



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 3, 2023 REPORT NO. HO-23-018

HEARING DATE: May 10, 2023

SUBJECT: OTTERSON RESIDENCE - Process Three Decision

PROJECT NUMBER: 658664

OWNER/APPLICANT: Otterson Family Trust, Owner / Kim Grant, Kim Grant Design, Inc., Applicant

SUMMARY

Issue: Should the Hearing Officer approve the demolition of a two-story duplex with two-car garage and the construction of a new three-story, single dwelling unit with an attached two-car garage and an attached accessory dwelling unit within the Pacific Beach Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 2412340 and Variance No. 2604217.

Community Planning Group Recommendation: On November 10, 2021, the Pacific Beach Community Planning Group voted 12-1-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 28, 2022, and the opportunity to appeal that determination ended December 12, 2022.

BACKGROUND

The 0.11-acre project site is located at 4945-4947 Crystal Drive within the Pacific Beach Community Plan area. The property is in the Residential Multi-Unit (RM-1-1) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, Transit Area Overlay Zone, Parking Impact (Beach) Overlay Zone and is designated Low-Medium Density Residential as identified in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan). The subject property is currently developed with a two-story, 1,955-square-foot

residential duplex with a 502-square-foot attached garage. The project site is within a developed urban neighborhood surrounded by single-family residential abutting directly to the south and west of the property. Law Street Beach and Palisades Park is located approximately 211 feet southwest from the project site. The property is not within or adjacent to the Multiple Species Conservation Program, or Multiple Habitat Planning Area and does not contain Environmental Sensitive Lands as defined in the San Diego Municipal Code (SDMC) Section 113.0103 (Attachments 1-3).

DISCUSSION

Pursuant to the San Diego Municipal Code (SMDC), the proposed project requires the following discretionary permit actions as described below in Table 1.

Table 1 – Required Permit Actions		
Permit Type – Process Level	Requirement	Application
Coastal Development Permit (CDP) – Process Three	SDMC 126.0702	For all developments within the Coastal (Appealable) Overlay Zone.
Variance – Process Three	SDMC 126.0802	To allow a 20-foot driveway width, where the maximum permitted driveway width is 12 feet.

The Otterson Residence (Project) proposes to demolish an existing duplex, and construct a new 3,793-square-foot, three-story, single dwelling unit, with an attached two-car garage, terraces, balconies, and a new 285-square-foot Accessory Dwelling Unit (ADU). The project also requests a variance to allow a 20-foot driveway width, where the maximum permitted driveway width is 12 feet (Attachment 9).

The project proposes the demolition of an existing two-story duplex and construction of a three-story, 3,793 square-foot single-dwelling unit with an attached two-car garage, terraces, balconies, and a new 289-square-foot ADU. The 0.11-acre (5,060 square-feet) site is designated, per the Community Plan, as Low-Medium Density Residential (9-14 dwelling units per acre) and could support between one and two dwelling units. Additionally, Section 131.0431(e) of the SDMC, allows a maximum permitted density of 3,000 square-feet per dwelling unit in the RM-1-1 Base Zone. The site is located approximately 360 feet from the Pacific Ocean but is not located between the sea and the first public roadway paralleling the sea. The site does not include physical accessway or public view corridors as designated in the Community Plan.

According to Section 131.0431(e) of the SDMC, the maximum permitted Floor-Area-Ratio (FAR) in the RM-1-1 Base Zone is 0.75 FAR. The total gross floor area proposed within the 5,060 square-foot lot is 3,793 square-feet, which falls within the maximum required 0.75 FAR threshold. The proposed building height maximum is 29 feet 11-inches, which is in conformance and does not exceed the Coastal Height Limit of 30 feet pursuant to SDMC Section 132.0505. Because the existing surrounding development consists of a diverse mix of development (three, two, and one-story single/multi-dwelling units), the project reflects the scale and character of the neighborhood. The project incorporates stepped terraces and balconies as part of the building’s design envelope. The Community Plan Residential Land Use Element Goals calls for developments to enforce bulk and scale standards in established neighborhoods, and Appendix B - Relationship to the General Plan

that recommends the retention and redevelopment of its residentially designated areas of the community at their existing intensities.

The project also requests a variance to allow a 20-foot non-standard driveway width, where the required maximum driveway width is 12 feet. SDMC Section 142.0560 indicates the maximum driveway width is 12 feet for residential developments with two dwelling units within the Parking Impact (Beach) Overlay Zone. Maintaining the non-standard driveway width will not have a negative impact to on-street parking, as the property's frontage on the south side of Crystal Drive is marked red, which prohibits on-street parking. A permit condition has also been provided to maintain a 10-foot by 10-foot visibility triangle on both sides of the driveway on Crystal Drive.

CONCLUSION:

Staff has reviewed the project as proposed, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, General Plan and the adopted City Council policies and regulations of the Land Development Code with the exception of the variance. Staff has provided the draft permit conditions, resolution (Attachments 4 and 5) and recommends the Hearing Officer APPROVE Coastal Development Permit No. 2412340 and Variance No. 2604217 for the project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2412340 and Variance No. 2604217 with modifications.
2. Deny Coastal Development Permit No. 2412340 and Variance No. 2604217, if the findings required to approve the project cannot be affirmed.

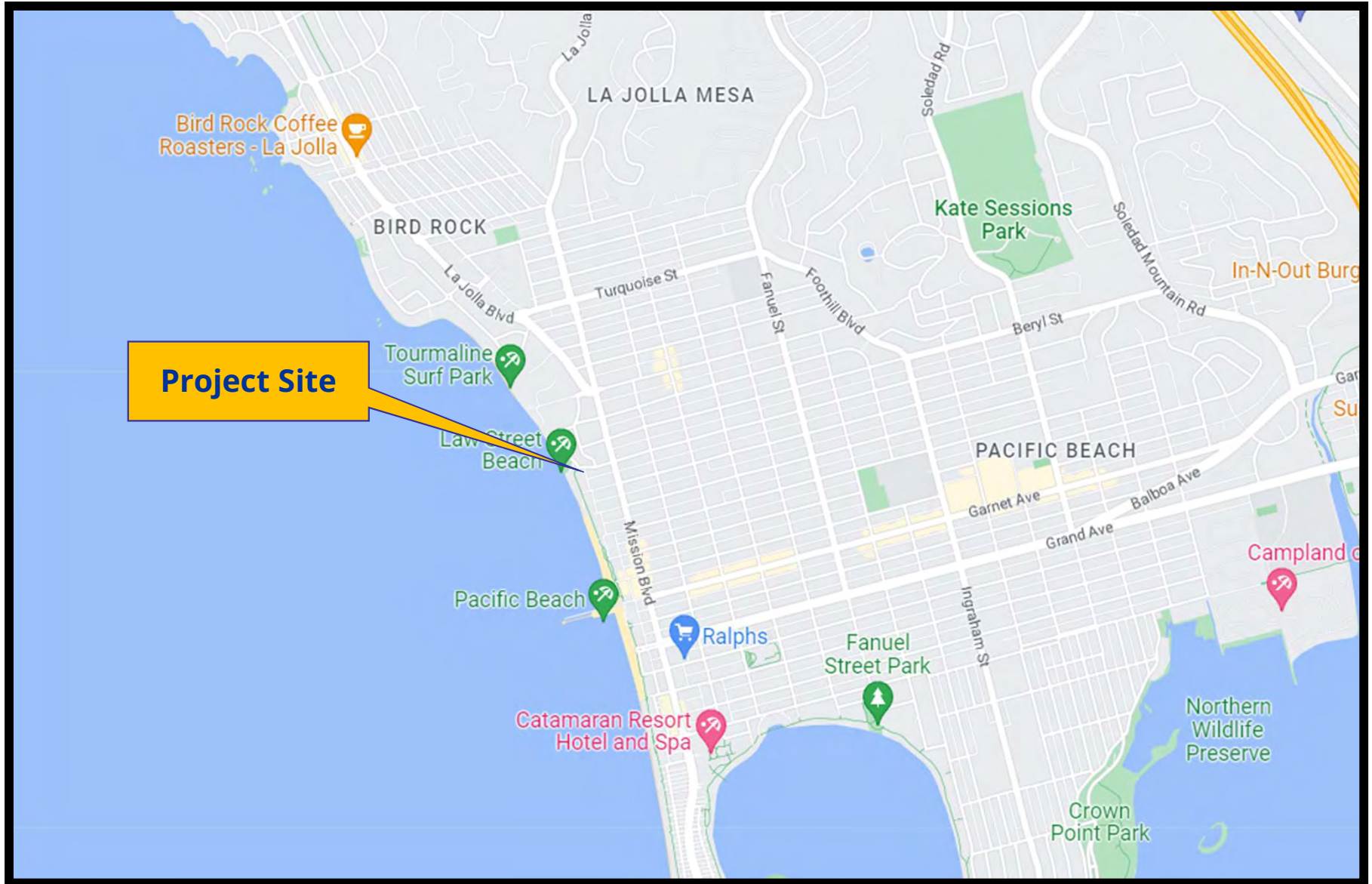
Respectfully submitted,



Mark Lopez
Development Project Manager
Development Services Department

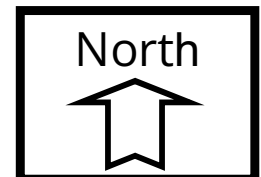
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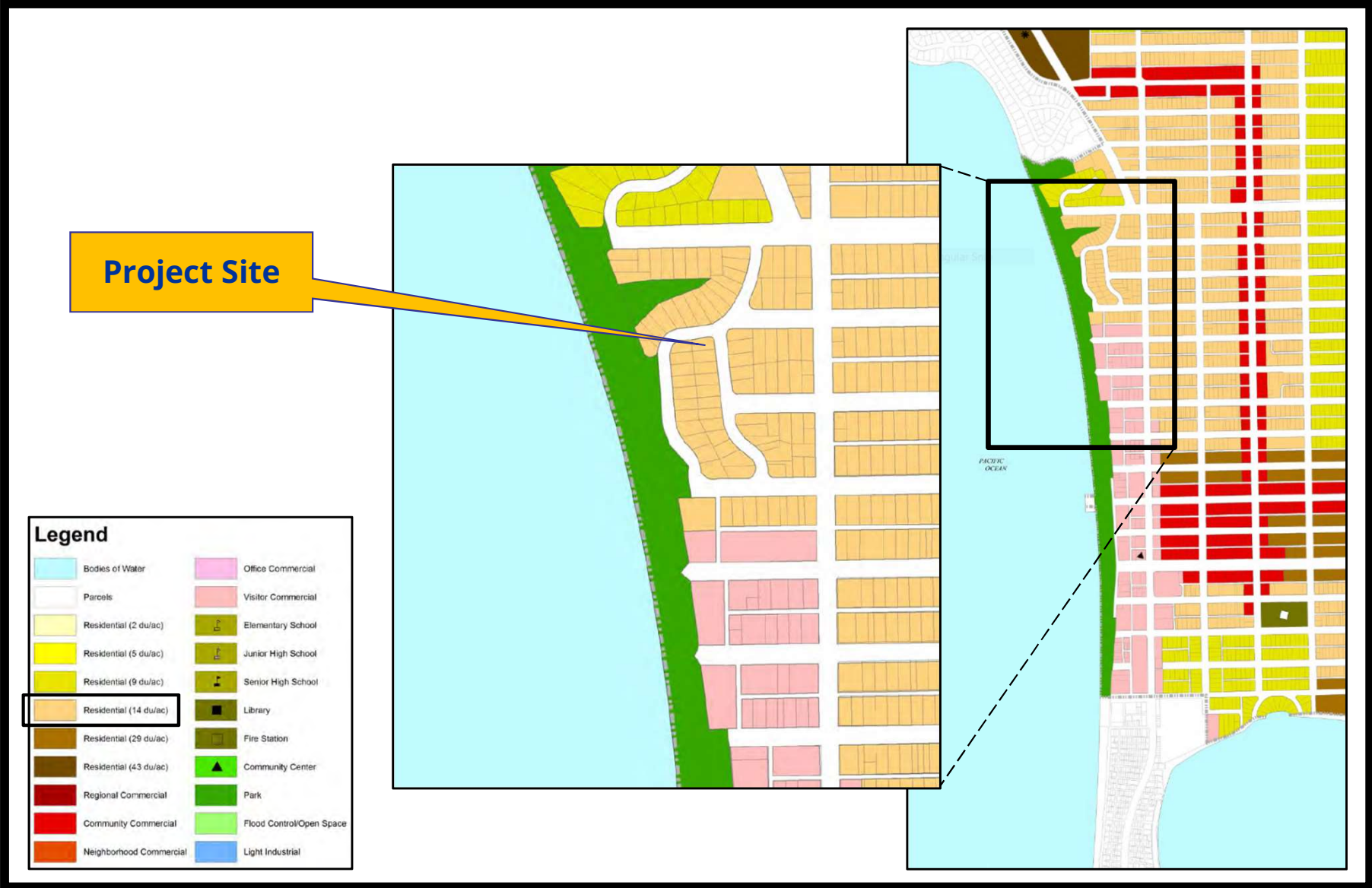
1. Project Location Map
2. Aerial Photographs
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Form
9. Project Plans



Project Location Map

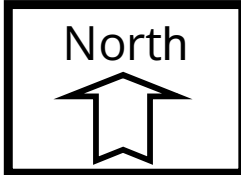
Otterson Residence; Project No. 658664
4945-4947 Crystal Drive, San Diego, CA 92109

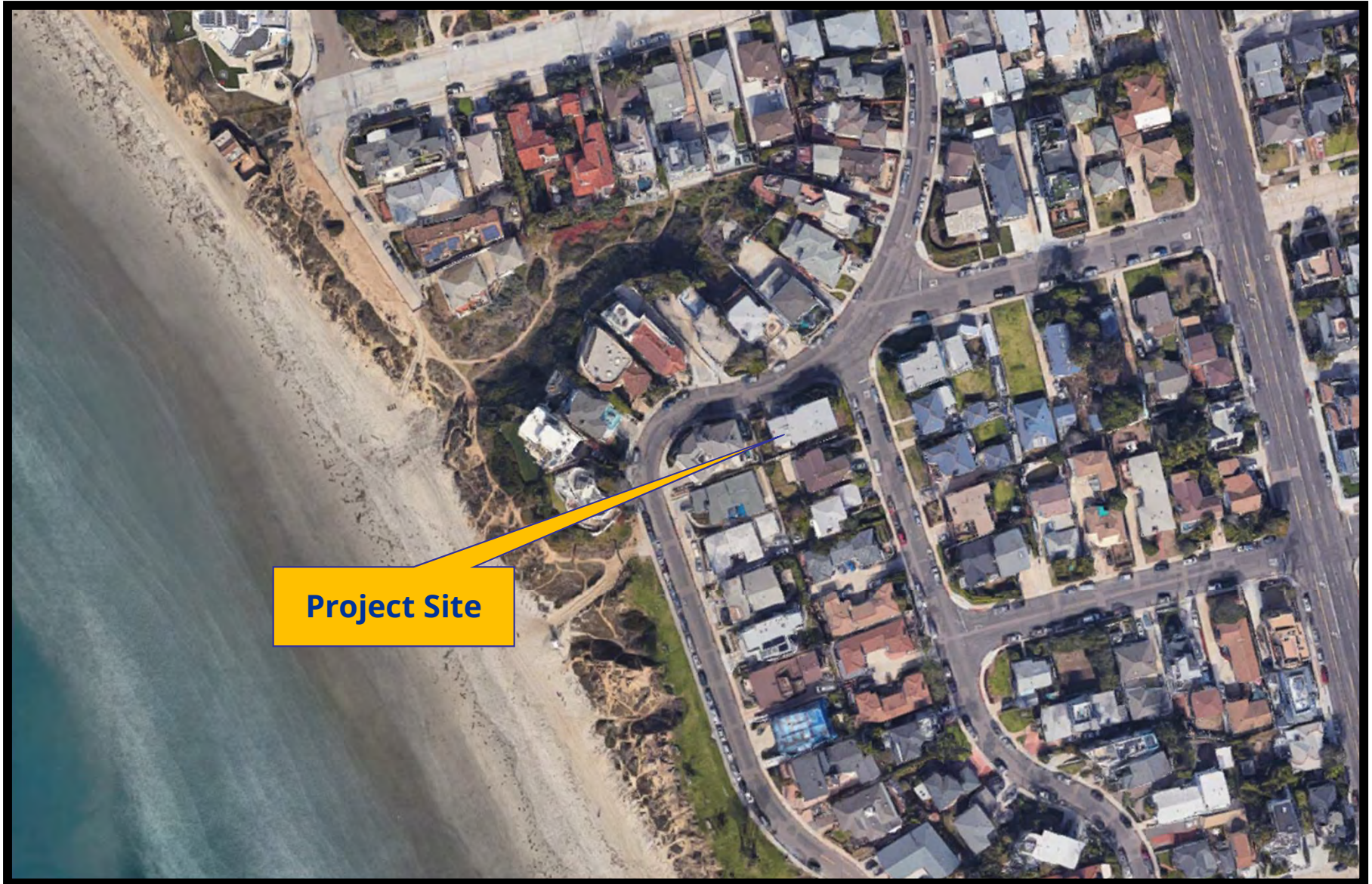




Community Plan Land Use Map

Otterson Residence; Project No. 658664
 4945-4947 Crystal Drive, San Diego, CA 92109



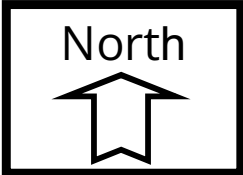


Project Site



Aerial Photograph

**Otterson Residence; Project No. 658664
4945-4947 Crystal Drive, San Diego, CA 92109**



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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2412340
VARIANCE NO. 2604217
OTTERSON RESIDENCE PROJECT NO. 658664
HEARING OFFICER

This Coastal Development Permit No. 2412340 and Variance No. 2604217 is granted by the Hearing Officer of the City of San Diego to the OTTERSON FAMILY TRUST, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0702(a) for development in the Coastal (Appealable) Overlay Zone and SDMC Section 126.0708 for a Variance for a maximum driveway width of 12 feet in the Parking Impact (Beach) Overlay Zone where the project proposes a driveway width of 20 feet. The 0.11-acre project site is located at 4945-4947 Crystal Drive in the Residential Multi-Unit (RM-1-1) Base Zone, Coastal (Appealable) and Coastal Height Limit Overlay Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project site is legally described as: Lot 23 in Block 5 of Nettleship-Tye Tract No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1931, filed in the Office of the County Recorder of San Diego County, August 3, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish the existing two-story duplex with a two car garage and the construction of a new 3,793-square-foot, three-story, single dwelling unit with an attached two-car garage, terraces, balconies and a new Accessory Dwelling Unit (ADU) described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated **May 10, 2023**, on file in the Development Services Department.

The project shall include:

- a. Demolish the existing two-story 1,955-square-foot duplex with a two-car garage and the construction of a new approximately 3,793-square-foot, three-story, single dwelling unit with an attached two-car garage, terraces, and balconies;
- b. The construction of a 289-square-foot ADU.

- c. Variance for the construction of a 20-foot wide driveway where a 12-foot maximum driveway width is allowed in the Parking Impact (Beach) Overlay Zone per SDMC Section 142.0560 and Table 142-05M Driveway Widths.
- d. Landscaping, hardscape, trellis, and pool improvements;
- e. Off-street parking;
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **May 25, 2026**.
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 construction 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" conditions(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.

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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:

13. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the decorative pavement, walkway, landscape and irrigation located within the City's right-of-way and the public easement, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a new 20-foot wide City standard driveway, on Crystal Drive, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard curb and gutter, adjacent to the project site on Crystal Drive and Dixie Drive, satisfactory to the City Engineer.

16. 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:

17. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

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

19. Prior to issuance of any construction permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on

file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

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

21. 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 another entity approved by the Development Services Department. 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.

PLANNING/DESIGN REQUIREMENTS:

22. The automobile, motorcycle and bicycle parking spaces within the parking garage and driveway must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

23. 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.

24. 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:

25. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. Prior to the issuance of any construction permit, the Owner/Permittee shall have constructed, or ensured the construction of via permit and bond, all proposed public and private water and sewer facilities within the public right-of-way, and/or public easement, in accordance with the

criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

27. Prior to any construction permit being issued, any private improvements which lie within a public right-of-way fronting the development, or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to that encroachment.

28. Prior to any construction permit being issued, any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify (via a signed statement on company letterhead) all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped, and replaced with a new permitted lateral.

29. Prior to any Certificate of Occupancy being issued, any damages caused to the City of San Diego's public water and sewer facilities, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with Municipal Code section 142.0607.

30. No trees or shrubs exceeding three feet in height at maturity shall be installed, or allowed to remain, within ten feet of any public sewer facilities or within five feet of any public water facilities.

31. Prior to any Certificate of Occupancy being issued, all proposed water and sewer facilities associated with the Project's development (as detailed within the Project's PUD approved Water and Sewer Studies and on the Project's City approved Exhibit 'A') shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

32. Prior to any construction permit being issued, the sewer lateral(s) serving this development must pass through a permitted sewer cleanout; OR, the cleanout must be located and labeled as PROPOSED on the grading or building plans associated with the construction permit.

33. Prior to any construction permit being issued, any existing public sewer, water, or general utility easements that are not currently being utilized by the City, and for which the City has no current or foreseeable plans to utilize, must be vacated concurrently with this proposed development.

TRANSPORTATION REQUIREMENTS:

34. The Owner/Permittee shall provide and maintain a 25-foot by 25-foot visibility triangle area at the southwest corner of Crystal Drive and Dixie Drive measured along the property line. No obstruction higher than 36-inches shall be located within this area e.g. shrubs, landscape, walls, columns, signs etc.

35. The Owner/Permittee shall provide and maintain 10-foot by 10-foot visibility triangle area on both sides of the driveway on Crystal Drive measured along the property line. No obstruction higher than 36-inches shall be located within this area e.g. shrubs, landscape, walls, columns, signs etc.

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.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 10, 2023 and Resolution Number _____.

ATTACHMENT 4

Coastal Development Permit No. 2412340

Variance No. 2604217

Date of Approval: May 10, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Mark Lopez
Development Project Manager

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

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

OTTERSON FAMILY TRUST
Owner/Permittee

By _____
Eric Otterson
Trustee

OTTERSON FAMILY TRUST
Owner/Permittee

By _____
Benedicte Otterson
Trustee

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

HEARING OFFICER RESOLUTION NO. HO-23-018
COASTAL DEVELOPMENT PERMIT NO. 2412340
VARIANCE NO. 2604217
OTTERSON RESIDENCE - PROJECT NO. 658664

WHEREAS, the OTTERSON FAMILY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing duplex, and to construct a new 3,793-square-foot, three-story, single-dwelling unit with an attached two-car garage, terraces, balconies and a new Accessory Dwelling Unit (ADU) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2412340 and Variance No. 2604217) on portions of a 0.11-acre site;

WHEREAS, the project site is located at 4945-4947 Crystal Drive in the Residential Multiple-Unit (RM-1-1) Base Zone, Coastal (Appealable) and Coastal Height Limit Overlay Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan);

WHEREAS, the project site is legally described as Lot 23 in Block 5 of Nettleship-Tye Tract No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1931, filed in the Office of the County Recorder of San Diego County, August 3, 1926;

WHEREAS, on November 28, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on May 10, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2412340 and Variance No. 2604217 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2412340 and Variance No. 2604217:

COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708(a)]

a) Findings for all Coastal Development Permits:

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

The project proposes the demolition of an existing two-story duplex and construction of a three-story, 3,793-square-foot single-dwelling unit with an attached two-car garage, terraces, balconies and a new 289-square-foot ADU.

The 0.11-acre project site is located at 4945-4947 Crystal Drive. The property is in the Residential Multi-Unit (RM-1-1) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, Transit Area Overlay Zone, Parking Impact (Beach) Overlay Zone and is designated Low-Medium Density Residential (9-14 dwelling units per acre) as identified in the Community Plan.

The site is located approximately 360 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The site does not include physical accessway or public view corridors as designated in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan.

The project proposes a maximum building height of 29 feet 11-inches, which is in conformance and does not exceed the Coastal Height Limit of 30 feet pursuant to San Diego Municipal Code (SDMC) Section 132.0505. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project site does not contain environmentally sensitive lands (ESL) as defined in SDMC Section 113.0103. The property is not within or adjacent to the Multiple Species Conservation Program, or Multiple Habitat Planning Area. Therefore, the proposed coastal development would not adversely affect ESL.

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

The 0.11-acre (5,060 square-feet) site is designated as Low-Medium Density Residential (9-14 dwelling units per acre) and could support between one and two dwelling units. Additionally, Section 131.0431(e) of the SDMC allows a maximum permitted density of 3,000 square-feet per dwelling unit in the RM-1-1 Base Zone. The proposed project is consistent with the Community Plan land use designation.

The Community Plan Residential Land Use Element Goals calls for developments to enforce bulk and scale standards in established neighborhoods. Appendix B, Relationship to the General Plan, recommendations include the retention and redevelopment of residentially designated areas at their existing intensities. The project incorporates stepped terraces and balconies to minimize bulk and scale and maintains a residential density of 9-14 units per acre.

The project conforms to the Community Plan's Residential Land Use Goals as noted above, follows the residential policy, and protects public views through observance of the structural height limit and observed setbacks. The highest point of the structure is 29 feet-11-inches, which is in conformance and does not exceed the Coastal Height Limit of 30 feet pursuant to SDMC Section 132.0505. Pursuant to SDMC Section 131.0431(e), the maximum permitted Floor-Area-Ratio (FAR) in the RM-1-1 Base Zone is 0.75 FAR. The total gross floor area proposed within the 5,060 square-foot lot is 3,793 square-feet, which falls within the maximum required 0.75 FAR threshold. Therefore, the project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The subject property is approximately 360 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. Therefore, the finding is not applicable.

VARIANCE [SDMC Section 126.0805]

Findings for Variance Approval:

a. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

The project proposes the demolition of an existing two-story duplex and construction of a three-story, 3,793 square-foot single-dwelling unit with an attached two-car garage, terraces, balconies and a new 285 square-foot ADU. The residential development is designed with an attached two-car garage that is accessed via a driveway from the frontage on Crystal Drive.

The 0.11-acre project site is located at 4945-4947 Crystal Drive and situated at the southwest corner of Crystal Drive and Dixie Drive. The project site is located approximately 211 feet northeast from Palisades Park and Law Street Beach. Crystal Drive is a two-way street that runs parallel along the north side of the property and becomes Ocean Boulevard as the road immediately turns south along Law Street Beach and Palisades Park. The curb along the entire property's frontage on the south side of Crystal Drive is marked red which prohibits on-street parking, whereas the opposite side provides on-street parking. Dixie Drive is a two-way street that runs parallel along the east side of the property and runs perpendicular to Crystal Drive. Wilbur Avenue is a two-way street located approximately 140 feet northeast from the site and runs perpendicular and yields at the intersection to Crystal Drive. Currently, the intersection between Dixie Drive and Crystal Drive is the only street with a stop sign that is within closest proximity from the site. The Project is within the Parking Impact (Beach) Overlay Zone, Transit Priority Area, and Transit Area Overlay Zone.

The Project requests a variance to allow a 20-foot driveway width. SDMC Section 142.0560 requires the maximum driveway width allowed is 12 feet for residential developments with two dwelling units within the Parking Impact (Beach) Overlay Zone. The current road configuration on Crystal Drive presents visibility challenges to the site that limits the driver to see oncoming traffic from Ocean Boulevard when backing out onto Crystal Drive. Allowing a 20-foot-wide driveway with a standard visibility area provides the driver a greater visibility in both directions when backing out onto Crystal Drive. Dixie Drive also includes visibility challenges and would not allow for a wider driveway due to the reduction of street frontage on the front side and the required visibility triangle at the intersection. Furthermore, due to the red curb along the entire property's frontage on Crystal Drive, the proposed 20-foot driveway width will not impact on-street parking. Placing the driveway on Dixie Drive would also result in a reduction of on-street parking. Therefore, these special circumstances or conditions applying to the land or premises for which the variance is sought are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

b. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

Under the current regulations described in SDMC Section 142.0560, the maximum driveway width is 12 feet for residential developments with two dwelling units within the Parking Impact (Beach) Overlay Zone.

The project site is located approximately 211 feet northeast from Palisades Park and Law Street Beach. Crystal Drive is a two-way street that runs parallel along the north side of the property and becomes Ocean Boulevard as the road immediately turns south along Law Street Beach and Palisades Park. The curb along the entire property's frontage on the south side of Crystal Drive is marked red which prohibits on-street parking, whereas the opposite side allows on-street parking. Dixie Drive is a two-way street that runs parallel along the east side of the property and runs perpendicular to Crystal Drive. Wilbur Avenue is a two-way street located approximately 140 feet northeast from the site and runs perpendicular and yields to Crystal Drive. Currently, the intersection between Dixie Drive and Crystal Drive is the only street with a stop sign that is within closest proximity from the subject property.

The strict application of a maximum 12-foot-wide driveway would result in a reduced visibility area on a busy street leading to Law Street Beach and Palisades Park. The maximum driveway width regulation would also deprive the applicant of reasonable use of the land, lead to a reduction in safety for pedestrians, and would reduce on-street parking. Furthermore, the reduction of the 20-foot-wide driveway would also require the applicant to access the subject site from Dixie Drive, which would result in a reduction of on-street parking. Dixie Drive also includes visibility challenges and would not allow for a wider driveway due to the reduction of street frontage on the front side and the required visibility triangle at the intersection. By allowing the 20-foot driveway width, there is greater visibility of pedestrian and vehicular traffic as one enters and exits the subject property. A permit condition has also been provided to maintain a 10-foot by 10-foot visibility triangle area on both sides of the driveway on Crystal Drive measured along the property line to ensure that no obstructions are placed within the said visibility triangle area. Therefore, the circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

c. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

The general purpose of regulating the width of driveway in the beach impact overlay zone is to minimize the impact to street parking. Because this driveway is located on a street with red curb along this block, there would be no negative impact to parking by maintaining the 20-foot-wide driveway. Therefore, the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

d. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

One of the overall goals of the Community Plan is to develop and maintain beach and bay recreational facilities adjacent to Pacific Beach to serve both residents and visitors, while assuring that such facilities will not adversely affect the community in terms of traffic or parking. The non-standard driveway at 20-feet wide, will not have an impact to on-street parking and will be consistent with the land use designation of the Community Plan. Therefore, the granting of the variance will not adversely affect the applicable land use plan.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2412340 and Variance No. 2604217 are hereby granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2412340 and Variance No. 2604217, a copy of which is attached hereto and made a part hereof.

Mark Lopez
Development Project Manager
Development Services

Adopted on: May 10, 2023

IO#: 24008543



THE CITY OF SAN DIEGO

Date of Notice: November 28, 2022

**NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT**

SAP or I.O. No. 24008543

PROJECT NAME / NUMBER: Digital Otterson Residence CDP/Variance/ 658664

COMMUNITY PLAN AREA: Pacific Beach Community Plan

COUNCIL DISTRICT: 2

LOCATION: 4945 Crystal Drive, San Diego, CA 92109

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) and Variance to demolish an existing duplex, and to construct a new 3,795 square-foot, three-story, single dwelling unit with a new attached Accessory Dwelling Unit (ADU), basement, and balconies, on a 0.11-acre site. The project also proposes new landscape, lightwells, fences and gates, terraces, elevator, exterior stairs, and a driveway. The project proposes a Variance for a 20-foot driveway where 12 foot is allowed. The project site is in the RM-1-1 (Residential Multiple Unit) Zone, of the Pacific Beach Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone (Coastal/Beach Impact), Residential Tandem Parking Impact Overlay Zone, and Transit Area Overlay Zone. The community plan designates the site as multi-family use.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of a new residential unit, this exemption was deemed appropriate. This exemption includes but is not limited to one single family residence or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Karen Bucey

MAILING ADDRESS:
PHONE NUMBER / EMAIL:

1222 First Avenue, MS 501, San Diego, CA 92101-4153
(619) 446-5049/ KBucey@sandiego.gov

On November 28, 2022, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (December 12, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

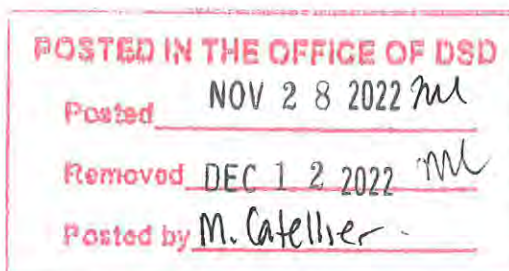
- 1) Appeals filed via E-mail: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.


- 2) Appeals filed in person: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.



ATTACHMENT 7

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: 4945 Crystal Drive – Otterson Residence CDP			Project Number: 658664	
Community: Pacific Beach				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select “Search for Project Status” and input the Project Number to access project information.</p>				
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
12	1	0		
Conditions or Recommendations: Approved along with endorsement of support for 20' wide driveway (adds additional off-street parking spot and improves visibility area for safety of pedestrians and others in the area).				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Ed Gallagher				
TITLE: Chair, Development Subcommittee, PB CPG			DATE: November 10, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				



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

Ownership Disclosure Statement

DS-318

October 2017

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: Otterson Residence **Project No. For City Use Only:** _____

Project Address: 4945 & 4947 Crystal Drive, San Diego CA 92109

Specify Form of Ownership/Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Otterson Family Trust, Dated September 1, 2005 Owner Tenant/Lessee Successor Agency

Street Address: 4945 Crystal Drive

City: San Diego State: CA Zip: 92109

Phone No.: 858-735-6777 Fax No.: _____ Email: eric.otterson@gmail.com

Signature: [Signature] Date: 6/10/20

Additional pages Attached: Yes No

Applicant

Name of Individual: Eric Otterson, Trustee; Benedicte Otterson, Trustee Owner Tenant/Lessee Successor Agency

Street Address: 4945 Crystal Drive

City: San Diego State: CA Zip: 92109

Phone No.: 858-735-6777 Fax No.: _____ Email: eric.otterson@gmail.com

Signature: [Signature] Date: 6/10/20

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

OTTERSON RESIDENCE

DEVELOPMENT SUMMARY

OWNER
ERIC & BENEDICTE OTTERSON
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109

SITE ADDRESS
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109

A.P.N.
415-391-23-00

LOT AREA
5060 S. F.

LEGAL DESCRIPTION
LOT 23, BLOCKS OF MAP 1931

BASE ZONE
RM-1-1

SETBACKS
FRONT: 20'-0" STANDARD / 15'-0" MINIMUM
REAR: 15'-0"
STREET: 10'-0"
SIDE: 8'-0" STANDARD / 5'-0" MINIMUM

HISTORIC DISTRICT:
NONE

AIRPORTS:
NONE

REQUIRED PERMIT
COASTAL DEVELOPMENT PERMIT
BUILDING PERMIT

OVERLAY ZONE:
COASTAL HEIGHT LIMIT
COASTAL (CITY)
PARKING IMPACT
RESIDENTIAL TANDEM PARKING
TRANSIT AREA
ENVIRONMENTALLY SENSITIVE LANDS:

NO. OF STORIES:
3

BUILDING HEIGHT:
MAXIMUM 30'-0" HT. LIMIT

YEAR BUILT:
1957

GEOLOGIC ZONE:
52

USAGE: (EXISTING & PROPOSED)
RESIDENTIAL
SCHOOL DISTRICT:
SAN DIEGO
PLANNED DISTRICT:
N/A

GROSS BUILDING AREA:

F.A.R.
.75 X 5,060 S.F. = 3,795 S.F. ALLOWABLE

DEMOLITION
SEE SHEET DE1
(E) HABITABLE
(E) GARAGE

BUILDING AREA
MAIN LEVEL:
(N) HABITABLE 644.10 SQ. FT.
(N) ADU 284 SQ. FT.
(N) ENCLOSED SPACE ABOVE 343 SQ. FT.

UPPER LEVEL:
(N) HABITABLE 1436 SQ. FT. (N) BALCONY (SIDE) 113 SQ. FT.
(N) BALCONY (FRONT) 73 SQ. FT.

THIRD LEVEL:
(N) HABITABLE 430.5 SQ. FT. (N) DECK 271 SQ. FT.

TOTAL HABITABLE 3347.10 SQ. FT.
(N) GARAGE 446.45 SQ. FT. (N) TERRACE 478 SQ. FT.
TOTAL 3743.5 SQ. FT.

FIRE SPRINKLERS

THE SUBMITTAL OF THE RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R913 HAS BEEN DEFERRED. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION WHEN THE SUBMITTAL OF FIRE SPRINKLER PLANS IS DEFERRED. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, INSTALLED IN ACCORDANCE WITH NFPA 13D.

SCOPE OF WORK

DEMOLITION OF AN EXISTING 2-STORY DUPLEX RESIDENCES AND CONSTRUCTION OF:
NEW SINGLE FAMILY RESIDENCE (3-STORY) AND AN ADU, NEW TERRACES, NEW BALCONIES, NEW ELEVATOR, NEW LANDSCAPED AREAS, EXTD. CMU WALLS WITH OPEN LATTICE TO REMAIN (REPAIR AS NEEDED, MAXIMUM HEIGHT 6'-0" SOLID & 3'-0" OPEN LATTICE), NEW FENCES, NEW DRIVEWAY, NEW STUCCO WALLS, NEW OUTDOOR SHOWER.

APPLICABLE CODES

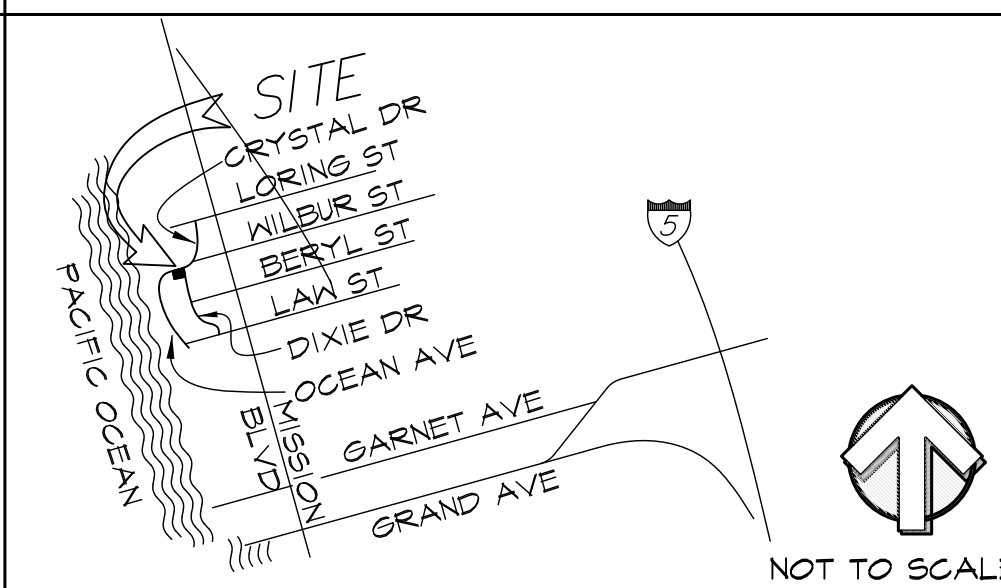
TYPE OF CONSTRUCTION TYPE VA OCCUPANCY: R-3

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

CALIFORNIA RESIDENTIAL CODE: 2019 EDITION
CALIFORNIA BUILDING CODE: 2019 EDITION
CALIFORNIA MECHANICAL CODE: 2019 EDITION
CALIFORNIA ELECTRICAL CODE: 2019 EDITION
CALIFORNIA GREEN BUILDING CODE: 2019 EDITION
CALIFORNIA FIRE BUILDING CODE: 2019 EDITION

VICINITY MAP



CONSULTANTS

ARCHITECT
KIM GRANT DESIGN INC.
KIM GRANT, ARCHITECT
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
PH. (619) 269-3630

SOILS ENGINEER
ENGINEERING DESIGN GROUP
ERIN E. RIST
2121 MONTIEL ROAD
SAN MARCOS, CA 92069
PH. (760) 834-7502

SURVEYOR
RINEHART ENGINEERING
DAN RINEHART
6431 CLEEVE WAY
SAN DIEGO, CA. 92117
PH. (858) 268-8401

LANDSCAPE ARCHITECT:
C.M. BROWN LANDSCAPE ARCHITECT
CHRIS BROWN
1741 SCHOONER WAY
CARLSBAD, CA. 92008
PH. (858) 633-3550

UNDER SEPARATE PERMIT

SOLAR PANELS

ABBREVIATIONS

4 AND	C.M.U. CONCRETE MASONRY UNIT	FAU FORCED AIR UNIT	H.M. HOLLOW METAL
Z ANGLE	COUNTER	F.D. FLOOR DRAIN	HORIZ. HORIZONTAL
# AT	CONDUIT ONLY	F.O. FOUNDATION	HR. HOUR
⊕ CENTERLINE	COL. COLUMN	F.E. FIRE EXTINGUISHER	HT. HEIGHT
⊙ DIAMETER OR ROUND	CONC. CONCRETE	F.F. FINISH FLOOR	H.V.A.C. HEATING VENTILATING
⊘ PHASE (ELECTRICAL)	CONN. CONNECTION	F.G. FINISH GRADE	HC. AIR CONDITIONING
⊗ FOUND OR NUMBER	CONSTR. CONSTRUCTION	F.H. FIRE HYDRANT	HORIZ. HORIZONTAL
EXISTING	CONT. CONTINUOUS	F.I. FINISH AND INSTALL	I.D. INSIDE DIAMETER
EXISTG. EXISTING	CMT. CASEMENT WINDOW	F.N. FINISH	INSUL. INSULATION
AB. ANCHOR BOLT	CTR. CENTER	F.FIXED FIXED WINDOW	INT. INTERIOR
ABV. ABOVE	CTSK. COUNTERSUNK	F.FLASH FLASHING	JT. JOINT
ACOUS. ACOUSTICAL	DBL. DOUBLE	F.FLOR. FLUORESCENT	KIT. KITCHEN
AD. AREA DRAIN	DEPT. DEPARTMENT	F.F.O.C. FACE OF CONCRETE	L. LINEN
ADJ. ADJUSTABLE	DRYER DRYER	F.F.O.F. FACE OF FINISH	L.A.H. LAMINATE
AFF. ABOVE FINISH FLOOR	DRINKING FOUNTAIN	F.F.O.M. FACE OF MILLION	L.A.V. LAVATORY
AGGR. AGGREGATE	DM. DIMENSION	F.F.O.S. FACE OF STUD	L.T. LIGHT
AL. ALUMINUM	DIA. DIAMETER	F.F.P. FRAMING	L.V. LOW VOLTAGE
ALUM. ALUMINUM	DN. DOWN	F.FR. FRAMING	MAX. MAXIMUM
APPROX. APPROXIMATE	D.O. DOOR OPENING	F.FURR. FURRING	MBR. MEMBER
ARCH. ARCHITECTURAL	DR. DOOR	F.FUT. FUTURE	MC. MACHINE BOLT
ASPH. ASPHALT	DB. DOWNSPOUT	G. GAS	MECH. MECHANICAL
BD. BOARD	DW. DISH WASHER	GA. GAUGE	MEM. MEMBRANE
BI. BUILT - IN	DURS. DRAULINGS	GALV. GALVANIZED	MFG. MANUFACTURING
BLDG. BUILDING	DUR. DRAILER	G.B. GRAB BAR	MAN. MANUFACTURER
BLK. BLOCK	E. EAST	GD. GARBAGE DISPOSAL	M.H. MANHOLE
BLKG. BLOCKING	E.A. EACH	GD. GARBAGE DISPOSAL	MFR. MANUFACTURER
BLT. BOLT	E.E. EXPANSION JOINT	GD. GARBAGE DISPOSAL	MIN. MINIMUM
BM. BEAM	E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM	GD. GARBAGE DISPOSAL	MISC. MISCELLANEOUS
BOT. BOTTOM	EL. ELEVATION	GD. GARBAGE DISPOSAL	MO. MASONRY OPENING
C. CAB	ELEC. ELECTRICAL	GL. GLASS	MTD. MOUNTED
CABINET	ENCL. ENCLOSED	GR. GRADE	MTL. METAL
CB. CATCH BASIN	ELECTRICAL PANELBOARD	GYP. GYPSUM BOARD	MUL. MULLION
CEM. CEMENT	EQU. EQUIPMENT	H.B. HOSE BIB	N. NORTH
CEM. CERAMIC	EXP. EXPANSION	H.C. HOLLOW CORE	N.C. NOT IN CONTRACT
CI. CAST IRON	EXT. EXTERIOR	H.D. HARDWOOD	NO. OR # NUMBER
CLG. CEILING	EXPO. EXPOSED	H.DUE. HARDWARE	NOM. NOMINAL
CLG. CEILING	EXT. EXTERIOR		
CLO. CLOSET	F.A. FIRE ALARM		
CLR. CLEAR			

SYMBOLS AND LEGEND

ELEVATION MARKER	REVISION INDICATOR
DETAIL MARKER	WALLS
SECTION MARKER	OTHER
KEYNOTE MARKER	GLASS
WINDOW TYPE INDICATOR	PLUTWOOD
DOOR TYPE INDICATOR	DRY WOOD STUDS
MATCH LINE/DATUM POINT	CONCRETE MASONRY
DATUM POINT	INSULATION (BATT OR BLANKET)

DRAWING INDEX

TI	TITLE SHEET
C10	SITE SURVEY
DE1	DEMOLITION FLOOR PLAN
A10	SITE PLAN / BMP'S
A200	FLOOR BY FLOOR SQUARE FOOTAGE DIAGRAMS
A21	NOTED MAIN LEVEL FLOOR PLAN
A21A	DIMENSIONED MAIN LEVEL FLOOR PLAN
A22	NOTED UPPER LEVEL FLOOR PLAN
A22A	DIMENSIONED UPPER LEVEL FLOOR PLAN
A23	NOTED THIRD LEVEL FLOOR PLAN
A23A	DIMENSIONED THIRD LEVEL FLOOR PLAN
A24	ROOF PLAN
A41	EXTERIOR ELEVATIONS
A41A	EXTERIOR ELEVATIONS / WALLS & FENCES
A42	EXTERIOR ELEVATIONS
A51	BUILDING SECTIONS / SITE SECTIONS
A52	BUILDING SECTIONS / SITE SECTIONS
A53	BUILDING SECTIONS / SITE SECTIONS
A54	BUILDING SECTIONS / SITE SECTIONS
A55	BUILDING SECTIONS / SITE SECTIONS
L100	CITY LANDSCAPE PLAN
L200	CITY LANDSCAPE PLANTING CALCULATIONS

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 269-3630

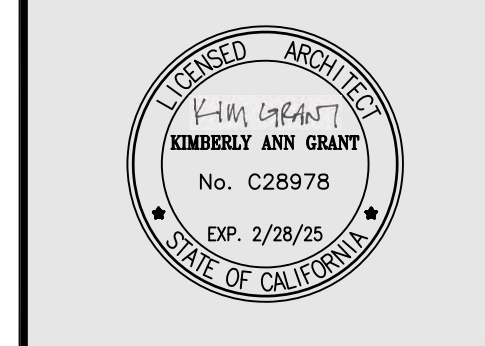
PROJECT NAME:
OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109

Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: _____
Sheet: 1 of 22
DEPR: _____



2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
1.619.269.3630



OTTERSON RESIDENCE
SAN DIEGO, CA 92109
4945 - 4947 CRYSTAL DRIVE

REVISION DATE

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

TITLE SHEET

04-11-23

T1

TOPOGRAPHIC MAP

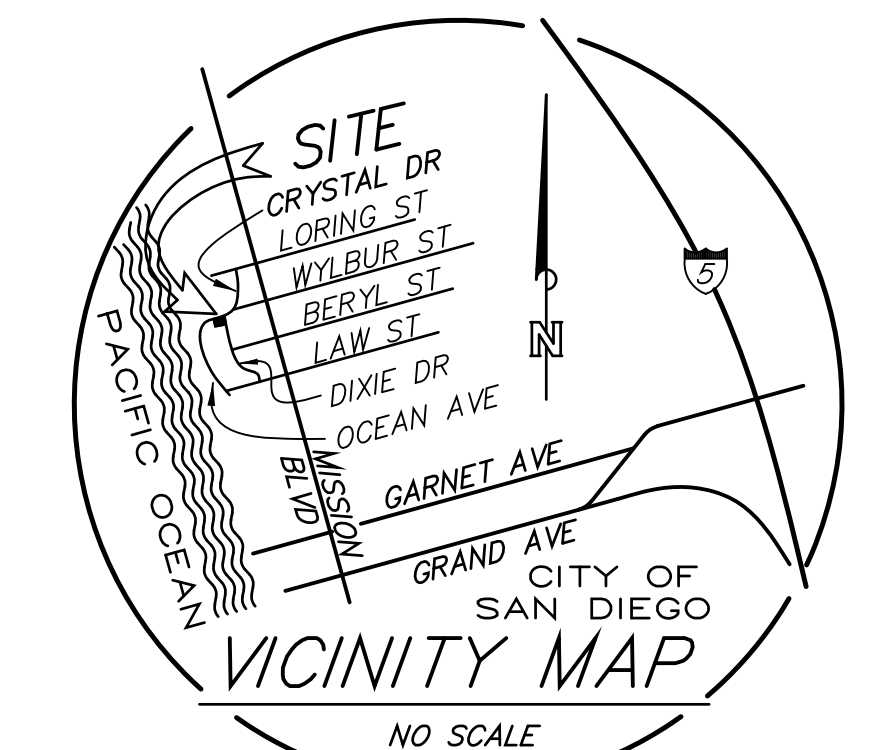
OTTERSON RESIDENCE

LEGEND

RECORD DESCRIPTION	N 78°48'15" E 48.25'
PROPERTY BOUNDARY	---
RIGHT OF WAY	R/W
EASEMENT	---
CENTER LINE STREET	---
TELEPHONE	---OHL---
ELECTRICAL	---EHL---
GAS MAIN	---G---
WATER MAIN (SIZE AS SHOWN)	---W---
SEWER (SIZE AS SHOWN)	---S---
CABLE TV	---OHL---
RETAINING WALL / WALL	---H---
STACKED RETAINING WALL	---H---
EXISTING CONTOUR	50

LEGAL

LOT 23, BLOCK 5 OF MAP 1931



NOTE

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGN OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OR EXTENSION OF THE TOPOGRAPHY.

THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY AND REPRESENTS ONLY AVAILABLE INFORMATION RELATING TO THE BOUNDARY OF THE PARCEL AND/OR EASEMENTS LINES WHICH ARE INCLUDED TO SHOW THE APPROXIMATE RELATIVE LOCATION OF THESE LINES TO THE TOPOGRAPHIC FEATURES. THE LOCATION OF THE PARCEL AND THE BEARING AND DISTANCES SHOWN ARE BASED ON FOUND MONUMENTS, CORNER RECORD 26599 AND MAP 1931 AND MAY VARY FROM THE DEED OR MAP DESCRIPTION. NO MONUMENTS WERE FOUND EXCEPT AS SHOWN AND NO MONUMENTS WERE SET.

NO TITLE REPORT WAS AVAILABLE FOR THE PARCEL AND NO EASEMENTS ARE SHOWN OTHER THAN THOSE ON RECORDED SUBDIVISION MAPS.

LOCATION OF UTILITIES SHOWN ON THIS PLAN IS FROM RECORDS PROVIDED BY THE UTILITY COMPANIES AND/OR FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE EXACT LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION. PACIFIC BELL NO LONGER PROVIDES UTILITY LOCATION MAPS. SAN DIEGO GAS AND ELECTRIC NO LONGER SUPPLIES ELECTRIC UTILITY MAPS. PLEASE CONTACT THESE COMPANIES DIRECTLY FOR LOCATIONS.



RINEHART ENGINEERING
 6431 CLEEVE WAY, SAN DIEGO, CA 92117
 FDR@RINEHART-ENGINEERING.COM
 (858) 268-8401

TOPOGRAPHIC MAP
 OF LOT 23
 BLOCK 5, MAP 1931

REV 4/3/2021
 DATE OF SURVEY: 4/13/2013
 SURVEYOR: F. DAN RINEHART
 DRAWN BY: FDR
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1320570A.DWG
 SHEET 1 OF 1

BENCH MARK
 DESCRIPTION: BRASS PLUG TOP OF CURB
 LOCATION: NE'LY CORNER OF MISSION BLVD AND WILBUR AVE
 RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL
 ELEVATION: 72.403 DATUM: SAN DIEGO MEAN SEA LEVEL

CITY STANDARD TITLEBLOCK

PREPARED BY:
 Name: **KIM GRANT DESIGN, INC.**
 2400 KETTNER BLVD, STUDIO 207
 SAN DIEGO, CA 92101
 Phone: (619) 264-2652

PROJECT NAME:
OTTERSON RESIDENCE
 4458 - 4451 CRYSTAL DRIVE
 SAN DIEGO, CA 92104

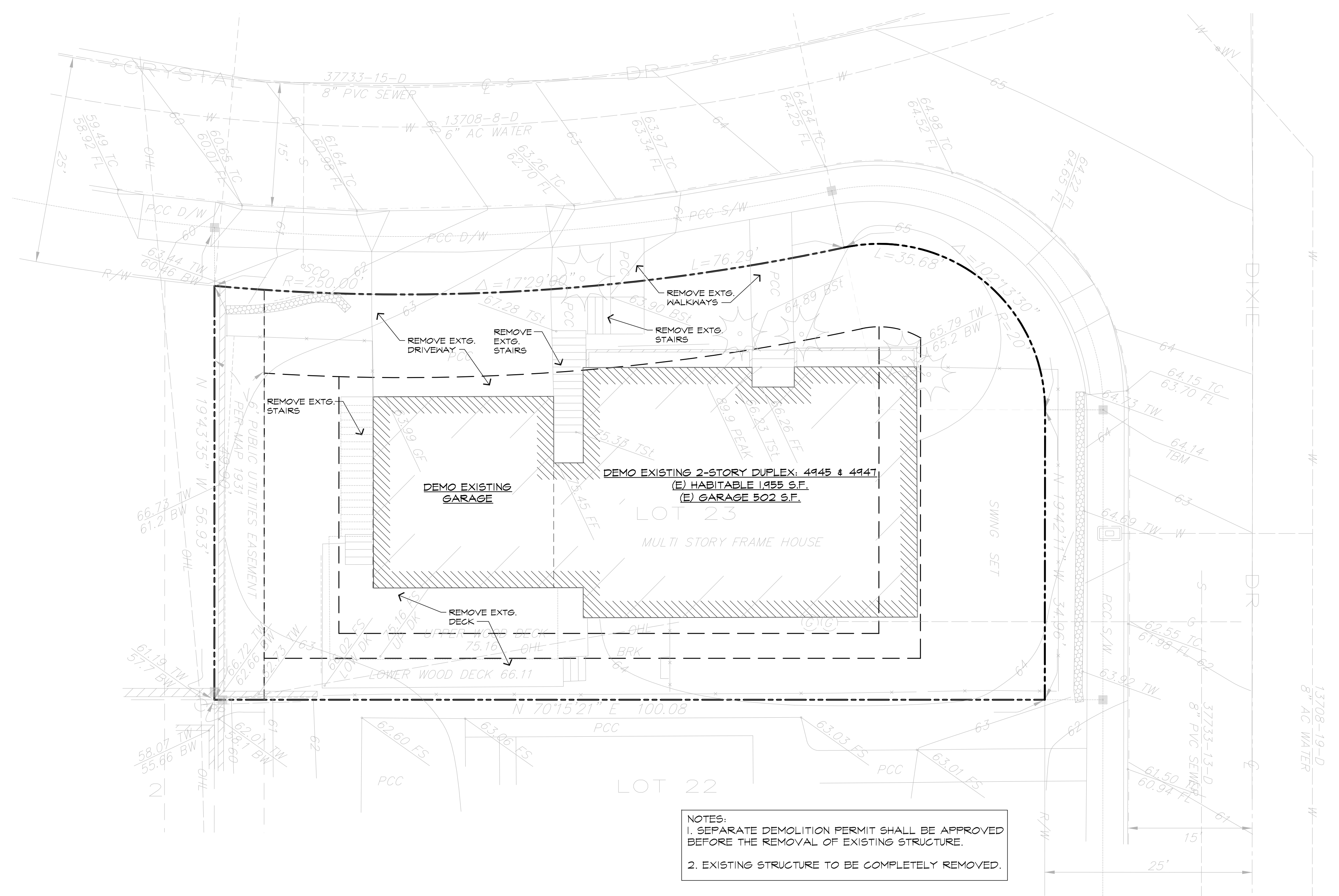
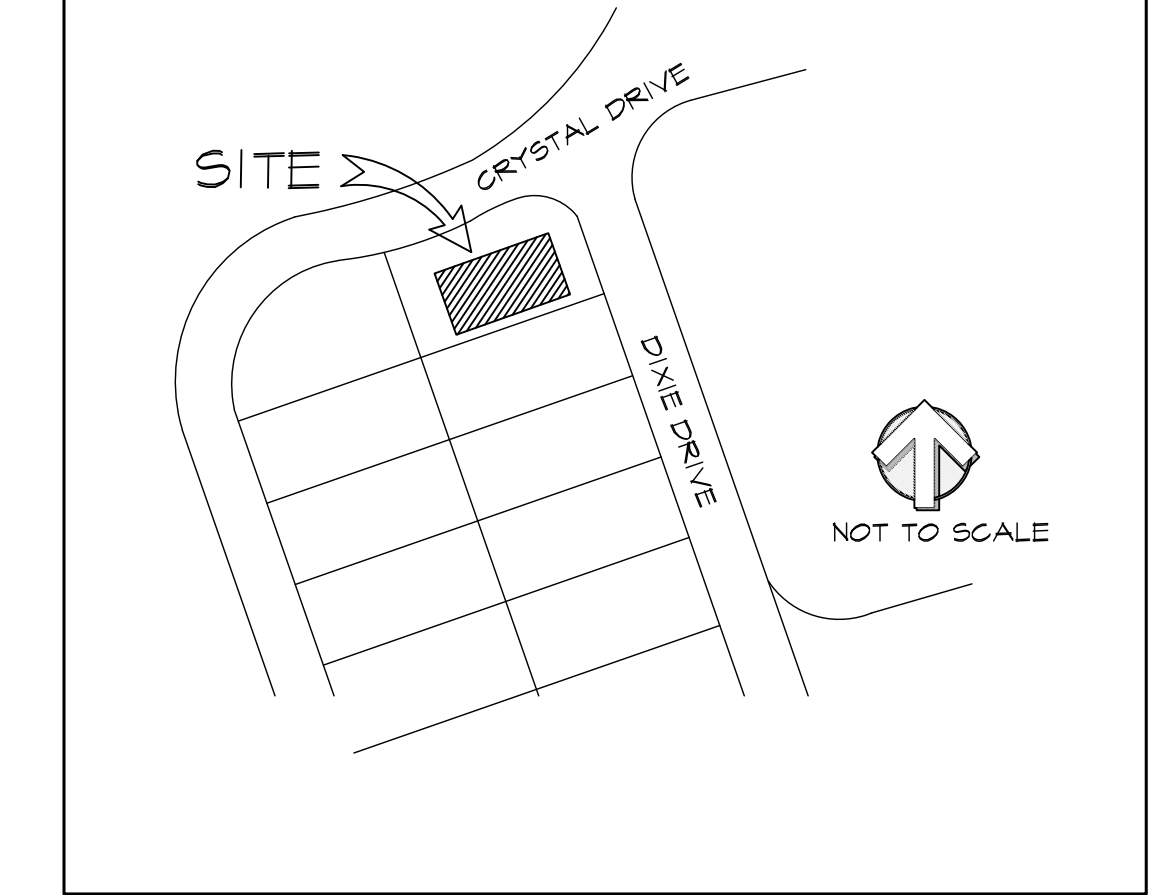
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Revision 9:	_____
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Revision 3:	_____
Revision 2:	_____
Revision 1:	_____
Original Date:	_____
Sheet:	2 of 22
DEP:	_____

C10

DEVELOPMENT SUMMARY

OWNER ERIC & BENEDICTE OTTERSON 4445 CRYSTAL DRIVE SAN DIEGO, CA 92104	REQUIRED PERMIT COASTAL DEVELOPMENT PERMIT BUILDING PERMIT
SITE ADDRESS 4445 CRYSTAL DRIVE SAN DIEGO, CA 92104	OVERLAY ZONE: COASTAL HEIGHT LIMIT COASTAL (GITY)
A.P.N. 415-941-25-00	PARKING IMPACT RESIDENTIAL TANDEM PARKING TRANSIT AREA
LOT AREA 5,060 S.F.	ENVIRONMENTALLY SENSITIVE LANDS: NONE
LEGAL DESCRIPTION LOT 23, BLOCKS OF MAP 181	NO. OF STORIES: 3
BASE ZONE RM-4H	BUILDING HEIGHT: MAXIMUM 50'-0" HT. LIMIT
SETBACKS FRONT: 20'-0" STANDARD 15'-0" MINIMUM REAR: 15'-0" SIDE: 8'-0" STANDARD 5'-0" MINIMUM	YEAR BUILT: 1951
HISTORIC DISTRICT: NONE	GEOLOGIC ZONE: S2
AIRPORTS: NONE	USAGE: (EXISTING & PROPOSED) RESIDENTIAL SCHOOL DISTRICT: SAN DIEGO PLANNED DISTRICT: N/A

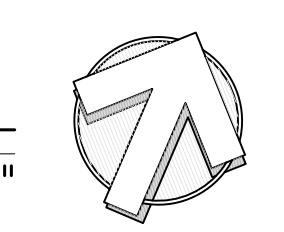
VICINITY MAP



NOTES:
1. SEPARATE DEMOLITION PERMIT SHALL BE APPROVED BEFORE THE REMOVAL OF EXISTING STRUCTURE.
2. EXISTING STRUCTURE TO BE COMPLETELY REMOVED.

DEMOLITION FLOOR PLAN

SCALE 1/8" = 1'-0"



CITY STANDARD TITLEBLOCK

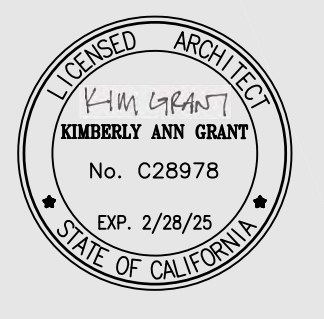
PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 269-3630

PROJECT NAME
OTTERSON RESIDENCE
4445 - 4447 CRYSTAL DRIVE
SAN DIEGO, CA 92104

Revision 10:	_____
Revision 9:	_____
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Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
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Original Date:	_____
Sheet:	3 of 22
DIP#:	_____



2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
7619.269.3630



OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109

REV. DATE
△ --

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DEMOLITION FLOOR PLAN

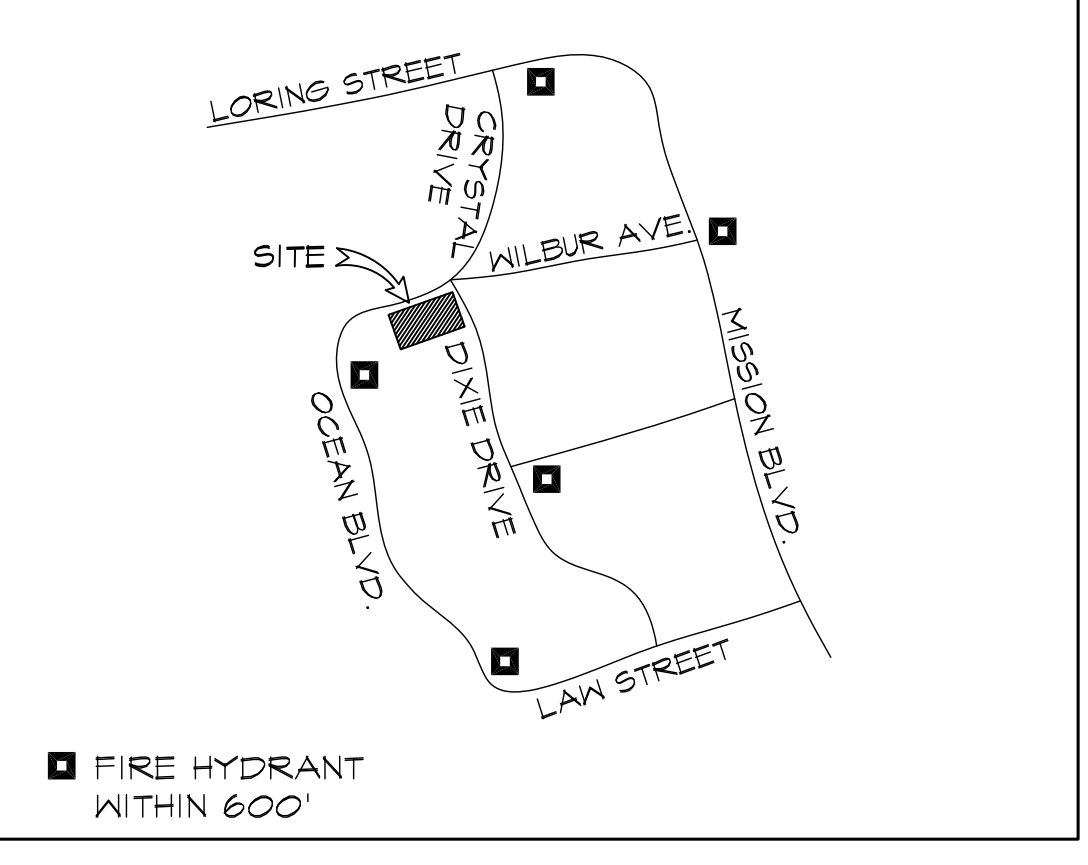
04-11-23

DE1

SITE NOTES

1. NO ENVIRONMENTALLY SENSITIVE LANDS ARE LOCATED ON THE SUBJECT SITE.
2. NO BUS STOPS ARE EXISTING OR PROPOSED ON OR NEAR THE SUBJECT SITE.
3. LIMIT OF WORK: ALL WORK PROPOSED IS WITHIN THE SUBJECT SITE PROPERTY LINES.
4. SITE DRAINAGE TO BE DIRECTED AWAY FROM BUILDINGS AND TOWARDS PLANTER AREAS. PLANTER AREAS TO HAVE AREA DRAINS DIRECTED TO THE CITY STORM DRAIN SYSTEM VIA SURFACE DRAINS. SITE DRAINAGE WILL BE IN COMPLIANCE WITH CITY STORM WATER BMP REQUIREMENTS.
5. NO EXISTING OR PROPOSED TRANSIT STOPS.

FIRE HYDRANT LOCATION



GRADING TABULATIONS:

GRADING TABULATIONS:
 TOTAL AREA: 5,094 SQ. FT.
 AREA TO BE GRADED 1929 SQ. FT.
 % OF SITE TO BE GRADED 26%

FILL: 11 CY
 MAX HEIGHT OF FILL: 1 FT.
 SLOPE RATIO: N/A
 CUT: 12 CY
 EXISTING OUTLET
 SLOPE RATIO: N/A

EXPORT: 1 CY
 CUT FOR BASEMENT: 79 CY
 EXPORT: 79 CY

DEPTH OF CUT: 11 FT. (FOR INFORMATION ONLY, NOT TO BE COUNTED FOR GRADING PER S.D.M.C. 124.0603 (a))
 PER S.D.M.C. 124.0603 (a), A GRADING PERMIT IS NOT REQUIRED FOR THE EXCAVATION BELOW FINISH GRADE FOR THE BASEMENT OR FOOTING OF A BUILDING RETAINING WALL.

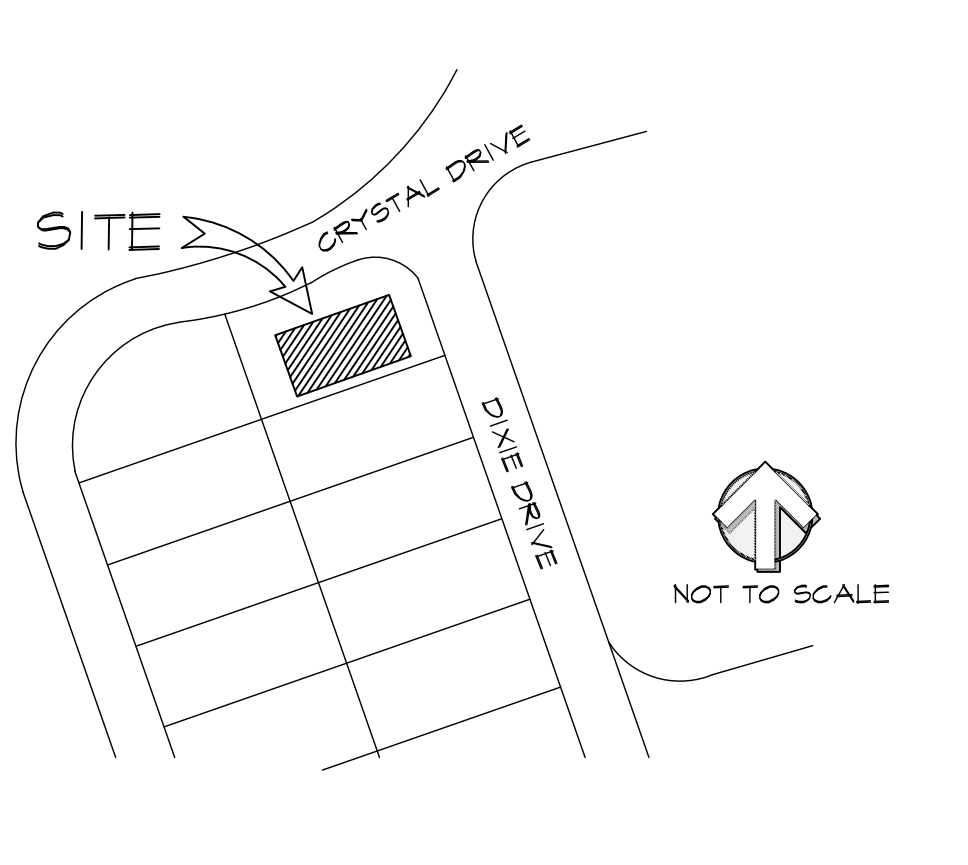
DWELLING UNITS SUMMARY

TOTAL PER CATEGORY	UNITS PROPOSED *CATEGORIES PER INCOME						TOTAL DU
	FUTURE DEMO	BONUS	EXTREMELY LOW	VERY LOW	LOW	MODERATE	
4945 CRYSTAL DRIVE							1
4947 CRYSTAL DRIVE COMPANION UNIT							1

SITE DESIGN AND SOURCE CONTROL BMP'S

POTENTIAL SOURCES	PERMANENT CONTROLS	OPERATIONAL BMP'S
4.2.5 - PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF AND WIND DISPERSAL		ALL TRASH CONTAINERS SHALL HAVE LIDS
4.2.6 / SC-B INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS WILL BE PLUMBED TO THE SANITARY SEWER	INSPECT AND MAINTAIN DRAINS TO PREVENT BLOCKAGES AND OVERFLOW
4.2.6 / SC-D1 NEED FOR FUTURE INDOOR AND STRUCTURAL PEST CONTROL	STRUCTURES ALL HAVE BUILDING CODE DESIGN DOORS AND WINDOWS	NO SPECIAL INFORMATION NEEDS TO BE SUPPLIED TO OWNER
4.2.6 / SC-D2 LANDSCAPE / OUTDOOR PESTICIDE USE	PLANTINGS SHOWN ON LANDSCAPE ARCHITECTURAL PLANS	PLANTINGS WILL BE MAINTAINED USING THE MINIMUM OR NO PESTICIDES
4.2.6 / SC-E POOLS AND PONDS	IF THE CITY OF SAN DIEGO REQUIRES POOLS TO BE PLUMBED TO THE SANITARY SEWER IT WILL BE SHOWN	POOLS WILL BE MAINTAINED FOLLOWING GASQA SC-12 POOL MAINTENANCE
4.2.6 / SC-P SIDEWALKS		SIDEWALKS AND HARDSCAPE WILL BE SWEPT REGULARLY
4.2.6 / SC-O MISC DRAINS OR WASH WATER	DRAINAGE SUMP SHALL FEATURE A SEDIMENT SUMP NO COPPER ROOF GUTTERS OR DRAINS	ROOF DRAIN DOWN SPOUTS EMPTY INTO LANDSCAPE
4.3.1 MINIMIZE IMPERVIOUS AREAS		BUILDING IS TWO STORY, PAVED AREAS ARE SEPARATED AS MUCH AS POSSIBLE
4.3.1 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES		LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES AS MUCH AS POSSIBLE

VICINITY MAP



DEVELOPMENT SUMMARY

OWNER:
 ERIC & BENEDETTE OTTERSON
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92104

SITE ADDRESS:
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92104

A.P.N.:
 418-291-23-00

LOT AREA:
 9,660 S.F.

LEGAL DESCRIPTION:
 LOT 23, BLOCKS OF MAP 1831

BASE ZONE:
 RM-1

SETBACKS:
 FRONT: 20'-0" STANDARD
 REAR: 15'-0"
 STREET: 10'-0"
 SIDE: 5'-0" MINIMUM

HISTORIC DISTRICT:
 NONE

AIRPORTS:
 NONE

REQUIRED PERMIT:
 COASTAL DEVELOPMENT PERMIT
 BUILDING PERMIT

OVERLAY ZONE:
 COASTAL HEIGHT LIMIT
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING
 TRANSIT AREA

ENVIRONMENTALLY SENSITIVE LANDS:
 NONE

NO. OF STORIES:
 3

BUILDING HEIGHT:
 MAXIMUM 30'-0" HT. LIMIT

YEAR BUILT:
 1957

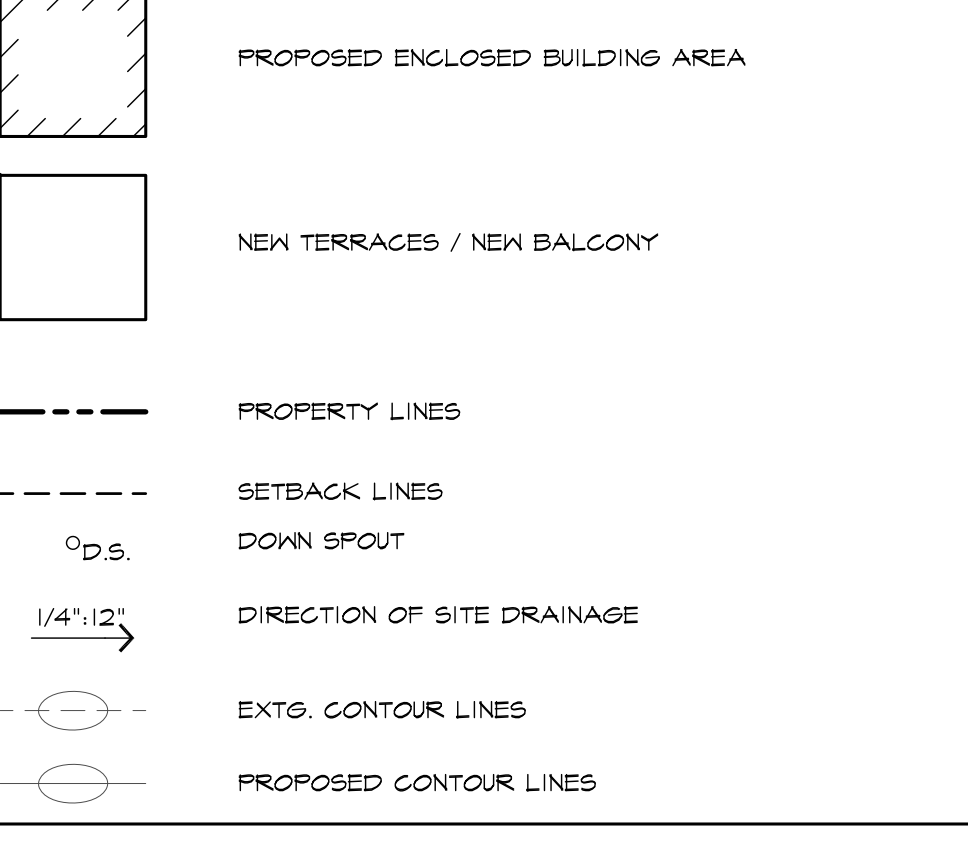
GEOLOGIC ZONE:
 52

USAGE: (EXISTING & PROPOSED)
 RESIDENTIAL

SCHOOL DISTRICT:
 SAN DIEGO

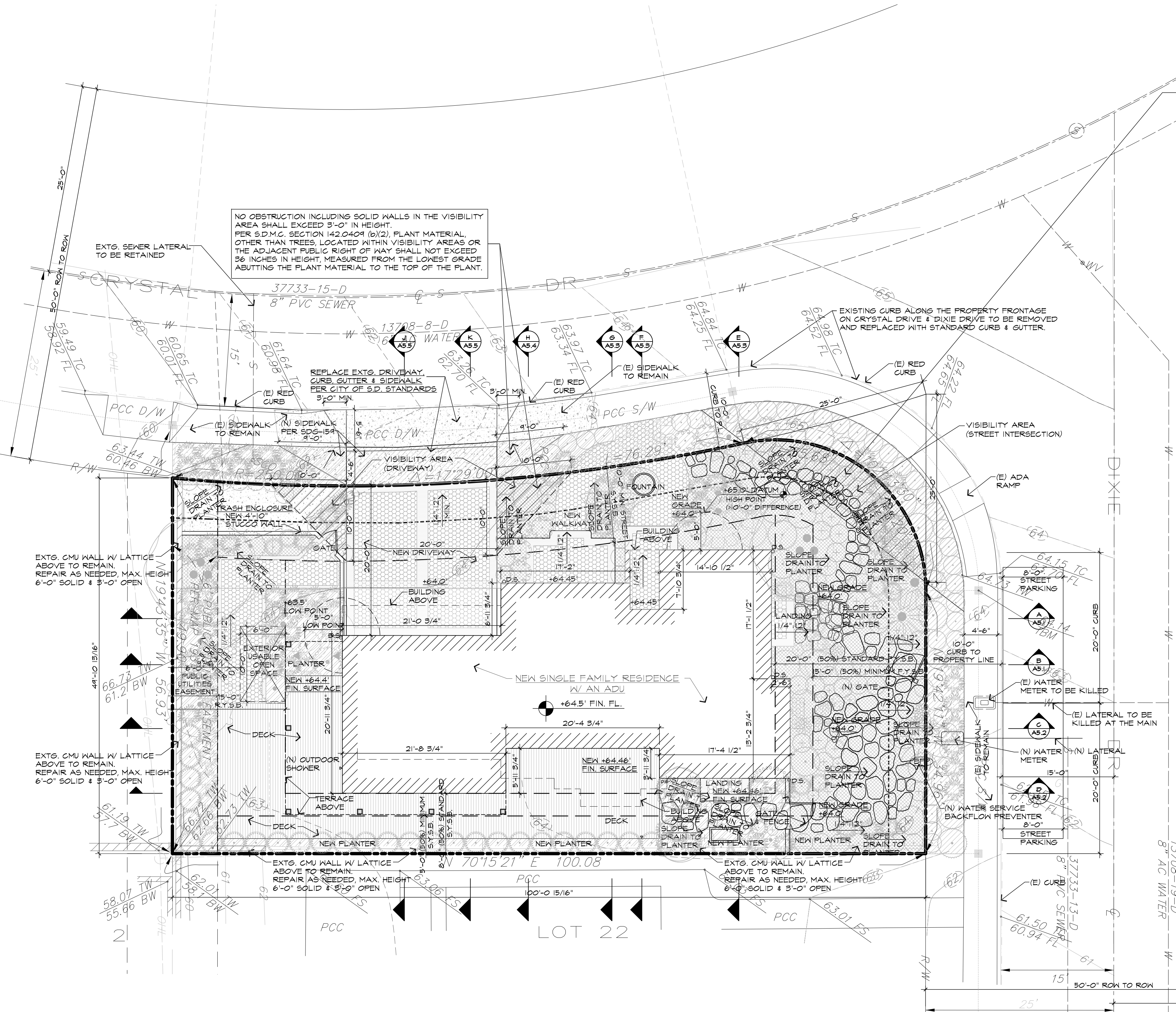
PLANNED DISTRICT:
 N/A

SITE LEGEND



BENCH MARK

DESCRIPTION:	BRASS PLUG TOP OF CURB
LOCATION:	NELY CORNER OF MISSION BLVD AND WILBUR AVE
RECORD FROM:	CITY OF SAN DIEGO VERTICAL CONTROL
ELEVATION:	72.403 DATUM: SAN DIEGO MEAN SEA LEVEL



SITE PLAN

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3'-0" IN HEIGHT. PER S.D.M.C. SECTION 142.0404 (b)(2), PLANT MATERIAL OTHER THAN TREES LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 36" IN HEIGHT MEASURED FROM THE LOWEST GRADE ADJUTING THE PLANT MATERIAL TO THE TOP OF THE PLANT.

NOTES:

- NEW IMPROVEMENT OR PROVISION OF SIDEWALKS SHOULD BE IN SUBSTANTIAL CONFORMANCE WITH THE HISTORIC DESIGN OF SIDEWALKS ON ADJACENT PROPERTIES INCLUDING LOCATION, WIDTH, ELEVATION, SCORING PATTERN, TEXTURE, COLOR, AND MATERIAL. CONTRACTOR DATE STAMPS ARE ALSO CONSIDERED SIGNIFICANT HISTORIC MARKINGS TO BE PRESERVED. THEY SHOULD BE PRESERVED IN PLACE OR RELOCATED AND SET NEARBY.
- ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
- EXISTING 6'-0" PUBLIC UTILITY EASEMENT AT EAST SIDE OF PROPERTY. NO PUBLIC WATER OR SEWER EASEMENT AT PROPERTY.
- EMRA PERMIT REQUIRED. ALL PRIVATE IMPROVEMENTS, EXISTING AND PROPOSED WITHIN THE LIMITS OF THE PUBLIC RIGHT OF WAY OR PUBLIC UTILITY EASEMENT.

- THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC / FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.

PARKING:
 SINGLE FAMILY RESIDENCE + 2 SPACES REQUIRED
 MAIN LEVEL (0 BEDROOMS) = 0 SPACES
 UPPER LEVEL (4 BEDROOMS) = 2.0 SPACES
 THIRD LEVEL (0 BEDROOMS) = 0 SPACES
 1 ADU @ MAIN LEVEL = 0 SPACES REQUIRED

EUP - WATER & SEWER NOTES:

- PRIOR TO THE ISSUANCE OF ANY BUILDING CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL HAVE CONSTRUCTED OR ENSURED THE CONSTRUCTION OF VIA PERMIT BOND ALL PROPOSED PUBLIC AND PRIVATE WATER AND SEWER FACILITIES WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENT, IN ACCORDANCE WITH THE CRITERIA ESTABLISHED IN THE CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER FACILITY DESIGN GUIDELINES AND ALL APPLICABLE CITY REGULATIONS, STANDARDS AND PRACTICES.
- PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, ALL DOMESTIC, IRRIGATION AND FIRE WATER LINES SERVING THIS DEVELOPMENT MUST PASS THROUGH A PERMITTED PRIVATE ABOVE GROUND BACKFLOW PREVENTION DEVICE (EPFD), OR THE DESIGN ENGINEER MUST INCLUDE THE FOLLOWING NOTE ON THE SITE PLAN: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC / FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.
- PRIOR TO ANY BUILDING CONSTRUCTION PERMIT BEING ISSUED, ANY PRIVATE IMPROVEMENTS WHICH LIE WITHIN A PUBLIC RIGHT OF WAY OR PUBLIC EASEMENT OR WITHIN A PUBLIC EASEMENT INSIDE THE DEVELOPMENT, WHICH WOULD INHIBIT THE CITY'S RIGHT TO ACCESS, MAINTAIN, REPAIR OR REPLACE ITS PUBLIC WATER AND SEWER FACILITIES MUST BE REMOVED UNLESS THE OWNER / PERMITTEE HAS OR OBTAINS A CITY APPROVED / COUNTY RECORDED ENCROACHMENT AND MAINTENANCE REMOVAL AGREEMENT (EMRA) SPECIFIC TO THAT ENCROACHMENT.
- PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, ANY DAMAGES CAUSED TO THE CITY OF SAN DIEGO'S PUBLIC WATER AND SEWER FACILITIES, WHICH ARE DUE TO THE ACTIVITIES ASSOCIATED WITH THIS PROJECT, SHALL BE REPAIRED OR RECONSTRUCTED IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED OR ALLOWED TO REMAIN WITHIN TEN FEET OF ANY PUBLIC WATER FACILITIES OR WITHIN FIVE FEET OF ANY PUBLIC WATER FACILITIES.
- PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, ALL PROPOSED WATER & SEWER FACILITIES ASSOCIATED WITH THE PROJECT'S DEVELOPMENT (AS DETAILED WITHIN THE PROJECT'S PUD APPROVED WATER & SEWER STUDIES) AND ON THE PROJECT'S CITY APPROVED EXHIBIT (A) SHALL BE COMPLETE AND OPERATIONAL, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- PRIOR TO ANY BUILDING CONSTRUCTION PERMIT BEING ISSUED, ANY EXISTING PUBLIC SEWER, WATER, OR GENERAL UTILITY EASEMENTS THAT ARE NOT CURRENTLY BEING UTILIZED BY THE CITY, AND FOR WHICH THE CITY HAS NO CURRENT OR FORESEEABLE PLANS TO UTILIZE, MUST BE VAGATED CONCURRENTLY WITH THIS PROPOSED DEVELOPMENT.

- PRIOR TO THE ISSUANCE OF ANY BUILDING CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL HAVE CONSTRUCTED OR ENSURED THE CONSTRUCTION OF VIA PERMIT BOND ALL PROPOSED PUBLIC AND PRIVATE WATER AND SEWER FACILITIES WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENT, IN ACCORDANCE WITH THE CRITERIA ESTABLISHED IN THE CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER FACILITY DESIGN GUIDELINES AND ALL APPLICABLE CITY REGULATIONS, STANDARDS AND PRACTICES.

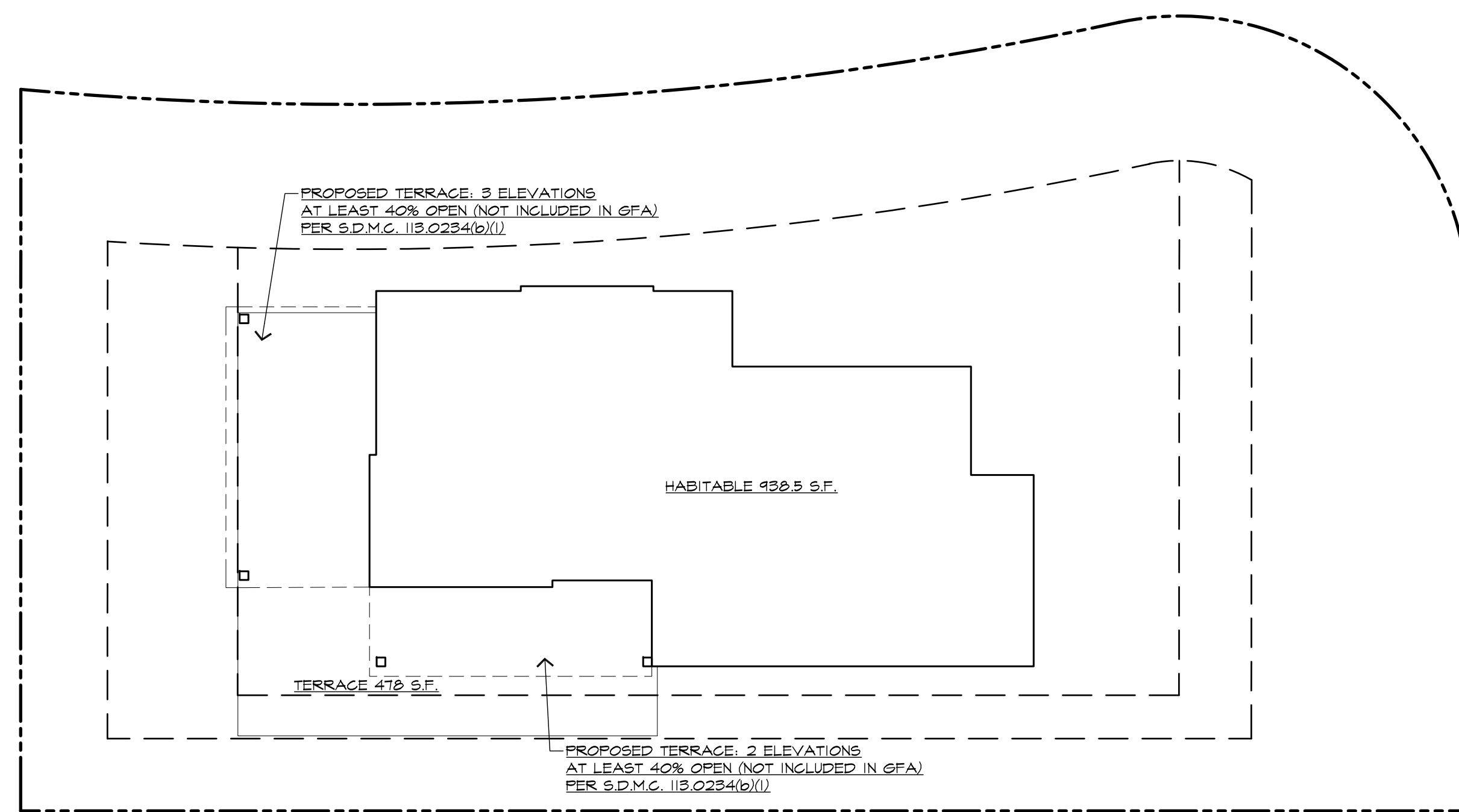
- PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, ALL DOMESTIC, IRRIGATION AND FIRE WATER LINES SERVING THIS DEVELOPMENT MUST PASS THROUGH A PERMITTED PRIVATE ABOVE GROUND BACKFLOW PREVENTION DEVICE (EPFD), OR THE DESIGN ENGINEER MUST INCLUDE THE FOLLOWING NOTE ON THE SITE PLAN: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC / FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.

- PRIOR TO ANY BUILDING CONSTRUCTION PERMIT BEING ISSUED, ANY PRIVATE IMPROVEMENTS WHICH LIE WITHIN A PUBLIC RIGHT OF WAY OR PUBLIC EASEMENT OR WITHIN A PUBLIC EASEMENT INSIDE THE DEVELOPMENT, WHICH WOULD INHIBIT THE CITY'S RIGHT TO ACCESS, MAINTAIN, REPAIR OR REPLACE ITS PUBLIC WATER AND SEWER FACILITIES MUST BE REMOVED UNLESS THE OWNER / PERMITTEE HAS OR OBTAINS A CITY APPROVED / COUNTY RECORDED ENCROACHMENT AND MAINTENANCE REMOVAL AGREEMENT (EMRA) SPECIFIC TO THAT ENCROACHMENT.

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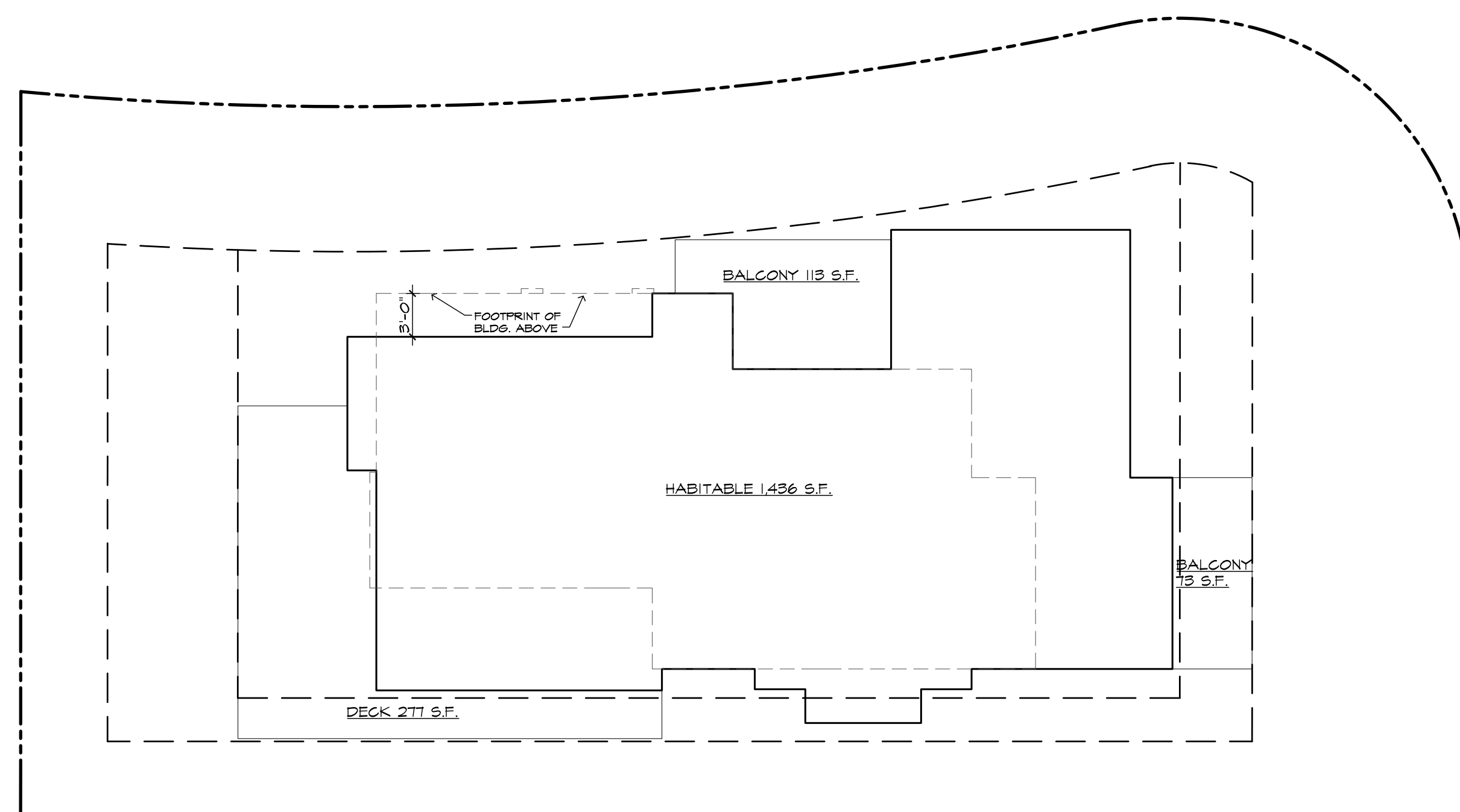
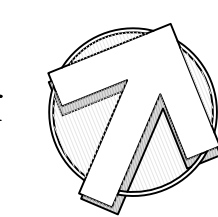
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED OR ALLOWED TO REMAIN WITHIN TEN FEET OF ANY PUBLIC WATER FACILITIES OR WITHIN FIVE FEET OF ANY PUBLIC WATER FACILITIES.

SCALE 1/8" = 1'-0"



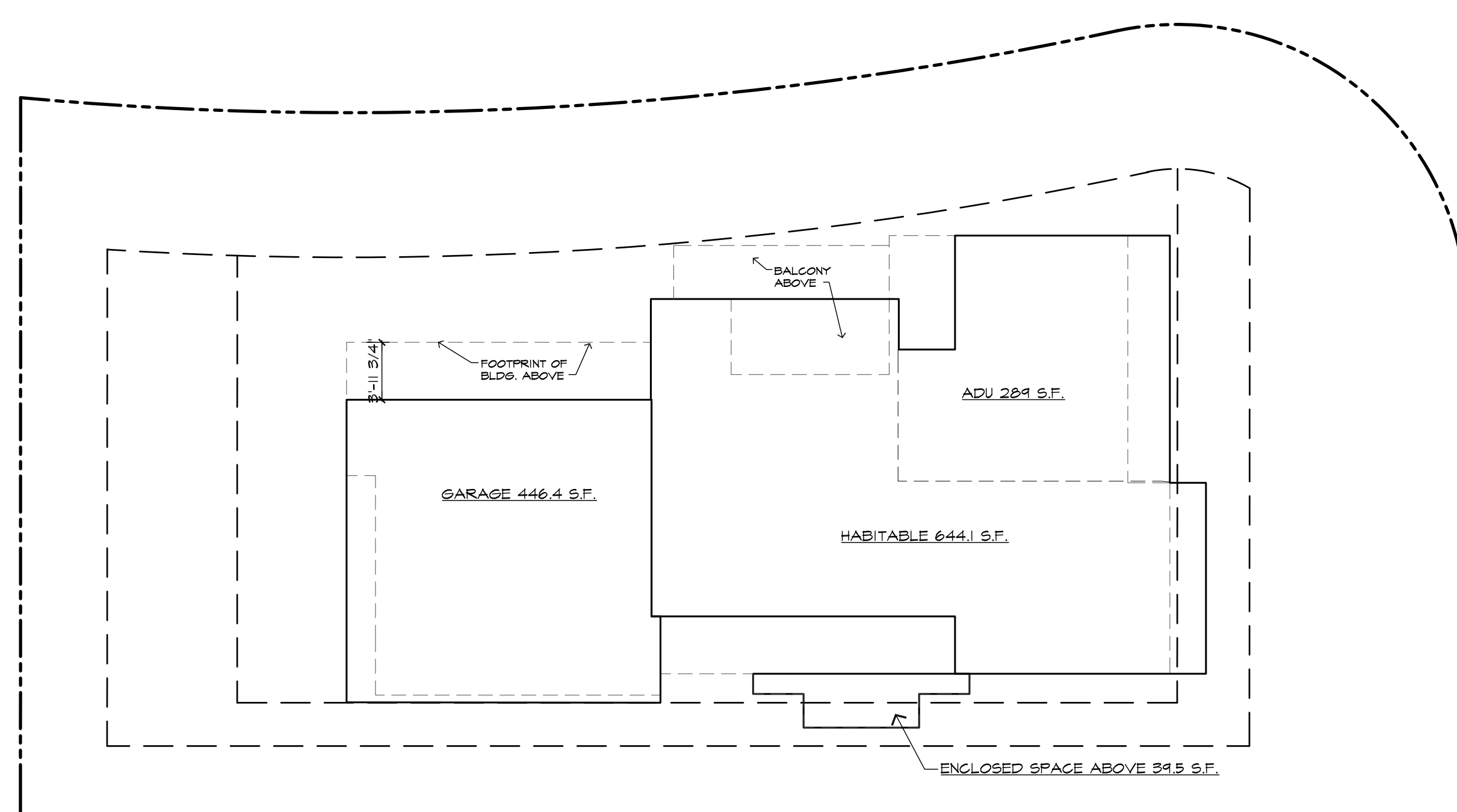
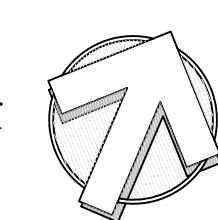
THIRD LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



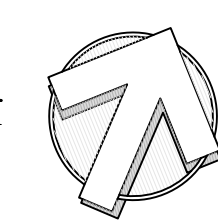
UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



CITY STANDARD TITLEBLOCK

PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD, STUDIO 207
 SAN DIEGO, CA 92101
 Phone: (619) 269-3630

PROJECT NAME:
 OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92109

Revision 10: _____
 Revision 9: _____
 Revision 8: _____
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 Revision 2: _____
 Revision 1: _____

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Sheet: 5 of 22

DEPN: _____

REV. DATE
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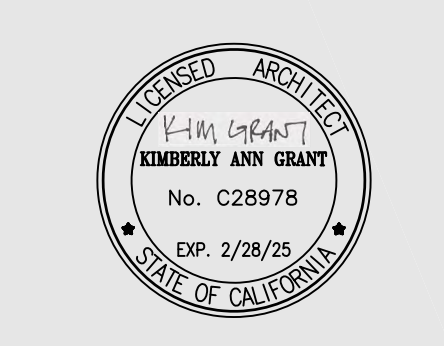
FLOOR BY FLOOR SQUARE FOOTAGE DIAGRAMS

04-11-23

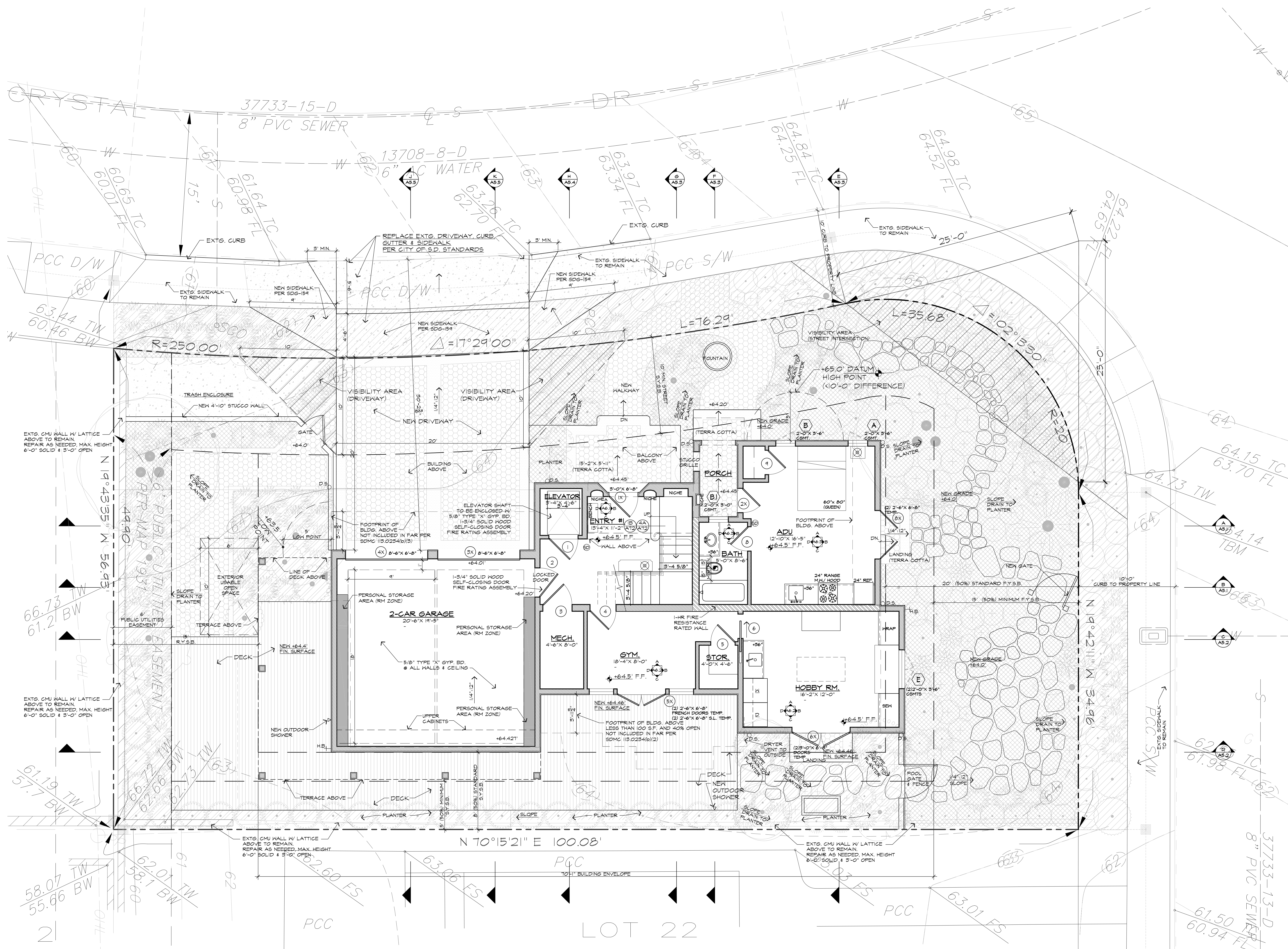
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HISTORIC RESTORATION ARCHITECTURE



OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92109



NOTED MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

STORAGE REQUIREMENT IN THE RM ZONE

	PERSONAL STORAGE AREA (240 CUBIC FEET NEEDED)
	272 CUBIC FEET PROVIDED

WALL LEGEND

	2X WALL
	1-HR FIRE RESISTANCE RATED WALL

ELECTRICAL LEGEND

	EXHAUST FAN (EXHAUST RATE 50 cfm)
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR W/ HARD WIRED BATTERY BACK-UP
THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4	

CITY STANDARD TITLEBLOCK

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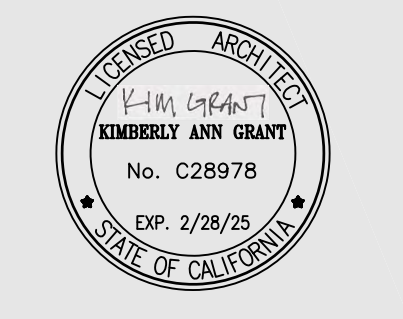
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 SAN DIEGO, CA 92104

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 Sheet: 6 of 22
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 T 619.264.3630



OTTERSON RESIDENCE
 SAN DIEGO, CA 92109
 4945 - 4947 CRYSTAL DRIVE

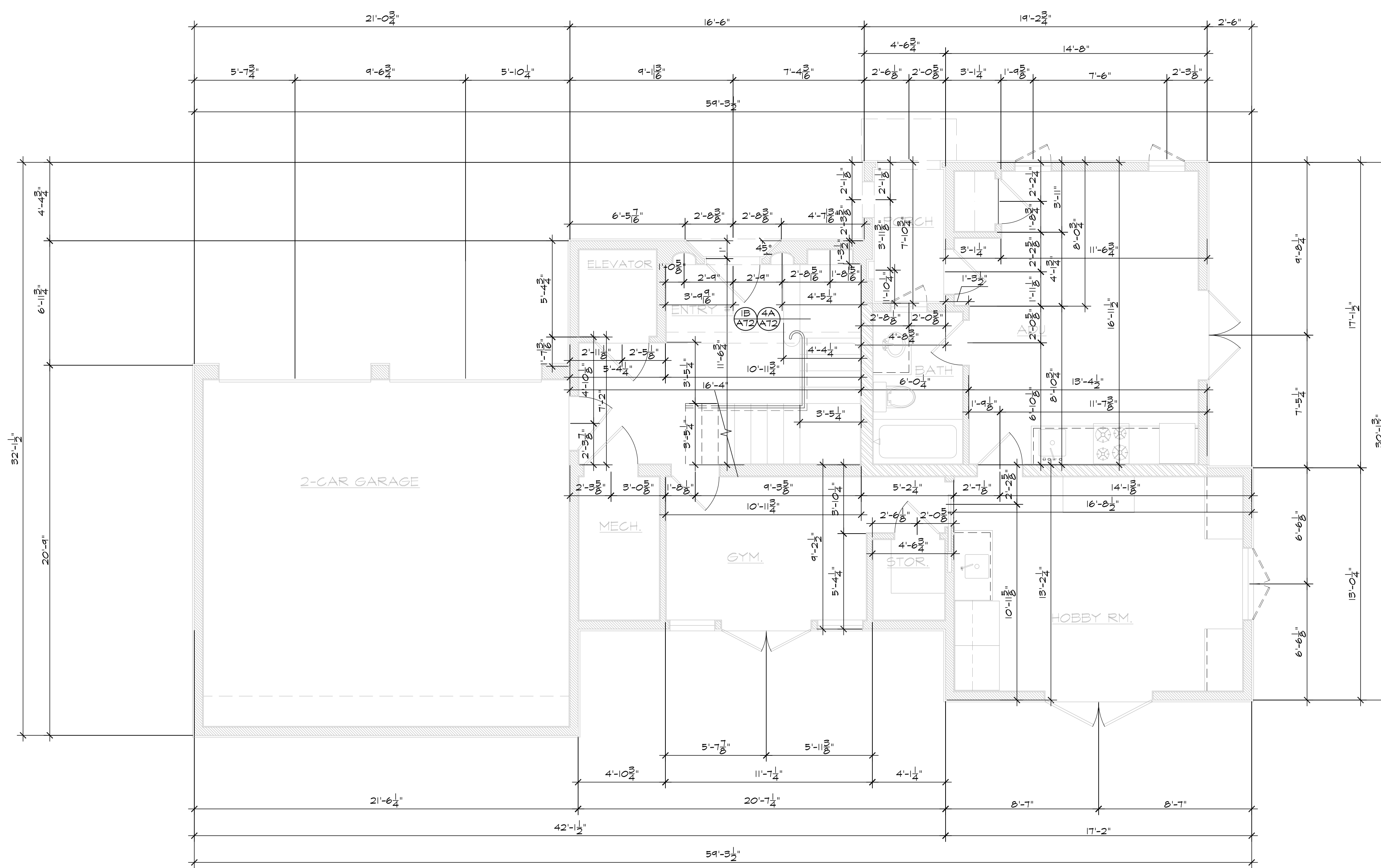
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NOTED MAIN LEVEL FLOOR PLAN

04-11-23

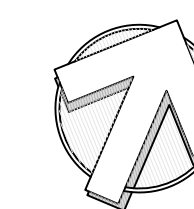
A21



DIMENSIONED MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

1. DIMENSIONS ARE TO FRAMING OR CENTER LINE OF WALL, U.N.O.
2. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.



CITY STANDARD TITLEBLOCK

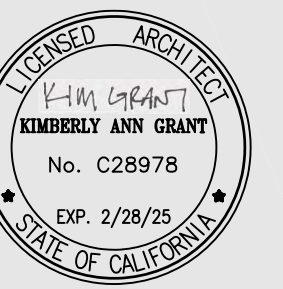
PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD, STUDIO 207
 SAN DIEGO, CA 92101
 Phone: (619) 269-3630

PROJECT NAME:
 OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92109

Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
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 SAN DIEGO, CA 92101
 T 619.269.3630



OTTERSON RESIDENCE

4945 - 4947 CRYSTAL DRIVE SAN DIEGO, CA 92109

REV. DATE

△ --

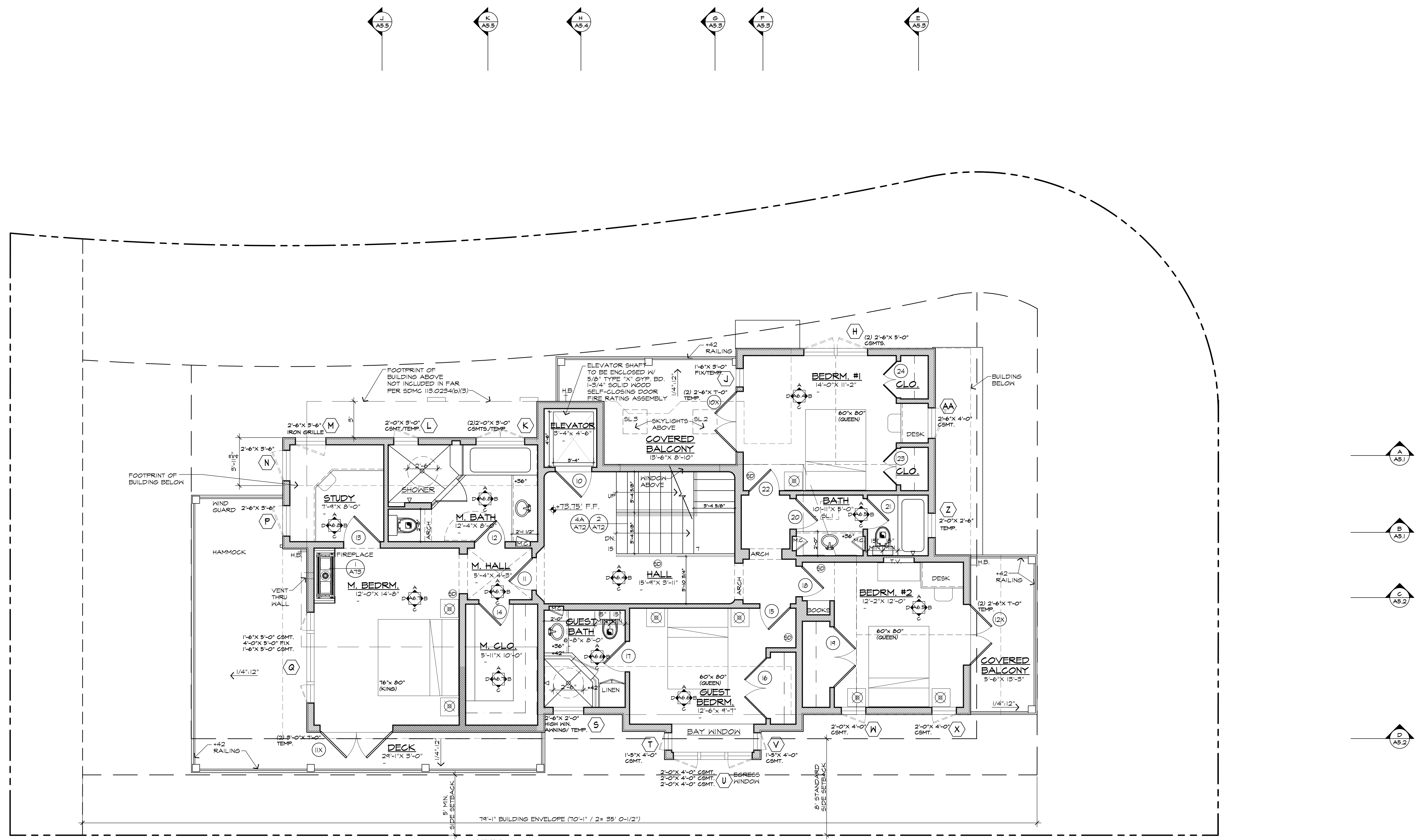
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DIMENSIONED MAIN LEVEL FLOOR PLAN

04-11-23

A21A

OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109



S.D.M.C. 1510448 (1/2)(A)
UP TO 50% OF THE LENGTH OF THE BUILDING ENVELOPE ON ONE SIDE OF THE PREMISES MAY OBSERVE THE MINIMUM 5'-0" SIDE SETBACK,
PROVIDED THE REMAINING PERCENTAGE OF THE BUILDING ENVELOPE LENGTH OBSERVES AT LEAST THE STANDARD SIDE SETBACK OF
8'-0" OR 10% OF THE LOT WIDTH, WHICHEVER IS GREATER.

NOTED UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

WALL LEGEND	
	NEW WALL

ELECTRICAL LEGEND	
	EXHAUST FAN (EXHAUST RATE 50 cfm)
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR W/ HARD WIRED BATTERY BACK-UP
THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4	

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 264-3630

PROJECT NAME:
OTTERSON RESIDENCE
4445 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109

Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____
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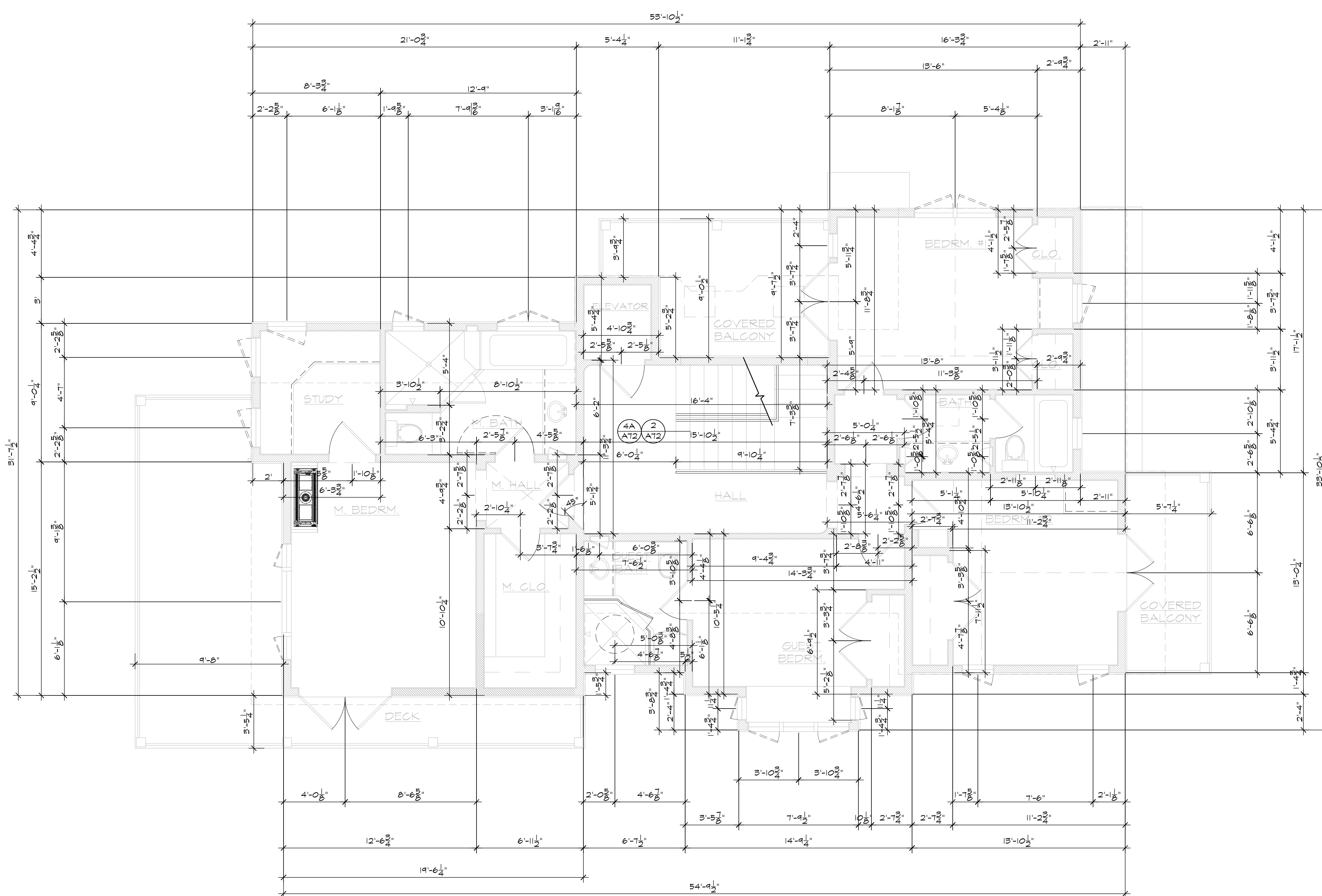
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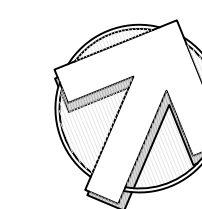
NOTED UPPER LEVEL FLOOR PLAN

04-11-23

A22



DIMENSIONED UPPER LEVEL FLOOR PLAN
 SCALE 1/4" = 1'-0"



CITY STANDARD TITLEBLOCK

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PROJECT NAME
OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92104

- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: _____
- Revision 6: _____
- Revision 5: _____
- Revision 4: _____
- Revision 3: _____
- Revision 2: _____
- Revision 1: _____
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- DEPR: _____

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DIMENSIONED UPPER LEVEL FLOOR PLAN

04-11-23

A22A

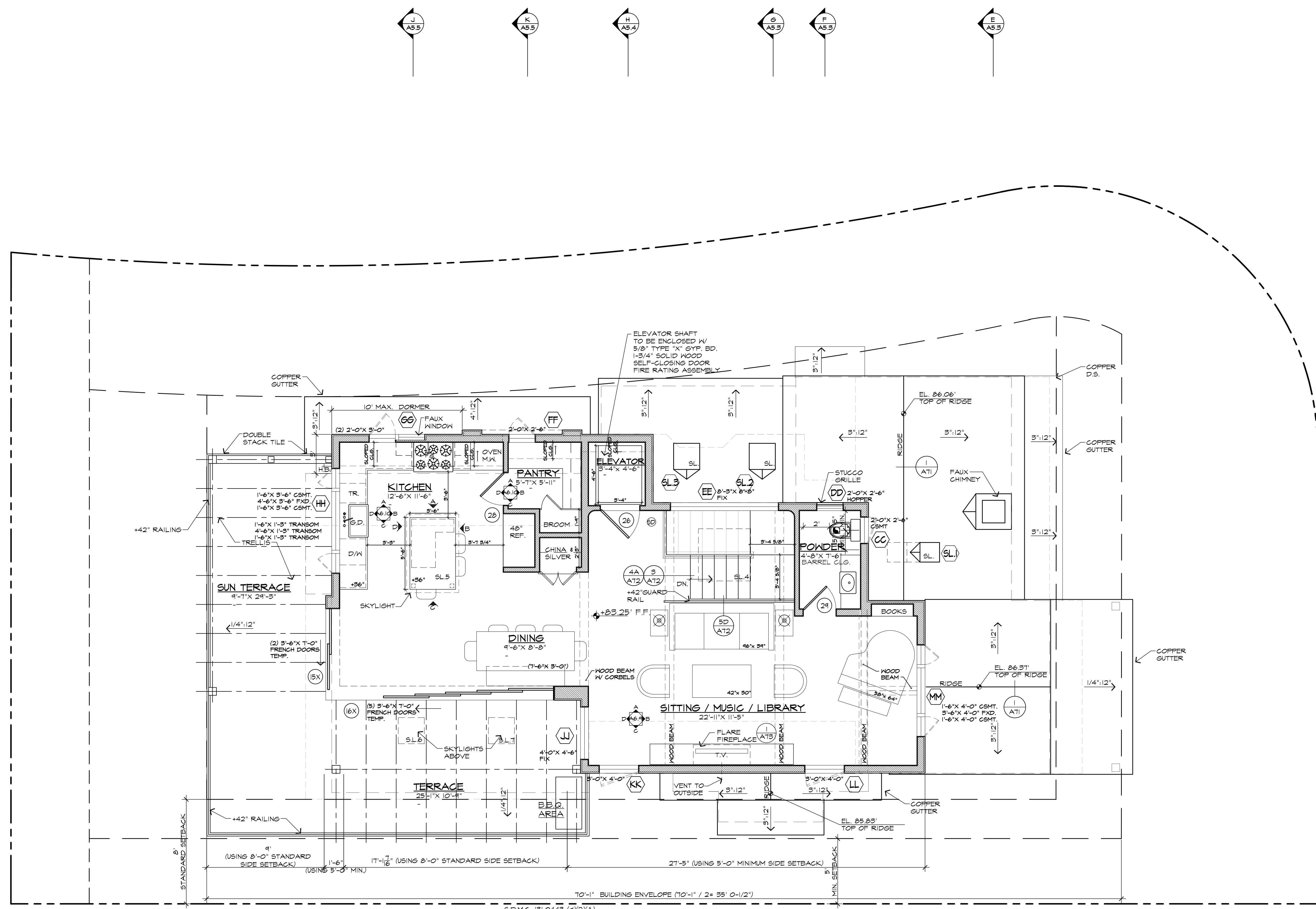


HISTORIC RESTORATION ARCHITECTURE
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA 92101
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OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92109

OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109



S.D.M.C. 191.0445 (a)(2)(A)
UP TO 50% OF THE LENGTH OF THE BUILDING ENVELOPE ON ONE SIDE OF THE PREMISES MAY OBSERVE THE MINIMUM 5'-0" SIDE SETBACK, PROVIDED THE REMAINING PERCENTAGE OF THE BUILDING ENVELOPE LENGTH OBSERVES AT LEAST THE STANDARD SIDE SETBACK OF 8'-0" OR 10% OF THE LOT WIDTH, WHICHEVER IS GREATER.

NOTED THIRD LEVEL FLOOR PLAN

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

WALL LEGEND	
[Symbol]	NEW WALL

ELECTRICAL LEGEND	
[Symbol]	EXHAUST FAN (EXHAUST RATE 50 cfm)
[Symbol]	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR W/ HARD WIRED BATTERY BACK-UP
THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4	

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD, STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 264-3630

PROJECT NAME:
OTTERSON RESIDENCE
4445 - 4447 CRYSTAL DRIVE
SAN DIEGO, CA 92109

Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
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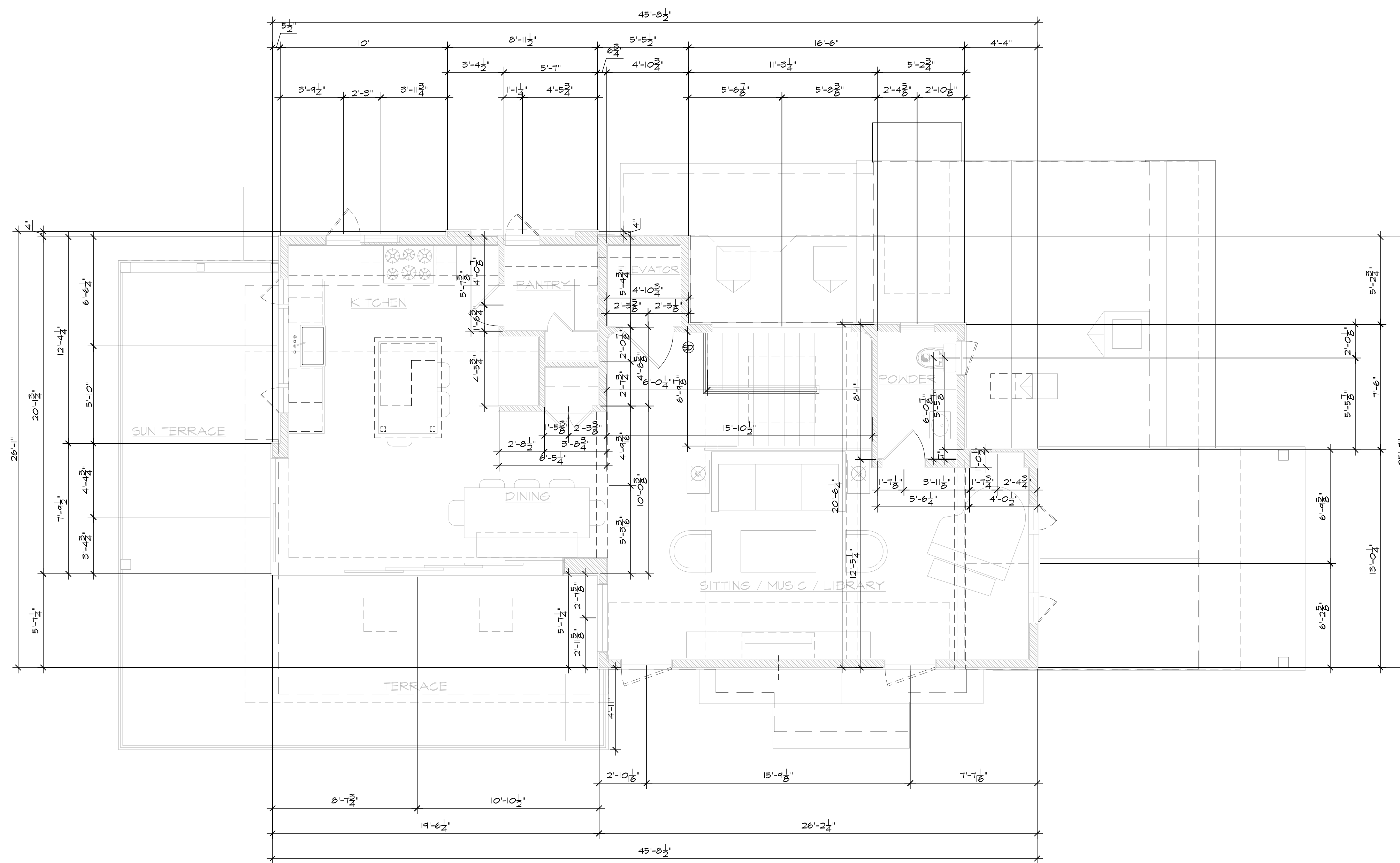
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NOTED THIRD LEVEL FLOOR PLAN

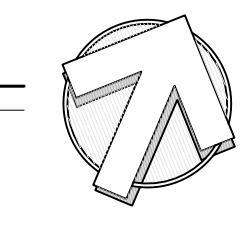
04-11-23

A23



DIMENSIONED THIRD LEVEL FLOOR PLAN

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



CITY STANDARD TITLEBLOCK

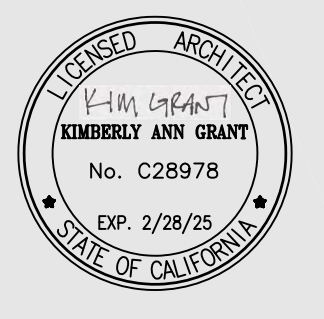
PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
 Phone: (619) 269-3630

PROJECT NAME:
OTTERSON RESIDENCE
4445 - 4447 CRYSTAL DRIVE
SAN DIEGO, CA 92104

Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
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Revision 6:	_____
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HISTORIC RESTORATION ARCHITECTURE
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OTTERSON RESIDENCE
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REV. DATE
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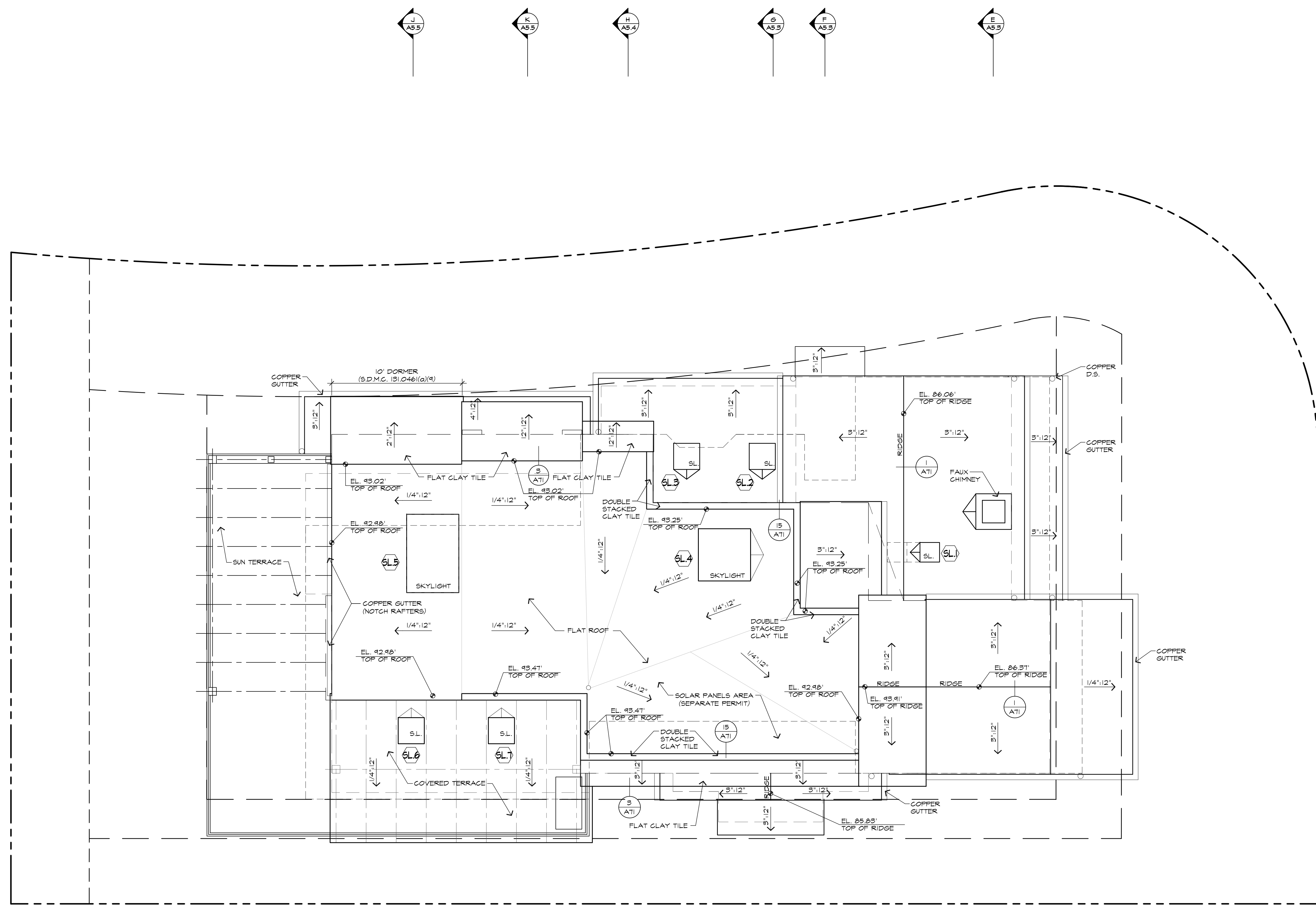
DIMENSIONED
 THIRD LEVEL
 FLOOR PLAN

04-11-23

A23A



OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109



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

CITY STANDARD TITLEBLOCK

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Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 269-3630

PROJECT NAME:
OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109

Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
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Revision 4:	_____
Revision 3:	_____
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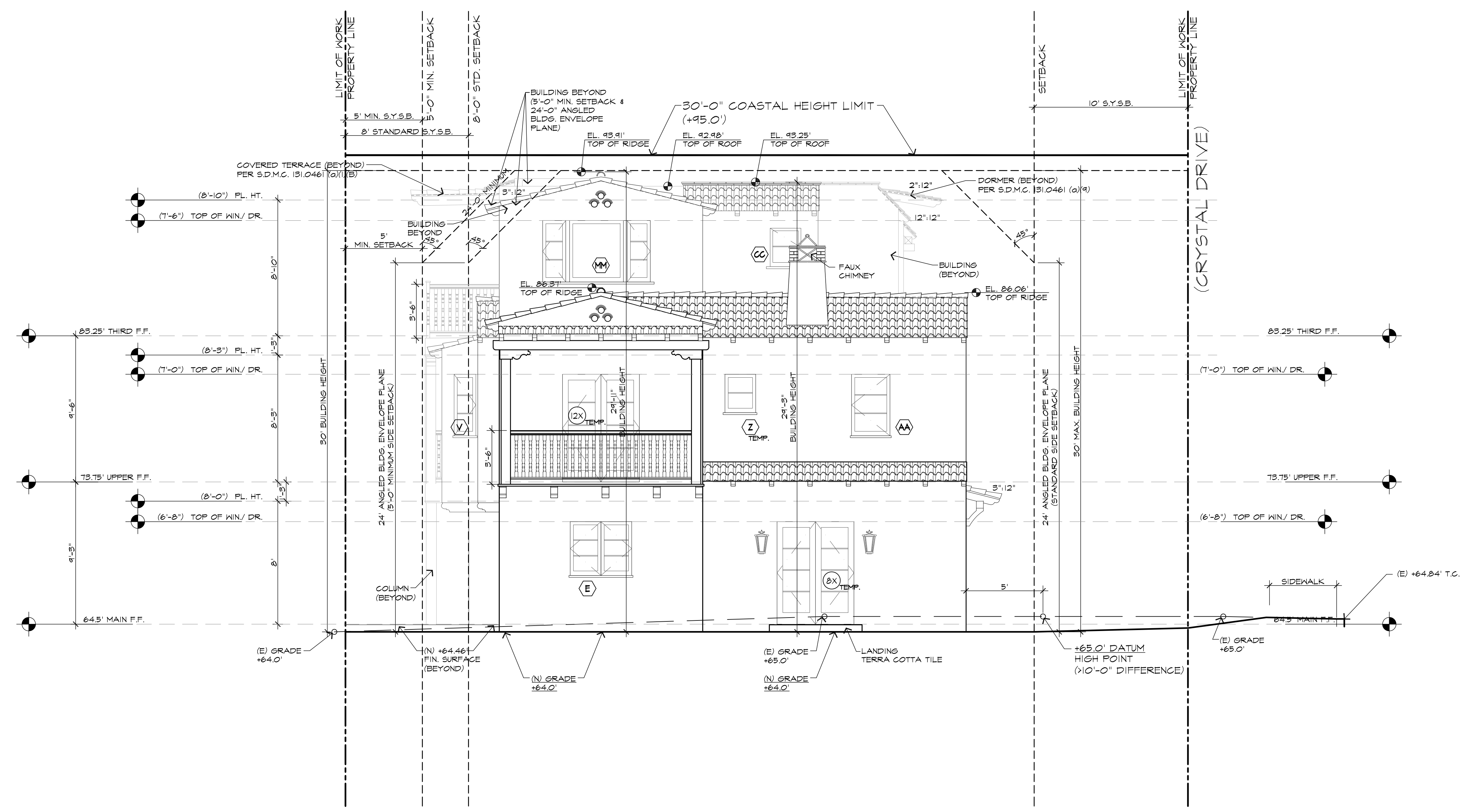
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ROOF PLAN

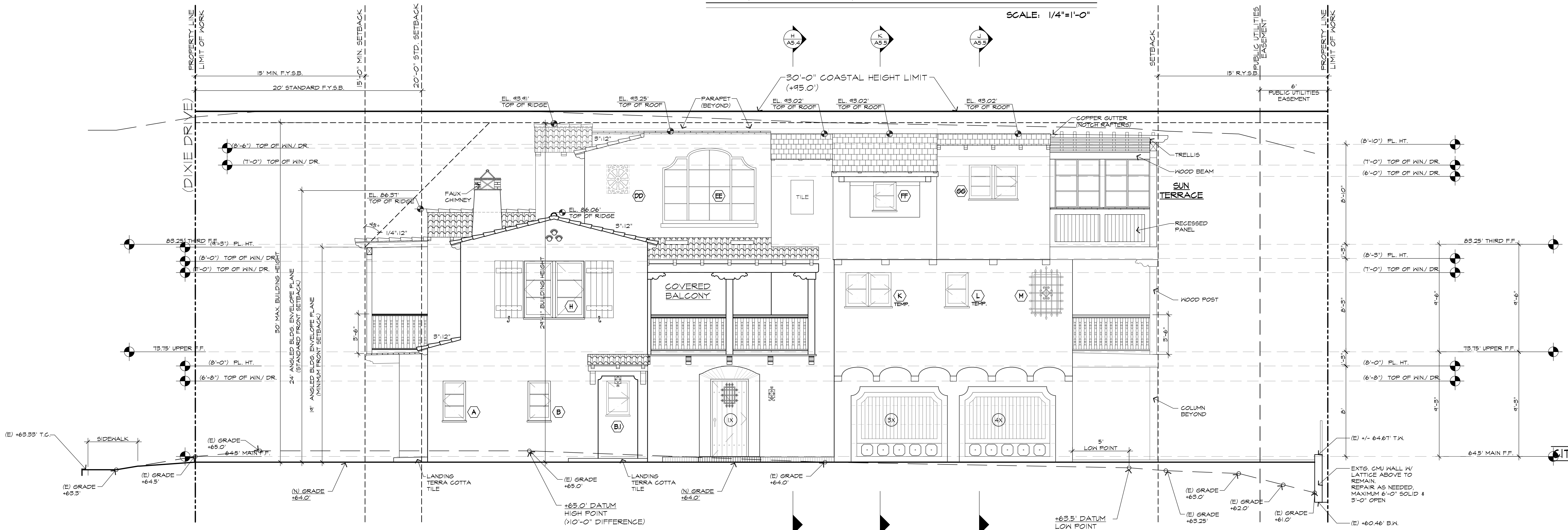
04-11-23

A24



BUILDING ELEVATION-EAST

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



BUILDING ELEVATION-NORTH

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

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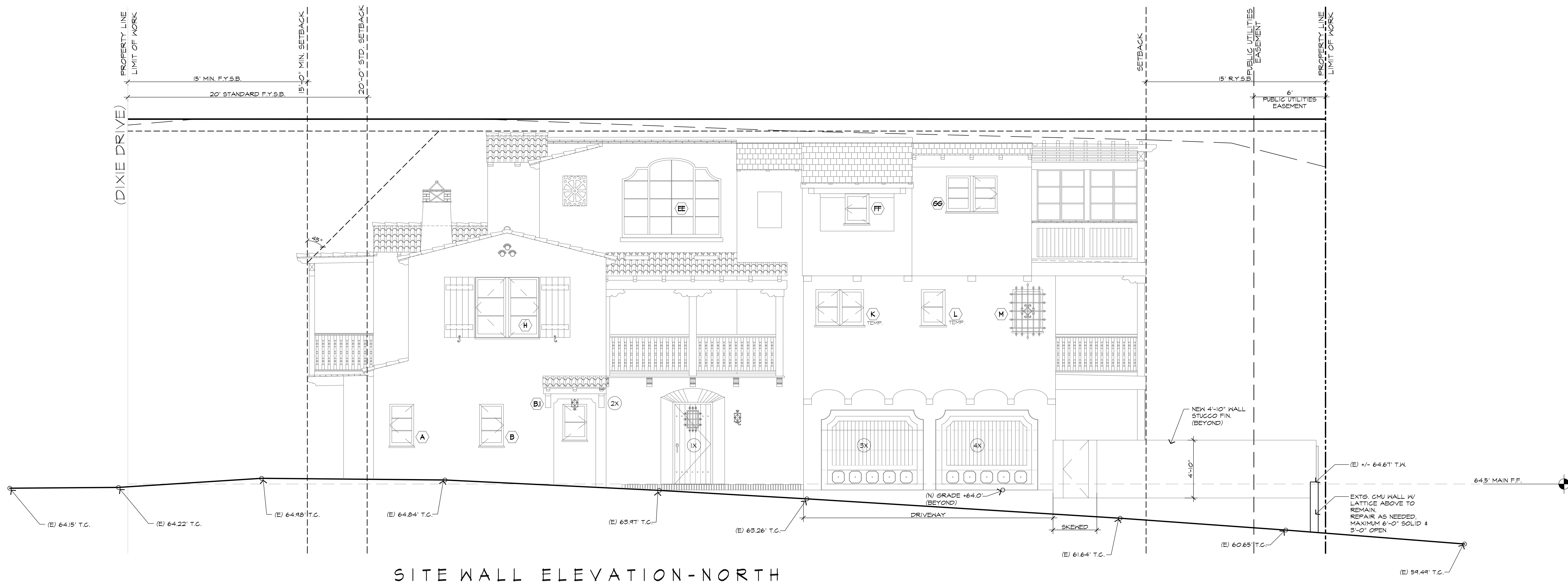
PROJECT NAME
 OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92109

Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
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OTTERSON RESIDENCE

4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109



SITE WALL ELEVATION-NORTH

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

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Phone: (619) 269-3630

PROJECT NAME
OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109

REV.	DATE
△	--

Revision	Date
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____
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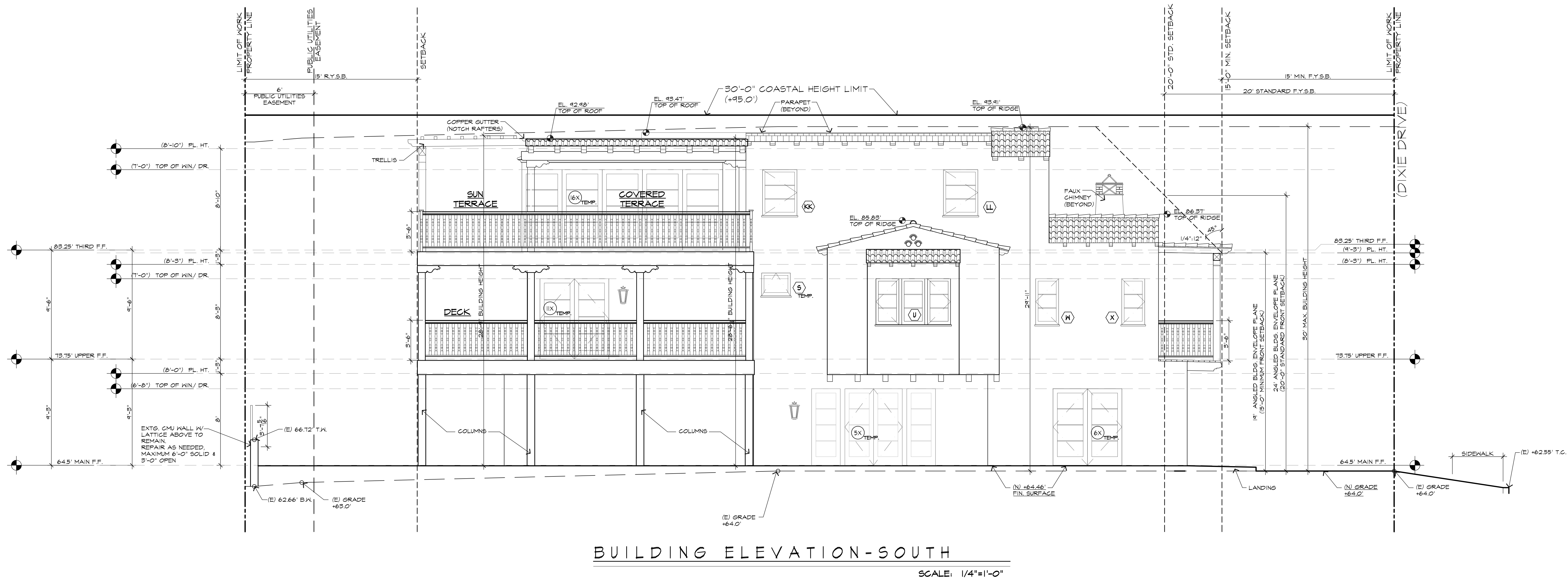
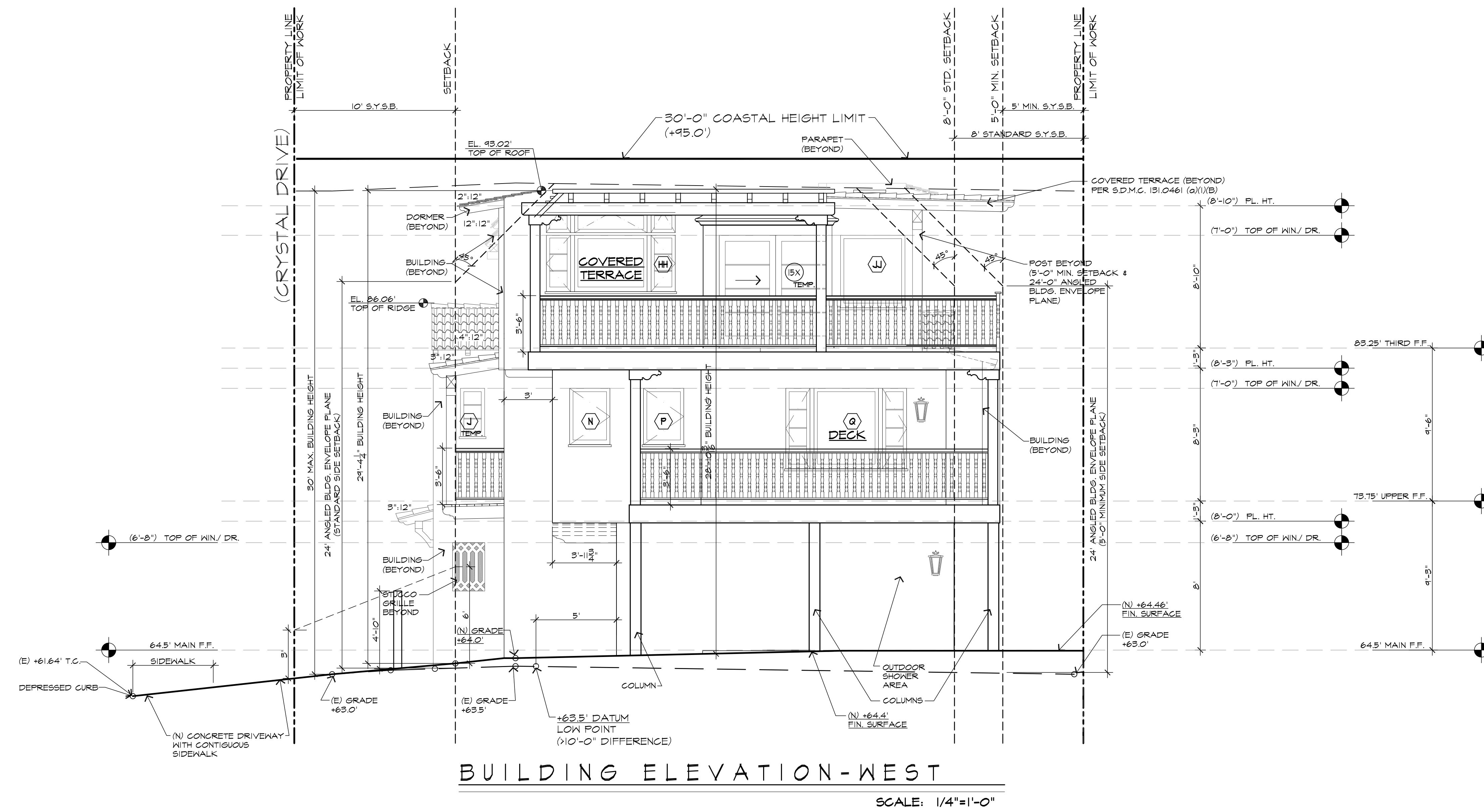
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BUILDING ELEVATIONS

04-11-23

A41A



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PROJECT NAME:
OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92109

REV.	DATE
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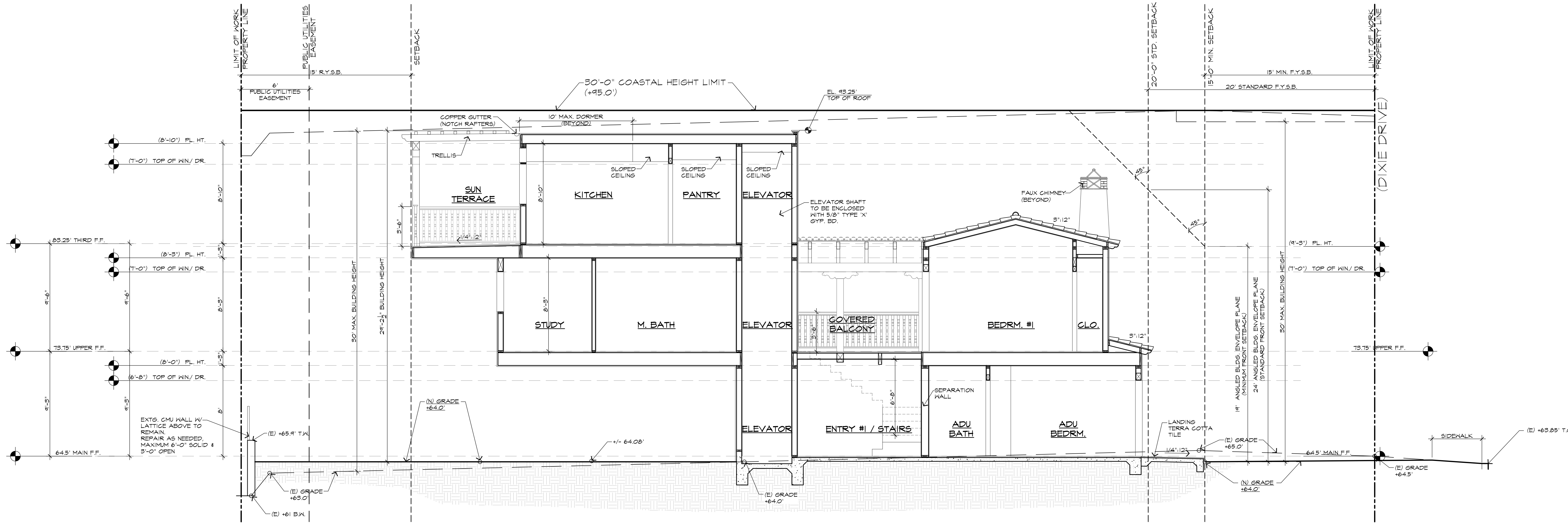
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BUILDING ELEVATIONS

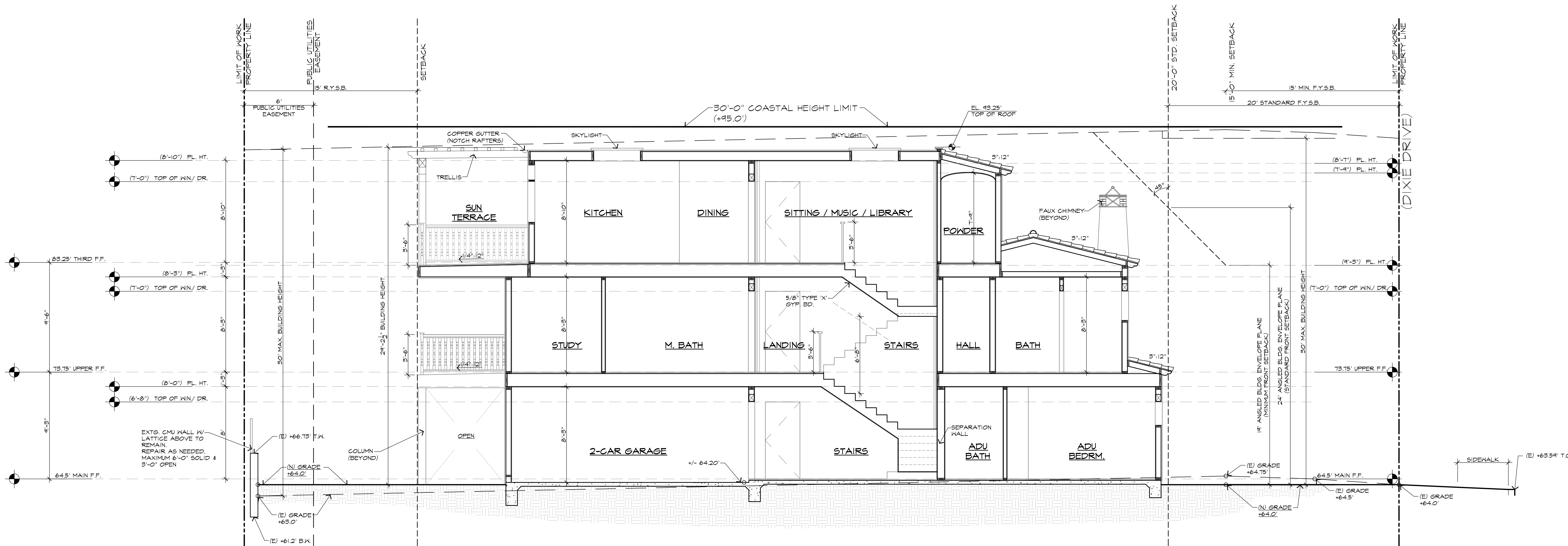
04-11-23

A42



BUILDING & SITE SECTION - A

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



BUILDING & SITE SECTION - B

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

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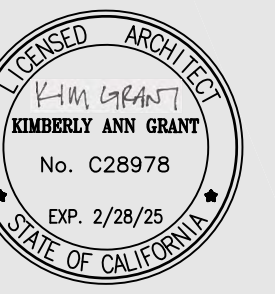
PROJECT NAME:
 OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92104

Revision No.	Description
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
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Revision 3:	
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HISTORIC RESTORATION ARCHITECTURE
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 SAN DIEGO, CA 92101
 T 619.269.3630



OTTERSON RESIDENCE

4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92109

REV. DATE

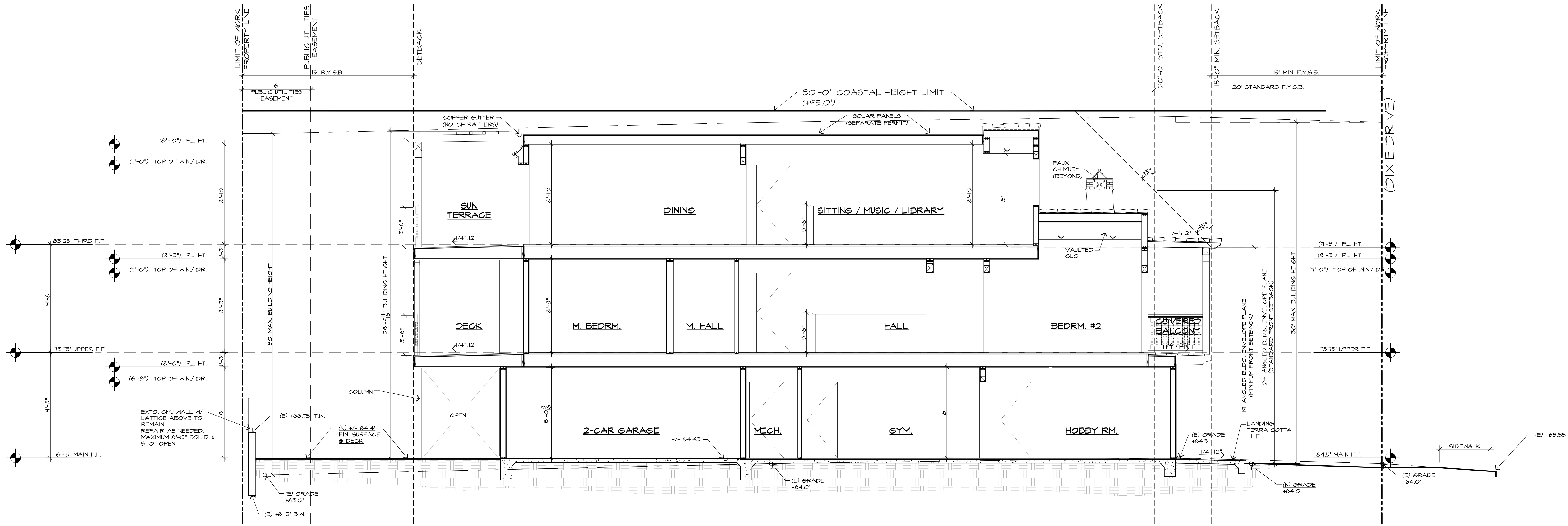


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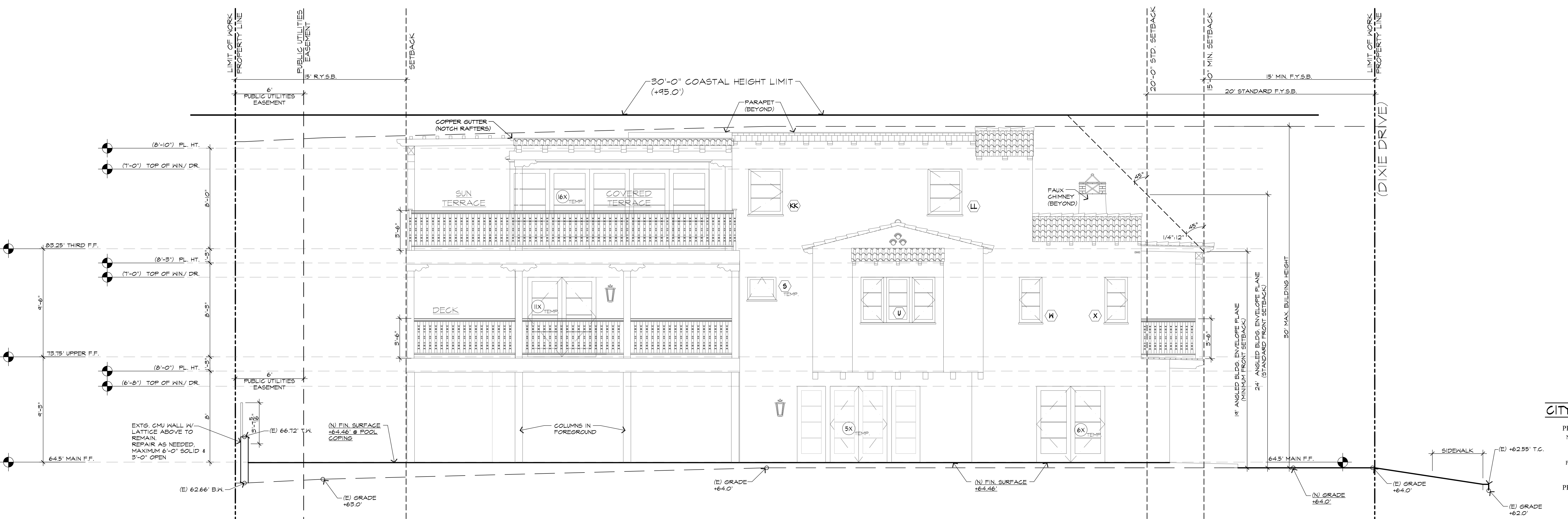
BUILDING & SITE SECTIONS

04-11-23

A51



BUILDING & SITE SECTION - C
SCALE: 1/4"=1'-0"



BUILDING & SITE SECTION - D
SCALE: 1/4"=1'-0"

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: **KIM GRANT DESIGN, INC.**
2400 KETTNER BLVD., STUDIO 201
SAN DIEGO, CA 92101
Phone: (619) 269-3630

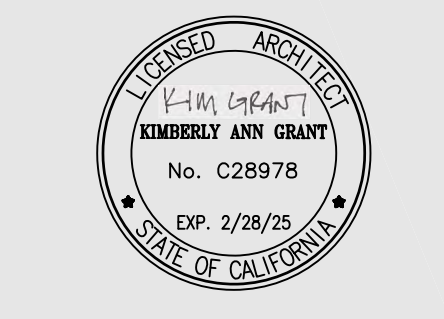
PROJECT NAME:
OTTERSON RESIDENCE
4945 - 4947 CRYSTAL DRIVE
SAN DIEGO, CA 92104

- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: _____
- Revision 6: _____
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HISTORIC RESTORATION ARCHITECTURE
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2400 KETTNER BLVD. STUDIO 201
SAN DIEGO, CA 92101
TEL: 619.269.3630



OTTERSON RESIDENCE
SAN DIEGO, CA 92109
4945 - 4947 CRYSTAL DRIVE

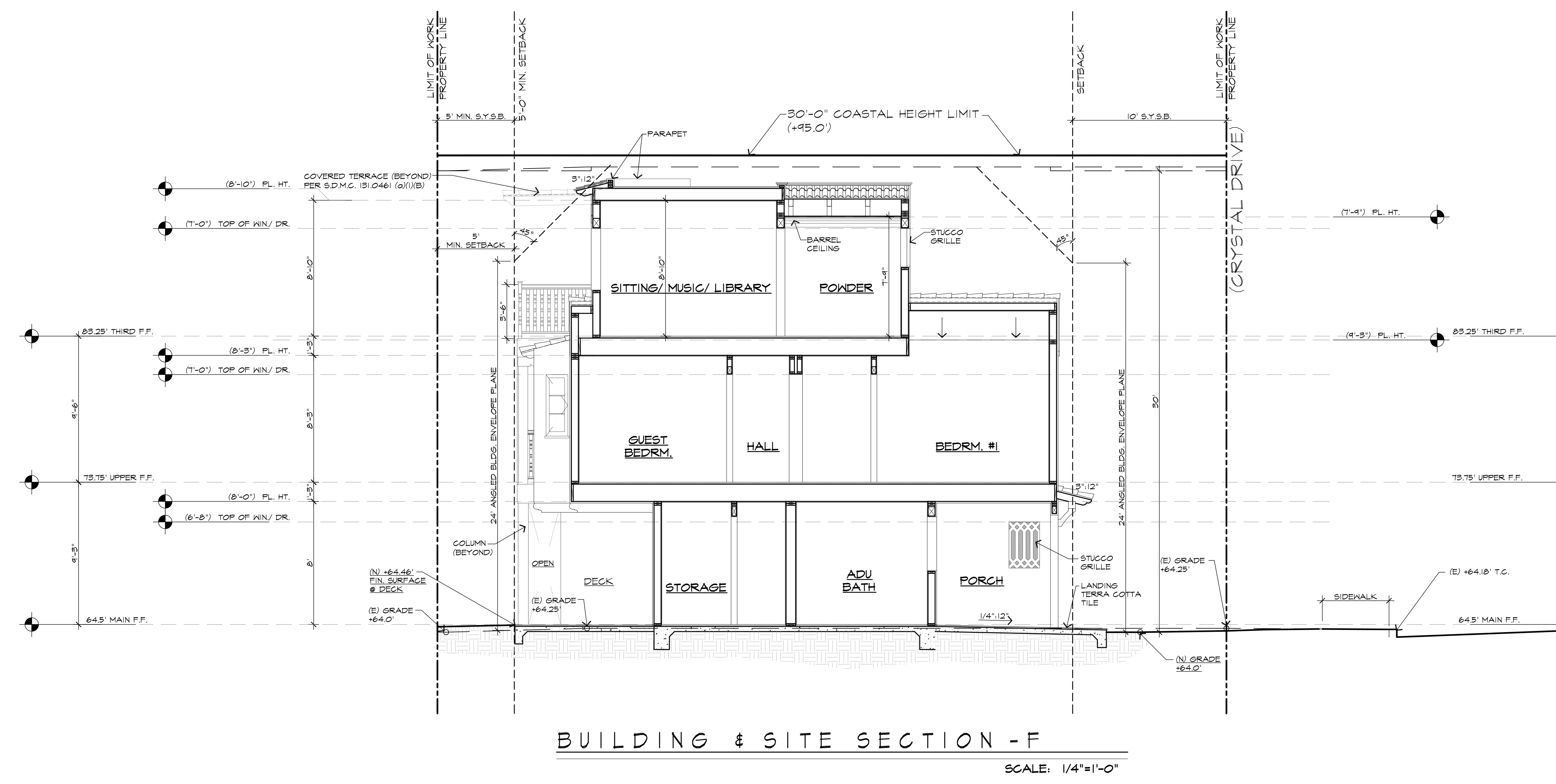
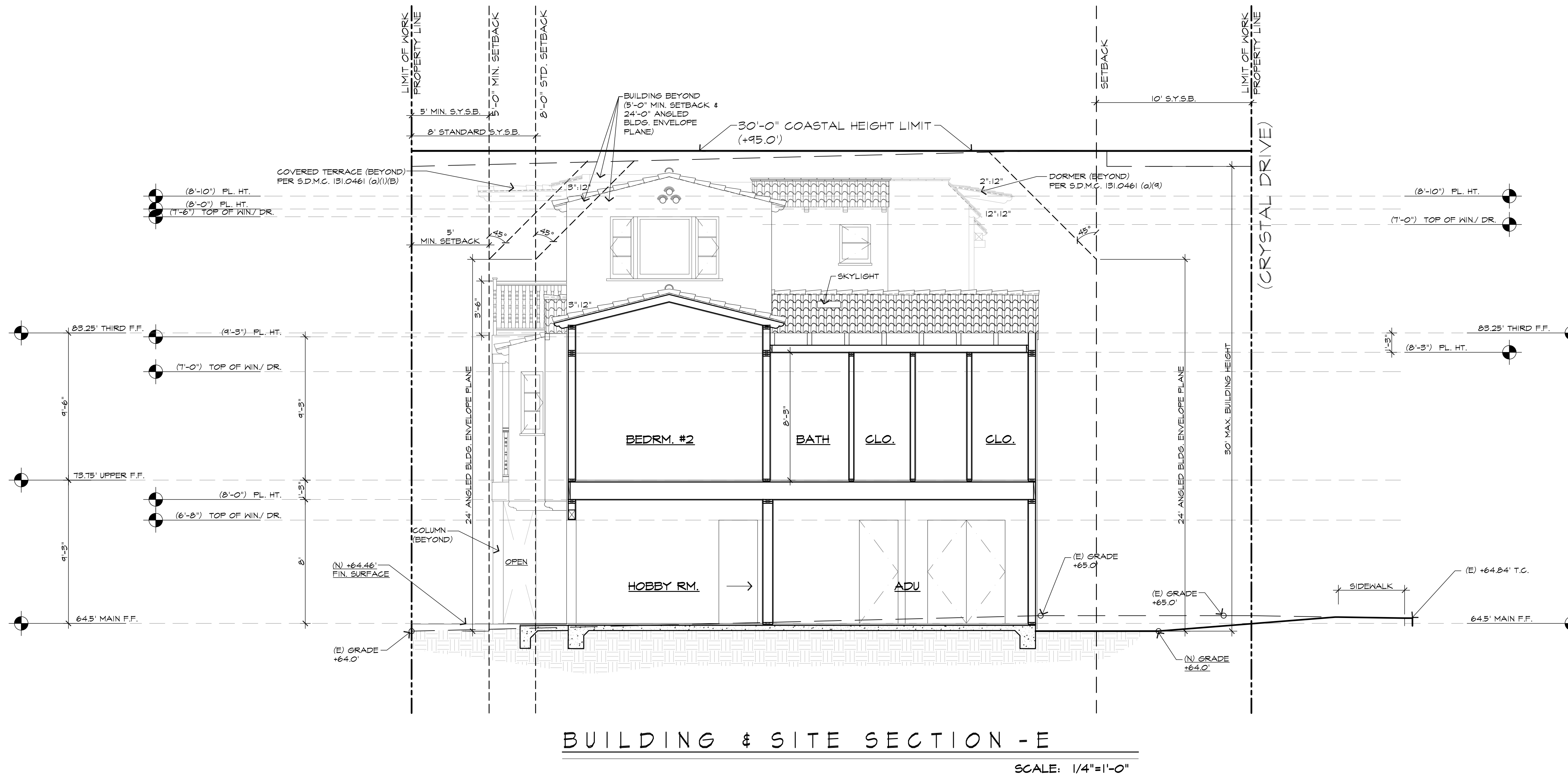
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BUILDING & SITE SECTIONS

04-11-23

A52



CITY STANDARD TITLEBLOCK

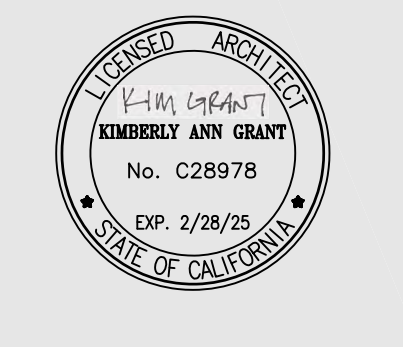
PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 201
 SAN DIEGO, CA 92101
 Phone: (619) 269-3630

PROJECT NAME:
 OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92104

Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
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HISTORIC RESTORATION ARCHITECTURE
 KIM GRANT DESIGN INC.
 2400 KETTNER BLVD. STUDIO 201
 SAN DIEGO, CA 92101
 T 619.269.3630



OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92109

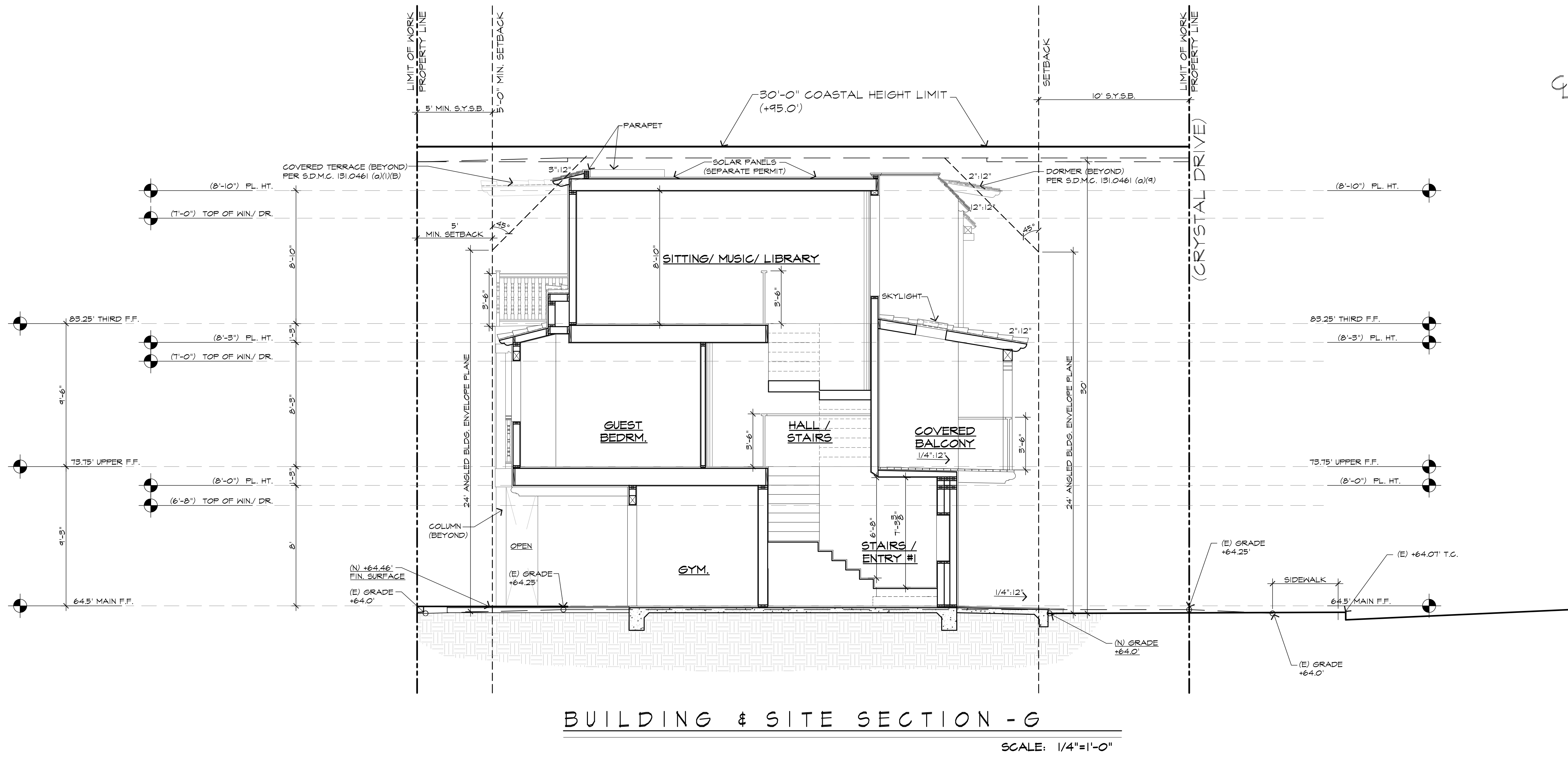
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BUILDING & SITE SECTIONS

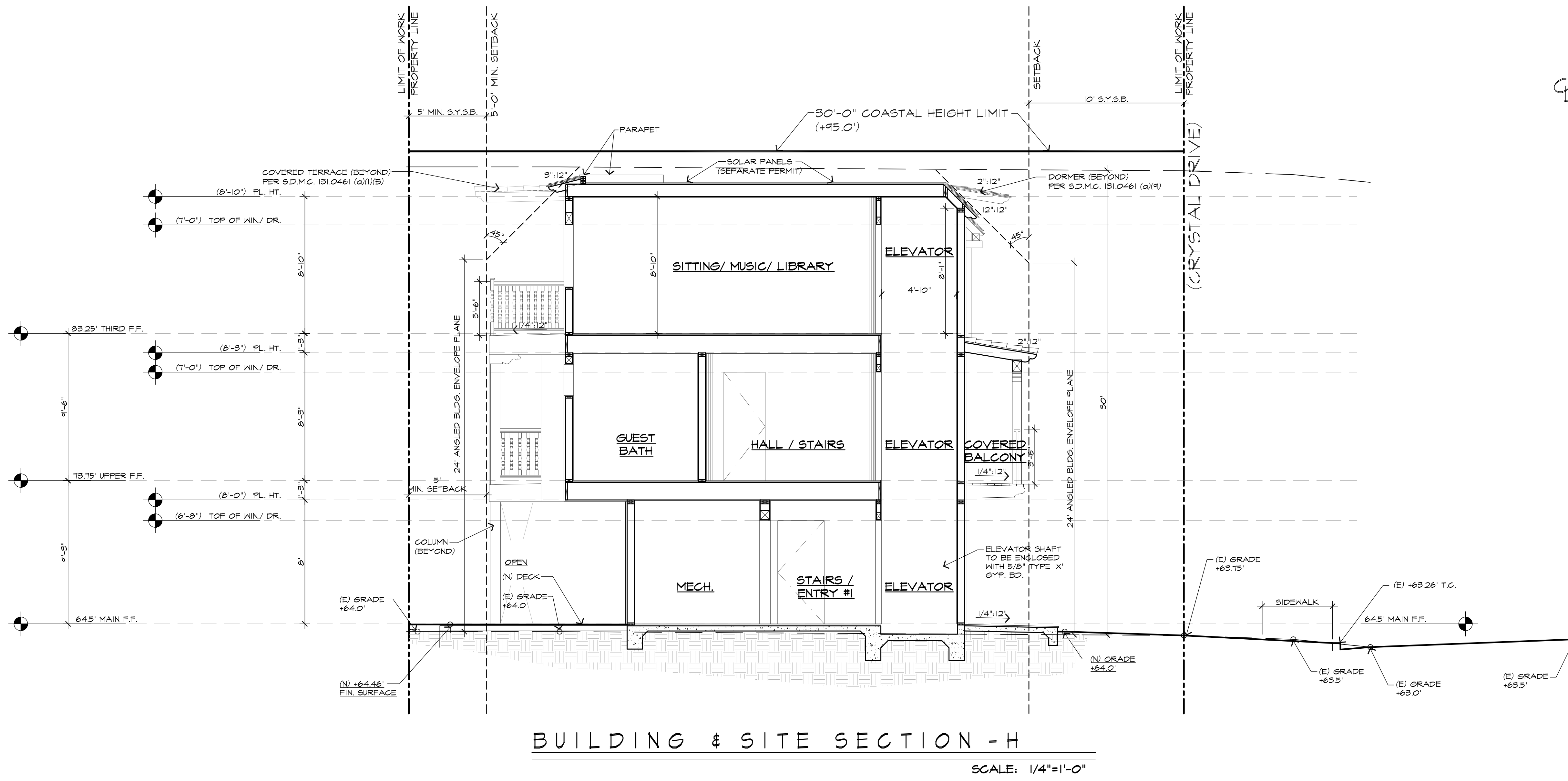
04-11-23

A53



BUILDING & SITE SECTION - G

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



BUILDING & SITE SECTION - H

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

CITY STANDARD TITLEBLOCK

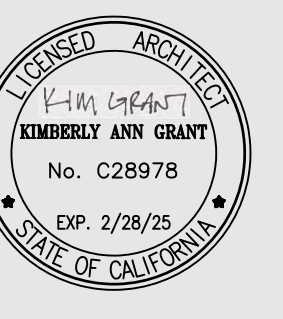
PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 207
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 Phone: (619) 269-3632

PROJECT NAME:
 OTTERSON RESIDENCE
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 SAN DIEGO, CA 92104

Revision	Date
Revision 10:	
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DEPN:	



HISTORIC RESTORATION ARCHITECTURE
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA 92101
 T 619.269.3632



OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92109

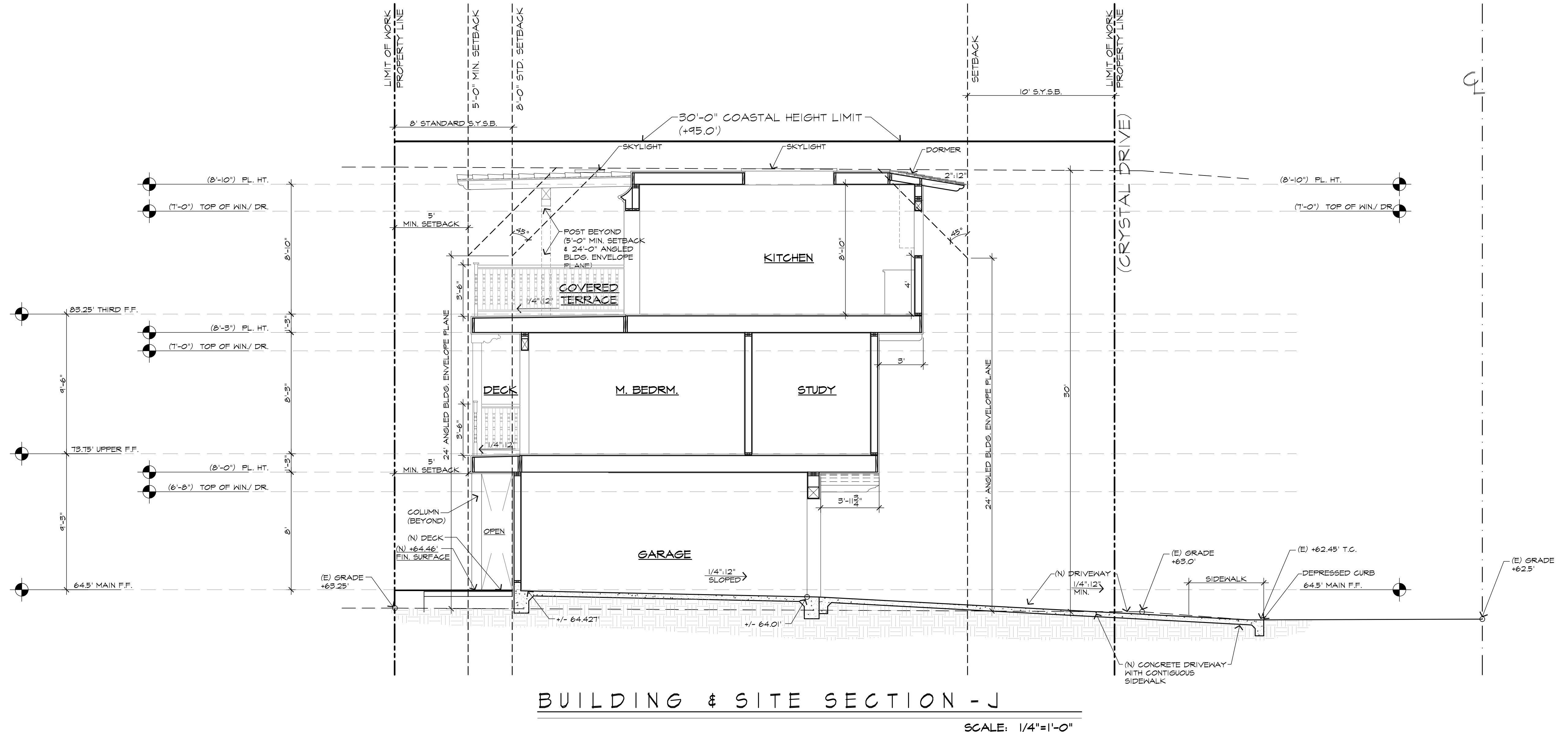
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BUILDING & SITE SECTIONS

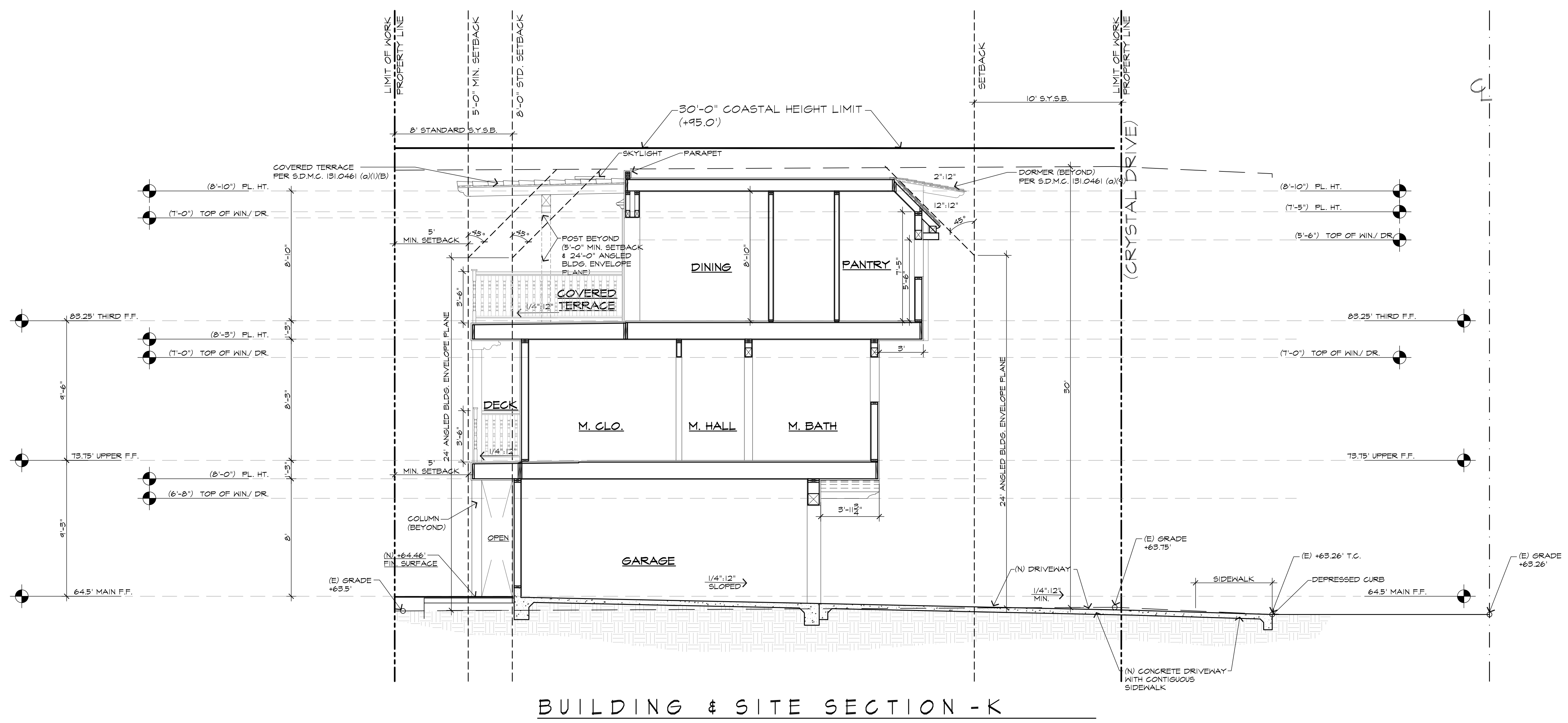
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A54



BUILDING & SITE SECTION - J

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



BUILDING & SITE SECTION - K

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

CITY STANDARD TITLEBLOCK

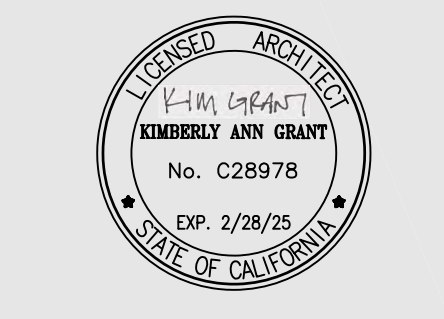
PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 201
 SAN DIEGO, CA 92101
 Phone: (619) 264-3630

PROJECT NAME
 OTTERSON RESIDENCE
 4945 - 4947 CRYSTAL DRIVE
 SAN DIEGO, CA 92104

Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	
Original Date:	
Sheet:	20 of 22
DPN:	



HISTORIC RESTORATION ARCHITECTURE
 KIM GRANT DESIGN, INC.
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 SAN DIEGO, CA 92101
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REV. DATE

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BUILDING & SITE SECTIONS

04-11-23

A55

SOIL TESTING REQUIREMENTS:

SOIL TESTING FOR AGRICULTURAL SUITABILITY IS REQUIRED FOR ALL LANDSCAPE AREAS. SOILS TEST MUST DETERMINE SOIL TEXTURE, INDICATING AND APPROXIMATE SOIL INFILTRATION RATE. TEST FOR PH, ORGANIC MATTER AND SOLUBLE SALTS, AND MAKE SPECIFICATIONS FOR AMENDING SOIL. SOIL TEST MUST MEET REQUIREMENTS OF CALIFORNIA STATE AS 181 REQUIREMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTING AND SOIL AMENDMENT RECOMMENDATIONS. SOILS TESTING SHALL BE COMPLETED AND TEST RESULTS AND AMENDMENT RECOMMENDATIONS SUBMITTED TO THE OWNER'S REPRESENTATIVE A MINIMUM OF FIFTEEN (15) DAYS BEFORE COMMENCEMENT OF ANY PLANTING.

THE TESTING LABORATORY SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

THE TESTING LABORATORY FOR SOILS ANALYSIS SHALL USE THE FOLLOWING CRITERIA FOR SOIL TESTING: USDA AGRICULTURAL SUITABILITY TEST PER HANDBOOK 60, TO INCLUDE BORON PRESENCE AND CONTENT, AND UNIVERSITY OF CALIFORNIA SOIL FERTILITY TEST.

INTERPRETATIONS, FERTILIZATION AND SOIL AMENDMENT RECOMMENDATIONS, AND COMMENTS REGARDING THESE TESTS ARE REQUIRED.

SOILS TEST SITES SHALL OCCUR NOT MORE THAN 250 FEET ON CENTER IN THE PLANTING AREAS, UNLESS OTHERWISE NOTED ON PLANS.

SAMPLES OF ALL IMPORT SOIL FROM EACH SOURCE SHALL ALSO BE SUBMITTED TO THE SOILS TESTING LABORATORY FOR ANALYSIS, INTERPRETATION AND RECOMMENDATIONS PRIOR TO PLACEMENT, BLENDING OR BACKFILLING.

TEST RESULTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT BEFORE DELIVERY OF SOIL AMENDMENTS.

LANDSCAPE NOTES:

- 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 OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION: AN AUTOMATIC ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY ILC §142.0403(C) 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.
- A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC §142.0403(B)(5).

WOOD DECK (TYP.) SEE ARCHITECT'S PLANS

EXISTING CMU WALL TO REMAIN INSTALL 3' TALL WOOD LATTICE EXTENSION TO TOP

OVERHEAD LINE

EXISTING POWER LINE POLE

PLANT SCHEDULE REMAINING YARD

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
	Citrus reticulata 'Dancy'	Dancy Tangerine	24" BOX	1	Medium
	Citrus x latifolia 'Bears Seedless'	Bears Seedless Lime	36" BOX	1	Medium
	Citrus x limon 'Improved Meyer' PLANT IN 30-36" TERRA COTTA POT WITH INTEGRATED DRIP LINE IRRIGATION	Meyer Lemon	24" BOX	1	Medium
	Citrus x paradisi 'Dwarf Star Ruby'	Dwarf Star Ruby Grapefruit	24" BOX	1	Medium
	Citrus x sinensis 'Dwarf Valencia'	Dwarf Valencia Orange	36" BOX	1	Medium
	Citrus x sinensis 'Dwarf Washington'	Dwarf Washington Navel Orange	24" BOX	1	Medium
	Citrus x sinensis 'Blood'	Blood Red Orange	36" BOX	1	Medium
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
	Achillea millefolium	Common Yarrow	1 GAL	5	Low - Medium
	Convolvulus mauritanicus	Morning Glory	1 GAL	8	Low - Medium
	Lavandula x intermedia 'Provence' MATURE HEIGHT: 24"	Provence Lavendin	1 GAL	2	Low
	Lomandra longifolia 'Breeze' TM MATURE HEIGHT: 36"	Breeze Mat Rush	1 GAL	39	Low
	Myrica californica	Pacific Wax Myrtle	5 GAL	27	Low
	Passiflora edulis 'Black Knight'	Passion Vine	15 GAL	1	Medium
	Salvia clevelandii 'Winifred Gillman'	Cleveland Sage	5 GAL	2	Very low - Low
	Westringia fruticosa 'Morning Light' MATURE HEIGHT: 48"	Morning Light Coast Rosemary	5 GAL	3	Low

PLANT SCHEDULE STREET YARD

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
	Archontophoenix cunninghamiana	King Palm	24" BOX	2	Medium
	Diospyros kaki 'Hachiya'	Japanese Persimmon	24" BOX	1	Low - Medium
	Persea americana 'Hass'	Hass Avocado	24" BOX	2	Medium
	Washingtonia robusta	Mexican Fan Palm	24" BOX	2	Low - Medium
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
	Ceanothus griseus horizontalis 'Yankee Point' MATURE HEIGHT: 36"	Yankee Point California Lilac	5 GAL	13	Low
	Laurus nobilis MAINTAINED TO 3' HEIGHT	Sweet Bay	15 GAL	30	Low - Medium
	Lavandula x intermedia 'Provence' MATURE HEIGHT: 24"	Provence Lavendin	1 GAL	41	Low
	Limonium perezii	Statice	1 GAL	12	Low - Medium
	Lomandra longifolia 'Breeze' TM MATURE HEIGHT: 36"	Breeze Mat Rush	1 GAL	27	Low
	Rosmarinus officinalis 'Roman Beauty' TM MATURE HEIGHT: 30"	Chef's Choice Rosemary	5 GAL	4	Very low - Medium
	Salvia clevelandii 'Winifred Gillman'	Cleveland Sage	5 GAL	8	Very low - Low
	Westringia fruticosa 'Morning Light' MATURE HEIGHT: 48"	Morning Light Coast Rosemary	5 GAL	1	Low

MINIMUM STREET TREE SEPARATION DISTANCE
 TRAFFIC SIGNAL/STOP SIGNS - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY ENTRIES - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

PLANT SCHEDULE RIGHT OF WAY

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
	Archontophoenix cunninghamiana	King Palm	24" BOX	1	Medium
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
	Ceanothus griseus horizontalis 'Yankee Point' MATURE HEIGHT: 36"	Yankee Point California Lilac	5 GAL	10	Low
	Convolvulus mauritanicus	Morning Glory	1 GAL	4	Low - Medium
	Laurus nobilis MAINTAINED TO 3' HEIGHT	Sweet Bay	15 GAL	48	Low - Medium
	Limonium perezii	Statice	1 GAL	1	Low - Medium
	Lomandra longifolia 'Breeze' TM MATURE HEIGHT: 36"	Breeze Mat Rush	1 GAL	25	Low
	Rosmarinus officinalis 'Roman Beauty' TM MATURE HEIGHT: 30"	Chef's Choice Rosemary	5 GAL	4	Very low - Medium

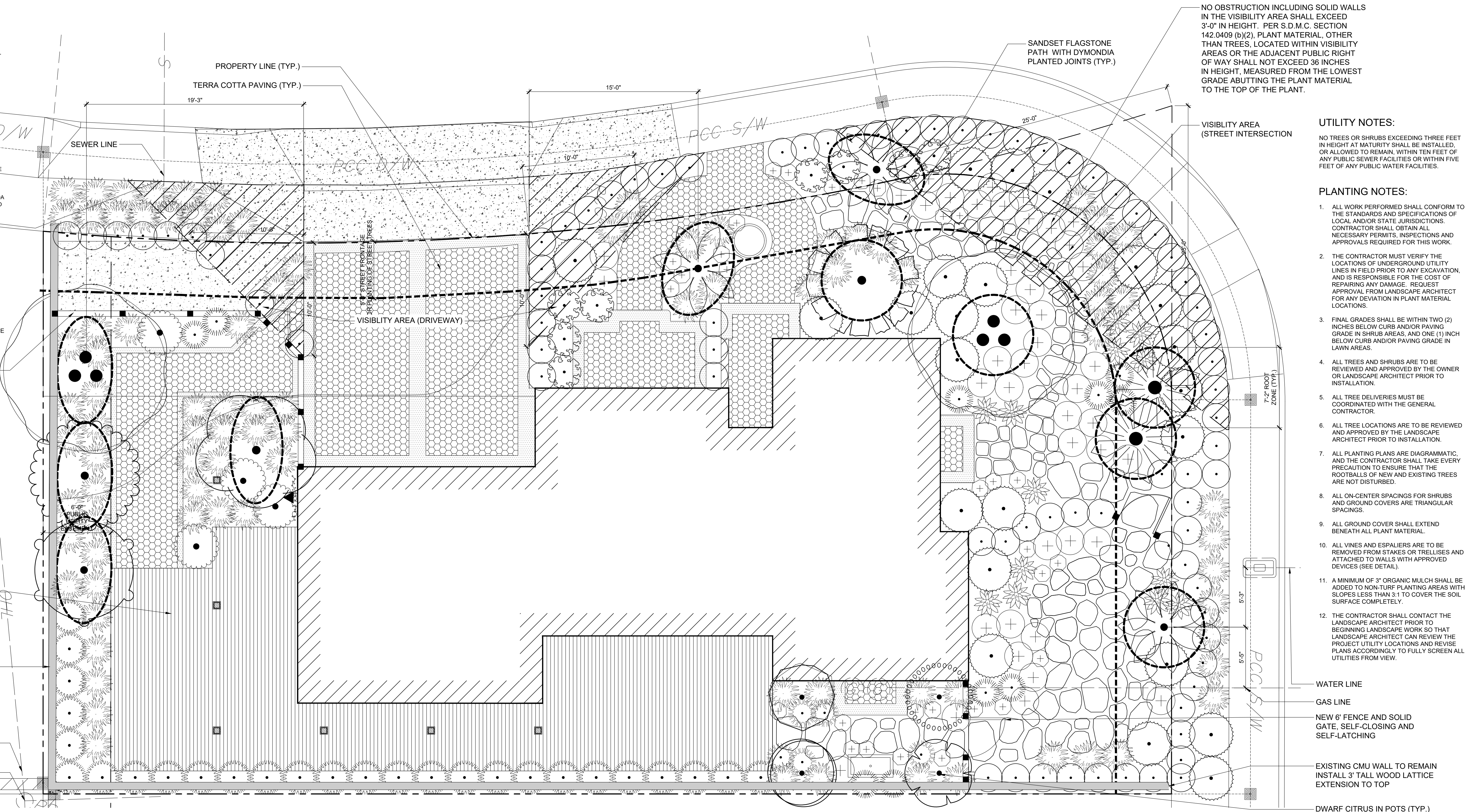
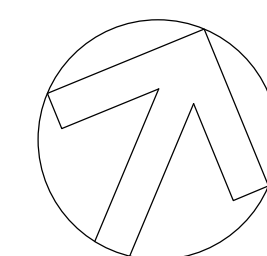
MAINTENANCE NOTE:

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. 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 SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MULCH NOTE:

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AS A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

ALL PLANTER BEDS ARE TO BE TOP DRESSED WITH MULCH UPON THE COMPLETION OF PLANTING OPERATIONS. MULCH TO BE AGUINAGA FOREST FLOOR MULCH 1/2" - 1-1/2" OR APPROVED EQUAL. MULCH SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE MULCH.



C.M. Brown Landscape Architect, P.C.

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 Email:chris@cmbrownla.com

Date	Description
06.03.2020	ISSUED TO CLIENT
06.12.2020	CITY SUBMITTAL
05.12.2021	CITY SUBMITTAL
06.24.2021	CITY SUBMITTAL
10.26.2021	CITY SUBMITTAL
08.10.2022	CITY SUBMITTAL
04.17.2023	CITY SUBMITTAL



Project Number
20-180

Description
CITY LANDSCAPE PLAN

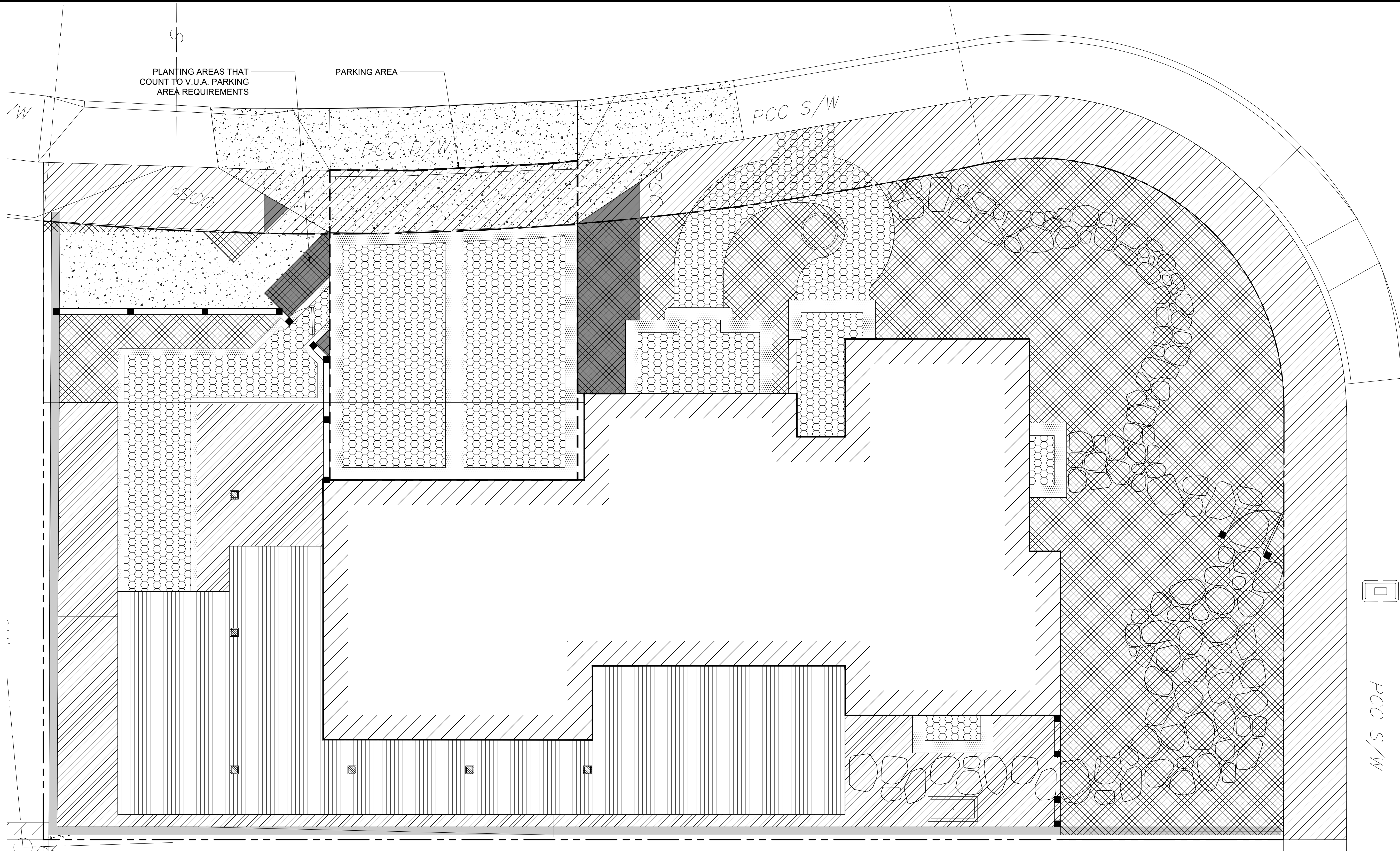
Scale
1" = 1'-0"

L1.00

PREPARED BY:
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 Phone: (619) 269-9630

PROJECT NAME
OTTBERSON RESIDENCE
4445 - 4447 CRYSTAL DRIVE
SAN DIEGO, CA 92104

Revision 10	_____
Revision 9	_____
Revision 8	_____
Revision 7	_____
Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	_____
Revision 2	_____
Revision 1	_____
Original Date	_____
Sheet	21 of 22
DE/Pr	_____



PLANTING AREA LEGEND

- RIGHT OF WAY PLANTING AREA
763 SF - NETAFIM INLINE DRIP IRRIGATION
- STREET YARD PLANTING
1,190 SF - NETAFIM INLINE DRIP IRRIGATION
- REMAINING YARD PLANTING
485 SF - NETAFIM INLINE DRIP IRRIGATION

City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101-4154 (619) 448-5000			
Landscape Calculations Worksheet Multiple Dwelling Unit Development in All Zones			
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.			
STREET YARD			
* A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft. * At least one-half of the required planting points shall be achieved with trees.			
Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided	
Total Area 2,037 sq. ft. x 50% =	1,019 sq. ft.	1,190 sq. ft.	71 sq. ft.
Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided	
Total Area 1,190 sq. ft. x 0.05 =	59.5 points	594 points	534.5 points
Points achieved with trees:	125 points		
Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]	Provided		
Total Area 2,037 sq. ft. x 10% =	204 sq. ft. 0 sq. ft.		
REMAINING YARD - 2 Dwelling Units			
Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)	
60 points in the remaining yard	343 points	230 Points	
REMAINING YARD - 3 or more Dwelling Units			
Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)	
60 points x # of buildings	points	Points	
VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)			
ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS			
If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.			
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City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101-4154 (619) 448-5000			
Landscape Calculations Worksheet Vehicular Use Areas (VUA)			
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.			
One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)			
VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]			
Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total VUA: 504 sq. ft. x 0.05 =	19 points	154 points	129 points
Points achieved through trees (at least half): _____ points			
VEHICULAR USE AREA (≥6,000 sf) [142.0406 - 142.0407]			
Required Planting Area	Planting Area Provided	Excess Area Provided	
VUA inside Street Yard: _____ sq. ft. x 0.05 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	
VUA outside Street Yard: _____ sq. ft. x 0.03 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	
Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)	
VUA inside Street Yard: _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points	
VUA outside Street Yard: _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points	
TEMPORARY VEHICULAR USE AREA [142.0408]			
Required Planting Area	Planting Area Provided		
Length of Public Right-of-Way adjacent to VUA: _____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.		
* Provide planting area between Public Right-of-Way and VUA. * Plant with evergreen shrubs. * Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.			
ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS			
If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.			
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Seal/Signature



Project Number
20-180

Description
CITY LANDSCAPE
PLANTING CALCULATIONS

Scale
1" = 1'-0"

L2.00

CITY STANDARD TITLEBLOCK

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DEP: _____

