CBC, CBC, CMC, CPC & CEC C.A.C. TITLE 24, SDMC
Type of Construction	1B - Sprinklered per NFPA 13-D
Building Occupancy	R3/A1
Geological Hazard Category	52
Required Parking	Two Standard Spaces (8' x 18') Per Table 142-05B Three Standard Enclosed Spaces Provided
Condition of Soil	Undisturbed

Sheet Title:
 pool house floor/roof plans & elevations

The Leibowitz Residence

DATE: 6/6/14
 SCALE: AS NOTED
 DRAWN: D.J.G.
 JOB: LEBOWITZ
 SHEET
10
 OF 11 SHEETS

LA JOLLA SHORES DRIVE



EXISTING LANDSCAPE AREA = 34274 S.F. (70%)

PROJECT DATA

Project Description:	Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Team:	GENERAL CONTRACTOR: T.B.D. DESIGNER: DG Design & Drafting, 1877 Moreno Boulevard, #D, San Diego, CA 92110, Ph: (619) 270-6214
Project Owner / Address:	Mark & Karen Leibowitz, 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessor's Parcel Number:	346-240-09
Legal Description:	Parcel 1 OF Parcel Map No. 13452, in The City of San Diego, County of San Diego, State of California, Filed in The Office of The County Recorder of San Diego County August 31, 1994.
Year of Construction:	948 (Original Residence - See Historical Review PTS #335690)
Lot Zoning:	LSPD-SF/Coastal Non-Applicable Overlay Zone
Lot Size:	48,787 Sq. Ft. 822 Acres
Proposed Building Sq. Ft.:	
Living Area:	
First Floor:	6260 Sq. Ft.
Second Floor:	225 Sq. Ft. (2375 Gross Sq. Ft.)
Total Living Area:	6385 Sq. Ft. (8635 Gross Sq. Ft.)
Attached Garage:	800 Sq. Ft.
Exterior Deck:	100 Sq. Ft.
Covered Patio:	286 Sq. Ft.
Pool House Bath/Storage:	157 Sq. Ft.
Pool House Covered Patio:	350 Sq. Ft.
Setbacks:	
Front:	General Conformity w/ These Existing Properties in the Vicinity
Rear:	See SDC 160.03045(4)
Sides:	Minimum 4'-0"
F.A.R./Coverage Allowable:	48,787 (80) - 29,272 sq. Ft.
F.A.R./Coverage Proposed:	10,038/48.787 - 206 (80)
Applicable Codes:	2003 CBC, CBC, CBC, CBC & DEC, CAC, TITLE 24, SDC.
Type of Construction:	1B - Sprinklered per NFPA 13-D
Building Occupancy:	R3/1
Geological Hazard Category:	52
Required Parking:	Two Standard Spaces (8' x 18' Per Table 142-03B) Three Standard Enclosed Spaces Provided
Condition of Soil:	Undisturbed

NOTES:
 1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
 2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
 3. GENERAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
 4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-5, BPC 904.4-0

REVISIONS	BY
2/9/05	
CYCLE ISSUES	

DESIGN & DRAFTING
 1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
 PHONE: (619) 275-5882
 FAX: (619) 275-5882

Sheet Title:
existing as-built landscape plan

The Leibowitz Residence

DATE:	8/2/14
SCALE:	AS NOTED
DRAWN:	D.J.G.
JOB:	LEBOWITZ
SHEET	11
OF 15 SHEETS	



PROJECT DATA	
Project Description:	Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Team:	GENERAL CONTRACTOR: T.B.D. DESIGNER: RSE Design & Drafting 187 Marina Boulevard #D San Diego, CA 92103 PH: (619) 270-6624
Project Owner / Address:	Mark & Karen Leibowitz 8265 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessors Parcel Number:	346-240-09
Legal Description:	Parcel 1 of Parcel Map No. 0452, in The City of San Diego, County of San Diego, State of California, Filed in The Office of The County Recorder of San Diego County August 31, 1954.
Year of Construction:	1948 (Original Residence - See Historical Review PTS #339690)
Lot Zoning:	LJSPD-SF/Coastal (Plan-Appendix) Overlay Zone
Lot Size:	48,787 Sq. Ft. (0.2 Acres)
Proposed Building Sq. Ft.:	Living Area: First Floor: 6260 Sq. Ft. Second Floor: 2225 Sq. Ft. (2375 Gross Sq. Ft.) Total Living Area: 8385 Sq. Ft. (8635 Gross Sq. Ft.) Attached Garage: 860 Sq. Ft. #2 Exterior Decks: 120 Sq. Ft. Covered Patios: 286 Sq. Ft. Pool House/Bath/Storage: 157 Sq. Ft. Pool House Covered Porch: 350 Sq. Ft.
Setbacks:	From: General Conformity w/ Those Existing Properties in the Vicinity (See SDMC 50.0304(b)(4)) Rear: Side:
Proposed FAR:	48,787 lot x (.0495) = 2,415.17 gross floor area/acre = 0.04
FAR/Coverage Proposed:	0.038/48,787 = .206 C.F.O.
Applicable Codes:	2013 CBC, CRC, CFC, CPC & CEC, C.A.C. TITLE 24, SDMC.
Type of Construction:	VB - Sprinklered per NFPA 13-D
Building Occupancy:	R3/2
Geological Hazard Category:	52
Required Parking:	Two Standard Spaces (9' x 8') Per Table 142-05B Three Standard Enclosed Spaces Provided Underserved
Condition of Soil:	
NOTES:	1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN. 2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN. 3. MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE. 4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (RFC 904.4)

SCALE: 1" = 20'
CONTOUR INTERVAL: 1'

DEMOLITION SITE PLAN

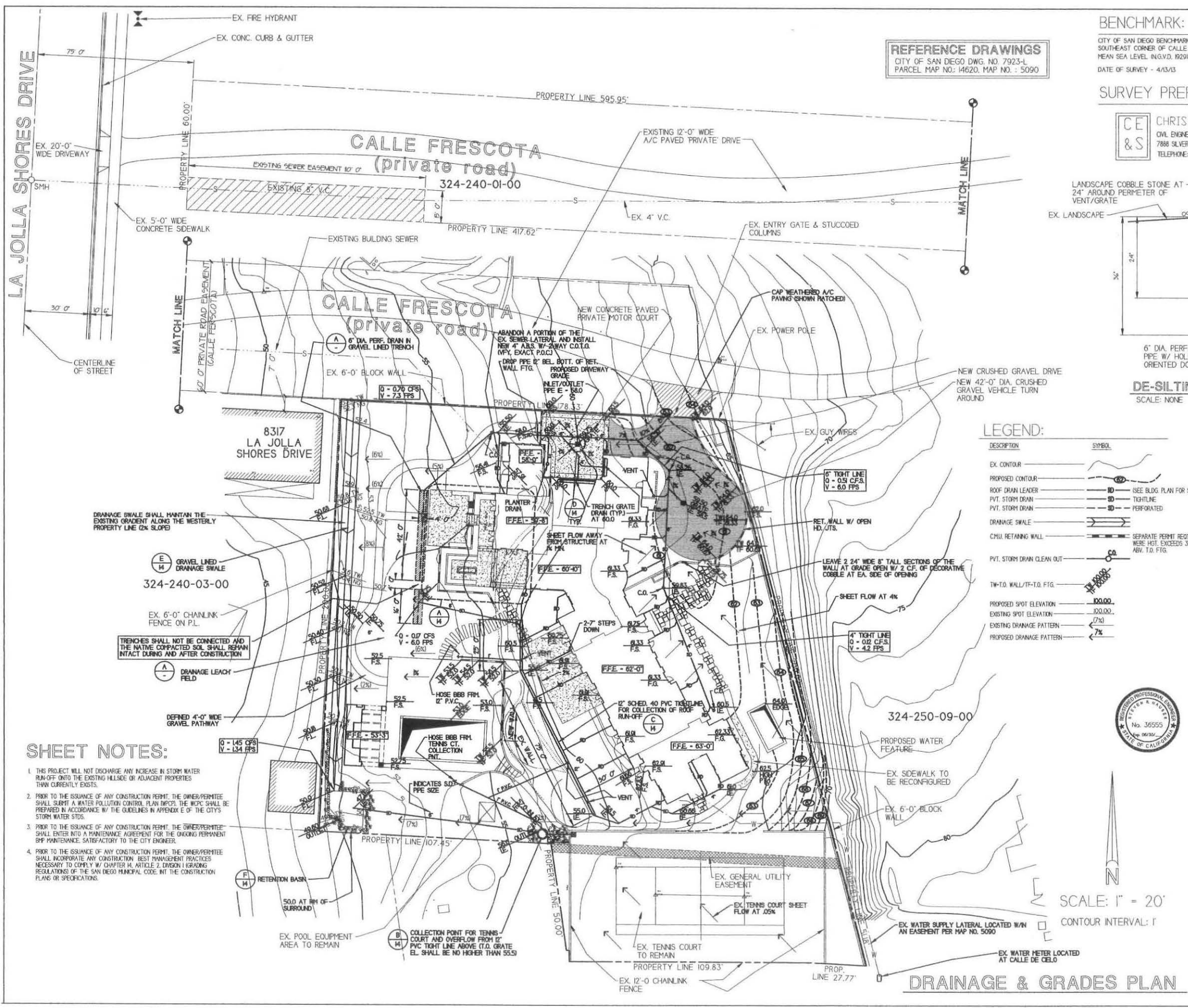
REVISIONS	BY

R&G DESIGN & DRAFTING
1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
PHONE (619) 275-5862
FAX (619) 275-5862

Sheet Title:
site demolition
plan

The
Leibowitz
Residence

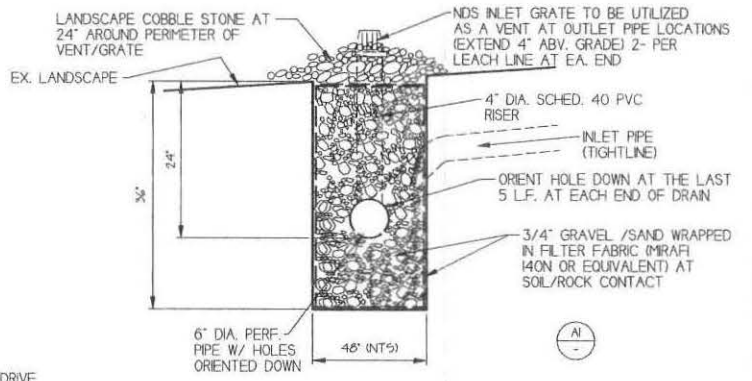
DATE: 2/2/15
SCALE: AS NOTED
DRAWN: D.J.G.
JOB: LEBOWITZ
SHEET 12 OF 15 SHEETS



REFERENCE DRAWINGS
 CITY OF SAN DIEGO DWG. NO. 7923-L
 PARCEL MAP NO.: 14620, MAP NO.: 5090

BENCHMARK:
 CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE
 SOUTHEAST CORNER OF CALLE DEL ORD AND DEL ORD COURT. ELEVATION - 48.0'
 MEAN SEA LEVEL (N.G.V.D. 1929).
 DATE OF SURVEY - 4/13/13

SURVEY PREPARED BY:
CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (619) 271-9900 FAX: (619) 271-9922



DE-SILTING/DISSIPATOR TRENCH
 SCALE: NONE

LEGEND:

DESCRIPTION	SYMBOL
EX. CONTOUR	(Solid line with dots)
PROPOSED CONTOUR	(Dashed line with dots)
ROOF DRAIN LEADER	(Line with 'R')
PVT. STORM DRAIN	(Line with 'S')
PVT. STORM DRAIN	(Line with 'D')
DRAINAGE SWALE	(Line with 'SW')
CMU RETAINING WALL	(Line with 'R')
PVT. STORM DRAIN CLEAN OUT	(Line with 'CO')
TW-T.O. WALL/T.F. FIG.	(Line with 'TW')
PROPOSED SPOT ELEVATION	(Number in circle)
EXISTING SPOT ELEVATION	(Number in square)
EXISTING DRAINAGE PATTERN	(Line with 'E')
PROPOSED DRAINAGE PATTERN	(Line with 'P')

GRADING QUANTITIES:

GRADED AREA	4800 SQ. FT. (1 ACRE)
CUT QUANTITIES	320 CU. YD.
FILL QUANTITIES	0
MAX. CUT DEPTH	1'-0"
MAX. FILL DEPTH	N/A
MAX. FILL SLOPE RATIO	4:1

IMPORT/EXPORT: DUE TO NATURE OF THE PROPOSED DRAINAGE DESIGN NO EXPORT IS PROPOSED. HOWEVER, THE NEED MAY ARISE TO REMOVE CERTAIN UNSUITABLE MATERIALS AND REPLACE WITH ACCEPTABLE MATERIAL AS DEEMED APPROPRIATE BY THE GEOLOGIST.

THIS PROJECT PROPOSES TO EXPORT 300 +/- CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

PROJECT DATA

Project Description:	Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Food House and Construct of New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Team:	DESIGNER: CE & S GENERAL CONTRACTOR: 187 Morano Boulevard #D San Diego, CA 92108 PH: (619) 270-4824
Project Owner / Address:	Mark & Karen Leibowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessor's Parcel Number:	346-240-09
Legal Description:	Parcel 1 OF Parcel Map No. 15452, In The City of San Diego, County of San Diego, State of California, filed in The Office of The County Recorder of San Diego County August 3, 1984.
Year of Construction:	1948 (Original Residence - See Historical Review PFS #339690)
Lot Zoning:	LUSD-SF/Coastal (Non-Applicable) Overlay Zone
Lot Size:	48,787 Sq. Ft. 822 Acres
Proposed Building Sq. Ft.:	Living Area: 6260 Sq. Ft. First Floor: 2025 Sq. Ft. (12375 Gross Sq. Ft.) Second Floor: 4235 Sq. Ft. (8635 Gross Sq. Ft.) Total Living Area: 6260 Sq. Ft. (12375 Gross Sq. Ft.) Attached Garage: 800 Sq. Ft. (1600 Gross Sq. Ft.) Exterior Decks: 120 Sq. Ft. Covered Porch: 280 Sq. Ft. Pool House/Bath/Storage: 157 Sq. Ft. Pool House Covered Patio: 350 Sq. Ft.
Setbacks:	Front: General Conformity w/ Those Existing Properties in the Vicinity (Zig 50PC 150.0304834) Rear: General Conformity w/ Those Existing Properties in the Vicinity (Zig 50PC 150.0304834) Side: General Conformity w/ Those Existing Properties in the Vicinity (Zig 50PC 150.0304834)
Proposed FAR:	48,787 sq. ft. / 9495 sq. ft. gross floor area = 0.94
FAR/Coverage Proposed:	10.038/48,787 - 206 %
Applicable Codes:	203 CBC, CRC, CEC, CPC & CEC, C.A.C. TITLE 24, S.D.H.C.
Type of Construction:	VB - Sprinklered per NFPA 13-D
Building Occupancy:	R3/U
Geological Hazard Category:	52
Required Parking:	Two Standard Spaces (9 x 8) Per Table 142-05B Three Standard Enclosed Spaces Provided Underserved
Condition of Soil:	Underserved

SHEET NOTES:

- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE OR ADJACENT PROPERTIES THAN CURRENTLY EXISTS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP). THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE Ongoing PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION I (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

REVISIONS

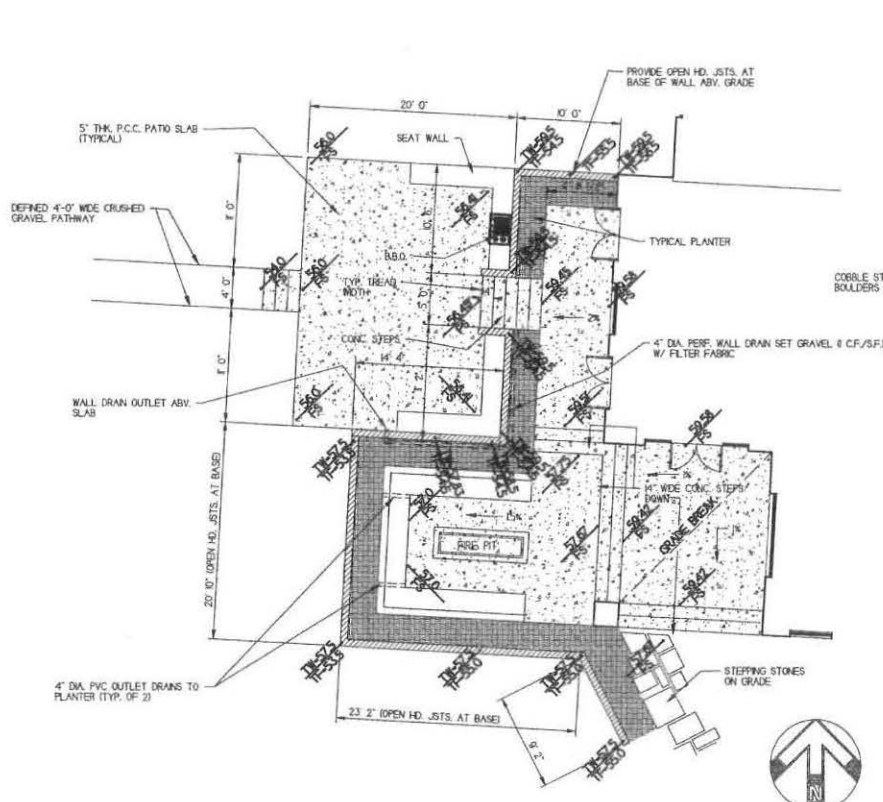
BY	DATE	ISSUES
	3/5/15	

Design & Drafting
 1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
 PHONE (619) 275-5882
 FAX (619) 275-5882

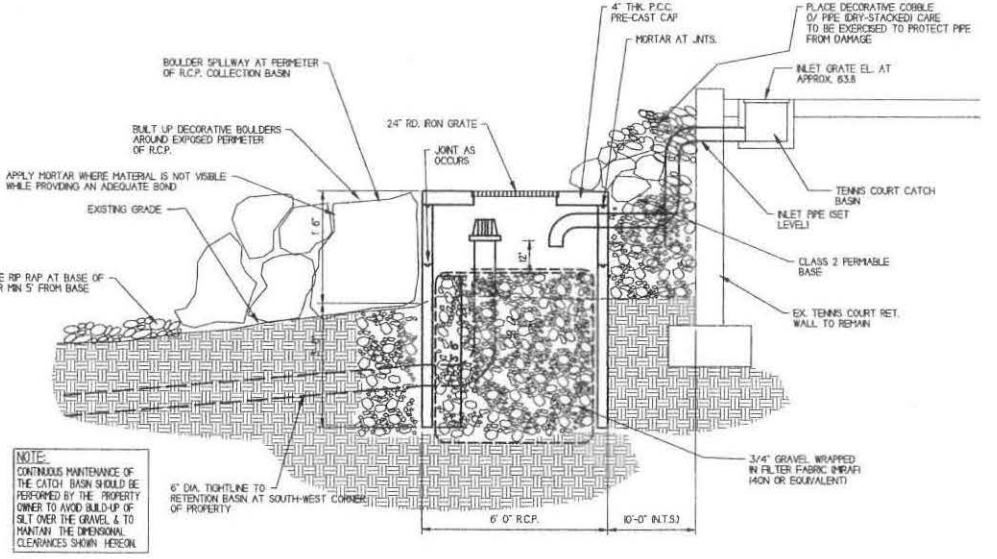
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The Leibowitz Residence

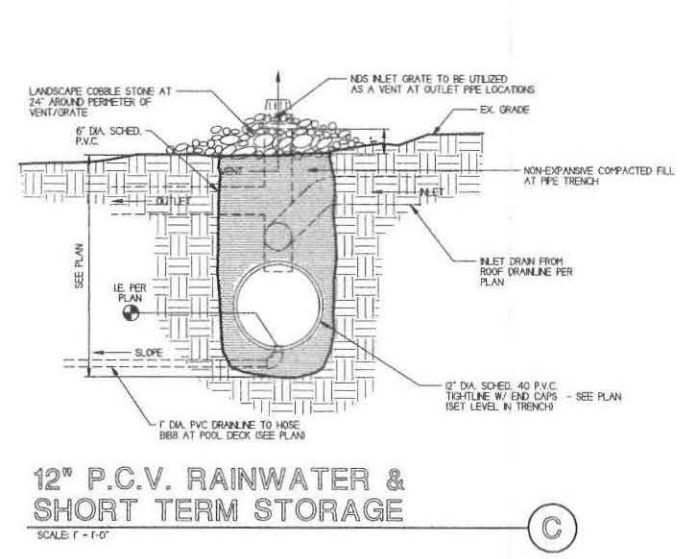
DATE: 2/6/15
 SCALE: AS NOTED
 DRAWN: D.J.G.
 JOB: LEBOWITZ
 SHEET 13 OF 15 SHEETS



ENLARGED PATIO PLAN
SCALE: 1/8" = 1'-0"

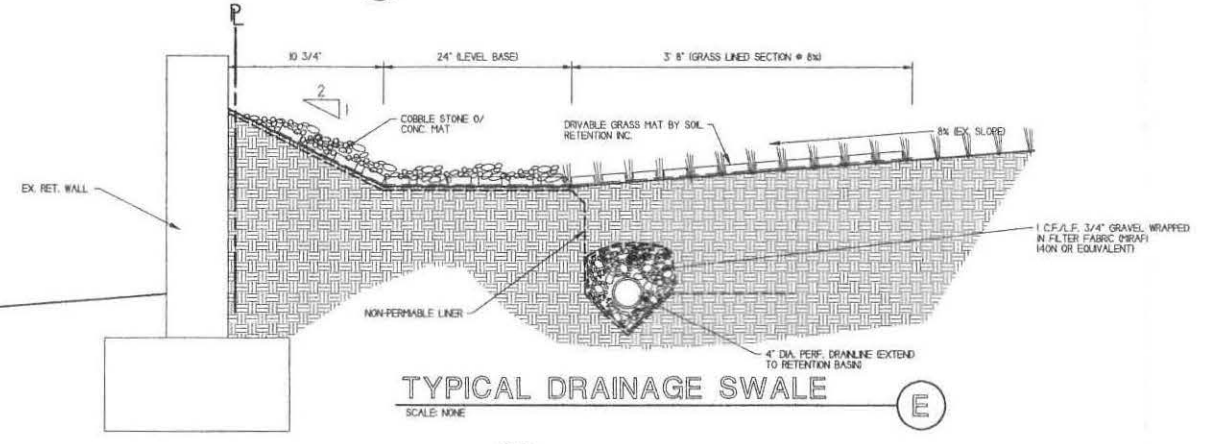


COLLECTION SEEPAGE WELL
SCALE: 1/2" = 1'-0"

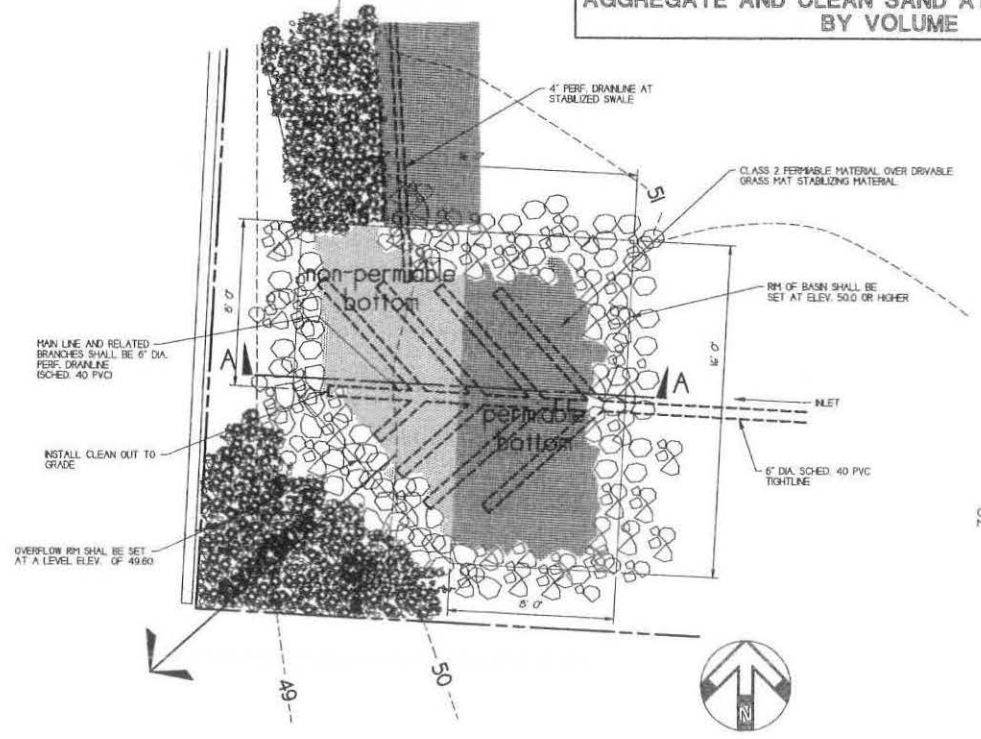


12" P.C.V. RAINWATER & SHORT TERM STORAGE
SCALE: 1" = 1'-0"

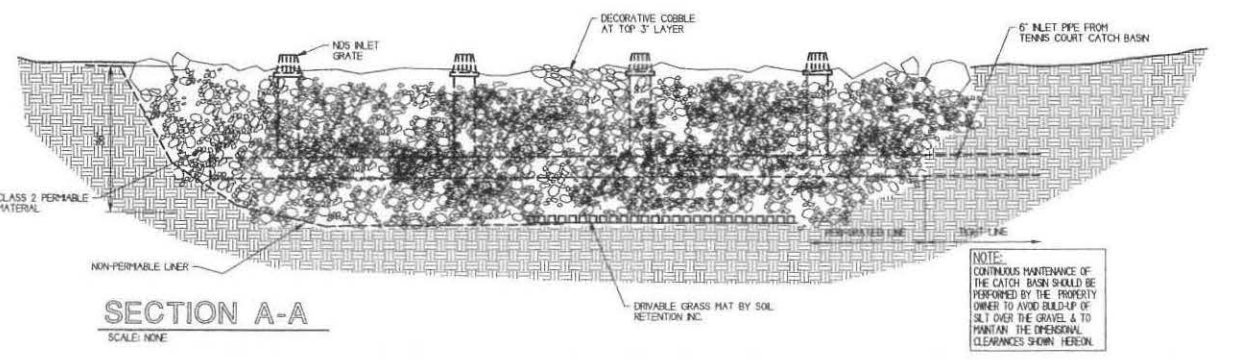
ALL MATERIAL USED FOR THE PURPOSES OF FILTERING STORM WATER SHALL BE A MIX OF AGGREGATE AND CLEAN SAND AT A RATIO OF 1:1 BY VOLUME



TYPICAL DRAINAGE SWALE
SCALE: NONE



RETENTION BASIN
SCALE: 1/4" = 1'-0"



SECTION A-A
SCALE: NONE

PROJECT DATA	
Project Description:	Demish Estate 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ a New Attached Two Car Garage & Detached Pool House
Project Team:	GENERAL CONTRACTOR: T.B.D. DESIGNER: DG Design & Drafting 887 Morena Boulevard #10 San Diego, CA 92102 PH: (858) 270-6214
Project Owner / Address:	Mark & Karen Lebowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/Lo Jolla Shores Planned District Permits
Assessors Parcel Number:	346-240-89
Legal Description:	Parcel 1 of Parcel Map No. 13452, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County August 31, 1984.
Year of Construction:	1948 (Original Residence - See Historical Review PTS #339690)
Lot Zoning:	L1SPD-SF/Coastal (Non-Applicable) Overlay Zone
Lot Size:	48,787 Sq. Ft. (2.22 Acres)
Proposed Building Sq. Ft.:	
Living Area:	6260 Sq. Ft.
FIRST FLOOR:	2025 Sq. Ft. (2375 Gross Sq. Ft.)
Second Floor:	8365 Sq. Ft. (8635 Gross Sq. Ft.) *
Total Living Area:	8600 Sq. Ft. *
Attached Garage:	200 Sq. Ft. *
Exterior Decks:	286 Sq. Ft.
Covered Patios:	57 Sq. Ft.
Pool House Bath/Storage:	350 Sq. Ft.
Pool House Covered Patios:	
Setbacks:	Front: General Conformity of Those Existing Properties in the Vicinity (Per SDHC 500.030-4b)(4)
Proposed F.A.R.:	48,787 lot x 1.19495 sf. gross floor area = 0.94
F.A.R./Coverage Proposed:	0.0308/48,787 = 206 1/50
Applicable Codes:	2003 CBC, CBC, CBC, CBC & CEC, C.A.C. TITLE 24, SDMPC
Type of Construction:	VB - Sprinklered per NFPA 13-D
Building Occupancy:	R3/UB
Geological Hazard Category:	52
Required Parking:	Two Standard Spaces (9' x 81' Per Table 442-05B Three Standard Enclosed Spaces Provided)
Condition of Soil:	Undisturbed
NOTES:	1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN. 2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN. 3. MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE. 4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (6.P.C. 90.4.4)



REVISIONS	BY
CYCLE ISSUES	
3/5/15	

DESIGN & DRAFTING
1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
PHONE: (858) 270-1824
FAX: (619) 275-5862

Sheet Title:
drainage construction details

The Leibowitz Residence

DATE: 2/6/15
SCALE: AS NOTED
DRAWN: D.J.G.
JOB: LEBOWITZ
SHEET
14
OF 15 SHEETS

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS MORE THAN 1/4" INCH AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION IS FILED.
2. STRUCTURAL PRACTICES: DESTABILIZING BASINS, DIVERSION DITCHES, DOWNDRAWS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS MORE THAN 1/4" INCH. REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE: FUNDING POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECIFIC SITES TO HOME BUILDERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

OPERATION AND MAINTENANCE PLAN DETAILS				
POST-CONSTRUCTION PERMANENT BMP'S	O&M RESPONSIBLE PARTY DESIGNED:		PROPERTY OWNER/HAZ/OTY/OTHER	
	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	SERVICE FREQUENCY
PROPOSED SITE DESIGN				
PROPOSED TREATMENT CONTROL				
PROPOSED SOURCE CONTROL				

LEGEND	
	SILT FENCE
	GRAVEL BAG
	FIBER ROLLS

EROSION AND SEDIMENT CONTROL NOTES

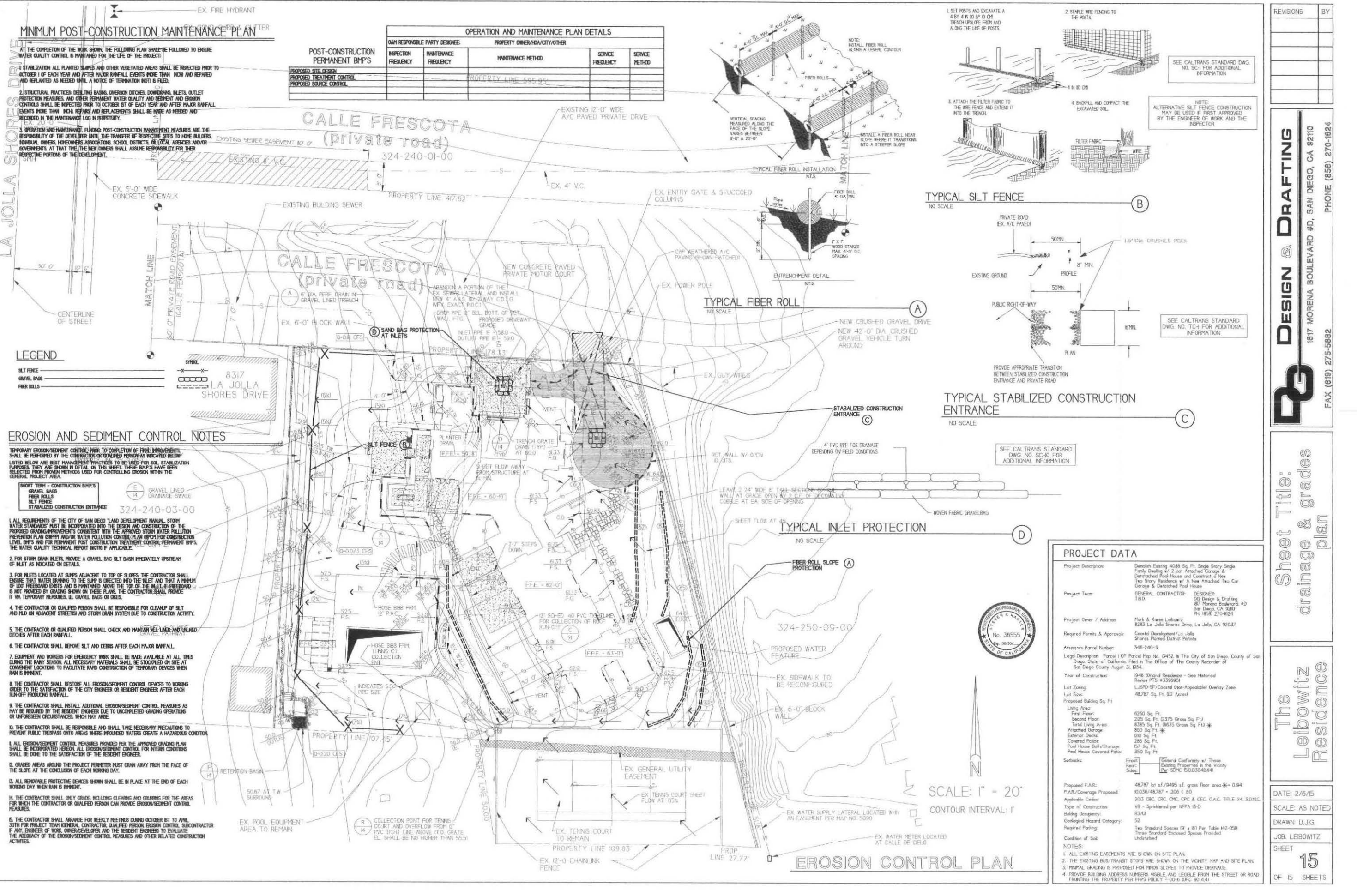
TEMPORARY EROSION/SEDIMENT CONTROL PRIOR TO COMPLETION OF FINAL IMPROVEMENTS SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW. LISTED BELOW ARE BEST MANAGEMENT PRACTICES TO BE USED FOR SOIL STABILIZATION PURPOSES. THEY ARE SHOWN IN DETAIL ON THIS SHEET. THESE BMP'S HAVE BEEN SELECTED FROM PROVEN METHODS USED FOR CONTROLLING EROSION WITHIN THE GENERAL PROJECT AREA.

SHORT TERM - CONSTRUCTION BMP'S	
	GRAVEL BAGS
	FIBER ROLLS
	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN SHEET AND/OR WATER POLLUTION CONTROL PLAN SHEET FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S. THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASK IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
3. FOR INLETS LOCATED AT SLOPES ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 100' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS. THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DUES.
4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMPENDING.
8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNOCCUPIED GRADING OPERATIONS OR UNOBTAINED CIRCUMSTANCES WHICH MAY ARISE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRAFFIC ONTO AREAS WHERE PROPOSED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED FOR THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMPENDING.
14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER TO EVALUATE THE NECESSARY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

CALLE FRESCOTA (private road)

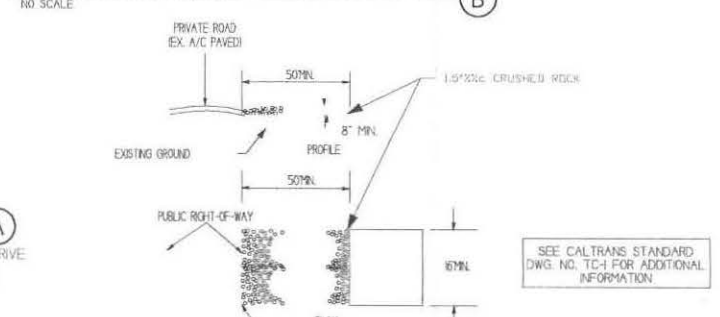
CALLE FRESCOTA (private road)



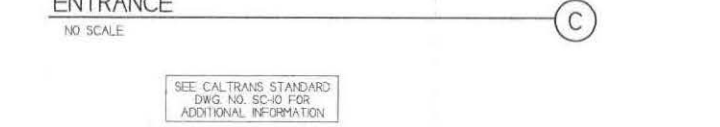
TYPICAL FIBER ROLL



TYPICAL SILT FENCE



TYPICAL STABILIZED CONSTRUCTION ENTRANCE



TYPICAL INLET PROTECTION



SCALE: 1" = 20'
CONTOUR INTERVAL: 1'

EROSION CONTROL PLAN

REVISIONS	BY

DESIGN & DRAFTING
1817 MORENA BOULEVARD #D, SAN DIEGO, CA 92110
PHONE (858) 270-1624
FAX (619) 275-5892

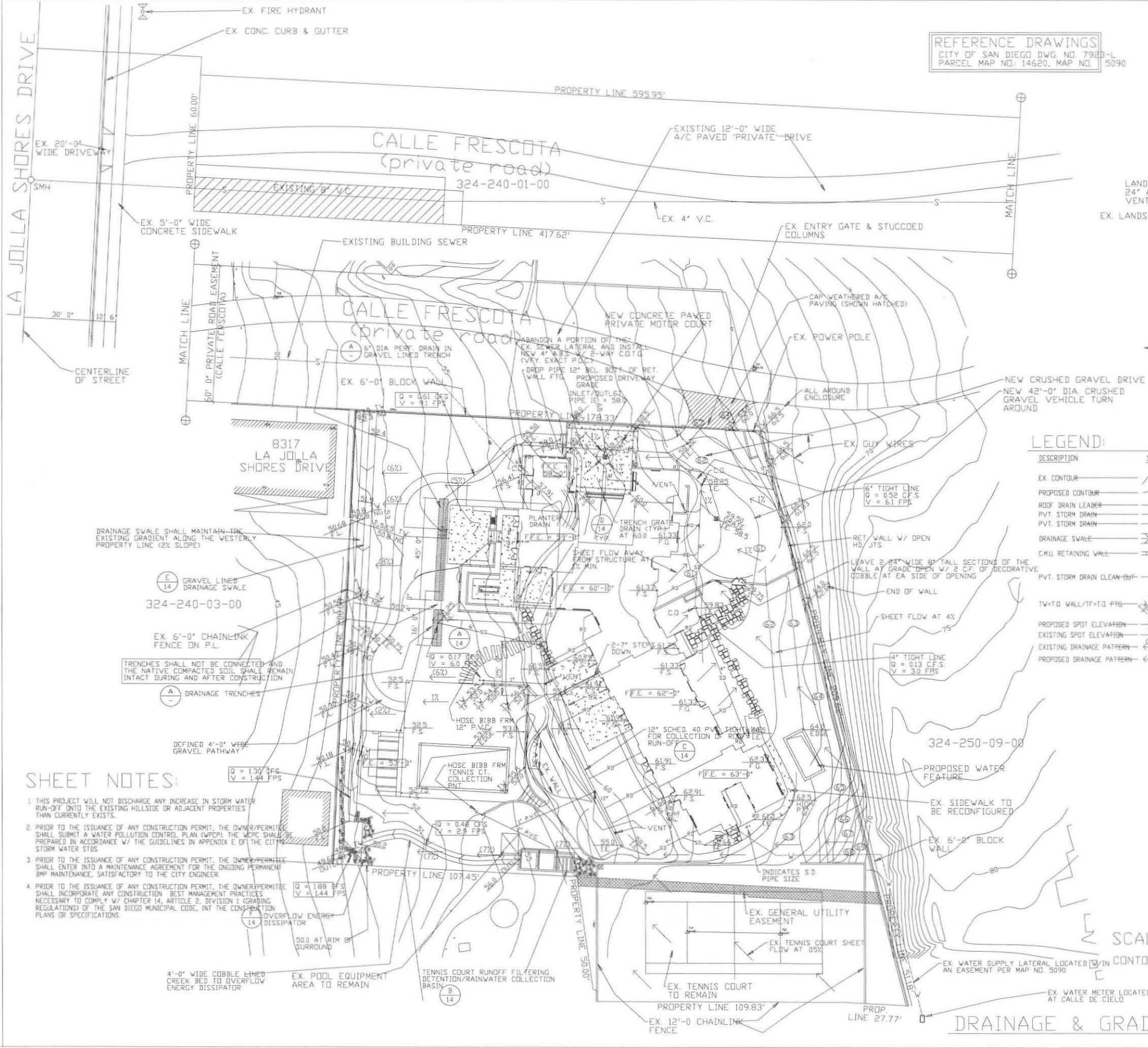
Sheet Title:
drainage & grades
plan

The
Leibowitz
Residence

DATE: 2/6/15
SCALE: AS NOTED
DRAWN: D.J.G.
JOB: LEBOWITZ
SHEET
15
OF 15 SHEETS

PROJECT DATA

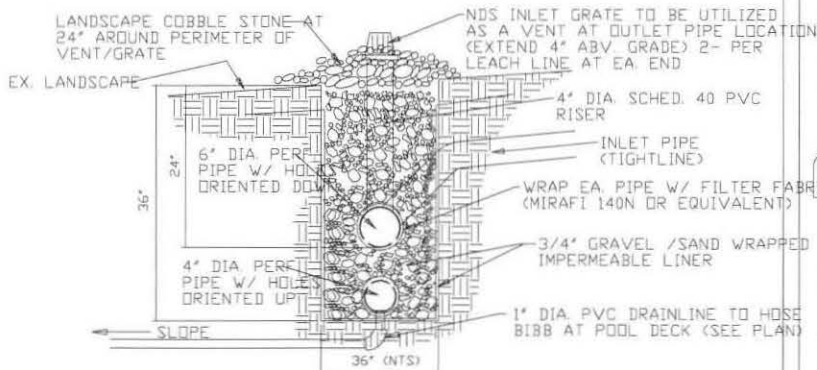
Project Description:	Detached Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct of New Two Story Residence w/ A New Attached Two Car Garage & Detached Pool House
Project Team:	GENERAL CONTRACTOR: T&B DESIGNER: DG Design & Drafting 807 Morena Boulevard #D San Diego, CA 92110 PH: (619) 270-4624
Project Owner / Address:	Mark & Karen Leibowitz 8283 La Jolla Shores Drive, La Jolla, CA 92037
Required Permits & Approvals:	Coastal Development/La Jolla Shores Planned District Permits
Assessors Parcel Number:	346-240-19
Legal Description:	Parcel 1 OF Parcel Map No. 3452, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County August 3, 1954.
Year of Construction:	1948 (Original Residence - See Historical Review #15-435690)
Lot Zoning:	L-SPD-SF/Coastal Near-Applicable Overlay Zone
Lot Size:	48,787 Sq. Ft. (0.12 Acres)
Proposed Building Sq. Ft.:	
Living Area:	6260 Sq. Ft.
First Floor:	2225 Sq. Ft. (2,375 Gross Sq. Ft.)
Second Floor:	4035 Sq. Ft. (4,635 Gross Sq. Ft.)
Total Living Area:	6260 Sq. Ft. *
Attached Garage:	850 Sq. Ft. *
Exterior Decks:	690 Sq. Ft.
Covered Porches:	286 Sq. Ft.
Pool House/Bath/Storage:	157 Sq. Ft.
Pool House Covered Plaza:	350 Sq. Ft.
Subsoils:	Front: General Conformity w/ Those Existing Properties in the Vicinity Rear: Same Sub: Same (See SDG&W EROSION CONTROL PLAN)
Proposed FAR:	48,787 sq. ft. / 9495 sq. ft. gross floor area = 0.94
FAR/Coverage Proposed:	0.0336/48,787 = 206.4/50
Applicable Codes:	2003 CBC, CBC, CFC, CPC & DEC, CAC, TITLE 24, SDHC
Type of Construction:	VB - Sprinklered per MPA 3-D
Building Occupancy:	RS-14
Geological Hazard Category:	52
Required Parking:	Two Standard Spaces (8' x 8') Per Table 142-05B Three Standard Enclosed Spaces Provided
Condition of Soil:	Undisturbed
NOTES:	
1.	ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
2.	THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
3.	MINIMAL GRADING IS PROVIDED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
4.	PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (R.C. 901.4.4)



REFERENCE DRAWINGS
 CITY OF SAN DIEGO DWG. NO. 7923-L
 PARCEL MAP NO. 14620, MAP NO. 5090

BENCHMARK:
 CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE
 SOUTHEAST CORNER OF CALLE DEL DRD AND DEL DRD COURT. ELEVATION = 48.01'
 MEAN SEA LEVEL (NGVD 1929).
 DATE OF SURVEY = 4/13/13

SURVEY PREPARED BY:
CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (658)271-9901 FAX: (658)271-8912



DE-SILTING/DISSIPATOR TRENCH (A)
 SCALE: NONE

LEGEND:

DESCRIPTION	SYMBOL
EX. CONTOUR	(Solid line with elevation)
PROPOSED CONTOUR	(Dashed line with elevation)
ROOF DRAIN LEADER	RD (SEE BLDG PLAN FOR LOCATION)
PVT. STORM DRAIN	SD
PVT. STORM DRAIN	SD PERFORATED
DRAINAGE SWALE	(Line with 'S' symbol)
CMU RETAINING WALL	(Line with 'C' symbol)
PVT. STORM DRAIN CLEAN-OUT	CO
TV+TD WALL/TF+TD FTG	(Line with 'TV' symbol)
PROPOSED SPOT ELEVATION	100.00
EXISTING SPOT ELEVATION	100.00
EXISTING DRAINAGE PATTERN	(Line with '7%' slope)
PROPOSED DRAINAGE PATTERN	(Line with '7%' slope)

GRADING QUANTITIES:

GRADED AREA	4800 SQ. FT./1.1 ACRES
CUT QUANTITIES	320 CU. YD.
FILL QUANTITIES	0
MAX. CUT DEPTH	1'-0"
MAX. FILL DEPTH	N/A
MAX. FILL SLOPE RATIO	4:1
IMPORT/EXPORT	DUE TO NATURE OF THE PROPOSED DRAINAGE DESIGN, NO EXPORT IS PROPOSED. HOWEVER, THE NEED MAY ARISE TO REMOVE CERTAIN UNSUITABLE MATERIALS AND REPLACE WITH ACCEPTABLE MATERIAL AS DEEMED APPROPRIATE BY THE GEOLOGIST.

THIS PROJECT PROPOSES TO EXPORT 320 +/- CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCARDED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

PROJECT DATA

Project Description: Demolish Existing 4088 Sq. Ft. Single Story Single Family Dwelling w/ 2-car Attached Garage & Detached Pool House and Construct a New Two Story Residence w/ a New Attached Two Car Garage & Detached Pool House

Project Team: GENERAL CONTRACTOR/DESIGNER: F.B.D. DESIGN & DRAFTING: 1817 MORENA BOULEVARD, #D SAN DIEGO, CA 92110 PH: (658) 270-1624

Project Owner / Address: Mark & Karen Leibowitz, 8293 La Jolla Shores Drive, La Jolla, CA 92037

Required Permits & Approvals: Coastal Development/La Jolla Shores Planned District Permits

Assessors Parcel Number: 446-240-19

Legal Description: Parcel 1 of Parcel Map No. 13452, In the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County August 31, 1984.

Year of Construction: 1948 (Original Residence - See Historical Review PFS #339690)

Lot Zoning: LSPD-SF/Coastal (Non-Applicable) Overlay Zone

Proposed Building Sq. Ft.: 48,787 Sq. Ft. (112 Acres)

Living Area:
 First Floor: 6260 Sq. Ft.
 Second Floor: 2125 Sq. Ft. (2375 Gross Sq. Ft.)
 Total Living Area: 8385 Sq. Ft. (8635 Gross Sq. Ft.)
 Attached Garage: 860 Sq. Ft.
 Exterior Decks: 1210 Sq. Ft.
 Covered Patios: 295 Sq. Ft.
 Pool House Bath/Storage: 1087 Sq. Ft.
 Pool House Covered Patios: 188 Sq. Ft.

Setbacks: Front: General Conformity w/ Those in Vicinity; Rear: Existing Properties in the Vicinity (Per SDMC 1510.0304(a)(4))

Proposed FAR: 48,787 lot s.f./9495 s.f. gross floor area = 5.14

FAR/Coverage Proposed: 0.038/48,787 = 206 < 60

Applicable Codes: 2013 CBC, CRC, CMC, CPC & CEC, CAC TITLE 21

Type of Construction: VB - Sprinklered per NFPA 13-D

Building Occupancy: R3/U1

Geological Hazard Category: 5

Required Parking: Two Standard Spaces (9' x 18') Per Table 142-658

Condition of Soil: Undisturbed

NOTES:
 1. ALL EXISTING EASEMENTS ARE SHOWN ON SITE PLAN.
 2. THE EXISTING BUS/TRANSIT STOPS ARE SHOWN ON THE VICINITY MAP AND SITE PLAN.
 3. MINIMAL GRADING IS PROPOSED FOR MINOR SLOPES TO PROVIDE DRAINAGE.
 4. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET BY FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UPC 901.4.4).

SHEET NOTES:

- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF INTO THE EXISTING HILLSIDE OR ADJACENT PROPERTIES THAN CURRENTLY EXISTS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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 STDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



SCALE: 1" = 20'

DRAINAGE & GRADES PLAN

REVISIONS BY

NO.	DATE	DESCRIPTION
1	3/5/15	RETENTION BASIN RECONFIGURATION
2	4/17/15	

Sheet Title: drainage & grades plan

The Leibowitz Residence

DESIGN & DRAFTING
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DATE: 2/6/15
SCALE: AS NOTED
DRAWN: D.J.G.
JOB: LEIBOWITZ
SHEET: 13
OF 15 SHEETS