



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: August 8, 2019 REPORT NO. PC-19-074  
HEARING DATE: August 15, 2019  
SUBJECT: BLACK HALIBUT CDP/SDP, Process Three  
PROJECT NUMBER: [516011](#)  
REFERENCE: Report to the Hearing Officer [HO-19-029](#)  
OWNER/APPLICANT: El Paseo Grande LLC, Owner/  
Claude-Anthony Marengo, Architect/Agent

### SUMMARY

Issue: Should the Planning Commission approve an appeal of the Hearing Officer's decision to approve a Coastal Development and Site Development Permit to demolish an existing single-family dwelling unit and construct a new, two-story, over basement single-family dwelling unit located at 8470 El Paseo Grande in the La Jolla Community Plan area?

Staff Recommendation: DENY the appeal and affirm the Hearing Officer's decision to Approve Coastal Development Permit No. 2134826 and Site Development Permit No. 2134827.

Community Planning Group Recommendation: On June 7, 2018, the La Jolla Community Planning Association voted 6-7-2 to recommend denial of the project, which was a failed motion. On a second motion they voted 7-6-2 to recommend approval of the project with no conditions. Both motions failed due to a lack of a minimum 8 votes, resulting in no action/recommendation by this group (Attachment 9).

La Jolla Shores Advisory Board: On April 16, 2018, the La Jolla Shores Advisory Board voted 4-1 to recommend denial of the project (Attachment 10).

Environmental Review: A Mitigated Negative Declaration No. 516011 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process. An appeal of the CEQA determination was previously made and the City Council denied the CEQA Appeal on June 11, 2019, Resolution No. R-312517 (Attachment 6). The scope of the subject hearing only includes the project and not the

environmental determination.

Fiscal Impact Statement: None with this action. All costs associated with the processing of the project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project site is in the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP/LCLUP) and implemented through the SF Zone of the La Jolla Shores Planned District. The community plan land use designation is Low Density Residential (5-9 du/acre). The 0.27-acre site could accommodate 1 dwelling unit within the Low Density Residential land use designation. The proposed project would demolish one existing single-family residence and construct one market rate single-family residential unit consistent with the General Plan Housing Element and the La Jolla Community Plan planned density. There will be no net gain or loss to the available housing stock.

## BACKGROUND

The 0.27-acre project site is located at 8470 El Paseo Grande, west of El Paseo Grande, the First Public Roadway, and directly adjacent to the Pacific Ocean with a seawall along the western side of the project site (Attachment 1). The existing one-story 2,578 square-foot home with a 639 square-foot guest quarters was built in 1950. The project site extends approximately 48 feet beyond the existing seawall to the west, into an area containing coastal beaches. The surrounding neighborhood is a mix of one and two-story single dwelling units that form a well-established residential beachfront neighborhood (Attachment 3). The project site is in the SF Zone (Single Family Zone) of the La Jolla Shores Planned District (Planned District) and is designated for Very Low Density Residential within the La Jolla Community Plan (LJCP). The LJCP and Local Coastal Program Land Use Plan (LCLUP) identifies the western side of El Paseo Grande as an Alternative Access Path for shoreline access to the ocean and the area immediately behind the property as Unrestricted Lateral Access. The site is also in the Coastal Overlay Zone (Appealable), Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and is located seaward of the First Public Roadway (El Paseo Grande).

Per San Diego Municipal Code (SDMC) section 143.0212, all projects impacting a parcel that contains a structure older than 45 years must be reviewed to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. Development Services Department Staff evaluated the project site and concluded it is not significant, nor eligible for historic designation under local, state or federal criteria.

On April 16, 2018, the La Jolla Shores Advisory Board recommended denial of the project and on June 7, 2018, the La Jolla Community Planning Association had no recommendation. The group took two motions, both motions failed due to a lack of a minimum of 8 votes.

On March 20, 2019, the Hearing Officer approved the project. An appeal of both the Environmental Determination and the Hearing Officer's decision to approve the project was filed by Philip Merten, representing Richard Johnson on April 2, 2019. On June 11, 2019, the City Council denied the appeal

of the Environmental Determination and approved the Mitigated Negative Declaration by a unanimous vote with all present.

## DISCUSSION

### Project Description:

The project proposes to demolish the existing one-story residence, retain the existing seawall in place and construct a 10,813-square-foot two-story over basement single dwelling unit with an attached two-car garage, consisting of a 4,195-square-foot basement; a 3,902-square-foot first floor; and a 2,716-square-foot second floor. Only 6,927 square feet counts towards gross floor area based on SDMC Section 113.0234(a). The project requires a Coastal Development Permit per San Diego Municipal Code (SDMC) Section 126.0702 for the proposed demolition and construction on property within the Coastal Overlay Zone. A Site Development Permit is required per SDMC Section 1510.0201(d) for major development within the La Jolla Shores Planned District and also for development on a premise containing Environmentally Sensitive Lands (ESL) in the form of Coastal Beaches, per SDMC Section 143.0110.

The Community Plan designates the site as Very Low Density (0-5 DU/acre) Residential land use (Attachment 2). The proposed residential use of the 11,878-square-foot property is consistent with that land use designation at a density of 3.7 du/ac. The project site extends approximately 48 feet beyond the existing seawall to the west, into an area containing ESL in the form of a Coastal Beaches. The proposed new residence will be located within the previously developed portion of the property and is designed to not impact the coastal beaches. All surface drainage run-off will be conveyed through an existing drainage system which will convey surface flow to El Paseo Grande. Required public improvements include installing new curb and gutter, which will help control drainage. The project proposes 1,980 cubic yards of cut, and zero cubic yards of fill, for a total export of 1,980 cubic yards, primarily to accommodate the proposed basement area. The proposed residence will be approximately 21 feet, 6 inches in height, in compliance with the allowed 30-foot height limit. The proposed driveway width of 12 feet provides more potential for on-street public parking and complies with Beach Parking Impact Overlay Zone regulations.

The La Jolla Shores Planned District does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the Planned District contains language in the General Design Regulations which references the character of the area; being in general conformity to surrounding development; and design principles. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale as encouraged by the Planned District.

The Planned District contains General Design Regulations, SDMC section 1510.0301, which state that, "No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." The proposed residence is designed to include stone detailing in horizontal patterns to break up walls and to accentuate the lines of the structure and board formed concrete as a main body coupled with stucco and break metal trim for window awnings and the cladding of windows and eave and parapet

details. The proposed residence was found in general conformance with surrounding development and in conformance with the La Jolla Shores General Design Regulations.

The project site is located east of the Pacific Ocean coastline, however it is not located within or adjacent to a public view, as identified within the LJCP/LCLUP (Attachment 12). The project site is also between the First Public Roadway (El Paseo Grande) and the sea, which requires that side yard views be protected. As a condition of the permit, View Corridor Easements over both side-yard setbacks will be recorded to protect and maintain public views to the ocean in perpetuity (Attachment 5, Condition Nos. 33 and 34).

El Paseo Grande is identified within the LJCP/LCLUP as an Alternative Pedestrian Access (Attachment 13). A City-standard sidewalk will be constructed along the project frontage, improving the pedestrian safety and access for the public. Currently the site does not contain sidewalk improvements within the right-of-way. Along the rear or west side of the project site an Unrestricted Lateral Access is identified by the LJCP/LCLUP. This existing Unrestricted Lateral Access to the beach area will be maintained through the recording of a Lateral Public Access Easement for public access and passive recreational uses, which is a permit condition (Attachment 5, Condition No. 32). Currently the public obtains access to this beach area through La Jolla Shores Park located approximately one block to the south. This same beach area will be protected as coastal beaches with the recording of a Covenant of Easement, which is a condition of the permit (Attachment 5, Condition No. 31). A review of the project plans, has determined that the proposed redevelopment of this property is in conformance with the LJCP/LCLUP.

#### Community Plan Analysis:

The proposed project is located within the LJCP/LCLUP and is designated for Low Density Residential (5-9 du/acre) development. The proposed dwelling unit project conforms to the designated land use. The LJCP/LCLUP recommends maintaining the character of residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures.

The LJCP/LCLUP identifies that an Alternative Pedestrian Access is located along the project site's street frontage within the El Paseo Grande public right-of-way. This pedestrian access will be improved in the form of a public sidewalk and it will remain open and available for public use.

The LJCP/LCLUP does not identify any public views or vantage points on or adjacent to the project site. Due to its location along the west side of El Paseo Grande adjacent to the Pacific Ocean, there are intermittent views available to the coast across the property, as viewed from the El Paseo Grande public right-of-way. As a condition of the development permit, these existing intermittent views provided through the north and south side setback areas of the property will be preserved and enhanced through the recording of view corridor easements in those setback areas. The provision of these view corridor easements will support recommendations within the Natural Resources and Open Space System Element of the LJCP/LCLUP to preserve, enhance, or restore existing or potential view corridors within the yards and setbacks where new development is proposed on property that lies between the shoreline and the first public roadway.



The LJCP/LCLUP recommends maintaining the existing residential character of La Jolla's neighborhoods by encouraging build out of residential areas at the plan density. The neighborhood is developed with predominately moderate to large size older homes with larger newer residences. The proposed residence is consistent with the bulk and scale in the neighborhood. The proposed height for the residence is less than thirty feet, which is consistent with the LJCP and the thirty-foot height limit. The proposed new residence is sited within the private property and meets the setbacks of the implementing SF Zone of the La Jolla Shores Planned District.

Appeal of the Hearing Officer Approval:

On March 20, 2019, the Hearing Officer approved the project after hearing public testimony. On April 2, 2019, an appeal of both the Environmental Determination and the Hearing Officer's decision to approve the project was filed by Mr. Phil Merten (Attachment 7). The following discussion includes the appeal issues as stated by the appellants, followed by staff/applicant consultant responses.

Please refer to the attached Appeal Application letter to read each appeal issue in its entirety (Attachment 7).

Appeal Issue 1:

*"There is a major inconsistency between drawings contained in the MND and the latest revised drawings submitted to the Development Services Department"*

City Staff response 1:

The draft MND contained a graphic from an earlier submittal of the project. However, the Final MND was updated to include the appropriate site plan and the analysis within the MND was not affected. This issue was addressed during the Appeal of the Environmental Determination to City Council.

Appeal Issue 2:

*"Section X Land Use and Planning, of the Initial Study Checklist Letter B is marked as No Impact and the response should be Potentially Significant effect."*

City Staff response 2:

Per the City's CEQA Thresholds, projects that severely contrast with surrounding neighborhood character may result in significant impacts. To meet this significance threshold one or more of the following conditions must apply: the project would have to exceed the allowable height or bulk regulations, and the height and bulk of the existing patterns of development in the vicinity of the project by a substantial margin; have an architectural style or use building materials in stark contrast to adjacent development, where the adjacent development follows a single or common architectural theme (e.g., Gaslamp Quarter, Old Town); result in the physical loss, isolation or degradation of a community identification symbol or landmark (e.g., a stand of trees, coastal bluff, historic landmark) which is identified in the General Plan, applicable community plan or local coastal program; be located in a highly visible area (e.g., on a canyon edge, hilltop or adjacent to an interstate highway)

and would strongly contrast with the surrounding development or natural topography through excessive height, bulk signage or architectural projections; and/or the project would have a cumulative effect by opening up a new area for development or changing the overall character of the area

City staff reviewed The La Jolla Design Manual and The La Jolla Shores Planned District Ordinance in addition to other relevant planning documents, as noted below. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and determined that the project complies with all of the applicable policy documents and development regulations. The project is consistent with the Community Character Recommendations of the General Design guidelines as outlined in the La Jolla Community Plan and conforms to the General Design Regulations and Development Regulations of the Single Family (SF) Zone of the La Jolla Shores Planned District Ordinance (LJSPDO). The proposed development is consistent with the applicable Very Low Density Residential land use designation (0-5 DU/AC), the identified public access and public views requirements of the La Jolla Community Plan and Local Coastal Land Use Plan, and the SF Zone of the La Jolla Shores Planned District development regulations regarding allowed density and design recommendations. The project proposes no variances or deviations to the development regulations of the Land Development Code.

The proposed demolition of an existing residence and construction of a new two-story, residential dwelling unit is compatible with the architecture, bulk, scale, and density of the surrounding development. The existing homes in the neighborhood do not have a unifying theme of architecture such as the architecture of Old Town or the Gaslamp District as described in the City's Thresholds. The project site is located in a developed neighborhood that is transitioning as older homes are replaced. There are several homes of similar size and scale. As a required part of the discretionary review the applicant provided a Jolla Shores Planned District Ordinance Survey of properties within a 300-foot radius of the project site. The survey included 39-homes on El Paseo Grande from La Jolla Shores Park to the beginning of Scripps Beach which revealed: nine 1-story homes and nine 2-story homes on the west side and six 1-story homes and fourteen 2-story homes on the east side.

No community identification symbol or landmark identified in the General Plan, applicable community plan or local coastal program, is located within the project vicinity. Therefore, the project would not result in the physical loss, isolation, or degradation of such a resource.

Further, the proposed project would not open a new area for development or change the overall character of the area. None of the criteria listed in the City's Significance Thresholds have been exceeded and staff has determined that the project is consistent with all the applicable land use plans and regulatory documents, including the LJCP/LCLUP, the La Jolla Design Manual, and the La Jolla Shores Planned District Ordinance. This issue was addressed during the Appeal of the Environmental Determination to City Council.

Appeal Issue 3:

*"The bulk and scale of the proposed three-story dwelling far exceeds that of the existing one- and two-story structures in the vicinity."*

City Staff response 3:

The appellant incorrectly describes the project as a three-story home and does not differentiate between the portions of the project that are “above” and “below” grade. The proposed project includes a two-story home with a basement below. Per SDMC Section 113.0261(d), basements are considered stories only where there is at least a 6-foot separation between lowest grade and finish floor above. At no point is the proposed residence considered a 3-story structure since the basement level does not exceed the 6-foot threshold with additional stories situated directly above.

The proposed basement has no impact on bulk and scale because it is located below grade, and the height of the home from existing grade is below the allowed height limit. The height of the structure at the south west corner is 24-feet above existing grade, 6-feet below the allowable limit. (See Height Exhibit attached as Exhibit 2.). In fact, by incorporating a basement, the project is minimizing any impact to the aesthetics by ensuring that the home is under the Coastal Height Limit by proposing a two-story residence above grade.

In addition, the Single-Family Zone (SF) Zone of the La Jolla Shores PDO does not contain restrictions on number of stories and permits a maximum height of 30 feet. Bulk and scale in La Jolla Shores is addressed by conformance to the General Design Regulations and Development Regulations of the Single Family (SF) Zone of the LJSPDO and through consistency with applicable policies of the LJCP (i.e. Community Character Recommendations and Visual Resources).

The project site is located within area of 22 neighboring beachfront properties abutting El Paseo Grande, located between La Jolla Shores Park to the south and the Scripps Institution of Oceanography to the north. The surrounding neighborhood does not have a unifying architectural theme or style and is comprised of an eclectic variety of one, two, and three-story structures. The proposed building design will be compatible with the diverse nature of homes in the area. Therefore, the design of the home will not be disruptive to the existing architectural character of the area.

Appeal Issue 4:

*“The La Jolla Shores Design Manual (LJSDM) establishes specific design criteria to be used in the evaluation of the appropriateness of all development in La Jolla Shores Planned District. The Design Guidelines of the LJSDM (pg.50) states: Roofs are visually most important element; no other single element of design will contribute to neighborhood continuity as effectively as the use of similar roof materials and colors.”*

City Staff response 4:

The project's roof does not create a design incompatibility because there is no common roofing design or theme in the neighborhood. The proposed home would include a smooth cement plaster finish and a flat sloping roofline that is compatible with the homes in the area. Homes in the neighborhood include a number of unique roof designs and materials. As discussed in Staff Response Number 2, the project does not exceed any of the criteria from the City's CEQA Significance Thresholds and no impact to Visual Quality or Community Character would occur.

Appeal Issue 5:

*"The project is not in conformity with the Single-Family Zone-Development Regulations of the LJSPDO [Sec. 1510.0304(b)(4)]. "The proposed 8'-6" setback for the one-story high buildings and elevated swimming pool structure is not in general conformity with those in the vicinity."*

City Staff response 5:

The building and structure setbacks comply with San Diego Municipal Code Section 1510.0304(b)(4), which requires general conformity with setbacks in the vicinity. As part of the submittal requirements, the applicant provided a Jolla Shores Planned District Ordinance Survey of properties within a 300-foot radius of the project site. As demonstrated through this survey of the existing neighborhood character, all of the project's proposed front, side, and rear setbacks are in general conformance with those in the vicinity. In particular, side yard setbacks within the vicinity are not uniform and vary given the organic layout of streets and the varying lot placement of existing residences. The proposed project's side yard setbacks, which range from 5 to 8-feet at the south and 10 to 12-feet at the north, are within general conformity with the nearby residences. The proposed project addressed the issue of the west facing exterior walls through a 30-foot setback from the walkway instead of the proposed 24'-11" distance. This aligns the proposed project with west facing walls of the neighbors to the north and south. Finally, the appellant's assertion that project structures are 8'-6" from a public walkway is incorrect. The appellant is referring to the private walkway at the rear of the property that is behind the existing seawall. The rear of the proposed home is setback approximately 30 feet from the edge of the sidewalk. As discussed above, the rear yard setback complies with City of San Municipal Code Section 1510.0304(b)(4).

As discussed in Staff Response Number 2, the project does not exceed the City's CEQA Significance Determination Thresholds for Visual Effects and Neighborhood Character.

Appeal Issue 6:

*"Conflicting and fraudulent exhibits contained in the staff report to the Hearing Officer."*

City Staff response 6:

The architectural renderings described in Appeal Issue Number 6 were not included in the MND and were not relied upon to assess the potential for the project to result in a significant impact related to Visual Effect and Neighborhood Character, however, the renderings are accurate for the illustrative purposes of a rendering. The rendering was part of the plan set as an attachment to the Hearing Officer Report.

The neighboring residence to the south, at 8466 El Paseo Grande, appears larger than the proposed residence since the approved roof ridgeline is situated 2 feet higher than that of the proposed residence (45.33' vs. 47.33' above mean sea level).

In addition, the prominent chimney elements of the neighboring residence observe an above mean

sea level elevation of 50.16' – approx. 5 feet higher than the roof ridgeline of the proposed residence.

The west elevation on Sheet A-5.3 provides an accurate side-by-side comparison of the neighboring residences.

Conclusion:

Staff recommends that the Planning Commission deny the appeal and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2134826 and Site Development Permit No. 2134827, as the project meets all applicable development regulations and policies.

ALTERNATIVES

1. Deny the appeal and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2134826 and Site Development Permit No. 2134827, with modifications.
2. Approve the appeal, reverse the Hearing Officer's decision, and Deny Coastal Development Permit No. 2134826 and Site Development Permit No. 2134827, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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P.J. Fitzgerald  
Assistant Deputy Director  
Development Services Department



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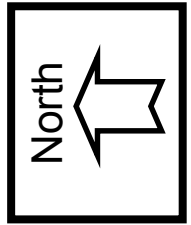
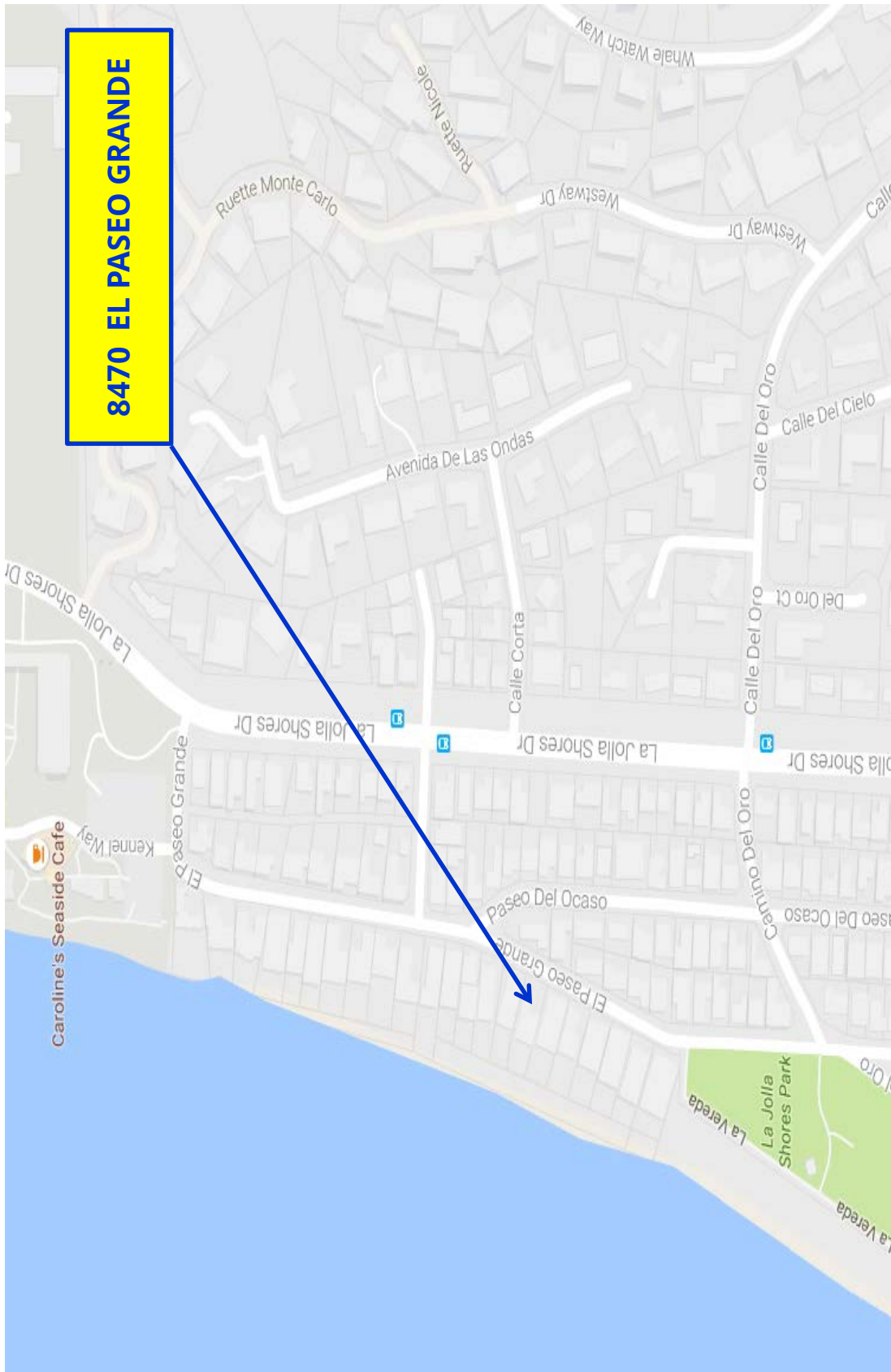
Glenn R. Gargas  
Development Project Manager  
Development Services Department

DEPARTMENT HEAD SURNAME IN CAPS/AUTHOR'S THREE INITIALS IN CAPS

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Resolution
7. Copy of Appeal
8. Project Plans
9. La Jolla Community Planning Association Recommendation
10. La Jolla Shores Advisory Board Recommendation
11. Ownership Disclosure Statement

12. La Jolla Community Plan – Figure C – Subarea C La Jolla Shores – Visual Access
13. La Jolla Community Plan – Figure C – Subarea C La Jolla Shores – Physical Access

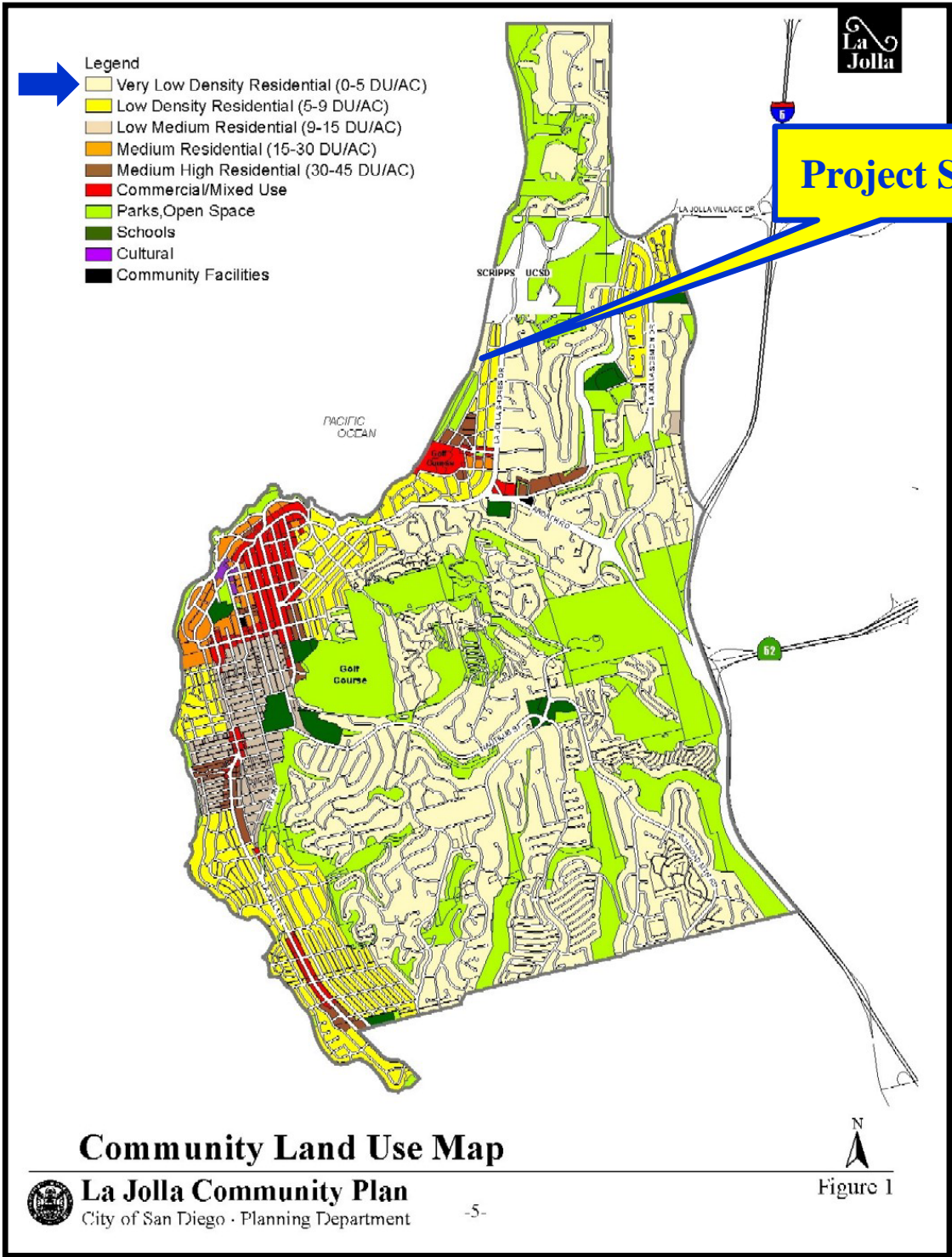


**Project Location Map**

**BLACK HALIBUT CDP / SDP - 8470 EL PASEO GRANDE  
PROJECT NO. 516011**

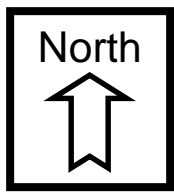






**Land Use Map**

**BLACK HALIBUT CDP / SDP - 8470 EL PASEO GRANDE**  
**PROJECT NO. 516011 La Jolla**



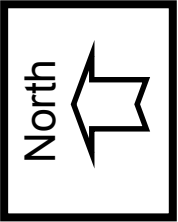




**Project Site**

**COASTAL BEACHES**

**SEAWALL**



**Aerial Photo**  
**BLACK HALIBIT CDP / SDP - 8470 EL PASEO GRANDE**  
**PROJECT NO. 516011**



**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2134826/  
SITE DEVELOPMENT PERMIT NO. 2134827  
BLACK HALIBUT CDP/SDP - PROJECT NO. 516011**

WHEREAS, Black Halibut LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence and construct a two-story over basement residential dwelling unit with an attached two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2134826 and 2134827), on portions of a 11,878-square-foot property;

WHEREAS, the project site is located at 8470 El Paseo Grande, in the SF Zone of the La Jolla Shores Planned District, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, La Jolla Archaeological Study Area, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; Lot 1 of Ocean Terrace, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 2615, filed in the office of the County Recorder of San Diego County, January 20, 1950. Excepting Therefrom that portion thereof heretofore or now lying below the mean high tide lines of the Pacific Ocean.

WHEREAS, on March 20, 2019, the Hearing Officer of the City of San Diego considered and approved Coastal Development Permit No. 2134826 and Site Development Permit No. 2134827, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 2, 2019, an appeal of the Hearing Officer's decision was filed; and

WHEREAS, on August 15, 2019, the Planning Commission of the City of San Diego considered an appeal of the Hearing Officer's March 20, 2019 decision to approve Coastal Development Permit No. 2134826 and Site Development Permit No. 2134827, pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it denies the appeal, affirms the Hearing Officer's decision, and adopts the following findings with respect to Coastal Development Permit No. 2134826 and Site Development Permit No. 2134827:

FINDINGS:

**Coastal Development Permit – San Diego Municipal Code (SDMC) Section 126.0708**

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

## ATTACHMENT 4

The project site is currently developed with a 2,578-square-foot, one-story, residence with a rear yard seawall. This project proposes to demolish the residence and construct a two-story residential dwelling unit. The new residence will be situated in approximately the same location as the existing residence, approximately one foot closer to the seawall. The project site is located directly adjacent to the Pacific Ocean coastline. The proposed project is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The project site is located within the First Public Roadway (El Paseo Grande) and the Pacific Ocean. The site is on the west side of El Paseo Grande which has an Alternative Pedestrian Access identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The Alternative Pedestrian Access is along the project site's street frontage within the El Paseo Grande public right-of-way. This pedestrian access is existing and will be maintained in its current form. The project site currently extends approximately 48 feet beyond the existing seawall to the west, into an area containing a coastal beach area. Along the rear or west side of the project site, in this coastal beach area, an Unrestricted Lateral Access is identified by the La Jolla Community Plan and Local Coastal Land Use Plan. This existing Unrestricted Lateral Access will be maintained through the recording of a Lateral Access Easement (for public access and recreational uses), which is a condition of the permit. The public obtains access to this beach area through La Jolla Shores Park located approximately one block to the south. This same beach area will be protected as coastal beaches with the recording of a Covenant of Easement, which is a condition of the permit. There is no identified public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is located along the west side of El Paseo Grande and there are intermittent views along that public right of way between the structures. Intermittent views down the north and south side setback areas are being preserved and enhanced through the recording of view easements in those setback areas as a condition of the permit.

The La Jolla Shores Planned District does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the Planned District contains language in the General Design regulations which references the character of the area and new development, being in general conformity to surrounding development and design principles. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale with all of the applicable development regulations of the La Jolla Shores Planned District's SF-Zone, the Coastal Overlay Zone and the Sensitive Coastal Overlay Zone. The proposed project meets all of the development standards, such as building setbacks, building height, bulk and scale required by the underlying zone. Thus, the proposed residential dwelling unit development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed redevelopment will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project site was previously graded and has been developed with a residence since 1950. A review of resource maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA)-designated lands. However, the project site contains

## ATTACHMENT 4

environmentally sensitive resources in the form of coastal beaches on the project's west side. The project proposes to demolish the existing residence and construct a two-story, residential dwelling unit with an attached two-car garage in approximately the same location on the lot as the existing residence. The western portion of the site that contains the coastal beach area that will remain and be kept open for public use with the recording of a lateral access easement for public access and passive recreational uses as a condition of the permit. This same beach area will be protected as coastal beaches with the recording of a Covenant of Easement, which is a condition of the permit. Site drainage currently exists and is designed to drain predominately toward the public street. All surface drainage will be conveyed to El Paseo Grande. The environmental review determined that this project may have a significant environmental effect on Cultural Resources (Archaeology), Cultural Resources (Paleontology), Tribal Cultural Resources and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Cultural Resources (Archaeology), Cultural Resources (Paleontology) and Tribal Cultural Resources, to reduce the potential impacts to a level below significance. The project was previously graded and redevelopment of this site proposes 1,980 cubic yards of cut, zero cubic yards of fill, for a total export of 1,980 cubic yards for the proposed basement area. Thus, this proposed redevelopment of an existing residence will not adversely affect Environmentally Sensitive Lands.

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

The proposed development to demolish an existing residence and construct a two-story, residential dwelling unit is located on a site which has a Very Low Density Residential (0-5 DU/AC) land use designation. The La Jolla Shores Planned District does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the Planned District contains language in the General Design regulations which references the character of the area and development, being in general conformity to surrounding development and design principles. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale with all of the applicable development regulations of the La Jolla Shores Planned District's SF-Zone, the Coastal Overlay Zone and the Sensitive Coastal Overlay Zone. The project site is located directly adjacent to the coastline with an identified intermittent view between the structures from the public right of way of El Paseo Grande, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. As a permit condition, the project will record view easements down each side setback area to preserve these intermittent views. The project site is located in an area identified as containing Alternative Pedestrian Access along the El Paseo Grande street frontage which will remain the same with improved public sidewalks. The project site currently extends approximately 48 feet beyond the existing seawall to the west, into an area containing coastal beaches. Unrestricted Lateral Access is identified along the rear or western side of the project site. A Lateral Access Easement to maintain an open access to this public beach area will be recorded prior to construction as a condition of the permit. The public obtains access to this beach area through La Jolla Shores Park located approximately one block to the south. Project development will be fully contained within the existing legal lot area. Due to these factors the proposed residential dwelling unit redevelopment of this property was found to be in compliance with the allowed density, identified public access,

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identified public views and all applicable regulations as adopted by the La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

**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 11,878-square-foot site, currently developed with an existing residence, is located within a well developed residential neighborhood directly adjacent to the Pacific Ocean coastline. The project site is located within the first public road (El Paseo Grande) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The project site is located in an area where there are intermittent views along that public right of way between the structures. Intermittent views down the north and south side setback areas are being preserved and enhanced through the recording of view easements along those setback areas as a condition of the permit. The project site is located in an area identified as containing Alternative Pedestrian Access along the El Paseo Grande street frontage which will be improved with a public sidewalk within the right-of-way. The project site currently extends approximately 48 feet beyond the existing seawall to the west, into an area containing a public beach. Lateral Access across the rear or western portion of the property will remain open and a Lateral Public Access Easement will be recorded on the property prior to building permit issuance as a condition of approval. Due to these factors, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

### **Site Development Permit - SDMC Section 126.0505**

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

The proposed demolition of a 2,578-square-foot residence and construction of a 6,927-square-foot, two-story over basement, residential dwelling unit with an attached two-car garage will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the plan's Very Low Density Residential land use designation (0-5 DU/AC), the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Land Use Plan, and the SF Zone of the La Jolla Shores Planned District development regulations, allowed density and design recommendations. Thus, this residential dwelling unit redevelopment will not adversely affect the La Jolla Community land use plan.

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

The proposed demolition of an existing residence and construction of a 6,927-square-foot, two-story over basement, residential dwelling unit with an attached two-car garage has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay Zone and the Sensitive Coastal Overlay Zone. The environmental review determined that this project may have a significant environmental effect on Cultural Resources (Archaeology), Cultural Resources (Paleontology) and Tribal Cultural Resources requiring the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting



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Program (MMRP) incorporate mitigation measures into the project for potential impacts to Cultural Resources (Archaeology), Cultural Resources (Paleontology) and Tribal Cultural Resources, to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety.

The project will not have any impact on the provision of essential public services. The proposed project will reconstruct the on-site driveway to current standards and close a non-utilized portion of the existing driveway. The project proposes a driveway width of 12 feet to maximize the potential of on-street curb parking and to comply with the Coastal and Beach Parking Impact Overlay Zone regulations. The project will add new curb, gutter and sidewalk. These public improvements will bring these elements in to conformance with current traffic and pedestrian safety standards and thereby aid public health and safety. Currently there is no improved sidewalk within the front public right-of-way. Conditions of approval require City review and approval of all construction plans prior to construction to determine that the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the 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 including any allowable deviations pursuant to the Land Development Code.**

The proposed demolition of an existing residence and construction of a 6,927-square-foot, two-story over basement, residential dwelling unit with an attached two-car garage, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone, Sensitive Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. The La Jolla Shores Planned District does not contain quantifiable development standards such as building setbacks and floor area ratio. Instead, the Planned District contains language in the General Design regulations which references the character of the area and development, being in general conformity to surrounding development and design principles. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed residence was found to be in general conformity with setbacks and bulk and scale consistent with the La Jolla Shores Planned District Ordinance SF Zone. The project proposes a driveway width of 12 feet to maximize the potential of on-street curb parking and to comply with the Coastal and Beach Parking Impact Overlay Zone regulations. The project proposes no variances or deviations to the development regulations of the Land Development Code. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and found that the project will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

### **Supplemental Findings--Environmentally Sensitive Lands**

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

The project proposes demolition of an existing residence and construction of a 6,927-square-foot, two-story over basement, residential dwelling unit with an attached two-car garage. The site is

## ATTACHMENT 4

located at 8470 El Paseo Grande, and zoned Single Family (SF) within the La Jolla Shores Planned District. The project is also located within the La Jolla Community Planning area, the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, and Beach Parking Impact Overlay Zone.

The project site contains Environmentally Sensitive Lands in the form of Coastal Beaches. The proposed new residence will be located, in approximately the same location of the existing residence, outside of the coastal beach area and will not affect any established view corridors. The western portion of the site that contains the coastal beach area that will remain and be kept open for public use with the recording of a lateral access easement for public access and passive recreational uses as a condition of the permit. This same beach area will be protected as coastal beaches with the recording of a Covenant of Easement, which is a condition of the permit. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project is adding a bio-filtration treatment box to collect 100-year storm run-off and avoid any potential drainage from happening on to the public areas from private improvements. The project site is relatively flat and grading operations would entail approximately 1,980 cubic yards of cut, primarily to accommodate the proposed basement area. A Geologic Report and addendums were prepared and reviewed that address geologic hazards for the Black Halibut project site by Christian Wheeler Engineering, November 2017. It was determined that the project site is not located on a fault. The site was also determined to be outside the defined Sensitive Coastal Bluff Zone per the City of San Diego's Coastal Bluffs and Beaches and Steep Slopes Guidelines. Compliance with the City's Geology permit conditions will ensure that new structures will be built to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project proposes demolition of an existing residence and construction of a 6,927-square-foot, two-story over basement, residential dwelling unit with an attached two-car garage. The site is located at 8470 El Paseo Grande, zoned Single Family (SF) within the La Jolla Shores Planned District within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, Beach Parking Impact Overlay Zone.

A Geologic Report and addendums were prepared and reviewed that address geologic hazards for the Black Halibut project site by Christian Wheeler Engineering, November 2017. It was determined that the project site is not located on a fault. The site was also determined to be outside the defined Sensitive Coastal Bluff Zone per the City of San Diego's Coastal Bluffs and Beaches and Steep Slopes Guidelines. Compliance with the City's Geology permit conditions will ensure that new structures will be built to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project proposes to demolition of an existing residence and construction of a 6,927-square- foot, two-story over basement, residential dwelling unit with an attached two-car garage.

The project site contains Environmentally Sensitive Lands in the form of Coastal Beaches. The proposed development will take place entirely within private property and not encroach on to the coastal beach or any environmentally sensitive lands. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding a bio-filtration treatment box to collect 100-year storm run-off and avoid any potential drainage from happening on to the public areas from private improvements. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project proposes to demolition of an existing residence and construction of a 6,927-square- foot, two-story over basement, single family residence with an attached two-car garage and landscaping.

The site is not within, or adjacent to, the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). Therefore, the project is not subject to the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The project site does not contain any vernal pools and is not subject to the VPHCP.

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

The project proposes to demolition of an existing residence and construction of a 6,927-square- foot, two-story over basement, residential dwelling unit with an attached two-car garage and landscaping. The proposed development takes place entirely within private property and stays within the area of existing development. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding a bio-filtration treatment box to collect 100-year storm run-off and avoid any potential drainage on to the public areas from private improvements. The project site is relatively flat and grading operations would entail approximately



## ATTACHMENT 4

1,980 cubic yards of cut, primarily to accommodate the proposed basement area. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply

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

The project proposes to demolition of an existing residence and construction of a 6,927-square- foot, two-story over basement, residential dwelling unit with an attached two-car garage and landscaping. A Mitigated Negative Declaration was prepared for the project as it was determined that the proposed development could have a significant impact on the following areas:

- Cultural Resources (Archaeology), Cultural Resources (Paleontology) and Tribal Cultural Resources;

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to archaeological, paleontology and tribal resources in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, the appeal is denied, the Hearing Officer's decision is affirmed, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 2134826 and Site Development Permit No. 2134827 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2134826 and 2134827, a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: August 15, 2019.

Job Order No. 24007045

**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**

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INTERNAL ORDER NUMBER: 24007045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2134826/SITE DEVELOPMENT PERMIT NO. 2134827  
**BLACK HALIBUT - PROJECT NO. 516011 (MMRP)**  
PLANNING COMMISSION

This Coastal Development Permit No. 2134826/Site Development Permit No. 2134827 is granted by the Planning Commission of the City of San Diego to Black Halibut, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708, 143.0110 and 1510.0201. The 11,878-square-foot site is located at 8470 El Paseo Grande, in the SF Zone of the La Jolla Shores Planned District, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone zone(s) of the La Jolla Community Plan area. The project site is legally described as: Lot 1 of Ocean Terrace, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 2615, filed in the office of the County Recorder of San Diego County, January 20, 1950. Excepting Therefrom that portion thereof heretofore or now lying below the mean high tide lines of the Pacific Ocean.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing one-story residence and construct a two-story single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 15, 2019, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing single-family dwelling unit and construction of a two-story, 6,927-square-foot single family dwelling unit over basement, which consists of a 4,195-square-foot basement, a 3,902-square-foot first floor and a 2,716-square-foot second floor on a 11,878-square-foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site walls, fences, exterior lighting, lap pool, walkways, deck and patio; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September \_\_, 2022 (Pending California Coastal Commission Appeal Period).
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 516011, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 516011, 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:

Cultural Resources (Archaeology), Cultural Resources (Paleontology), and Tribal Cultural Resources.

**CLIMATE ACTION PLAN REQUIREMENTS:**

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

16. The project proposes to export 1,980 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"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage system proposed for this development is private and subject to approval by the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet (D-25) in the El Paseo Grande Right-of-Way.

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscape and irrigation system in the El Paseo Grande Right-of-Way.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of new sidewalk, per current City Standards, adjacent to the site on El Paseo Grande. satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the installation of a new 6" curb and gutter per current City Standards along the entire frontage of the project site on El Paseo Grande, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of all non-utilized driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on El Paseo Grande, satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the installation of a new 12-foot-driveway, per current City Standards, adjacent to the site on El Paseo Grande, satisfactory to the City Engineer.

24. 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 SDMC, into the construction plans or specifications.

25. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

26. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit 'A,' the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

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, 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 consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

**PLANNING/DESIGN REQUIREMENTS:**

29. Owner/Permittee shall maintain 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 Owner/Permittee.

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

32. Prior to the issuance of a construction permit, an easement for public access and passive recreational uses located along the shoreline paralleling the water's edge shall be offered for dedication as a public easement as a condition of development permit approval (as shown on the site plan of Exhibit A) pursuant to the Land Development Code Section 143.0144(e).

33. Prior to the issuance of any construction permits, the Owner/Permittee shall record a View Corridor Easement that is five (5) feet wide along the northern side setback, and five (5) feet wide along the southern side setback, as shown on Exhibit "A," in accordance with SDMC section 132.0403.

34. Open fencing and landscaping may be permitted within the side setbacks provided such improvements do not significantly obstruct public views to the ocean from the public right-of-way. Landscaping shall be planted and maintained to not exceed three (3) feet in height in order to preserve public views.

35. 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.

**GEOLOGY REQUIREMENTS:**

36. 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.

37. 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.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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.

## ATTACHMENT 5

- 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 Planning Commission of the City of San Diego on August 15, 2019, by Resolution

\_\_\_\_\_.



**ATTACHMENT 5**

Permit Type/PTS Approval No.: CDP No. 2134826/SDP No. 2134827  
Date of Approval: Aug. 15, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

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

Black Halibut LLC  
Owner/Permittee

By \_\_\_\_\_  
Peter Seidler  
Managing Member

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

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DENYING THE APPEAL, APPROVING THE ENVIRONMENTAL DETERMINATION OF MITIGATED NEGATIVE DECLARATION NO. 516011, AND ADOPTING THE MITIGATION, MONITORING, AND REPORTING PROGRAM FOR BLACK HALIBUT – PROJECT NO. 516011.

WHEREAS, on October 19, 2016, Paul Dang, Marengo Morton Architects, submitted an application to the City of San Diego for a Coastal Development Permit and Site Development Permit to demolish an existing 2,578 square-foot one-story dwelling unit and 639 square-foot guest quarters and construct a 6,927 square-foot two-story dwelling unit and 4,195 square-foot basement, located at 8470 El Paseo Grande, Project No. 516011 (Project) within the La Jolla Community Plan area; and

WHEREAS, on March 20, 2019, the Hearing Officer of the City of San Diego considered the Project and adopted the Mitigated Negative Declaration No. 516011 and Mitigation, Monitoring, and Reporting Program for the Project; and

WHEREAS, on April 2, 2019, Philip Merten filed an appeal of the Environmental Determination (Appeal); and

WHEREAS, on June 11, 2019, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 516011 (Declaration) prepared for this Project; and

WHEREAS, under San Diego 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 and where a public hearing was required by law implicating due process rights of individuals

affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

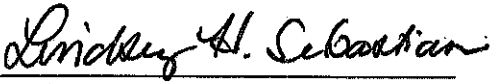
BE IT RESOLVED, by the City Council of the City of San Diego, that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California 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 City Council of the City of San Diego in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council of the City of San Diego 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 City Council of the City of San Diego hereby adopts the Mitigation, Monitoring, and Reporting Program, or alterations to implement the changes to the Project as required by the City Council of the City of San Diego in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the appeal is denied.

APPROVED: MARA W. ELLIOTT, City Attorney

By   
Lindsey H. Sebastian  
Deputy City Attorney

LJS:als  
06/12/2019  
Or.Dept:DSD  
Doc. No.: 2027642

Attachment: Exhibit A – Mitigation, Monitoring, and Reporting Program

**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM**

Site Development Permit and Coastal Development Permit

PROJECT NO. 516011

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. 516011 shall be made conditions of Site Development Permit and Coastal Development Permit as may be further described below.

**V. MITIGATION, MONITORING, AND REPORTING PROGRAM:****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, Native American Monitor, and Qualified Paleontologist*

**Note:**

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

**CONTACT INFORMATION:**

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

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #516011 and /or Environmental Document # 516011, 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.

*None required*

**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:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeological/Historic Site Observation
Cultural Resources (Paleontology)	Monitoring Report(s)	Paleontological Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**HISTORICAL RESOURCES ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING**

**Prior to Permit Issuance**

**A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building

Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first pre-construction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

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

**I. Prior to Start of Construction**

- A. Verification of Records Search
  - 1. The PI shall provide verification to MMC that a site specific records search (0.25-mile radius) has been completed. Verification includes but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or if the search was in-house, a letter of verification from the PI stating that the search was completed.
  - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
  - 3. The PI may submit a detailed letter to MMC requesting a reduction to the 0.25-mile radius.
- B. PI Shall Attend Pre-Construction Meetings
  - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Pre-Construction Meeting that shall include the PI; Native American consultant/monitor (where Native American resources may be impacted); Construction Manager (CM) and/or Grading Contractor; Resident Engineer (RE); Building Inspector (BI), if appropriate; and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Pre-Construction Meeting 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 Pre-Construction Meeting, the Applicant shall schedule a focused Pre-Construction Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - (a) Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - (b) The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information, such as review of final construction documents that indicate site conditions such as depth of excavation and/or site graded to bedrock, which may reduce or increase the potential for resources to be present.

## II. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities, such as in the case of a potential safety concern within the area being monitored. In certain circumstances, OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Sections III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSRs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are involved, the PI and Native American consultant/monitor shall follow protocol in this section.
  - 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) that has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

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

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

#### B. Isolate Discovery Site

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

#### C. If Human Remains are determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources, and Health and Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.

5. Disposition of Native American human remains will be determined between the MLD and the PI and if:
- a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; or
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
  - c. In order to protect these sites, the Landowner shall do one or more of the following:
    - (1) Record the site with the NAHC
    - (2) Record an open space or conservation easement on the site
    - (3) Record a document with the County
  - d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5(c).

**D. If Human Remains are NOT Native American**

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/ landowner, any known descendant group, and the San Diego Museum of Man.

**IV. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract, the following will occur:
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-construction 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

CSVSR and submit to MMC via fax by 8 a.m. of the next business day.

- b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III, During Construction, and IV, Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
- c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III, During Construction, and IV, Discovery of Human Remains, shall be followed.
- d. The PI shall immediately contact MMC, or by 8 a.m. 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 previously shall apply, as appropriate.

## V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

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

Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

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

**B. Handling of Artifacts**

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

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

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

**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.

**PALEONTOLOGICAL MONITORING PROGRAM****I. Prior to Permit Issuance****A. Entitlements Plan Check**

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

**B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

**II. Prior to Start of Construction****A. Verification of Records Search**

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

**B. PI Shall Attend Precon Meetings**

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

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

### III. During Construction

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



- B. **Discovery Notification Process**
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. **Determination of Significance**
1. The PI shall evaluate the significance of the resource.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
    - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
    - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
    - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

#### IV. **Night and/or Weekend Work**


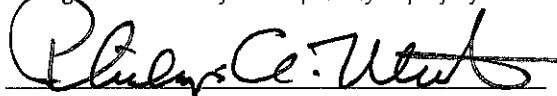
- A. **If night and/or weekend work is included in the contract**
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. **No Discoveries**  
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVr and submit to MMC via fax by 8AM on the next business day.

- b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
  - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

#### V. Post Construction

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

- B. Handling of Fossil Remains
  - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
  
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
  - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  
- D. Final Monitoring Report(s)
  - 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<b>Development Permit/ Environmental Determination Appeal Application</b>	<b>FORM DS-3031</b>  November 2017
<b>In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure."</b>			
<b>1. Type of Appeal:</b> <input checked="" type="checkbox"/> Appeal of the Project <input checked="" type="checkbox"/> Appeal of the Environmental Determination			
<b>2. Appellant:</b> <i>Please check one</i> <input type="checkbox"/> Applicant <input type="checkbox"/> Officially recognized Planning Committee <input checked="" type="checkbox"/> "Interested Person" <span style="margin-left: 600px;">(Per M.C. Sec. 113.0103)</span>			
Name: Philip Merten, Architect (representing Richard Johnson)		E-mail: Phil@MertenArchitect.com	
Address: 1236 Muirlands Vista Way	City: La Jolla	State: CA	Zip Code: 92037    Telephone: 858-459-4756
<b>3. Project Name:</b> BLACK HALIBUT CDP/SDP - 8470 El Paseo Grande			
<b>4. Project Information</b> Permit/Environmental Determination & Permit/Document No.: MND No. 516011, CDP No. 2134826, SDP No. 2134827.		Date of Decision/Determination March 20, 2019	City Project Manager: Glenn Gargas
Decision(Describe the permit/approval decision): Hearing Officer's Process 3 APPROVAL of MND No. 516011, CDP No. 2134826, SDP No. 2134827.			
<b>5. Ground for Appeal(Please check all that apply):</b> <input checked="" type="checkbox"/> Factual Error <input type="checkbox"/> New Information <input type="checkbox"/> Conflict with other matters <input type="checkbox"/> City-wide Significance (Process Four decisions only) <input checked="" type="checkbox"/> Findings Not Supported			
<b>Description of Grounds for Appeal</b> <i>(Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)</i>			
<b>SEE ATTACHED LETTER TO DSD DATED APRIL 2, 2019.</b>			
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <h1 style="margin: 0;">RECEIVED</h1> <p style="margin: 0;">APR 02 2019</p> <p style="margin: 0;">DEVELOPMENT SERVICES</p> </div>			
<b>6. Appellant's Signature:</b> I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.			
Signature:  <b>PHILIP A. MERTEN</b>		Date: April 2, 2019	
<b>Note: Faxed appeals are not accepted.</b>			



April 2, 2019

Development Services Department  
City of San Diego, Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

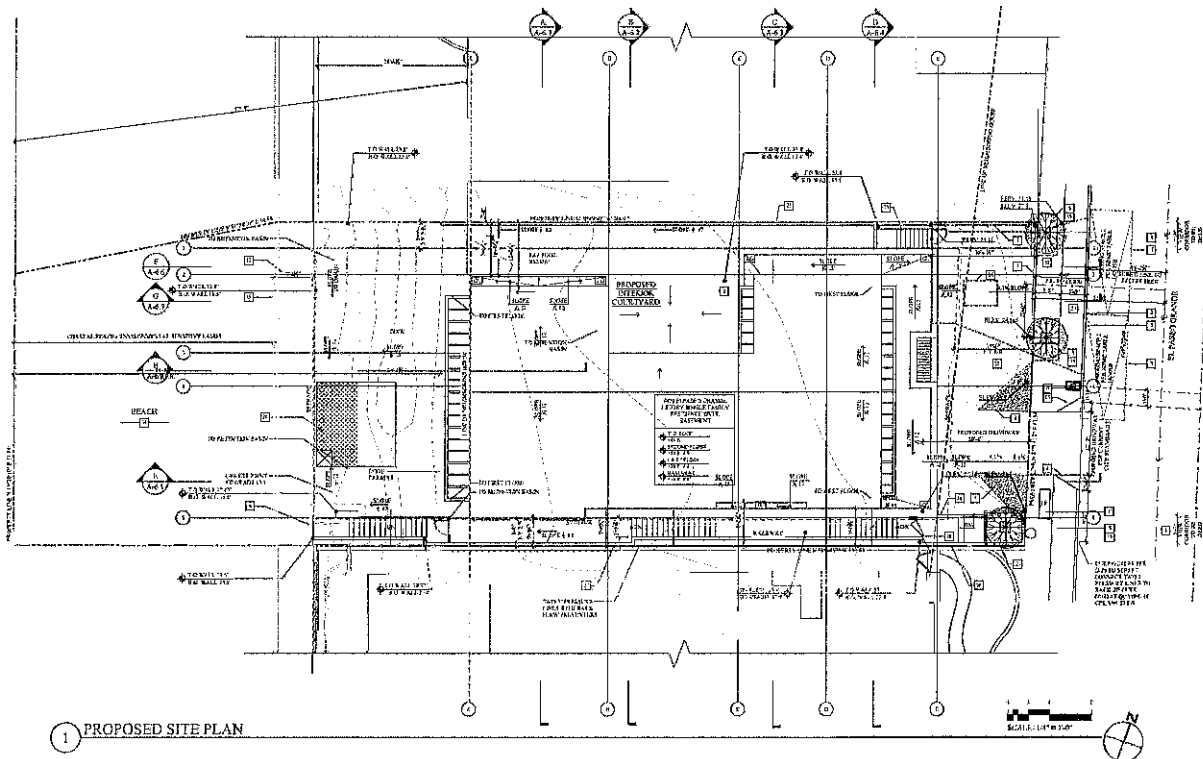
Re: Description of the Grounds for Appeal of  
Hearing Officer's Decision to APPROVE  
CDP No. 2134826, SDP No. 2134827, MND No. 516011  
Black Halibut CDP/SDP, Project No. 516011  
8470 El Paseo Grande

To Whom It May Concern,

I represent Dr. Richard Johnson who lives next door to the subject property. Please accept this letter as a Description of the Grounds for Appealing the Hearing Officer's Approval of the project referenced above.

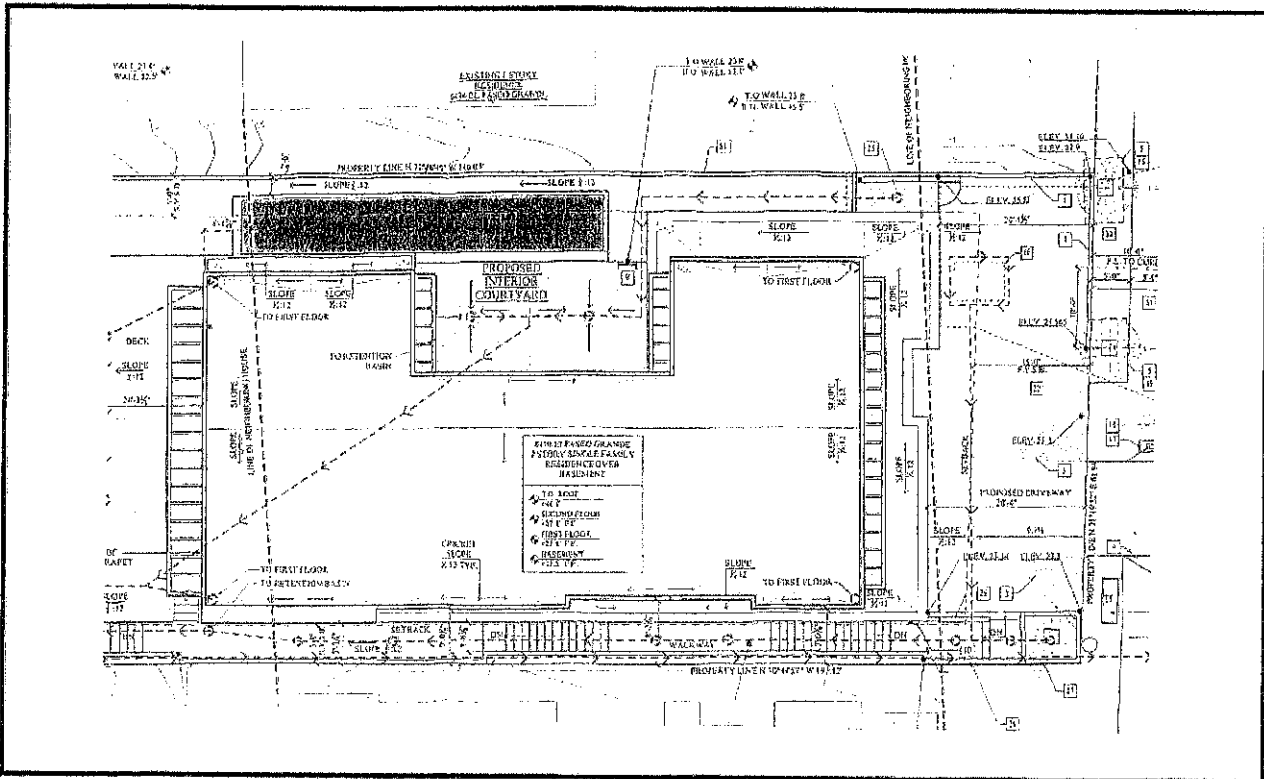
**There is a major inconsistency between drawings contained in the MND and the latest revised drawings submitted to the Development Services Department.**

The latest drawings contained in the Staff Report to the Hearing Officer showed the west exterior wall of the proposed main structure located 30 feet east of the existing public sidewalk and aligning (in a north south direction) with the west exterior wall of the existing adjacent home at 8474L Paseo Grande as depicted below:



Development Services Department  
 Appeal of the Hearing Officer's Decision to APPROVE Black Halibut, Project No. 516011  
 April 2, 2019  
 Page 2

Contrary to the submitted plans, the Site Plan drawing contained in the MND depicts the west exterior wall of the proposed main structure just 24'3" from the existing public sidewalk and projecting 5 feet westward of the west exterior wall of the existing home on the adjacent property as shown in below.



**Site Plan**  
 Black Halibut / Project No. 516011  
 City of San Diego - Development Services Department

**FIGURE**  
**No. 2**

This conflict between the drawings means either: (1) DSD staff inadvertently included the wrong Site Plan drawing in the subject Draft MND; or (2) applicant no longer supports the design changes that he presented to the LJCPA and again is proposing an earlier design. Which Site Plan is correct?

**INITIAL STUDY CHECKLIST**

**Section X LAND USE AND PLANNING**, of the Initial Study Checklist asks: Would the project?

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal plan program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The Environmental Reviewer's response is: "No Impact". The response should be '**Potentially Significant Impact.**'

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 Appeal of the Hearing Officer's Decision to APPROVE Black Halibut, Project No. 516011  
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 Page 3

**Section X LAND USE AND PLANNING**, of the Initial Study Checklist (continued)

**Issue 1**

The references cited at the end of the Initial Study Checklist fails to include the Land Development Code (zoning ordinance). The Land Development Code includes the La Jolla Shores Planned District Ordinance (LJSPDO) which incorporates the La Jolla Shores Design Manual (LJSDM). The General Design Regulations (Sec. 1510.0301) of the LJSPDO and the LJSDM establish specific design criteria to be used in the evaluation of the appropriateness of all development in La Jolla Shores Planned District. The General Design Guidelines of the LJSDM state:

"The fitting in of new development, is, in a broad sense, a matter of scale...it requires a careful assessment of each building site in terms of the size...and a very conscious effort to achieve a balance and compatibility in the design of a new building...Good Scale depends on a bulk that is not overwhelming." (p.3) and

"To conserve important design character in La Jolla Shores, some uniformity of detail, scale, proportion, texture, materials color and building form is necessary."

The LJS Design Manual continues with the following mandates regarding this "bulk & scale" issue:

- "Large buildings interposed into communities characterized by small scale structures without adequate transition *should be avoided*" (p.4);
- "Visually strong building which contrast severely with their surroundings *impair the character* of the area." (p.4)
- " Structures *shall conform or complement* the general design and bulk of the buildings in surrounding and adjacent areas." (p.4);
- " new buildings should be *made sympathetic* to the scale, form and proportion of older development; (p.5)
- new designs should *promote "harmony* in the visual relationships and transitions between new and older buildings." (p.5); and
- "extreme contrasts in color, shape and organization of architectural elements *should be avoided*, so that new structures do not stand out in excess of their importance." (p.6) [emphasis added]

The proposed project does not conform to the mandates of the *LJSPDO* nor the *LJS Design Manual* and is incompatible with surrounding development . The proposed design violates every tenet of the LJSPDO and LJS Design Manual regarding "bulk and scale". The proposed design would impose on the neighborhood the exact opposite result from that intended by the *LJSPDO* and the *LJS Design Manual*:

- The structure would be ***so different*** in form, height and relationship as to disrupt the architectural unity of the area. (Contrast with PDO section 1510.0301, Design Manual p. 2);
- Good ***scale would not be achieved*** because there is no balance and compatibility with older buildings and the bulk of the proposed structure would overwhelm adjacent development (Contrast with Design Manual p. 3);
- The proposed development is ***not sympathetic*** to the scale, ***form and proportion*** of adjacent older development (p.5);
- The ***scale, form and proportion*** of the proposed development ***does not transition*** to the scale, form and proportion of adjacent older development (Contrast with Design Manual p. 4);
- The proposed height, ***bulk, shape and color*** of the proposed development ***will stand out*** in excess of its importance in the neighborhood (p.6)

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 Appeal of the Hearing Officer's Decision to APPROVE Black Halibut, Project No. 516011  
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**Section X LAND USE AND PLANNING**, of the Initial Study Checklist (continued)

For all of the reasons described above, the proposed project **does** 'Conflict with any applicable land use plan, policy, or regulation ...' As such, the correct response should be '**Potentially Significant Impact.**'

Secondly, for all the reasons described above, the proposed project does conflict with the LJSPDO and therefore the Findings for a Coastal Development Permit and Site Development Permit cannot be made.

**Issue 2**

The bulk and scale of the proposed three story dwelling far exceeds that of the existing one and two story structures in the vicinity.

The *Design Principal* section of the *General Design Regulations* of the LJSPDO (Sec. 1510.0301) and the *LJS Design Manual* (p.2), both state that: "no structure will be approved that is so different in quality, form, materials, color and relationship as to disrupt the architectural unity of the area."

For these reasons, the proposed project **does** 'Conflict with any applicable land use plan, policy, or regulation ...' As such, the correct response should be '**Potentially Significant Impact.**'

Secondly, for all the reasons described above, the proposed project does conflict with the LJSPDO and therefore the Findings for a Coastal Development Permit and Site Development Permit cannot be made.

**Issue 3**

The *La Jolla Shores Design Manual (LJSDM)* establishes specific design criteria to be used in the evaluation of the appropriateness of all development in La Jolla Shores Planned District. The Design Guidelines of the *LJSDM* (pg.50) states: Roofs are visually most important element; no other single element of design will contribute to neighborhood continuity as effectively as the use of similar roof materials and colors.

1. ***Use simple shapes***

Form consistency shall be a determining factor for design consideration, i.e. roof forms on any given street will be required to be **"compatible" with roof forms on neighboring buildings.**

Roof forms on any given local street or cluster ***should be required to provide "continuity" to the street*** or cluster.

The flat roof of the proposed project would be the only multi-story flat roof building in the vicinity. The proposed roof form is so different from the gabled roofs on neighboring buildings as to be incompatible and not ***"provide "continuity" of roof forms to the street"***, and therefore Conflict(s) with any applicable land use plan, policy, or regulation ...' As such, the correct response should be '**Potentially Significant Impact.**'

And, for all the reasons described above, the proposed project does conflict with the LJSPDO and therefore the Findings for a Coastal Development Permit and Site Development Permit cannot be made.

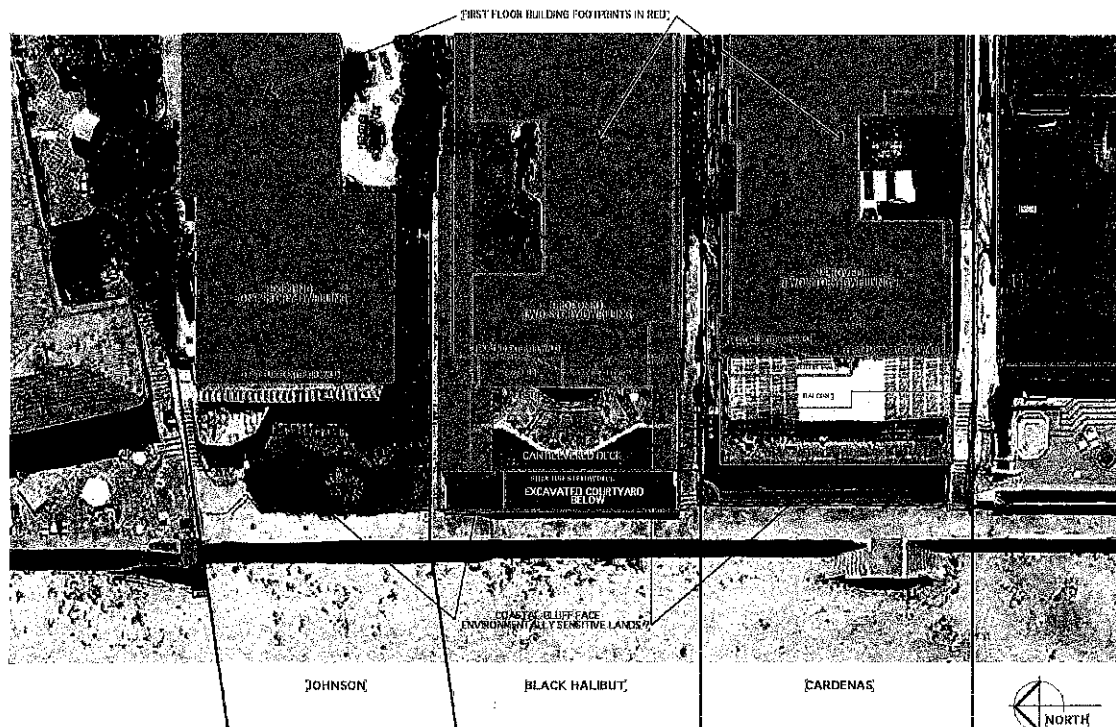


Development Services Department  
 Appeal of the Hearing Officer's Decision to APPROVE Black Halbut, Project No. 516011  
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 Page 5

#### **Issue 4 BUILDING AND STRUCTURE SETBACKS NOT IN CONFORMITY**

The Single Family Zone-Development Regulations of the LJSPDO [Sec. 1510.0304(b)(4)] states:  
 "Building and structure setbacks shall be in general conformity with those in the vicinity."

The proposed elevated swimming pool structure as depicted below and the adjacent proposed lower level BATH and the proposed lower level STORAGE room near the southern property line are one story high structures that support the main level exterior deck. The elevated swimming pool and the one story high structures are just 8'-6" from the public walkway. There are no other one story high structures this close to the public walkway anywhere along the 8400 block of El Paseo Grande. The closest similarly high structure is the curved elevated exterior terrace on the adjacent Johnson property to the north which is set back approximately 16 feet from the public walkway. Therefore the proposed 8-6" setback for the one story high buildings and elevated swimming pool structure is not in general conformity with those in the vicinity. As such, the correct response should be '**Potentially Significant Impact.**'



For all of the reasons listed above, certain evaluations in the LAND USE AND PLANNING section of the INITIAL STUDY CHECKLIST contained in the Mitigated Negative Declaration are flawed and should be corrected to accurately address the proposed project's non-compliance with the Land Development Code.

And, for all the reasons described above, the proposed project does conflict with the LJSPDO and therefore the Findings for a Coastal Development Permit and Site Development Permit cannot be made.

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**Issue 5 CONFLICTING AND FRAUDULENT EXHIBITS CONTAINED IN THE STAFF REPORT TO THE HEARING OFFICER**

To determine if a project will disrupt the architectural unity of the area in terms of its form and relationship it is essential that the project be considered in context with neighboring buildings. In 2016 the DSD approved a CDP / SDP for the Cardenas Residence at 8466 El Paseo Grande (Proj. No. 445629) immediately south and adjacent to the proposed Black Halibut project.

In 2018, C.A. Marengo of Marengo-Morton Architects submitted perspective images from his computer models depicting the Black Halibut project in context with three other neighboring dwellings as viewed for La Jolla Shores Beach. Marengo said his project was in line with existing development on El Paseo Grande and the not-yet-built DSD Approved Cardenas Residence next door, as illustrated by his exhibits, and therefore should be approved by the Development Services Department. What the DSD did not know was that Marengo had perpetrated a visual fraud on the DSD with his graphic depiction of the Cardenas Residence being larger and taller than Marengo's own Black Halibut project. The fraudulent depiction of the Cardenas Residence as depicted in Marengo-Morton's drawings was called to the attention of Gary Geiler, Duke Fernandez, Joseph Stanco and Glenn Gargas in an email message dated April 19, 2018.

Shockingly, the same fraudulent depiction of the Cardenas Residence appeared on Pages 72 and 78 of the Report to the Hearing Officer dated March 13, 2019 (dsd\_ho\_19\_black\_halibut.pdf) identified as Drawing Nos. PH-1 and PH-7, dated 6-11-2018. A portion of the same fraudulent depiction of the Cardenas Residence also appears on Page 76 of the PDF file identified as Drawing No. PH-5, dated 6-11-2018. Because the fraudulent depictions of the Cardenas Residence are so exaggerated in its height and so mis-represents its relationship to the proposed Black Halibut project, these three fraudulent exhibits should NOT have been included in the Report to the Hearing Officer, nor should they have been relied upon by the Hearing Officer when evaluating to appropriateness of the project in relation to neighboring buildings.

Thank you for your consideration.

Sincerely,



Philip A. Merten AIA

ec: Gargas Glenn <[Ggargas@sandiego.gov](mailto:Ggargas@sandiego.gov)>  
La Jolla Community Planning Association <[info@lajollacpa.org](mailto:info@lajollacpa.org)>

# BLACK HALIBUT

8470 EL PASEO GRANDE, LA JOLLA, CA 92037





**Marengo  
Morton  
Architects**

7724 Girard Ave.  
Second Floor  
La Jolla, CA 92037  
Tel. (858) 459-3769  
Fax. (858) 459-3768  
Michael Morton AIA  
Chude Anthony Marengo DCSA



All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Inc. and are prepared as indicated on the project title block. Reproduction, publication or use by any method, in whole or part, without the express written consent of Marengo Morton Architects, Inc. is prohibited. There shall be no change, substitution, modification or deviation from these drawings or accessories without the express written consent of Marengo Morton Architects, Inc. incorporated. Vinal, physical, or electronic contractor use of these drawings and data files specifications shall constitute these contracts of all other conditions.

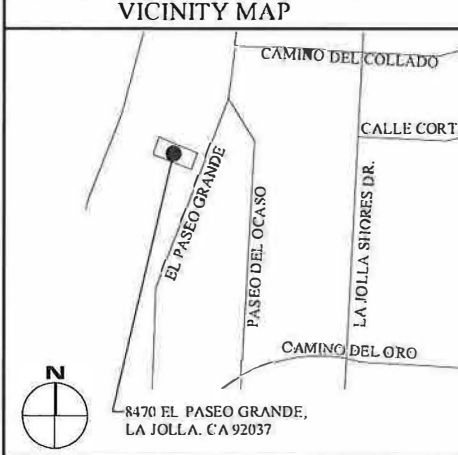
**BLACK HALIBUT**  
 8470 EL PASEO GRANDE  
 LA JOLLA, CA. 92037

REVISIONS	06/25/2018 START OF PROJECT
	03/30/2017 COASTAL RE-SUBMITTAL
	08/20/2017 REDESIGN / NEW OWNER
	11/26/2017 COASTAL RE-SUBMITTAL
	03/23/2018 COASTAL RE-SUBMITTAL
	05/17/2018 DESIGN CHANGES
	PERLICPA
	06/11/2018 COASTAL RE-SUBMITTAL
PHASE	COASTAL
PROJECT NO	2016-22
REVIEWED BY	CAM
DRAWN BY	
DATE	06/11/2018

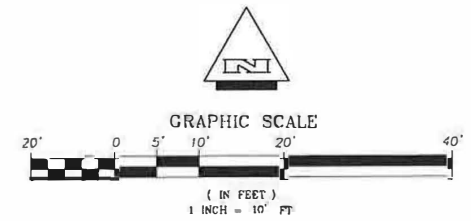
Marengo Morton Architects, Inc. is providing this agreement with all drawings, specifications, reports, documents, or other information received by the client. The client agrees to indemnify and hold Marengo Morton Architects, Inc. harmless from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or from the use of these drawings, specifications, reports, documents, or other information received by the client. This agreement shall be deemed to be a part of the contract between the client and Marengo Morton Architects, Inc. and shall be enforceable and binding on the client. The signed and stamped seal copies with the signature of the Architect of Record are the Architect's best evidence of service and are the only true and correct copies of these drawings.

TITLE SHEET

## T-1.1

VICINITY MAP	SCOPE OF WORK	PROJECT DATA																																																																								
	<p>DEMOLITION OF EXISTING SINGLE STORY 2,578 S.F. RESIDENCE AND 639 S.F. GUEST RESIDENCE. CONSTRUCTION OF PROPOSED 2 STORY 6,927.3 S.F. SINGLE FAMILY RESIDENCE OVER 4,022.15 S.F. BASEMENT.</p> <p>PROJECT IS REQUESTING A COASTAL DEVELOPMENT PERMIT AND A SITE DEVELOPMENT PERMIT.</p>	<p><b>PROJECT INFORMATION</b></p> <p>PROJECT ADDRESS: 8470 EL PASEO GRANDE LA JOLLA, CA 92037</p> <p>ASSESSORS PARCEL NUMBER: 346-050-0100</p> <p>LEGAL DESCRIPTION: LOT 1 OF OCEAN TERRACE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP FILE NO. 2615, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1950.</p> <p>YEAR BUILT: 1950</p> <p>BUILDING CODE: CALIFORNIA RESIDENTIAL CODE (CRC), 2013 EDITION &amp; ASSOCIATED AMENDMENTS IN SYMC; CALIFORNIA BLDG. CODE (CBC) BASED ON 2013 IBC; NATIONAL ELECTRICAL CODE (NEC), 2013 EDITION; NATIONAL MECHANICAL CODE (CMC), 2013 EDITION; CALIFORNIA PLUMBING CODE (CPC), 2013 EDITION; CITY OF SAN DIEGO MUNICIPAL CODE (SDMC)</p> <p>OCCUPANCY TYPE: R-3, U</p> <p>NUMBER OF DWELLINGS: 1</p> <p>CONSTRUCTION TYPE: V-N</p> <p>NUMBER OF STORIES: EXISTING SINGLE STORY / PROPOSED 2 STORY OVER BASEMENT</p> <p>LOT AREA: 11,740 S.F.</p> <p>ZONING INFORMATION</p> <p>ZONE: LUSPDO-SF</p> <p>OVERLAY ZONES: Coastal Height Limit Overlay Zone, Coastal City (Non-Applicable) Overlay Zone, First Public Road-Way Zone, Parking Impact Zone, Residential Tandem Parking Zone, Transit Area Zone.</p> <p>GEO HAZARD ZONE: 52, 12</p> <p>SETBACKS</p> <table border="1"> <tr> <th>FRONT (STREET FRONTAGE):</th> <th>ALLOWED</th> <th>PROPOSED</th> </tr> <tr> <td>LUSPDO</td> <td>29'-8"</td> <td>to 27'-11"</td> </tr> <tr> <th>SOUTH INTERIOR SIDE:</th> <td>LUSPDO</td> <td>5'-0" to 8'-2 3/4"</td> </tr> <tr> <th>NORTH INTERIOR SIDE:</th> <td>LUSPDO</td> <td>10'-8 3/4" to 12'-3 3/4"</td> </tr> <tr> <th>REAR:</th> <td>LUSPDO</td> <td>57'-7"</td> </tr> </table> <p>BUILDING HEIGHT LIMITATIONS: 30'-0" 21'-6"</p> <p>Max. FLOOR AREA RATIO (F.A.R.): N/A 0.6</p> <p>PARKING SPACES: 2 REQD 2 PROVIDED</p> <table border="1"> <tr> <th>EXISTING</th> <th>PROPOSED</th> <th>GFA</th> </tr> <tr> <td>BUILDING AREAS:</td> <td></td> <td></td> </tr> <tr> <td>BASEMENT</td> <td>4,253.00 S.F.</td> <td></td> </tr> <tr> <td>FIRST FLOOR</td> <td>3,943.00 S.F.</td> <td>3,943.00 S.F.</td> </tr> <tr> <td>SECOND FLOOR</td> <td>2,736.00 S.F.</td> <td>2,736.00 S.F.</td> </tr> <tr> <td>THIRD FLOOR</td> <td>NOT USED</td> <td></td> </tr> <tr> <td>TOTAL AREA:</td> <td>10,932.00 S.F.</td> <td>6,679 S.F.</td> </tr> <tr> <td>BASEMENT DECK AREA</td> <td>839.00 S.F.</td> <td></td> </tr> <tr> <td>FIRST FLOOR DECK AREA</td> <td>999.00 S.F.</td> <td></td> </tr> <tr> <td>SECOND FLOOR DECK AREA</td> <td>235.00 S.F.</td> <td></td> </tr> <tr> <td>THIRD FLOOR DECK AREA</td> <td>NOT USED</td> <td></td> </tr> <tr> <td>TOTAL</td> <td>2,073.00 S.F.</td> <td></td> </tr> <tr> <td>LANDSCAPE REQUIRED:</td> <td>30% = 3,522 S.F.</td> <td></td> </tr> <tr> <td>LANDSCAPE PROVIDED:</td> <td>30.3% = 3,557 S.F.</td> <td></td> </tr> <tr> <td>EXISTING IMPERVIOUS AREA</td> <td>4,727 S.F.</td> <td></td> </tr> <tr> <td>PROPOSED IMPERVIOUS AREA</td> <td>8,183 S.F.</td> <td></td> </tr> <tr> <td>LOT AREA</td> <td>11,740 S.F.</td> <td></td> </tr> <tr> <td>LOT COVERAGE:</td> <td>60% = 7044 S.F. - PROPOSED 68.2% = 4,490.99 S.F.</td> <td></td> </tr> <tr> <td>PROPOSED F.A.R.</td> <td>6.679/11,740 SF = .57 F.A.R.</td> <td></td> </tr> </table>	FRONT (STREET FRONTAGE):	ALLOWED	PROPOSED	LUSPDO	29'-8"	to 27'-11"	SOUTH INTERIOR SIDE:	LUSPDO	5'-0" to 8'-2 3/4"	NORTH INTERIOR SIDE:	LUSPDO	10'-8 3/4" to 12'-3 3/4"	REAR:	LUSPDO	57'-7"	EXISTING	PROPOSED	GFA	BUILDING AREAS:			BASEMENT	4,253.00 S.F.		FIRST FLOOR	3,943.00 S.F.	3,943.00 S.F.	SECOND FLOOR	2,736.00 S.F.	2,736.00 S.F.	THIRD FLOOR	NOT USED		TOTAL AREA:	10,932.00 S.F.	6,679 S.F.	BASEMENT DECK AREA	839.00 S.F.		FIRST FLOOR DECK AREA	999.00 S.F.		SECOND FLOOR DECK AREA	235.00 S.F.		THIRD FLOOR DECK AREA	NOT USED		TOTAL	2,073.00 S.F.		LANDSCAPE REQUIRED:	30% = 3,522 S.F.		LANDSCAPE PROVIDED:	30.3% = 3,557 S.F.		EXISTING IMPERVIOUS AREA	4,727 S.F.		PROPOSED IMPERVIOUS AREA	8,183 S.F.		LOT AREA	11,740 S.F.		LOT COVERAGE:	60% = 7044 S.F. - PROPOSED 68.2% = 4,490.99 S.F.		PROPOSED F.A.R.	6.679/11,740 SF = .57 F.A.R.	
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BASEMENT DECK AREA	839.00 S.F.																																																																									
FIRST FLOOR DECK AREA	999.00 S.F.																																																																									
SECOND FLOOR DECK AREA	235.00 S.F.																																																																									
THIRD FLOOR DECK AREA	NOT USED																																																																									
TOTAL	2,073.00 S.F.																																																																									
LANDSCAPE REQUIRED:	30% = 3,522 S.F.																																																																									
LANDSCAPE PROVIDED:	30.3% = 3,557 S.F.																																																																									
EXISTING IMPERVIOUS AREA	4,727 S.F.																																																																									
PROPOSED IMPERVIOUS AREA	8,183 S.F.																																																																									
LOT AREA	11,740 S.F.																																																																									
LOT COVERAGE:	60% = 7044 S.F. - PROPOSED 68.2% = 4,490.99 S.F.																																																																									
PROPOSED F.A.R.	6.679/11,740 SF = .57 F.A.R.																																																																									
<p><b>PROJECT TEAM</b></p> <p><b>OWNER</b> Contact: Peter Seidler Email: pseidler@padres.com</p> <p><b>OWNER'S REPRESENTATIVE</b> Head Architect Cell: (760) 212-2241 thead@thadlinton.com</p> <p><b>OWNER'S CONST. MANAGER</b> Mark Ryder Cell: (858) 583-2139 markryder@gmail.com</p> <p><b>ARCHITECT</b> Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo cmarengo@mmarc.com Cell: (619) 417-1111 Job Captain: Jeff Baker jbaker@marengomortonarchitects.com</p> <p><b>G.C. &amp; ESTIMATOR</b> Tom Waters PO Box 861 La Jolla, CA 92038 714-454-6544</p> <p><b>CIVIL</b> San Diego Land Surveying &amp; Engineering, Inc. 6666 La Mesa Road, Suite 445 San Diego, CA 92123 Contact: Robert Bateman (858) 565-8362 Ext. 1 rbateman@sdllae.com</p>	<p><b>SHEET INDEX</b></p> <p>ARCHITECTURAL</p> <p>T-1.1 TITLE SHEET</p> <p>TOPO TOPOGRAPHICAL SURVEY MAP</p> <p>A-1.1 DEMOLITION SITE PLAN</p> <p>A-1.1.1 LOT COVERAGE DIAGRAM</p> <p>A-1.1.2 GFA ANALYSIS</p> <p>A-1.1.3 GFA ANALYSIS</p> <p>A-1.2 PROPOSED SITE PLAN</p> <p>A-1.3 SITE PLAN BLDG COMPARISON AT FIRST FLOOR</p> <p>A-1.4 SITE PLAN BLDG COMPARISON AT SECOND FLOOR</p> <p>A-1.5 SITE PLAN BLDG COMPARISON AT ROOF</p> <p>A-1.6 STRINGLINE THROUGH EL PASEO GRANDE</p> <p>A-1.2A PROPOSED BMP PLAN</p> <p>A-1.2.1 PROPOSED DRAINAGE PLAN AT BASEMENT</p> <p>A-1.2.2 PROPOSED DRAINAGE PLAN AT FIRST FLOOR</p> <p>A-1.2.3 PROPOSED DRAINAGE PLAN AT SECOND FLOOR</p> <p>A-1.2.5 PROPOSED GRADING AND EXCAVATION PLAN</p> <p>A-2.0 PROPOSED BASEMENT PLAN</p> <p>A-2.1 PROPOSED FIRST FLOOR PLAN</p> <p>A-2.2 PROPOSED SECOND FLOOR PLAN</p> <p>A-3.1 PROPOSED ROOF PLAN</p> <p>A-5.1 PROPOSED EXTERIOR ELEVATIONS</p> <p>A-5.2 PROPOSED EXTERIOR ELEVATIONS</p> <p>A-5.3 PROPOSED EXTERIOR ELEVATIONS</p> <p>A-6.1 PROPOSED BUILDING SECTIONS</p> <p>A-6.2 PROPOSED BUILDING SECTIONS</p> <p>A-6.3 PROPOSED BUILDING SECTIONS</p> <p>A-6.4 PROPOSED BUILDING SECTIONS</p> <p>A-6.5 PROPOSED BUILDING SECTIONS</p> <p>A-6.6 PROPOSED BUILDING SECTIONS</p> <p>A-6.7 PROPOSED BUILDING SECTIONS</p> <p>A-6.8 PROPOSED BUILDING SECTIONS</p> <p>L-1.1 PROPOSED LANDSCAPE PLAN AT BASEMENT LEVEL</p> <p>L-1.2 PROPOSED LANDSCAPE PLAN AT FIRST FLOOR</p> <p>PH-1 BULK SCALE STUDY</p> <p>PH-2 STREET PHOTO SURVEY</p> <p>PH-3 NEIGHBORHOOD 3-STORY PHOTO SURVEY</p> <p>PH-4 ENLARGED STREET AND BEACH FACADE RENDERINGS</p> <p>PH-5 VIEW CORRIDOR ELEVATION ANALYSIS</p> <p>PH-6 PROPOSED SIDE AND INFACH ELEVATIONS</p>																																																																									





**LEGAL DESCRIPTION:**

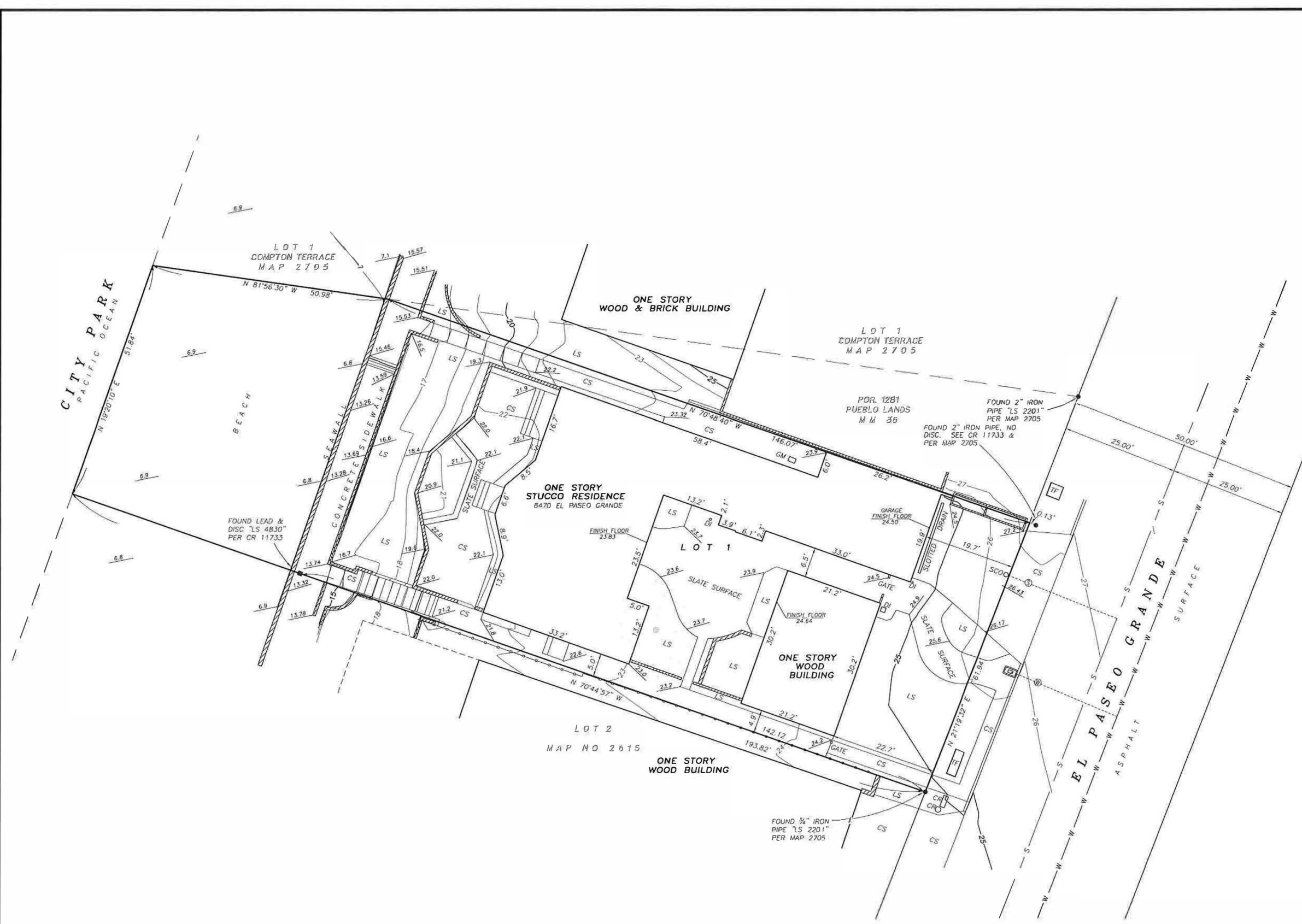
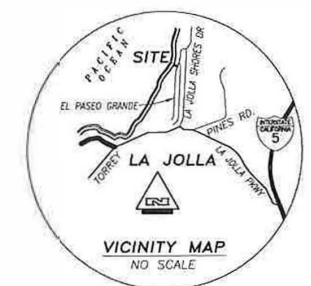
LOT 1 OF OCEAN TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2615, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1950.

**BASIS OF ELEVATION:**

CITY OF SAN DIEGO BENCHMARK:  
NORTHEASTERLY BRASS PLUG LOCATED AT THE INTERSECTION OF EL PASO GRANDE AND CALLE FRESEOTA  
ELEVATION = 10.555 M.S.L. NVD29

**LEGEND:**

- B INDICATES WATER METER
- GM INDICATES GAS METER
- DI INDICATES DRAINAGE INLET
- TF INDICATES ELECTRIC TRANSFORMER/FUSEBOX
- CS INDICATES CONCRETE SURFACE
- LS INDICATES LANDSCAPE SURFACE
- CR INDICATES COMMUNICATION RISER
- SCO INDICATES SEWER GLEANOUT
- INDICATES WALL
- INDICATES PROPERTY LINE
- INDICATES WOOD FENCE
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- W INDICATES WATER LINE
- S INDICATES SEWER LINE



*Robert J. Bateman*  
ROBERT J. BATEMAN, P.L.S. 7046

<b>TOPOGRAPHICAL SURVEY</b>		
For the exclusive use of: <b>D. MARIN DEVELOPMENT</b> 1900 WESTERN AVENUE LAS VEGAS, NV 89102		
<b>San Diego Land Surveying &amp; Engineering, Inc.</b>		
9865 Chesapeake Drive, Suite 440, San Diego, California 92123-1354 Phone: (619) 565-0362 Fax: (619) 565-4354		
Date: 06/29/2016	Revised:	Revised:
Scale: 1"=10'	Drawn by: W.P.T.	Sheet 1 of 1 Sheet
Drawing: El Paseo Grande 6470-TS		A.P.N. 346-050-01





**Marengo Morton Architects**

7724 Girard Ave.  
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8470 EL PASEO GRANDE  
LA JOLLA, CA. 92037

REVISIONS  
06/25/2016 START OF PROJECT  
03/09/2017 COASTAL RE-SUBMITTAL  
08/20/2017 REDESIGN / NEW OWNER  
11/26/2017 COASTAL RE-SUBMITTAL  
03/23/2018 COASTAL RE-SUBMITTAL  
05/17/2018 DESIGN CHANGES PER LIC2A  
06/17/2018 COASTAL RE-SUBMITTAL

PHASE  
COASTAL

PROJECT NO.  
2016-22

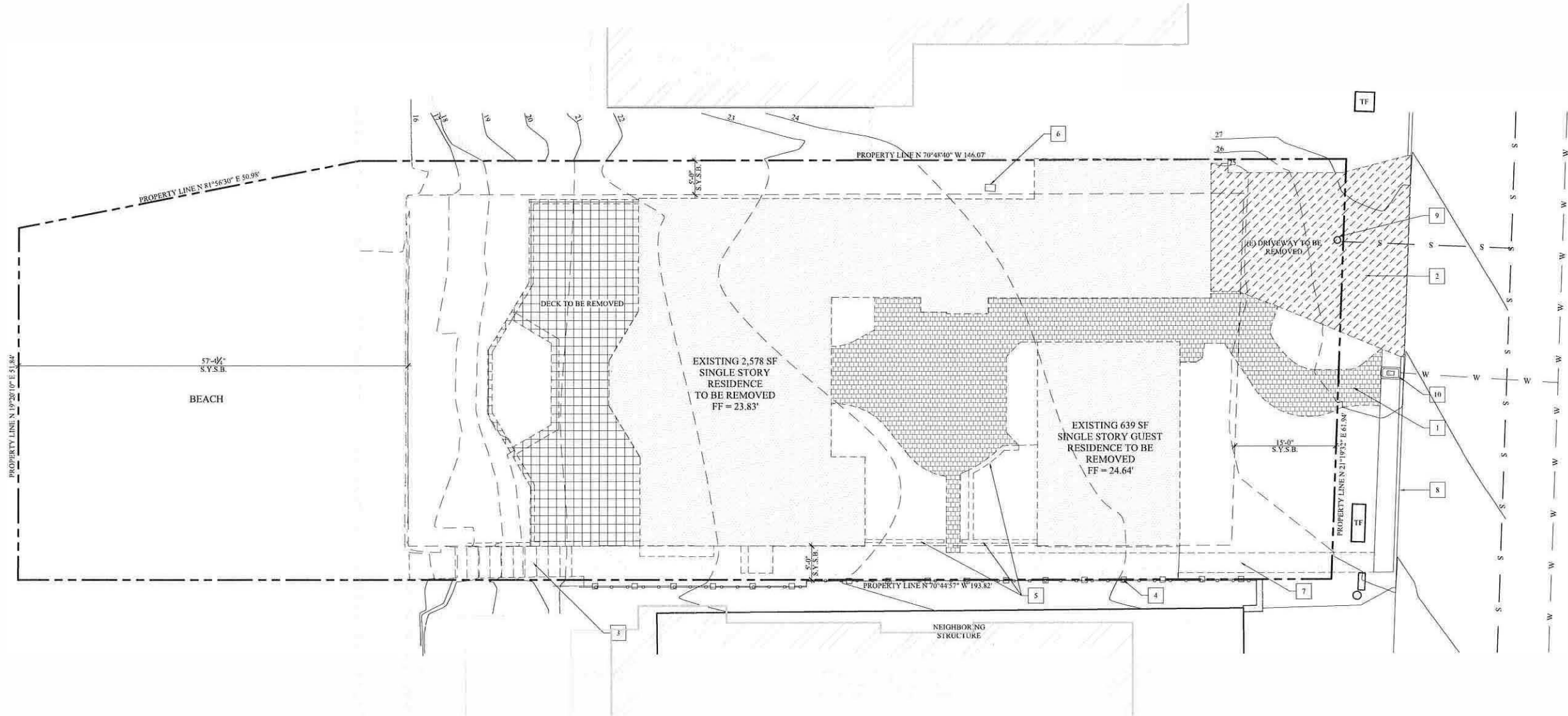
REVIEWED BY  
CAM

DRAWN BY

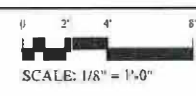
DATE  
06/11/2018

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SHEET TITLE  
DEMOLITION SITE PLAN  
**A-1.1**



DEMOLITION SITE PLAN



**GENERAL SITE NOTES**

- A. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- B. BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING, FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- C. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- D. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
- E. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- F. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.
- G. ALL GRADES SHOWN / PROPOSED ARE EXISTING.
- H. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3'-0" AT MATURITY SHALL BE INSTALLED WITHIN 5'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

**DEMOLITION LEGEND**

- (R) CONCRETE SURFACE TO BE REMOVED
- (B) BUILDING TO BE REMOVED
- (E) PATIO TO BE REMOVED
- (S) SLATE SURFACE TO BE REMOVED

**DEMOLITION KEYNOTES**

- 1 EXISTING HARDSCAPE TO BE REMOVED
- 2 EXISTING CONCRETE DRIVEWAY TO BE REMOVED
- 3 EXISTING STAIR TO BE REMOVED
- 4 EXISTING WOOD FENCE TO BE REMOVED
- 5 EXISTING CMU SITE WALL TO BE REMOVED
- 6 EXISTING GAS METER TO BE RELOCATED
- 7 EXISTING CONCRETE SURFACE TO BE REMOVED
- 8 EXISTING CURB AND GUTTER TO BE REMOVED AND RECONSTRUCT ALONG THE PROPERTY FRONTAGE PER CURRENT CITY STANDARDS
- 9 EXISTING SEWER CLEANOUT TO BE RELOCATED
- 10 EXISTING WATER METER TO BE KILLED AND RELOCATED
- 11 EXISTING ELECTRICAL TRANSFORMER/USEBOX TO BE RELOCATED



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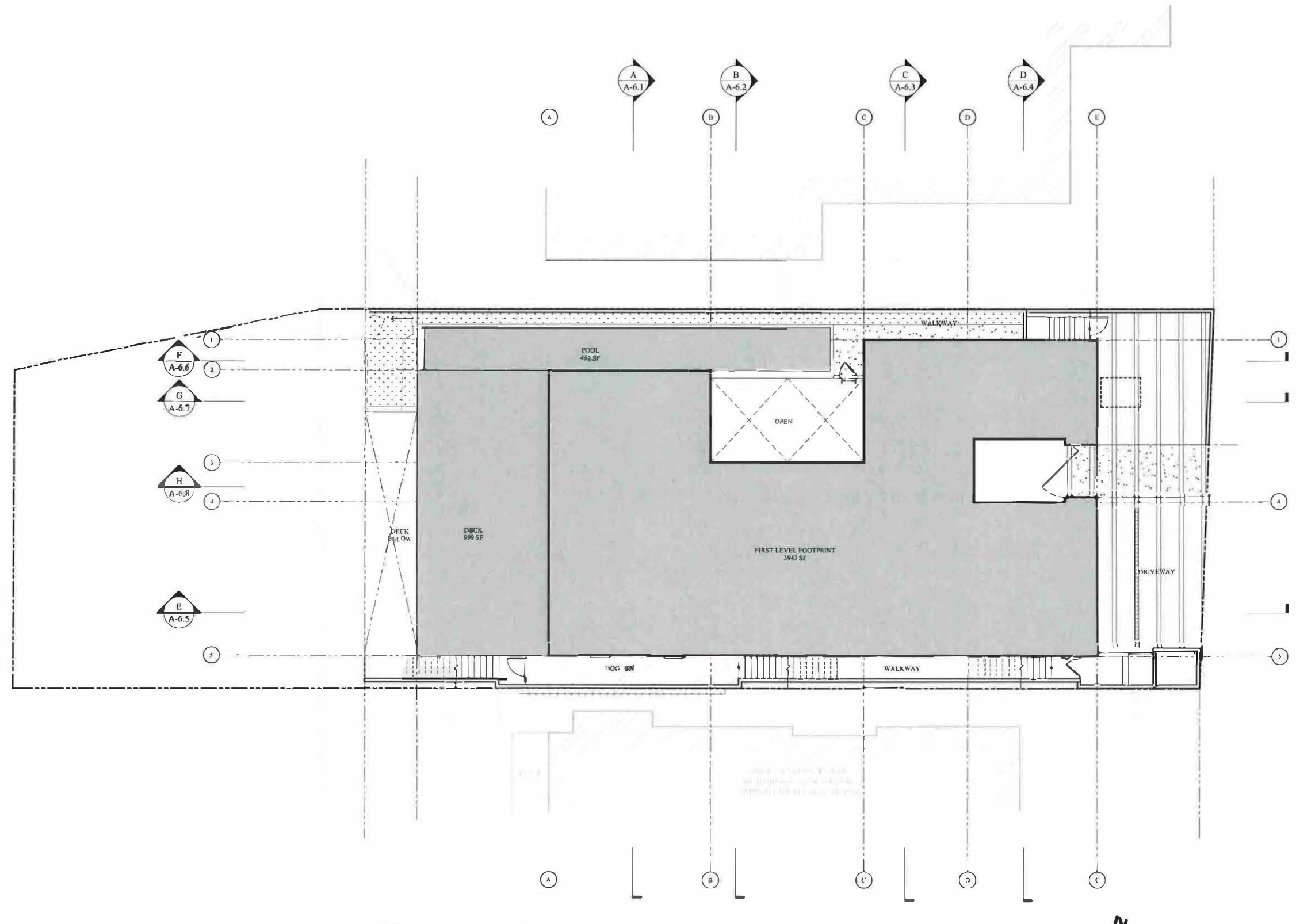
**BLACK HALIBUT**  
 8470 EL PASEO GRANDE  
 LA JOLLA, CA 92037

REVISIONS:  
 06/25/2016 START OF PROJECT  
 01/00/2017 COASTAL RE-SUBMITTAL  
 08/20/2017 REDESIGN / NEW OWNER  
 11/26/2017 COASTAL RE-SUBMITTAL  
 03/23/2018 COASTAL RE-SUBMITTAL  
 05/17/2018 DESIGN CHANGES PER LICPA  
 06/11/2018 COASTAL RE-SUBMITTAL

PHASE: COASTAL  
 PROJECT NO: 2016-22  
 REVIEWED BY: CAM  
 DRAWN BY:  
 DATE: 06/11/2018

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SHEET TITLE:  
**LOT COVERAGE**  
**A-1.1.1**



**PROPOSED LOT COVERAGE DIAGRAM**  
 SCALE: 1/8" = 1'-0"  
 NORTH ARROW

LOT COVERAGE CALCS.	
LOT SIZE	11,700 SF
LOT COVERAGE	3,404 SF
LOT COVERAGE PERCENTAGE	29%

C:\Users\morton\Documents\2016\Projects\2016-22 Black Halibut - El Paseo Grande\CAD\Drawings\Architectural\Ground Phase (M)\M2D TO CD\Sheet\A-1.1.1 Lot Coverage.dwg, Jan 11, 2018, 11:22:26am





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REVISIONS

05/25/2016	START OF PROJECT
03/30/2017	COASTAL RE-SUBMITTAL
08/20/2017	REDESIGN / NEW OWNER
11/26/2017	COASTAL RE-SUBMITTAL
03/23/2018	CD / ASTALE SUBMITTAL
05/17/2018	DESIGN CHANGES PER LICPA
06/11/2018	COASTAL RE-SUBMITTAL

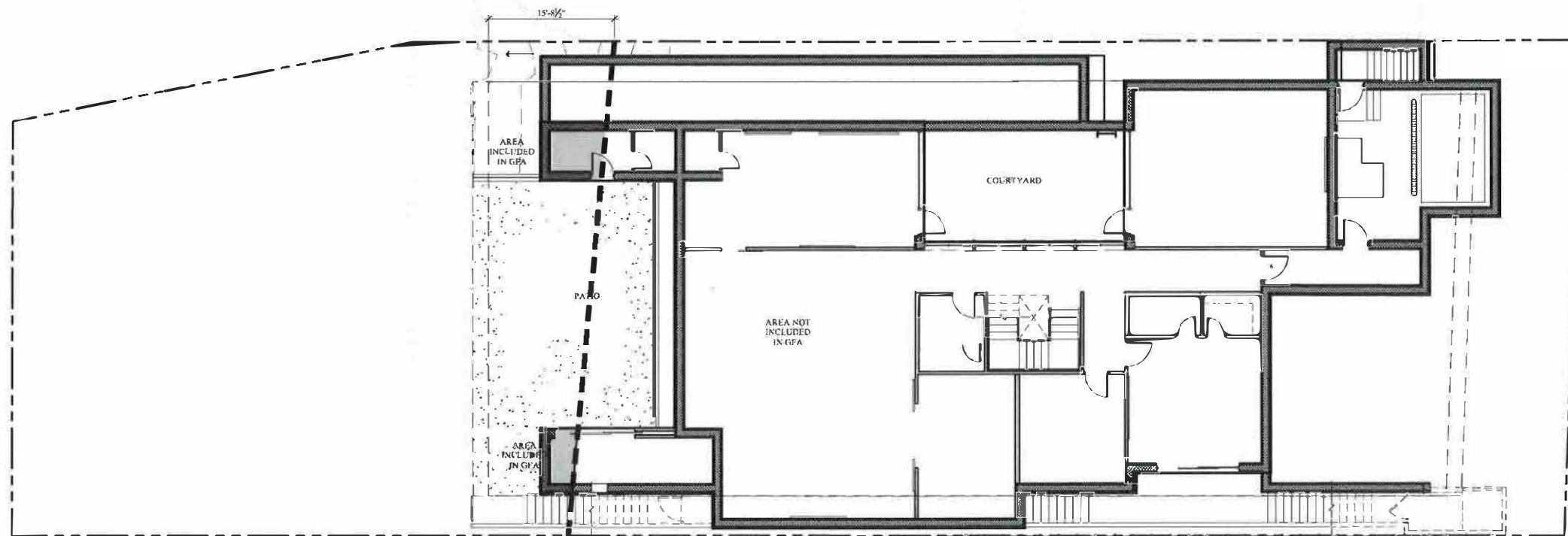
PHASE: COASTAL  
 PROJECT NO: 201622  
 REVIEWED BY: CAM  
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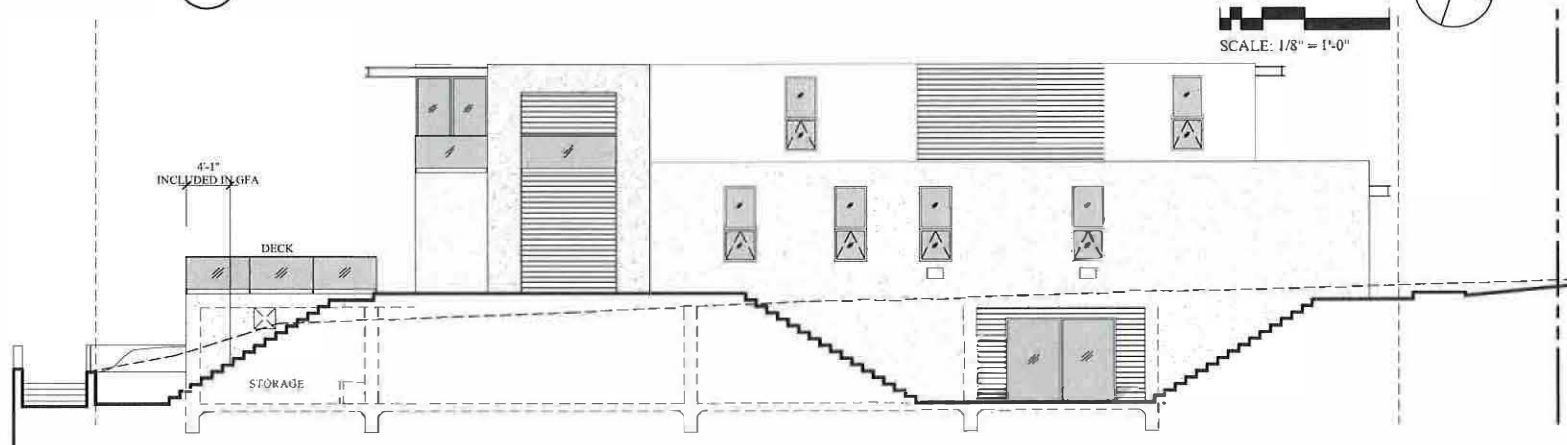
SHEET TITLE: GFA ANALYSIS

BASINMENT LEVEL	31,5 S.F.
FIRST LEVEL	3,943.0 S.F.
SECOND LEVEL	2,216.0 S.F.

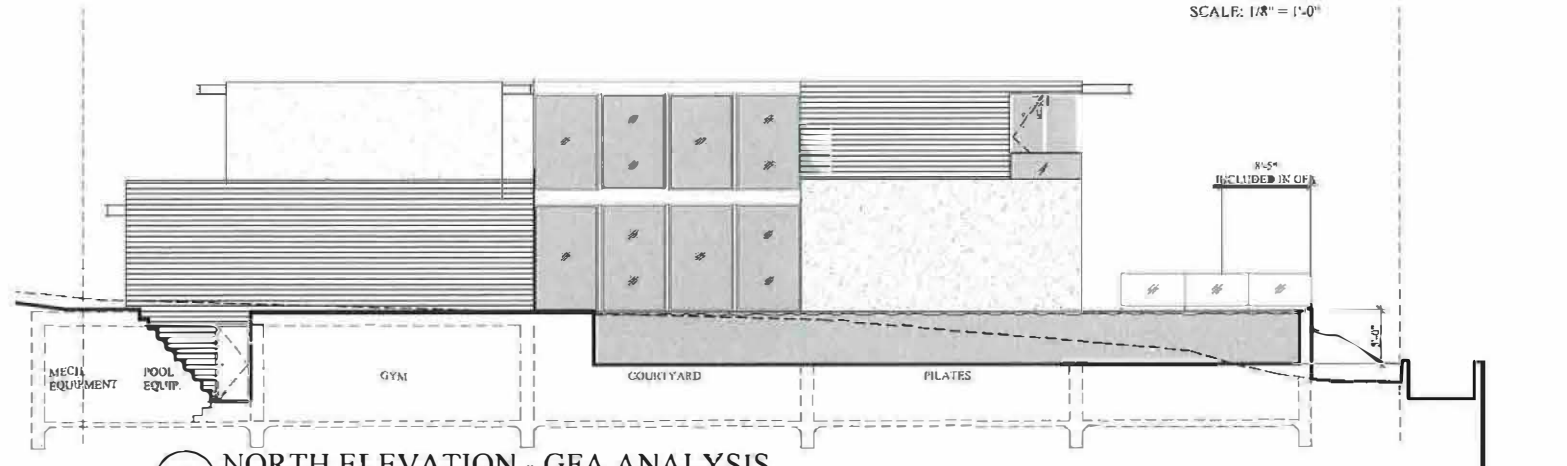
**A-1.1.2**



1 PROPOSED BASEMENT LEVEL GFA PLAN



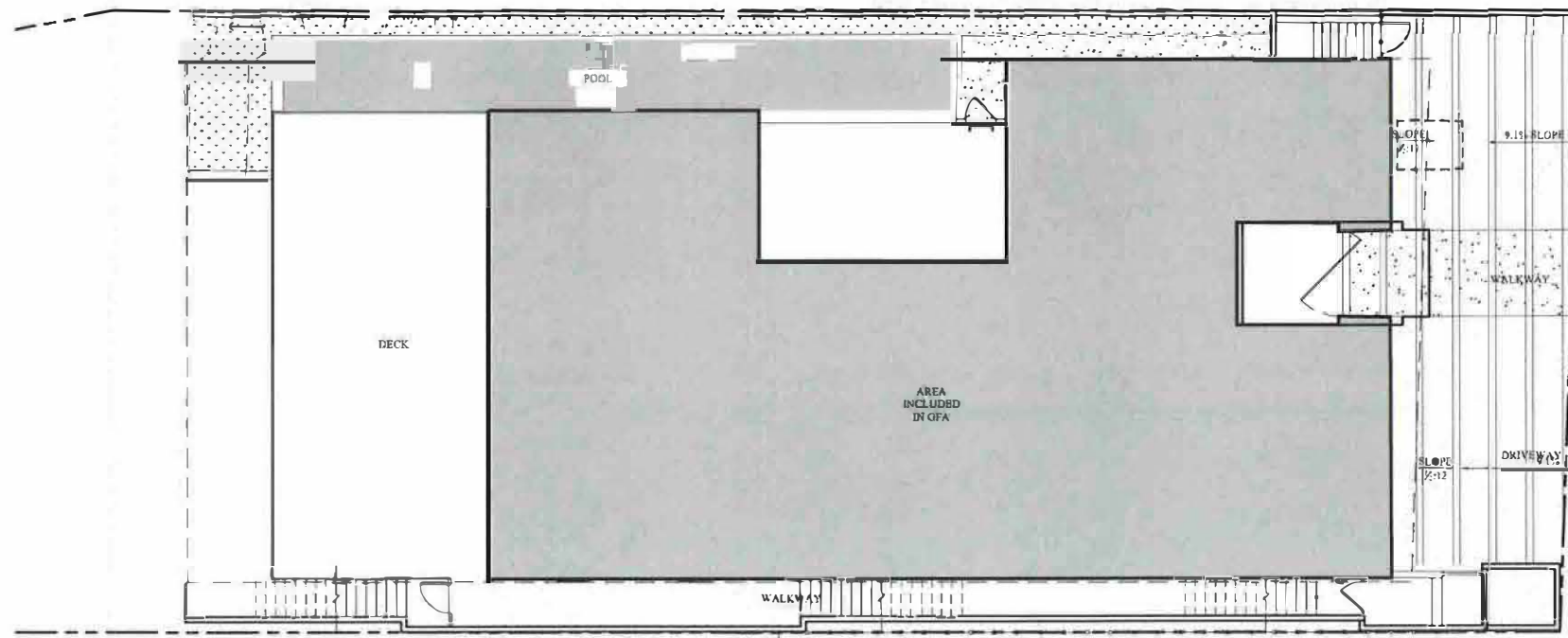
A SOUTH ELEVATION - GFA ANALYSIS



B NORTH ELEVATION - GFA ANALYSIS

**GROSS FLOOR AREA CALCS.**

BASINMENT LEVEL	31,5 S.F.
FIRST LEVEL	3,943.0 S.F.
SECOND LEVEL	2,216.0 S.F.



1 PROPOSED FIRST LEVEL GFA PLAN

0 2' 4' 8'

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



2 PROPOSED SECOND LEVEL GFA PLAN

0 2' 4' 8'

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

**GROSS FLOOR AREA CALCS.**

BASMENT LEVEL	415 S.F.
FIRST LEVEL	3,943.0 S.F.
SECOND LEVEL	2,716.0 S.F.



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 8470 EL PASEO GRANDE  
 LA JOLLA, CA. 92037

REVISIONS  
 06/25/2016 START OF PROJECT  
 03/30/2017 COASTAL RE-SUBMITTAL  
 08/20/2017 REDESIGN / NEW OWNER  
 11/26/2017 COASTAL RE-SUBMITTAL  
 03/23/2018 COASTAL RE-SUBMITTAL  
 05-17-2018 DESIGN CHANGES  
 P.S. LECTA  
 06/11/2018 COASTAL RE-SUBMITTAL

PHASE: COASTAL  
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Sheet Title  
**GFA ANALYSIS**  
**A-1.1.3**  
 6





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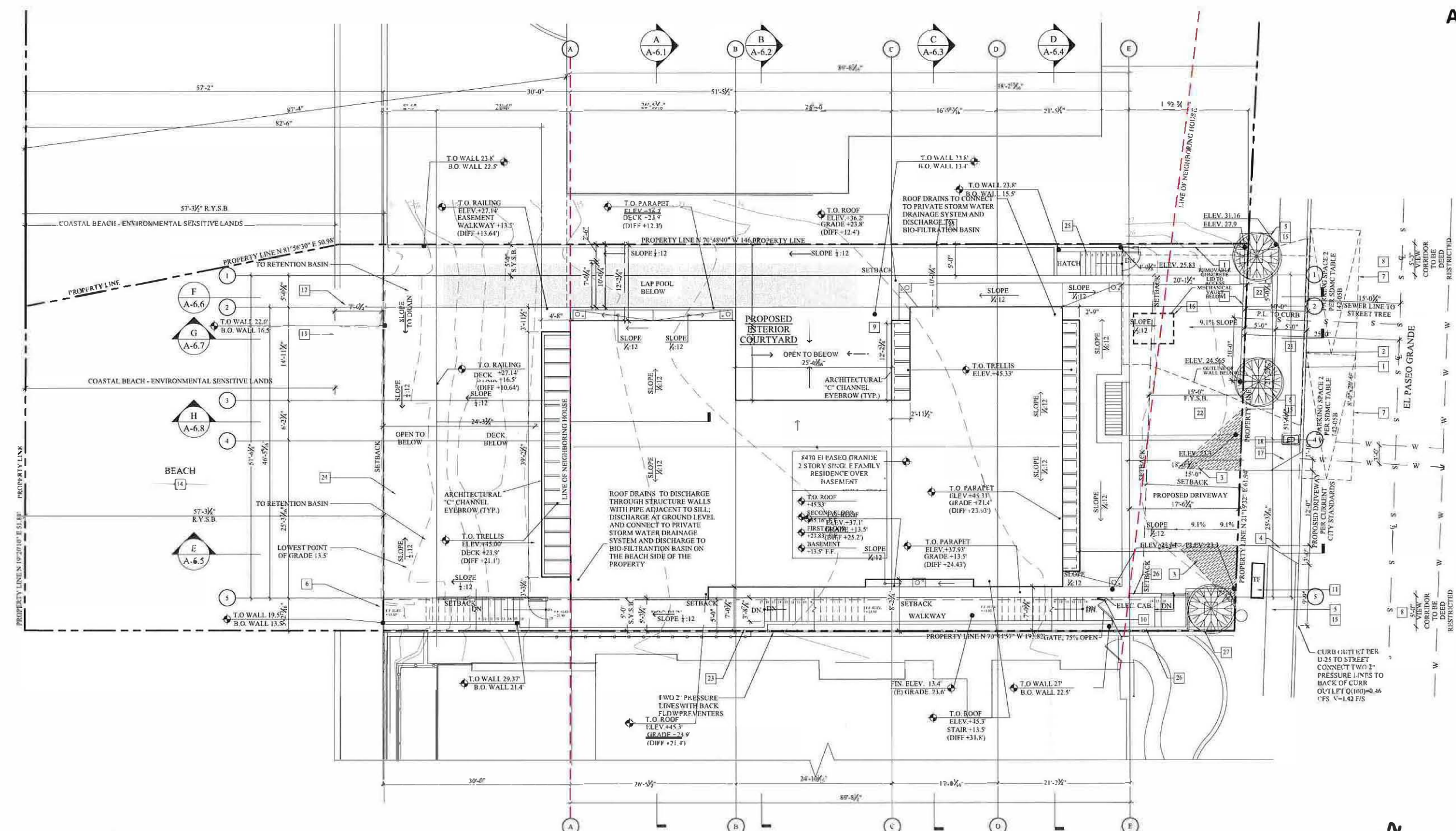
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 LA JOLLA, CA, 92037

REVISIONS	06/25/2016 START OF PROJECT
	01/30/2017 COASTAL RE-SUBMITTAL
	08/20/2017 REDESKIN - NEW OWNER
	11/26/2017 COASTAL RE-SUBMITTAL
	03/23/2018 COASTAL RE-SUBMITTAL
	05/17/2018 DESIGN CHANGES PER LICPA
	07/17/2018 COASTAL RE-SUBMITTAL

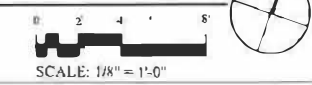
PHASE	COASTAL
PROJECT NO	2016-22
REVIEWED BY	CAM
DRAWN BY	MC
DATE	06/11/2018

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SHEET TITLE  
 SITE PLAN  
**A-1.2**



**PROPOSED SITE PLAN**



**KEY NOTES**

- 1 4" CURB TO BE INSTALLED ALONG THE FRONT AGE OF THE PROJECT SITE IN THE EL PASEO GRANDE R.O.W. PER CURRENT CITY STANDARDS
- 2 NON-UTILIZED EXISTING DRIVEWAY TO BE CLOSED WITH CURB AND GUTTER PER CURRENT CITY STANDARDS
- 3 VISIBILITY TRIANGLE PER SDMC DIAGRAM 113-0255; NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- 4 3 FT. FLARE AT BOTH SIDES OF DRIVEWAY
- 5 8 FT TRUNK GOLD MEDALLION TREE (CASSIA LEPTOPHYLLA) W/ 24 SQ. GRATE BOX, 1 TOTAL.
- 6 PRIVATE BEACH ACCESS GATE, GATE SHALL BE 75% OPEN AND SHALL NOT SWING INTO THE BEACH RIGHT OF WAY
- 7 FOOTNOTE I FOR TABLE 142-05 B SINGLE DWELLING UNITS THAT DO NOT PROVIDE A DRIVEWAY AT LEAST 20 FT. LONG MEASURED FROM THE BACK OF THE SIDEWALK TO THE PORTION OF THE DRIVEWAY MOST DISTANT FROM THE SIDEWALK SHALL PROVIDE 2 ADDITIONAL PARKING SPACES. THESE PARKING SPACES MAY BE ON THE STREET, ADJUTING THE SUBJECT PROPERTY BUT SHALL CONFORM TO SECTION 142-0523 (d)(5)

- 8 DEED RESTRICTED VIEW CORRIDOR. NO SOLID STRUCTURE MAY EXCEED 3 FT ABOVE STREET GRADE IN THIS AREA. LANDSCAPE SHALL BE PLANTED AND MAINTAINED TO NOT TO EXCEED 3 FT IN HEIGHT IN THIS AREA
- 9 EXIT LADDER FROM RAISEMENT LEVEL
- 10 NEW ELECTRICAL PANEL
- 11 EXISTING TRANSFORMER LESS THAN 36" HIGH TO REMAIN
- 12 7' WIDE EXISTING BEACH ACCESS
- 13 EXISTING SEA WALL TO REMAIN TYP. SEA WALL IS BOUNDARY OF ENVIRONMENTAL SENSITIVE LANDS
- 14 BEACH ACCESS - SAND TO REMAIN UNDISTURBED AREA DEDICATED AS EASEMENT FOR PUBLIC ACCESS & PASSIVE RECREATIONAL USE PER LDC SEC 143.0144(E)
- 15 A MINIMUM ROOT ZONE AREA OF 40 SQUARE FEET IN AREA WITH A MIN. DIMENSION OF 5 FT IN ANY DIRECTION SHALL BE PROVIDED FOR ALL TREES
- 16 REMOVABLE CONCRETE LID TO ACCESS MECHANICAL VAULT BELOW
- 17 EXISTING WATER METER TO BE REMOVED
- 18 NEW 1" WATERMETER

- 19 OUTLINE OF WALL BELOW
- 20 75% OPEN GATE
- 21 (N) SIDEWALK
- 22 SURFACE PER LANDSCAPE PLAN SEE SHEETS L-1, L-2
- 23 6'-0" HIGH FENCE WALL
- 24 BIO RETENTION BASIN, S.C.D.
- 25 GRADE WALKWAY
- 26 36" HIGH FENCE
- 27 18" HIGH PLANTER

**GENERAL SITE NOTES**

- A. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- B. BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATIONS, ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING, FLAT OR OTHERWISE. MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- C. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- D. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT'S OFFICE.
- E. LOCATE REUSE BIN AT APPROVED ON-SITE LOCATION CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- F. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.

- G. VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILING'S AND OTHER ITEMS, WHICH WILL NOT BE CHANGED, SO THAT ANY AT-TACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED TO LEVEL AND PLUMB.
- H. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
- I. NO EXISTING OR PROPOSED EASEMENTS ON SITE
- J. NO EXISTING OR PROPOSED TRANSIT STOPS ON SITE
- K. PROVIDE BUILDING ADDRESS NUMBER, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY (UFC 901.4)

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**M<sub>2</sub>**

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 Claude Anthony Marengo  ESA



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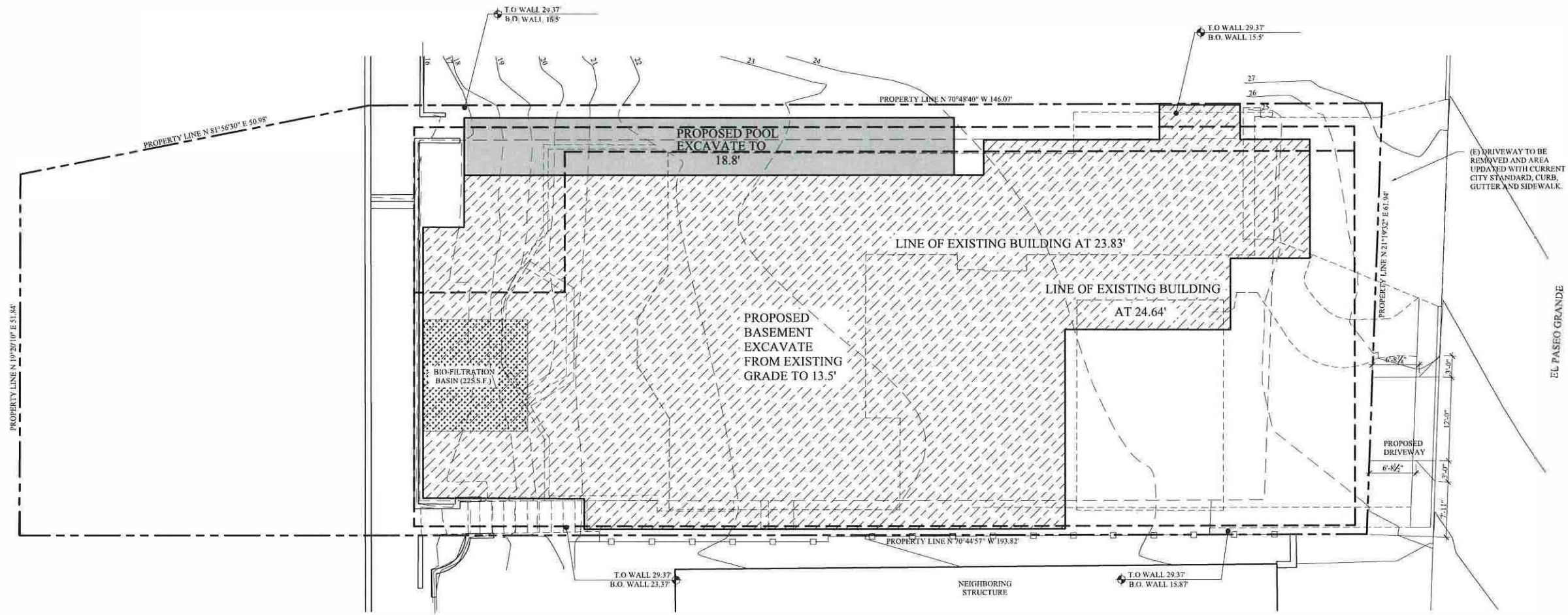
**BLACK HALIBUT**  
 8470 EL PASEO GRANDE  
 LA JOLLA, CA. 92037

REVISIONS	06/25/2016 START OF PROJECT
	03/30/2017 COASTAL RE-SUBMITTAL
	08/20/2017 REDESIGN / NEW OWNER
	11/26/2017 COASTAL RE-SUBMITTAL
	03/23/2018 COASTAL RE-SUBMITTAL
	05/17/2018 DESIGN CHANGES PER LCIA
	06/11/2018 COASTAL RE-SUBMITTAL
PHASE	COASTAL
PROJECT NO.	2016-22
REVIEWED BY	CAM
DRAWN BY	
DATE	06/11/2018

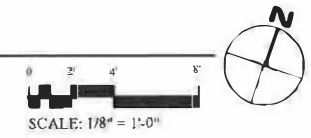
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SHEET TITLE  
**GRADING / EXCAVATION PLAN**

**A-1.2.5**



 GRADING / EXCAVATION PLAN



GRADING QUANTITIES	
CUT QUANTITIES	
MAX CUT DEPTH	10'-4" (UNDER BUILDING FOOTPRINT)
FILL QUANTITIES	0 C.Y.
MAX FILL DEPTH	0'-8"

NOTES:  
 1) ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE  
 2) THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plans for Setbacks and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls  
R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Areas  
R-13 Batt Insulation at all accessible interior walls for sound control.  
R-30 Batt Insulation at Ceiling & Roof Areas.  
R-4.5 Insulation Wrap On All New Hot Water Piping.  
R-4.5 Insulation Wrap On All New Supply Ducts.
- I. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- K. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- L. SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have a alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently wired and equipped with battery backup C.B.C. Sec. 310.9.1.3.
- M. WATER HEATER: New Aquastar 2406mg instant gas water heater, 81 EF (or eq) typ of I, TANKLESS
- N. HVAC: New Rheem RGH10NAMER, 80,000 BTU/gas FAU, 80 AFUE (or eq) typ of I
- O. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- Q. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm
- S. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage
- T. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor, CRC R307.2

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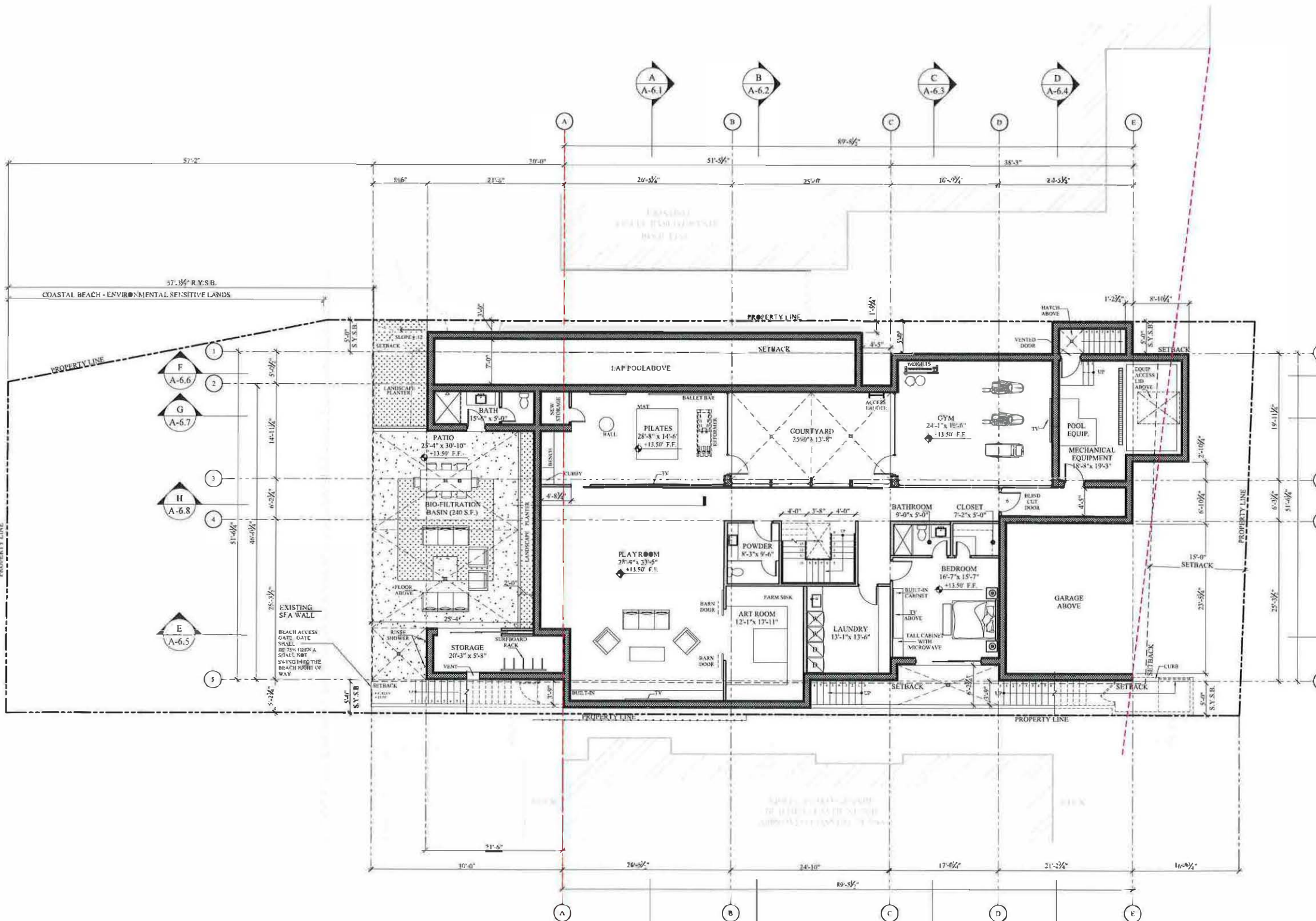
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**BLACK HALIBUT**  
 8470 EL PASO GRANDE  
 LA JOLLA, CA, 92037

REVISIONS	06/25/2016 START OF PROJECT
	03/20/2017 COASTAL RE-SUBMITTAL
	09/20/2017 REDESIGN/NEW OWNER
	11/20/2017 COASTAL RE-SUBMITTAL
	03/23/2018 COASTAL RE-SUBMITTAL
	05/17/2018 DESIGN CHANGES PER LICPA
	06/11/2018 COASTAL RE-SUBMITTAL
PHASE	COASTAL
PROJECT NO	2016-32
REVIEWED BY	CAM
DRAWN BY	
DATE	06/11/2018

Marengo Morton Architects, Inc. is providing its agreement with respect to the design and construction of the project. The parties hereto agree that the drawings, specifications, reports, documents, or other information prepared by or for Marengo Morton Architects, Inc. (including but not limited to) shall be the "Contract Documents" for the project. The Contract Documents shall include the drawings, specifications, reports, documents, or other information prepared by or for Marengo Morton Architects, Inc. (including but not limited to) and any amendments, addendums, or other documents. All such documents are provided for the parties for informational purposes only and not as an offer and product nor as a final document. Any reliance on these documents is solely for informational and informational purposes. The agreed-upon contract documents shall constitute the acceptance of all these terms.

SHEET TITLE: PROPOSED BASEMENT PLAN  
**A-2.0**



1 PROPOSED BASEMENT PLAN (4,253 SQ.FT)



FLOOR PLAN LEGEND

- NEW 2 X 4 STUD WALL @ 1/2" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. B.D. USE TILE RACKER BOARD AT RESTROOMS.
  - NEW 2 X 6 STUD WALL @ 1/2" O.C.
  - INSULATED CONCRETE FORM - 8" CONCRETE FOR EXTERIOR WALLS FOR BLOCKS
  - NEW DOORS AND DOOR SYMBOL SEE SCHEDULE ON A-8.1
  - NEW WINDOW AND WINDOW SYMBOL SEE SCHEDULE ON A-8.1
  - SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP. VERIFY IN FIELD FOR EXISTING CONDITIONS
  - FLOOR DRAIN (E)) SLOPE 1/4" PER 1'-0"
  - FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
  - PROPOSED EXTERIOR LIGHTING
  - NEW DOOR, INSTALLED 1 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
  - EXISTING STRUCTURE DIMENSION
  - PROPOSED STRUCTURE DIMENSION
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD WALL. INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS

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FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.  
R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Areas  
R-13 Batt Insulation at all accessible interior walls for sound control.  
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- I. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
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- K. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
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- M. WATER HEATER: New Aquastar 240Fmg instant gas water heater, .81 EF (or eq) typ of 1. TANKLESS
- N. HVAC: New Rheem RGP10N1AMER, 80,000 BTU gas FAU, .80 AFUE (or eq) typ of 1
- O. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- Q. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm.
- S. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- T. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2



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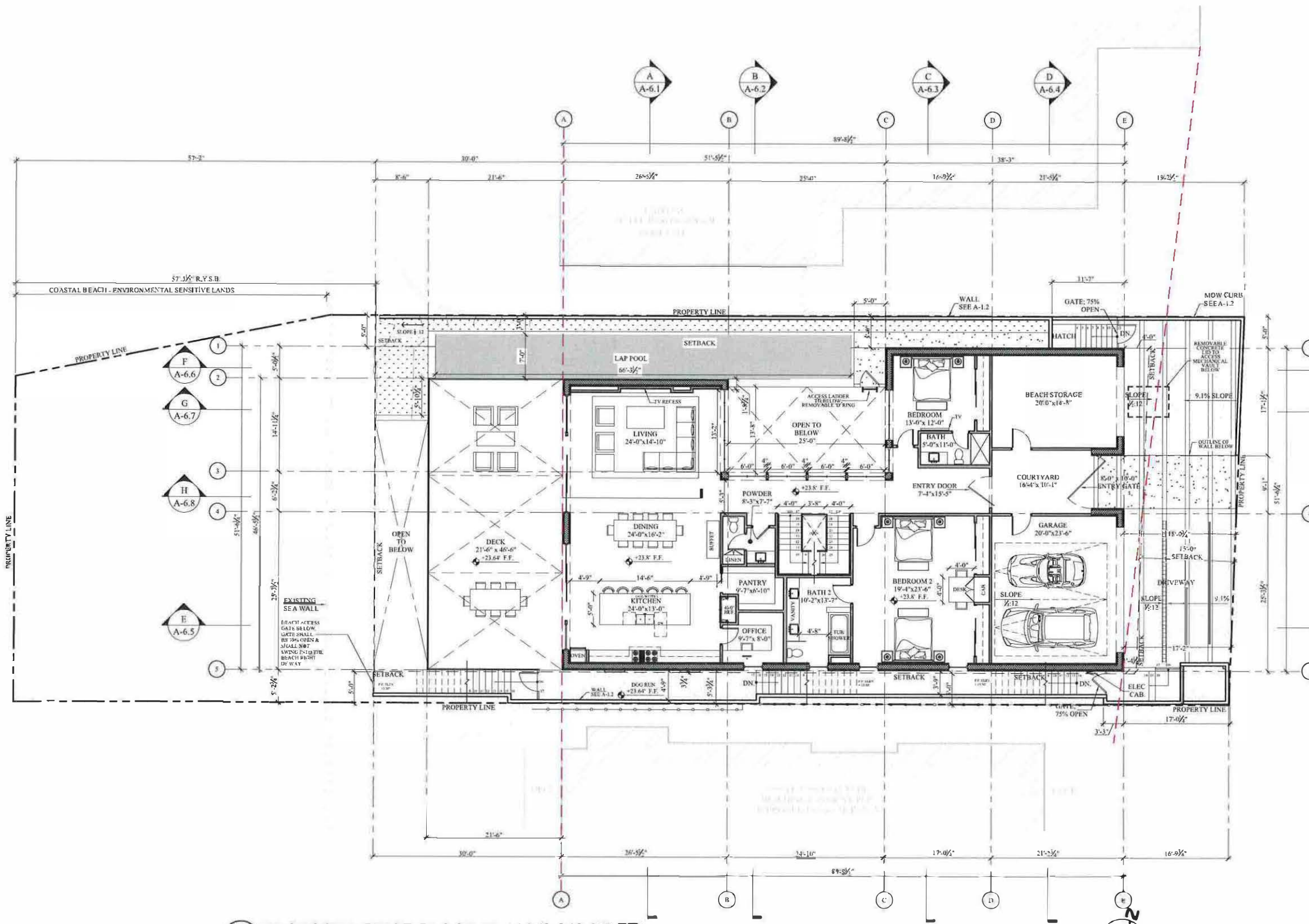
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LA JOLLA, CA, 92037

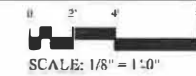
FLOOR PLAN LEGEND

- NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PFR STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BO. USE TILE BACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C.
- INSULATED CONCRETE FORM - 3" CONCRETE FOR EXTERIOR WALLS FIX BLOCKS
- NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON A-8.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A-8.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE 1/4" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FOOT, WALL INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.



1 PROPOSED FIRST FLOOR PLAN (3,943 SQ.FT)



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REVISIONS

06/25/2016	START OF PROJECT
07/30/2017	COASTAL RE-SUBMITTAL
08/20/2017	REDESIGN NEW OWNER
11/26/2017	COASTAL RE-SUBMITTAL
03/23/2018	COASTAL RE-SUBMITTAL
05/17/2018	DESIGN CHANGES PER LICPA
06/11/2018	COASTAL RE-SUBMITTAL

PHASE

COASTAL

PROJECT NO

2016-22

REVIEWED BY

CAM

DRAWN BY

DATE

06/11/2018

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

A-2.1



FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 & A-3.2. for Electrical See E-1.1 to E-1.4
- F. For Demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.
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- I. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- K. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
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- O. Attic/Under floor installation must comply with Sections 903, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- Q. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm.
- S. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- T. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2



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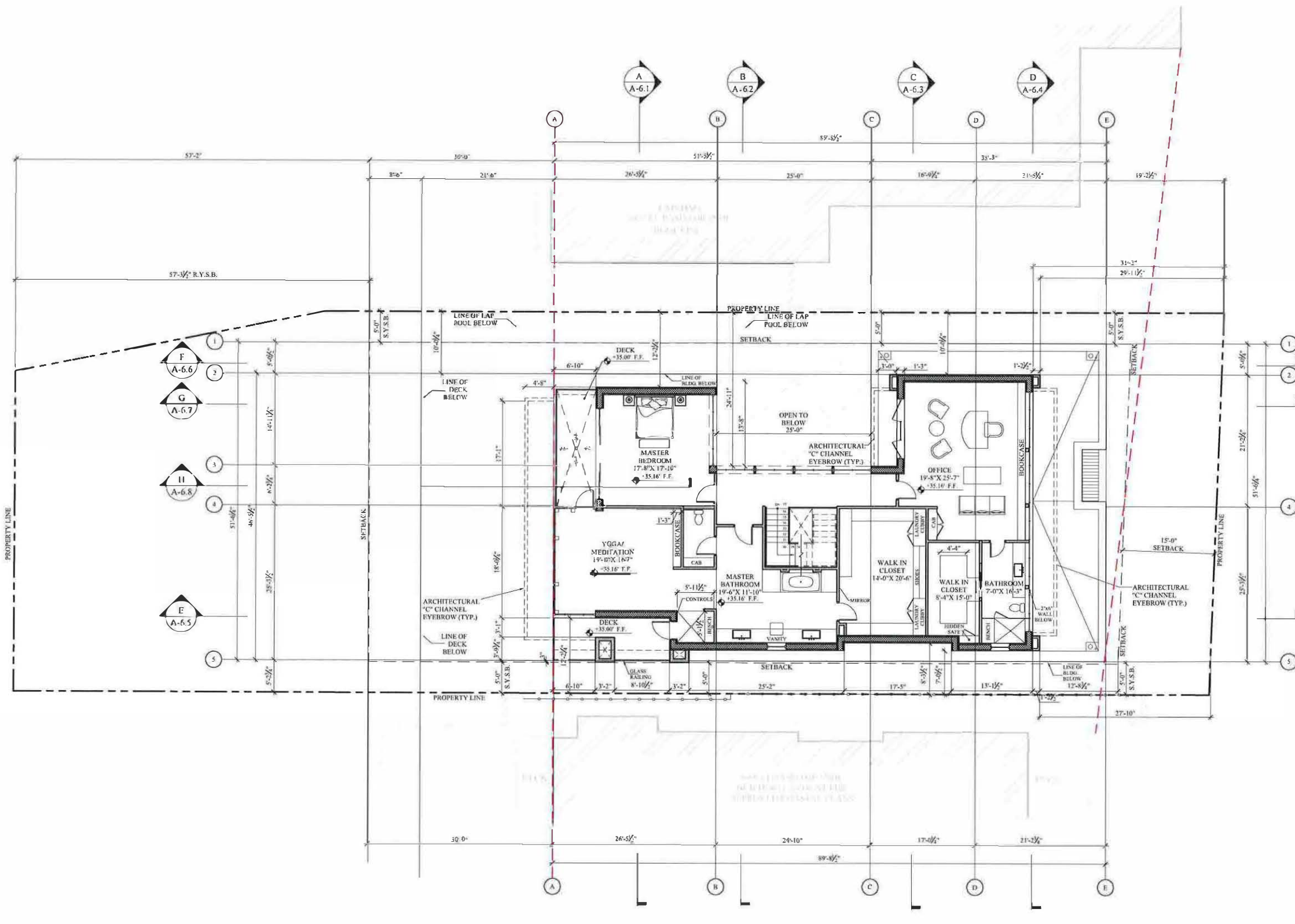
**BLACK HALIBUT**  
8470 EL PASO GRANDE  
LA JOLLA, CA, 92037

FLOOR PLAN LEGEND

- NEW 2 X 4 STUD WALL @ 16" O.C. W/PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE RACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C.
- INSULATED CONCRETE FORM - 8" CONCRETE FOR EXTERIOR WALLS FOR BLOCKS
- NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON A.8.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A.8.1
- SMOKE DETECTOR - PERM WIRING TO BUILDING POWER W/BATTERY BACK-UP. VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE 1/2" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER ON BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 1 1/2" TRADITIONAL JAMB ALLOWANCE FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION

PROJECT NO	06112018
DATE	06/11/2018
PROJECT NO	2016-22
REVISION	CAM
DATE	06/11/2018
PROJECT NO	2016-22
REVISION	CAM
DATE	06/11/2018

**SHEET TITLE** PROPOSED SECOND FLOOR PLAN  
**A-2.2**



1 PROPOSED SECOND FLOOR PLAN (2,736 SQ.FT.)

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

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STORM DRAINAGE NOTES

- The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer.
- The secondary roof drainage system shall discharge above grade, in a location observable by the building occupants or maintenance personnel.

HEIGHT NOTES

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.
- NO PORTION OF THE PROPOSED STRUCTURE WILL EXCEED THE EXISTING BUILDING HEIGHT, PROPOSED HEIGHT TO BE FIELD VERIFIED TO ENSURE COMPLIANCE.

ROOF NOTES

- Roofing Underlayment slope 3:12 or less: "Ice and Water Shield" by WR Grace, ESR-1877, or "Water Guard HF" by Certain Teed Corp. ESR-1192 (or architect approved equal). Install per manufacturer's instructions. Install a #40 fiberglass reinforced felt sheet over roof membrane.
- Counter-slopes: 1/2" per 12" (minimum) towards drains created using G-26 (16oz - center) flashing underlayment by LouisGard Products Corp.
- Roof Edge Drip, Metal Flashing, Flat Clips and Counter Flashing: All exterior flashing to be 16 oz. copper unless otherwise noted. Solder or seal all seams. Item all exposed edges.
- Built-Up Roofing System: By GAF, GAFGLAS 4-Ply 1/4" Mapped Modified Bitumen Membrane Surface Roofing System. Provide 1/2" per foot minimum roof slope. Install per manufacturer's instruction. Roofing system shall have a minimum 10 year labor and material warranty. Per specification Division 7.1 Section 07. For Flashing: "Stormshield" Flashing system, Type STX, by Fry Roofing Corp. Material 26 ga. Provide "Windable" clips and pre-fabricated tapered corner sections. Install per manufacturer's specifications. Roofing system shall be a UL class "A" rated, ICC Report ESR-1274.
- Plumbing Vents: ABS plastic to be flashed with Cadmate-Synce TPO Pre-Milled Pipe Flashing.
- Parapets, Transitions and other Horizontal Surface Waterproofing: Membrane waterproofing shall be EPDM Seal 1400 by Proseco Wap Exand membrane a minimum of 6" below edge of parapet. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap ESR-1127.
- Roof Drain: Roof drain shall be TPO-RD2M1-3" TPO clad no-hub bottom outlet drain by Thunderbolt Products with A.B.S. dome strainer, Telephone (800) 658-2473. Provide 3" I.D. ABS drain lines with min. 1/2" slope. Connect to building storm water.
- Fireplace Vents: Fireplace vent shall be Type B Stainless Steel as required by applicable manufacturer. Minimum size mesh spark arrester shall be 1/2". Mesh shall be stainless steel or copper.
- Roof Vent: TPO Pre-milled roof venting steel detail 6/A-10-4-1
- Clay Tile Roofing: Roofing shall be two-piece Mission Tile. To be installed by US Tile ESR-1017. Provide a 3x3 Sample of Mock of Tile Pattern and Color For Owner and Architect Approval Prior to Ordering Material. Install with Random Exposure Pattern. Provide 20lb Random Field Blotches. Install Per Manufacturer's Installation Over 40# Roofing Felt Underlayment at Roof With a Minimum of 3 to 12 Slope. All Roofing Materials Shall be Class "A".
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.
- Trim edge flashing used at the free edges of roofing materials shall be non-combustible.
- Valley flashing shall be not less than 0.019" (26 copper gauge) corrosion-resistant metal installed over a min. 3/8" wide underlayment consisting of one layer of No. 72 ASTM cap sheet covering the full length of the valley.
- Tanklike side vents shall be engaged in allow one-way duct penetration and shall not face rain in both directions.
- Enclosed rafter assemblies not required to be vented per CRC R806.5.
- The entire roof shall be covered with a fire-rated surface covering that is at least Class "A" when the area of the addition to the existing building is more than ten (10) percent (10%) of the original roof area of the building (SDAC 1995.0902(a)(3)).

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PHASE  
**COASTAL**

PROJECT NO.  
 2016-22

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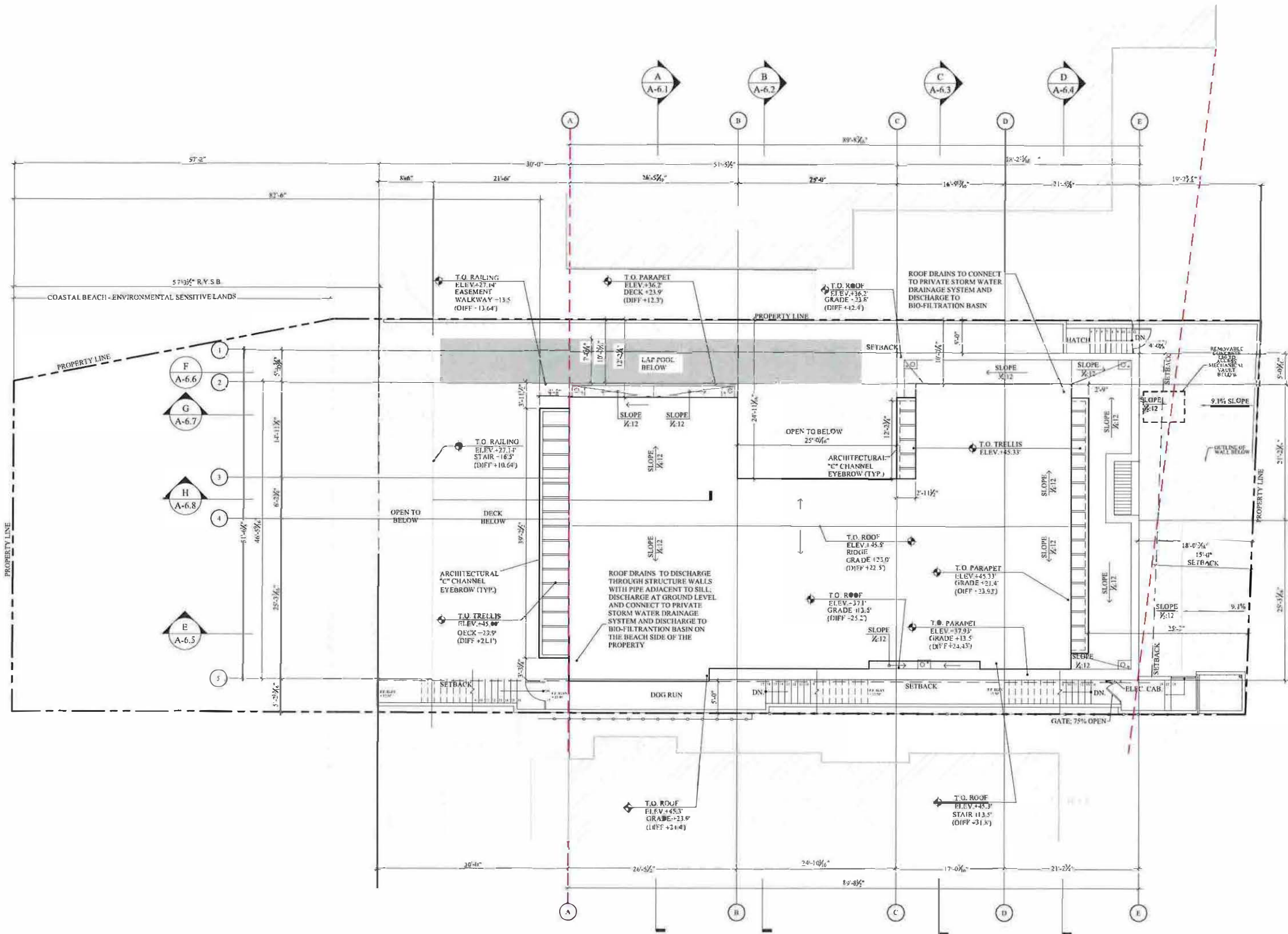
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SHEET TITLE  
**PROPOSED ROOF PLAN**

**A-4.1**



PROPOSED ROOF PLAN

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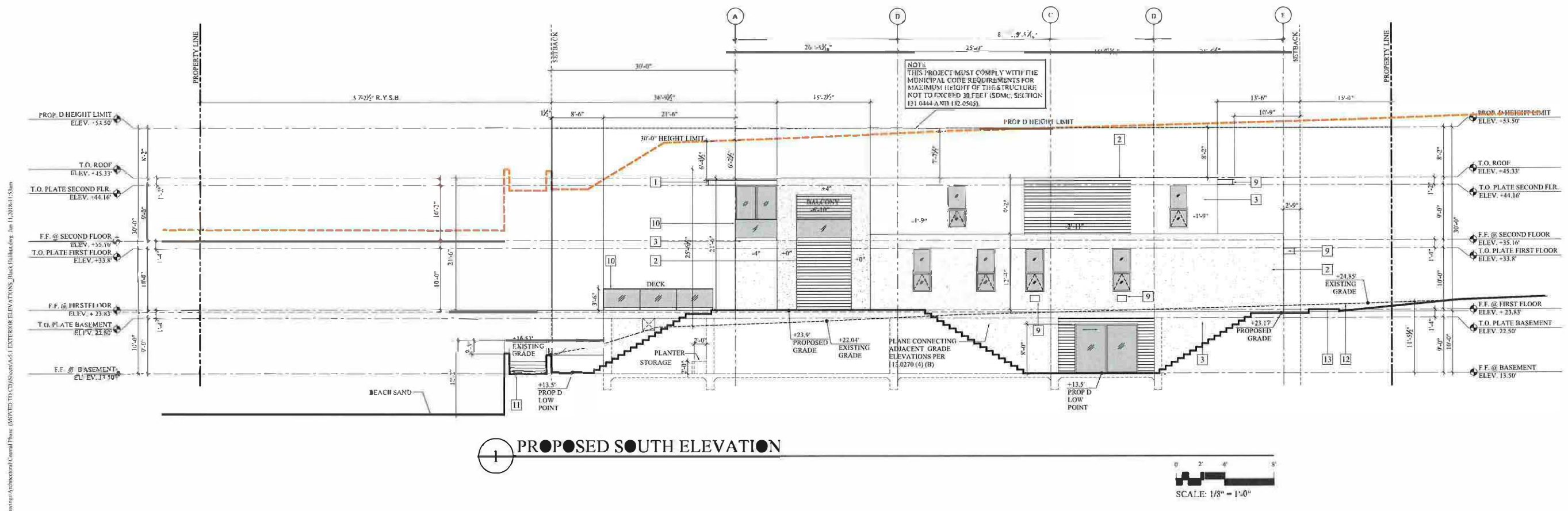
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**SHEET TITLE**  
 PROPOSED EXTERIOR ELEVATIONS  
**A-5.1**



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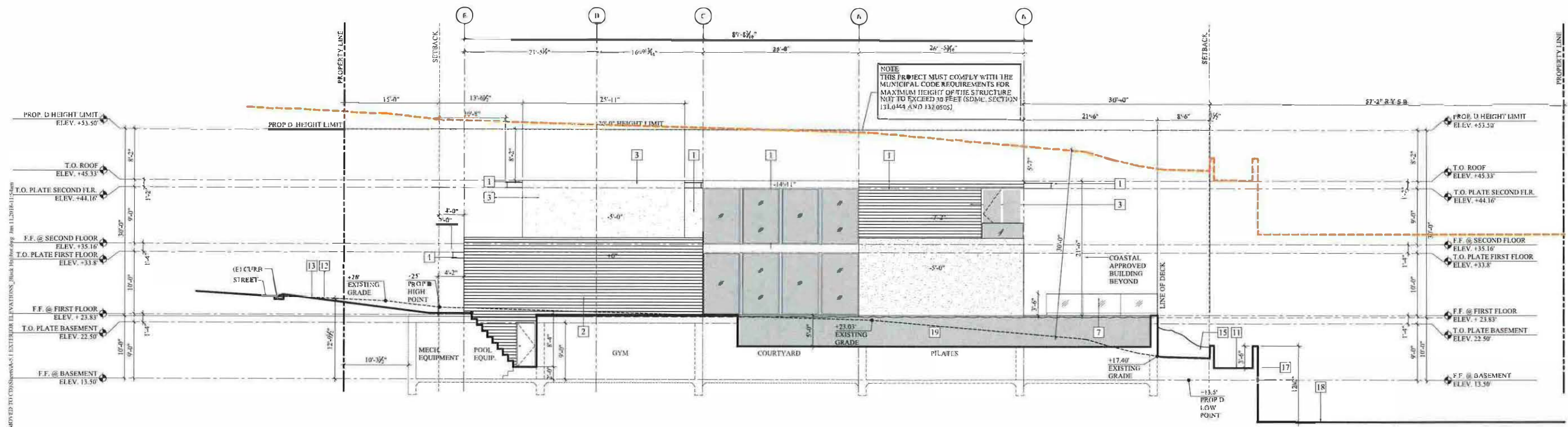
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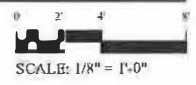
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TITLE: PROPOSED EXTERIOR ELEVATIONS

A-5.2



2 PROPOSED NORTH ELEVATION



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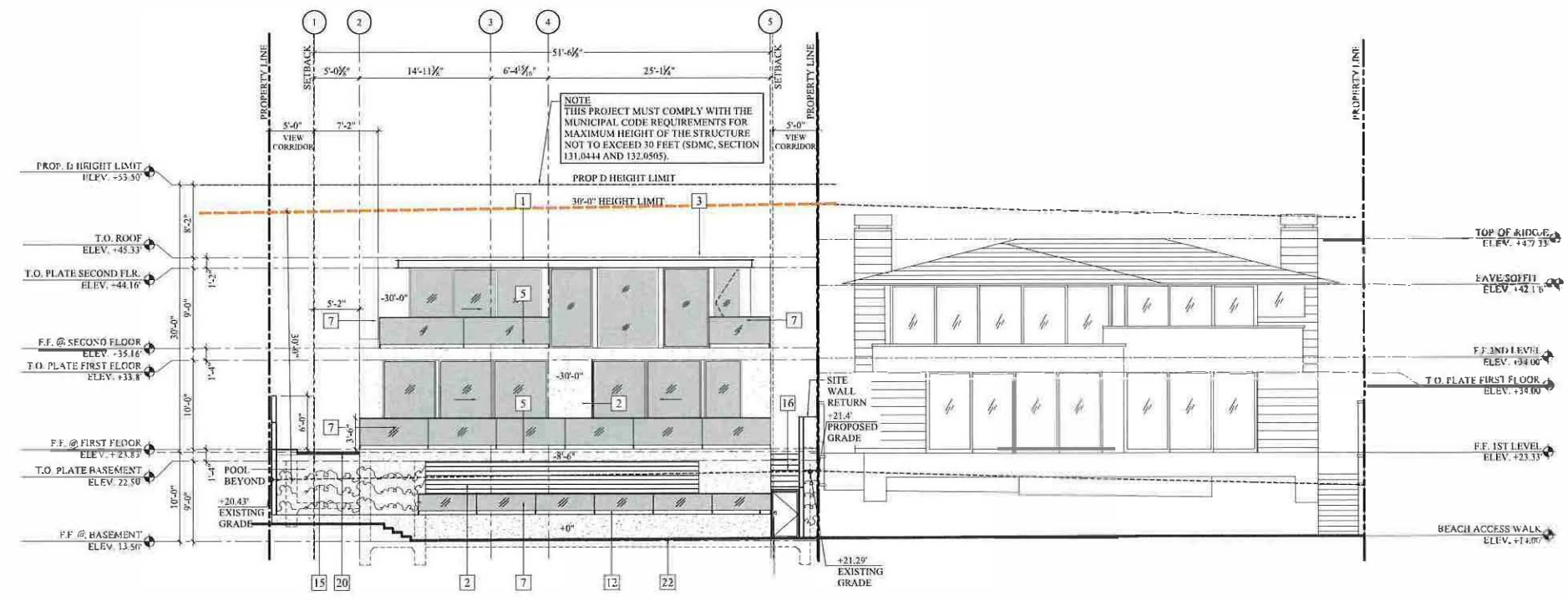
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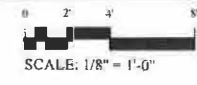
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SUBJECT TITLE: PROPOSED EXTERIOR ELEVATIONS

A-5.3



3 PROPOSED WEST ELEVATION





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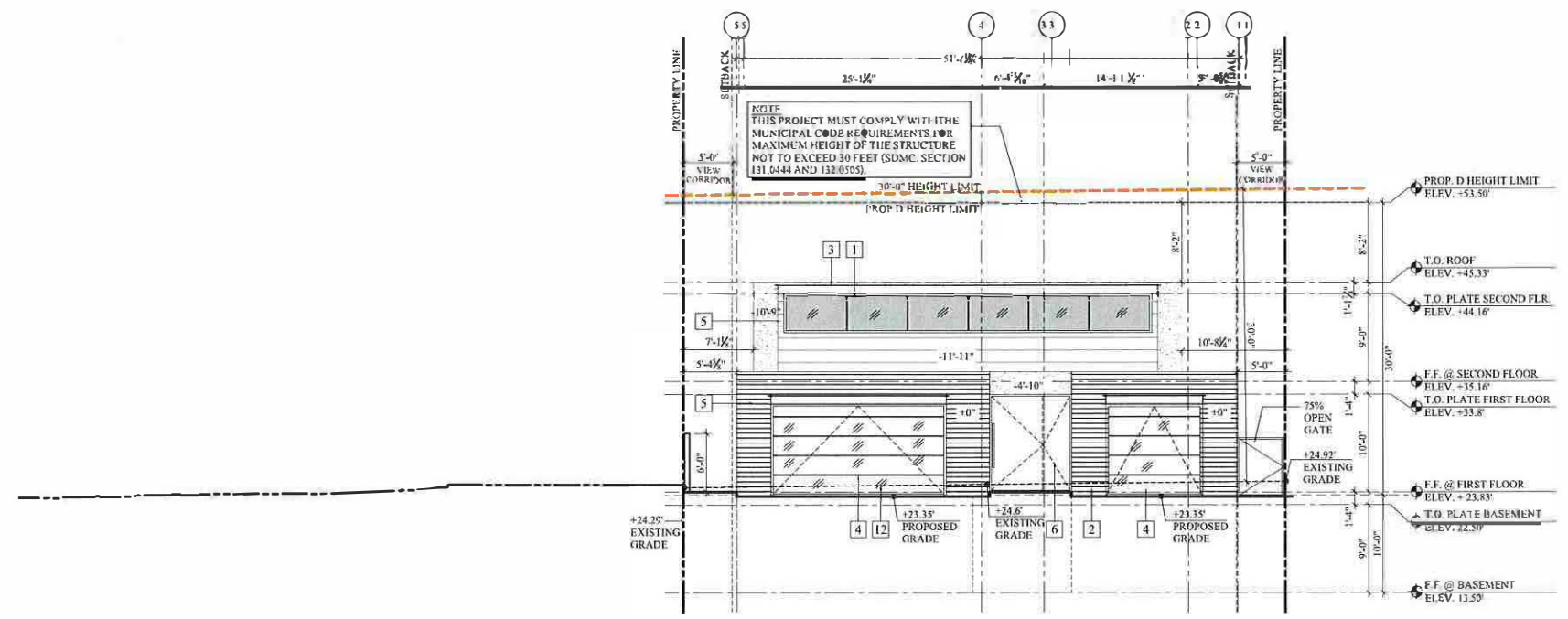
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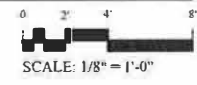
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**A-5.4**



PROPOSED EAST ELEVATION





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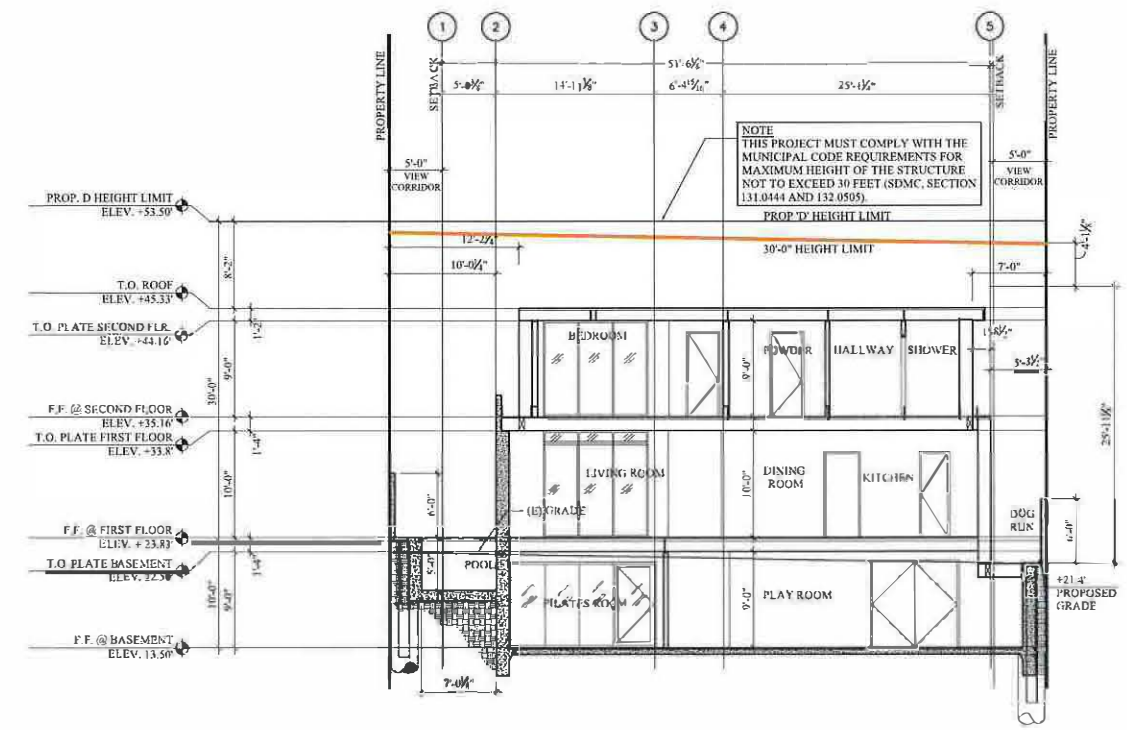
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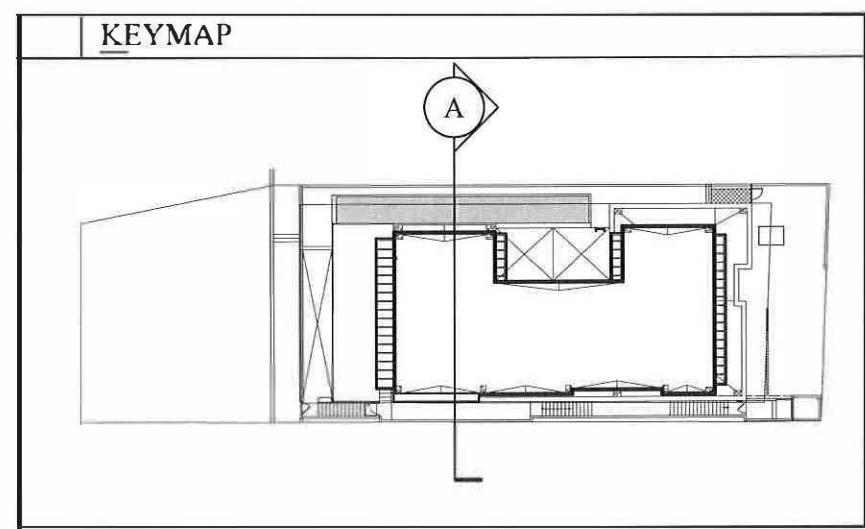
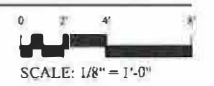
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**A SECTION**







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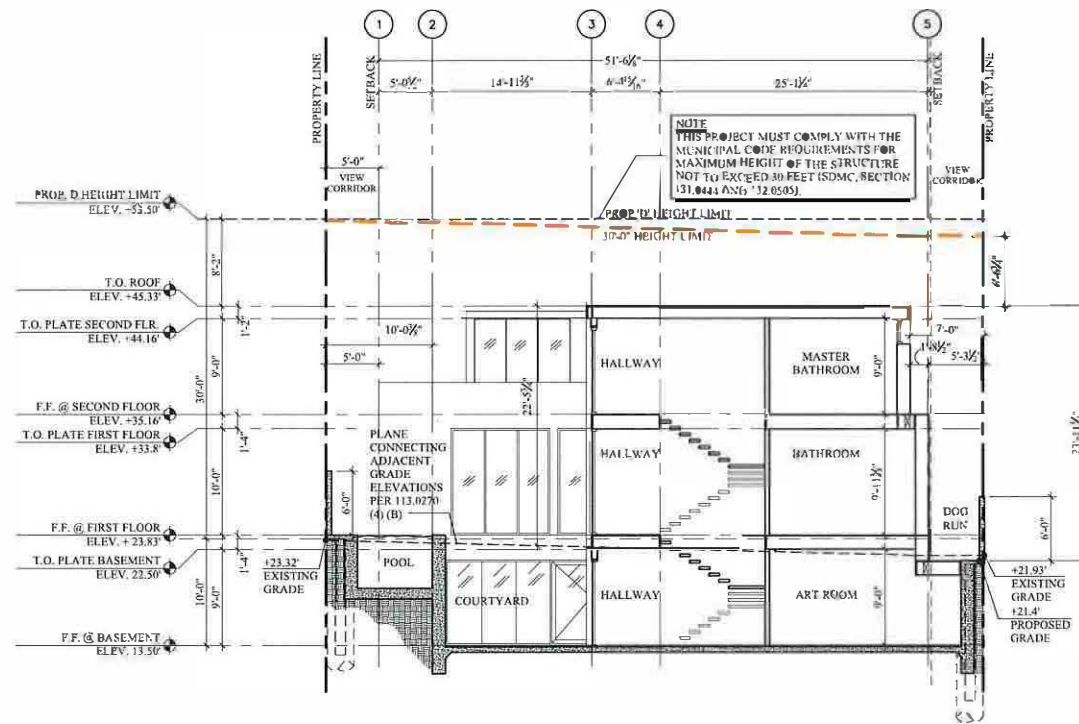
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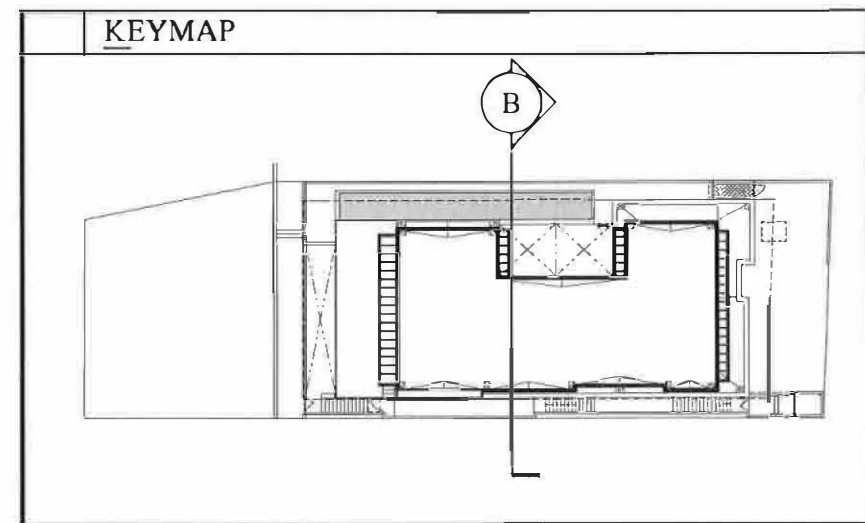
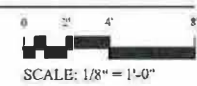
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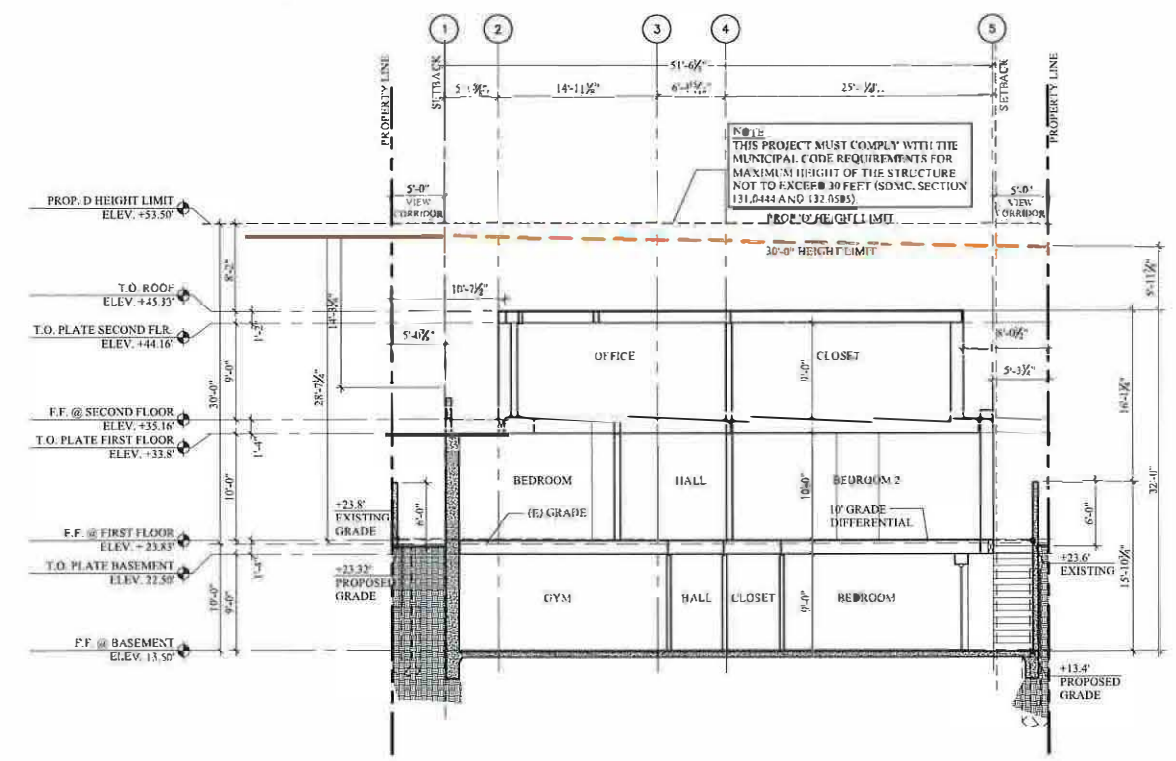
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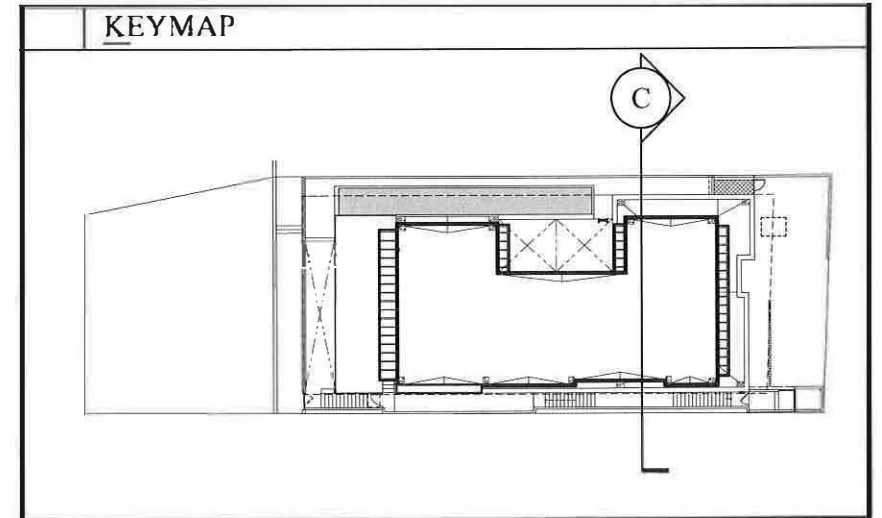
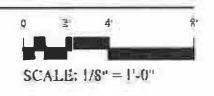
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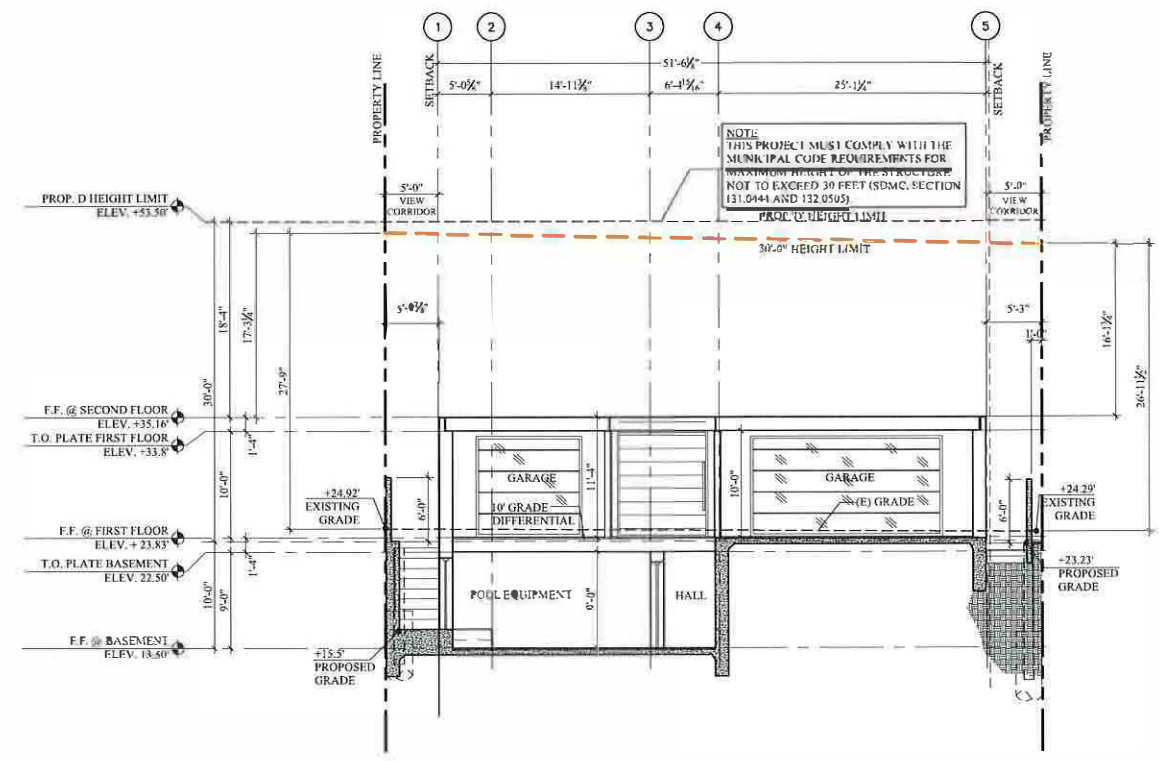
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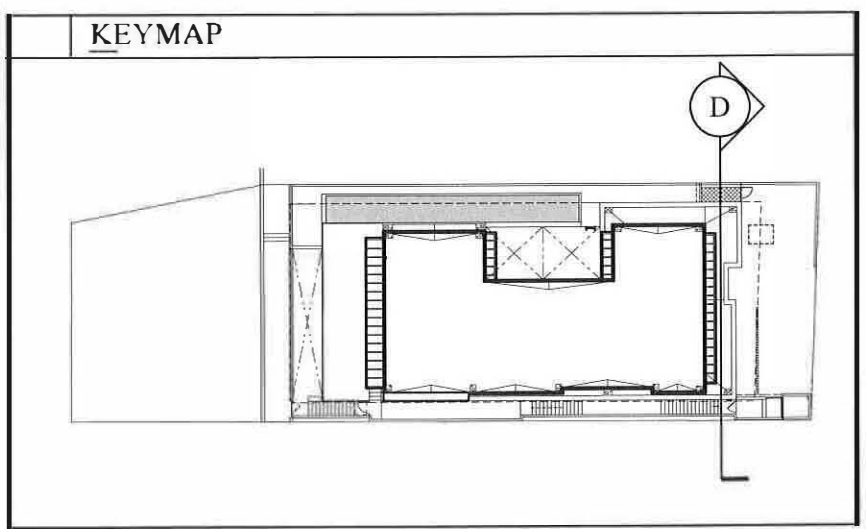
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SECTION D







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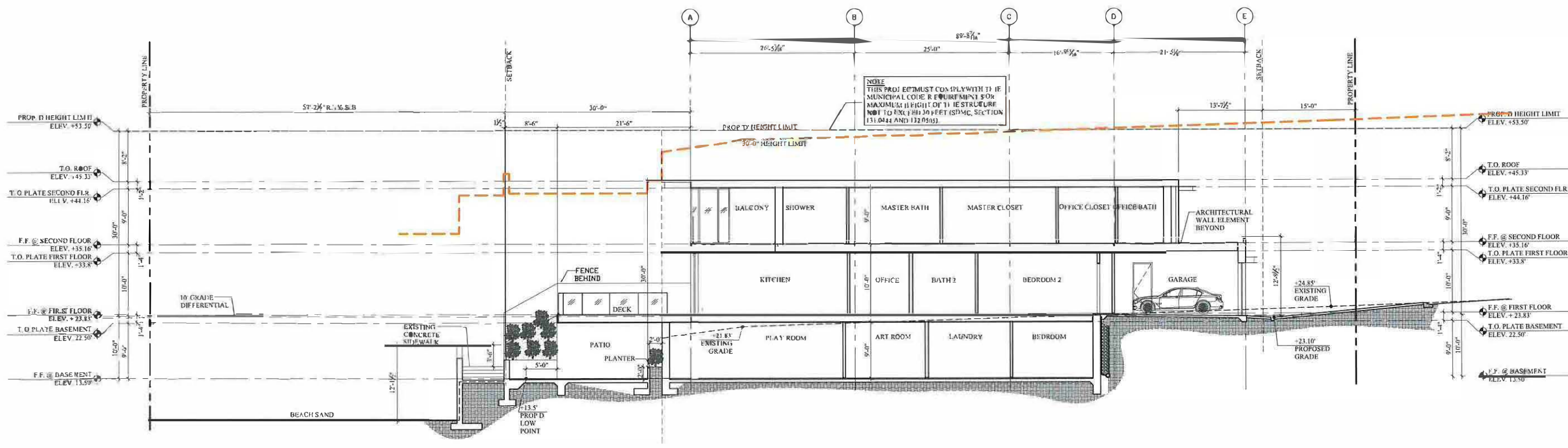
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 05/17/2018 DESIGN CHANGES PER LICPA  
 06/11/2018 COASTAL RE-SUBMITTAL

PHASE:	COASTAL
PROJECT NO.:	2017-22
DESIGNED BY:	CAM
DRAWN BY:	
DATE:	06/11/2018

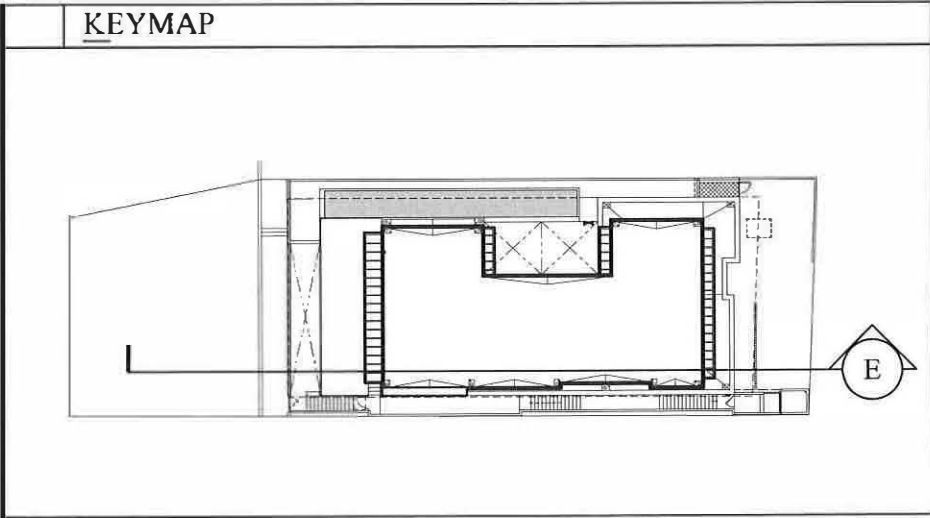
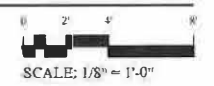
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SHEET TITLE: PROPOSED SECTIONS

A-6.5



**E SECTION**





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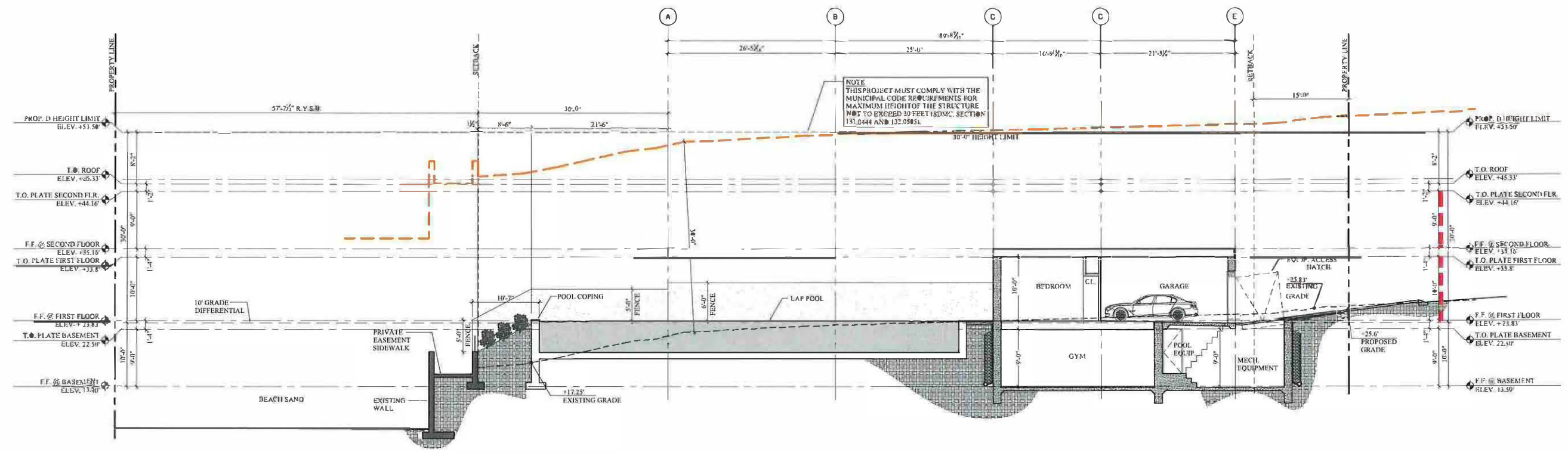
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COASTAL  
PROJECT NO. 2016-22  
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DRAWN BY  
DATE 06/11/2018

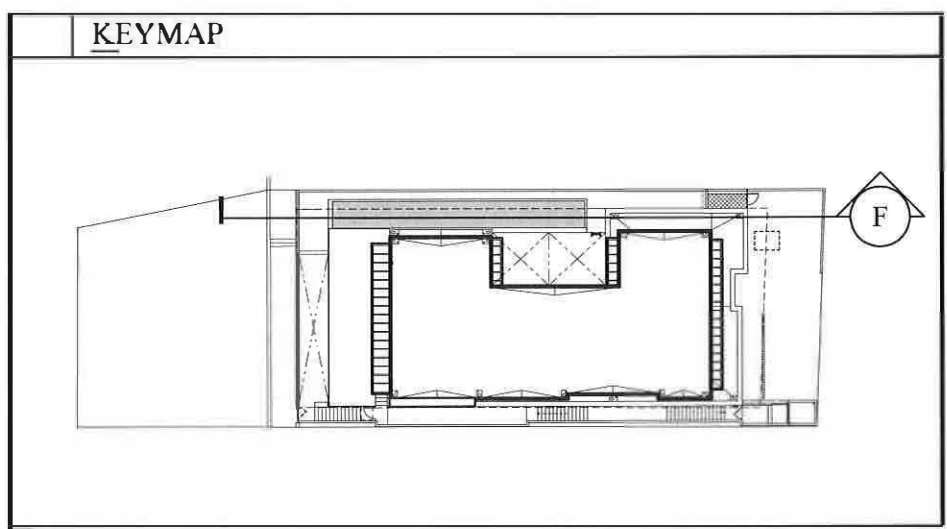
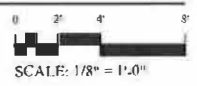
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SHEET TITLE  
PROPOSED SECTIONS

A-6.6



SECTION F

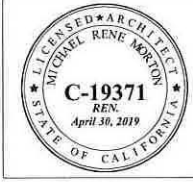






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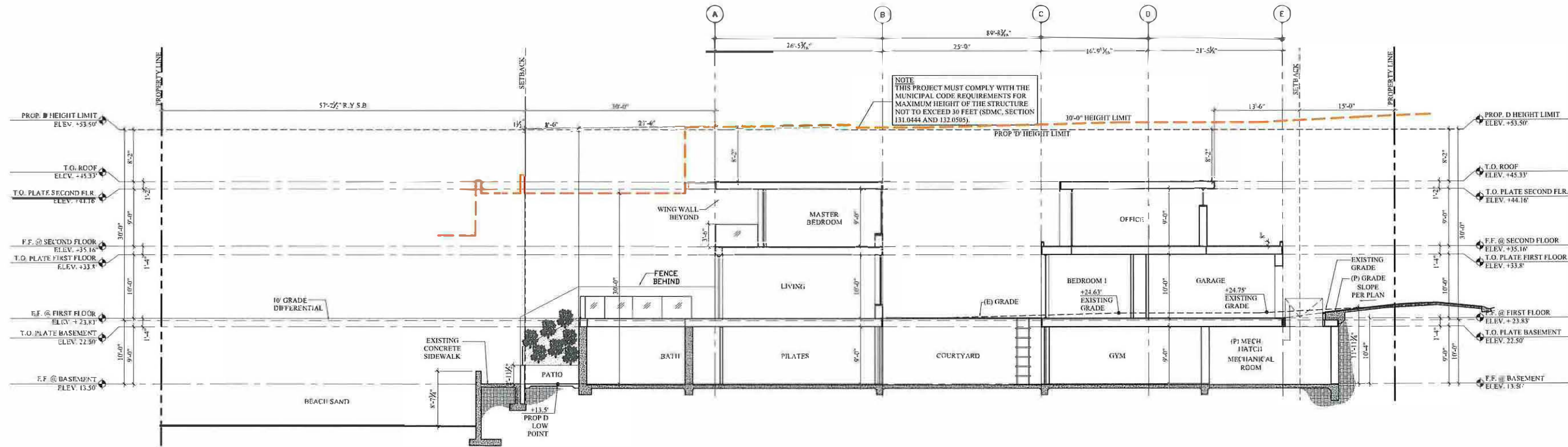
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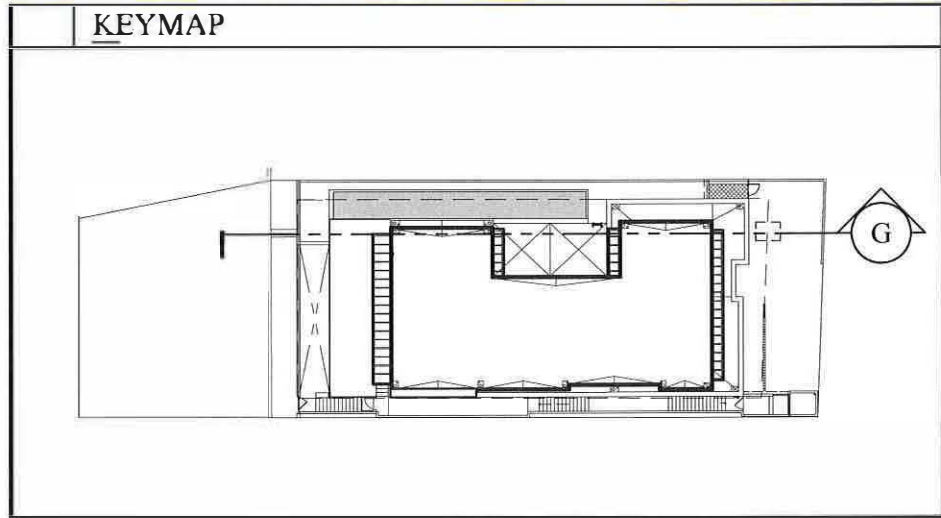
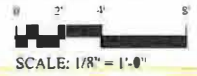
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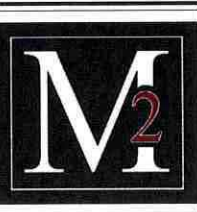
A-6.7



G SECTION



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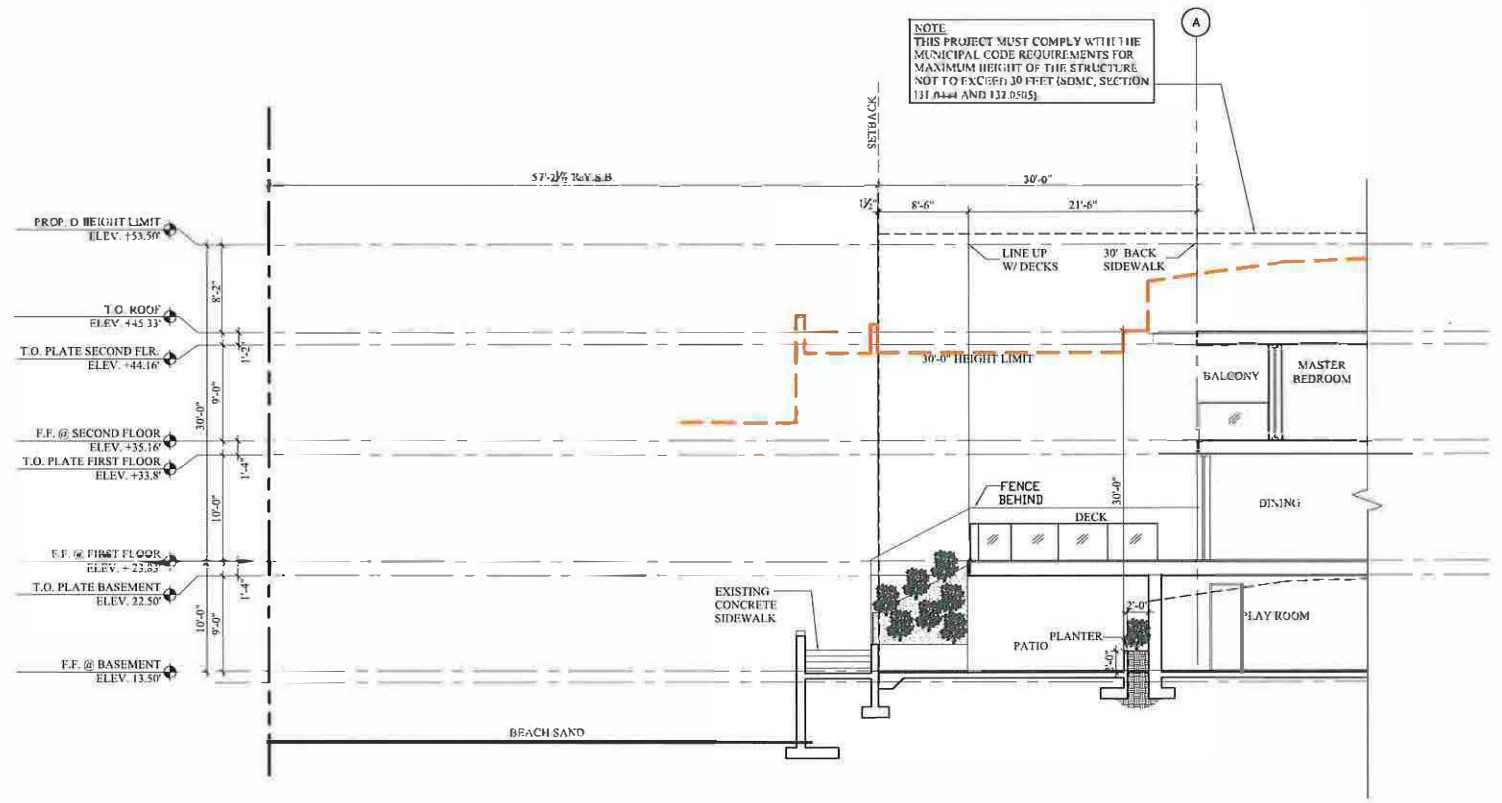
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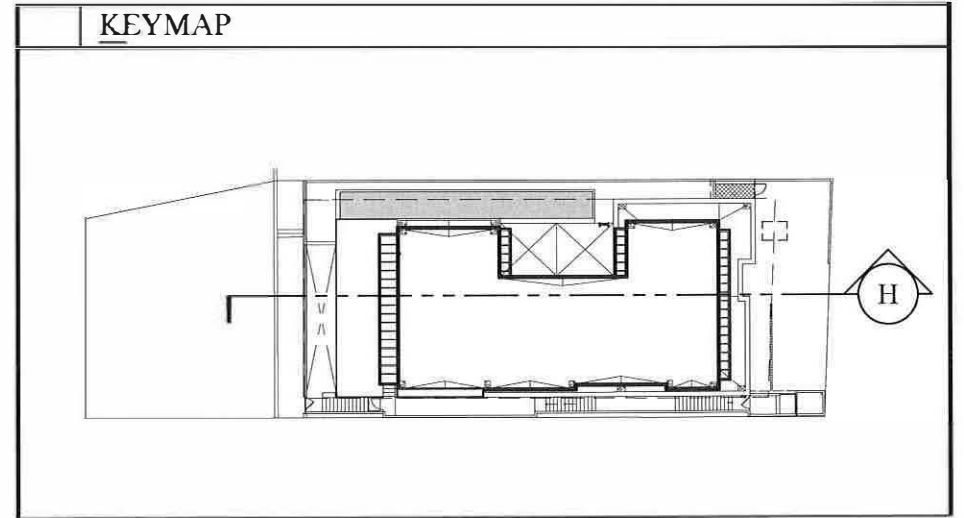
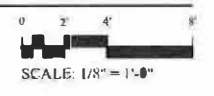
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**A-6.8**



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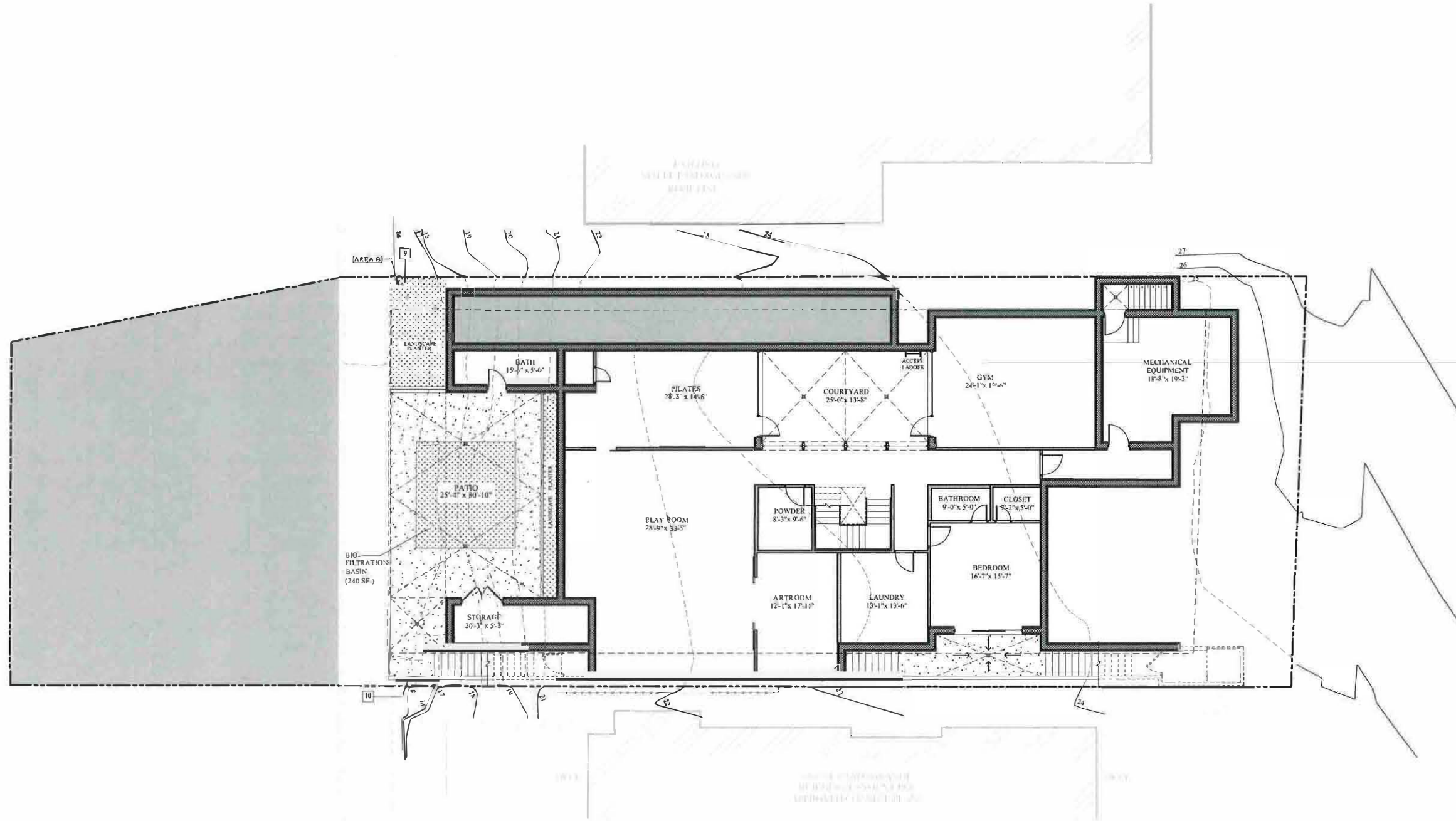
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SHEET TITLE: PROPOSED LANDSCAPE PLAN - BASEMENT  
**L-1.1**



1 PROPOSED LANDSCAPE PLAN - BASEMENT

REQUIRED LANDSCAPE AREA	LANDSCAPE LEGEND	KEYNOTES	GENERAL LANDSCAPE NOTES																											
<table border="1"> <thead> <tr> <th>LANDSCAPE REQUIREMENTS (SDMC 1510.110.4-h)</th> <th>AREA (SQ. FT.)</th> <th>PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td>LOT AREA</td> <td>11,740.0</td> <td></td> </tr> <tr> <td>REQUIRED LANDSCAPING</td> <td>3,522.0</td> <td>30%</td> </tr> <tr> <td>PROPOSED LANDSCAPE AREA</td> <td></td> <td></td> </tr> <tr> <td>LANDSCAPE AREA A (ORNAMENTAL)</td> <td>587.0</td> <td>5.3%</td> </tr> <tr> <td>LANDSCAPE AREA B (NATIVE MATERIALS)</td> <td>156.0</td> <td>1.3%</td> </tr> <tr> <td>LANDSCAPE AREA C (BEACH SAND)</td> <td>2,779.0</td> <td>24.0%</td> </tr> <tr> <td>TOTAL PROPOSED LANDSCAPE</td> <td>3,522.0</td> <td>30.3%</td> </tr> <tr> <td>PROPOSED IMPERVIOUS AREA</td> <td>8,183.0</td> <td></td> </tr> </tbody> </table>	LANDSCAPE REQUIREMENTS (SDMC 1510.110.4-h)	AREA (SQ. FT.)	PERCENTAGE	LOT AREA	11,740.0		REQUIRED LANDSCAPING	3,522.0	30%	PROPOSED LANDSCAPE AREA			LANDSCAPE AREA A (ORNAMENTAL)	587.0	5.3%	LANDSCAPE AREA B (NATIVE MATERIALS)	156.0	1.3%	LANDSCAPE AREA C (BEACH SAND)	2,779.0	24.0%	TOTAL PROPOSED LANDSCAPE	3,522.0	30.3%	PROPOSED IMPERVIOUS AREA	8,183.0		<p><b>AREA OF LANDSCAPE</b></p> <ul style="list-style-type: none"> <li>AREA A: ORNAMENTAL GRASS (BUCHLOE DACTYLOIDES)</li> <li>AREA B: NATIVE SHRUB MATERIAL (BUCHLOE DACTYLOIDES)</li> <li>AREA C: BEACH SAND</li> <li>AREA D: ARTIFICIAL TURF (LOCATED ON DRIVEWAY AND PARKWAY)</li> </ul> <p><b>SLOPE TO DRAIN</b></p> <p>* ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS. AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. REQUIRED LANDSCAPE AREA SHALL INCLUDE LOW-GROWING WOODY OR HERBACEOUS GROUND COVER, TURF, SHRUBS, OR TREES OR IN ARTIFICIAL TURF AREAS, LODGE ORGANIC OR INORGANIC MATERIALS, OR HARDSCAPE. AREAS OF ARTIFICIAL TURF MAY NOT BE USED FOR REQUIRED LANDSCAPE AREA.</p>	<ol style="list-style-type: none"> <li>EXISTING ELECTRICAL TRANSFORMER / FUSE BOX TO REMAIN</li> <li>EXISTING SEWER CLEANOUT TO REMAIN</li> <li>PROPOSED ELECTRICAL CABINET</li> <li>PROPOSED 1" WATER METER</li> <li>EXISTING COMMUNICATION RISER TO REMAIN</li> <li>PROPOSED (1) 8 FT. TRUNK GOLD MOUNTAIN TREE, 24 INCH BOX MINS AND 40 SF ROOT ZONE MINIMUM PER SO MUNICIPAL CODE (SEE GENERAL NOTES J AND K)</li> <li>EXISTING ELECTRICAL TRANSFORMER RELOCATED AT THIS LOCATION</li> <li>LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO NOT EXCEED 3 FT IN HEIGHT IN ORDER TO PRESERVE PUBLIC VIEWS.</li> <li>SCREENING MATERIAL IN FORM OF LANDSCAPE REQUIRED IN THIS AREA.</li> <li>SLOPED FENCE WALL</li> <li>6'-0" HIGH FENCE WALL</li> <li>3'-0" HIGH FENCE WALL</li> <li>15" HIGH PLANTER</li> <li>GATE, 15% OPEN</li> </ol>	<p>A. THIS PLAN IS FOR GENERAL LANDSCAPE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.</p> <p>B. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL THE OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.</p> <p>C. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.</p> <p>D. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS, UNLESS WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT'S OFFICE.</p> <p>E. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED WITHIN 3' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.</p> <p>F. MINIMUM TREE SEPARATION DISTANCE:              TO TRAFFIC SIGNALS / STOP SIGNS: 20 FT.              TO UNDERGROUND UTILITY LINES: 5 FT. (10 FT. TO SEWER)              TO ABOVE GROUND UTILITY STRUCTURES: 10 FT.              INTERSECTIONS INTERSECTING CURB LINE OF TWO STREETS: 25 FT.</p> <p>G. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION. DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE BY 5310 CLLC LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY 5310 CLLC. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.</p> <p>H. NOT USED</p> <p>I. PER SO MUNICIPAL CODE 142.0409, MINIMUM OF ONE 24-INCH BOX TREE FOR EVERY 30 FT. OF STREET FRONTAGE OR ONE 10-FOOT BROWN TRUNK HEIGHT PALM TREE FOR EACH 20 FEET OF STREET FRONTAGE.</p> <p>J. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PAVED TRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF TRAVEL WAY PER THE SDMS SEWER FACILITIES.</p> <p>K. LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO NOT EXCEED 3 FT IN HEIGHT IN ORDER TO PRESERVE PUBLIC VIEWS.</p> <p>L. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL.</p> <p>M. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY.</p> <p>N. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.</p>
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<p><b>WATER CALCULATIONS</b></p> <p>MAXIMUM APPLIED WATER ALLOWANCE (KAWA) =              (ETo)(KA) [(0.55)(LA) + (0.45)(SA)]              (41)(0.62 GAL) [(0.55)(4,511.74 Sq. Ft.) + (0.45)(0)] = 63,072.5 Gal./Yr.</p> <p>ESTIMATED TOTAL WATER USE (ETWU) =              (ETo)(KA) [(PF)(HA)(E) - (SLA)]              (41)(0.62 GAL) [(0.4)(4,515.09 / 0.8) - 0] = 57,386.2 Gal./Yr.</p>																														

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 A.

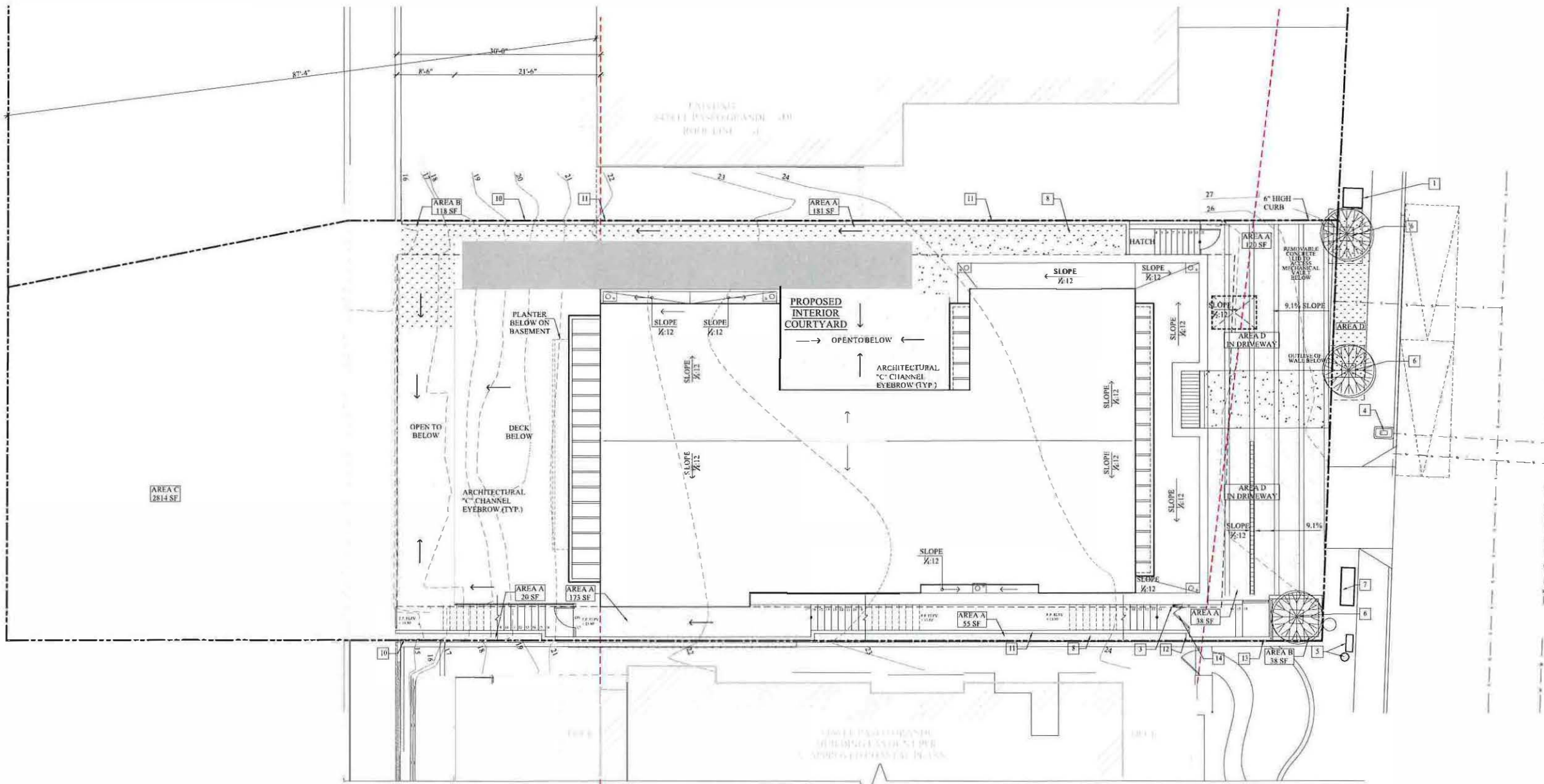
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 06/11/2018 COASTAL RE-SUBMITTAL

PHASE COASTAL  
 PROJECT NO. 2016-22  
 REVIEWED BY CAM  
 DRAWN BY

DATE 06/11/2018

SHEET TITLE PROPOSED LANDSCAPE PLAN FIRST LEVEL

L-1.2



PROPOSED LANDSCAPE PLAN - FIRST LEVEL

REQUIRED LANDSCAPE AREA	LANDSCAPE LEGEND	KEYNOTES	GENERAL LANDSCAPE NOTES																								
<table border="1"> <thead> <tr> <th>LANDSCAPE REQUIREMENTS (SDMC 1510.0104-b)</th> <th>AREA (SQ. FT.)</th> <th>PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td>LOT AREA</td> <td>11,740.0</td> <td></td> </tr> <tr> <td>REQUIRED LANDSCAPE</td> <td>3,523.0</td> <td>30%</td> </tr> <tr> <td>LANDSCAPE AREA A (ORNAMENTAL)</td> <td>587.0</td> <td>5.0%</td> </tr> <tr> <td>LANDSCAPE AREA B (NATIVE MATERIALS)</td> <td>156.0</td> <td>1.3%</td> </tr> <tr> <td>LANDSCAPE AREA C (BEACH SAND)</td> <td>2,814.0</td> <td>24.0%</td> </tr> <tr> <td>TOTAL PROPOSED LANDSCAPE</td> <td>3,557.0</td> <td>30.3%</td> </tr> <tr> <td>PROPOSED IMPERVIOUS AREA</td> <td>8,183.0</td> <td></td> </tr> </tbody> </table>	LANDSCAPE REQUIREMENTS (SDMC 1510.0104-b)	AREA (SQ. FT.)	PERCENTAGE	LOT AREA	11,740.0		REQUIRED LANDSCAPE	3,523.0	30%	LANDSCAPE AREA A (ORNAMENTAL)	587.0	5.0%	LANDSCAPE AREA B (NATIVE MATERIALS)	156.0	1.3%	LANDSCAPE AREA C (BEACH SAND)	2,814.0	24.0%	TOTAL PROPOSED LANDSCAPE	3,557.0	30.3%	PROPOSED IMPERVIOUS AREA	8,183.0		<p><b>AREA OF HARDSCAPE</b></p> <p><b>AREA OF LANDSCAPE*</b></p> <ul style="list-style-type: none"> <li>AREA A: ORNAMENTAL GRASS</li> <li>AREA B: NATIVE SHRUB MATERIAL</li> <li>AREA C: BEACH SAND</li> <li>AREA D: ARTIFICIAL TURF (LOCATED ON DRIVEWAY AND PARKWAY)</li> </ul> <p>* ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS. AND IN NO CASE SHALL THIS LANDSCAPE AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. REQUIRED LANDSCAPE AREA SHALL INCLUDE LOW-GROWING WOODY OR HERBACEOUS GROUNDCOVER, TURF, SHRUBS, OR TREES OR UNPLANTED DRIVEWAYS, LOOSE ORGANIC OR INORGANIC MATERIALS OR HARDSCAPE. AREAS OF ARTIFICIAL TURF MAY NOT BE USED FOR REQUIRED LANDSCAPE AREA.</p>	<ol style="list-style-type: none"> <li>EXISTING ELECTRICAL TRANSFORMER / FUSE BOX TO REMAIN</li> <li>EXISTING SEWER CLEANOUT TO REMAIN</li> <li>PROPOSED ELECTRICAL CABINET</li> <li>PROPOSED 1" WATER METER</li> <li>EXISTING COMMUNICATION RISER TO REMAIN</li> <li>PROPOSED (1) - 8 FT. TRUNK GOLD MEDALLION TREE, 24 INCH BOX MIN AND 40 SF ROOT ZONE MINIMUM PER SD MUNICIPAL CODE (SEE GENERAL NOTES J AND K)</li> <li>EXISTING ELECTRICAL TRANSFORMER RELOCATED AT THIS LOCATION</li> <li>LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO NOT EXCEED 3 FT IN HEIGHT IN ORDER TO PRESERVE PUBLIC VIEWS.</li> <li>SCREENING MATERIAL IN FORM OF LANDSCAPE REQUIRED IN THIS AREA.</li> <li>SLOPE FENCE WALL.</li> <li>6" HIGH FENCE WALL</li> <li>3'-0" HIGH FENCE WALL</li> <li>15" HIGH PLANTER</li> <li>GATE, 75% OPEN</li> </ol>	<p>A. THIS PLAN IS FOR GENERAL LANDSCAPE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.</p> <p>B. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL THE OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.</p> <p>C. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.</p> <p>D. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT'S OFFICE.</p> <p>E. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE AT MATURITY SHALL BE INSTALLED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.</p> <p>F. MINIMUM TREE SEPARATION DISTANCE:              TO TRAFFIC SIGNALS (STOP SIGN): 20 FT.              TO UNDERGROUND UTILITY LINES: 5 FT. (10 FT. TO SEWER)              TO ABOVEGROUND UTILITY STRUCTURES: 10 FT.              TO DRIVEWAYS: 10 FT.              INTERSECTIONS (INTERSECTING CURB LINE OF TWO STREETS): 25 FT.</p> <p>G. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THIS SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.</p> <p>H. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE BY 5310 C.I.L.C. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY 5310 C.I.L.C. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.</p> <p>I. NOTICED.</p> <p>J. PER SD MUNICIPAL CODE 142.0409: MINIMUM OF ONE 24-INCH BOX TREE FOR EVERY 30 FT. OF STREET FRONTAGE OR ONE 10-FOOT BROWN TRUNK HEIGHT PALM TREE FOR EACH 20 FEET OF STREET FRONTAGE.</p> <p>K. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 14 FEET ABOVE THE GRADE OR TRAVEL WAY PER THE SDMC 142.0409(I).</p> <p>L. LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO NOT EXCEED 3 FT IN HEIGHT IN ORDER TO PRESERVE PUBLIC VIEWS.</p> <p>M. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL.</p> <p>N. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY.</p> <p>O. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES ETC) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.</p>
LANDSCAPE REQUIREMENTS (SDMC 1510.0104-b)	AREA (SQ. FT.)	PERCENTAGE																									
LOT AREA	11,740.0																										
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TOTAL PROPOSED LANDSCAPE	3,557.0	30.3%																									
PROPOSED IMPERVIOUS AREA	8,183.0																										

**WATER CALCULATIONS**

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) =  
 $(ET_{0.62}) [(0.55)(I.A) - (0.45)(S1-A)]$   
 $(41)(0.62 \text{ GAL}) [(0.55)(1.1174 \text{ Sq. Ft}) - (0.45)(0)] = 63,078.5 \text{ GAL/YR}$

ESTIMATED TOTAL WATER USE (ETWU) =  
 $(ET_{0.62}) [(P)(I.A) + (S1.A)]$   
 $(11)(0.62 \text{ GAL}) [(0.1)(4,515.09 + 0) - 0] = 37,386.7 \text{ GAL/YR}$





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BLACK HALIBUT  
8470 EL PASEO GRANDE  
LA JOLLA, CA, 92037

REVISIONS:  
08/25/2016 START OF PROJECT  
03/30/2017 COASTAL RE-SUBMITTAL  
08/26/2017 REDESIGN / NEW OWNER  
11/26/2017 COASTAL RE-SUBMITTAL  
03/23/2018 COASTAL RE-SUBMITTAL  
05/17/2018 DESIGN CHANGES  
PER LJCPA  
09/27/2018 COASTAL RE-SUBMITTAL

PHASE COASTAL

PROJECT NO. 2016-22

REVIEWED BY CAM

DRAWN BY

DATE (16.11.2018)

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SHEET TITLE  
BULK / SCALE  
STUDY

PH-1

8486 EL PASEO GRANDE

8466 EL PASEO GRANDE

8460 EL PASEO GRANDE



8470 EL PASEO GRANDE (OUR PROJECT)

8462 EL PASEO GRANDE





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LA JOLLA, CA, 92037

REVISIONS  
06/25/2016 START OF PROJECT  
03/20/2017 COASTAL RE-SUBMITTAL  
08/20/2017 REBID IN NEW OWNER  
11/26/2017 COASTAL RE-SUBMITTAL  
03/23/2018 COASTAL RE-SUBMITTAL  
05/17/2018 DESIGN CHANGES  
PER LICPA  
06/17/2018 COASTAL RE-SUBMITTAL



PHASE COASTAL

PROJECT NO. 2016-22

REVIEWED BY CAM

DRAWN BY

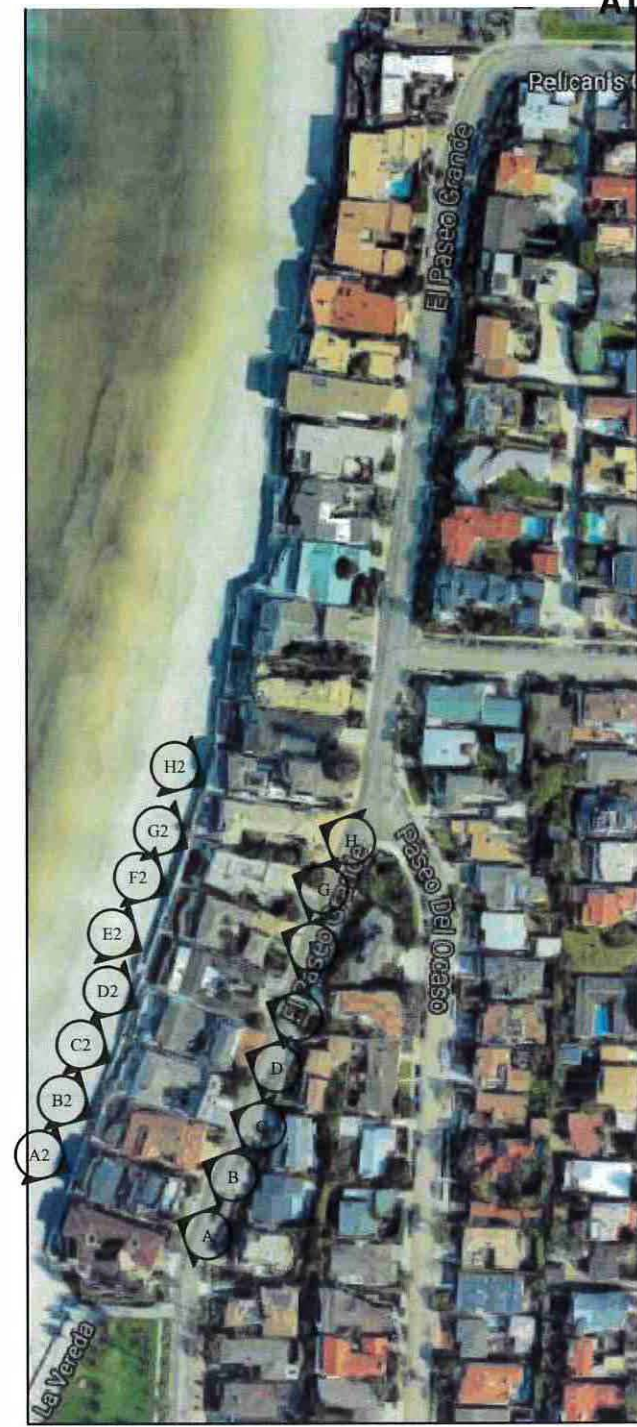
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SHEET TITLE

STREET PHOTO SURVEY

PH-2

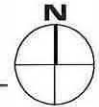


AERIAL MAP



VICINITY MAP

NEIGHBORHOOD PHOTO STUDY



A 8450 EL PASEO GRANDE FRONT NTS

A2 8450 EL PASEO GRANDE REAR NTS

B 8454 EL PASEO GRANDE FRONT NTS

B2 8454 EL PASEO GRANDE REAR NTS



C 8460 EL PASEO GRANDE FRONT NTS

C2 8460 EL PASEO GRANDE REAR NTS

D 8462 EL PASEO GRANDE FRONT NTS

D2 8462 EL PASEO GRANDE REAR NTS



E 8466 EL PASEO GRANDE FRONT NTS

E2 8466 EL PASEO GRANDE REAR NTS

F 8470 EL PASEO GRANDE FRONT PROJECT LOCATION

F2 8470 EL PASEO GRANDE REAR PROJECT LOCATION



G 8486 EL PASEO GRANDE FRONT NTS

G2 8486 EL PASEO GRANDE REAR NTS

H 8490 EL PASEO GRANDE FRONT NTS

H2 8490 EL PASEO GRANDE REAR NTS







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BLACK HALIBUT  
8470 EL PASEO GRANDE  
LA JOLLA, CA, 92037

REVISIONS:  
06/25/2016 START OF PROJECT  
01/30/2017 COASTAL RE-SUBMITTAL  
01/20/2017 REDESIGN / NEW OWNER  
11/25/2017 COASTAL RE-SUBMITTAL  
03/23/2018 COASTAL RE-SUBMITTAL  
05/17/2018 DESIGN CHANGES  
PER LICPA  
06/11/2018 COASTAL RE-SUBMITTAL

PHASE  
COASTAL

PROJECT NO. 2016-22

REVIEWED BY CAM

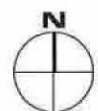
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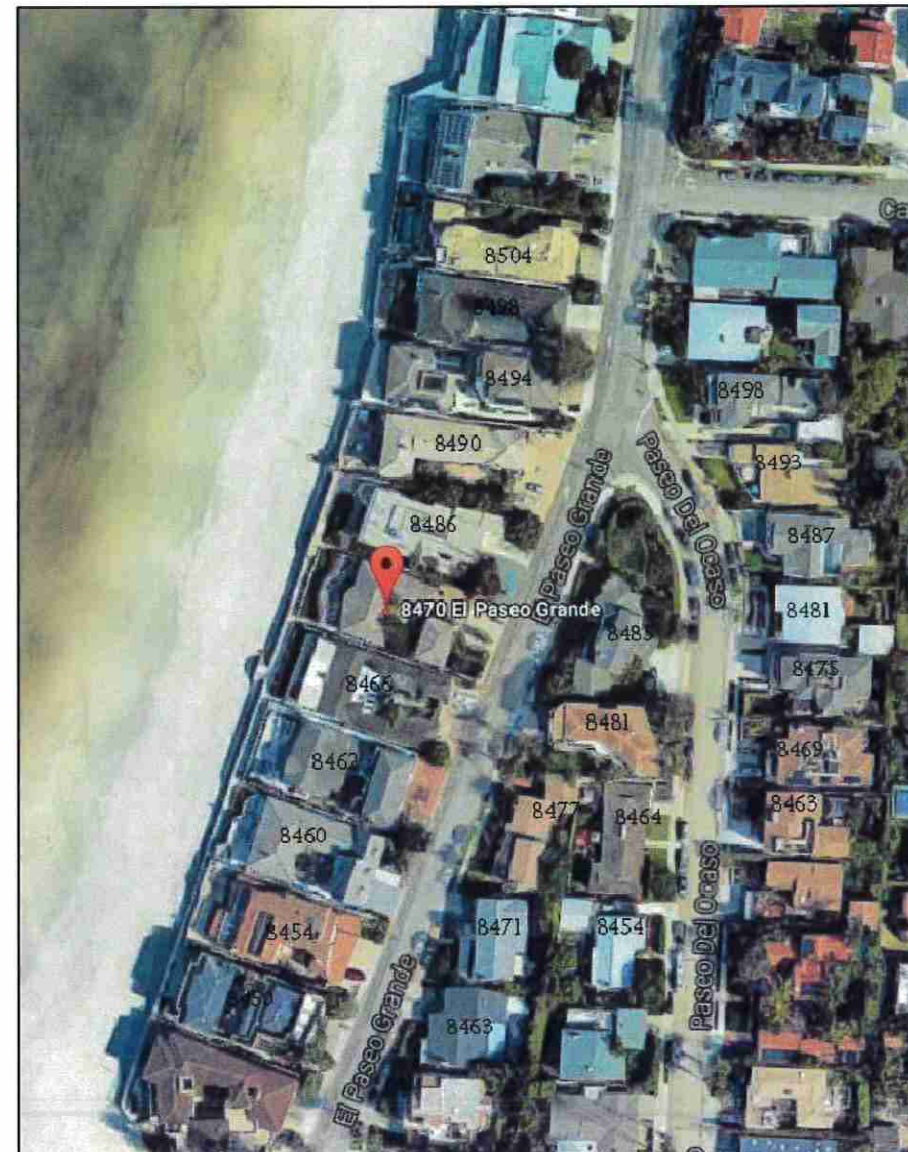
SHEET TITLE  
STREET  
SURVEY

PH-3



**La Jolla Shores Setback Analysis - 8470 El Paseo Grande**

	Parcel Number	Site Address	City	State	Zip	Gross Floor Area (sf)	Lot Area (sf)	FAR	Front Setback	Right Side Setback	Left Side Setback
SITE	346-050-01-00	8470 El Paseo Grande	LA JOLLA	CA	92037	6,927	11,769	0.59	15	5	5
	346-050-02-00	8466 El Paseo Grande	LA JOLLA	CA	92037	6,965	11,879	0.59	8.54	4.41	4.92
	346-050-03-00	8462 El Paseo Grande	LA JOLLA	CA	92037	2,620	11,680	0.22	15	4	4
	346-050-04-00	8460 El Paseo Grande	LA JOLLA	CA	92037	2,721	11,600	0.23	13.5	3.75	4
	346-050-05-00	8454 El Paseo Grande	LA JOLLA	CA	92037	5,389	11,460	0.47	8.92	3.5	4.25
	346-050-06-00	8450 El Paseo Grande	LA JOLLA	CA	92037	6,020	11,473	0.52	18	4	4
	346-050-11-00	8463 El Paseo Grande	LA JOLLA	CA	92037	1,884	5,919	0.32	15	2.25	3
	346-050-12-00	8471 El Paseo Grande	LA JOLLA	CA	92037	2,706	5,497	0.49	10	0	3
	346-050-13-00	8477 El Paseo Grande	LA JOLLA	CA	92037	2,154	5,654	0.38	12	4	4
	346-050-14-00	8486 El Paseo Grande	LA JOLLA	CA	92037	1,518	11,081	0.14	30	4	6
	346-050-15-00	8490 El Paseo Grande	LA JOLLA	CA	92037	2,262	11,369	0.2	18	4	4
	346-050-16-00	8494 El Paseo Grande	LA JOLLA	CA	92037	4,321	10,589	0.41	18	4	4
	346-050-17-00	8498 El Paseo Grande	LA JOLLA	CA	92037	2,089	10,959	0.19	18	4	3
	346-081-08-00	8454 Paseo del Ocaso	LA JOLLA	CA	92037	1,260	6,307	0.2	15	2	2
	346-081-09-00	8464 Paseo del Ocaso	LA JOLLA	CA	92037	1,931	6,307	0.31	18	4	5.5
	346-081-14-00	8485 Paseo del Ocaso	LA JOLLA	CA	92037	2,969	10,232	0.29	14	12	
	346-081-15-00	8481 Paseo del Ocaso	LA JOLLA	CA	92037	4,027	6,638	0.61	12	4	4
	346-082-08-00	8463 Paseo del Ocaso	LA JOLLA	CA	92037	1,760	5,497	0.32	19.5	4	6
	346-082-09-00	8469 Paseo del Ocaso	LA JOLLA	CA	92037	2,878	5,497	0.52	19.5	10	4
	346-082-10-00	8475 Paseo del Ocaso	LA JOLLA	CA	92037	3,222	5,497	0.59	18	4	3
	346-082-11-00	8481 Paseo del Ocaso	LA JOLLA	CA	92037	1,414	5,497	0.26	20	1	4
	346-082-12-00	8487 Paseo del Ocaso	LA JOLLA	CA	92037	1,742	5,980	0.29	15	4	4
	346-082-13-00	8493 Paseo del Ocaso	LA JOLLA	CA	92037	1,722	7,187	0.24	16.5	4	4
<b>Total Properties</b>	<b>23</b>					<b>3,065</b>	<b>8,503</b>	<b>0.35</b>	<b>15.98</b>	<b>4.5</b>	<b>4.14</b>
<b>Averages</b>											

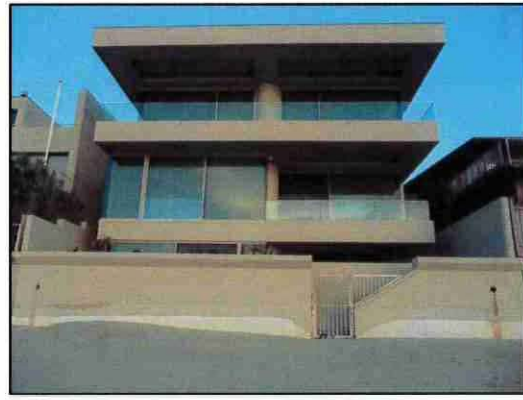


C:\Users\morton\Documents\8486 El Paseo Survey\8486 El Paseo Survey.dwg, 06/11/2018, 11:00am





**A** 8504 EL PASEO GRANDE BACK  
NTS



**C** 8546 EL PASEO GRANDE BACK  
NTS



**E** 8545 EL PASEO GRANDE FRONT ONLY  
NTS



**A2** 8504 EL PASEO GRANDE FRONT  
NTS



**C2** 8546 EL PASEO GRANDE FRONT  
NTS



**F** 8481 EL PASEO GRANDE FRONT ONLY  
NTS



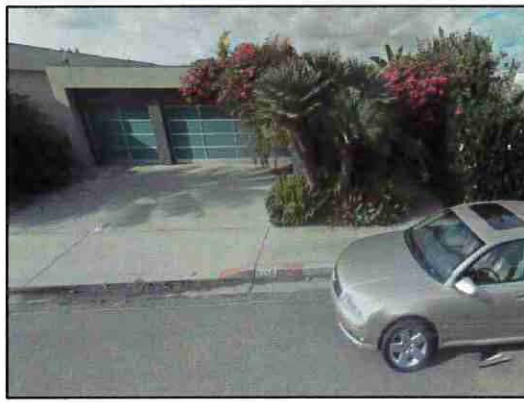
**B** 8550 EL PASEO GRANDE BACK  
NTS



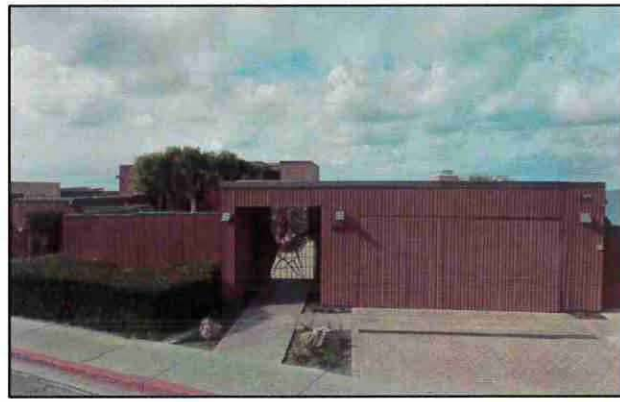
**D** 8564 EL PASEO GRANDE BACK  
NTS



**G** 8470 EL PASEO GRANDE PROPOSED BACK  
PROJECT LOCATION



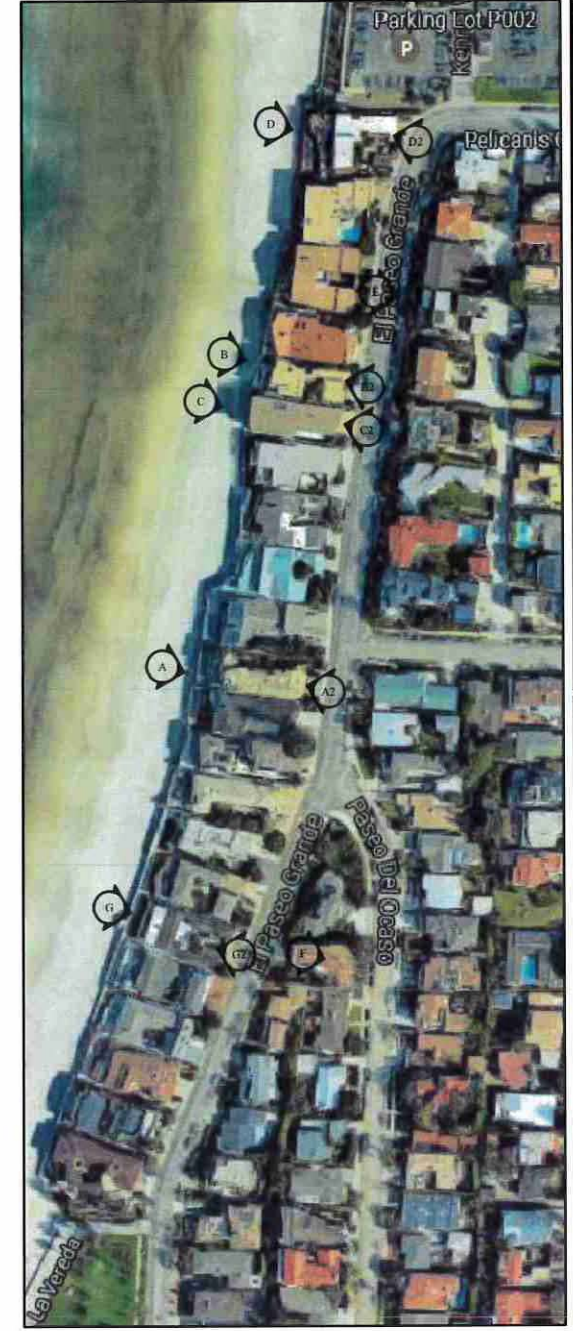
**B2** 8550 EL PASEO GRANDE FRONT  
NTS



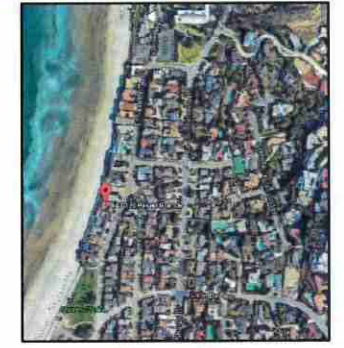
**D2** 8464 EL PASEO GRANDE FRONT  
NTS



**G2** 8470 EL PASEO GRANDE PROPOSED FRONT  
PROJECT LOCATION



AERIAL MAP



VICINITY MAP  
NEIGHBORHOOD PHOTO STUDY



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**BLACK HALIBUT**  
8470 EL PASEO GRANDE  
LA JOLLA, CA. 92037

06/23/2016 START OF PROJECT  
03/30/2017 COASTAL RE-SUBMITTAL  
05/20/2017 REDESIGN / NEW OWNER  
11/26/2017 COASTAL RE-SUBMITTAL  
03/23/2018 COASTAL RE-SUBMITTAL  
05/17/2018 DESIGN CHANGES  
PER LICPA  
06/11/2018 COASTAL RE-SUBMITTAL

PHASE: COASTAL  
PROJECT NO: 2016-22  
REVIEWED BY: CAM  
DRAWN BY:  
DATE: 06/11/2018

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SHEET TITLE:  
NEIGHBORHOOD  
3 STORY PHOTO SURVEY  
**PH-4**





1 8470 EL PASEO GRANDE PROPOSED STREET FACADE  
PROJECT LOCATION



2 8470 EL PASEO GRANDE PROPOSED BEACH FACADE  
PROJECT LOCATION



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Michael Morton AIA  
Claude Anthony Marengo D&A



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BLACK HALIBUT  
8470 EL PASEO GRANDE  
LA JOLLA, CA, 92037

REVISIONS  
06/25/2016 START OF PROJECT  
03/30/2017 COASTAL RE-SUBMITTAL  
08/20/2017 REDESIGN / NEW OWNER  
11/26/2017 COASTAL RE-SUBMITTAL  
03/23/2018 COASTAL RE-SUBMITTAL  
05/17/2018 DESIGN CHANGES  
PER LICPA  
06/11/2018 COASTAL RE-SUBMITTAL

PHASE COASTAL  
PROJECT NO 2016-22  
REVIEWED BY CAM  
DRAWN BY  
DATE 06/11/2018

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SHEET TITLE  
ENLARGED STREET AND BEACH  
FACADE RENDERINGS  
PH-5





**Marengo Morton Architects**  
 7724 Girard Ave.  
 Second Floor  
 La Jolla, CA 92037  
 Tel. (858) 459-3769  
 Fax. (858) 459-3768  
 Michael Morton AIA  
 Claude Anthony Marengo DESA



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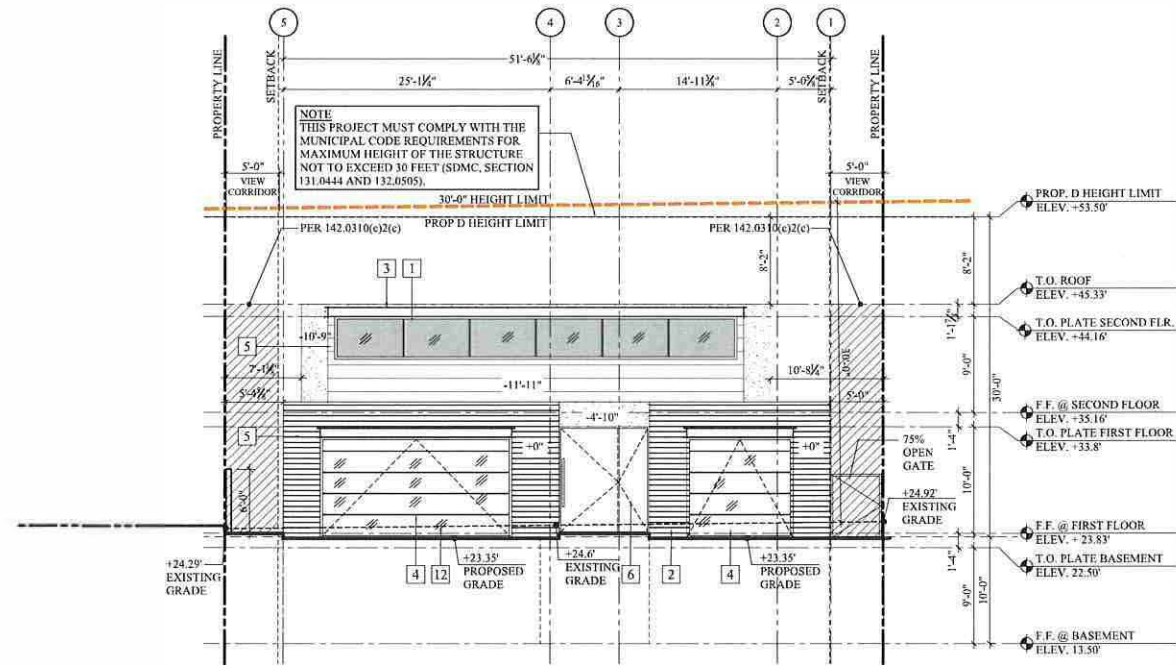
**BLACK HALIBUT**  
 8470 EL PASO GRANDE  
 LA JOLLA, CA. 92037

REVISIONS  
 06/25/2016 START OF PROJECT  
 03/10/2017 COASTAL RE-SUBMITTAL  
 07/02/2017 REVISION 1 NEW OWNER  
 11/26/2017 COASTAL RE-SUBMITTAL  
 03/23/2018 COASTAL RE-SUBMITTAL  
 05/17/2018 DESIGN CHANGES PER LICPA  
 06/17/2018 COASTAL RE-SUBMITTAL

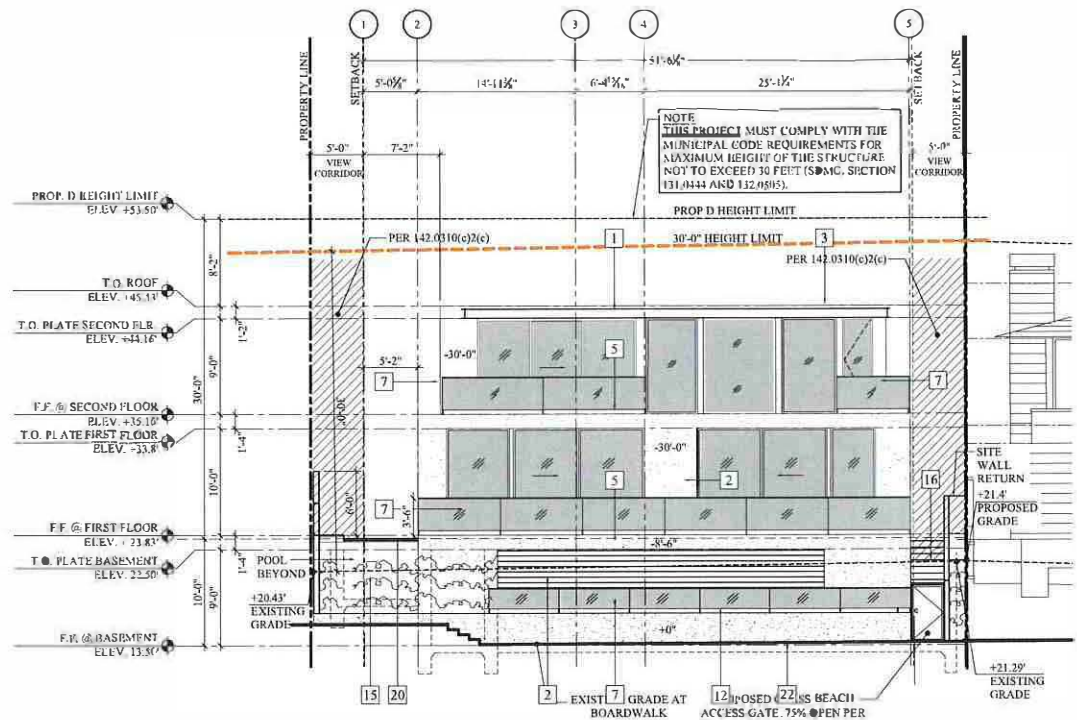
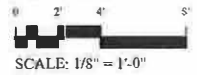
PROJECT NO. 2016-22  
 REVIEWED BY CAM  
 DRAWN BY  
 DATE 06/11/2018

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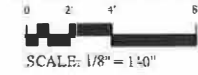
SHEET TITLE  
 VIEW CORRIDOR  
 ELEVATION ANALYSIS  
**PH-6**



1 PROPOSED EAST / FRONT ELEVATION



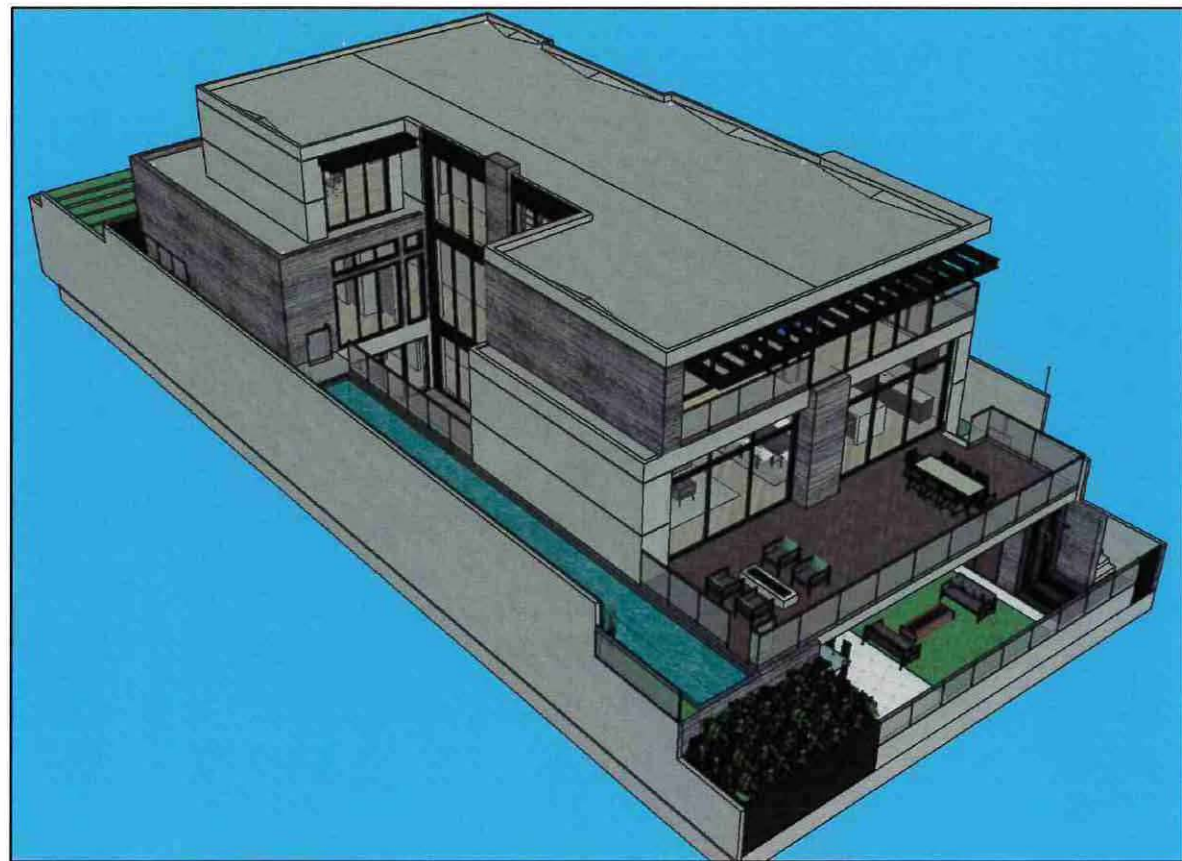
2 PROPOSED WEST / REAR ELEVATION



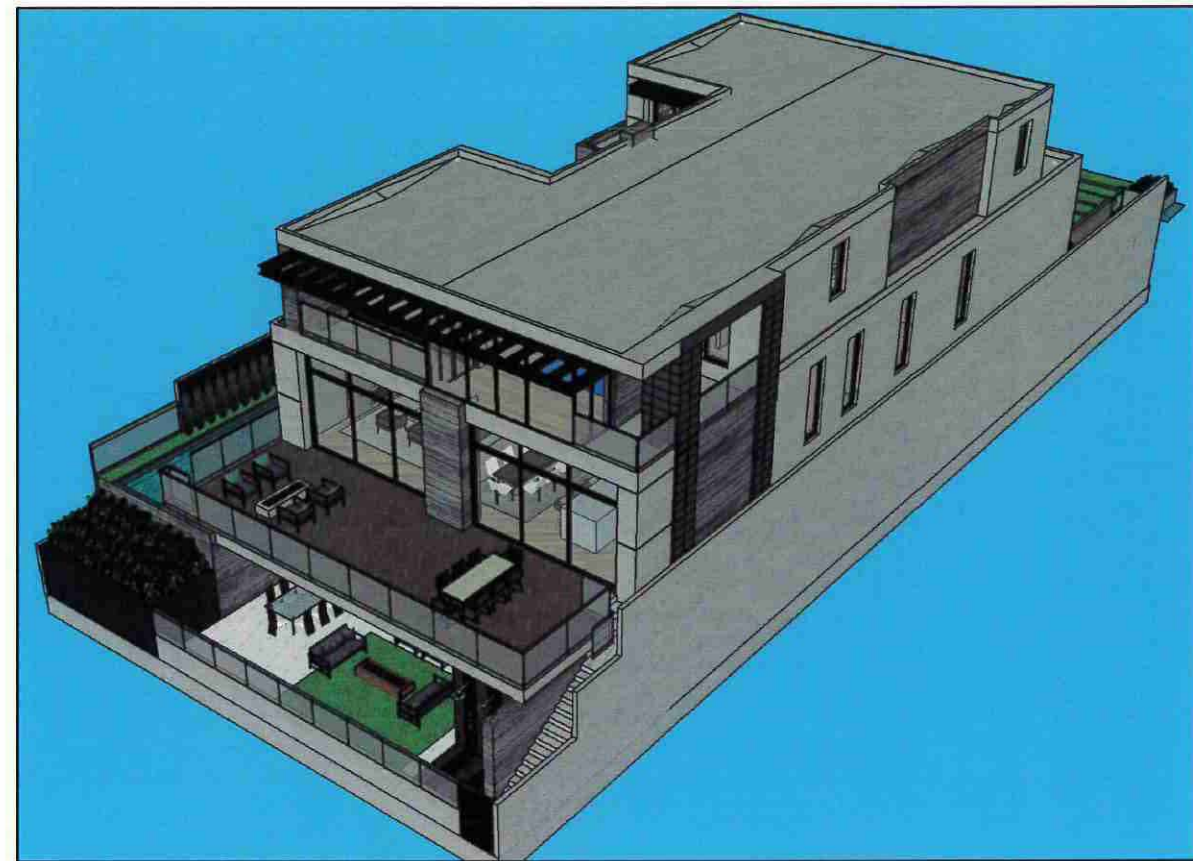




1 8470 EL PASEO GRANDE PROPOSED REAR ELEVATION (BEACH)  
PROJECT LOCATION



2 8470 EL PASEO GRANDE PROPOSED NORTH ELEVATION  
PROJECT LOCATION



3 8470 EL PASEO GRANDE PROPOSED SOUTH ELEVATION  
PROJECT LOCATION

**M<sub>2</sub>**

**Marengo  
Morton  
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Fax. (858) 459-3768  
Michael Morton AIA  
Claude Anthony Marengo DESA

LICENSED ARCHITECT  
MICHAEL RENE MORTON  
REN  
C-19371  
April 30, 2019  
STATE OF CALIFORNIA

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BLACK HALIBUT  
8470 EL PASEO GRANDE  
LA JOLLA, CA, 92037

REVISIONS

08/25/2016	START OF PROJECT
03/10/2017	COASTAL RE-SUBMITTAL
08/20/2017	REDESIGN / NEW OWNER
11/26/2017	COASTAL RE-SUBMITTAL
03/23/2018	COASTAL RE-SUBMITTAL
05/17/2018	DESIGN CHANGES
	PER IJC/A
06/11/2018	COASTAL RE-SUBMITTAL

PHASE: COASTAL

PROJECT NO: 2016-22

DESIGNED BY: CAM

DRAWN BY:

DATE: 06/11/2018

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SHEET TITLE  
ENLARGED SIDE AND BEACH  
FACADE RENDERINGS  
PH-7

**Gargas, Glenn**

---

**From:** Helen Boyden <hboyden@san.rr.com>  
**Sent:** Sunday, August 12, 2018 11:09 AM  
**To:** Gargas, Glenn; Bob Steck  
**Subject:** Re: CPG Vote/Recommendation - Black Halibut CDP/SDP - Project No. 516011 - 8470 El Paseo Grande

Glenn, I am sorry you did not get a letter, but here is the description and Motion

13.0 Revote Black Halibut Project #516011 Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, n the LJSPDSF zone of the La Jolla Shores Planned District Area within Council District 1. Pulled from March consent. Passed 7-6-2 by LJCPA in April. Revote based on receipt of new information as provided for in the Administrative Guidelines, September 2015, Page 29.

Second Motion: Findings can be made for CDP and SDP (Gordon/Will) 7-6-2 Chair does NOT Abstain, for purpose of tie-break.

i.e. The Chair voted in favor to break the tie.

The first motion was to deny for various reasons and failed 6-7-2.

Helen Boyden

On 8/12/2018 10:16 AM, Gargas, Glenn wrote:

Helen or Bob,

Do either of you have the formal vote/recommendation on this project? It was on your agenda a month or two ago. Please let me know whatever you can. Thank You!

**Glenn R. Gargas, AICP**  
Development Project Manager  
City of San Diego  
Development Services Department  
(619) 446-5142

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# La Jolla Shores Planned District (LJSPD) Advisory Board Agenda Item Record

**Project:** - PTS 516011 - Black Halibut SDP/CDP - ACTION ITEM

**Item:** C

**Date:** 4/16/18

**Presenter:** Claude-Anthony Marengo, [cmarengo@me.com](mailto:cmarengo@me.com), (619) 417-1111

**Address:** 8470 El Paseo Grande

**Description:** Demolition of an existing 2,578sf single-story residence and 639sf building and proposed construction of a new two story 6,927sf single-family residence on an approximate 11,761sf lot.

**Recommendation:**

- A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council
- C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- D. Approval subject to the following modifications to ensure conformity to the LJSPD.

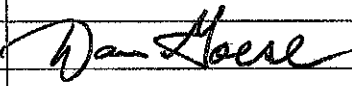
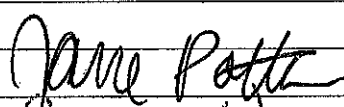
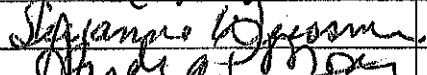
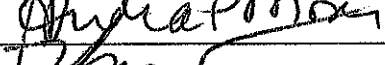

\_\_\_\_\_

\_\_\_\_\_

- E. No recommendation due to a lack of four affirmative votes.
- F. Concept Review Only \_\_\_\_\_

\_\_\_\_\_

**Board Signatures**

District	Approve	Disapprove/Abstain
Dolores Donovan		
Dan Goese		
Jane Potter		
Susanne Weissman		
Andrea Moser		
Herbert Lazerow		

Absentees:

  
Chairperson





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

# Ownership Disclosure Statement

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

**Project Title** **Project No. For City Use Only**

Blue Heron El Paseo Gr. SDP/CDP

**Project Address:**

8470 El Paseo Grande, 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): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

<b>Project Title:</b>	<b>Project No. (For City Use Only)</b>
-----------------------	--

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

**Legal Status (please check):**

Corporation  Limited Liability -or-  General) What State? \_\_\_\_\_ Corporate Identification No. 2017 09510114  
 Partnership

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

Corporate/Partnership Name (type or print):  
Black Halibut, LLC

Owner  Tenant/Lessee

Street Address:  
4640 Admiralty Way, Suite 1200

City/State/Zip:  
Marina del Rey, CA 90292

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
(213) 683-4592 (213) 624-0691

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

Title (type or print):  
Manager

Signature:  Date: 5/17/2017

Corporate/Partnership Name (type or print):  
 \_\_\_\_\_

Owner  Tenant/Lessee

Street Address:  
 \_\_\_\_\_

City/State/Zip:  
 \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):  
 \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 \_\_\_\_\_

Owner  Tenant/Lessee

Street Address:  
 \_\_\_\_\_

City/State/Zip:  
 \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):  
 \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 \_\_\_\_\_

Owner  Tenant/Lessee

Street Address:  
 \_\_\_\_\_

City/State/Zip:  
 \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):  
 \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 \_\_\_\_\_

Owner  Tenant/Lessee

Street Address:  
 \_\_\_\_\_

City/State/Zip:  
 \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):  
 \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 \_\_\_\_\_

Owner  Tenant/Lessee

Street Address:  
 \_\_\_\_\_

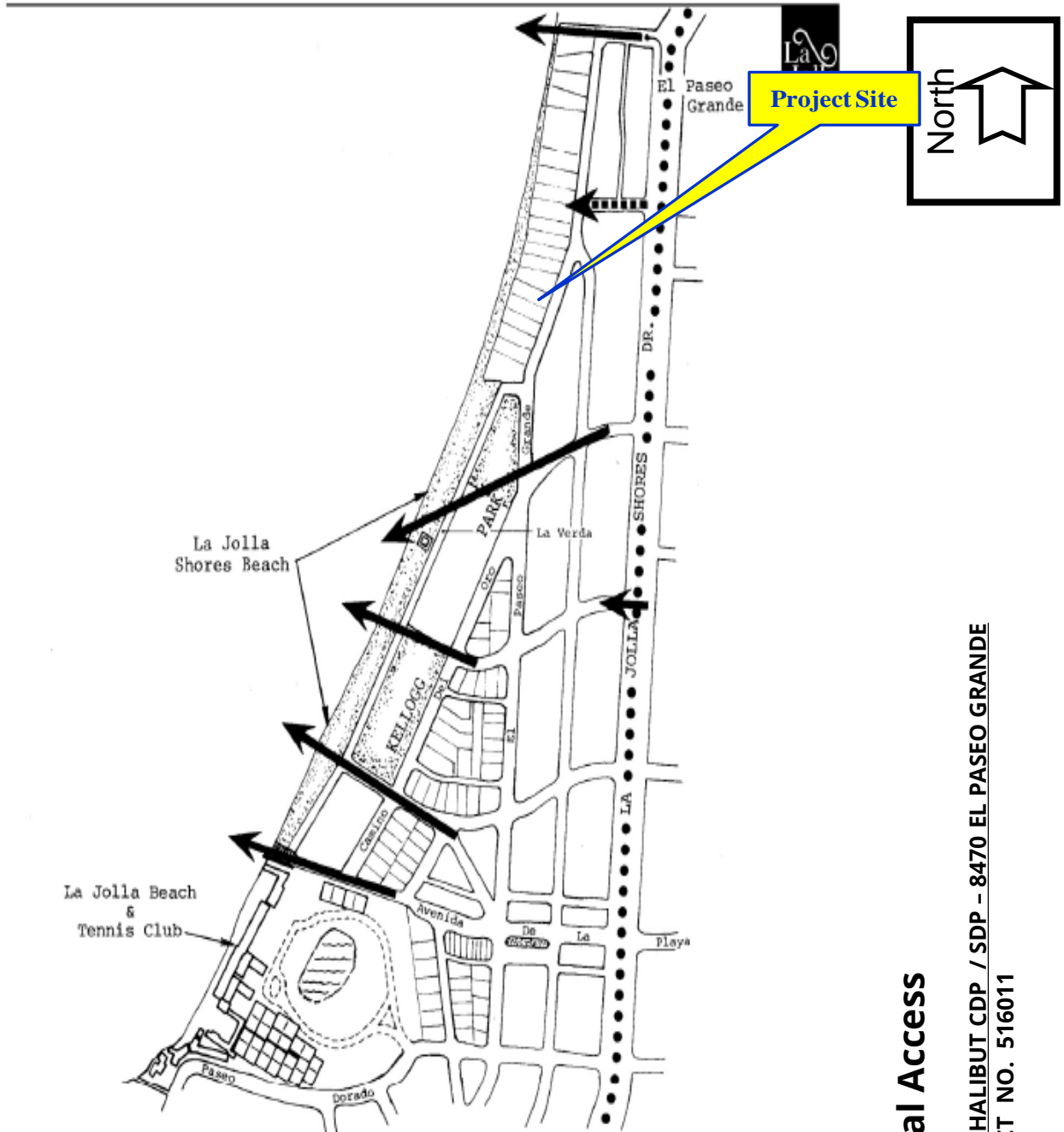
City/State/Zip:  
 \_\_\_\_\_




Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):  
 \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_



- NOTE: All views are to a coastal body of water
-  VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.
  -  SCENIC OVERLOOK: View over private properties from a public R.O.W.
  -  SCENIC ROADWAY: Partially obstructed views over private properties and down public R.O.W.s

0 400 FEET

**Visual Access**

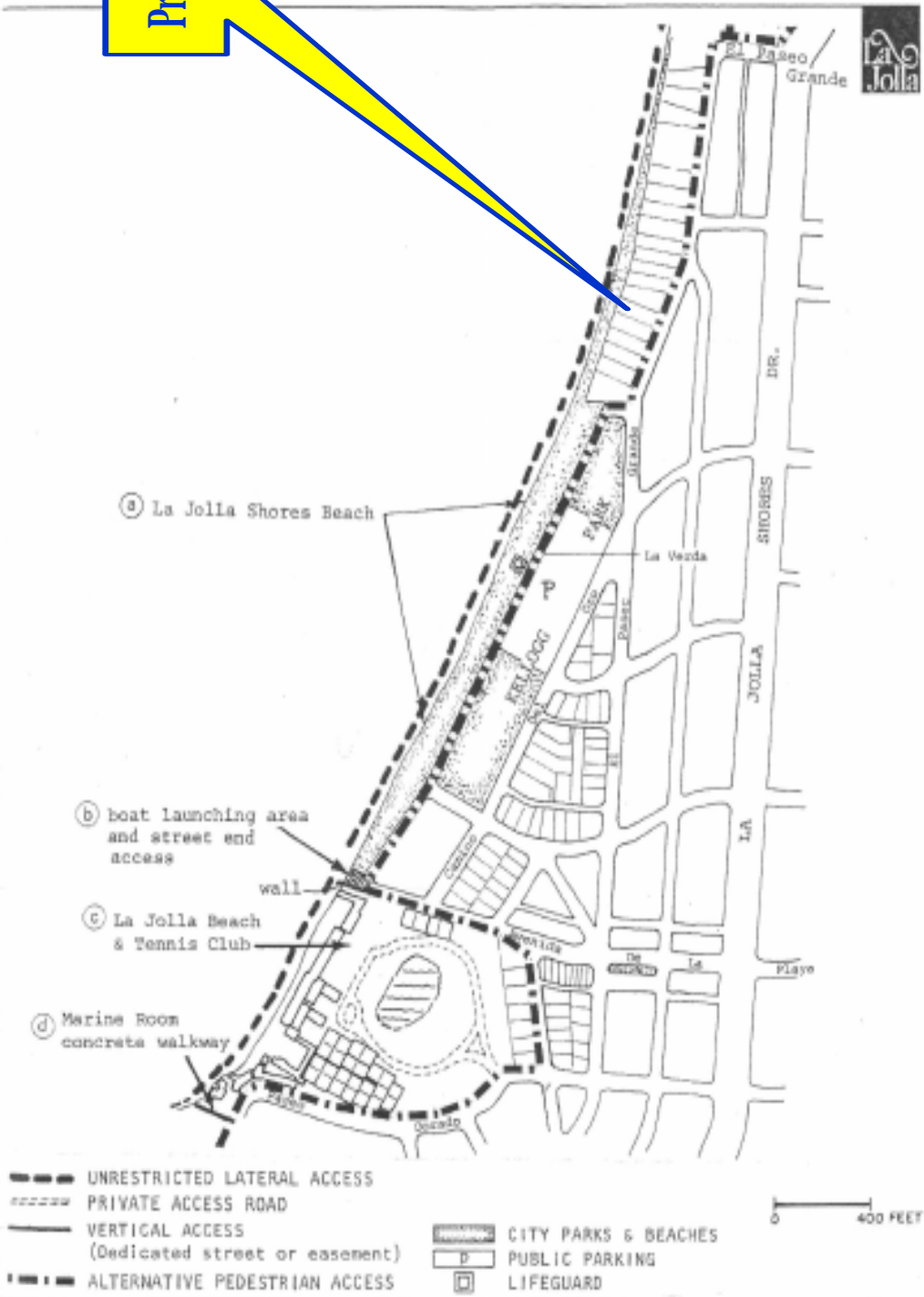
**BLACK HALIBUT CDP / SDP - 8470 EL PASEO GRANDE  
PROJECT NO. 516011**

**Subarea C: La Jolla Shores - Visual Access**



Project Site

North



Physical Access

BLACK HALIBUT CDP / SDP - 8470 EL PASEO GRANDE  
PROJECT NO. 516011

Subarea C: La Jolla Shores - Physical Access

La Jolla Community Plan  
City of San Diego • Planning Department

Figure C

