



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 12, 2026 REPORT NO. HO-26-048

HEARING DATE: August 19, 2026

SUBJECT: 5004 HASTINGS ROAD. Process Three Decision

PROJECT NUMBER: [PRJ-1108438](#)

REFERENCE: [CE-0518410](#)
[PRJ-1054629](#)
[CC-1095771](#)

OWNER/APPLICANT: Marc A. Schaefer and Shana Hazan, Co-Trustees of the
Marc A. Schaefer and Shana Hazan Family Trust dated 03-27-2013, Owner,
Aaron Borja, ArchitectsLOCAL, Applicant

SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development Permit to permit a previously constructed rear-yard retaining wall and deck, a proposed custom pool and spa, and a drain outlet and riprap dissipater as well as slope enhancement on a site with Environmentally Sensitive Lands and Sensitive Biological Resources located at [5004 Hasting Road](#) within the [Mid-City: Kensington-Talmadge Planning Area](#)?

Proposed Actions:

1. APPROVE Site Development Permit No. PMT-3265967

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: Code Enforcement Case # [CE-0518410](#) was opened, and a Civil Penalty Notice and Order was issued on March 1, 2023 for adding a rear yard retaining wall exceeding three feet in height, expanding an existing basement with added bedrooms, bathrooms and laundry room, adding a rear yard deck which exceeds 30 inches above grade, and modifying exterior finishes along with windows and doors throughout. Furthermore, areas of disturbance occurred partially within land that is currently designated as Multi-Habitat Planning Area (MHPA).

The violations related to the existing basement with added bedrooms, bathrooms, and laundry, and the modifications of exterior finishes were addressed with the issuance of building permits under [PRJ-1054629](#) and [CC-1095771](#). Approval of this Site Development Permit will permit the previously constructed retaining wall and deck, as well as a proposed pool, spa, and stormwater improvement.

Housing Impact Statement: The project proposes the permitting of an existing, unpermitted deck and retaining wall, and the addition of a pool and spa in the rear yard of an existing single-dwelling unit development. The proposed development supports Objective G “Repair and maintain the existing housing stock” of Goal 2 – “Improve the Existing Housing Stock” of the Housing Element of the City of San Diego General Plan.

Community Planning Group Recommendation: On December 16, 2024, the Mid-City – Kensington/Talmadge Community Planning Group voted 12-0-0 to “approve the project as proposed for a pool and retaining wall...as long as it conforms with staff requests in its engineering, planning, environmental, and landscape review comments.”

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures, and 15304 (Minor Alterations to Land). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 8, 2026, and the opportunity to appeal that determination ended June 23, 2026.

BACKGROUND

The project site is located at 5004 Hastings Road within the Mid-City: Kensington-Talmadge Community Plan area and Council District 9. The 0.55-acre project site is located approximately 0.25 miles west of Fairmont Avenue, 0.65 miles south of Interstate 8, 0.55 miles west of Interstate 15, and 0.40 miles north of Adams Avenue. The premises is split-zoned with the northern portion occurring in the RS-1-1 and RS-1-7 (Single Family – Residential) zones, and the southern portion in the OR-1-1 (Open Space – Residential) zone. The Mid-City: Kensington-Talmadge Community Plan (Community Plan) designates the project site as Residential, allowing one to five dwelling units per acre (1-5 DU/AC). The neighborhood is characterized by a mixture of one- and two-story single-dwelling unit residences.

The existing two-story single-dwelling unit with attached garage was constructed in 1951. On June 21, 2023, the Heritage Conservation staff of the City of San Diego determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria, as per project number PRJ-1054629. That determination is valid through June 21, 2028.

The parcel is lot 143 of the Kensington Heights No. 2 subdivision, as recorded per Map No. 1912 on May 24, 1926, located at the southern end of a cul-de-sac overlooking the Kensington Hillside Open Space. The site is constrained by Environmentally Sensitive Lands, characterized by Steep Hillside and Sensitive Biological Resources in the form of Sensitive Vegetation. In 1997, the Multiple Species Conservation Program (MSCP) Subarea Plan was adopted by the City of San Diego as a

comprehensive habitat conservation planning program to preserve regional biological diversity by addressing multiple species habitat needs and preservation of native vegetation communities. The resulting Multi-Habitat Planning Area (MHPA) was mapped over the existing parcel, covering approximately 0.40 acres of the site, with the boundary line diagonally crossing the site from southwest to northeast, and abutting the southeastern corner of the existing structure. Concomitantly, the OR (Open Space – Residential) zone, which covers half the southern half of the property, was adopted in 1997 by ordinance [O-18451](#), with the purpose of preserving open space areas on privately owned property, preserving sensitive biological resources and steep hillsides, and implementing the habitat preservation goals of the MHPA ([SDMC 131.0204](#)).

A 2.5-foot drainage easement in favor of the City of San Diego occurs along the eastern property line, as recorded per Map 1912. The existing drainage easement is a total of 5 feet wide, with 2.5 feet occurring on the subject property and the remainder on the adjacent property to the east. The City of San Diego [Drainage Design Manual](#) requires a minimum easement of 15 feet for pipes with diameters of 36 inches or less, with an additional 2 feet of easement for every foot of cover (depth) over 15 feet.

Site elevations range from approximately 280 feet above mean sea level (AMSL) to 364 feet AMSL. A contour comparison between 1929 (natural, pre-development topography) and 1959 (post-development topography) provides clear evidence of regrading, concluding that the site above the 300-foot contour is previously disturbed. Exploratory hand pits conducted for the geological mapping by Geotechnical Exploration, Inc., along with a United States Department of Agriculture (USDA) Custom Soil Resource Report, confirm that the upper portion of the site is comprised of artificial fill, while the lower portion remains terrace escarpment. Accordingly, while the site does contain and is a part of a steep hillsides system, and therefore subject to the Steep Hillside Regulations, the upper portion of the subject parcel is previously disturbed with artificial fill placement to create a building pad and stabilize the slope for the existing hillside residential development.

DISCUSSION

Project Description:

The proposed project seeks a Site Development Permit (SDP) for the construction of an in-ground, 420-square-foot pool and spa, a drain outlet and riprap dissipater, the permitting of a previously constructed, unpermitted retaining wall and 480-square-foot deck, and revegetation of approximately 0.02 acres with native planting on the upper portion of the manufactured slope.

The proposed new pool and spa will be sited approximately 12 feet upslope from the existing, non-permitted retaining wall and 7 feet, 3 inches south of the existing residence. Placement of the amenity will be located on previously disturbed land, resulting in no impacts to sensitive biological resources.

The face of the existing, to be permitted retaining wall, measures 5 feet, 8 inches, as shown on elevation drawing 2 on sheet A201 of the Site Development Plans. However, the wall has a maximum cut/fill of 4 feet 11 inches, with 9 inches of the wall characterized as part of the 3-foot-6-

inch fence and railing. Because the fill does not exceed 5 feet, a grading permit will not be required in accordance with [SDMC 129.0602](#).

A Boundary Line Correction (BLC) for the Multiple Habitat Planning Area (MHPA) will correct the boundary of the MHPA south of the existing rear yard retaining wall to align with the boundary of the OR-1-1 (Open Space – Residential) zone, thereby correcting out areas of previous disturbance and grading predating the MSCP, and any existing/proposed encroachment into the MHPA. The BLC will correct 0.03 acres of developed and ornamental habitat out of the MHPA, and 0.02 acres of Tier 1, Maritime Succulent scrub and Tier IV ornamental planting into the MHPA, resulting in a net decrease of 0.01 acres. However, the added area includes a small portion of Tier I southern maritime chaparral, providing a minor but positive contribution to the preserve system. The areas proposed for removal contain no native habitats, wetlands, or sensitive resources and were developed before the adoption of the MSCP.

The project avoids direct impacts to Tier I habitat and sensitive species. The only activities occurring within the MHPA and brush management zone 2 are limited to a 0.02-acre native revegetation area located on the upper portion of the manufactured slope. This revegetation effort removes nonnative ornamental vegetation and replaces it with native plant species in accordance with the City's [Biology Guidelines](#) and [Landscape Standards](#), resulting in an enhancement of habitat quality adjacent to the preserve and strengthening the transitional boundary between developed and sensitive habitat areas.

Following implementation of the MHPA BLC, all proposed development (including the pool, spa, retaining wall, and drainage dissipater) will occur outside the corrected MHPA boundary. Brush Management Zone One will remain entirely outside the MHPA, and Zone Two would extend past BMZ 1 into the MHPA, which is allowed per the City's [Biology Guidelines](#) and [Landscape Standards](#).

With implementation of the above project features, the project will meet the requirement of the Land Use Adjacency Guidelines (Section 1.4.3) of the [MSCP Subarea Plan](#) in the following ways: 1) The rip-rap dissipater serves as a mechanical trapping device prior to draining into the MHPA; 2) Landscaping and the revegetation will not include invasive plant species planted in or adjacent to the MHPA; 3) All manufactured slopes will be included within the development footprint and outside the MHPA; and 4) All Zone One brush management areas will be included within the development footprint and outside of the MHPA while Zone Two brush management will be permitted within the MHPA and is considered impact neutral per the Biology Guidelines.

In accordance with SDMC section [143.0140](#), the proposed development will be conditioned to record a Covenant of Easement (COE) over approximately 0.38 acres of the southern portion of the property, from the southern property line to the boundary of the OR-1-1 (Open Space – Residential) zone, matching areas within the MHPA after the BLC.

Per the easement requirements of the City's [Drainage Design Manual](#), the project will be conditioned to dedicate an additional 1.5 feet to the existing 2.5-foot drainage easement along the eastern property line. Although the additional dedication is less than what would be typically required based on the depth of the existing drainage pipe, the site is constrained by the footprint of the existing residential structure. Additionally, 4 feet of a portion of an existing retaining wall, which is currently

encroaching into the drainage easement, will be removed as shown on the demolition plan on Sheet A001 of the Site Development Plans.

With the implementation of the above development in accordance with the SDMC as described above, the project will not require any deviations.

Permits Required:

- A Site Development Permit per SDMC Section [143.0110](#) is required since the site contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources)

Community Plan Analysis: The project site is located within the Mid-City: Kensington-Talmadge Community Plan (Community Plan) area and is designated Residential, 1 to 5 dwelling units per acre (DU/AC) in the adopted Community Plan. The proposed project, which consists of permitting a previously constructed retaining wall and deck, constructing a pool and spa, installing a drain outlet and riprap dissipater, and native revegetation, is accessory to the existing single-dwelling unit residence and does not increase residential density. As such, the proposed development is consistent with the underlying Residential 1–5 DU/AC designation, which allows low-density residential development and associated accessory improvements.

The project is consistent with the Plan Element IV-B Natural and Cultural Resources – “Steep Hillsides and Canyons” and “Biological Resources” with the goals of preserving sensitive slopes, open space, and native vegetation, and protecting canyon/hillside natural wildlife habitats from urban encroachment. The project confines all improvements to the previously disturbed upper portion of the lot, avoiding natural steep hillside areas. The project also includes a COE over 0.38 acres of designated open space, advancing the recommendation to preserve canyon areas through open space easements. The project further includes 0.02 acres of native revegetation, the removal of non-native vegetation, avoidance of impacts to Tier I habitat, and enhancement of habitat quality adjacent to the MHPA, in support of the Plan. The MHPA BLC removes legally developed areas from the preserve prior to the adoption of the MSCP and adds Tier I southern maritime chaparral.

All development occurs outside of the corrected MHPA boundary and outside areas intended for long-term preservation. With the recordation of a COE to preserve the environmentally sensitive lower portion of the lot, the project supports the goals to permanently link and preserve all canyons, slopes, and floodways designated as open space, as well as to preserve areas of native vegetation and sensitive hillsides, as recommended in Plan Element IV-B Natural and Cultural Resources – “Open Space.” The COE further supports Plan Element IV-D Land Use Element – Residential Conservation, fulfilling the recommendation to limit encroachment of residential development into open space.

The scope of work is limited to canyon-facing areas in the rear yard. The proposed native revegetation of 0.02 acres reinforces the natural hillside character, supporting the recommendation to revegetate natural hillsides with native or naturalized plant material, as per Plan Element IV-C, Urban Design Element – Open Spaces and Parks.

Finally, with the addition of a drain outlet and rip-rap dissipater, located outside of the MHPA, the

project will safely convey stormwater, providing erosion protection and avoiding new impacts on sensitive resources, as recommended in Plan Element IV-B, Natural and Cultural Resources – Environmental Quality.

Conclusion:

Staff recommends approval of a Site Development Permit as the proposed development complies with the development regulations of the Land Development Code, the underlying RS-1-1 and RS-1-7 (Single Family – Residential) zones, and the southern portion in the OR-1-1 (Open Space – Residential) zone. The project is consistent with the land use adjacency guidelines of the MSCP Subarea Plan, the Biology Guidelines, the Landscape Standards, and the Mid-City: Kensington-Talmadge Community Plan.

ALTERNATIVES

1. Approve Site Development Permit No. PMT-3265967, with modifications.
2. Deny Site Development Permit No. PMT-3265967, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Daniel Neri
Development Project Manager
Development Services Department

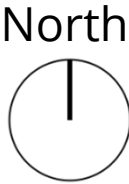
Attachments:

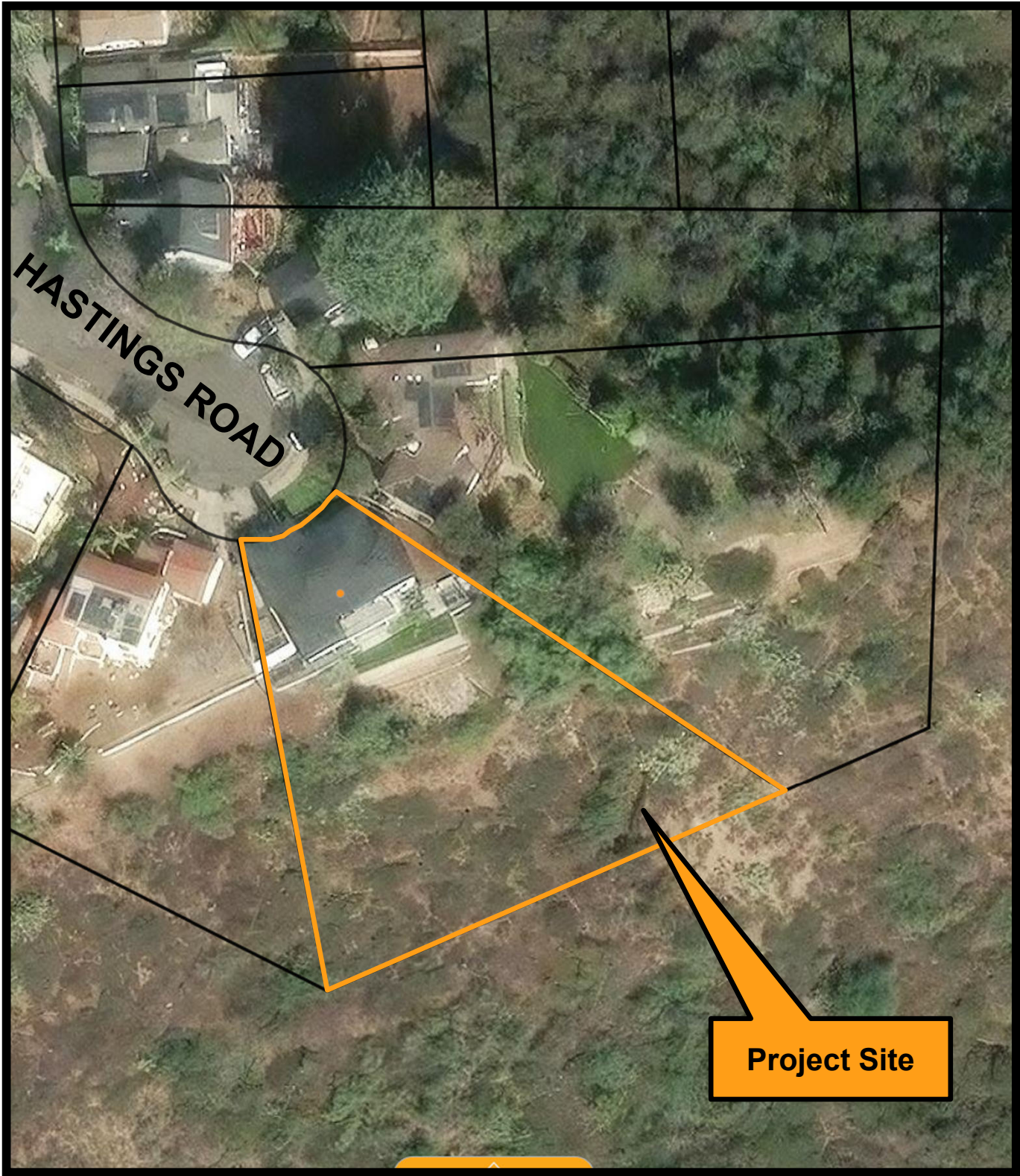
1. Location Map
2. Aerial Image
3. Zoning Map
4. Community Plan Land Use Map
5. Draft Permit with Conditions
6. Draft Permit Resolution with Findings
7. Notice of Right to Appeal
8. Kensington-Talmadge Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans

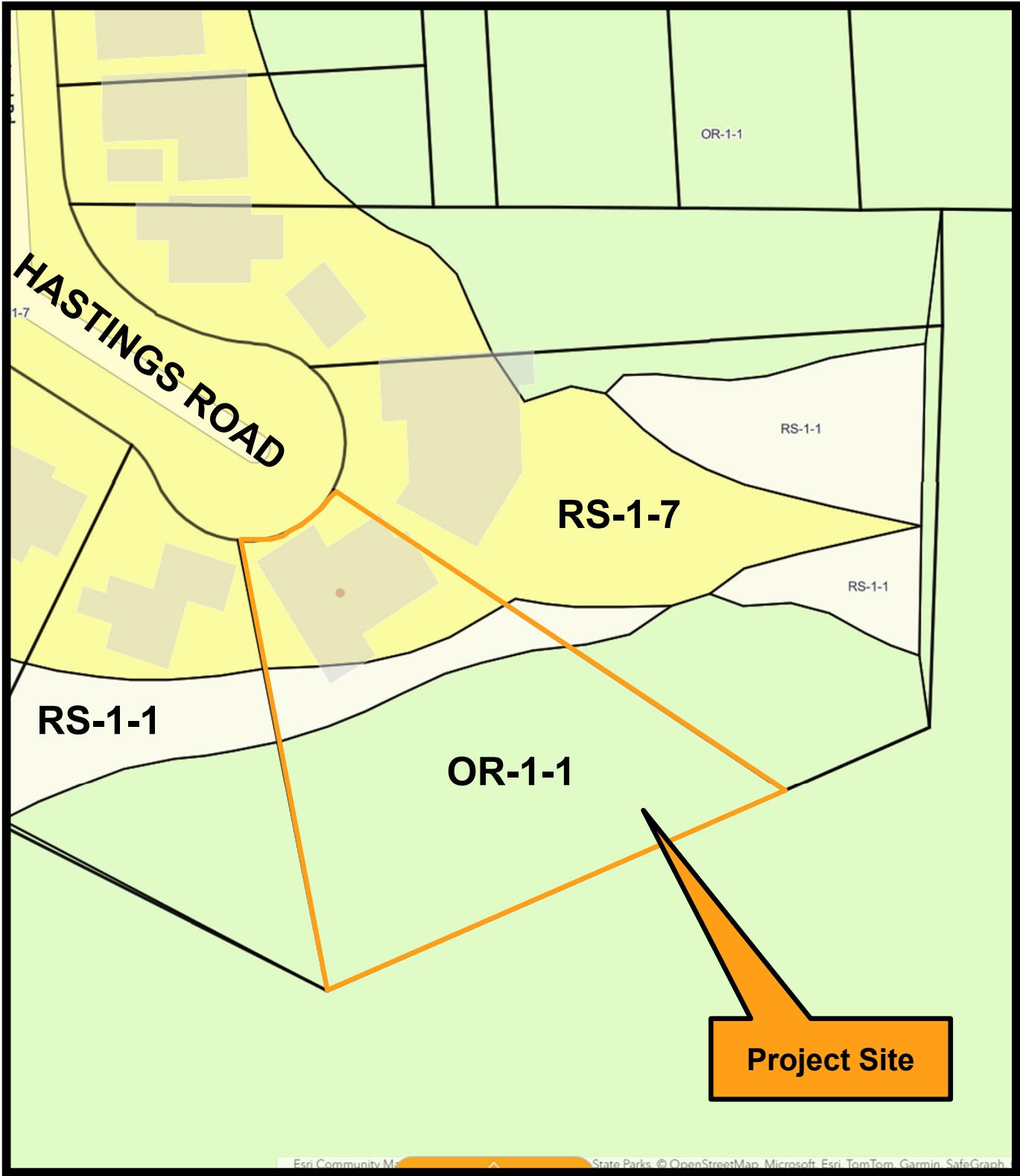


Location Map

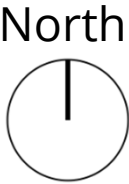
5004 Hastings Road
Project No. PRJ-1108438

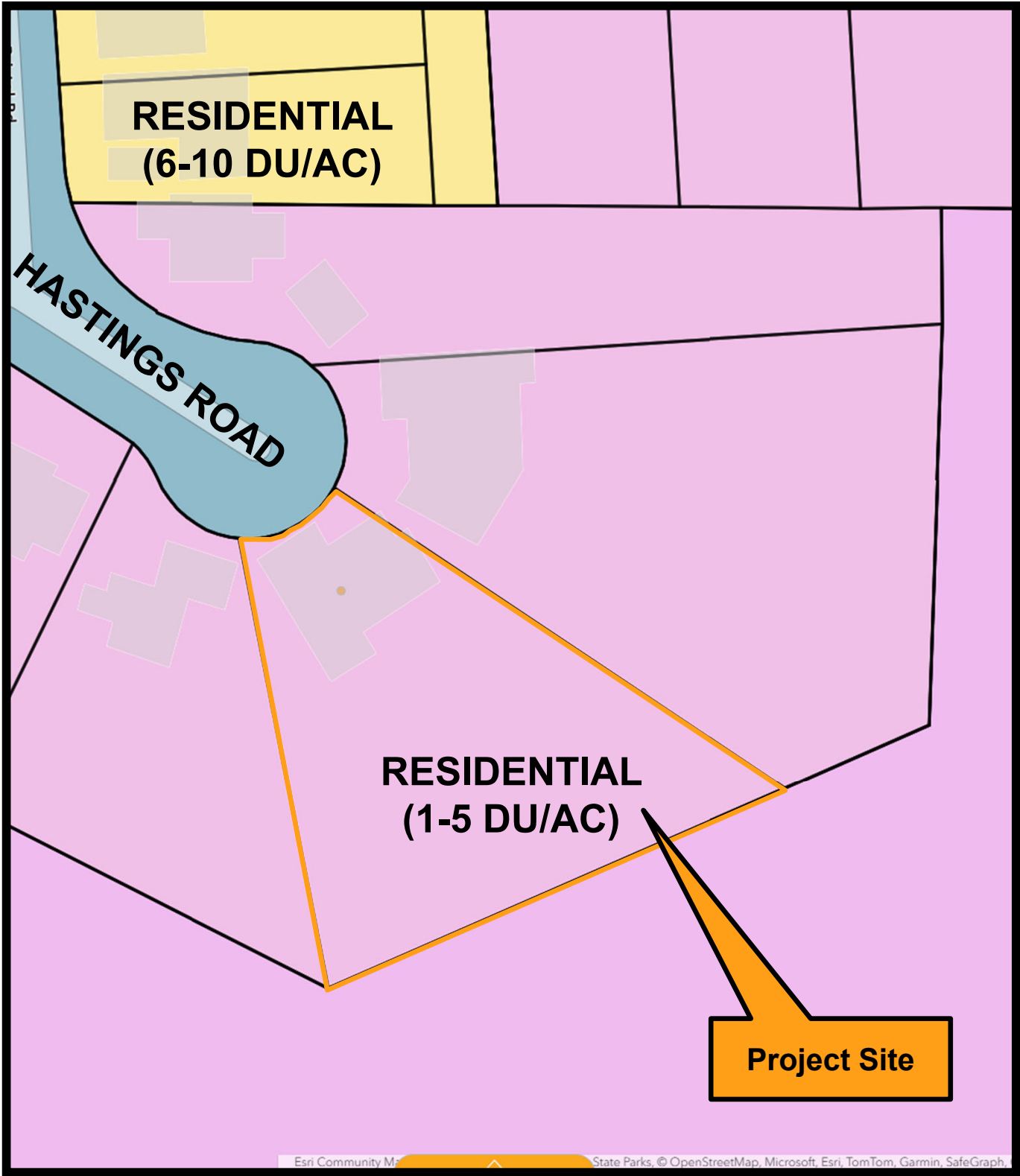




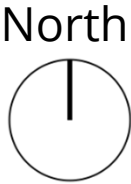


Zoning Map
5004 Hastings Road
Project No. PRJ-1108438





Land Use Map
5004 Hastings Road
Project No. PRJ-1108438



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24009787

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3265967
5004 HASTINGS ROAD / PROJECT NO. PRJ-1108438
HEARING OFFICER

This Site Development Permit No. PMT-3265967 is granted by the Hearing Officer of the City of San Diego to Marc. A Schaefer and Shana Hazan, Co-Trustees of the Marc A. Schaefer and Shana Hazan Family Trust, dated March 27, 2013, Owner, and Aaron Borja, Principal at ArchitectsLOCAL, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505(a) and 126.0505(b). The 0.55-acre site is located at 5004 Hasting Road in the Single-Family RS-1-1 and RS-1-7, and the Open Space – Residential OR-1-1 zones of the Mid-City: Kensington-Talmadge Community Plan. The project site is legally described as: Lot 143 of Kensington Heights, No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1912, filed in the office of the County Recorder of San Diego County, May 24, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to permit a previously constructed rear-yard retaining wall and deck, and add a custom pool, spa and stormwater improvements, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Permit a previously constructed rear-yard amenities including a retaining wall that is up to five feet in height and an approximately 380-square-foot deck;
- b. Remove a portion of an existing retaining wall that is within an existing drainage easement;
- c. Add a custom pool and spa with stormwater improvements;
- d. Revegetate 725-square-feet of hillside;
- e. Landscaping (planting, irrigation and landscape-related improvements);
- f. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 3, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner and Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the 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.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

10. 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.

GEOLOGY REQUIREMENTS:

11. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 1.5 feet for the existing 5-foot drainage easement adjacent to the site on Hastings Road to provide a

total of 6.5-foot easement width, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing 4-foot retaining wall out of the drainage easement adjacent to the site on Hastings Road, satisfactory to the City Engineer.

14. 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:

15. Prior to issuance of any construction 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.

16. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

18. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

19. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, extending out from the structure towards the native/naturalized vegetation, consistent with §142.0412. Zone One shall range from 13-ft. to 30-ft. in width with a corresponding Zone Two of 70-ft. to 87-ft. in width, exercising Zone Two reduction options under §142.0412(f).

20. Prior to issuance of any construction permit, a complete Brush Management Program shall be submitted for approval to the Development Services Department, showing the brush management zones on the property in substantial conformance with Exhibit "A" on file in the Development

Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

21. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

22. Covenant of Easement (COE): Prior to the issuance of any construction permits, including but not limited to, the first Grading Permit, Public Improvement Plans/Permits and/or Building Plans/Permits, the owner shall draft the covenant of easement as follows:

- A) To contain a legal description of the premises affected by the permit with a description of the development area and the environmentally sensitive lands that will be preserved;
- B) To impart notice to all persons to the extent afforded by the recording laws of the state regarding the restrictions affecting use of the environmentally sensitive lands covered by the permit;
- C) To ensure that the burdens of the covenant shall be binding upon, and the benefits of the covenant shall inure to, all successors in interest to the affected premises; and
- D) To ensure enforceability of the covenant of easement by the City, or jointly and severally by the City, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife in those instances when the covenant of easement affects premises containing sensitive biological resources or other lands that have been accepted as mitigation.

MSCP LAND USE ADJACENCY REQUIREMENTS:

23. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site.

- **Grading/Land Development/MHPA Boundaries** - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the

Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.”

- **Lighting** - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** - Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the general avian nesting season, February 1 through August 31.

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 [INSERT Approval Date] and [Approved Resolution Number].

ATTACHMENT 5

Site Development Permit No. PMT-3265967

Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Daniel Neri
Development Project Manager

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

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

**MARC A. SCHAEFER AND SHANA HAZAN
FAMILY TRUST, DATED MARCH 27, 2013**

Owner

By _____
Marc A. Schaefer
Co-Trustee

**MARC A. SCHAEFER AND SHANA HAZAN
FAMILY TRUST, DATED MARCH 27, 2013**

Owner

By _____
Shana Hazan
Co-Trustee

**AARON BORJA
ARCHITECTSLOCAL**

Permittee

By _____
Aaron Borja
Principal

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

HEARING OFFICER RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. PMT-3265967
5004 HASTINGS ROAD - PROJECT NO. PRJ-1108438

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. MARC A SCHAEFER AND SHANA HAZAN. CO-TRUSTEES OF THE MARC A SCHAEFER AND SHANA HAZAN FAMILY TRUST DATED 03-27-13, Owner, and AARON BORJA, PRINCIPAL AT ARCHITECTSLOCAL, Permittee, submitted an application to the City of San Diego for a Site Development Permit to permit a previously constructed rear-yard retaining wall and deck, and add a custom pool, spa and stormwater improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 5004 Hastings Road project (Project).

B. The 0.55--acre site is located at 5004 Hastings Road within the Mid-City Kensington-Talmadge Community Plan in the RS-1-1, RS-1-7 (Single Family – Residential), and OR-1-1 (Open Space – Residential) zones, the Multiple Habitat Planning Area; Potential Steep Hillside; the Very High Fire Hazard Severity Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field); a Parking Standards Transit Priority Area; a Transit Priority Area; the Affordable Housing Parking Demand (High); the Airport Land Use Compatibility Plan Airport Influence Area (Montgomery Field - Review Area 2); and FAA Part 77 Noticing Area (Montgomery Field). The project site is legally described as Lot 143 of Kensington Heights, No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1912, filed in the office of the County Recorder of San Diego County, May 24, 1926.

C. On June 8, 2026, 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 Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15304 (Minor Alterations to Land); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On August 19, 2026, the Hearing Officer considered Site Development Permit No. PMT-3265967 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Site Development Permit No. PMT-3265967:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505(a)]

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

The 0.55-acre project site is located at 5004 Hastings Road within the Mid-City: Kensington-Talmadge Community Plan (Community Plan) area and is designated Residential, 1 to 5 dwelling units per acre (DU/AC) in the adopted Community Plan. The proposed project, which consists of permitting a previously constructed retaining wall and deck, constructing a pool and spa, installing a drain outlet and riprap dissipator, and native revegetation, is accessory to the existing single-dwelling unit residence and does not increase residential density. As such, the proposed development has one dwelling unit on the 0.55-acre site, and is consistent with the underlying Residential 1–5 DU/AC designation, which allows low-density residential development and associated accessory improvements. Therefore, the development will not adversely affect the applicable land use plan.

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

The proposed improvements to the premises occur in the rear yard of the existing single dwelling unit development, on areas adjacent to MHPA, zoned open space, atop the canyon system that winds through the Talmadge-Kensington Community Plan Area. The Geotechnical Report prepared by Geotechnical Exploration, Inc. concluded that the site is geologically stable. It is underlain by dense, competent formational materials with a low expansion potential, and no active or potentially active faults cross the site. No significant geologic hazards exist that would prohibit construction of the pool, retaining wall, or drainage improvements. Liquefaction,

landslides, and ground rupture risks are all very low. The proposed work will not destabilize neighboring properties or cause settlement of adjacent structures when built per recommendations. Proper foundation design, compaction standards, drainage requirements, and California Building Code (CBC) mandated special inspections are incorporated, ensuring long-term structural safety.

The project incorporates multiple drainage, stormwater, and erosion-control features, ensuring the protection of public health and surrounding properties. A drain outlet and rip-rap energy dissipater convey stormwater and prevent erosion impacts downslope. Required drainage easement dedication expands the City's stormwater management corridor, improving long-term infrastructure functionality. Geotechnical recommendations require composite drainage systems (e.g., J-Drain), waterproofing, and strict drainage controls to avoid hydrostatic pressure or failures. Construction BMPs (fiber rolls, drip pans, sediment control) reduce environmental pollutants and protect public water quality.

Finally, the project reduces wildfire risk by implementing a comprehensive brush management program, directly benefiting public health and property safety. Brush management zones One and Two comply with City Landscape Standards, and Brush Management Regulations (SDMC [142.0412](#)), providing controlled vegetation zones up to 100 feet from structures. This reduces ignition potential and supports emergency access. Furthermore, the long-term maintenance and plant selection follow City requirements for low-fuel, fire-resistant native species, improving community wildfire resilience.

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

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

The proposed development does not request or require any deviations from the Land Development Code. The proposed retaining wall and deck, pool and spa, drain outlet and riprap dissipator, and native revegetation are all accessory to the existing single-dwelling unit, as permitted by the underlying RS-1-7 and RS-1-1 (Single Family – Residential) zones per SDMC [131.0422](#). All development will occur outside of the OR-1-1 (Open Space – Residential) zone. The allowable development footprint has been established through site reconnaissance and geotechnical subsurface explorations, as described in the Geotechnical Report, demonstrating that all existing unpermitted and proposed development is on previously disturbed land. Through Steep Slope analysis, and the Boundary Line Correction (BLC) of MHPA, the development is in compliance with the Environmentally Sensitive Lands Regulations SDMC [143.0110](#) with no impacts. Furthermore, a Covenant of Easement will be placed over the remainder of the premises within the MHPA and the OR-1-1 zone in accordance with [143.0410](#). Accordingly, the project complies with the regulations of the Land Development Code, and is consistent with land use designation as per A.1.

above, incorporated here by reference. Therefore, the development will comply with the regulations of the Land Development Code.

B. SITE DEVELOPMENT PERMIT – SUPPLEMENTAL FINDINGS – ENVIRONMENTALLY SENSITIVE LANDS [SDMC Section 126.0505(b)]

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

Site elevations range from approximately 280 feet above mean sea level (AMSL) to 364-feet AMSL. A contour comparison between 1929 (natural, pre-development topography) and 1959 (post-development topography) provides clear evidence of regrading, concluding that the site above the 300-foot contour was previously disturbed. Exploratory hand pits conducted for the geological mapping by Geotechnical Exploration, Inc., along with a United States Department of Agriculture (USDA) Custom Soil Resource Report, confirm that the upper portion of the site is comprised of artificial fill, while the lower portion remains terrace escarpment. Accordingly, while the site does contain and is a part of a steep hillsides system, and therefore subject to the Steep Hillside Regulations, the upper portion of the subject parcel is previously disturbed with artificial fill placement to create a building pad and stabilize the slope for the existing hillside residential development.

A BLC for the Multiple Habitat Planning Area (MHPA) will correct the boundary of the MHPA south of the existing rear yard retaining wall to align with the boundary of the OR-1-1 (Open Space – Residential) zone, thereby correcting out areas of previous legal disturbance and grading predating the adoption of the MSCP, and any existing/proposed encroachment into the MHPA. The BLC will correct 0.03 developed acres out of the MHPA, and 0.02 acres of Tier 1 and Tier IV habitat into the MHPA, resulting in a net decrease of 0.01 acres. However, the added area includes a small portion of Tier I southern maritime chaparral, providing a minor but positive contribution to the preserve system. The areas proposed for removal contain no native habitats, wetlands, or sensitive resources and have been legally developed prior to the adoption of the MSCP. Additionally, the project is conditioned to be consistent with the MSCP Land Use Adjacency Guidelines.

The project avoids direct impacts to Tier I habitat and sensitive species. The only activities occurring within the MHPA are limited to a 0.02-acre native revegetation area located on the upper portion of the manufactured slope. This revegetation effort removes nonnative ornamental vegetation and replaces it with native plantings in accordance with the City's [Biology Guidelines](#) and [Landscape Standards](#), resulting in an enhancement of habitat quality within the preserve.

Following implementation of the MHPA BLC, all proposed development (including the pool, spa, retaining wall, and drainage dissipater) will occur outside the corrected MHPA boundary. Brush Management Zone One will remain entirely outside the MHPA, and Zone Two will remain impact neutral per City standards.

Therefore, the site is physically suitable for the design and siting of the proposed development, and the development will result in minimal disturbance to environmentally sensitive lands.

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

Incorporating finding A.II. above, the Geotechnical Report prepared by Geotechnical Exploration, Inc. concluded that the site is geologically stable and implementation of drainage measures will not result in undue risk from geologic and erosional forces. Furthermore, implementation of a comprehensive brush management program will benefit public health and property safety. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

Incorporating finding A.II. above, all development will occur within the previously disturbed areas of the premises outside of the corrected MHPA, and the drain outlet and riprap energy dissipater will safely convey stormwater and prevent downslope erosion impacts.

The project will meet the requirement of the Land Use Adjacency Guidelines (Section 1.4.3) of the [MSCP Subarea Plan](#) in the following ways: 1) The rip-rap dissipater serves as a mechanical trapping device prior to draining into the MHPA, preventing erosion; 2) Landscaping and the 0.02-acre native revegetation will remove non-native species in or adjacent to the MHPA; 3) After the proposed Boundary Line Correction, all manufactured slopes will be outside the MHPA and included within the development footprint; and 4) All brush management Zone One (0.07 acres) will be included within the development footprint and outside of the MHPA, while brush management Zone Two (0.25 acres) will be permitted within the MHPA but considered impact neutral under the City's [Biology Guidelines](#) with no required mitigation.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

Incorporating finding B.III. by reference, the proposed development will be consistent with the City of San Diego's [MSCP Subarea Plan](#) and compliant with the MSCP Land Use Adjacency Guidelines therein. With the Covenant of Easement over the corrected MHPA/OR-1-1 zoned area, the project conforms to MSCP policy objectives for Urban Habitat Lands by restricting development to the historically

disturbed areas, and avoiding and preserving the southern maritime chaparral sensitive habitats.

The revegetation would include the installation of temporary BMPs (e.g., fiber rolls); the removal of existing nonnative plants and irrigation lines; and the installation of new native plants and temporary irrigation lines. Additionally, work would follow the City Landscape Standards and City Biology Guidelines standard specifications, which include a 120-Day Plant Establishment Period (PEP) and 25-Month Maintenance and Monitoring (M&M) Program following the installation of temporary irrigation, BMPs, and native plants.

The project site does not contain vernal pools, and therefore, consistency with the VPHCP is not applicable to this project.

Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

The project site is approximately 6 miles east of Mission Bay, and 8.8 miles inland from the shoreline of Mission Beach. The development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The proposed project includes a Boundary Line Correction will correct 0.03 acres out of the MHPA, and 0.02 acres into the MHPA, resulting in a net decrease of 0.01 acres. However, the added area includes a small portion of Tier I southern maritime chaparral, providing a minor but positive contribution to the preserve system. The 0.02-acre native revegetation is a project component, and not mitigation. The areas proposed for removal contain no native habitats, wetlands, or sensitive resources and have been demonstrated to be previously graded, developed, landscaped, and maintained long before the adoption of the MSCP. As such, the project does not require any mitigation, as no negative impacts will be created.

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

3. Based on these findings adopted by the Hearing Officer, Site Development Permit No. PMT-3265967 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form,

ATTACHMENT 6

exhibits, terms, and conditions as set forth in Site Development Permit No. PMT-3265967, a copy of which is attached to and made a part of this Resolution by this reference.

Daniel Neri
Development Project Manager
Development Services Department

Adopted on: **DATE OF APPROVAL**

IO#: 24009787

DRAFT



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 8, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009787

PROJECT NAME / NUMBER: 5004 Hastings Road / PRJ-1108438

COMMUNITY PLAN AREA: Mid-City: Kensington-Talmadge

COUNCIL DISTRICT: 9

LOCATION: 5004 Hastings Road, San Diego, CA 92116

PROJECT DESCRIPTION: The project is requesting a SITE DEVELOPMENT PERMIT due to the presence of Environmentally Sensitive Lands (Steep Hillsides) and Sensitive Biological Resources (Tier I Habitat and MHPA). The project proposes to permit a previously constructed rear-yard retaining wall that is up to five feet in height, and a deck; to remove a portion of the existing retaining wall that is within an existing drainage easement; to add a custom pool, spa and stormwater improvements; and to revegetate the area below the existing deck. The project also includes a Multiple Species Conservation Program, Multi-Habitat Planning Area boundary line correction to remove areas from the City's planned conservation area that were previously developed. The 0.52-acre project site located at 5004 Hastings Road is zoned Residential Single Unit (RS-1-1 and RS-1-7) and Open Space – Residential (OR-1-1), and designated Open Space and Residential in the Mid-City: Kensington – Talmadge Community Plan area. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan Airport Influence Area (Montgomery Field - Review Area 2), Federal Aviation Administration Part 77 Noticing Area (Montgomery Field), and the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Lot 143 of Kensington Heights, No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1912, filed in the office of the County Recorder of San Diego County, May 24, 1926. Assessor's Parcel Number: 465-052-1200).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because the project consists of the permitting of an existing retaining wall and deck that was added to an existing single-family home and other additional minor improvements related to the existing residential use that would not result in an expansion of the existing use. The project also qualifies for an exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) because the project proposes a swimming pool, spa and rip-rap that are considered accessory structures and supporting improvements. Additionally, the project qualifies for an exemption pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land) because it would revegetate a portion of the rear yard and would not include the removal of healthy, mature, scenic trees.

The exceptions outlined in CEQA Guidelines Section 15300.2 do not apply. CEQA Guidelines Section 15300.2(a) would not apply, as the project is not in a particularly sensitive environment, given that the proposed development footprint area is already developed and surrounded by similarly developed areas. Considering the project scope and location, no significant cumulative impact would result from the project, and the exception identified in CEQA Guidelines Section 15300.2(b) would not apply. No significant effect due to unusual circumstances would result from the project considering the scope of the project is residential consistent with the land use and the project is in an existing residential neighborhood, and the exception identified in CEQA Guidelines Section 15300.2(c) would not apply. The project site is not visible from a designated state scenic highway and the scenic highway exception identified in CEQA Guidelines Section 15300.2(d) would not apply. The site is not located on a list compiled pursuant to Government Code Section 65962.5 and the hazardous waste sites exception identified in CEQA Guidelines Section 15300.2(e) would not apply. Pursuant to CC-1095771 Building Construction Plan Field Change, DSD-Historic staff determined that no potentially significant historical resources exist on site and that the parcel would be exempt from further historical review for five years from June 12, 2023. Therefore, the project would not cause a substantial adverse change in the significance of any historical resource and the CEQA Guidelines Section 15300.2(f) Historical Resources exception would not apply. In conclusion, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER:	Daniel Neri
MAILING ADDRESS:	7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108
PHONE NUMBER / EMAIL:	(619) 687-5967 / dneri@sanidiego.gov

On June 8, 2026, the City of San Diego (City), as Lead Agency, has 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 by 5:00pm within ten (10) business days from the

date of the posting of this Notice (June 23, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The 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>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. 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: 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>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 6/8/2026

REMOVED: 6/23/2026

POSTED BY: M. Catellier

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
	Project Name: 5004 Hastings Road		Project Number: PRJ-1108438
Community: Mid-City:Kensington-Talmadge			
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO. Select "Search for Project Status" and input the Project Number to access project information.			
☒ Vote to Approve ☐ Vote to Approve with Conditions Listed Below ☐ Vote to Approve with Non-Binding Recommendations Listed Below ☐ Vote to Deny		Date of Vote: December 16,	
# of Members Yes 12	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: Approve the project as proposed for a pool and retaining wall at 5004 Hastings Road as long as it conforms with staff requests in its engineering, planning, environmental, and landscape review comments, however, if there are any new issues that derive from the design review process, that the applicant bring their project back for additional review.			
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: David K. Moty			
TITLE: Chair		DATE: December 16, 2024	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017
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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: Hastings SDP **Project No. For City Use Only:** _____

Project Address: 5004 Hastings, San Diego, CA 92116

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: Marc Schaefer ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 5004 Hastings Road
 City: San Diego State: CA Zip: 92116
 Phone No.: 858 997 9879 Fax No.: _____ Email: mschaefer23@hotmail.com
 Signature: [Signature] Date: 12/11/23
 Additional pages Attached: ☐ Yes ☒ No

Applicant

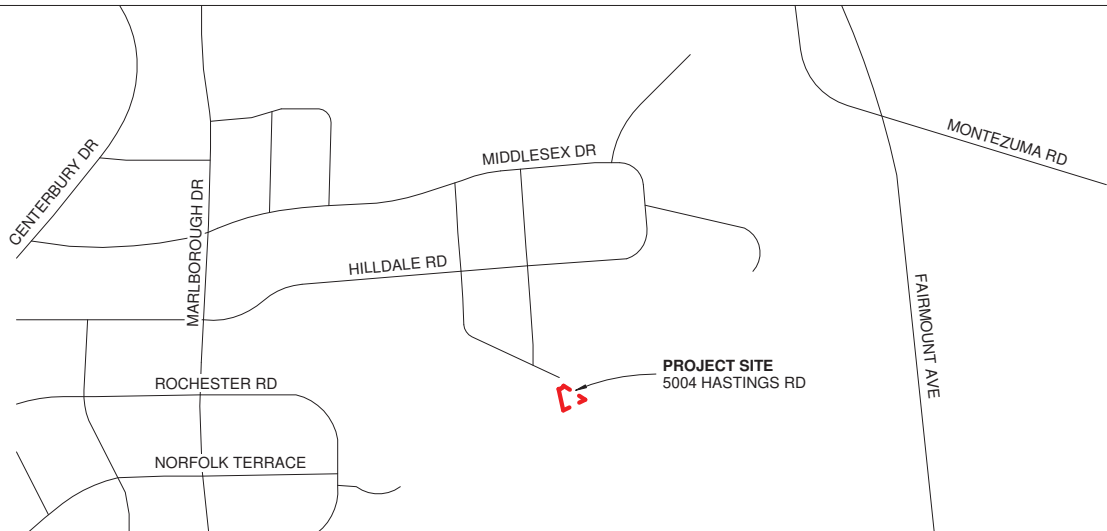
Name of Individual: Aaron Borja ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 740 13th St. Suite 504
 City: San Diego State: CA Zip: 92101
 Phone No.: 6193334885 Fax No.: _____ Email: aaronb@architectsocial.com
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☒ No

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

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 Upon request, this information is available in alternative formats for persons with disabilities.

SITE DEVELOPMENT PERMIT FOR RETAINING WALL & POOL (PMT-3265967)



**MARK A
SCHAEFER &
SHANA HAZAN**

HASTINGS REMODEL

ADDRESS:	5004 HASTINGS ROAD SAN DIEGO, CA 92116
LEGAL DESCRIPTION:	
APN:	465-052-12-00
LOT:	143
MAP:	MID-CITY KENSINGTON TALMADGE
SUBDIVISION:	001912
ZONING:	RS-1-1
GEOLOGICAL CATEGORY:	53
OVERLAY ZONE:	TRANSIT PRIORITY AREA STEEP HILLSIDES AIRPORT INFLUENCE AREA HISTORIC DISTRICT
OCCUPANCY:	R-3
STORY TYPE:	V-B
SPRINKLERED:	NO
DATE BUILT:	1951
EXISTING USE:	2-STORY SINGLE FAMILY HOUSE W/ ATTACHED 2 CAR GARAGE
NUMBER OF STORIES:	2'
(E) BUILDING HEIGHT (TO REMAIN):	23'
LOT SIZE:	24,053 SF
TOTAL (E) BUILDING SF (GROSS):	
(E) GARAGE SF:	445 SF
(E) LOWER LEVEL SF (GFA):	1,298 SF
(E) LOWER LEVEL SF (BASEMENT):	232 SF
(E) ENTRY LEVEL SF:	1,641 SF
(E) TOTAL BUILDING SF (W/ GARAGE):	3,616 SF
(E) GROSS BUILDING SF (W/O GARAGE):	3,171 SF

OWNER:
CONTACT: MATT CODER
2208 PENTUCKETT AVE
619.770.9408
MJCORDER@GMAIL.COM

ARCHITECT:
ARCHITECTS LOCAL
CONTACT: AARON A BORJA
740 13TH ST., SUITE 504
SAN DIEGO, CA 92101
619.535.0537 X 104
AARONB@ARCHITECTSLOCAL.COM

2022	California Residential Code, Title 24, part 2.5
2022	California Green Building Standards Code, Title 24, part 11
2022	California Building Code, Title 24, part 2, Volumes I and II
2022	California Mechanical Code, Title 24, part 4
2022	California Plumbing Code, Title 24, part 5
2022	California Fire Code, Title 24, part 9
2022	California Electrical Code, Title 24, part 3
2022	California Building Energy Efficiency Standards, Title 24, part 6

NEW CITY STANDARD RETAINING WALL AND POOL

SITE DEVELOPMENT PERMIT (PMT-3265967)

CODE CASE: CE-0518410

CODE CASE CE-0518410 ITEMS PROCESSING UNDER THIS PERMIT PRJ-1108438
ADDING A REAR YARD RETAINING WALL EXCEEDING 3 FEET IN HEIGHT

CODE CASE CE-0518410 PERMITTED AND ISSUED UNDER PRJ-1054629 & CC-1095771:
EXPENDING AN EXISTING BASEMENT WITH ADDED BEDROOMS, BATHROOMS AND LAUNDRY ROOM
ADDING A REAR YARD DECK WHICH EXCEEDS 30 INCHES ABOVE GRADE
MODIFYING EXTERIOR FINISHES ALOG WITH WINDOWS AND DOORS THROUGHOUT

G001	TITLE SHEET
G002	GENERAL NOTES & CODE ENFORCEMENT
G003	BMP PLAN
G004	SURVEY
G005	DEVELOPABLE AREA CALCS
L1	BRUSH MANAGEMENT
L2	BRUSH MANAGEMENT
L3	IRRIGATION PLANS
C001	PRELIMINARY GRADING PLANS
A001	DEMO PLANS
A101	SITE PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	SECTIONS
A701	CITY STANDARD RETAINING
TOTAL: 15	

PRJ-105462
CC-1095771

SETBACKS:
FRONT: 25' MIN.
SIDE: 5'
REAR: 25'
HEIGHT: 30'

LOT COVERAGE:
LOT SIZE: 23,086 SF
MAX COVERAGE: N/A
(E) LOT COVERAGE: 2616/24,053 = .113
(N) LOT COVERAGE: 2616/24,053 = .113

445 - 051 - 064

485-05

1929-0008 AC26

CHANGES

OLD NEW CUT

FILE	DATE	BY	REASON
FILE 17	08-28-78	2945	2945
FILE 18	08-28-78	2945	2945
FILE 19	08-28-78	2945	2945
FILE 20	08-28-78	2945	2945
FILE 21	08-28-78	2945	2945
FILE 22	08-28-78	2945	2945
FILE 23	08-28-78	2945	2945
FILE 24	08-28-78	2945	2945
FILE 25	08-28-78	2945	2945
FILE 26	08-28-78	2945	2945
FILE 27	08-28-78	2945	2945
FILE 28	08-28-78	2945	2945
FILE 29	08-28-78	2945	2945
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FILE 90	08-28-78	2945	2945
FILE 91	08-28-78	2945	2945

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DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021.

DATE:	AL PROJECT NUMBER:
05/15/2026	1-210448
SCALE:	AHJ PROJECT NUMBER:
1/8" = 1'-0"	PRJ-1054629

TITLE SHEET

G001

MAP LEGEND

Area of Interest (AOI) Area of Interest (AOI) Soils Soil Map Unit Polygons Soil Map Unit Lines Soil Map Unit Points Special Point Features Blowout Borrow Pit Clay Spot Closed Depression Gravel Pit Gravelly Spot Landfill Lava Flow Marsh or swamp Mine or Quarry Miscellaneous Water Perennial Water Rock Outcrop Saline Spot Sandy Spot Severely Eroded Spot Shrubland Slide or Slip Sodic Spot	Spot Area Stony Spot Very Stony Spot Wet Spot Other Special Line Features Water Features Streams and Canals Rails Interstate Highways US Routes Major Roads Local Roads Background Aerial Photography
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MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.sc.egov.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves distance and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Diego County Area, California
Survey Area Date: Version 19, Aug 30, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor pinpoints of map unit boundaries may be evident.

Urban Land

Urban land (Ur) consists of closely built-up areas in cities. Buildings, streets, and sidewalks cover almost all of the surface. The soil has been so altered by urban works that identification is not feasible.

10

Terrace Escarpments (Tef) consists of steep to very steep escarpments and escarpment-like landscapes that occur on the nearly even fronts of terraces or alluvial fans. The escarpment-like landscapes occur between narrow flood plains and adjoining uplands and the very steep side of drainageways that are trenching into fairly level uplands. In most places there is 4 to 10 inches of soil. Generally the soil over soft natural sandstone, shale, or gravelly sediment. The vegetation ranges from a sparse cover of brush and annual forbs and grasses on south-facing slopes, to a fairly dense cover on north-facing slopes.

This land type occurs mainly on the coastal plain and as small areas in the foothills and the desert. It is used chiefly for watershed. Capability unit 1 (1/1S-1, 1/2, 20, 30).

GENERAL NOTES		MHPA LAND USE ADJACENCY GUIDELINES	PLUMBING	CODE ENFORCEMENT										
1. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT. 2. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIAL SERVICES NECESSARY FOR THE NECESSARY COMPLETION OF ALL WORK SHOW, DESCRIBED OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS 3. THE DESIGNER APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, CALLED THE DESIGNERS ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS. 4. ALL WORK SHALL CONFORM TO THE 2019 EDITION OF ALL THE CALIFORNIA BUILDING CODES ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO. HANDICAP REQUIREMENTS, AND ANY OTHER CODE AND ORDINANCES ENFORCED BY THE CITY AND COUNTY OF SAN DIEGO GOVERNING AGENCIES. 5. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE. 6. DIMENSIONS SHOWN IN FIGURES TAKES PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. 7. UNLESS OTHER WISE NOTES OR INDICATED ALL DIMENSIONS THE PLANS SHALL BE FROM CENTERLINE OF THE COLUMN OR STUD, OR FACE OF FINISH WALL. 8. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH. 9. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE CITY ENGINEER OF THE LOCATION OF DISPOSAL SITES TO BE USED. THE SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES. 10. THE CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOORS, ETC. 11. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS. PLUMBING, ELECTRICAL WORK. ACCESS PANELS TO BE APPROVED BY THE DESIGNER. 12. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH CHAPTER 3306. CBC 13. IF TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH ARE REQUIRED OBTAIN NECESSARY ISSUANCE OF A BUILDING OR GRADING PERMIT 14. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMANS COMPENSATION INSURANCE COVERAGE 0 THE FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE CITY LABOR CODE. 15. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT AND DISCREPANCIES TO THE DESIGNER. 16. ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE NON-COMBUSTIBLE. 17. HAZARDOUS MATERIALS STORED AND/OR USED IN BUILDING SHALL COMPLY WITH CBC 2015 18. UNLESS NOTED OTHERWISE. ALL NON CONCRETE SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE COATS OR TWO COATS ON PRIMER CONCRETE TO BE ON COAT OVER PRIMER. 19. THE CENTER RECEPTACLE OUTLETS SHALL NOT BE LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING AREA. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATION EQUIPMENT, SHALL NOT BE LESS THAN 3- FEET NOR MORE THAN 4- FEET ABOVE THE FLOOR OR WORKING PLATFORM. 20. THE CENTER OF THE FIRE ALARM INITIATION DEVICES (BOXES) (IF PROVIDED) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL FOR THE FLOOR WORKING PLATFORM, GROUND SURFACE OR SIDEWALK 21. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE IF A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE. 22. CITY APPROVED CONDITIONS OF APPROVAL FOR THIS PROJECT AND RECORDED BY THE CITY ARE TO BE CONSIDERED A PART OF THESE PLANS AND SHALL BE APPLIED. 23. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR ALL MEANS, METHODS & PROCEDURES FOR THE COMPLETE CONSTRUCTION. 24. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE JOB SITE PER CURRENT OSHA REQUIREMENTS 25. ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER- RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. CBC 1708 26. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). 27. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). DUE TO THE PROJECT BEING WITHIN AND ADJACENT TO THE MHPA, THE DEVELOPMENT WILL NEED TO CONFORM TO ALL APPLICABLE LAND USE ADJACENCY GUIDELINES SECTION 1.4.3 OF THE MSCP SUBAREA PLAN. IN PARTICULAR, LIGHTING, DRAINAGE, LANDSCAPING, GRADING, ACCESS, AND NOISE MUST NOT ADVERSELY AFFECT THE MHPA LIGHTING LIGHTING SHOULD BE DIRECTED AWAY FROM THE MHPA, AND SHIELDED IF NECESSARY. PLEASE SEE MUNICIPAL CODE §142.0740 FOR FURTHER INFORMATION IF NEEDED. DRAINAGE DRAINAGE SHOULD BE DIRECTED AWAY FROM THE MHPA, OR IF NOT POSSIBLE, MUST NOT DRAIN DIRECTLY INTO THE MHPA. INSTEAD, RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO THE MHPA. LANDSCAPING NO INVASIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA. GRADING ALL MANUFACTURED SLOPES MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. BRUSH MANAGEMENT ALL ZONE 1 BRUSH MANAGEMENT AREAS MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. BRUSH MANAGEMENT ZONE 2 MAY BE PERMITTED WITHIN THE MHPA (CONSIDERED IMPACT NEUTRAL.) BUT CANNOT BE USED AS MITIGATION. ACCESS ACCESS TO THE MHPA, IF ANY, SHOULD BE DIRECTED TO MINIMIZE IMPACTS AND REDUCE IMPACTS ASSOCIATED WITH DOMESTIC PET PREDATION. NOISE DUE TO THE SITE'S LOCATION ADJACENT TO AND WITHIN THE MHPA, CONSTRUCTION NOISE WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CALIFORNIA GNATCATCHER 3/1 - 8/15. IF CONSTRUCTION IS PROPOSED DURING THE BREEDING SEASON FOR THE SPECIES, U.S. FISH AND WILDLIFE SERVICE PROTOCOL SURVEYS WILL BE REQUIRED IN ORDER TO DETERMINE SPECIES PRESENCE/ABSENCE. IF THE SPECIES IS/ARE NOT IDENTIFIED WITHIN THE MHPA, NO ADDITIONAL MEASURES WILL BE REQUIRED. IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONDUCTED AND CONSTRUCTION IS PROPOSED DURING THE SPECIES' BREEDING SEASON, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL/BERM WOULD BE REQUIRED. NOISE LEVELS FROM CONSTRUCTION ACTIVITIES DURING THE BIRD BREEDING SEASON SHOULD NOT EXCEED 60 DBA HOURLY LEQ AT THE EDGE OF THE OCCUPIED MHPA, OR THE AMBIENT NOISE LEVEL IF NOISE LEVELS ALREADY EXCEED 60 DBA HOURLY LEQ. DSD 1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED. 2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFICATE HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25' DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED. 3. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR. 4. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY. 5. LIGHTING IN GARAGE, LAUNDRY ROOMS, AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SWITCH. 6. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. 7. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) 8. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBANT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. 9. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). 10. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC). 11. LIGHT SOURCE AT THE LANDING AND TREADS OF STAIRS MUST NOT HAVE LESS THAN ONE FOOT-CANDLE ILLUMINATION CAPACITY. 1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. WATER SEWER RESPONSIBLE PARTY OWNER: MARK A SCHAEFER & SHANA HAZAN 5004 HASTINGS RD SAN DIEGO, CA 92116 IAS COMBINED NOTES 1. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BEINSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL. 2. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. 3. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FEET FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING. 4. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING PER THE 2019 CGBSC SEC. 4303.2 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BEINSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE CPC AND TABLE 1401.1 OF THE CPC. 5. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE GPM 6. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE GPM 7. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE GPM 8. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW OF 1.28 GALLONS FLUSH GPF 9. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICHSHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. 11. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES 12. OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT AND COLD WATER CONNECTIONS ALLOWED. INFORMATIONAL NOTE: STORM/RAIN WATER IS NOT PERMITTED IN THE PUBLIC SEWER CONVEYANCE SYSTEM. UNENCLOSED COLD WATER LOCATIONS WITH NO DRAIN ARE ALLOWED TO RUN OFF INTO LANDSCAPED AREAS OR SIMILAR AREA WHERE THEY WILL NOT CREATE A NUISANCE. NO PROVISION FOR HOT WATER CONNECTION ALLOWED 13. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. HANDHELD SHOWERS ARE CONSIDERED SHOWERHEADS. 14. ALL NEW RESIDENTIAL BUILDINGS (SINGLE FAMILY, DUPLEXES OR TOWNHOMES) SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TODISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION, IN COMPLIANCE WITH SECTION1602 OF THE CALIFORNIA PLUMBING CODE. 15. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE-X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION 16. THE INSTALLATION, STORAGE, HANDLING AND PROTECTION OF THE ABS AND PVC PIPING SHALL BE PER THE MANUFACTURER'S INSTALLATION AND HANDLING INSTRUCTIONS EGRESS 1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE GRADE-LEVEL OPENINGS SHALL BE 5 SQUARE FEET. 2. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE FOLLOWING DIMENSIONS: A MINIMUM CLEAR OPENING HEIGHT SHALL BE 24 INCHES. (CRC R310.12) THE MINIMUM CLEAR OPENING WIDTH SHALL BE 20 INCHES. (CRC R311.1.3) THE MAXIMUM SILL HEIGHT IS 44 INCHES. 3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. March 1, 2023 CIVIL PENALTY NOTICE AND ORDER Location: 5004 Hastings Road, San Diego CA APN No.: 465-052-1200 Property Owner/Responsible Person: Mark A. Schaefer and Shana Hazan Address: 5004 Hastings Road San Diego, CA 92116 Zoning Designation: RS-1-1 You are hereby notified that the property identified above is in violation of the San Diego Municipal Code (SDMC). On March 10, 2022, and February 23, 2023, the following violations were observed at the property and must be corrected: Remodeling work which exceeds the scope outlined in permit #PMT-3151013 and includes the following: Adding a rear yard retaining wall exceeding 3 feet in height. Expanding an existing basement with added bedrooms, bathrooms and laundry room. Adding a rear yard deck which exceeds 30 inches above grade. Modifying exterior finishes along with windows and doors throughout. This is a violation of the following code section(s): <table><tr><th>Code Section</th><th>Violation Description</th></tr><tr><td>SDMC §129.0202</td><td>When a Building Permit is Required</td></tr><tr><td>SDMC §129.0302</td><td>When an Electrical Permit is Required</td></tr><tr><td>SDMC §129.0402</td><td>When a Plumbing/Mechanical Permit is Required</td></tr><tr><td>SDMC §143.0212</td><td>Need for Site-Specific Survey and Determination of Location of Historical</td></tr><tr><td>SDMC §§121.0202-121.0203</td><td>provides the authority regarding enforcement of the Land Development Code.</td></tr><tr><td>SDMC §121.0302</td><td>requires compliance with the Land Development Code, specifies these violations are not permitted, and provides authority for the abatement of public nuisances.</td></tr></table> Page 2 Civil Penalty Notice and Order 5004 Hastings Road March 1, 2023 If you correct the above violations as identified below, you will not be subject to any administrative civil penalties. In order to avoid administrative civil penalties, you must correct the violations by June 15, 2023, as follows: Obtain required permit(s) to remove or keep unpermitted work, complete all required inspections. Obtain required Electrical Permit(s) and successfully complete all required inspections. Obtain required Plumbing/Mechanical Permit(s) and successfully complete all required inspections. All applications for permits must be submitted online. Please go to https://www.sandiego.gov/development-services and click on apply for a permit online. Be advised that CED will be reviewing the submitted plans for enforcement compliance. Reinspection fees are assessed for each inspection after the issuance of a violation notice in accordance with the SDMC §13.0103. An invoice will be sent following each inspection until compliance is achieved. Current reinspection fees range between \$246 and \$395. Please refer to the San Diego Municipal Code sections cited for additional information via https://www.sandiego.gov/city-clerk/. Additional forms and documents to assist in your compliance efforts are available at: https://www.sandiego.gov/ced/forms. Failure to Comply with Notice and Order If you fail to comply with this Notice and Order in the time and manner set forth above, you are subject to civil administrative penalties pursuant to SDMC §§12.0801-12.0840. The penalty rate for the above listed violation(s) has been established in accordance with SDMC §§12.0801-12.0840 at \$100.00 per violation per day and shall be an ongoing assessment of penalties at the daily rate until the violations are corrected. Administrative civil penalty amounts are established by the Development Services Director. The following factors were used in determining the amount: the nature and seriousness of the violation Pursuant to SDMC §12.0805(a), in determining the date on which civil penalties shall begin to accrue, the Development Services Director considers the date when the Code Enforcement Division first discovered the violations as evidenced by the issuance of a Notice of Violation or any other written correspondence. The date on which the civil penalties began to accrue is March 1, 2023, and shall end on the date that the violation(s) has been corrected to the satisfaction of the Development Services Director or the Enforcement Hearing Officer. DEVELOPERS DESIGNERS ARCHITECTS BUILDERS INVESTORS LOCAL 710 13th Street, Suite 307 San Diego, CA 92101 P: (619) 535-0537 www.architectslocal.com MARK A SCHAEFER & SHANA HAZAN HASTINGS REMODEL 5004 HASTINGS ROAD NO.: ISSUANCE/REVISION: DATE: DATE: AL PROJECT NUMBER: 05/15/2026 1-210448 SCALE: AHJ PROJECT NUMBER: 1/8" = 1'-0" PRJ-1054629 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021. GENERAL NOTES & CODE ENFORCEMENT G002	Code Section	Violation Description	SDMC §129.0202	When a Building Permit is Required	SDMC §129.0302	When an Electrical Permit is Required	SDMC §129.0402	When a Plumbing/Mechanical Permit is Required	SDMC §143.0212	Need for Site-Specific Survey and Determination of Location of Historical	SDMC §§121.0202-121.0203	provides the authority regarding enforcement of the Land Development Code.	SDMC §121.0302	requires compliance with the Land Development Code, specifies these violations are not permitted, and provides authority for the abatement of public nuisances.
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HASTINGS REMODEL

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BMP PLAN

G003

"FROM APPENDIX E OF THE CITY OF SAN DIEGO STORM WATER STANDARDS.
PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROJECT. ALL GRADING IMPROVEMENTS SHALL BE CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER THE RAIN EVENT.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE CITY OF SAN DIEGO STANDARDS SHALL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS AND THE STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION. CONCRETE RINSE WATER SHALL BE COLLECTED AND DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL COLLECT DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE PROPERLY STORED IN THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED AT QUOTE RECONSTRUCTION LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
13. THE CONTRACTOR IS RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED FOR IN THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, WATER DEVELOPMENT DIVISION, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTION AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 FOR PREVENTION OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ON PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE COLLECTED AND DISCHARGED TO THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

	PERVIOUS SURFACE/ LANDSCAPE
	IMPERVIOUS SURFACE/ CONCRETE
	AREA OF OR-1-1 ZONE & COVENANT OF EASEMENT
	DRAINAGE EASEMENT DEDICATION
	(E) RETAINING WALL
	PROPERTY LINE
	SETBACK LINES
	MHPA BOUNDARY LINE
	BEGINNING OF NATURAL SLOPE PER USGA AND ENVIRONMENTAL REPORT
	STREET CENTERLINE
	(E) WALL LINE BELOW
	ZONING BOUNDARY
	WATER DRAIN FLOW DIRECTION
	DRAINAGE DOWNSPOUT
	(E) WATER METER
	(E) ELECTRICAL METER
	(E) GAS METER

	SC-5 FIBER ROLLS BARRIER
	SC-7 STREET SWEEPING AND VACUUMING
	WM-1 MATERIAL DELIVERY & STORAGE AREA
	WM-4 SPILL PREVENTION CONTROL
	WM-5 SOLID WASTE MANAGEMENT AREA
	WM-8 CONCRETE WASTE MANAGEMENT
	SC-2 LOT PERIMETER PROTECTION DETAIL

① SITE PLAN Copy 3
1" = 10'-0"



METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
(619) 431-5250
metromap.sd@gmail.com

REVISIONS:

TOPOGRAPHIC SURVEY
5004 HASTINGS ROAD
SAN DIEGO, CA 92116

UPDATED: 08/21/25
ADD TOPOGRAPHY
SURVEY DATE
JANUARY 24, 2024
MAP/DRAWING DATE
FEBRUARY 7, 2024
SCALE: 1/8"=1'-0"
DRAWN BY: VF
JOB No:

SHEET TITLE:

G004

PROPERTY LEGAL DESCRIPTION
LOT 143, MAP 1912 (KENNINGTON HEIGHTS UNIT #2)
ASSESSORS PARCEL NUMBER
485-052-12
BASIS OF ELEVATIONS
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB
LOCATION: NORTHWEST CORNER OF HASTINGS ROAD AND BISTOL ROAD
DATUM: NGVD 29
ELEVATION: 363.20 FEET

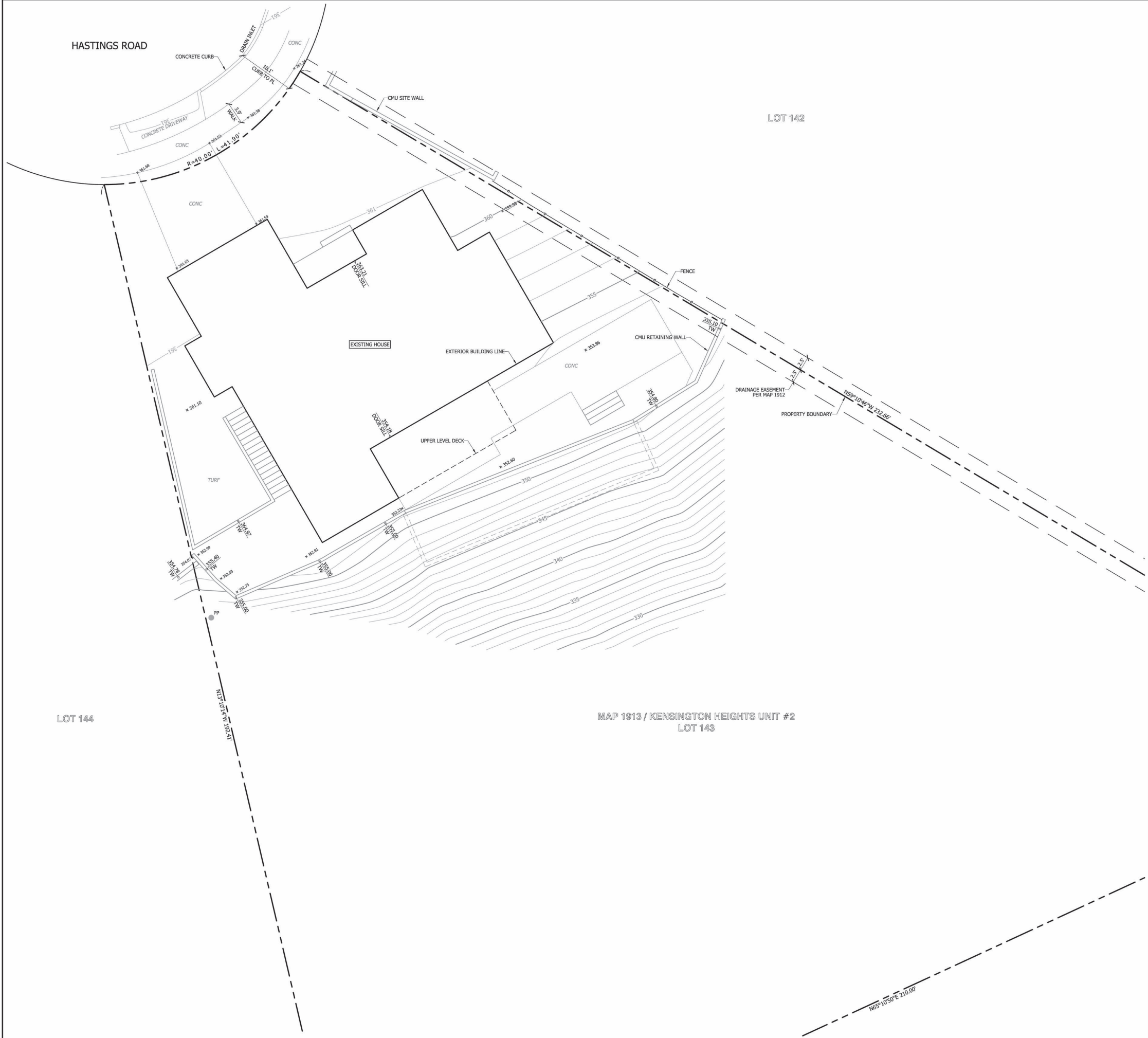
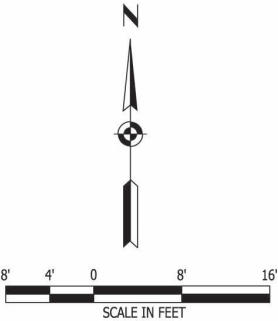
NOTE
THIS MAP OF EXISTING IMPROVEMENTS AND/OR TOPOGRAPHY WAS FIELD SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE,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

THE PROPERTY BOUNDARY SHOWN HEREON IS THE RESULT OF A PRECISE RETRACEMENT OF THE PROPERTY DESCRIBED ABOVE. A PROCEDURE OF SURVEY DEPICTING PHYSICAL EVIDENCE AND MEASUREMENT DATA IS AVAILABLE FOR REVIEW UPON REQUEST.

THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

LEGEND	
	PROPERTY LINE
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	EDGE OF CONCRETE
	CURB & GUTTER
	CMU WALL
	CONCRETE SURFACE
	FENCE
	(P) CMU WALL
	SPOT ELEVATION
	GROUND CONTOUR (5' INTERVAL)
	GROUND CONTOUR (1' INTERVAL)
(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)	

ABBREVIATIONS	
AP	ANGLE POINT
ASPH	ASPHALT
BLDG	BUILDING
CIP	CAST IN PLACE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DI	DRAIN INLET
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
FNC	FENCE
GB	GRADE BREAK
GRND	GROUND
MH	MANHOLE
PP	UTILITY POLE
(R)	RADIAL BEARING
ROW	RIGHT OF WAY
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE (DRAIN)
TW	TOP OF WALL
TYP	TYPICAL
U/G	UNDERGROUND
WM	WATER METER



HASTINGS REMODEL

5004 HASTINGS ROAD

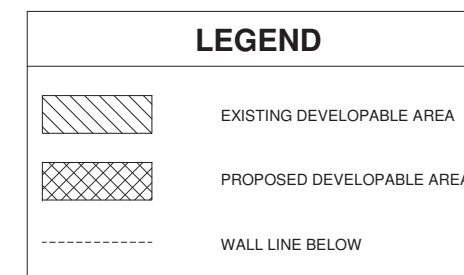
[illegible]

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021.

DATE:	AL PROJECT NUMBER:
05/15/2026	1-210448
SCALE:	AHJ PROJECT NUMBER:
As indicated	PRJ-1054629

DEVELOPABLE AREA CALCS

G005



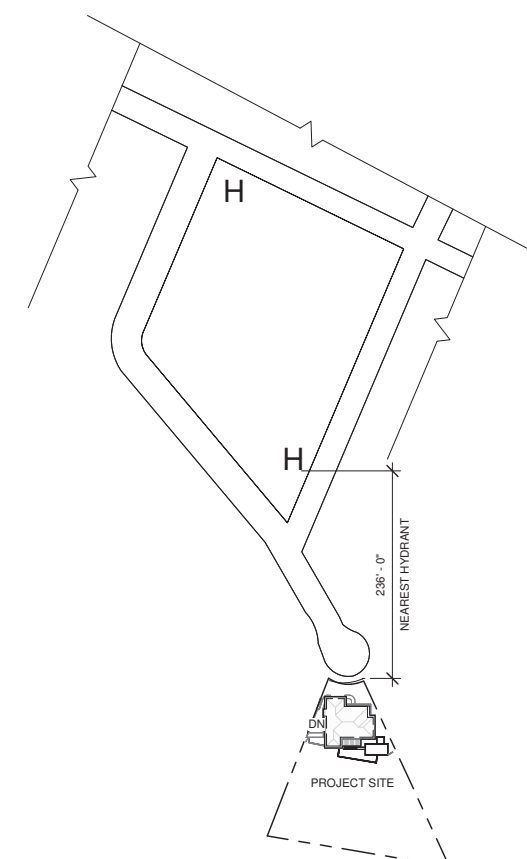
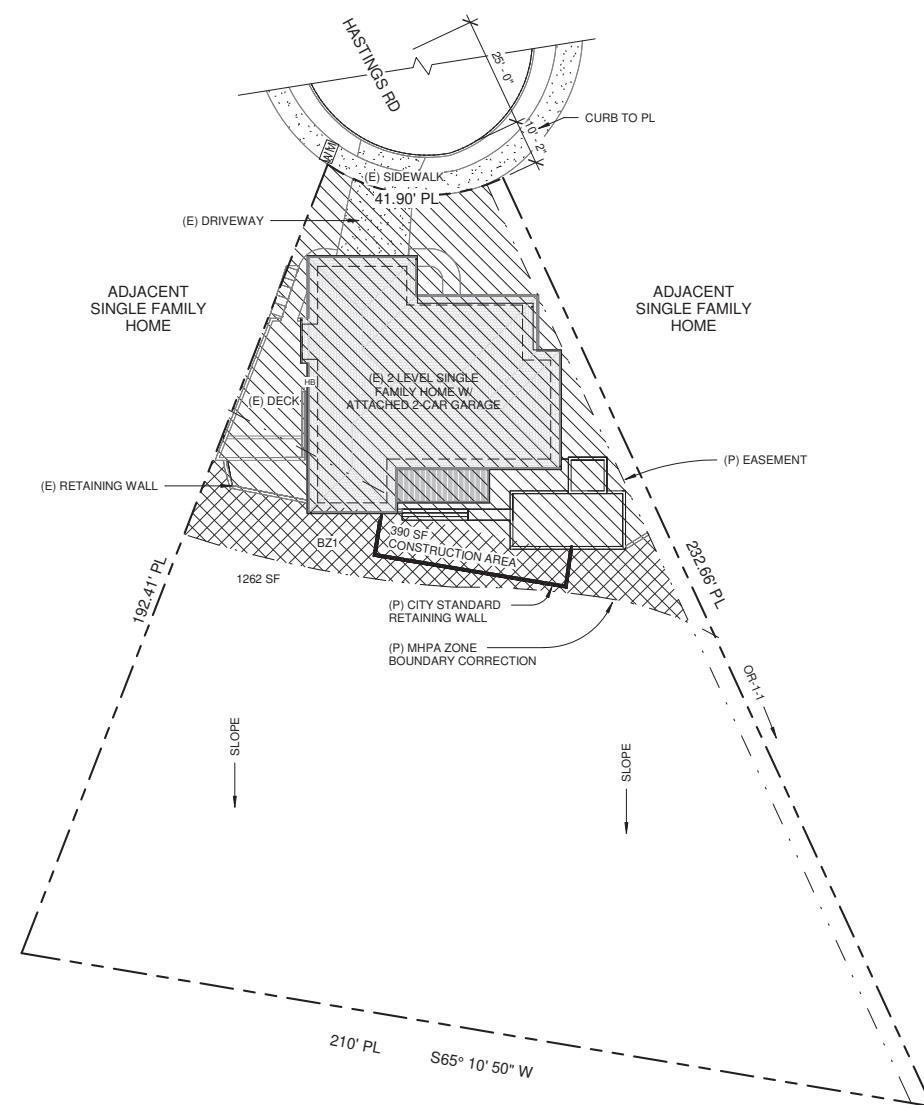
LOT SIZE: 24,053 SF

(E) DEVELOPABLE AREA
(E) SQUARE FOOTAGE: 5,363 SF
(E) DEVELOPABLE AREA PERCENT: 22.39%

(P) ADDITIONAL CONSTRUCTION AREA
(P) ADDITIONAL SQUARE FOOTAGE: 390 SF
(P) TOTAL SQUARE FOOTAGE: 5,753 SF
(P) DEVELOPABLE AREA PERCENTAGE: 23.91%

(P) DEVELOPABLE AREA W/ BZ1
 (P) ADDITIONAL SQAURE FOOTAGE: 1464 SF
 (P) TOTAL SQUARE FOOTAGE: 6827 SF
 (P) DEVELOPABLE AREA PERCENTAGE: 28.38%

***NOTE: NO 25% ENCROACHMENT MAXIMUM DUE TO
NO ENCROACHMENT PROPOSED (PENDING BOUNDARY CORRECTION)***



② SURROUNDING FIRE HYDRANTS
1" = 100'-0"



REVISIONS	BY
REV 1 PER CITY COMMENTS 9/5/23	
REV 2 PER REVISED SLOPE 9/11/24	
REV 3	
11/7/25	
REV 4	
4/27/26	

CALIFORNIA


LANDSCAPE
TECHNOLOGIES
landscape
architecture
irrigation design

3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241



5004 HASTINGS

SAN DIEGO, CA

VEGETATIVE FUEL MANAGEMENT PLAN

DRAWN
CHECKED
DATE 7-5-23
SCALE 1"=20'-0"
JOB NO. 008-23-AL
SHEET L-1
BF 2 SHEETS

BRUSH MANAGEMENT LEGEND

 ZONE ONE-15 to 30 FEET FROM STRUCTURE
Plant materials maximum height 4 feet permanently irrigated.

 ZONE TWO-EXTENDING FROM STRUCTURE TO 100' FROM STRUCTURE
Native plant materials pruned per specifications. No irrigation. Temporary irrigation only for new planting.

- NOTES:
- All zone one planted areas are located within 50 feet of a roadside.
 - Brush Management on adjacent properties shall be the responsibility of the adjacent property owner. For maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor - Brush/Weed complaint line at: (619) 533-4444.
 - Due to Zone 2 depth issues, the following alternative compliance mitigation measures have been incorporated into the structure:
 - Dual glazed/dual tempered windows at all windows.
 - Neat building wall shall be 1 hour fire rated.
 - Structures, including deck shall be of non-combustible, one-hour fire rated, or type IV heavy timber construction.
 - The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.
 - Onsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor-Brush/Weed Complaint line at (619) 533-4444.
- ON SITE PHOTOS: See right.

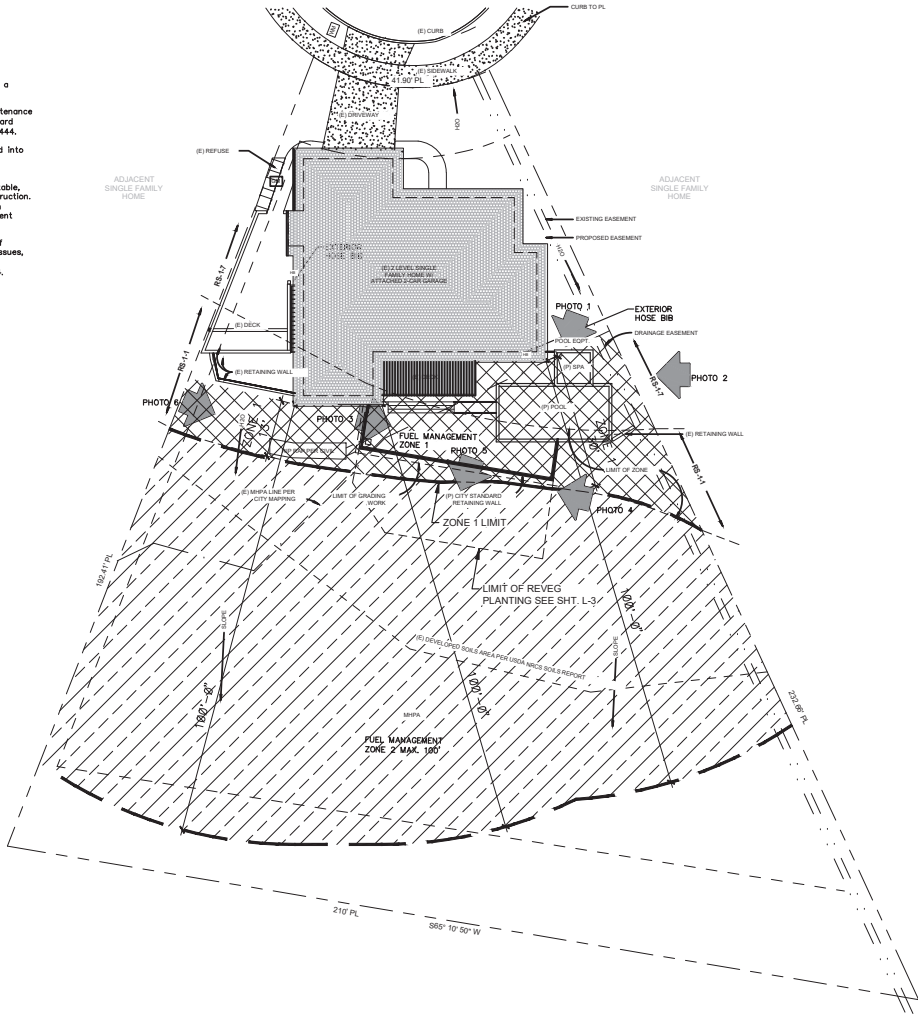


PHOTO P1



PHOTO P2



PHOTO P3



PHOTO P4



PHOTO P5



PHOTO P6



San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35–feet	9 to 12–feet
Zone Two	65–feet	91 to 88–feet



(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements

- The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.
- Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
- Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- Permanent irrigation is required for all planting areas within Zone One except as follows:
 - When planting areas contain only species that do not grow taller than 24 inches in height, or
 - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.
- No *structures* shall be constructed in Zone Two.
- Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:
 - All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.
 - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallongage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

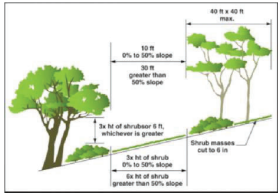
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT-REQUIREMENTS

3.2-1 Basic requirements - All Zones

- For zone two, plants shall not be cut below six inches.
- Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher

(Figure 3-1). Dead and excessively twiggy growth shall also be removed.



- All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
- Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements -All Structures

- Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
- Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- Maintain all plantings in a succulent condition.

- Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures

- Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

BRUSH MANAGEMENT MAINTENANCE NOTES

- General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

General Revegetation Notes

- Revegetation of the Project Area shall be in accordance with the latest edition of the City of San Diego White book, Landscape Standards (2018) (Part 8) and City of San Diego Biological Resource Guidelines.
- Revegetation of the site will include treatment and removal of non-native vegetation, installation of native container plantings, temporary irrigation, and long-term maintenance (Table 2).
- All erosion control measures (i.e. jute netting, straw wattles, gravel bags) will be installed immediately following the completion of construction activities. Revegetation activities such as installation of container plants, and temporary irrigation should be conducted during rainy season (October to April) following completion of construction activities.
- Contractor shall repair and/or replace all above ground erosion control BMPs damaged during the 120 Day PEP and 25-month maintenance and monitoring period. Any above grade erosion control measures or BMPs shall be removed by the contractor and as directed by the Project Biologist following acceptance of the 25 -month maintenance and monitoring period by the City Representative and Project Biologist.
- Contractor shall remove all trash and/or debris from the revegetation site prior to and following the revegetation installation, and until the end of the 25-month maintenance and monitoring period.
- Final acceptance of revegetation is subject to meeting success criteria (Table 1). Final success criteria may be lowered by Project Biologist if natural site conditions prevent the establishment of vegetation.

Site Preparation

- Non-native plant species currently occupying revegetation areas shall be removed or treated with herbicide prior to installation of native plant material. The Contractor shall coordinate with the Project Biologist regarding identification of invasive species to be removed/treated.
- If erosion control materials such as silt fencing and fiber rolls remain on site prior to planting, they must be in serviceable condition prior to the restoration implementation and should remain in place. If they are degraded, they should be replaced prior to planting the area and shall remain until vegetation has been established.

Irrigation

- The contractor will be responsible for providing sufficient water to the site to ensure container plants become well established and the site meets success criteria. The contractor will be required to submit the method of irrigation to the city representative and project biologist for approval.
- Irrigation shall deliver water sufficiently and shall be appropriate to the needs of the plant materials. Overwatering as evidenced by soggy soils, standing water, runoff, erosion or other similar conditions shall be managed and prevented by the Contractor. The amount of water applied must be adjusted when warranted by site conditions.
- Repairs to the irrigation system due to vandalism or any other reason shall be the responsibility of the contractor.
- Irrigation shall be discontinued prior to the end of the 25 -month maintenance and monitoring period or earlier, as directed by the Project Biologist and City Representative.
- After the final 25-month success criteria are met and the revegetation area has been approved by the City, any components of the irrigation system shall be carefully removed from the site without adversely impacting native vegetation.

Container Planting

- All container planting shall be installed in accordance with the City of San Diego Whitebook (2018) Part 8.905
- Installation shall occur under the direction of the Project Biologist. Spotting of container stock plants before planting may be required. Plants shall be planted and watered as specified immediately after the removal from the containers. Containers shall not be cut prior to placing the plants in the planting area.
- Planting pits for container plants shall be approximately 1.5 times as deep and 3 times as wide as the container size. All planting pits shall be filled with water and allowed to completely drain prior to plant installation. After the planting pits have been presoaked, Re -vegetation or Restoration Contractor shall backfill the hole to the appropriate planting depth and set plants in the center of the hole, then backfill the hole and thoroughly apply more water.
- A watering basin, approximately twice the size of the plant canopy shall be created. Re -vegetation or Restoration Contractor shall apply 2-inches of weed free mulch inside the watering basin.
- Planting shall not be performed if plants contain standing water or if pits are over saturated to a condition which may result in an unhealthful condition for the plant.
- Unless specified otherwise or directed by the Project biologist, installation of plant material shall occur during the rainy season (Oct 1 - Feb 15).

Maintenance and Monitoring Requirements

- The 120-Day PEP will begin following successful completion of revegetation installation and acceptance by the Project Biologist and/or City Representative.
- The maintenance period begins following completion and acceptance of the 120 -day PEP and may be extended at the determination of the City Representative. Revegetation areas shall be maintained for a period of not less than 25-months. All revegetated areas shall be maintained by the contractor until final approval by the City.
- Prior to final approval, the City representative may require corrective action including but not limited to re -seeding and the repair of any soil erosion or slope slippage, in consultation with the Project Biologist.
- Weeding and/or herbicide application shall be done regularly by the contractor. Weeding shall be done at a minimum of bi-weekly until the end of the 120-day PEP, and monthly throughout the 25 months maintenance.
- Contractor shall control weeds as identified by the Project Biologist.

Table 1. Success Criteria¹

	Percent Cover (Native Vegetation)	Percent Cover Non-native Vegetation (CAL-IPC Listed Highly Invasive Species)	Container Plant Survival (%)
Plant Establishment Period (PEP)	NA ²	0	100
25-Month Maintenance and Monitoring Period	45	0	NA

¹ Final success criteria may be lowered by the Project Biologist, in consultation with the City Representative, if natural site condition prevents the establishment of vegetation.
² Site BMPs must be in good condition and there must be no erosion issues by the end of the 120-day PEP.

Table 2. Summary and Schedule for Maintenance, Monitoring and Reporting

Period	Contractor Responsibilities	Project Biologist Responsibilities	Reporting and Submittals
Installation	Contractor is responsible for preparation of site implementation of the revegetation plan, and installation of container plants shown on the plans or as directed by the Project Biologist	Project Biologist is responsible for monitoring installation, as needed to ensure successful installation and implementation of the revegetation plan.	Project Biologist to submit memo to City Representative within 7 days of installation completion.
120-Day PEP	Contractor is responsible for all necessary maintenance (watering, weed abatement, replacement planting, maintain BMPs) to ensure establishment of vegetation and site remains erosion free. Maintenance activities shall occur as needed, but not less than bi-weekly.	Project Biologist is responsible for monitoring revegetation and providing maintenance recommendations. Monitoring shall occur bi-weekly for the first two months, then monthly thereafter.	Contractor to notify City Representative prior to the completion of the 120 Day PEP for site inspection. Project Biologist to submit monitoring memo to City Representative following each site visit and completion memo with 7 days of completion
25-Month Maintenance and Monitoring	Contractor is responsible for all necessary maintenance (watering, weed abatement, replacement planting, maintain BMPs) to meet success criteria. Maintenance activities shall occur as needed, but not less than bi-weekly.	Project Biologist is responsible for monitoring revegetation and providing maintenance recommendations. Monitoring shall occur quarterly.	Project Biologist to submit quarterly monitoring memo to City Representative. Prior to completion of the 25 Month, Project Biologist to submit final memo within 14 days of completion of the 25 months.

ATTACHMENT 10

REVISIONS	BY
REV 1 PER CITY COMMENTS 9/5/23	
REV 2 PER REVISED SLOPE 9/11/24	
REV 3	
11/7/25	
REV 4	
4/27/26	

CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241
LICENSED LANDSCAPE ARCHITECT
SHEILA SHERMAN 2887
6/30/28
4/27/26
STATE OF CALIFORNIA

5004 HASTINGS

SAN DIEGO, CA

VEGETATIVE FUEL MANAGEMENT SPECIFICATIONS

DRAWN
CHECKED
DATE 7-5-23
SCALE
JOB NO. 008-23-AL
SHEET
L-2
OF 2 SHEETS

REVISIONS	BY
REV 1 PER CITY COMMENTS 9/5/23	
REV 2 PER REVISED SLOPE 9/11/24	
REV 3 11/7/25	
REV 4 4/27/26	

CALIFORNIA



landscape
architecture
irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241



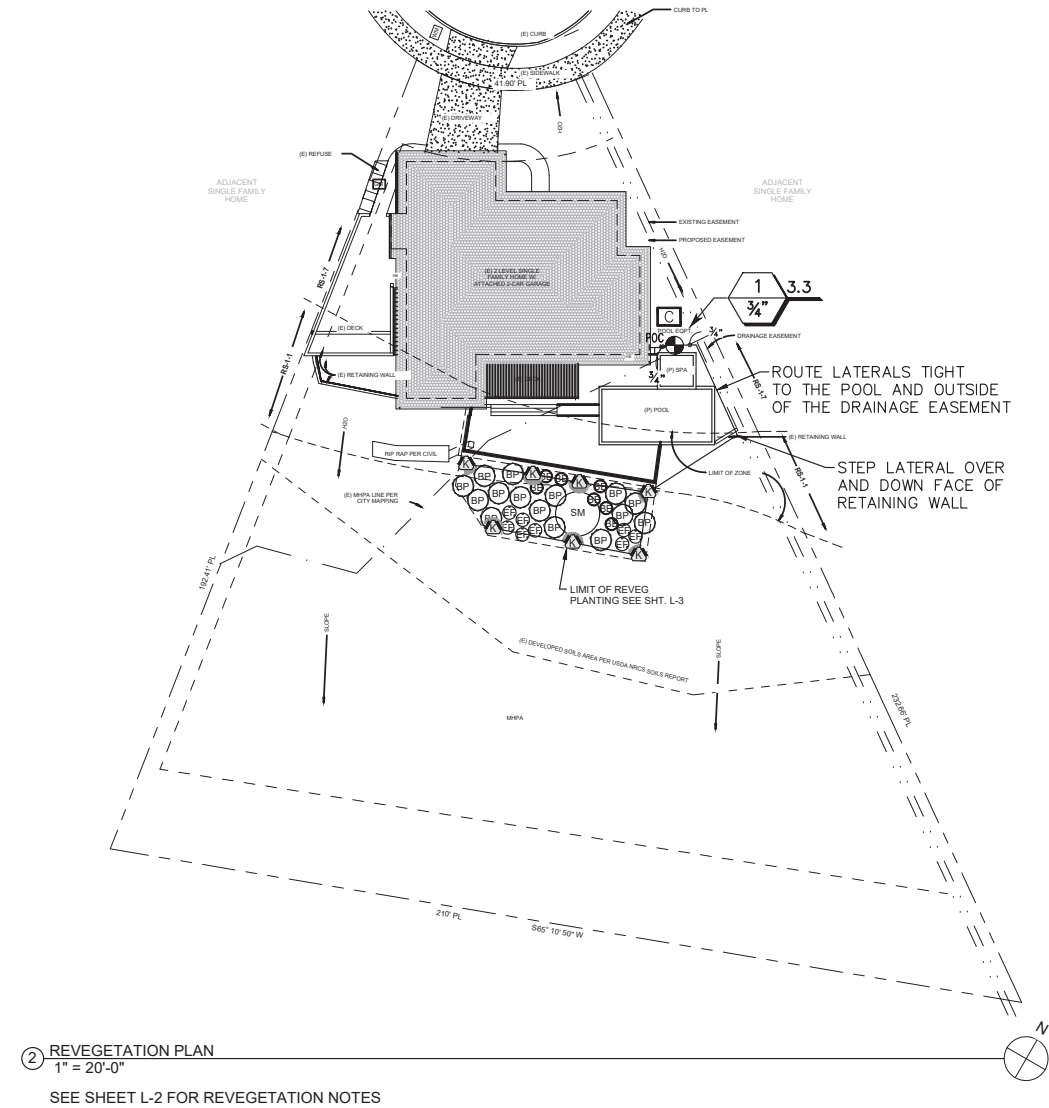
5004 HASTINGS

SAN DIEGO, CA

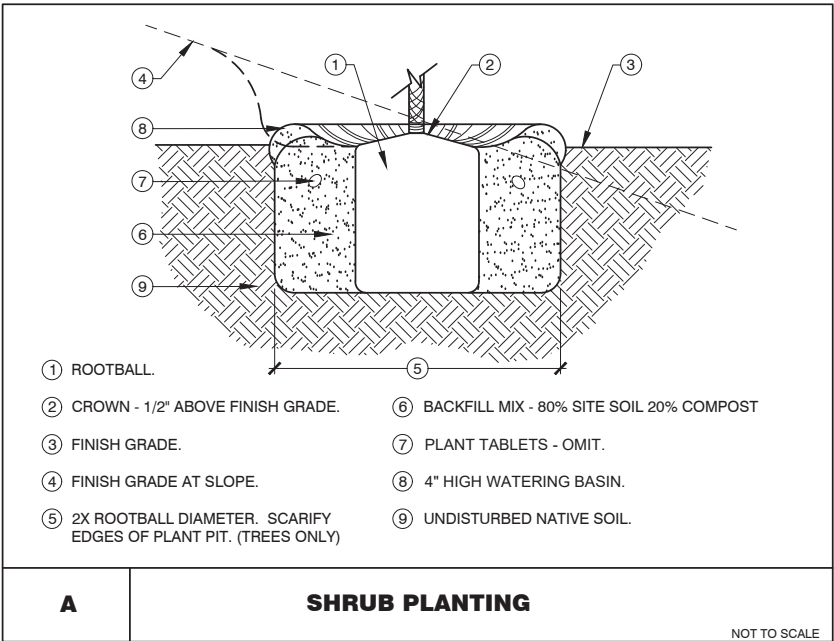
REVEGETATION PLAN

DRAWN
CHECKED
DATE 7-5-23
SCALE 1"=20'-0"
JOB NO. 008-23-AL
SHEET

L-3



2 REVEGETATION PLAN
1" = 20'-0"
SEE SHEET L-2 FOR REVEGETATION NOTES



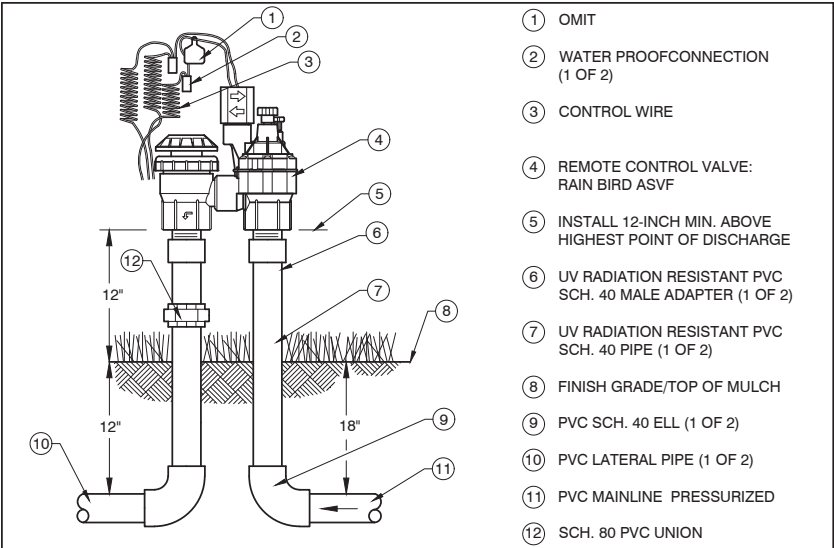
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter MP2000 PROS-00-PRS30 Shrub Rotator, fixed-riser, pressure regulated to 30 psi, MP Rotator nozzle K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Hunter PGV-ASV 3/4in. and 1in. Plastic Electric Remote Control Valve, with removable Anti-Siphon Cap, and Flow Control, Inlet/Outlet: Female NPT Threads. Install with Hunter DC solenoid for battery timer.	
	Hunter NODE-100 Single Station Controller, Outdoor, Battery Powered. DC Latching Solenoid Included. Point of Connection 3/4"	
	Point of Connection 3/4"	
	Irrigation Lateral Line: PVC Schedule 40 On grade installation for temporary irrigation.	
	Irrigation Mainline: PVC Schedule 40	
	Valve Callout Valve Number Valve Flow Valve Size	

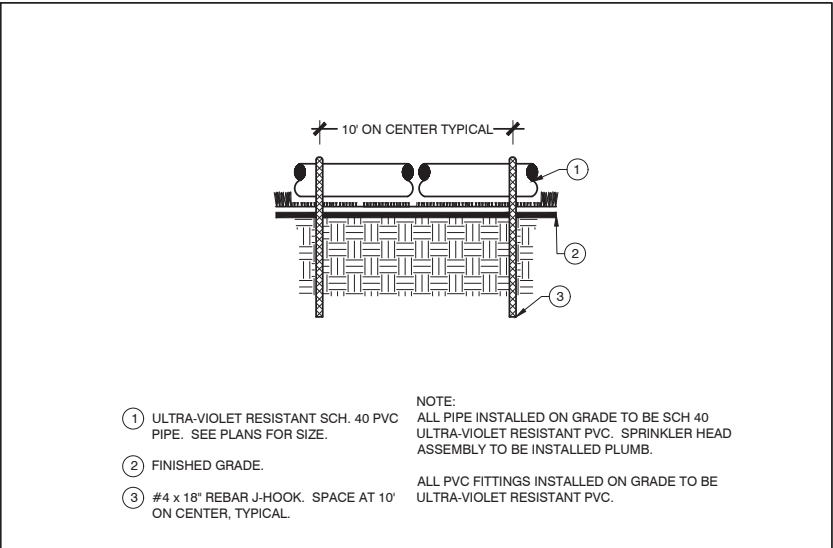
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BP	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	1 gal	15
	BE	Bahiopsis laciniata / San Diego County Sunflower	1 gal	7
	EF	Eriogonum fasciculatum / California Buckwheat	1 gal	8
	SM	Salvia mellifera / Black Sage	1 gal	1

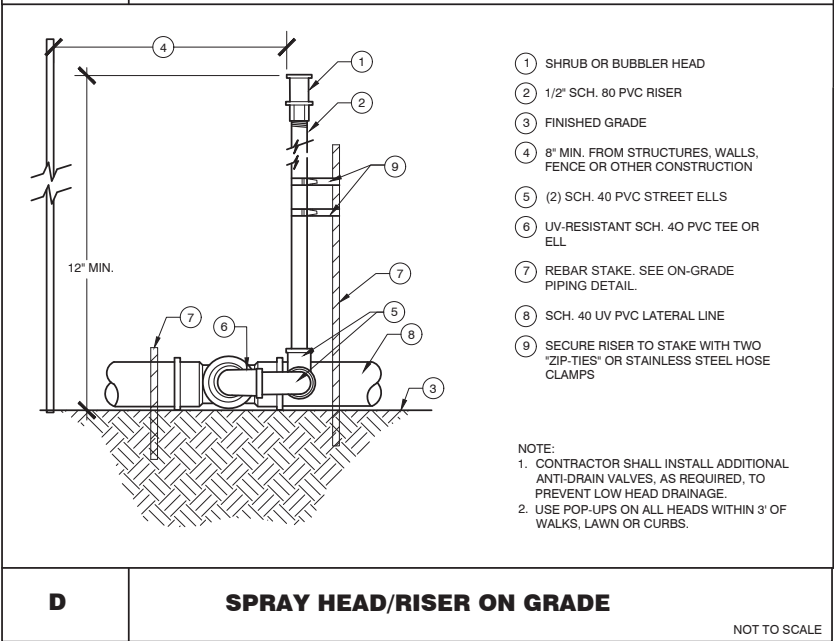
CHECK FOR PLANT AVAILABILITY AT NATIVE WEST NURSERY 619.423.2284



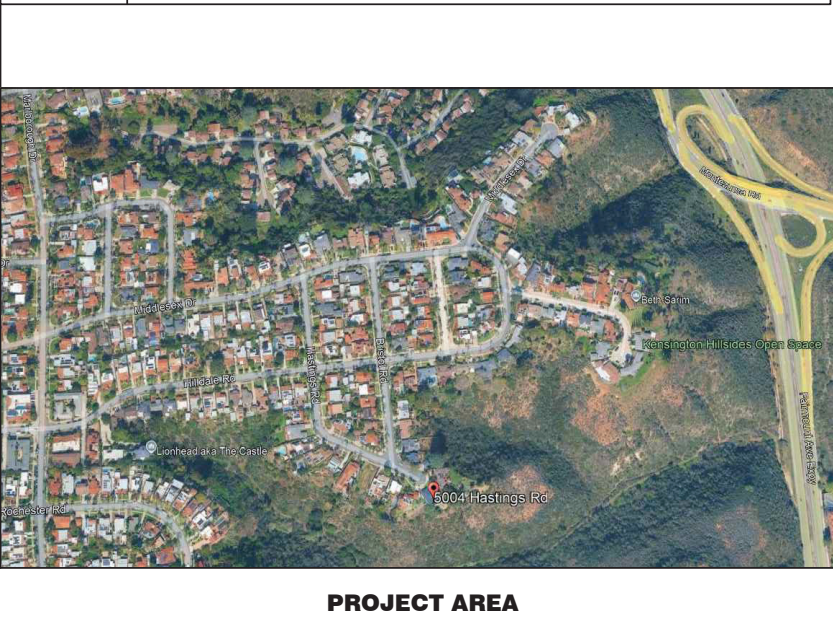
B **ANTI-SIPHON CONTROL VALVE** NOT TO SCALE



C **PIPE ON GRADE** NOT TO SCALE



D **SPRAY HEAD/RISER ON GRADE** NOT TO SCALE



PROJECT AREA

HASTINGS REMODEL

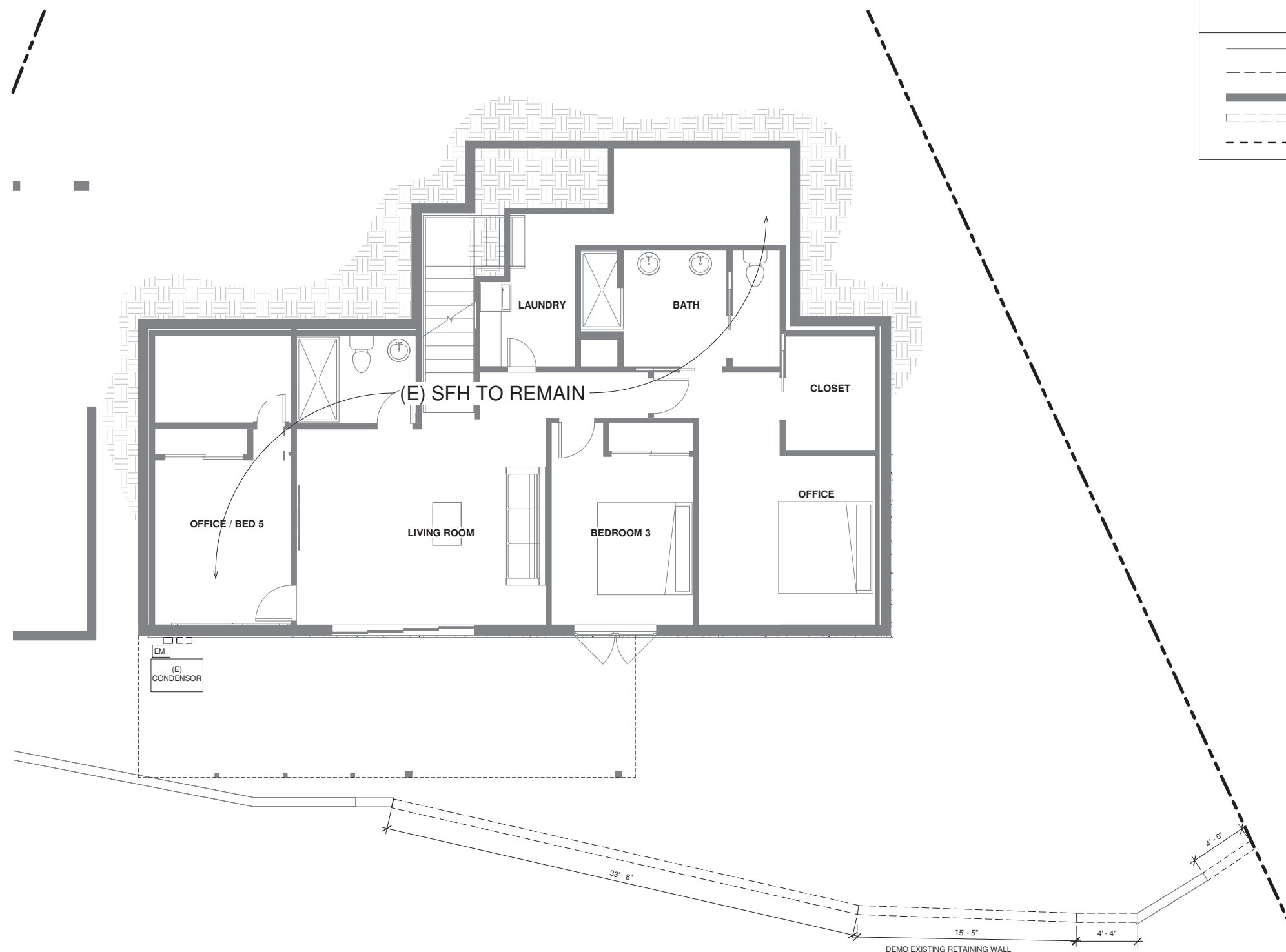
5004 HASTINGS ROAD

[illegible]

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DATE:	AL PROJECT NUMBER:
05/15/2026	1-210448
SCALE:	AHJ PROJECT NUMBER:
1/4" = 1'-0"	PRJ-1054629

A001



① LOWER LEVEL DEMO PLAN
1/4" = 1'-0"



HASTINGS REMODEL

[illegible]

DATE:	AL PROJECT NUMBER:
05/20/2025	1-210448
SCALE:	AHJ PROJECT NUMBER:
As indicated	PRJ-1054629

A101

APPLICANT:	CODER CONSTRUCTION
ADDRESS:	5904 HASTINGS ROAD SAN DIEGO, CA 92116
LEGAL DESCRIPTION:	
APN:	465-052-12-00
LOT:	143
MAP:	MID-CITY KENSINGTON TALMADGE
SUBDIVISION:	001912
ZONING:	OR-1-1
OVERLAY ZONE:	TRANSIT PRIORITY AREA STEEP HILLSIDES AIRPORT INFLUENCE AREA HISTORIC DISTRICT
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B

LOT SIZE	24,053 SF (.55 ACRES)
TOTAL DISTURBANCE AREA	751 SF
EXISTING IMPERVIOUS AREA	3,171 SF
CREATED IMPERVIOUS AREA	247 SF
REPLACED IMPERVIOUS AREA	0 SF
TOTAL PROPOSED IMPERVIOUS AREA	3,418 SF

EXISTING IMPERVIOUSNESS	13.74%
PROPOSED IMPERVIOUSNESS	14.81%
IMPERVIOUS PERCENT INCREASE	1.07%

EARTHWORK QUANTITIES	
CUT QUANTITIES	6 CYD
FILL QUANTITIES	48 CYD
IMPORT	42 CYD
MAX CUT DEPTH	2' - 6"
MAX FILL DEPTH	4' - 11"

1. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. ALL DRAINAGE FROM IMPERVIOUS AREAS & DOWNSPOUTS TO BE ROUTED TO LANDSCAPE AREAS PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
3. THE CLOSEST POINT OF THE EQUIVALENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE BASE MEASUREMENT (REFERENCE DATUM).
4. ARTIFICIAL LIGHT SOURCES AT STAIR LANDINGS SHALL HAVE AN ILLUMINATION CAPACITY OF NOT LESS THAN 1 FOOT-CANDLE.
5. THE WALLS AND CEILING OF THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 16 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
6. QUALITY OF SANITATION: MUNICIPAL CODE SECTIONS 12.0104, 43.010, 129.0104(A) (4), AND 142.0220. PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO, STORMWATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.
7. DRAINAGE SHOULD BE DIRECTED AWAY FROM THE MHPA, AND SHIELDED IF NECESSARY PER MUNICIPAL CODE §142.0740
8. DRAINAGE SHOULD BE DIRECTED AWAY FROM THE MHPA, OR IF NOT POSSIBLE, MUST NOT DRAIN DIRECTLY INTO THE MHPA. RUNOFF TO FLOW INTO SEEDER/PLANTER BEDS, GRASSY SLOPES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO THE MHPA.
9. NO INVASIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA GRADING
10. CONSTRUCTION NOISE WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CALIFORNIA Gnatcatcher 3/1-8/15.
11. NO ACCESS PROPOSED INTO MHPA ZONE UNDER THIS PERMIT

	PERVIOUS SURFACE/ LANDSCAPE
	IMPERVIOUS SURFACE/ CONCRETE
	AREA OF OR-1-1 ZONE & COVENANT OF EASEMENT
	DRAINAGE EASEMENT DEDICATION
	(E) RETAINING WALL
	PROPERTY LINE
	SETBACK LINES
	MHPA BOUNDARY LINE
	BEGINNING OF NATURAL SLOPE PER USGA AND ENVIRONMENTAL REPORT
	STREET CENTERLINE
	(E) WALL LINE BELOW
	ZONING BOUNDARY
	WATER DRAIN FLOW DIRECTION
	DRAINAGE DOWNSPOUT
	(E) WATER METER
	(E) ELECTRICAL METER
	(E) GAS METER

1. REFERENCE 2022 RESIDENTIAL COMPLIANCE MANUAL SECTION 5.10 SWIMMING POOL HEATING. ANY NEW OR REPLACEMENT GAS OR ELECTRIC SWIMMING POOL HEATER SYSTEM IN A RESIDENTIAL OCCUPANCY SHALL BE EQUIPPED WITH ALL OF THE FOLLOWING:
 - AN ON/OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER FOR EASY ACCESS.
 - A PERMANENT WEATHERPROOF PLATE OR CARD, EASILY READABLE, GIVING INSTRUCTIONS FOR THE EFFICIENT OPERATION OF THE SWIMMING POOL.
 - POOL AND SPA HEATERS MAY NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.
 - A LENGTH OF PLUMBING (36" MIN.) BETWEEN THE FILTER AND THE HEATER TO ALLOW FOR FUTURE SOLAR HEATING.
2. OUTDOOR POOL/SPAS EQUIPPED WITH GAS OR ELECTRIC HEATER SHALL ALSO BE EQUIPPED WITH A POOL/SPA COVER. THE COVER SHOULD BE FITTED AND INSTALLED DURING THE FINAL INSPECTION.
3. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY.
4. LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE: PHOTOCONTROL OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
5. ALL DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH DOOR ALARMS.
6. ALL GATES WITH DIRECT ACCESS TO THE POOL SHALL BE SELF-LATCHING AND SELF-CLOSING.

1. H 110.4(A): CERTIFICATION BY MANUFACTURERS. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT MUST BE CERTIFIED TO HAVE ALL OF THE FOLLOWING: A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS; AN ON-OFF SWITCH MOUNTED OUTSIDE OF THE HEATER THAT ALLS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING; A PERMANENT WEATHERPROOF PLATE OR CARD WITH OPERATION INSTRUCTIONS; AND MUST NOT USE ELECTRIC RESISTANCE HEATING.
2. H 110.4(B)1: PIPING. ANY POOL OR SPA HEATING EQUIPMENT MUST BE INSTALLED WITH AT LEAST 3/6" OF PIPE BETWEEN THE FILTER AND THE HEATER, OR DEDICATED SUCTON AND RETURN LINES, OR BUILT-IN OR BUILT-UP CONNECTIONS TO THE HEATER, OR SOLAR HEATING.
3. H 110.4(B)2: COVERS. OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER MUST HAVE A COVER.
4. H 110.4(B)3: DIRECTIONAL INLETS AND TIME SWITCHES FOR POOLS. POOLS MUST HAVE DIRECTIONAL INLETS THAT ADEQUATELY MIX THE POOL WATER, AND A TIME SWITCH THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING OFF-PEAK ELECTRIC DEMAND PERIODS.
5. H 110.4(B)4: PILOT LIGHT. ANY POOL OR SPA HEATERS MUST NOT HAVE A CONTINUOUSLY BURNING PILOT LIGHT.
6. H 150.0(P): POOL SYSTEMS AND EQUIPMENT INSTALLATION. RESIDENTIAL POOL SYSTEMS OR EQUIPMENT MUST MEET THE SPECIFIED REQUIREMENTS FOR PUMP SIZE, FLOW RATE, PIPING, FILTERS, AND VALVES.

① SITE PLAN
1" = 10'-0"



HASTINGS REMODEL

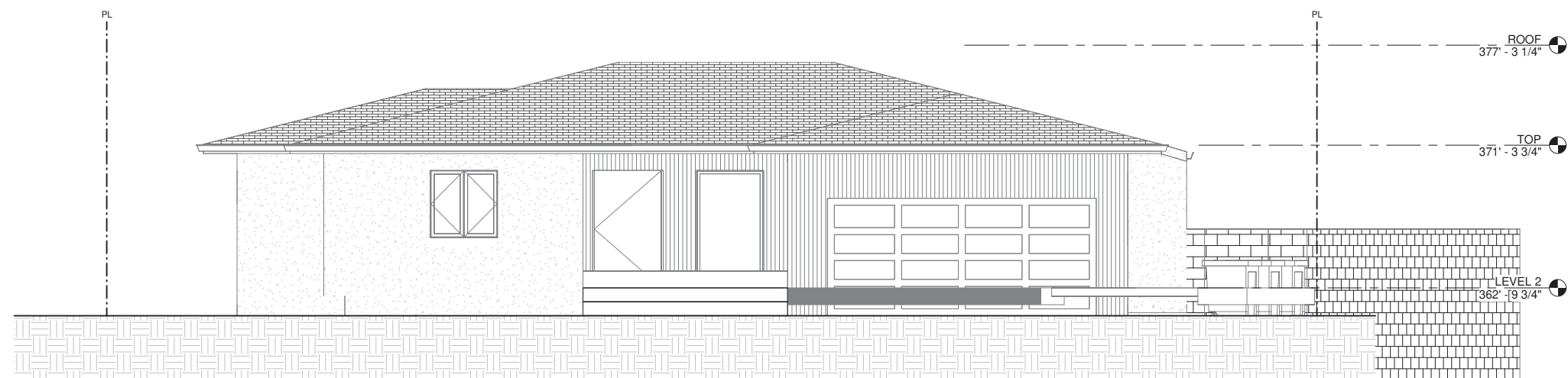
5004 HASTINGS ROAD

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DATE:	AL PROJECT NUMBER:
05/15/2026	1-210448
SCALE:	AHJ PROJECT NUMBER:
1/4" = 1'-0"	PRJ-1054629

A201



① NORTH ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
 $\frac{1}{4}" = 1'-0"$

HASTINGS REMODEL

5004 HASTINGS ROAD

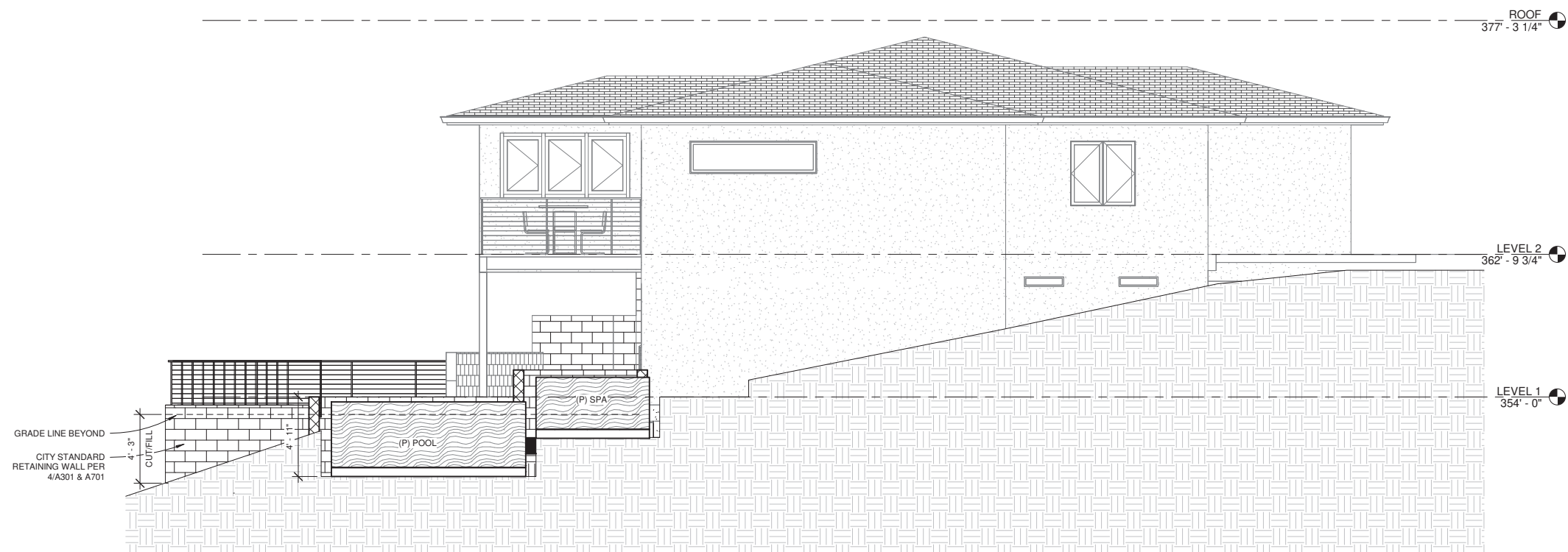
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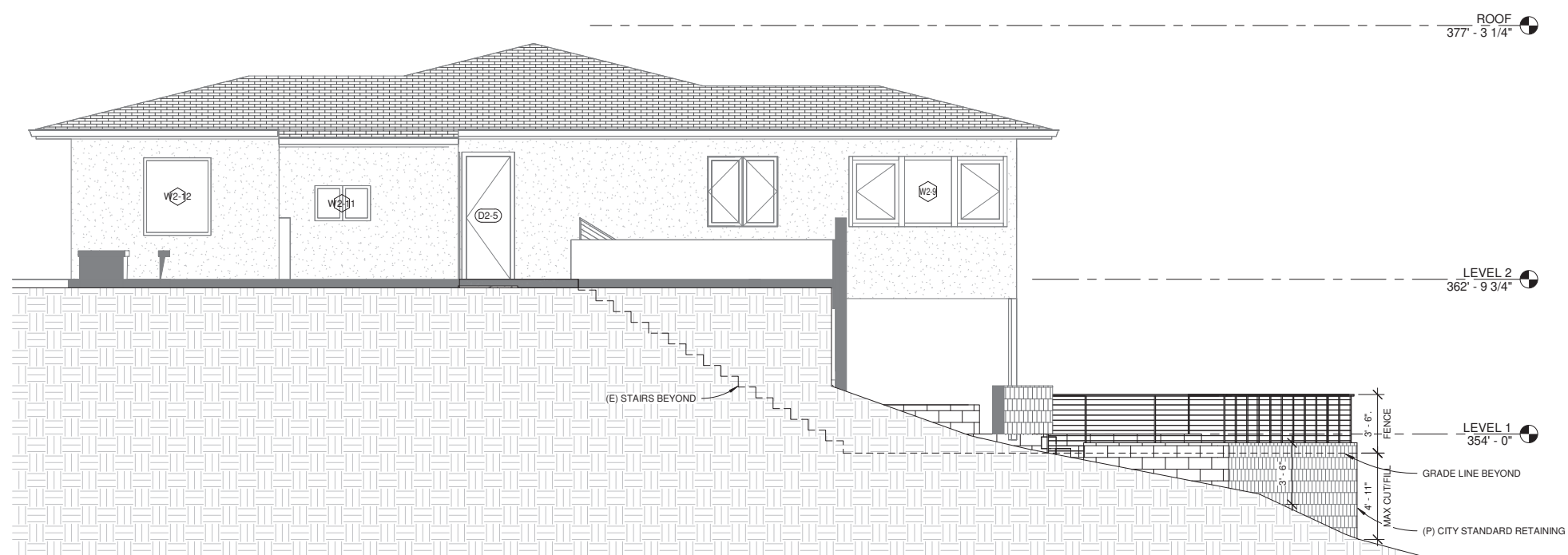
DATE:	AL PROJECT NUMBER:
05/15/2026	1-210448
SCALE:	AHJ PROJECT NUMBER:
1/4" = 1'-0"	PRJ-1054629

ELEVATIONS

A202



① EAST ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

HASTINGS REMODEL

5004 HASTINGS ROAD

[illegible]

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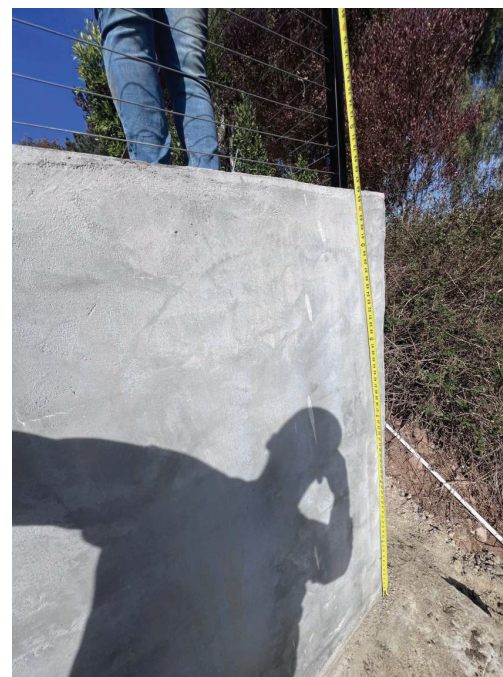
DATE:	AL PROJECT NUMBER:
05/15/2026	1-210448
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1/4" = 1'-0"	PRJ-1054629

SECTIONS

A301



SOUTHWEST WALL CORNER



SOUTHEAST WALL CORNER



SOUTHEAST WALL CORNER

