THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 1, 2026 REPORT NO. HO-26-043

HEARING DATE: September 9, 2026

SUBJECT: 0 BENTON PLACE (APN: 440-110-1600), PROCESS THREE DECISION

PROJECT NUMBER: PRJ-1113452

OWNER/APPLICANT: LUIS A. ESPINOZA

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit and Easement Vacation to vacate an existing public sewer easement and construct a 1,680-square-foot, one-story single-dwelling unit with a detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs) on a vacant lot located at 0 Benton Place (Assessor's Parcel Number: 440-110-1600) within the Mid-City: Normal Heights Community Plan.

Proposed Actions:

1. APPROVE Site Development Permit No. PMT-3283998 and Easement Vacation No. PMT-3283997.

Fiscal Considerations: None. All costs associated with the processing of the application will be paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement:

The project will result in the construction of a 1,680-square-foot, one-story single-dwelling-unit with a detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs), one market-rate and one deed-restricted affordable. The Land Use Element of the Mid-City Communities Plan recommends using companion units to meet affordable housing goals. ADUs do not count toward the zoning density, pursuant to San Diego Municipal Code (SDMC) Section 141.0302(b)(6), but they do increase the number of dwelling units.

The project shall enter into an affordable housing agreement with the San Diego Housing Commission to provide one affordable ADU in compliance with the City's ADU Bonus Program (SDMC 141.0302). The ADU regulations at the time of submittal permitted one ADU by-right for a

single dwelling unit lot, but additional ADUs could be proposed through the City's ADU Bonus Program. For sites located outside the sustainable development area (SDA), as is the case here, a maximum of one affordable and one bonus ADU is permitted per SDMC 141.0302(d)(1)(C). The Owner/Permittee shall provide one affordable ADU with rents of no more than 30 percent of 110 percent of Area Median Income for no fewer than 15 years. The unit mix and characteristics for the affordable bonus ADU, including, but not limited to, number of bedrooms, square footage, and amenities, must be comparable to the unit mix and characteristics for the unrestricted bonus ADUs in the project.

Community Planning Group Recommendation: On May 21, 2024, the Mid-City: Normal Heights Planning Group voted 8-0, with 0 abstentions, to recommend approval of the project without conditions.

Environmental Impact:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 11, 2026, and the opportunity to appeal that determination ended on March 25, 2026.

BACKGROUND:

Location: The 0.73-acre site is located on the east side of Benton Place, west of Interstate 15.

Figure 1

Community Plan: The project is in the Normal Heights community of the Mid-City Communities Plan and is designated as Residential, and recommends 1-5 dwelling units per acre) and Open Space.

These designations would allow up to 1 dwelling unit on the project site, with only one being proposed.

Zoning: The site is within the RS-1-1 (Residential-Single Unit), RS-1-7, and OR-1-1 (Open Space Residential) zones, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), a Transit Priority Area, the Airport Influence Area for Montgomery Field (Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (Montgomery Field), the Multi-Habitat Planning Area (MHPA), Complete Communities Mobility Choices – Mobility Zone 2, and a Very High Fire Hazard Severity Zone.

DISCUSSION

Project Description:

The project proposes vacating an existing six-foot-wide public sewer easement totaling 430.56 square feet (0.01 acres) located at the rear of Lot 28, being easterly of Benton Place and west of Interstate 15, and constructing a 1,680-square-foot, one-story single-dwelling unit with a detached two-story building containing two, 600-square-foot ADUs: one ADU permitted by the underlying zoning regulations and one affordable bonus ADU as set forth in (SDMC § 141.0302(d)(1)(C)). The property is located outside the SDA and may propose a maximum of one affordable and one bonus ADU. (one market-rate ADU and one deed-restricted affordable ADU).

Sewer and water service will be provided via laterals within Benton Place. The project also proposes stormwater infrastructure, a driveway, a deck, and retaining walls. The project includes standard brush management, which includes a 35-foot Zone One and a 65-foot Zone Two. Trees and fencing located within the proposed Brush Management Zone One would be removed, along with an existing wall located toward the front of the lot.

Permits Required

- The project is subject to a Site Development Permit, which is required for the proposed development on a site that contains Environmentally Sensitive Lands (ESL) (Sensitive Biological Resources and Steep Hillsides), per (SDMC) Section 126.0502(a)(1)(B). Per (SDMC) Section 126.0502(a), a decision on a Site Development Permit shall be made in accordance with Process Three; and

- A decision on an application to vacate a public service easement requested in accordance with (SDMC) Section 125.1010(a) shall be made in accordance with Process Two. Per (SDMC) 125.1030(b), the decision is appealable to City Council.

Site Condition and Development Footprint

The property contains Environmentally Sensitive Lands, including sensitive biological resources and steep hillsides. The project has a total development footprint of 2,880 square feet on the 31,798-square-foot lot. Construction will occur on the upper and middle northeast portion of the lot along Benton Place, and the project has been designed to avoid structural encroachment near the steep hillside.

In accordance with (SDMC Section 131.0431) Table 131-04D, Footnote 1, the project is permitted a reduced front-yard setback from 20 feet to 6 feet, allowing the proposed residence to be located closer to the street. The site lies partially within the Multi-Habitat Planning Area (MHPA); therefore, the development must comply with all applicable MHPA Land Use Adjacency Guidelines and conditions of coverage for MSCP-covered species with the potential to occur on-site.

Lighting, drainage, landscaping, grading, access, and noise, including conditions of coverage for the coastal California gnatcatcher and Cooper's hawk, have all been conditioned to avoid adverse effects on the MHPA, as detailed in the Biological Assessment Report and permit conditions. A Covenant of Easement (COE) will be recorded over areas outside the development footprint containing ESL. The site is physically suitable for development, and the project design minimizes disturbance to environmentally sensitive lands.

Community Plan Analysis:

The project is within the Mid-City Communities Plan (Community Plan) and is designated as.....

A Residential Land Use policy (page 98) recommends to "consider the use of companion units or 'granny flats,' as defined and regulated by the Municipal Code, as a method of meeting affordable housing goals." The project proposes one market-rate ADU and one deed-restricted affordable ADU; therefore, it meets the Community Plan's Residential Land Use policy.

The Community Plan also recommends, "fostering well-designed and maintained development in existing neighborhoods" (page 96) and "ensuring that new development is consistent with the neighborhood vision" (page 97). The project meets these recommendations by orienting the structure west of the steep hillside and canyon, respecting the relationship of the canyon and hillside. Additionally, the single-story dwelling unit and two-story ADU structure follows the west contours of the existing hillside topography by placing the primary dwelling unit on the west side of the property. The design orientation will maintain a connection to the surrounding open space by incorporating natural elements, such as stone pavers and earthy tones.

The proposed development complies with the development standards for floor area ratio, height, and is consistent with the established neighborhood scale and character. The project's contemporary design is appropriate for the neighborhood, as there are other examples of this design type that align with the Community Plan's varied housing styles, including northeast of the subject site on Benton and 35th Street. The flat roof reduces the main structure's bulk, and the detached structure's streamlined, pitched roof creates a harmonious visual relationship with the horizon and surrounding established residential properties.

Conclusion:

All issues raised during the review process have been addressed, and the project conforms with the

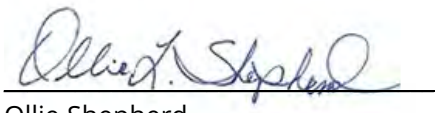
regulations of the Land Development Code and policies of the Community Plan. City staff recommends that the Hearing Officer approve Site Development Permit PMT-3283998 and Easement Vacation No. PMT-3283997.

ALTERNATIVES

1. Approve Site Development Permit No. PMT-3283998 and Easement Vacation No. PMT-3283997 with modifications.

2. Deny Site Development Permit No. PMT-3283998 and Easement Vacation No. PMT-3283997 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Ollie Shepherd
Development Project Manager
Development Services Department

Attachments:

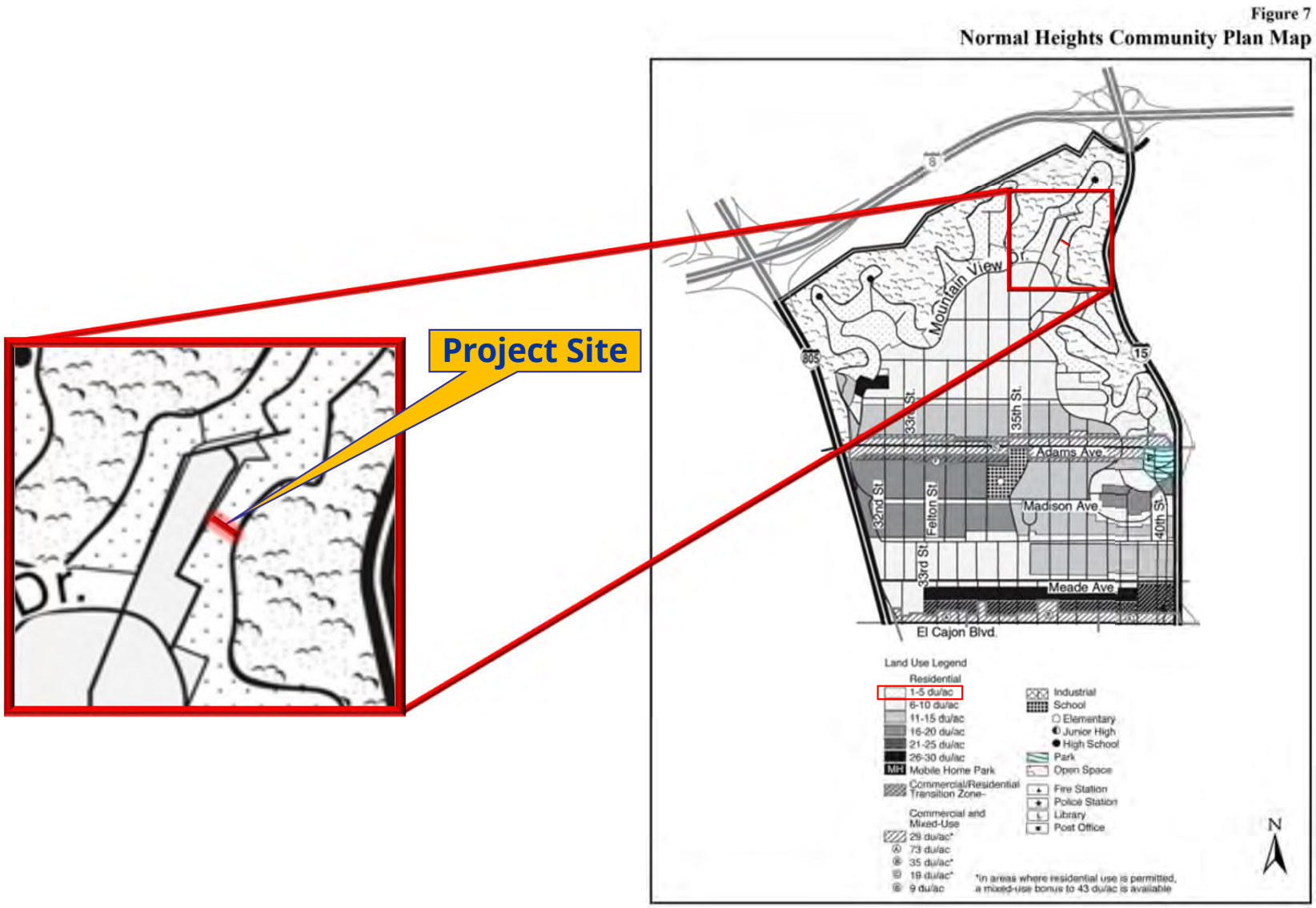
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Draft Easement Vacation Resolution with Conditions
7. Environmental Notice of Right to Appeal
8. Ownership Disclosure Statement
9. Project Plans

Aerial Photo

0 Benton Place, (APN: 440-110-1600) PRJ-113452
0 Benton Place, (APN: 440-110-1600)

North

ATTACHMENT 1

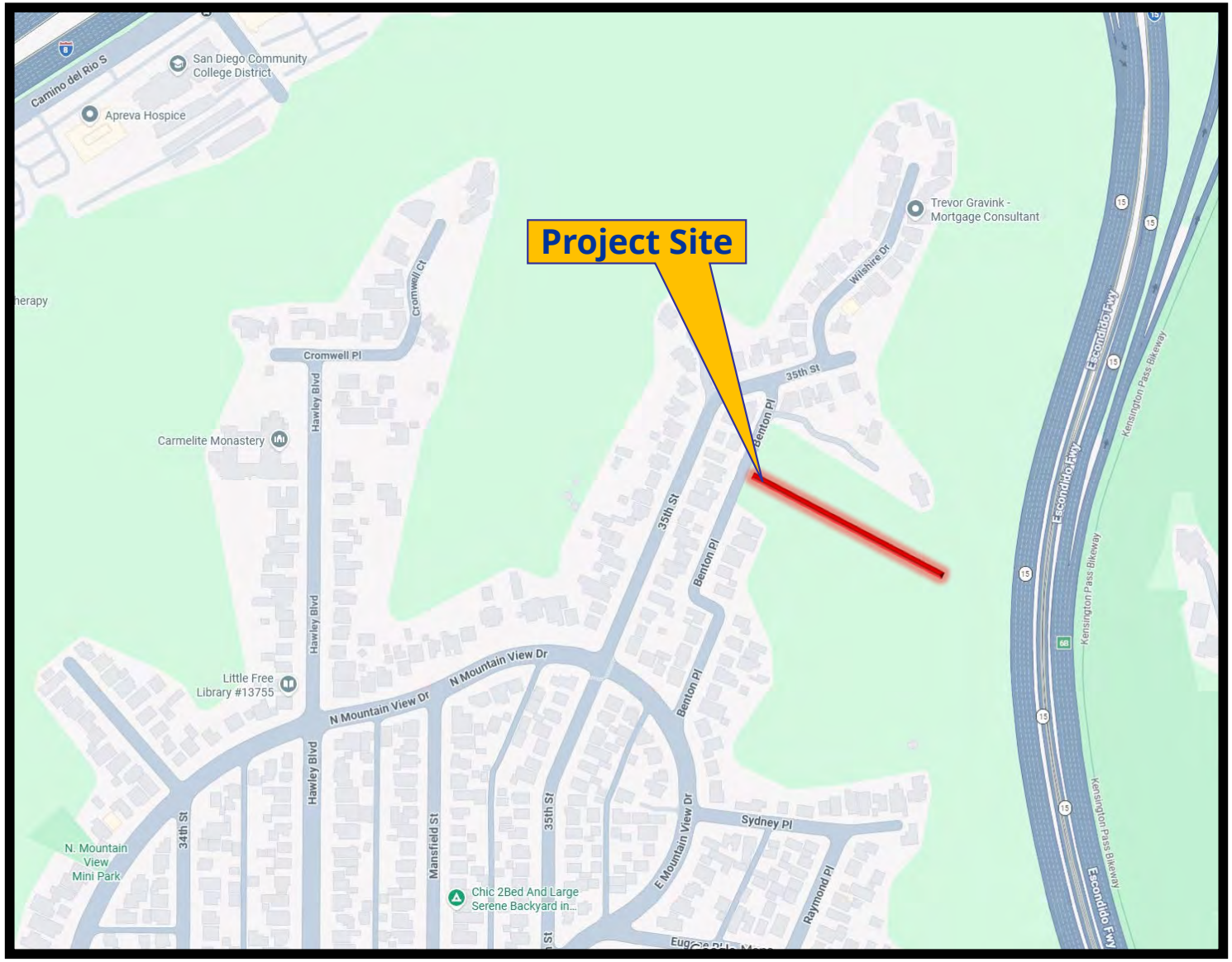


Normal Heights Community Plan Map

0 Benton Place, (APN: 440-110-1600) PRJ-113452
0 Benton Place, (APN: 440-110-1600)

North

ATTACHMENT 2



Project Location Map

0 Benton Place, (APN: 440-110-1600) PRJ-113452
0 Benton Place, (APN: 440-110-1600) San Diego, CA. 92154

North

ATTACHMENT 3

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: 24009882 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3283998
0 BENTON PLACE (APN:440-110-1600) PROJECT NO. PRJ-1113452
HEARING OFFICER

This Site Development Permit No. PMT-3283998 is granted by the Hearing Officer of the City of San Diego to LUIS A. ESPINOZA, a married man, as his sole and separate property, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.73-acre site is located at 0 Benton Place (APN: 440-110-1600) within the Mid City: Normal Heights Community Plan in the RS-1-1 (Residential-Single Unit), RS-1-7, and OR-1-1 (Open Space Residential) zones, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), a Transit Priority Area, the Airport Land Use Compatibility Plan Airport Influence Area (Montgomery Field – Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (Montgomery Field), the Multi-Habitat Planning Area (MHPA), Complete Communities Mobility Choices – Mobility Zone 2, and the Very High Fire Hazard Severity Zone. The project site is legally described as:

LOT 28, BLOCK B, SUBDIVISION OF VILLA LOTS 117 TO 127, BOTH INCLUSIVE, AND A PORTION OF LOT 116, NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1156, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY. Assessor's Parcel Number: 440-110-1600.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to and construct a 1,680-square-foot, one-story single-dwelling unit with a detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs) on a vacant lot, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 9, 2026, on file in the Development Services Department.

The project shall include:

a. Construction of a 1,680-square-foot, one-story single-dwelling unit;

b. A detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs);

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c. Vacation of an existing sewer easement (per the associated Easement Vacation No. PMT-3283998);

b. Landscaping (planting, irrigation and landscape-related improvements);

c. Off-street parking;

d. 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 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 24, 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/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

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.).

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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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase, per the approved Exhibit "A."

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AFFORDABLE HOUSING REQUIREMENTS

12. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). The Agreement will specify that in exchange for the City's approval of the Project, which contains 1 accessory dwelling unit permitted by the underlying zoning regulations and 1 bonus accessory dwelling unit, the Owner/Permittee shall provide 1 affordable accessory dwelling unit with rents of no more than 30% of 110% of AMI for no fewer than 15 years. The unit mix and characteristics for the affordable bonus ADU – including, but not limited to, number of bedrooms, square footage, and amenities – must be comparable to the unit mix and characteristics for the unrestricted bonus ADUs in the project.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb and gutter per current City Standard adjacent to the site on Benton Place, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new 15-foot-wide driveway per current City Standards adjacent to the site on Benton Place, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

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

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix D of the City of San Diego Stormwater Standards Manual.

TRANSPORTATION REQUIREMENTS:

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

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20. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 2 feet of right-of-way along the project frontage on Benton Place and assure by permit and bond the construction of a 12-foot-wide parkway (5-foot-wide landscaping, 7-foot-wide non-contiguous sidewalk), satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any construction permit for grading, 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, Stormwater 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.

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

23. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot unencumbered area around each tree, free of hardscape and utilities, unless otherwise approved per §142.0403(b)6.

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

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscapes shall be maintained in accordance with the Landscape Standards, in a disease-, weed-, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the

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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 Final Inspection for Single-Family development.

27. 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.

28. The Brush Management Program shall consist of a standard Zone One of 35 feet. in width, and a Zone Two of 65 feet. in width, extending out from the structure toward the native/naturalized vegetation, consistent with §142.0412.

29. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be 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.

30. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted, while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area, subject to Fire Marshal's approval.

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

MULTIPLE SPECIES CONSERVATION PROGRAM REQUIREMENTS:

32. Prior to issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement that preserves the Environmentally Sensitive Lands, outside of the allowable development area as shown on Exhibit A.

33. 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 the 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 impactive 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 than 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 developments, regardless of ownership, the brush management in the Zone 2 area will be the responsibility of a homeowner'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 breeding seasons for the following: CA gnatcatcher and Cooper's Hawk (3/1-8/15). If construction is proposed during the breeding season for the species, the following measures are required:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit, the City Environmental designee shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Environmental Designee:

A. A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) recovery permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California

gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following conditions must be met:

I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted; areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and

II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Environmental Designee at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

*Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Environmental Designee, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

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B. If coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Environmental Designee and applicable resource agencies, which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:

I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

COOPER'S HAWK (MSCP Covered Species)

Prior to the start of construction activity, including but not limited to clearing, grubbing, and grading, an active bird nest survey will be performed by the qualified project biologist to ensure that there are no active Coopers Hawk nests on the project site. If Cooper's hawk nests are active, there must be a 300-foot impact avoidance area around the active nest.

PLANNING/DESIGN REQUIREMENTS:

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

GEOLOGY REQUIREMENTS

35. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. Prior to any Certificate of Occupancy being issued, any private improvements that lie within a public ROW fronting the development or within a public easement within the development that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities (as determined by the Public Utilities Director or the City Engineer) must be removed unless the Owner/Permittee has obtained a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific encroachment at that specific location.

37. Prior to any Certificate of Occupancy being issued, ALL EXISTING AND PROPOSED PUBLIC WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST

PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD); or, the Design Engineer must include the following note On the Site Plan: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.

38. Prior to any Certificate of Occupancy being issued, any existing water service shown on Exhibit 'A' as TO BE RETAINED, which is subsequently determined to be inadequately sized, requires that the applicant obtain a permit for & construct the following: kill the existing water service line at the main and install a new water service in a location acceptable to the Public Utilities Director and City Engineer. To ensure acceptability, the new water service should be at least 30" from any prior water service line connection, 5' from any driveway, and 10' from any active sewer lateral.

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

40. Prior to any Building Permit being issued, all public improvements and proposed private sewer and water facilities (except for private irrigation-only pipelines) within the public ROW and/or public easements shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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 final inspection of completed buildings.

APPROVED by the Hearing Officer of the City of San Diego on September 9, 2026, and [Approved Resolution Number].

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SITE DEVELOPMENT PERMIT NO. PMT-3283998
Date of Approval: September 9, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Ollie Shepherd
Development Project Manager

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

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

Owner/Permittee

By _____
LUIS A. ESPINOZA,

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

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HEARING OFFICER, RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT-3283998
0 BENTON PLACE (APN:440-110-1600) - PROJECT NO. PRJ-1113452

RECITALS

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

A. LUIS A. ESPINOZA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, Owner/ Permittee, submitted an application to the City of San Diego for a Site Development Permit to vacate an existing public sewer easement and construct a 1,680-square-foot, one-story single-dwelling unit with a detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs) on a vacant lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 0 Benton Place project.

B. The 0.73-acre site is located at 0 Benton Place (APN: 440-110-1600) within the Mid-City: Communities Plan in the RS-1-1 (Residential-Single Unit), RS-1-7, and OR-1-1 (Open Space Residential) zones, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), a Transit Priority Area, the Airport Land Use Compatibility Plan Airport Influence Area (Montgomery Field – Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (Montgomery Field), the Multi-Habitat Planning Area (MHPA), Complete Communities Mobility Choices – Mobility Zone 2, and the Very High Fire Hazard Severity Zone. The project site is legally described as:

LOT 28, BLOCK B, SUBDIVISION OF VILLA LOTS 117 TO 127, BOTH INCLUSIVE, AND A PORTION OF LOT 116, NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1156, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY. Assessor's Parcel Number: 440-110-1600.

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C. On March 11, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, determined that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). The exceptions listed in CEQA Guidelines Section 15300.2 would not apply. There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

D. On September 9, 2026, the Hearing Officer considered Site Development Permit Number PMT-3283998 (and the associated Easement Vacation No. PMT-3283997) 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 Number PMT-3283998.

A. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0505</u>

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

The project proposes to vacate an existing public sewer easement and construct a 1,680-square-foot, one-story single-dwelling unit with a detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs) on a 0.73-acre vacant lot.

The Mid City Communities Plan designates the area as Residential and recommends 1-5 dwelling units per acre) and Open Space. These designations would allow up to 1 dwelling unit on the project site, with only one being proposed. Accessory Dwelling Units (ADUs) do not count toward the project's density total pursuant to San Diego Municipal Code (SDMC), Section 141.0302(b)(6).

The Land Use element of the Community Plan recommends to “Consider the use of companion units or 'granny flats,' as defined and regulated by the Municipal Code, as a method of meeting affordable housing goals.” (page 98). The project proposes one

market-rate ADU and one deed-restricted affordable ADU, meeting this recommendation.

The plan also recommends “limiting encroachment or residential development into designated open space” (pg. 64), “fostering well-designed and maintained development in existing neighborhoods” (pg. 96) and ensuring that new development is consistent with the neighborhood vision (pg. 97).

The proposed project meets these community plan goals by orienting the structure west of the steep hillside and canyon, respecting the relationship of the canyon and hillside. Additionally, the single-story and two-story ADU structure follows the west contours of the existing hillside topography by placing the primary dwelling unit on the west side of the property. The design orientation will maintain a connection to the surrounding open space by incorporating natural elements, such as stone pavers and earthy tones.

The project complies with the development standards for floor area ratio and height and is consistent with the established neighborhood scale and character. The project's contemporary design is appropriate for the neighborhood, as there are other examples of this design type that align with the Community Plan's varied housing styles, including those northeast of the subject site on Benton and 35th Street. The flat roof reduces the main structure's bulk, and the detached structure's streamlined, pitched roof creates a harmonious visual relationship with the horizon and surrounding established residential properties.

Therefore, the proposed 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 project proposes vacating an existing six-foot wide public sewer easement totalling 430.56-square-feet (0.01 acre) located within Lot 28, being easterly of Benton Place and west of Interstate 15, and constructing a 1,680-square-foot, one-story single-family residence with a detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs) on a 0.73-acre site, vacant lot located at 0 Benton Place (Assessor’s Parcel Number: 440-110-1600).

Prior to issuance of any ministerial permits, such as grading and/or building permits for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing, and fire code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors.

In addition, the project includes several conditions that will provide important improvements and requirements designed to protect public health, safety, and

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welfare. These conditions address engineering, transportation, and landscape needs associated with the development.

The project will be required to reconstruct the existing curb and gutter along Benton Place in accordance with current City Standards before any building permits can be issued. A new 15-foot-wide driveway must also be constructed to meet current City requirements and must obtain an Encroachment Maintenance Removal Agreement for all landscape and irrigation improvements located within the City right-of-way. Prior to receiving construction permits, the project must incorporate all necessary Best Management Practices consistent with the City's grading regulations, and a Water Pollution Control Plan must be submitted in accordance with the San Diego Stormwater Standards Manual.

The project ensures that all automobile parking spaces comply with the San Diego Municipal Code and that they remain dedicated for parking use unless otherwise authorized. The project dedicates two feet of right-of-way along Benton Place and constructs a 12-foot-wide parkway, including landscaping and a non-contiguous sidewalk, with all improvements completed prior to first occupancy.

Landscape requirements establish ongoing maintenance responsibilities for all approved landscape areas, including those within the right-of-way, ensuring they remain in good condition and compliant with City Landscape Standards. The project must implement a Brush Management Program consisting of two zones, Zone One at 35 feet and Zone Two at 65 feet, extending from the structure toward native vegetation. A complete Brush Management Plan must be submitted prior to the issuance of any building construction permit and must conform to City regulations and Exhibit "A" on file.

Collectively, these enforceable conditions ensure that the proposed project will operate safely and responsibly, and that it will not be detrimental to public health or 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 project was designed to comply with all development standards of the RS-1-1, RS-1-7, and OR-1-1 zones, including density, building setbacks, and height requirements. The primary dwelling unit will be 30 feet tall at its highest point, which meets the 30-foot height limit; the detached two-story building will be 24 feet at its highest point, which meets the 30-foot height limit plus a 10-foot grade differential, and the front yard setback will be 6 feet per SDMC section 131.0431, Table 131-04D Footnote 1, which states "[f]or lots where at least one half of the front 50 feet of the lot depth has a minimum slope gradient of 25 percent, the setback closest to the street frontage may be reduced to a minimum of 6 feet." The new project will also include new retaining walls and a new deck. The proposed development does not request any deviations from the Land Development Code. Therefore, the proposed

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development will comply with the applicable regulations of the Land Development Code, including any allowable deviations.

B. SUPPLEMENTAL FINDINGS SDMC SECTION 126.0505(B) – ENVIRONMENTALLY SENSITIVE LANDS

I. The proposed 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.

0 Benton Place (Assessor's Parcel Number: 440-110-1600) (Lot 28) contains environmentally sensitive lands at the rear of the site in the form of sensitive biological resources located outside of the proposed development area, as shown on Exhibit A, Sheet A001 Site Plan and steep hillsides as shown on Sheet A007 Slope Analysis. The project proposes vacating an existing sewer easement and constructing a one-story single-dwelling unit and two ADUs on a 0.73-acre lot. The main building footprint is 1,680 square feet; the footprint of the building that would contain the two ADUs is 600 square feet. The overall development footprint is 19 percent of the lot area. Construction will be confined to the upper and middle northeast portions of the lot on Benton Place. The project has been designed to reduce the amount of structure abutting the steep hillside. Per the San Diego Municipal Code Section 131.0431, Table 131-04D Footnote 1, the project is allowed to reduce the front yard setback from 20 feet to 6 feet, allowing for the proposed house to be closer to the street frontage.

The project has been designed to avoid the MHPA and chamise chaparral habitat on-site. Additionally, the development shall conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, the lighting, drainage, landscaping, grading, access, and noise are conditioned to not adversely affect the MHPA as conditioned in Site Development Permit No. PMT-3283998 (Conditions 32 and 33). Additionally, a covenant of easement will be placed on environmentally sensitive lands located at the rear of the property outside of the proposed development area, as shown on Exhibit A, Sheet A001 Site Plan and consistent with the procedures in San Diego Municipal Code Section 143.0152. Therefore, the site is physically suitable for the design and siting of the proposed development, and the development will result in minimum disturbance to environmentally sensitive lands.

II. The proposed development will minimize the alteration of natural landforms

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and will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

The project site is currently undeveloped and contains steep hillsides. The main single-story single-dwelling unit has been designed to reduce the amount of structure abutting the steep hillside, and a two-story building containing the two ADUs will be built on the flattest portion of the site, with minimal impact to the steep hillside. A geotechnical report prepared by Christian Wheeler Engineering dated 2024, determined that the site is geotechnically suitable for the construction of the proposed single-dwelling unit, house and accessory dwelling units. Grading activities on the site must comply with the City of San Diego Grading Ordinance and the Stormwater Standards, which will ensure that soil erosion and topsoil loss are minimized to levels below significance. Proper landscaping would prevent substantial erosion on the site; furthermore, permanent stormwater Best Management Practices (BMPs) would also be required post-construction, consistent with the City's regulations.

The site is not near any bodies of water and is not located in an active flood hazard area, but is in a Very High Fire Hazard Severity zone. The project will maintain the required setbacks along all property lines, the minimum required tree separation distances, and a Brush Management Plan. Therefore, the proposed development will minimize the alteration of natural landforms 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.

See the response to finding B.I and B.II above, incorporated herein by reference, which demonstrate that the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive land and will result in no disturbance to 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)

The site lies partly within the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP).

See the response to finding B.I and B.II above and B.VI, incorporated herein by reference, which demonstrate that the proposed development occurs outside of the MSCP and is sited and designed to be consistent with all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. Further, conditions of approval established by the City of San Diego also specify BMPs to avoid impacts to Environmentally Sensitive Lands (ESL) as part of the project design. The project has been conditioned to include a Covenant of Easement (COE), consistent with the procedures in San Diego Municipal Code Section 143.0152. The site does not contain

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nor is it adjacent to vernal pool habitat, and as such would not impact any vernal pools or their habitat. 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 proposed development is located approximately 8.09 miles from the Pacific Ocean shoreline. Current water quality and erosion control measures will be required of the project through Best Management Practices (BMPs) implementation of the drainage system design and stormwater filtration measures approved for this project, in addition to compliance with the current State of California water quality control standards, which will ensure the development will not contribute to the erosion on public beaches or adversely impact local shoreline sand supply.

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

The project site contains Environmentally Sensitive Lands in the form of sensitive biological resources and steep hillsides. There will be no disturbance or impact to ESL, as the ESL is outside of the project's footprint. Implementation of the City's MHPA Land Use Adjacency Guidelines will be required as a condition of approval, and the project is conditioned to protect avian species, including the coastal California gnatcatcher and the Cooper's hawk. These conditions of approval ensure compliance with applicable local, state, and federal regulations.

Standard Conditions of Approval established by the City of San Diego also specify BMPs to avoid impacts to Environmentally Sensitive Lands (ESL) as part of the project design. The project has been conditioned to include a Covenant of Easement (COE), consistent with the procedures in San Diego Municipal Code Section 143.0152. Therefore, as no impact to sensitive biological resources would result, there is no mitigation required as a condition of the permit to alleviate the negative impacts created by the proposed development.

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-3283998 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit No. PMT-3283998, a copy of which is attached to and made a part of this Resolution by this reference.

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Ollie Shepherd
Development Project Manager
Development Services

Adopted on: September 9, 2026

IO#: 24009882

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RESOLUTION NUMBER R-_____

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO APPROVING SEWER EASEMENT VACATION NO. PMT-3283997 FOR 0 BENTON PLACE, ASSESSOR PARCEL NUMBER: 440-110-1600, - PROJECT NO. PRJ-1113452

RECITALS

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

A. LUIS A. ESPINOZA, a married man, as his sole and separate property, Applicant, filed an application with the City of San Diego to vacate a 430.56-square-foot portion of an existing six-foot-wide public sewer easement granted to the City of San Diego per Grant Deed recorded December 3, 1936 in Book 595, Page 215 of Official Records in the Office of the County Recorder's Office of San Diego County, said portion of sewer easement lying within Lot 28, Block B of "Subdivision of Villa Lots 117 to 127, both inclusive, and a portion of Lot 116, Normal Heights", in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1156, on file in the Office of the County Recorder of said San Diego County, commonly known as Assessor's Parcel Number: 440-110-1600.

B. The project site is located at 0 Benton Place (APN: 440-110-1600) within the Mid City: Normal Heights Community Plan in the RS-1-1 (Residential-Single Unit), RS-1-7, and OR-1-1 (Open Space Residential) zones, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), a Transit Priority Area, the Airport Land Use Compatibility Plan Airport Influence Area (Montgomery Field – Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (Montgomery Field), the Multi-Habitat Planning Area (MHPA), Complete Communities Mobility Choices – Mobility Zone 2, and the Very High Fire Hazard Severity Zone Overlay Zone.

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C. On March 11, 2026, the City of San Diego, through the Development Services Department, established that the project is exempt from the California Environmental Quality Act (CEQA) (California Public Resources Code section 21000, *et. seq.*) under CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project. There was no appeal of the Environmental Determination filed within the time period provided by Municipal Code section 112.0520.

D. On September 9, 2026, the Hearing Officer considered Easement Vacation No. PMT-3283997 (and the associated Site Development Permit No. PMT-3283998) pursuant to Municipal Code sections 125.1040, including written evidence from all interested parties.

ACTION ITEMS

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

1. Public Sewer Easement Vacation of a portion of a Public Sewer Main located within the project boundaries, as shown in Easement Vacation Drawing No. 101466-B, is vacated, contingent upon the recordation of a quitclaim deed with an attached copy of this resolution and any exhibits, in the Office of the County Recorder, releasing to the property owner, all rights, title and interest in said easement. The Hearing Officer adopts the following findings with respect to Easement Vacation No. PMT-3283997:

EASEMENT VACATION – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 125.1040:

1. **There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.**

   The project proposes vacating a portion of an existing 6-foot-wide public sewer easement totaling 430.56 square feet (0.01 acres) located within Lot 28, being easterly of Benton Place and west of Interstate 15, in a fully developed community with existing roads and residential structures. This sewer main serves all the parcels on both sides of Benton Place. Vacant

property, APN 440-110-1600, fronts Benton Place on the northwesterly side and will contain future development, and as such, the subject sewer easement is no longer needed. A 430.56-square-foot, six-foot-wide portion of the public sewer easement on private property will terminate and vacate the existing public water service line at the main and install a new private water service in a location acceptable to the Public Utilities Director and City Engineer. The new water service will be located at least 30 inches from any prior water service line connection, 5 feet from any driveway, and 10 feet from any active sewer lateral. It will serve only the privately owned project site.

Any private improvements that lie within the public right-of-way fronting the development or within a public easement within the development would require a City-approved Encroachment and Maintenance Removal Agreement (EMRA), which authorizes that specific encroachment at that specific location and provides for its removal should the City need to access the area. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

2. **The public will benefit from the action through improved utilization of the land made available by the vacations.**

   The easement will eliminate unnecessary and unproductive encumbrances on the subject property. The elimination of these burdens will facilitate more productive use of the property and a superior site design in accordance with the General Plan, Community Plan and San Diego Municipal Code requirements applicable to the site. With the removal of the easement, previously restricted parcels of land become available for potential development or repurposing, thereby fostering economic growth and community advancement. This improved utilization provides opportunities for public benefit, including the proposed residential development.

   By maximizing the use of available land, the community can experience revitalization, increased property values, and expanded amenities, ultimately creating a public benefit for the residents. In addition, vacating the public sewer easement would allow the property owner to assume responsibility and liability for the utility's maintenance and operation, removing this burden from the public. The public will benefit, as the vacated easements will increase the area of privately owned land subject to property tax and unencumber the land from unnecessary easements. The City's operating and maintenance costs will be reduced by releasing the land to the private property owner. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

3. **The vacations are consistent with the applicable land use plan.**

   The map for the Normal Heights neighborhood within the Mid-City Communities Plan designates the area as Single Family Residential (1-5 dwelling units per acre). The Community Plan does not explicitly outline the legal mechanics for vacating sewer easements. Instead, it relies on the citywide zoning and municipal codes and does not identify a proposed public sewer main or public right-of-way uses for the requested easement vacation area. The vacation of this undeveloped and unneeded public utility easement is consistent with the

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goals and policies of the General Plan and the Community Plan, as vacating the easement would enable efficient development of the site under the residential land-use designation. Therefore, the proposed vacation is consistent with the applicable land use plan.

4. **The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacations, or the purpose for which the easement was acquired no longer exists.**

   The public facility is an existing public sewer main easement located at the front of the property, easterly of Benton Place and west of Interstate 15. A separate public sewer facility exists along the entire length of Benton Place, in a fully developed community with completed roads and residential structures. This sewer main serves all the parcels on both sides of Benton Place and will serve this property. The subject property, APN 440-110-16-00, fronts Benton Place on the northwesterly side and will contain future development, and as such, the subject sewer easement is no longer needed as the project will be served by the existing sewer facility along the street. A 430.56-square-foot, six-foot-wide portion of the public sewer easement on private property will be vacated, and the existing public water service line at the main will be replaced with a new private water service in a location acceptable to the Public Utilities Director and City Engineer. The new water service will be privatized within the property. Therefore, the public facilities or purpose for which the easements were acquired no longer exist.

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

3. Based upon these findings adopted by the Hearing Officer, Easement Vacation No. PMT-3283997, as more particularly described in the legal description marked as Exhibit “A” and shown on Drawing No. 101466-B, marked as Exhibit “B”, incorporated by this reference, and made a part of this Resolution, is ordered vacated.

4. The Development Services Department shall record a quitclaim deed with a certified copy of this Resolution with attached exhibits, in the Office of the County Recorder.

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THE CITY OF SAN DIEGO

DATE OF NOTICE: March 11, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009882

PROJECT NAME / NUMBER: 0 Benton Place / PRJ-1113452
COMMUNITY PLAN AREA: Mid-City: Normal Heights
COUNCIL DISTRICT: 9
LOCATION: 0 Benton Place, San Diego, CA 92116 (Assessor's Parcel Number: 440-110-1600)

PROJECT DESCRIPTION: A request for a SITE DEVELOPMENT PERMIT and EASEMENT VACATION to vacate an existing sewer easement and construct a 1,680-square-foot, one-story single-family residence with a detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs). The project includes the removal and replacement of the existing curb with a new curb and gutter and a right-of-way (ROW) dedication along the frontage on Benton Place. Sewer and water service would be provided via laterals within the Benton Place ROW. The project also proposes stormwater infrastructure including a gravel detention basin, a flow spread curb and rip rap. Other proposed site improvements include a driveway, deck, and retaining walls. The project includes standard brush management, which includes a 35-foot Zone One and 65-foot Zone Two. Trees and fencing located within the proposed Brush Management Zone One would be removed along with an existing wall located toward the front of the lot. The 0.73-acre project site located at 0 Benton Place is zoned RS-1-1 (Residential-Single Unit), RS-1-7, and OR-1-1 (Open Space Residential) and is designated Single Family Residential (1-5 dwelling units per acre) and Open Space within the Mid-City: Normal Heights Community Plan. Additionally, the project site is within the Central Urbanized Planned District, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Transit Priority Area, 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 28, Block B, Subdivision of Villa Lots 117 to 127, both inclusive, and a portion of Lot 116, Normal Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1156, on file in the Office of the County Recorder of said San Diego County. Assessor's Parcel Number: 440-110-1600).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from California Environmental Quality

Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project qualifies for an exemption pursuant to CEQA Guidelines Section 15303 because the project consists of the construction of one single-family residence and two ADUs on a lot that is zoned residential and is within an urbanized area. Additionally, the quantity of proposed dwelling units does not exceed the maximum allowed on any legal parcel. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact; is not adjacent to a scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

DEVELOPMENT PROJECT MANAGER:	Ollie Shepherd
MAILING ADDRESS:	7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108
PHONE NUMBER / EMAIL:	(619) 446-5412 / Oshepherd@sandiego.gov

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On March 11, 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 (March 25, 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-3031can 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: 3/11/26

REMOVED: 3/25/26

POSTED BY: Myra Lee

	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**

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** Sewer Easement Vacation

Project Title: SDP and Sewer Easement Vacation - APN 440-110-16-00 **Project No. *For City Use Only*:** _____

Project Address: No address has been issued yet, APN 440-110-16-00- Benton Place, 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: Luis A. Espinoza ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 551 Woods Drive

City: San Marcos State: CA Zip: 92069

Phone No.: 760-270-6947 Fax No.: na Email: contact.luisespinoza@gmail.com

Signature: _____ Date: 03/28/2024

Additional pages Attached: ❑ Yes ☒ No

Applicant

Name of Individual: Luis A. Espinoza ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 551 Woods Drive

City: San Marcos State: CA Zip: 92069

Phone No.: 760-270-6947 Fax No.: na Email: contact.luisespinoaa@gmail.com

Signature: _____ Date: 03/28/2024

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

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

BENTON PL RESIDENCE

NEW CONSTRUCTION / 0000 BENTON PL, SAN DIEGO CA, 92116

SDP PACKAGE

DEVELOPMENT SUMMARY

PROJECT SCOPE:

SITE DEVELOPMENT PERMIT FOR:
1) ONE SINGLE STORY, 3 BED, 3.5 BATHS 1,680 SF, SINGLE FAMILY RESIDENCE AND DRIVEWAY.

2) (2) 600 SF 1 BED, 1 BATH ADU'S. (1 ADU ALLOWED, 1 AFFORDABLE ADU).

3) VACATION OF EXISTING SEWER EASEMENT ON FRONT OF PROPERTY

PROJECT ADDRESS:
0 BENTON PL, SAN DIEGO CA, 92116

ASSESSOR'S PARCEL NUMBER:
440-110-16-00

LOT SIZE:
31,798 SF

COMMUNITY PLAN AREA:
MID-CITY: NORMAL HEIGHTS
CENTRAL URBANIZED PLANNED DISTRICT (CUPD)

LEGAL DESCRIPTION:
LOT 28, BLOCK B, SUBDIVISION OF VILLA LOTS 117 TO 127, BOTH INCLUSIVE, AND A PORTION OF LOT 116, NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1156, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.

OVERLAYS ZONES:
- ALUCP AIRPORT INFLUENCE AREA (AIA) MONTGOMERY FIELD - REVIEW AREA 2
-FAA Part 77 Noticing Area
- VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
- BRUSH MANAGEMENT
- MODERATE PALEONTOLOGICAL SENSITIVITY AREA
- ENVIRONMENTALLY SENSITIVE AREA (ESA)
- MULTIPLE HABITAT PLANNING AREA (MHPA)
- STEEP HILLSIDE

TRANSPORTATION:
- TRANSIT PRIORITY AREA (TPA)
- AFFORDABLE HOUSING PARKING DEMAND

JURISDICTIONAL AUTHORITIES:
CITY OF SAN DIEGO

HISTORICAL:
PALEONTOLOGICAL SENSITIVITY AREA

GEOLOGIC HAZARD CATEGORY:
53 - SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE. LOW TO MODERATE RISK

BASE ZONE:
RS-1-7 (RESIDENTIAL SINGLE UNIT) = 2,884 SF
RS-1-1 = 5,890 SF
OR-1-1 = 23,024 SF

PROPOSED OCCUPANCY:
SINGLE FAMILY RESIDENCE (R-3)

APPLICABLE BUILDING CODE:
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA CODE OF REGULATIONS TITLE 24
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA FIRE CODE (CFC)

BUILDING TYPE:
TYPE V-B
13-D SPRINKLERED SYSTEM

PROPOSED NUMBER OF STORIES:
SINGLE STORY MAIN HOUSE
TWO STORY ADUS

EXISTING USE:
DISTURBED VACANT UNIMPROVED LOT

PROPOSED NUMBER OF STORIES:
TWO STORIES

STRUCTURE HEIGHT:
PROPOSED: ***30 FT. MAX ENVELOPE HEIGHT***.
PER SDMC 131.0444(E) THE HIGHEST POINT OF THE EQUIPMENT OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30FT ABOVE GRADE (PROP D).

ANGLED BUILDING ENVELOPE & HEIGHT: *(SDMC 131.0444 & 131.0431(b))*
HEIGHT: 24' / 30' + 10' DIFERENTIAL GRADE PER SDMC DIAGRAM 113-02LL
ANGLE: 45DEG.

REQUIRED SETBACKS / EASEMENTS *(TABLE 131-04D)(SEE SITE PLAN SHEET A-001)*

FRONT: 6' PER STEEP HILLSIDE REGULATIONS (SEE SLOPE STUDY ON S**HEET A007**)

REAR: §131.0260(c)(2) 10% OF LOT DEPTH (LOT DEPTH = 646.54' x 10% = 64.6') **64.6'**

STREET SIDE: 10'

INTERIOR SIDE: 4'

EASEMENT(S): 6' WIDE SEWER EASEMENT TOWARDS THE FRONT OF THE LOT **TO BE VACATED AS PART OF SDP PERMIT.**

PARKING: ***(142.0520 TABLE 142-05B) NO MINIMUM VEHICULAR PARKING REQUIREMENT FOR SINGLE FAMILY DWELLINGS LOCATED WITHIN A TPA. PER SDMC 141.0302(B)(3)(A). NO OFF-STREET PARKING SPACES ARE REQUIRED FOR THE PROPOSED ADU'S.***
REQUIRED: 0
PROPOSED: (2) OFF-STREET PARKING SPACES OVER PROPOSED DRIVEWAY

DEVELOPMENT SUMMARY CONT...

FAR CALCULATIONS - TABLE 131-04D

RS-1-1
MAX FAR (131.0445) = 0.45
5,890 SF X .45 = **2,650.5 SF**

RS-1-7
MAX FAR (Table 131-04D) 0.7
2,884 SF X .7 = **2,018.8 SF**

OR-1-1
MAX FAR (Table 131-02C) 0.45
23,024 SF X .45 = **10,360.8 SF**

TOTAL ALLOWED FAR: 15,030.1 SF

GROSS FLOOR AREA (GFA) CALCULATION:

GROSS FLOOR AREA (GFA) CALCULATION:

LOT SIZE: 100% (31,798 SF)
MAX LOT COVERAGE: 50% (3,439.5 SF)

SINGLE FAMILY HOME - PHASE I
SFR: 1,680 SF

PROPOSED: 19% (2,880 SF)

G.F.A 1,680 SF

ADU'S - PHASE II
FIRST LEVEL (ADU): 600 SF
SECOND LEVEL (ADU): 600 SF

G.F.A 1,200 SF

TOTAL PROPOSED G.F.A: 2,880 SF

MAX. ALLOWABLE FLOOR AREA: 15,030.1 SF

CLIMATE ACTION PLAN CONSISTENCY REGULATIONS

LOT SIZE:
31,798 SF

REQUIRED TREE CALCULATIONS:
31,798 SF LOT AREA / 5000SF = 6.35 X 2 TREES = **12 TRESS REQUIRED.**

TREES PROVIDED: 18

- 18 TREES EXISTING ON PREMISES. (SEE BRUSH MANAGEMENT PLAN ON SHEET L200 FOR TABLE)
- 0 NEW TREES PROPOSED

PROJECT DIRECTORY

OWNER:
LUIS ESPINOZA
551 WOODS DR SAN MARCOS CA 92069
(760) 270-6947

ARCHITECT:
ESPINOZA & CO *ARCHITECTS*
551 WOODS DR SAN MARCOS CA 92069
(760) 270-6947

CIVIL ENGINEERS:
(STRUCTURES) PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

(EASEMENT VACATION) BILL YEN & ASSOCIATES
13071 Poway Rd, Poway, CA 92064
(858) 679-8010

LANDSCAPE:
ESPINOZA & CO *ARCHITECTS*
551 WOODS DR SAN MARCOS CA 92069
(760) 270-6947

BIOLOGY CONSUTANT:
BLUE CONSULTING GROUP
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL:
CHRISTIAN WHEELER ENGINEERING
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

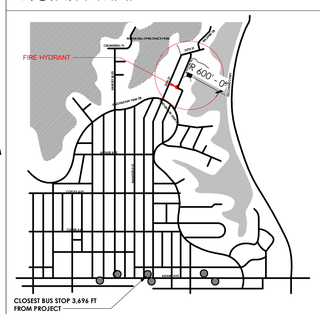
STRUCTURAL ENGINEER:
LG ENGINEERING
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

TITLE 24:
VIRANCHI SHAH
14730 Beach Blvd La Mirada, CA 90638
714-888-4736

AVIAN NESTS NOTES

GRADING SCHEDULED TO OCCUR DURING THE BIRD/RAPTOR BREEDING SEASON (FEBRUARY 1- SEPTEMBER 15) SHALL COMPLETE A PRE-CONSTRUCTION SURVEY FOR ACTIVE AVIAN NESTS.

VICINITY MAP



DEFERRED SUBMITTALS

NOTES:

1. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL

2. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FOR THE DEFERRED SUBMITTAL SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.

3. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT.

4. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

5. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING

OWNER SIGNATURE: _____

SHEET INDEX

1 - GENERAL
G001 TITLE SHEET
G002 GENERAL & CAL GREEN NOTES
G003 MHPA LAND USE ADJACENCY GUIDELINES
G050 PERSPECTIVES

02 - CIVIL
C-1 PRELIMINARY GRADING PLAN

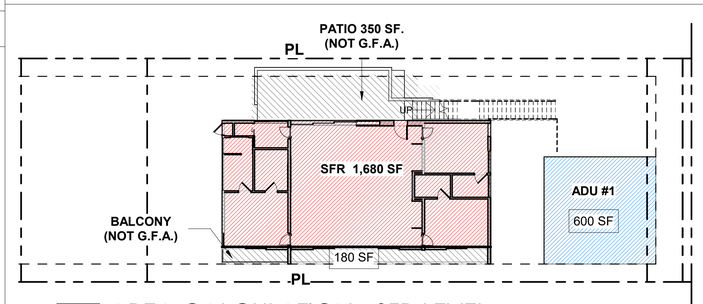
3 - LANDSCAPE
L100 LANDSCAPE PLAN
L101 STREET SECTION
L200 BRUSH MANAGEMENT & MHPA PLAN

4 - ARCHITECTURE
A001 SITE PLAN
A002 TOPOGRAPHIC SURVEY
A003 PHOTOGRAPHIC SURVEY
A007 SLOPE ANALYSIS
A110 SFR FOUNDATION (CAISSON LOCATIONS)
A111 FLOOR PLAN - SFR & ADU #1 (ACCESS LEVEL)
A112 FLOOR PLAN ADU #2
A130 ROOF PLAN - SFR
A200 SFR ELEVATIONS - WEST
A201 SFR ELEVATIONS - NORTH
A202 SFR ELEVATION - SOUTH
A203 SFR ELEVATION - EAST
A210 ADU ELEVATIONS - NORTH & SOUTH
A211 ADU ELEVATIONS - EAST & WEST
A300 OVERALL SITE SECTION
A301 OVERALL SITE SECTION
A310 SFR BUILDING SECTIONS
A311 SFR BUILDING SECTIONS
A312 SFR BUILDING SECTIONS
A313 SFR BUILDING SECTIONS
A320 ADU BUILDING SECTIONS
A321 ADU BUILDING SECTIONS
TOTAL SHEETS: 30

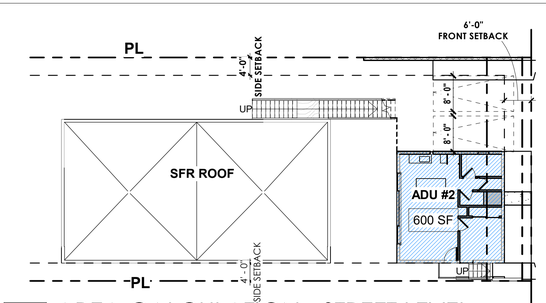
COVENANT OF EASEMENT NOTES

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL EXECUTE AND RECORD A COVENANT OF EASEMENT THAT PRESERVES THE ENVIRONMENTALLY SENSITIVE LANDS OUTSIDE OF THE ALLOWABLE DEVELOPMENT AREA AS SHOWN ON EXHIBIT A.

AREA CALCULATIONS



2 AREA CALCULATION - SFR LEVEL
1/16" = 1'-0"



1 AREA CALCULATION - STREET LEVEL
1/16" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
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3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:13 AM
Scale: As indicated
Project Number: 2401

TITLE SHEET

G001

©

ABBREVIATIONS

A.B.	ANCHOR BOLT	I.D.	INSIDE DIMENSION
ABV.	ABOVE	INCL.	INCLUDE
A.C.	ASPHALT CONC.	INSUL.	INSULATION
ACOUS.	ACOUSTICAL	INT.	INTERIOR
A.C.U.	AIR CONDITIONING UNIT	L.	LENGTH
A.D.	AREA DRAIN	LAM.	LAMINATE
ADJ.	ADJUSTABLE	LAV.	LAVATORY
AL., ALUM	ALUMINUM	LIN.	LINEN OR LINEAR
ANOD.	ANODIZED	LT.	LIGHT
A.P.	ACCESS PANEL	LVR.	LOUVER
ARCH.	ARCHITECTURAL	LT.WT.	LIGHTWEIGHT
BD.	BOARD	MAS.	MASONRY
BLDG.	BUILDING	MATL.	MATERIAL
BLK.	BLOCK	MAX.	MAXIMUM
BLKG.	BLOCKING	M.C.	MEDICINE CABINET
BM.	BEAM	MECH.	MECHANICAL
B.M.	BENCH MARK	MTL.	METAL
BOT.	BOTTOM	MEMB.	MEMBRANE
B.U.R.	BUILT-UP ROOFING	MFR.	MANUFACTURER
		MIN.	MINIMUM OR MINUTE
CAB.	CABINET	MISC.	MISCELLANEOUS
C.B.	CATCH BASIN		
CEM.	CEMENT	(N.)	NEW
C.J.	CONTROL JOINT	N.	NORTH
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CLKG.	CAULKING	NO. OR #	NUMBER
CLO.	CLOSET	N.R.	NOT RATED
CLR.	CLEAR	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
C.O.	CLEAN OUT	O.D.	OUTSIDE DIAMETER
CTR.	CENTER		OR OVERFLOW DRAIN
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONST.	CONSTRUCTION	O.S.	OVERFLOW SCUPPER
CONT.	CONTINUOUS		
C.W.	COLD WATER	PART.	PARTITION
		PERP.	PERPENDICULAR
D.	DRYER	P.L.	PROPERTY LINE
DBL.	DOUBLE	P.LAM.	PLASTIC LAMINATE
D.F.	DRINKING FOUNTAIN	PLAS.	PLASTER
OR	DOUGLAS FIR	PLMB.	PLUMBING
DIA.	DIAMETER	PLYWD.	PLYWOOD
DIAG.	DIAGONAL	PNL.	PANEL
DIM.	DIMENSION	P.T.	PRESSURE TREATED
DISP.	DISPENSER		
DN.	DOWN	R.	RADIUS OR RISE
DR.	DOOR	R.D.	ROOF DRAIN
DS.	DOWNSPOUT	REC.	RECESSED
DTL.	DETAIL	REFL.	REFLECTED
DWG.(S)	DRAWING(S)	REFR.	REFRIGERATOR
		REQ'D.	REQUIRED
E.	EAST	RET.	RETAINING
(E.)	EXISTING	RM.	ROOM
EL.	ELEVATION	R.O.	ROUGH OPENING
ELEC.	ELECTRICAL		
ELEV.	ELEVATOR	S.	SOUTH
ENCL.	ENCLOSURE	S&P	SHELF AND POLE
E.P.	ELECTRICAL PANEL	SCHED.	SCHEDULE
EQ.	EQUAL	S.D.	STORM DRAIN
EQPT.	EQUIPMENT	SECT.	SECTION
EXP. JT.	EXPANSION JOINT	SGL.	SINGLE
EXP.	EXPOSED	SHR.	SHOWER
EXT.	EXTERIOR	SHT.	SHEET
		SHTG.	SHEATING
F.A.	FIRE ALARM	SIM.	SIMILAR
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATION
FDN.	FOUNDATION	SQ.	SQUARE
F.E.	FIRE EXTINGUISHER	S.STL.	STAINLESS STEEL
F.F.	FINISH FLOOR	STD.	STANDARD OR STUD
FIN.	FINISH	STL.	STEEL
FLR.	FLOOR	STOR.	STORAGE
FLUOR.	FLUORESCENT	STRUCT.	STRUCTURAL
F.O.	FACE OF	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE	SYM.	SYMMETRICAL
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY	T.	TREAD
F.O.P.	FACE OF PLYWOOD	T.C.	TOP OF CURB
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
F.O.W.	FACE OF WALL	TEMP.	TEMPERED
F.S.	FLOOR SINK	T&G	TONGUE AND GROOVE
FTG.	FOOTING	THK.	THICK
FURR.	FURRING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED	T.O.S.	TOP OF SHEATING
G.C.	GENERAL CONTRACTOR	T.O.W.	TOP OF WALL
		TV.	TELEVISION
G.D.	GARBAGE DISPOSAL	TYP.	TYPICAL
G.I.	GALVANIZED IRON	UG.	UNDERGROUND
GL.	GLASS	U.N.O.	UNLESS NOTED OTHERWISE
GND.	GROUND		
GR.	GRADE		
GYP.BD.	GYPSUM BOARD	V.B.	VAPOR BARRIER
		VERT.	VERTICAL
H.B.	HOSE BIBB	V.P.	VENT PIPE
H.C.	HOLLOW CORE	V.S.	VENT STACK
HD.	HEAD		
HDCP.	HANDICAP	W.	WASHING MACHINE
HDR.	HEADER	W/	WITH
HDWD.	HARDWOOD	W.C.	WATER CLOSET
HDWR.	HARDWARE	WD.	WOOD
HGR.	HANGER	WDW.	WINDOW
HORIZ.	HORIZONTAL		

GENERAL NOTES

01. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND SHALL CONFORM TO THE REQUIREMENTS AND REGULATIONS OF ALL LOCAL AND STATE AGENCIES HAVING JURISDICTION AND SHALL COMPLY WITH CURRENT U.B.C., U.P.C, AND N.E.C.

02. LANDSCAPE, CIVIL, AND STRUCTURAL DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS PRIOR TO WORK DONE ON LANDSCAPE, CIVIL, AND STRUCTURAL ELEMENTS. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. ANY INSTALLATION AND/OR CONSTRUCTION PERFORMED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT

03. THE RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR EARTHWORK AND FOUNDATION EXCAVATION ARE A PART OF THIS WORK. A COPY OF THIS REPORT IS AVAILABLE AT THE OFFICE OF THE ARCHITECT.

04. THE SAFETY OF ALL PARTIES PRESENT AT THE JOB SITE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER.

05. THE CONTRACTOR AND SUB-CONTRACTORS ARE CONSIDERED SPECIALISTS IN THEIR RESPECTIVE FIELDS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK THAT CAN NOT BE FULLY GUARANTEED, PRIOR TO ORDERING MATERIALS OR PERFORMANCE OF WORK.

06. IT IS TO BE THE CONTRACTOR'S AND/OR SUB-CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PROVIDE ALL SUCH MATERIALS AS ARE SUGGESTED/REQUIRED BY THE MANUFACTURER TO PROPERLY INSTALL ANY AND ALL PRODUCTS.

07. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS WITH THE EQUIPMENT SUPPLIER AND OWNER'S REPRESENTATIVE FOR PROPER SIZE AND LOCATION OF SUPPORTS, RAINS, ITCH POCKETS AND OTHER PROVISIONS THAT MUST BE MADE FOR THE PROPER INSTALLATION OF THE EQUIPMENT.

08. ALL SUB-CONTRACTOR'S SHALL SUBMIT SHOP DRAWINGS, AS INDICATED IN THE SPECIFICATIONS, TO THE ARCHITECT OR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

09. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OBSERVED.

10. THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS IN DETAIL INCLUDING DIMENSIONS FOR THE PURPOSE OF DETERMINING THAT THE WORK CAN BE PERFORMED AS SHOWN PRIOR TO PROCEEDING WITH THE WORK. IF ANY CONFLICTS ARISE, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR WITH RELATED WORK.

11. THE CONTRACTOR SHALL INSPECT THE PREMISES DURING THE COURSE OF BIDDING AND PRIOR TO THE START OF CONSTRUCTION IN ORDER TO BE FAMILIAR WITH POSSIBLE FIELD CONDITIONS THAT MAY ARISE. SUCH CONDITIONS ARE TO BE REFLECTED AND QUALIFIED IN THE BID.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY THE ARCHITECT AND OWNER.

13. CONTRACTOR TO VERIFY: ALL HEATING, VENTILATING, AND COOLING SYSTEMS AND APPLIANCES TO COMPLY WITH CURRENT U.M.C.

14. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING @ 1/4" PER FOOT MINIMUM AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY. NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES.

15. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL THE SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS.

16. CLEAN UP OF THE JOB SITE: DISPOSE OF, OFF THE SITE, ALL DEBRIS PROMPTLY AND IN A MANNER STRICTLY COMPLYING WITH THE REGULATIONS OF THE LOCAL AND STATE AGENCIES HAVING JURISDICTION. REMOVE ALL DEBRIS FROM THE SITE AS WORK PROGRESSES AND LEAVE GROUNDS EACH DAY IN A SATISFACTORY MANNER.

17. ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE STRUCTURE. WHERE STRUCTURES ARE LOCATED OFF A ROADWAY ON LONG DRIVEWAYS, A MONUMENT SHALL BE PLACED AT THE ENTRANCE WHERE THE DRIVEWAY INTERSECTS THE MAIN ROADWAY. PERMANENT ADDRESS NUMBERS SHALL BE DISPLAYED ON THIS MONUMENT. MINIMUM FIVE (5) INCH NUMBERS FOR RESIDENTIAL.

18. ALL UTILITIES SERVING THIS SITE SHALL BE INSTALLED UNDERGROUND.

19. WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSTRUCTION NEED NOT HAVE SPECIAL INSPECTION WHEN THE WELDING IS DONE IN A FABRICATOR'S SHOP APPROVED AND REGISTERED BY THE CITY OF SAN DIEGO. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH CBC SECTION 1701.7.

20. ALL EXTERIOR WOOD FRAMED SURFACES NOT SPECIFIED AS SHEAR WALL TO BE SHEATHED TO MATCH ADJACENT SHEAR WALLS.

21. ALL MISC. ARCHITECTURAL METAL EXPOSED TO VIEW SHOULD RECEIVE CONTINUOUS WELDS GROUND SMOOTH.

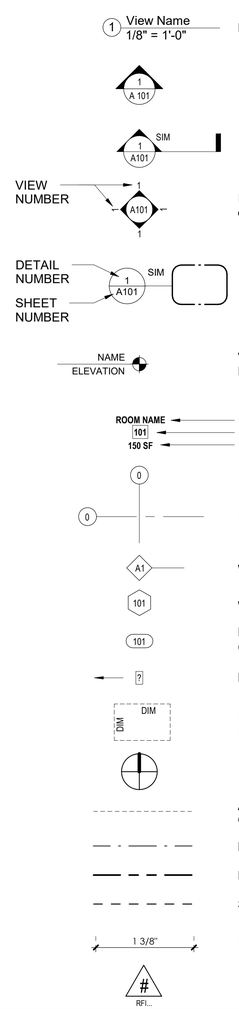
22. TYPICAL AT ALL INTERIOR FLOORS - WHERE SUBFLOOR SYSTEMS CONSISTS OF PLYWOOD NAILED TO JOISTS, CONTRACTOR TO ADDITIONALLY USE SCREWS TO AFFIX PLYWOOD TO JOISTS AS ADDED PRECAUTION AGAINST SQUEAKING. VERIFY SIZE AND SPACING OF SCREWS WITH ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.

23. ALL GRIDLINES LOCATED AT EXTERIOR FACE OF STUD / STRUCTURE, U.N.O.

24. PROVIDE BUILDING PAPER UNDER ALL CEMENTITIOUS SIDING PER FINISH SCHEDULE.

25. SUBMITTALS FOR SHOP DRAWINGS, MANUFACTURER'S SPECIFICATIONS, OR SAMPLES ARE REQUIRED ACCORDING TO THE FOLLOWING SUBMITTAL MATRIX:

SYMBOLS LEGEND



CAL GREEN NOTES

ALL REFERENCES ARE TO THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. NEWLY CONSTRUCTED PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF LAND SHALL PREVENT THE POLLUTION OF STORM WATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES BY COMPLYING WITH LAWFULLY ENACTED STORM WATER MANAGEMENT AND/OR EROSION CONTROL ORDINANCES.

4.106.4 PROVIDE CAPABILITY FOR ELECTRIC VEHICLE CHARGING IN ONE- AND TWO-FAMILY DWELLINGS AND IN TOWNHOUSES WITH ATTACHED PRIVATE GARAGES; AND 10 PERCENT OF TOTAL PARKING SPACES, AS SPECIFIED, FOR MULTIFAMILY DWELLINGS. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 BRANCH CIRCUIT.

4.303.1 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
- LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI
- KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI
- SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI
- WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH

4.303.2 PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

4.304.1 RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

4.406.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION WASTE IN ACCORDANCE WITH SECTION 4.408.2, 4.408.3, OR 4.408.4.

4.410.1 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER.

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION:

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS IN CALGREEN TABLE 4.504.1 OR 4.504.2 AS APPLICABLE.

4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS IN CALGREEN TABLE 4.504.3.

4.504.2.3 AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS AND BAAQMD (BAY AREA AIR QUALITY MANAGEMENT DISTRICT) VOC LIMITS.

4.504.2.4 IF REQUESTED BY ENFORCING AGENCY, DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

4.504.3 CARPET SYSTEMS. CARPET AND CARPET SYSTEMS SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE LISTED ITEMS, 1 – 4 IN SECTION 4.504.3.

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD (MDF) PRODUCTS USE ON THE INTERIOR OR EXTERIOR SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN THE ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS SHOWN IN TABLE 4.504.5

4.504.5.1 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19, OR THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

1. A 4" THICK BASE OF ½" OR LARGER CLEAN AGGREGATE W/VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE.

2. OTHER METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGNED PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

1. BY A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER OR OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.

2. MINIMUM 3 RANDOM READING SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION PROVIDED TO ENFORCING AGENCY.

4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDINGS.

2. UNLESS FUNCTIONING AS A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE HUMIDITY CONTROLLED. CONTROLS MUST BE CAPABLE OF ADJUSTMENT BETWEEN 50-80% HUMIDITY RANGE. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN.

NOTE: A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR COMBINATION SHOWER/TUB.

4.507.2. HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: (SUPPORT DOCUMENTATION REQUIRED AT APPLICATION SUBMITTAL.)

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA MANUAL J-2016, ASHRAE HANDBOOKS OR OTHER EQUIVALENT METHODS.

2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D – 2016, ASHRAE HANDBOOKS OR OTHER EQUIVALENT METHODS.

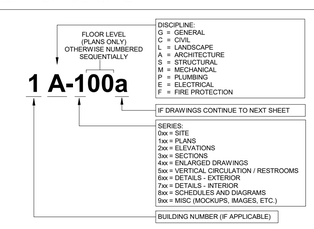
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S – 2014 OR OTHER EQUIVALENT METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

BUILDING DEPARTMENT NOTES

1. WORK IN RIGHT-OF-WAY: CONTRACTOR IS TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN AN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.
2. 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.
3. 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 CERTIFIED 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.
4. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 3315.1.
5. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35."

SHEET NUMBERING



BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:13 AM
Scale: 12" = 1'-0"
Project Number: 2401

GENERAL & CAL GREEN NOTES

G002

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MHPA LAND USE ADJACENCY GUIDELINES (SEC. 1.4.3)

DRAINAGE
ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPED AREAS IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS AND OTHER ELEMENTS THAT MAY ADVERSELY AFFECT THE ADJACENT MHPA. INSTEAD, RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO THE MHPA. CONTINUED STORM WATER SYSTEMS SHOULD BE MAINTAINED APPROXIMATELY ONCE A YEAR, OR AS OFTEN AS NEEDED, TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD INCLUDE DREDGING OUT SEDIMENTS IF NEEDED, REMOVING EXOTIC PLANT MATERIALS, AND ADDING CHEMICAL-NEUTRALIZING COMPOUNDS (E.G., CLAY COMPOUNDS) WHEN NECESSARY AND APPROPRIATE.

TOXINS
LAND USES, SUCH AS RECREATION AND AGRICULTURE, THAT USE CHEMICALS OR GENERATE BY-PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO WILDLIFE, SENSITIVE SPECIES, HABITAT, OR WATER QUALITY SHALL INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA. CONTINUED SUCH MEASURES SHOULD INCLUDE DRAINAGE/DETENTION BASINS, SWALES, OR HOLDING AREAS WITH NON-INVASIVE GRASSES OR WETLAND-TYPE NATIVE VEGETATION TO FILTER OUT THE TOXIC MATERIALS. REGULAR MAINTENANCE SHOULD BE PROVIDED.

LIGHTING
LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON-INVASIVE PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING. PLEASE SEE MUNICIPAL CODE §142.0740 FOR FURTHER INFORMATION IF NEEDED.

LANDSCAPING
NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA. GRADING/LAND DEVELOPMENT MANUFACTURED SLOPES ASSOCIATED WITH SITE DEVELOPMENT SHALL BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT FOR PROJECTS WITHIN OR ADJACENT TO THE MHPA.

BARRIERS
DEVELOPMENT ADJACENT TO THE MHPA SHALL PROVIDE BARRIERS WHERE APPROPRIATE (E.G., NON-INVASIVE VEGETATION, ROCKS/BOULDERS, FENCES, WALLS, AND/OR SIGNAGE) ALONG THE MHPA BOUNDARIES TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION.

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.
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 MUNICIPAL CODE §142.0412 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 HOMEOWNERS ASSOCIATION OR OTHER PRIVATE PARTY.

NOISE
DUE TO THE SITE'S LOCATION 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.

BRUSH ZONE MANAGEMENT

TABLE 142-04H BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS
ZONE ONE WIDTH= 35'-0"
ZONE TWO WIDTH = 65'-0"
THE BRUSH ZONE MANAGEMENT PROGRAM FOR THE SITE SHALL SATISFY THE REQUIREMENTS OF SDMC/LDC 14.0412 (g) AND (h). SEE BELOW,

ALL ZONES
1.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 FEASABLE. 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.

ZONE ONE REQUIREMENTS PER SDMC/LDC 142.0412(g)
1.THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FORM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
2.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, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON COMBUSTIBLE CONSTRUCTION.
3.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.
4.TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIPLINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
5.CANOPIES OF EXISTING TREES THAT EXTEND TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET. PORTIONS OF THE TREE CANOPIES THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET.
6.PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE *EXCEPT AS FOLLOWS: (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR (B) 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.*
7.ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
8.ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
9.***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

ZONE TWO REQUIREMENTS PER SDMC/LDC 142.0412(h)
1.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 HE HABITABLE STRUCTURE, TO THE EDGE OF THE UNDISTURBED VEGETATION
2.NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
3.WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE REDUCED TO A HEIGHT OF 6 INCHES. NON-NATIVE PLANTS SHALL BE REDUCED IN HEIGHT BEFORE NATIVE PLANTS ARE REDUCED IN HEIGHT.
4.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.
5.THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITIES AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION.
A) 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 2 EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
B)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 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 TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE 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.
6.ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
7.EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.
8.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 HANDTOOLS 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 DRAINANGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOILS 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 TYPICALLTY RECOMMENDED AS THIS MIGHT 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 THE 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.

MSCP & MHPA NOTES

1.ALL EXTERIOR LIGHTING FOR THIS PROJECT WILL BE SHIELDED AND DIRECTED AWAY FROM MHPA.
2.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 SUB AREA PLAN. [142.0412(D)].
3.NO IRRIGATION, IRRIGATION RUNOFF OR SITE DRAINAGE IS ALLOWED INTO THE MHPA. CIVIL DRAWINGS ILLUSTRATE HOW THIS WILL BE ACHIEVED.
4.NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA.
5.ALL MANUFACTURED SLOPES ARE WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA ZONE.
6.ALL ZONE 1 BRUSH MANAGEMENT AREAS ARE WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. REFER TO BRUSH MANAGEMENT SITE PLAN L200
7.THE MHPA ZONE IS ON A STEEP SLOPE AND HAS NO PUBLIC ACCESS FROM BENTON PLACE.
8.ALL PLANT SPECIES IN ZONE 1 SHALL BE DROUGHT TOLERANT AND NON INVASIVE.
9.ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE (LDC 142.0411[C]).
10.DUE TO THE SITE'S PROXIMITY TO THE CALIFORNIA GNATCATCHER (CAGN) HABITAT WITHIN THE MHPA, NOISE IMPACTS RELATED TO CONSTRUCTION WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CAGN (3/1-8/15). IF GRADING IS PROPOSED DURING THE BREEDING SEASON A SURVEY WILL BE REQUIRED. IF NO CAGN ARE IDENTIFIED, NO ADDITIONAL MEASURE 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, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL / BERM WOULD BE REQUIRED.

MIGRATORY BIRD TREATY ACT/ FISH AND GAME CODE

1. IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO. (SECTION 3503 FISH AND GAME CODE)
2. IT IS UNLAWFUL TO TAKE, POSSESS, OR DESTROY ANY BIRDS IN THE ORDERS FALCONIFORMES OR STRIGIFORMES (BIRDS-OF-PREY) OR TO TAKE, POSSESS, OR DESTROY THE NEST OR EGGS OF ANY SUCH BIRD EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION ADOPTED PURSUANT THERETO. (SECTION 3503.5 FISH AND GAME CODE)

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:13 AM
Scale:
Project Number: 2401

MHPA LAND USE ADJACENCY GUIDELINES

G003

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER

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551 Woods Dr. San Marcos Ca. 92069

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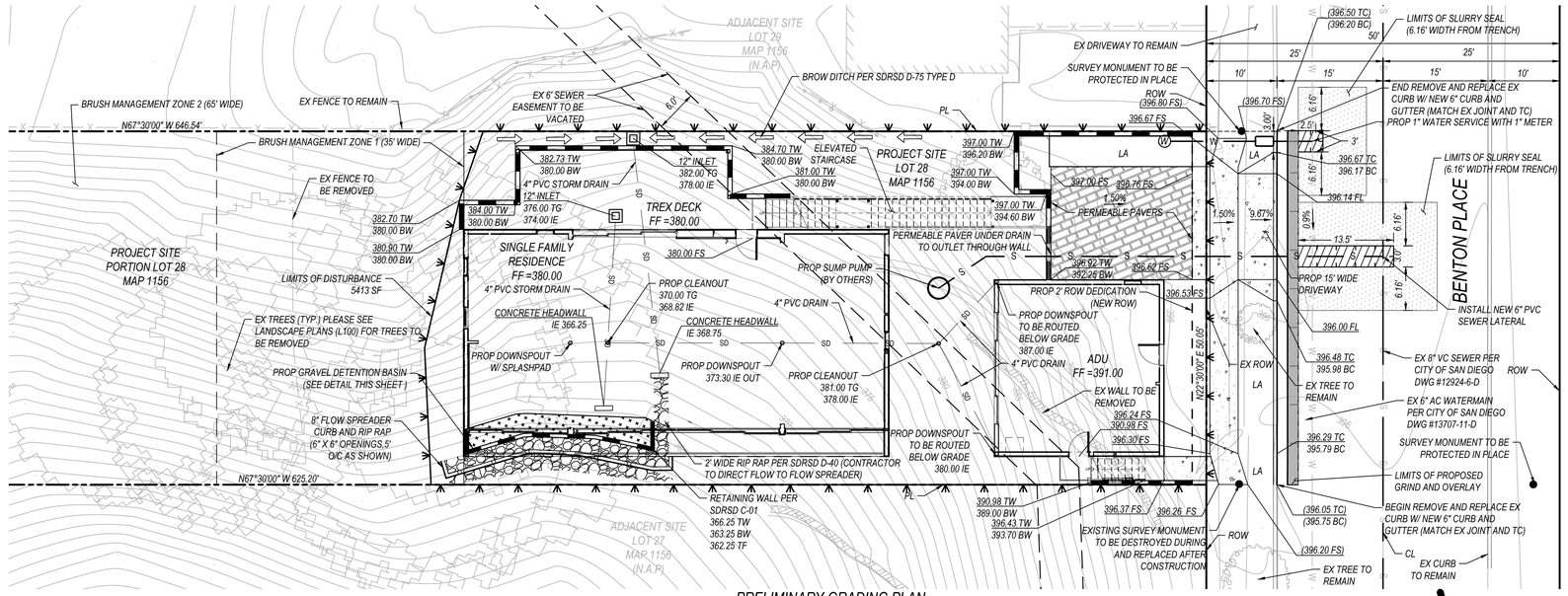
Project Number: 2401

PERSPECTIVES

G050



PRELIMINARY GRADING PLAN

SCALE: 1" = 10'

GRAPHIC SCALE: 1" = 10'

IMPERVIOUS AREA TABULATIONS:

TOTAL DISTURBANCE: 0.12 ACRES (5413 SF)
EXISTING ON SITE CONDITIONS
IMPERVIOUS AREA: 0.00 ACRES (0 SF)
PERVIOUS AREA: 0.12 ACRES (5413 SF)
PROPOSED ON SITE CONDITIONS
IMPERVIOUS AREA: 0.05 ACRES (2480 SF)
PERVIOUS AREA: 0.07 ACRES (2933 SF)

NOTE: TOTAL IMPERVIOUS AREA INCLUDE: ROOF OVERHANG, SIDEWALKS, & WALKWAYS.

GRADING TABULATIONS:

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 0.12 ACRES
EARTHWORK QUANTITIES:
CUT QUANTITIES: 75 CY
FILL QUANTITIES: 25 CY
MAX CUT DEPTH WITHIN BUILDING FOOTPRINT: 4.5'
MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 4'
MAX FILL DEPTH WITHIN BUILDING FOOTPRINT: 3'
MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 4.5'

NET IMPORT/EXPORT OF SOIL: 50 CUBIC YARDS

EARTHWORK QUANTITIES INCLUDE EXCAVATION FOR BUILDING AND SITE GRADING AS SHOWN ON THIS PLAN. THESE EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHOULD INDEPENDENTLY VERIFY THESE VALUES PRIOR TO BID AND CONSTRUCTION.

WORK TO BE DONE:

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
ECPI010122-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION
ECPI010122-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION
PWPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWPI060121-10	CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES REVISION 6 (CA MUTCD REV 6), 2014 EDITION
ECPD092023-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2023 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
ECPI010122-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION
ECPD092023-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2023 EDITION

SURVEY NOTE:

TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN HEREON WAS COMPILED ON 4/01/2022 AND PREPARED BY:

MC GEOMATICS INC.
7330 OPPORTUNITY DR, STE C.
SAN DIEGO, CA 92111

CONTACT: OSCAR F. MINERO, PLS
PHONE: 858-384-2929

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WESTERLY LOT LINE OF LOT 28 PER MAP 1156. I.E. N 22°30'00"E

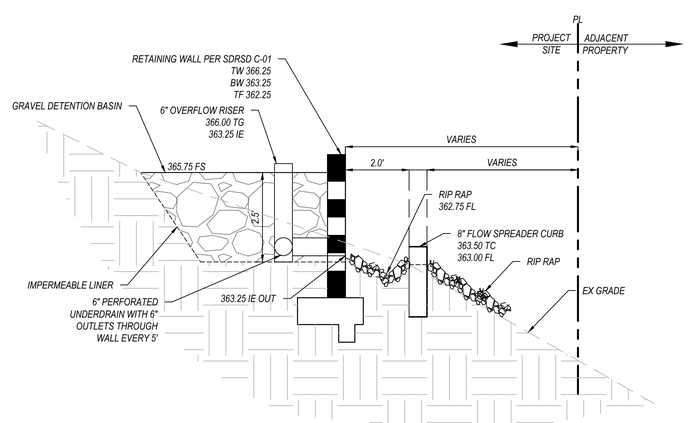
BENCHMARK:

SE BRASS PLUG LOCATED ON THE INTERSECTION BETWEEN 35TH ST & BENTON PLACE

ELEV = 392.916 MSL ; DATUM NGVD29; CDITY OF SAN DIEGO VERTICAL CONTROL BOOK

LEGAL DESCRIPTION:

PORTION OF LOT 28, BLOCK B, SUBDIVISION OF VILLA LOTS 117 TO 127, BOTH INCLUSIVE, AND A PORTION OF LOT 116, NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERE OF NO. 1156, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUTNY



DETENTION BASIN AND FLOW SPREADER TYPICAL SECTION

NOT TO SCALE

SITE INFORMATION:

SITE ADDRESS:
0000 BENTON PL
SAN DIEGO, CA 92116
APN: 440-110-16-00

OWNER INFORMATION:

PREPARED FOR: LUIS ESPINOZA
ADDRESS: 551 WOODS DR.
SAN MARCOS, CA 92069
PHONE: 760-270-6947
EMAIL: CONTACT.LUISESPINOZA@GMAIL.COM

LEGEND

PROPERTY LINE/ EX ROW LINE
ROAD CENTERLINE
EASEMENT LINE
BRUSH MANAGEMENT ZONE LINE
RIGHT OF WAY
PROP DEDICATION/NEW ROW LINE
FINISHED SURFACE ELEVATION — XX.XX FS
EX BUILDING
EX SEWER — S
EX WATER — W
EX GAS — G
EX OVERHEAD ELECTRIC — OE
EX FENCE — X
EX SURVEY MONUMENT
EX TREE
EX WALL/PAVERS
PROP 1" WATER SERVICE AND METER (PER SEPARATE ROW PERMIT) — W
PROP 6" SEWER LATERAL — S
PROP P.C.C. HARDSCAPE (THICKNESS PER GEOTECH RECOMMENDATIONS)
PROP CURB AND GUTTER/ FLOW SPREADER
A.C. GRIND AND OVERLAY
LIMITS OF UTILITY TRENCHING
LIMITS OF SLURRY SEAL
DETENTION BASIN
PROP DRIVEWAY
PROP RETAINING WALL
PROP PVC STORM DRAIN (SIZE PER PLAN) — SD
PROP SUMP PUMP
PROP CLEANOUT/DOWNSPOUT
PROP 12" INLET
PROP BROW DITCH PER SDRSD D-75 TYPE D
LIMITS OF DISTURBANCE
PROP GRAVEL/RIP RAP

GENERAL NOTES:

1. RIGHT OF WAY IMPROVEMENT PLANS AND UTILITY CONNECTIONS ARE PREPARED WITH A SEPARATE PERMIT. SEE PRJ #XXXXXXX FOR THE ASSOCIATED RIGHT OF WAY IMPROVEMENT PLANS.

ALL WORK MUST BE SATISFACTORY TO THE RESIDENT ENGINEER.

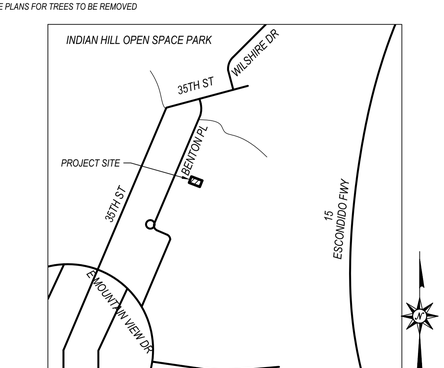
2. A 6' WIDE SEWER EASEMENT (RECORDED DECEMBER 3RD, 1936 AS BOOK 595, PAGE 215 OF O.R.) WITHIN THE PROJECT SITE IS TO BE VACATED.

3. NEW UTILITY CONNECTIONS INCLUDING ONE (1) 1" WATER SERVICE, ONE (1) 6" SEWER SERVICE, AND ALL DRY UTILITY CONNECTIONS (GAS AND ELECTRIC).

4. A PUBLIC IMPROVEMENT PERMIT WILL BE REQUIRED TO BE APPLIED FOR AND APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5. SEE ARCHITECTURAL SPECIFICATIONS FOR ALL WATER PROOFING AND DRAINAGE BOARD SPECS. SEE PLUMBING PLANS FOR ALL FOUNDATION DRAINAGE ROUTING.

6. SEE LANDSCAPE PLANS FOR TREES TO BE REMOVED



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET C1.0 PRELIMINARY GRADING PLAN

ABREVIATION LEGEND

FL= FLOWLINE
FS= FINISHED SURFACE
TC= TOP OF CURB
FF = FINISHED FLOOR
TW=TOP OF WALL
BW = BOTTOM OF WALL
TF = TOP OF FOOTING
IE=INVERT ELEVATION
LA=LANDSCAPED AREA
(FL)= MATCH EX FLOWLINE
(FS)= MATCH EX FINISHED SURFACE
(TC)= MATCH EX TOP OF CURB

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CONTRACTOR
TBD
0000 SAN DIEGO AVE, SAN DIEGO CA, 92000

CIVIL ENGINEER
PASCO, LARET, SUITER & ASSCOIATES
1911 SAN DIEGO AVE, SAN DIEGO, CA 92110
(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
LG Engineering
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

REGISTERED PROFESSIONAL ENGINEER
WILLIAM GREGG MACK
No. 73620
CIVIL
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE #1	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date
Scale: As indicated
Project Number: 2401, PRJ-1113452

PRELIMINARY GRADING PLAN

C-1

PLSA
PLSAENGINEERING.COM

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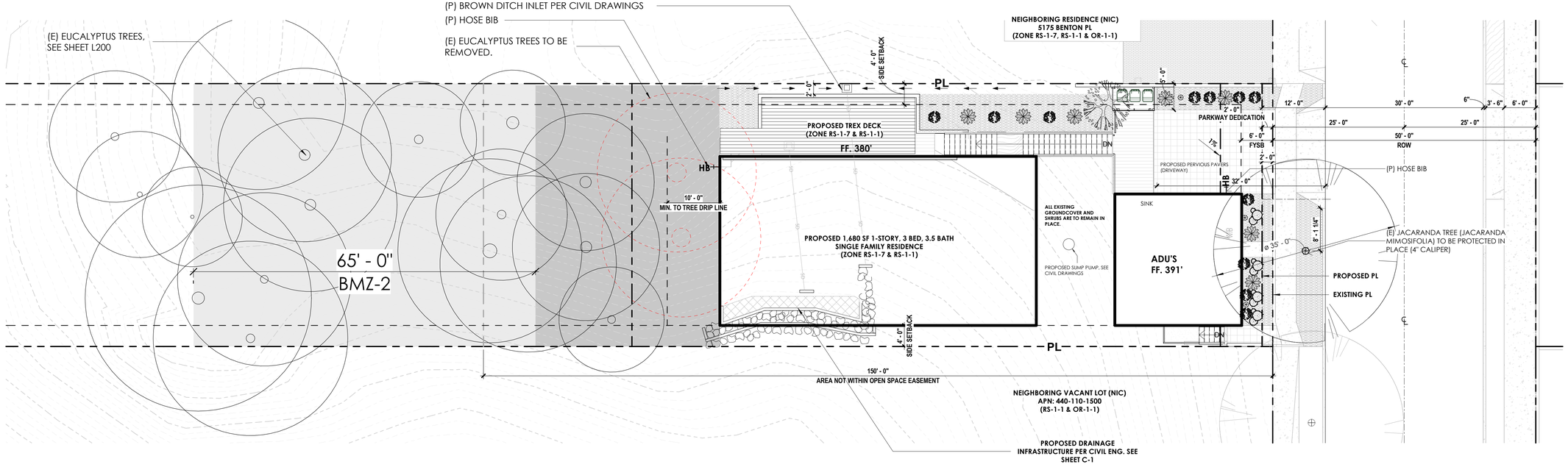

1 LANDSCAPE PLAN
1" = 10'-0"

MHPA LAND USE ADJACENCY GUIDELINES (SECTION 1.4.3)

DRAINAGE
ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPED AREAS IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS AND OTHER ELEMENTS THAT MAY ADVERSELY AFFECT THE ADJACENT MHPA. INSTEAD, RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO THE MHPA. CONTINUED STORM WATER SYSTEMS SHOULD BE MAINTAINED APPROXIMATELY ONCE A YEAR, OR AS OFTEN AS NEEDED, TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD INCLUDE DREDGING OUT SEDIMENTS IF NEEDED, REMOVING EXOTIC PLANT MATERIALS, AND ADDING CHEMICAL-NEUTRALIZING COMPOUNDS (E.G., CLAY COMPOUNDS) WHEN NECESSARY AND APPROPRIATE.

TOXINS
LAND USES, SUCH AS RECREATION AND AGRICULTURE, THAT USE CHEMICALS OR GENERATE BY-PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO WILDLIFE, SENSITIVE SPECIES, HABITAT, OR WATER QUALITY SHALL INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA. CONTINUED SUCH MEASURES SHOULD INCLUDE DRAINAGE/DETENTION BASINS, SWALES, OR HOLDING AREAS WITH NON-INVASIVE GRASSES OR WETLAND-TYPE NATIVE VEGETATION TO FILTER OUT THE TOXIC MATERIALS. REGULAR MAINTENANCE SHOULD BE PROVIDED.

LIGHTING
LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON-INVASIVE PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING. PLEASE SEE MUNICIPAL CODE § 142.0740 FOR FURTHER INFORMATION IF NEEDED.

LANDSCAPING
NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA. GRADING/LAND DEVELOPMENT MANUFACTURED SLOPES ASSOCIATED WITH SITE DEVELOPMENT SHALL BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT FOR PROJECTS WITHIN OR ADJACENT TO THE MHPA.

BARRIERS
DEVELOPMENT ADJACENT TO THE MHPA SHALL PROVIDE BARRIERS WHERE APPROPRIATE (E.G., NON-INVASIVE VEGETATION, ROCKS/BOULDERS, FENCES, WALLS, AND/OR SIGNAGE) ALONG THE MHPA BOUNDARIES TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION.

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.
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 MUNICIPAL CODE §142.0412 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 HOMEOWNERS ASSOCIATION OR OTHER PRIVATE PARTY.

NOISE
DUE TO THE SITE'S LOCATION 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.

LANDSCAPE NOTES

1. ALL LANDSCAPE COMPONENTS SHALL SATISFY THE LANDSCAPE REQUIREMENTS PER SDMC142.04.
2. REFER TO L200 FOR BRUSH MANAGEMENT, MHPA AND MSCP REQUIREMENTS.
3. NEW LANDSCAPING ADJACENT TO THE MHPA ZONE SHOULD BE DROUGHT TOLERANT AND CONSIST OF NATIVE PLANT SPECIES.
4. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDARED DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE (LCD 142.0411[C]).
5. ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES [LDC 142.0403(B)(2)].
NO INVASIVE PLANTS WILL BE PLANTED ON-SITE.
6. REFER TO CIVIL DRAWINGS FOR ALL EXISTING AND PROPOSED RETAINING WALLS.
7. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
A. *A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.*
B. *STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.*
C. *A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.*
D. *ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.*
8. A MINIMUM ROOT ZONE OF 40 SQ. FT. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC SECTION 142.0403(B)(5).

GROUNCOVER NOTES

ALL EXISTING GROUNDCOVER AND SHRUBS ARE TO REMAIN IN PLACE.

STREET TREE NOTES

(1) THERE IS ONE STREET TREE LOCATED ON THE SOUTH SIDE OF THE PROPERTY FRONTAGE AS PER 1/L2.0.
(2) NON BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES
(3) AREAS THAT ARE IN THE PUBLIC RIGHT-OF-WAY THAT ARE NOT PAVED FOR REQUIRED PEDESTRIAN WALKS OR FOR VEHICLE ACCESS SHALL BE PLANTED OR COVERED WITH MULCH, UNATTACHED UNIT PAVERS OR OTHER PERMEABLE MATERIAL ACCEPTABLE TO THE CITY PER SDMC 142.0409[b][1].

STREET TREE CALCULATIONS

BENTON PL
50FT LOT FRONTAGE - 19 FT DRIVEWAY, - 6' DRIVEWAY APRON = / 31 FT OF FRONTAGE /30 = 1.03 = 1 TREES REQUIRED excluding curb cuts and required clearances for designated bus stops.
1 TREE EXISTING
0 TREE TO BE PROVIDED

QUANTITY	1
COMMON NAME	JACARANDA OR ALTERNATE STREET TREE APPROVED BY SDMC
BOTANICAL NAME	JACARANDA MIMOSIFOLIA OR ALTERNATE STREET TREE APPROVED BY SDMC
SIZE	24" BOX

MIN. TREE SEPARATION DIST.

- TRAFFIC SIGNALS / STOP SIGNS - **20 FEET**
- UNDERGROUND UTILITY LINES - **5 FEET (10' FOR SEWER)**
- ABOVE GROUND UTILITY STRUCTURES - **10 FEET**
- DRIVEWAY (ENTRIES) - **10 FEET**
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - **25 FEET**

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERAIL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LANDSCAPE REQUIREMENTS PER SDMC 142.0412

B. PLANT MATERIAL REQUIREMENTS

1. PLANTING OF INVASIVE PLANT SPECIES, AS DESCRIBED IN THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL, IS NOT PERMITTED.
2. ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.
3. PLANT MATERIAL SPECIES SHALL BE USED THAT WILL CONTINUE TO MEET THE REQUIREMENTS OF THIS DIVISION AFTER INSTALLATION.
4. TREE LOCATIONS SHALL BE MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE TREE TRUNK AT PROPOSED GRADE.
5. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. THIS MINIMUM DIMENSION AND ROOT ZONE AREA MAY BE REDUCED WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS,AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE ADJACENT IMPROVEMENTS.
6. PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
7. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION. EXISTING PLANT MATERIAL PLANT POINTS ACHIEVED PER PLANT. PLANT TYPE PLANT SIZE EXISTING SHRUB 12-INCH TO 24-INCH SPREAD AND HEIGHT 4.0 24-INCH AND LARGER SPREAD AND HEIGHT 15.0 EXISTING NATIVE TREE 2-INCH CALIPER MEASURED AT 4 FEET ABOVE GRADE 100.0 EACH ADDITIONAL INCH BEYOND 2 INCHES 50.0 EXISTING NON-NATIVE TREE 2-INCH CALIPER MEASURED AT 4 FEET ABOVE GRADE 50.0 EACH ADDITIONAL INCH BEYOND 2 INCHES 25.0 EXISTING BROAD HEADED FEATHER PALM TREE PER FOOT OF BROWN TRUNK HEIGHT 5.0 EXISTING FEATHER PALM TREE PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT 3.0 EACH FEATHER PALM TREE OVER 20 FEET IN HEIGHT 60.0 EXISTING FAN PALM TREE PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT 1.5 EACH FAN PALM TREE OVER 20 FEET IN HEIGHT 30.0 CH. ART. DIV. 14 2 4 6 SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS (1-2008)
8. ANY PLANT MATERIAL REQUIRED BY THIS DIVISION THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN. REQUIRED SHRUBS THAT DIE 3 YEARS OR MORE AFTER INSTALATION SHALL BE REPLACED WITH 15-GALLON SIZE, AND REQUIRED TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 60-INCH BOX SIZE MATERIAL. THE CITY MANAGER MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN A 15 GALLON SHRUB OR 60-INCH BOX TREE.
9. TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
10. TREES REQUIRED BY THIS DIVISION SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.
11. SHRUBS REQUIRED BY THIS DIVISION SHALL BE WOODY OR PERENNIAL PLANTS THAT ARE LOW BRANCHING OR HAVE MULTIPLE STEMS.
12. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE CITY MANAGER MAY WAIVE THIS REQUIREMENT WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS, AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE PUBLIC IMPROVEMENTS.
13. NATIVE PLANTS SHALL BE LOCALLY INDIGENOUS.
14. NATURALIZED PLANT MATERIAL SHALL BE PLANTINGS THAT CAN SURVIVE WITHOUT IRRIGATION AFTER INITIAL PLANT ESTABLISHMENT.

(C) IRRIGATION REQUIREMENTS

1. ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE IN THIS DIVISION.
2. ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.
3. IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:
(A) NO IRRIGATION RUNOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS;CH. ART. DIV.14 2 4 7 SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS (1-2008)
(B) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER;
(C) IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE SYSTEM MAINTENANCE REQUIREMENT AFTER INSTALLATION. ABOVE GROUND IRRIGATION SYSTEM EQUIPMENT THAT IS EXPOSED TO POTENTIAL DAMAGE SHALL BE DESIGNED TO BE DAMAGE RESISTANT; AND
(D) AN APPROVED RAIN SENSOR SHUTOFF DEVICE IS REQUIRED FOR ALL SYSTEMS AND A MOISTURE-SENSING DEVICE THAT REGULATES THE IRRIGATION SYSTEM FOR ALL LAWN AREAS IS REQUIRED.

LANDSCAPE LEGEND

PROPOSED STRUCTURES PER ARCHITECTURAL DRAWINGS

PROPOSED BARK MULCH GROUND COVER. COLOR TBD

PROPOSED PERVIOUS PAVERS (DRIVEWAY)

BRUSH MGMT ZONE 1
PROPOSED TREE MULCH GROUND COVER - COLOR TBD (NO PLANTS PROPOSED)

BRUSH MGMT ZONE 2

EXISTING PLANTS TO REMAIN
PLAN SHOWS ALL PLANT ICONS AT THEIR APPROXIMATE MATURE CALIPER SIZE

(E) TREE TO REMAIN IN PLACE - SOUTHERN BLUE GUM TREE / EUCALYPTUS GLOBULUS - SEE TABLE ON SHEET L200

(E) TREE TO REMAIN IN PLACE - ASH TREE - SEE TABLE ON SHEET L200

(E) JACARANDA W/ ROOT BARRIER (STREET SIDE ONLY)- *JACARANDA MIMOSIFOLIA (NON-INVASIVE)*

EXISTING PLANTS TO BE REMOVED

(E) TREE TO BE REMOVED - SOUTHERN BLUE GUM TREE / EUCALYPTUS GLOBULUS

PROPOSED PLANTING PALETTE
PLAN SHOWS ALL PLANT ICONS AT THEIR APPROXIMATE MATURE CALIPER SIZE

-LAVANDER (STREET SIDE ONLY)- *LAVANDULA SPP*
-MEXICAN BUSH SAGE – *SALVIA LEUCANTHA*
-PURPLE SAGE – *SALVIA OFFICINALIS 'PURPURASCENS'*
-CLEVELAND SAGE – *SALVIA CLEVELANDII*

-PINWHEEL (STREET SIDE ONLY)- *AEONIUM HAWORTHII*
-KIWI AEONIUM – *AEONIUM HAWORTHII 'KIWI'*
-SUNBURST AEONIUM – *AEONIUM DECORUM 'SUNBURST'*
-BLUE BURRITO SEDEVERIA – *SEDEVERIA 'BLUE BURRITO'*

-LION'S TAIL (STREET AND ZONE 1) - *AGAVE ATTENUATA*
-MANGAVE 'BLOODSPOT' – MANGAVE 'BLOODSPOT'
-TWIN-FLOWERED AGAVE – AGAVE GEMINIFLORA
-SMOOTH EDGE AGAVE – AGAVE ANGUSTIFOLIA 'MARGINATA'

-SAN PEDRO CACTUS (STREET SIDE ONLY) - *ECHINOPSIS PACHANOI*
-MEXICAN FENCE POST CACTUS – PACHYCEREUS MARGINATUS
-PERUVIAN APPLE CACTUS – CEREUS REPANDUS

- ALOE - *ALOE PRINCIPIS*
-WAGON WHEEL ALOE – *ALOE POLYPHYLLA*
-SNAKE ALOE – *ALOE BROOMII*
-PARRY'S AGAVE – *AGAVE PARRYI 'TRUNCATA' (ARTICHOKE AGAVE)*

-YUCCA (ZONE 1 ONLY) - *YUCCA ALOIFOLIA*
-HESPERALOE PARVIFLORA *(RED/YELLOW YUCCA)*
-DESERT SPOON / SOTOL – *DASYLIRION WHEELERI*
-SPINELESS YUCCA / YUCCA 'BRIGHT EDGE' – YUCCA ALOIFOLIA VAR. MARGINATA

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:15 AM
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Project Number: 2401

LANDSCAPE PLAN

L100

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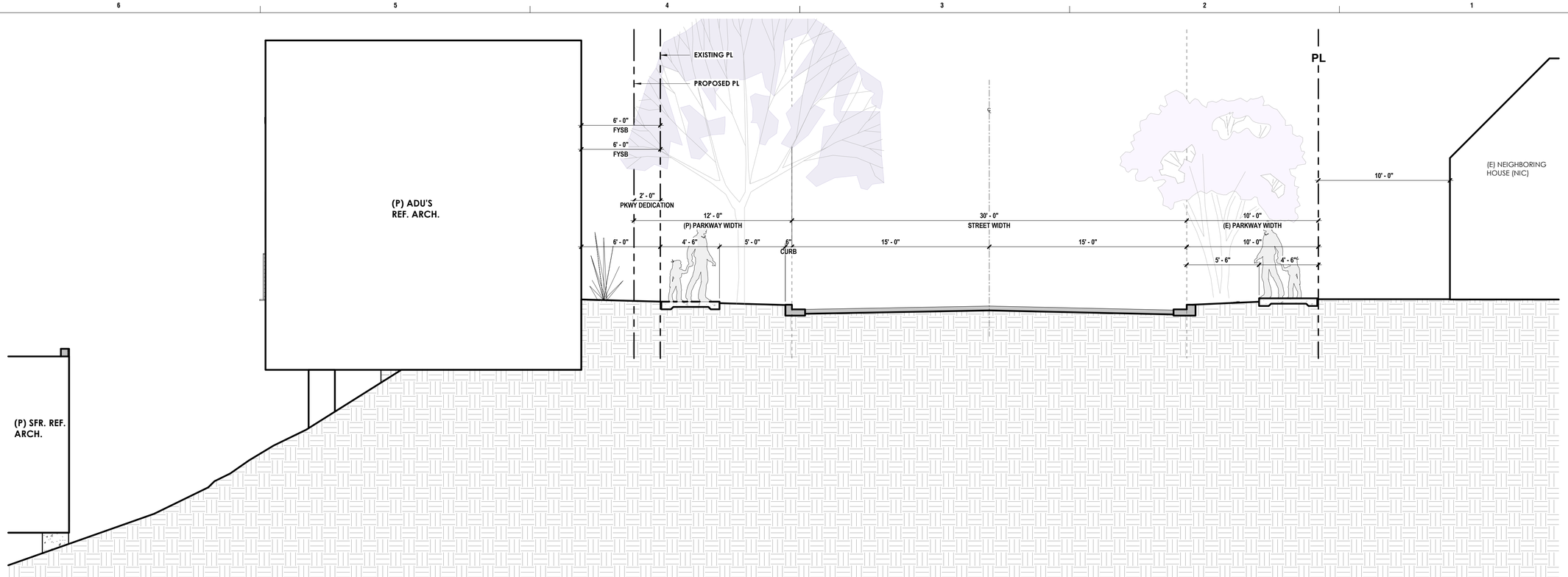


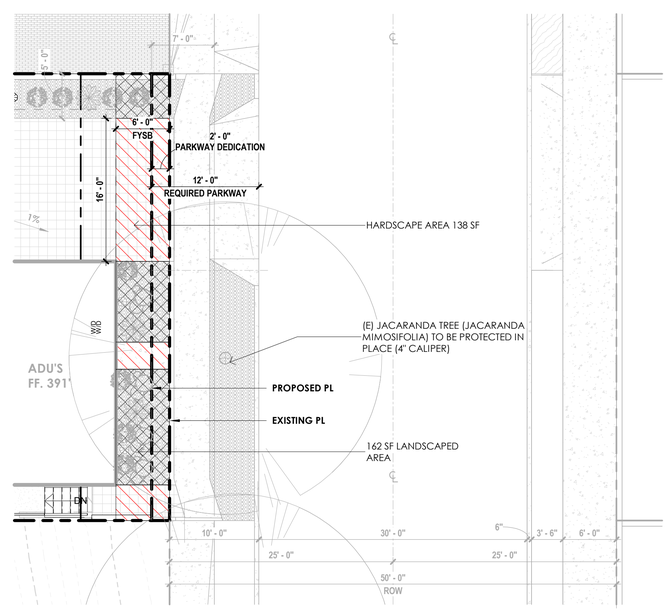
1 STREET SECTION
1/4" = 1'-0"

RS ZONES - HARDSCAPE TABLE - SDMC 131.0447

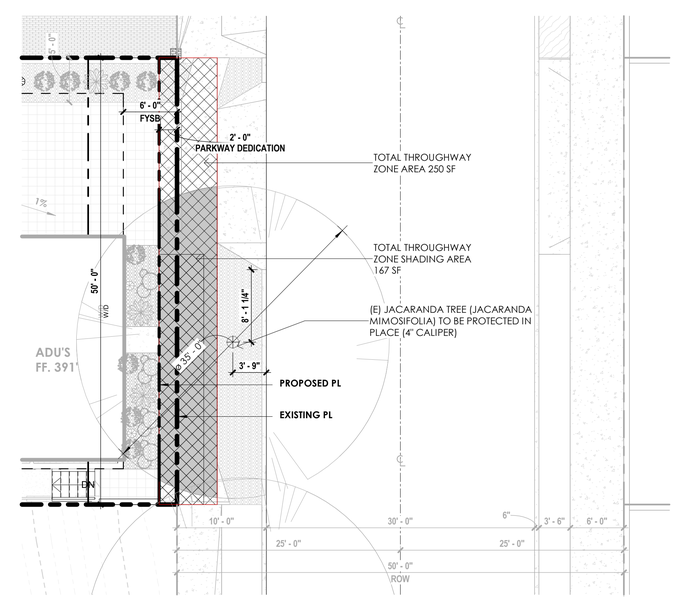
AREA	TOTAL AREA	PERCENTAGE
FRONT YARD	300 SF	100%
HARDSCAPE	138 SF	46%
VEGETATED AREAS	162 SF	54%

STREET TREE SHADING TABLE -

AREA	TOTAL AREA	PERCENTAGE
TOTAL THROUGHWAY AREA	325 SF	100%
TOTAL SHADED AREA BY TREE CANOPIES (JACARANDA MIMOSIFOLIA)	218 SF	67%



3 RS ZONES - HARDSCAPE DIAGRAM
1/8" = 1'-0"



2 THROUGHWAY ZONE SHADING DIAGRAM
1/8" = 1'-0"

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0000 BENTON PL, SAN DIEGO CA, 92116

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P.O. Box 501115, San Diego, CA 92150, US
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STREET SECTION

L101

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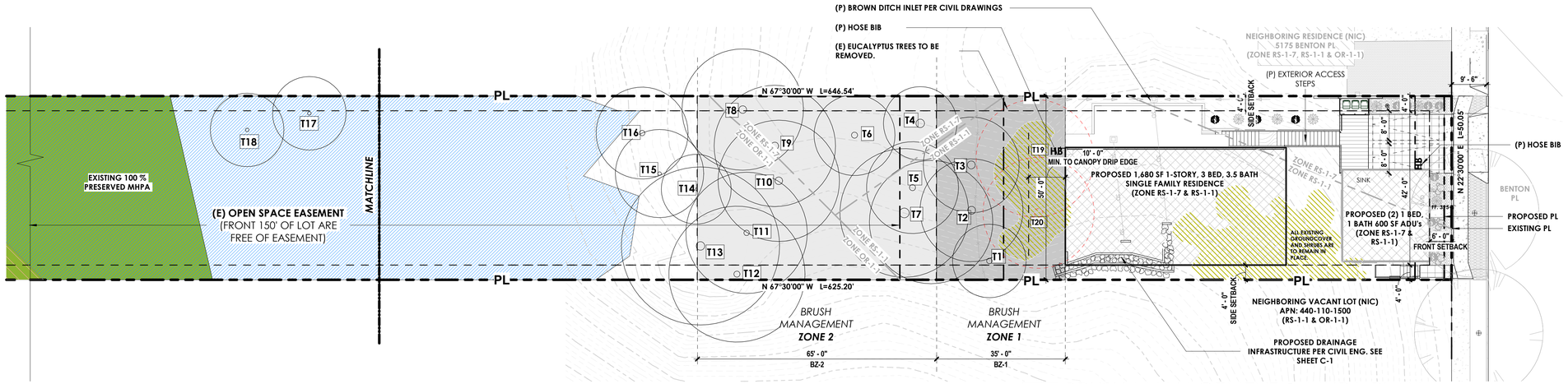
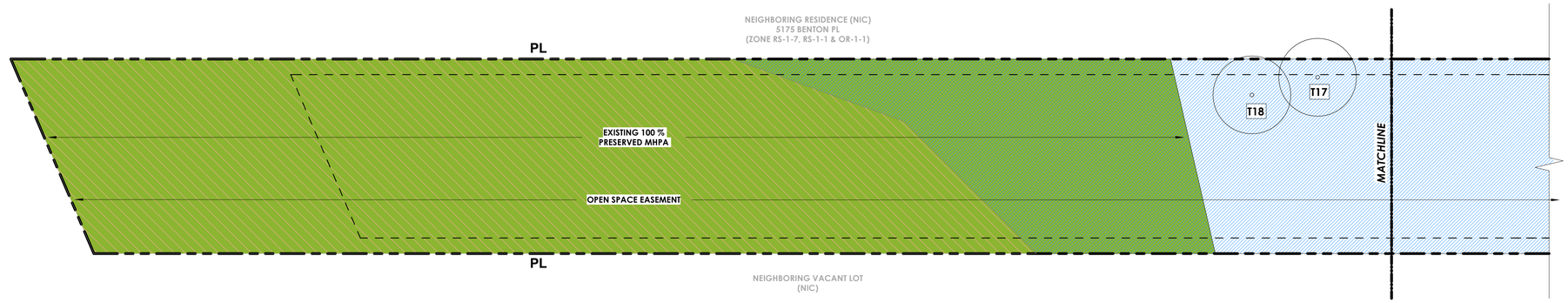


1 BRUSH MANAGEMENT & MHPA PLAN
1/16" = 1'-0"



2 BRUSH MANAGEMENT & MHPA PLAN
1/16" = 1'-0"

N

LEGEND / MHPA ZONE

- PROPOSED STRUCTURES
- BRUSH MANAGEMENT *ZONE 1*
- BRUSH MANAGEMENT *ZONE 2*
- (E) MHPAREA PER CITY PARCEL INFORMATION
- CHAPARRAL
- COASTAL SAGE SCRUB
- EXISTING GROUND COVER TO REMAIN
- EXISTING TREES ON SITE TO REMAIN (REF. TABLE BELOW FOR SIZES AND DETAILS)

PERMANENT BELOW-GRADE IRRIGATION SYSTEM

A PERMANENT BELOW-GRADE IRRIGATION SYSTEM WILL BE PROVIDED AS REQUIRED PER SDMC § 142.0412(G)(5).

EROSION CONTROL NOTES

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SDMC § 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

GROUNCOVER NOTES

ALL EXISTING GROUNDCOVER AND SHRUBS ARE TO REMAIN IN PLACE.

MSCP & MHPA NOTES

1. ALL EXTERIOR LIGHTING FOR THIS PROJECT WILL BE SHIELDED AND DIRECTED AWAY FROM MHPA.
2. 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 SUB AREA PLAN. [142.0412(D)].
3. NO IRRIGATION, IRRIGATION RUNOFF OR SITE DRAINAGE IS ALLOWED INTO THE MHPA. CIVIL DRAWINGS ILLUSTRATE HOW THIS WILL BE ACHIEVED.
4. NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA.
5. ALL MANUFACTURED SLOPES ARE WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA ZONE.
6. ALL ZONE 1 BRUSH MANAGEMENT AREAS ARE WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. REFER TO BRUSH MANAGEMENT SITE PLAN L200
7. THE MHPA ZONE IS ON A STEEP SLOPE AND HAS NO PUBLIC ACCESS FROM BENTON PLACE.
8. ALL PLANT SPECIES IN ZONE 1 SHALL BE DROUGHT TOLERANT AND NON INVASIVE.
9. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE (LDC 142.0411[C]).
10. DUE TO THE SITE'S PROXIMITY TO THE CALIFORNIA GNATCATCHER (CAGN) HABITAT WITHIN THE MHPA, NOISE IMPACTS RELATED TO CONSTRUCTION WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CAGN (3/1-8/15). IF GRADING IS PROPOSED DURING THE BREEDING SEASON A SURVEY WILL BE REQUIRED. IF NO CAGN ARE IDENTIFIED, NO ADDITIONAL MEASURE 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, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL / BERM WOULD BE REQUIRED.

MIGRATORY BIRD TREATY ACT/ FISH AND GAME CODE

1. IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO. (SECTION 3503 FISH AND GAME CODE)
2. IT IS UNLAWFUL TO TAKE, POSSESS, OR DESTROY ANY BIRDS IN THE ORDERS FALCONIFORMES OR STRIGIFORMES (BIRDS-OF-PREY) OR TO TAKE, POSSESS, OR DESTROY THE NEST OR EGGS OF ANY SUCH BIRD EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION ADOPTED PURSUANT THERETO. (SECTION 3503.5 FISH AND GAME CODE)

EXISTING TREES TABLE

ID	CALIPER SIZE	COMMON NAME	BOTANICAL NAME
T1	18"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T2	26"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T3	26"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T4	24"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T5	20"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T6	24"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T7	33"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T8	29"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T9	25"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T10	24"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T11	18"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T12	20"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T13	34"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T14	8"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T15	12"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T16	18"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T17	18"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T18	18"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T19	18"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA
T20	24"	BRITTLE GUM TREE	EUCALYPTUS MANNIFERA

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

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551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
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(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

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BRUSH MANAGEMENT & MHPA PLAN

L200

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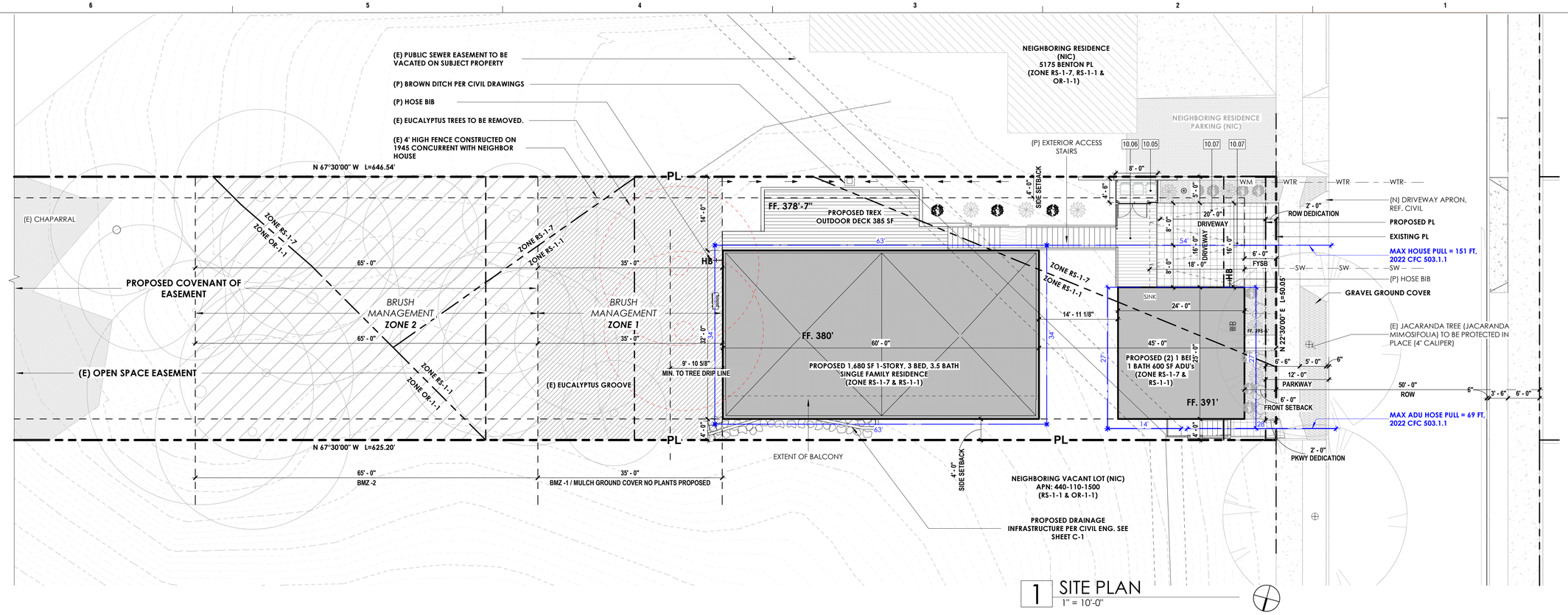

1 SITE PLAN
1" = 10'-0"

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0000 BENTON PL, SAN DIEGO CA, 92116

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ARCHITECT
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GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

SITE PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
2. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHPT. 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
4. 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.
5. PER SDMC 131.0447
   A. THE FRONT YARD SHALL BE LIMITED TO MAXIMUM OF 60 PERCENT PAVING AND HARDSCAPE.
   B. WITHIN THE REQUIRED STREET YARD, PAVING AND HARDSCAPE SHALL BE LIMINTED TO: (1) A DRIVEWAY WITH DIRECT VEHICULAR ACCESS TO REQUIRED OFF-STREET PARKING SPACES LOCATED OUTSIDE OF THE REQUIRED SETBACK IN ACCORDANCE WITH SECTION 142.0521; (2) A WALKWAY TO FACILITATE PEDESTRIAN ACCESS TO THE DWELLING UNIT; AND (3) ANY DECORATIVE PAVING OR HARDSCAPE THAT IS NOT DESIGNED

PARKING SPACES NOTE

1. THE TWO VEHICULAR PARKING SPACES SHOWN ON THE SITE PLAN ARE INTENDED TO SERVE THE PROPOSED ACCESSORY DWELLING UNITS (ADUS) ONLY AND ARE NOT PROPOSED FOR THE SINGLE-FAMILY DWELLING. VEHICULAR PARKING IS NOT PERMITTED WITHIN THE FRONT YARD SETBACK FOR A SINGLE-FAMILY DWELLING PURSUANT TO SDMC SECTION 142.0510(G). NO PARKING IS PROPOSED WITHIN THE FRONT YARD SETBACK FOR THE SINGLE-FAMILY DWELLING, AND NO PARKING IS REQUIRED FOR THE SINGLE-FAMILY DWELLING AS THE PROJECT IS LOCATED WITHIN A TRANSIT PRIORITY AREA (TPA) IN ACCORDANCE WITH SDMC SECTION 142.0520 AND TABLE 142-05B. THE PROPOSED PARKING CONFIGURATION IS PERMITTED FOR THE ADUS PURSUANT TO SDMC SECTION 141.0302(B)(10) (E)(I), WHICH ALLOWS REQUIRED ADU PARKING TO BE LOCATED WITHIN THE FRONT YARD SETBACK.

KEYNOTES

10.05 36 SF MIN. TRASH ENCLOSURE, PROVIDE 6' HIGH FENCE AS REQUIRED PER SDMC §142.0810(c).
10.06 PERMEABLE TREX DECK AND STAIR LANDING.
10.07 (P) ADU ONLY PARKING SPACES, PLEASE SEE NOTE #1 ON "PARKING SPACES NOTE"

DEFERED SUBMITTALS

WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL

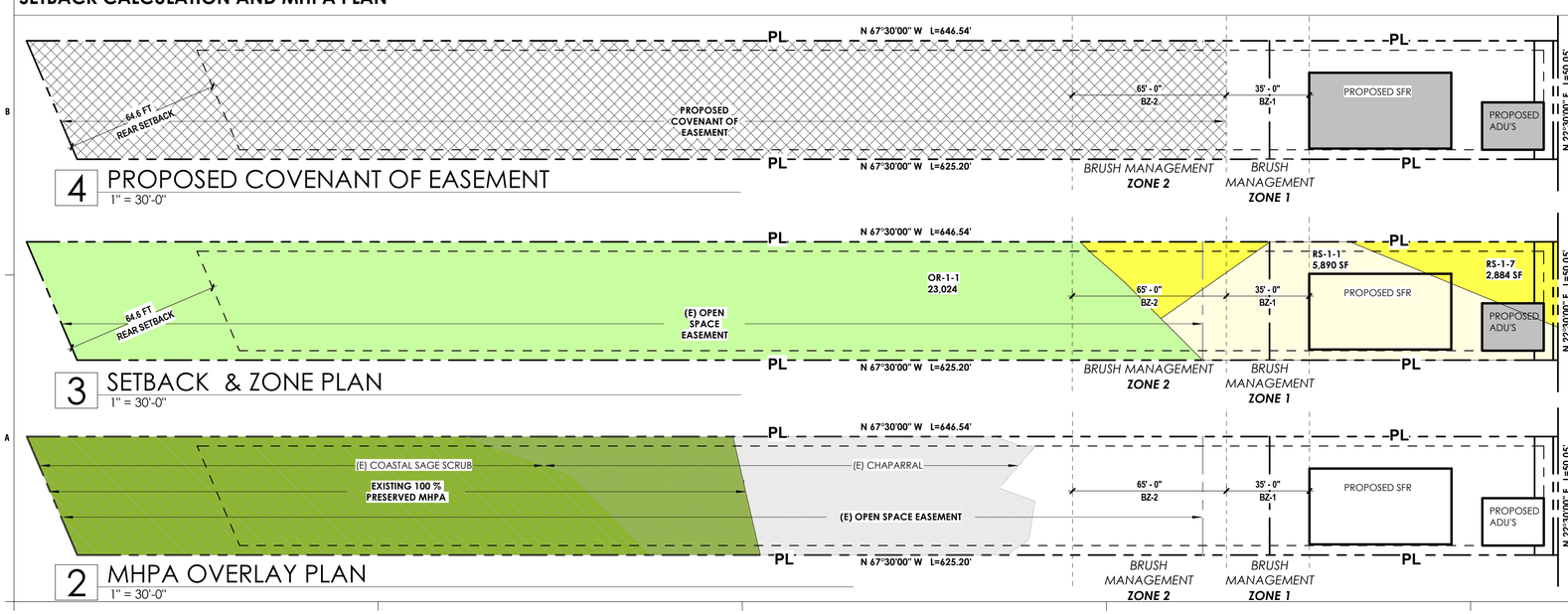
DRAFT PERMIT CONDITIONS

THIS SINGLE FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE. PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, ANY EXISTING WATER SERVICE SHOWN ON EXHIBIT 'A' AS TO BE RETAINED, WHICH IS SUBSEQUENTLY DETERMINED TO BE INADEQUATELY SIZED, REQUIRES THAT THE APPLICANT OBTAIN A PERMIT FOR & CONSTRUCT THE FOLLOWING: KILL THE EXISTING WATER SERVICE LINE AT THE MAIN AND INSTALL A NEW WATER SERVICE IN A LOCATION ACCEPTABLE TO THE PUBLIC UTILITIES DIRECTOR AND CITY ENGINEER. TO ENSURE ACCEPTABILITY, THE NEW WATER SERVICE SHOULD BE AT LEAST 30' FROM ANY PRIOR WATER SERVICE LINE CONNECTION, 5' FROM ANY DRIVEWAY, AND 10' FROM ANY ACTIVE SEWER LATERAL.
PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, ANY DAMAGES CAUSED TO THE CITY OF SAN DIEGO'S PUBLIC WATER AND SEWER FACILITIES DUE TO THE ACTIVITIES ASSOCIATED WITH THIS PROJECT SHALL BE REPAIRED OR RECONSTRUCTED IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
PRIOR TO ANY BUILDING PERMIT BEING ISSUED, ALL PUBLIC IMPROVEMENTS AND PROPOSED PRIVATE SEWER AND WATER FACILITIES (EXCEPT FOR PRIVATE IRRIGATION-ONLY PIPELINES) WITHIN THE PUBLIC ROW AND/OR PUBLIC EASEMENTS SHALL BE COMPLETE AND OPERATIONAL IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

PERMANENT BELOW-GRADE IRRIGATION SYSTEM

A PERMANENT BELOW-GRADE IRRIGATION SYSTEM WILL BE PROVIDED AS REQUIRED PER SDMC §142.0412(G)(5).

SETBACK CALCULATION AND MHPA PLAN



4 PROPOSED COVENANT OF EASEMENT
1" = 30'-0"

3 SETBACK & ZONE PLAN
1" = 30'-0"

2 MHPA OVERLAY PLAN
1" = 30'-0"

SETBACK CALCULATIONS

FRONT SETBACK: 6'
FOOTNOTE #1 FOR TABLE 131-04D: FOR LOTS WHERE AT LEAST ONE-HALF OF THE FRONT 50 FEET OF THE LOT DEPTH HAS A MINIMUM SLOPE GRADIENT OF 25 PERCENT, THE SETBACK CLOSEST TO THE STREET FRONTAGE MAY BE REDUCED TO A MINIMUM 6 FEET.

INTERIOR SIDE SETBACK: 4'
PER SDMC TABLE 131-04D:
.08 X LOT WIDTH = (50')X(.08) = 4'

STREET SIDE SETBACK: 5'
PER SDMC TABLE 131-04D
.010 X LOT WIDHT = (50')X(.010) = 5'

REAR SETBACK: 64.6'
10% OF TOTAL LOT DEPTH PER SDMC 131.0443(a)(2) (ii) FOR LOTS GREATER THAN 150 FEET IN DEPTH, THE REAR SETBACK IS
AT LEAST 10 PERCENT OF THE LOT DEPTH OR THE DIMENSION
SHOWN IN TABLES 131-04C AND 131-04D, WHICHEVER IS GREATER.
SIDE 1:646.54' / SIDE 2:625.20' / 10% OF LARGEST SIDE = 63.6'

FAR CALCULATIONS:

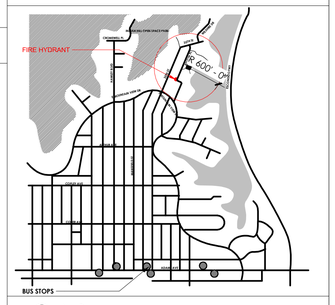
RS-1-1
MAX FAR (131.0445) = 0.50
5,890 SF X .50 = **2,945 SF**

RS-1-7
MAX FAR (Table 131-04D) 0.45
2,884 SF X .45 = **1,297.8 SF**

OR-1-1
MAX FAR (Table 131-02C) 0.45
23,024 SF X .45 = **10,360.8 SF**

TOTAL ALLOWED FAR: 14,603.6 SF

VICINITY MAP



LEGEND

- BUILDING ELEVATION
- BUILDING SECTION
- PL - PROPERTY LINES
- SETBACK LINES
- EASEMENT LINES
- EXISTING FENCE TO REMAIN
- DEMO
- VERTICAL DATUM, ELEVATION, WORKPOINT
- GRAVEL GROUNDCOVER / LANDSCAPE

LICENSED ARCHITECT LUIS ALBERTO ESPINOZA NOT FOR CONSTRUCTION NO. C 40580 2-28-25 STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025

Issue Date: 1/30/2026 9:57:09 AM
Scale: As indicated
Project Number: 2401

SITE PLAN

A001

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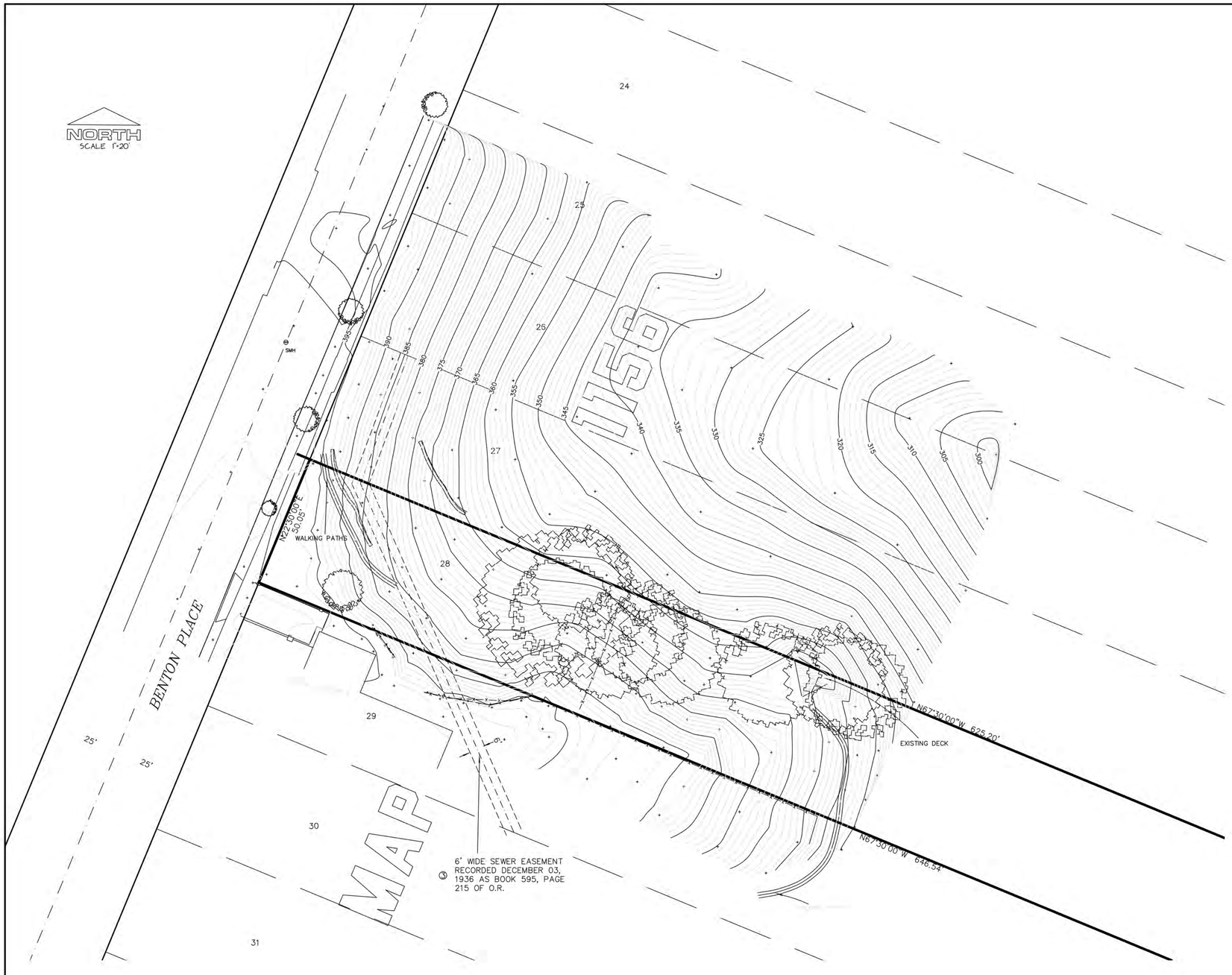


LEGEND

PROPERTY LINE (CALCULATED)	N57°54'14"E 240.02'
LOT LINE OFF SITE	
CONTOUR	390
PUBLIC RIGHT OF WAY	
CHAINLINK FENCE	x x
EASEMENT	
EXISTING WALL	

ABBREVIATIONS

SMH SEWER MANHOLE

BRIEF LEGAL DESCRIPTION

LOT 28 MAP 1156

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WESTERLY LOT LINE OF LOT 28 PER MAP 1156. I.E. N 22°30'00"E

BENCHMARK

SE BRASS PLUG LOCATED ON THE INTERSECTION BETWEEN 35TH ST & BENTON PLACE.

ELEV=392.916 MSL ; DATUM: NGVD29; CITY OF SAN DIEGO VERTICAL CONTROL BOOK

EASEMENTS

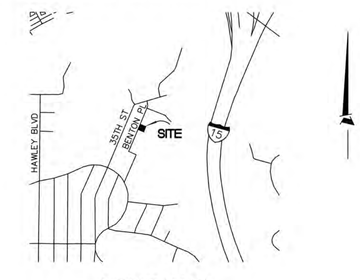
(3) THE TITLE REPORT USED FOR THIS TOPOGRAPHY IS THE PRELIMINARY REPORT BY THE FIRST AMERICAN TITLE COMPANY, ORDER No. DTR-7024031, DATED AUGUST 09, 2023.

(4) AN EASEMENT FOR LOCATION AND CONSTRUCTION OF A SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 03, 1936 AS BOOK 595, PAGE 215 OF O.R.

AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 04, 1977 AS INSTRUMENT NO. 121149 OF O.R. ***WAS NOT PLOTTED ON MAP.***

NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND FOR A SPECIFIC SCOPE. SOME AREAS MAY HAVE GREATER OR LESSER DETAILED BASED ON PROJECT REQUIREMENTS AND SCOPE.
2. THIS PLAT REPRESENTS A TOPOGRAPHIC SURVEY AND NOT A BOUNDARY SURVEY. HOWEVER, THE PROPERTY LINES SHOWN HEREIN, REPRESENT THE CALCULATED LOCATION AFTER FIELD EVIDENCE WAS COLLECTED AND THE PROPERTY BOUNDARY REESTABLISHED. A CORNER RECORD IS CURRENTLY BEING PREPARED FOR THIS PROPERTY. UNTIL SAID CORNER RECORD HAS BEEN APPROVED, DEPICTED PROPERTY LINES MAY CHANGE IN DIRECTION AND/OR DISTANCE.
3. EASEMENTS SHOWN HEREIN HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATION RELATIVE TO THE TOPOGRAPHIC FEATURES AND PROPERTY LINES.
4. THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAT DOES NOT REPRESENT A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE OR TYPE.



VICINITY MAP

NOT TO SCALE

PROFESSIONAL LAND SURVEYOR
OSCAR F. MINERO
No. 9491
STATE OF CALIFORNIA

11/08/23

TOPOGRAPHIC SURVEY

MC GEOMATICS INC.
LAND SURVEYING & MAPPING
7330 OPPORTUNITY DR, STE C. SAN DIEGO CA 92111 (858)-384-2929

DATE:	09/26/2023
SCALE:	1" = 20'
PROJECT No.:	23-213
DRAWN BY:	AP
CHECKED BY:	AY
APPROVED BY:	OFM

REVISIONS	BY
11/08/2023	AP

PREPARED FOR:
ESPINOZA DESIGN GROUP, LLC

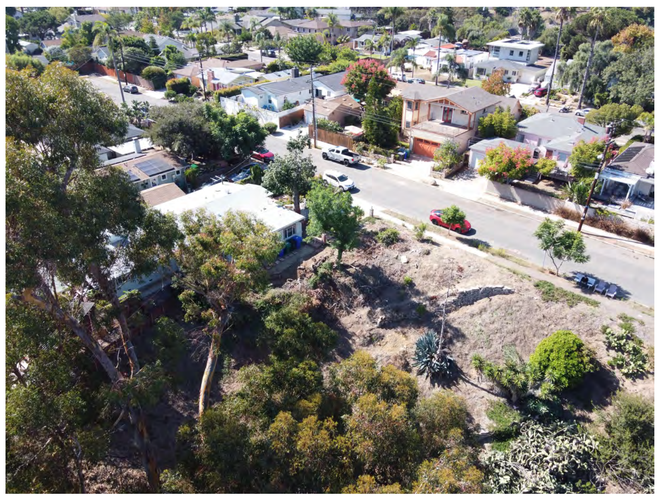
REQUESTED BY: Luis Espinoza

PROJECT:
BENTON PLACE

BENTON PL APN: 440-110-16

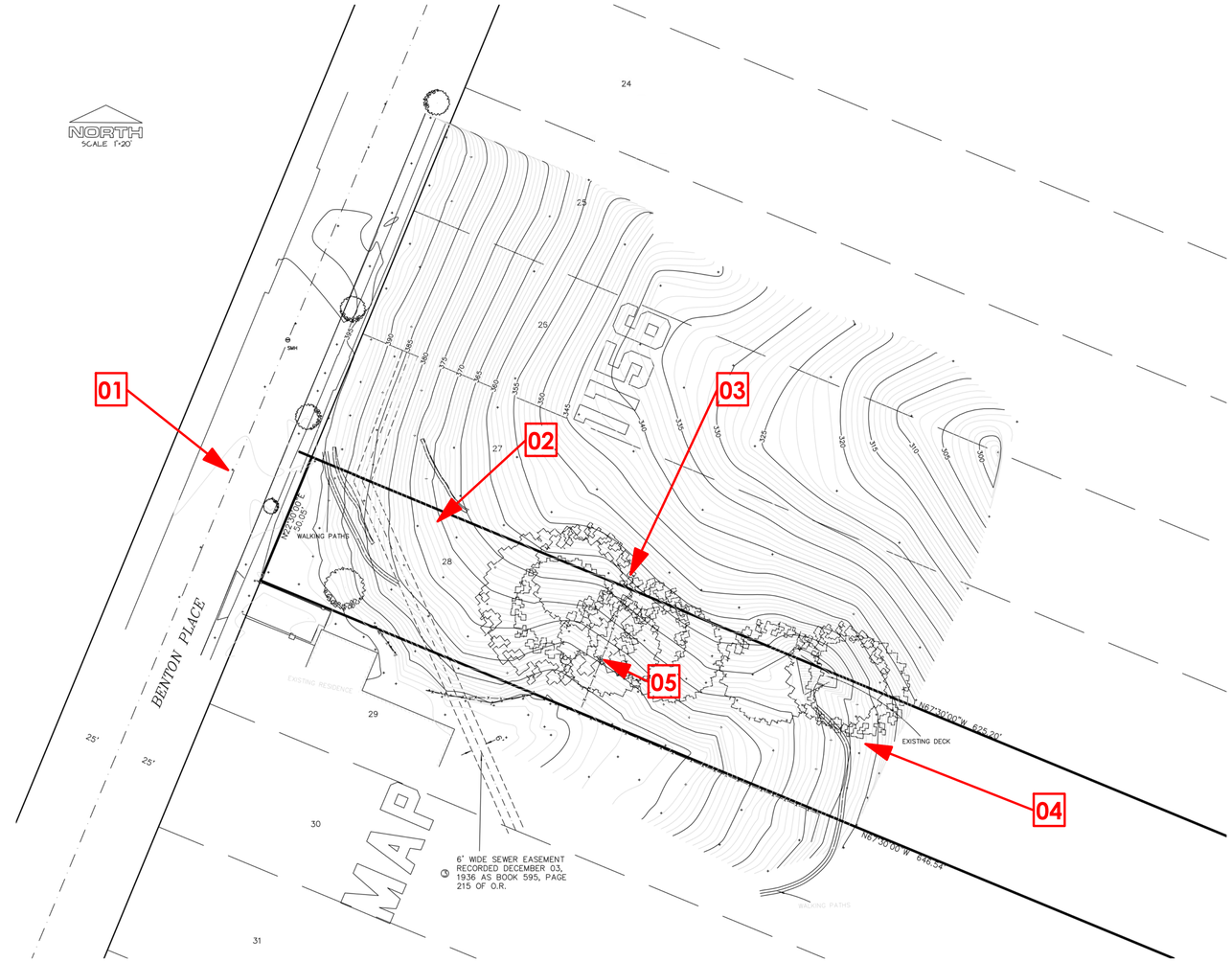
TOPOGRAPHIC SURVEY
A002

01 - AERIAL VIEW - EXISTING CONDITIONS



02 - AERIAL VIEW - EXISTING CONDITIONS

02 - AERIAL VIEW - EXISTING CONDITIONS



04 - AERIAL VIEW FROM REAR OF LOT

05 - EXISTING FENCE LIMITTING CANYON ACESS

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER

Luis Espinoza

551 Woods Dr. San Marcos Ca. 92069

ARCHITECT

Espinoza & Co. Architects

551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER

PASCO LARET SUITER & ASSOCIATES

119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:

BLUE Consulting Group

P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER

Christian Wheeler Engineering

3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER

Leo Garber

624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT

Viranchi Shah

14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

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05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:28 AM

Scale:

Project Number: 2401

PHOTOGRAPHIC SURVEY

A003

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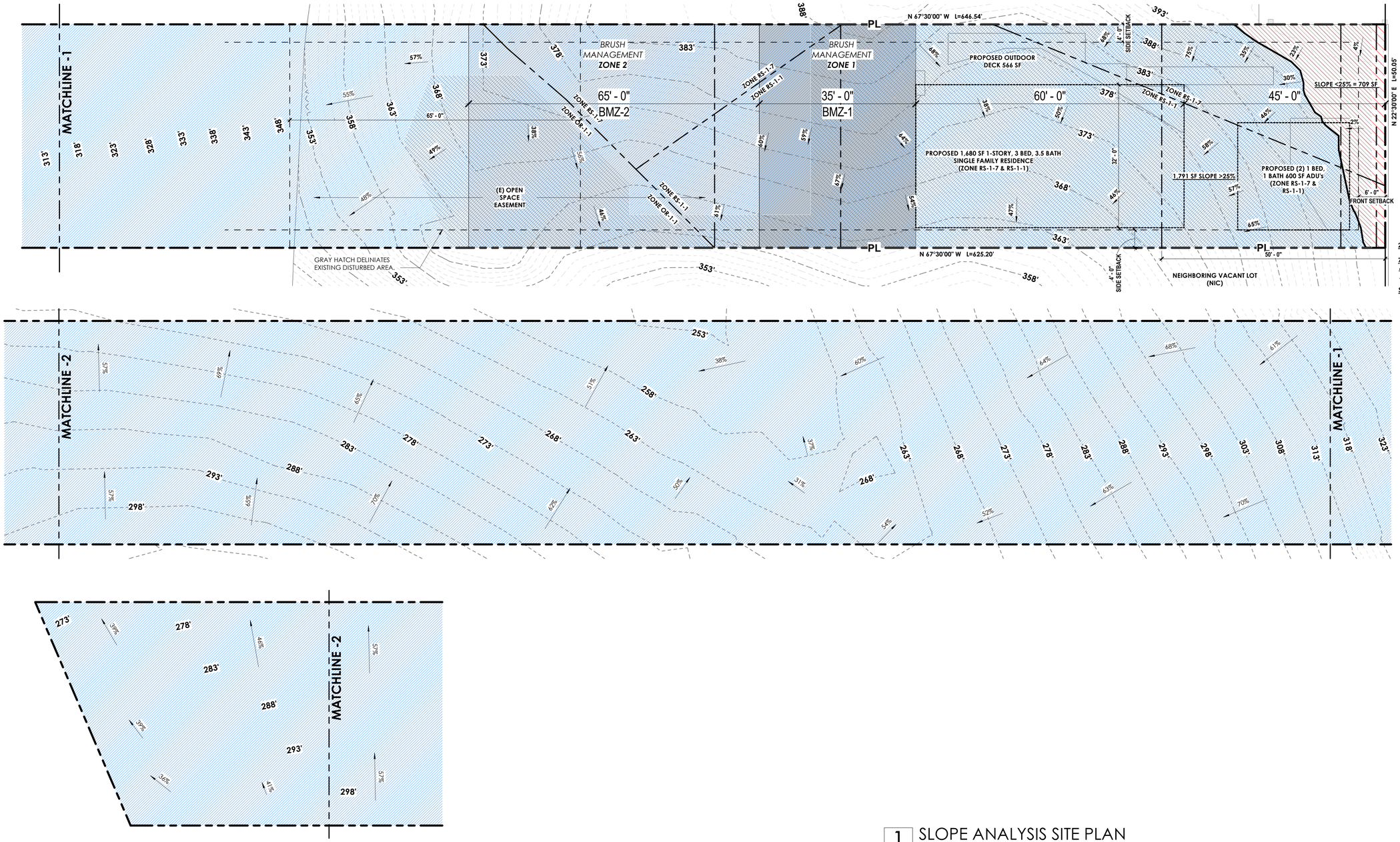

1 SLOPE ANALYSIS SITE PLAN
3/32" = 1'-0"

NOTES:

1. THE ASSESSOR PARCEL NUMBERS FOR THE SUBJECT PARCEL IS: APN: 440-110-16-00

2. THE AREA OF THE SUBJECT PROPERTY IS: 31,798 SF

1. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PLAT IS THE WESTERLY LOT LINE OF LOT 28 PER MAP 1156. I.E N22°30'00"E

2. BENCHMARK: SE BRASS PLUG LOCATED ON THE INTERSECTION BETWEEN 35TH ST & BENTON PLACE.
ELEV=392.916 MSL : DATUM NGVD29; CITY OF SAN DIEGO VERTICAL CONTROL BOOK.

3. TOPOGRAPHIC AND BOUNDRY SURVEY PREPARED BY MC GEOMATICS INC. IN 09/26/2023. REVISED IN 11/08/2023

LEGAL DESCRIPTION

APN: 440-110-16-00

LOT 28, BLOCK B, SUBDIVISION OF VILLA LOTS 117 TO 127, BOTH INCLUSIVE, AND A PORTION OF LOT 116, NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1156, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.

LOT DISTURBANCE

EXISTING DISTURBED AREA EQUALS. 8,000 SF

SLOPE DATA

AREA OF SITE: 31,798 SF
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 98%

THERE IS NO ENCROACHMENT FROM CONSTRUCTION INTO UNDISTURBED STEEP SLOPES

TOTAL SITE AREA	AREA	PERCENTAGE
TOTAL SITE AREA	31,798 SF	100%
FIRST 50' TOTAL (AREA)	50'x50' = 2,500 SF	7.8% OF TOTAL AREA
FIRST 50' - <25% SLOPE	709 SF	28% OF FIRST 50' AREA
FIRST 50' - >25% SLOPE	1,791 SF	72% OF FIRST 50' AREA

STEEP SLOPE ENCROACHMENT

TOTAL SITE AREA: 31,798 SF
AREA OF ENCROACHMENT INTO STEEP SLOPE: 4,596 SF

TOTAL PROPOSED STEEP SLOPE ENCROACHMENT: 1.4% = 4,596 SF

OUTDOOR DECK = 566 SF
SFR = 1,680 SF
ADU = 600 SF
BMZ #1 = 1,750 SF
TOTAL = 4,596 SF

LEGEND

- **PL** - PROPERTY LINES
- SETBACK LINES
- EASEMENT LINES
- EXISTING FENCE TO REMAIN
- DEMO
- FOOTPRINT OF PROPOSED BUILDINGS
- AREA UNDER SLOPE LARGER THAN 25%
- AREA UNDER SLOPE SMALLER THAN 25%
- EXISTING DISTURBED AREA

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

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04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

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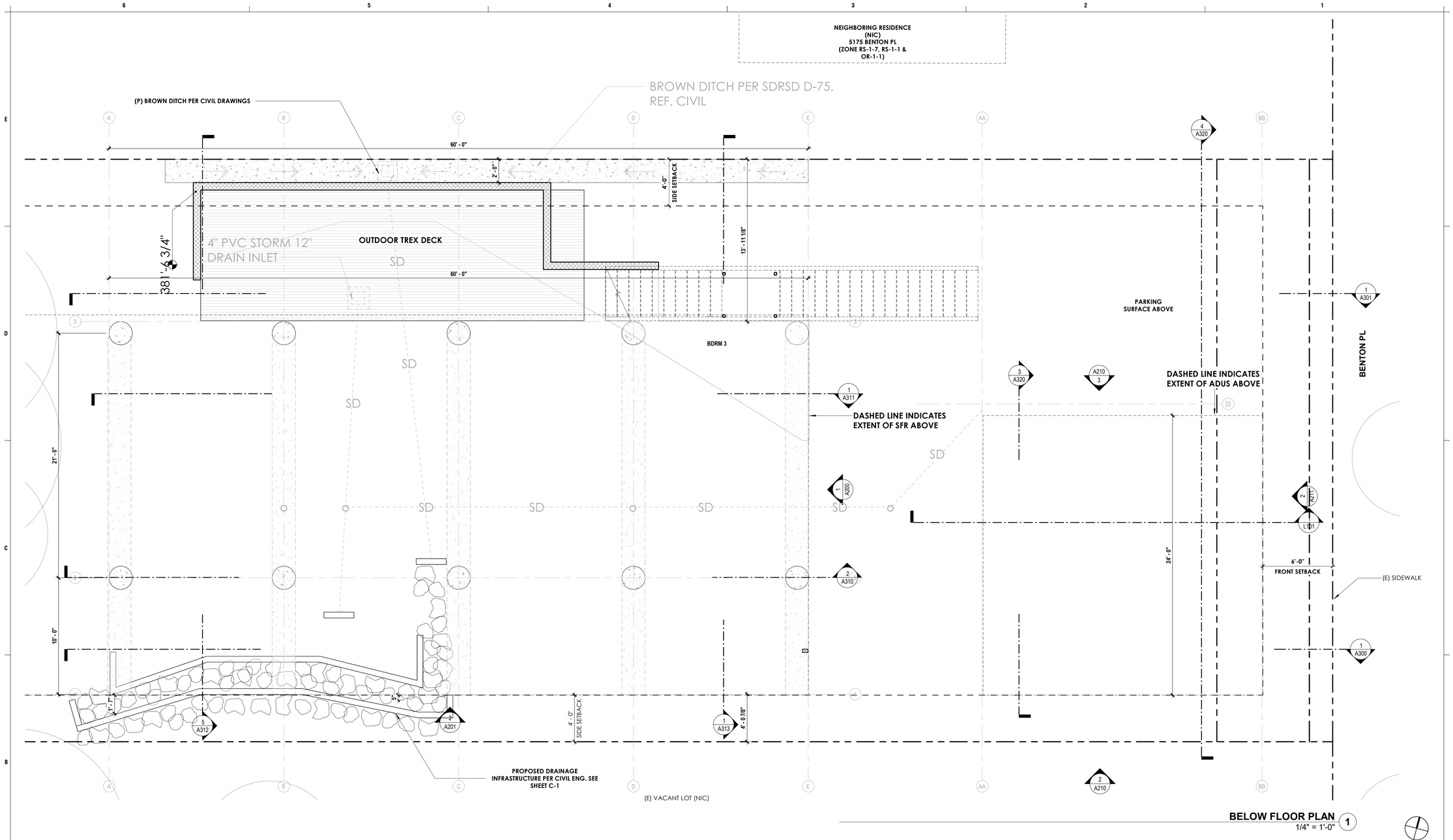
Project Number: 2401

SLOPE ANALYSIS

A007



BELOW FLOOR PLAN (1)
1/4" = 1'-0"

FLOOR PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
2. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
3. ALL EXTERIOR DECKING WALKING SURFACES SHALL COMPLY WITH THE 2019 CBC, CHAPTER 7A, SECTION 709A DECKING.
4. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STRUCTURE U.N.O.
5. ALL DIMENSIONS ON THIS SHEET ARE MEASURED TO FACE OF STUD U.N.O.

5. ELECTRIC VEHICLE (EV) CHARGER:
A. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER SHALL BE REQUIRED FOR NEW ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES.
B. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1-IN. DIAMATER) TO ACCOMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
C. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
D. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
E. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CABALE" AND, THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE".

KEYNOTES

LEGEND

1 / A 101	BUILDING ELEVATION	ROOM NAME / 101	ROOM IDENTIFICATION (ROOM NAME, ROOM NUMBER)
1 / A101 SIM	BUILDING SECTION	01	WALL TYPE (REF: A-800)
1 / A101	INTERIOR ELEVATIONS (REF. A-400 SHEETS)	A	FLOOR TYPE (REF. A800)
	ABOVE, BELOW OR HIDDEN	101	WINDOW TYPE (REF. A-815)
	PROPERTY LINES	101	DOOR TYPE (REF. A-810)
	SETBACK LINES	?	KEYNOTE
		NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:
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(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
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STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
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2-28-25
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SFR FOUNDATION (CAISSON LOCATIONS)

A110

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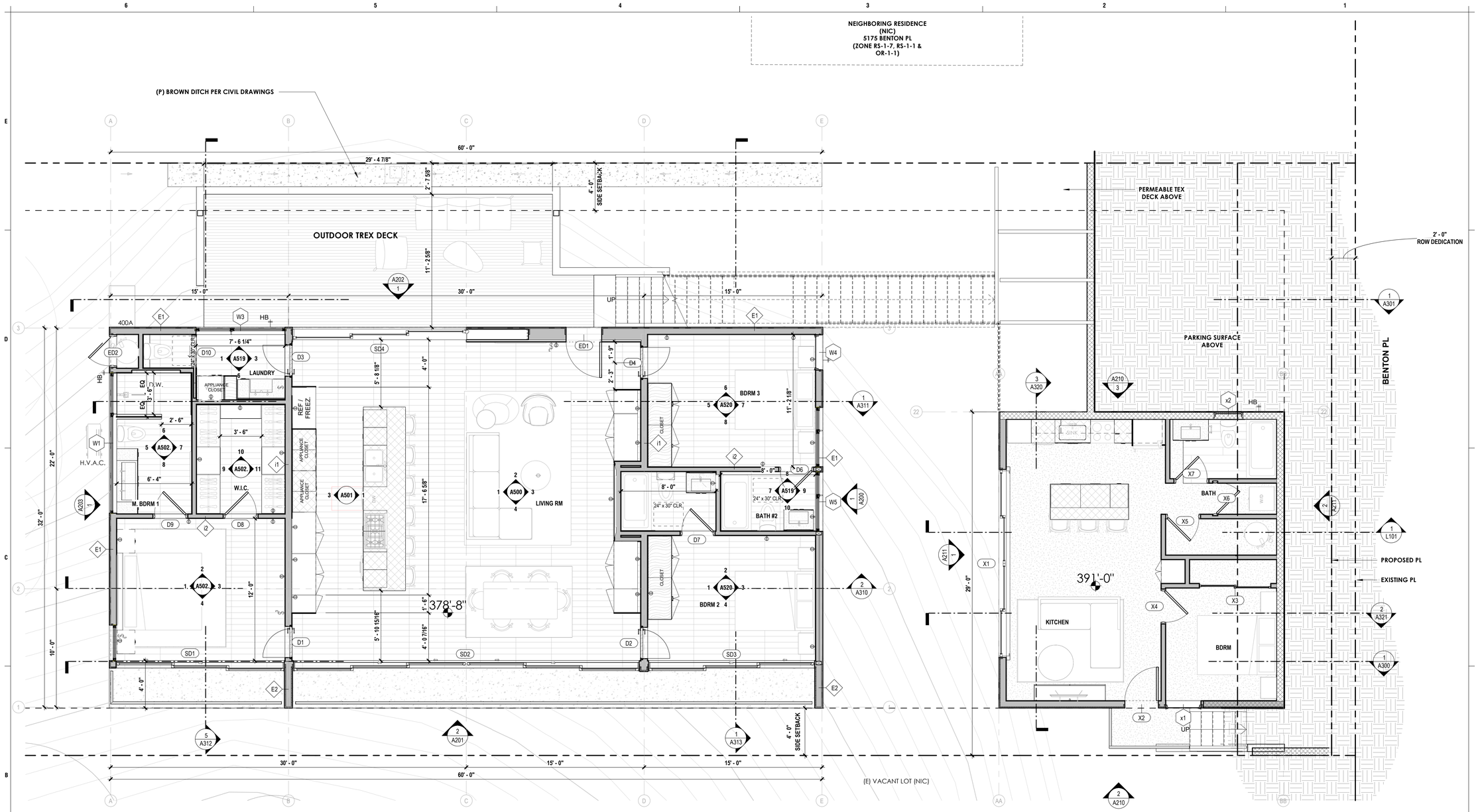

SFR FLOOR PLAN 1
1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO
CA, 92116

APN: 440-110-16-00

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2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:32 AM
Scale: As indicated
Project Number: 2401

FLOOR PLAN - SFR & ADU #1 (ACCESS LEVEL)

A111

FLOOR PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
2. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
3. ALL EXTERIOR DECKING WALKING SURFACES SHALL COMPLY WITH THE 2019 CBC, CHAPTER 7A, SECTION 709A DECKING.
4. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STRUCTURE U.N.O.
5. ALL DIMENSIONS ON THIS SHEET ARE MEASURED TO FACE OF STUD U.N.O.

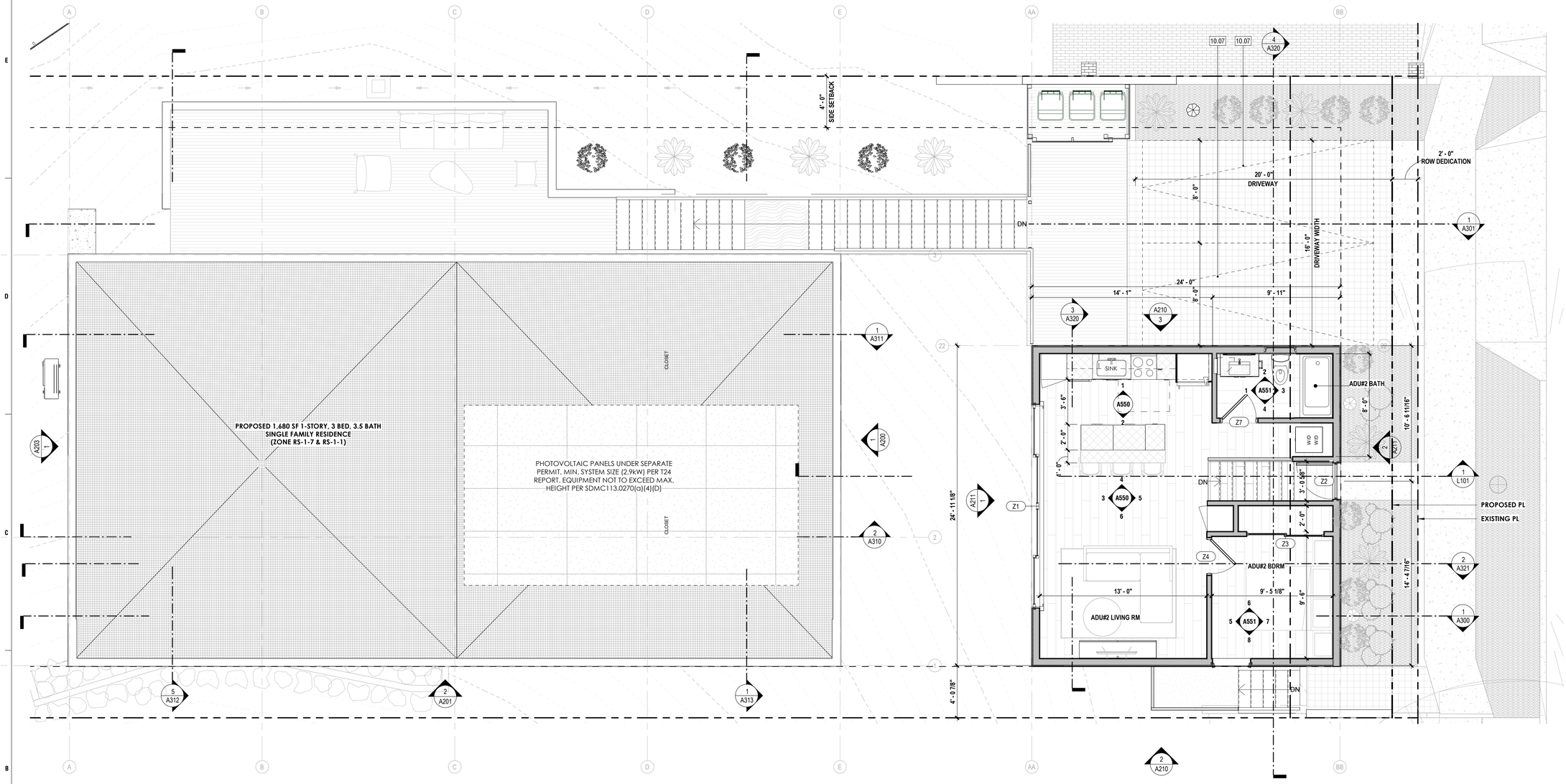
5. ELECTRIC VEHICLE (EV) CHARGER:
A. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER SHALL BE REQUIRED FOR NEW ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES.
B. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1-IN. DIAMATER) TO ACCOMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
C. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
D. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
E. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CABALE" AND, THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE".

KEYNOTES

LEGEND

1 / A 101	BUILDING ELEVATION
1 / A101 SIM	BUILDING SECTION
1 / A101 / 1	INTERIOR ELEVATIONS (REF. A-400 SHEETS)
	ABOVE, BELOW OR HIDDEN
	PROPERTY LINES
	SETBACK LINES
ROOM NAME / 101	ROOM IDENTIFICATION: ROOM NAME, ROOM NUMBER
01	WALL TYPE (REF: A-800)
A	FLOOR TYPE (REF. A800)
101	WINDOW TYPE (REF. A-815)
101	DOOR TYPE (REF. A-810)
?	KEYNOTE
NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

©



2 ADU 2 - FF

1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER

Luis Espinoza

551 Woods Dr. San Marcos Ca. 92069

ARCHITECT

Espinoza & Co. Architects

551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER

PASCO LARET SUITER & ASSOCIATES

119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:

BLUE Consulting Group

P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER

Christian Wheeler Engineering

3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER

Leo Garber

624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT

Viranchi Shah

14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
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REVISIONS

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04	SDP PACKAGE #4	12/01/2025

Issue Date: 1/30/2026 9:56:23 AM

Scale: As indicated

Project Number: 2401

FLOOR PLAN ADU #2

A112

FLOOR PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
2. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
3. ALL EXTERIOR DECKING WALKING SURFACES SHALL COMPLY WITH THE 2019 CBC, CHAPTER 7A, SECTION 709A DECKING.
4. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STRUCTURE U.N.O.
5. ALL DIMENSIONS ON THIS SHEET ARE MEASURED TO FACE OF STUD U.N.O.
5. ELECTRIC VEHICLE (EV) CHARGER:
   A. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER SHALL BE REQUIRED FOR NEW ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES.
   B. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1-IN. DIAMATER) TO ACCOMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
   C. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
   D. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
   E. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
   F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CABALE" AND, THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE".

KEYNOTES

10.07 (P) ADU ONLY PARKING SPACES, PLEASE SEE NOTE #1 ON "PARKING SPACES NOTE"

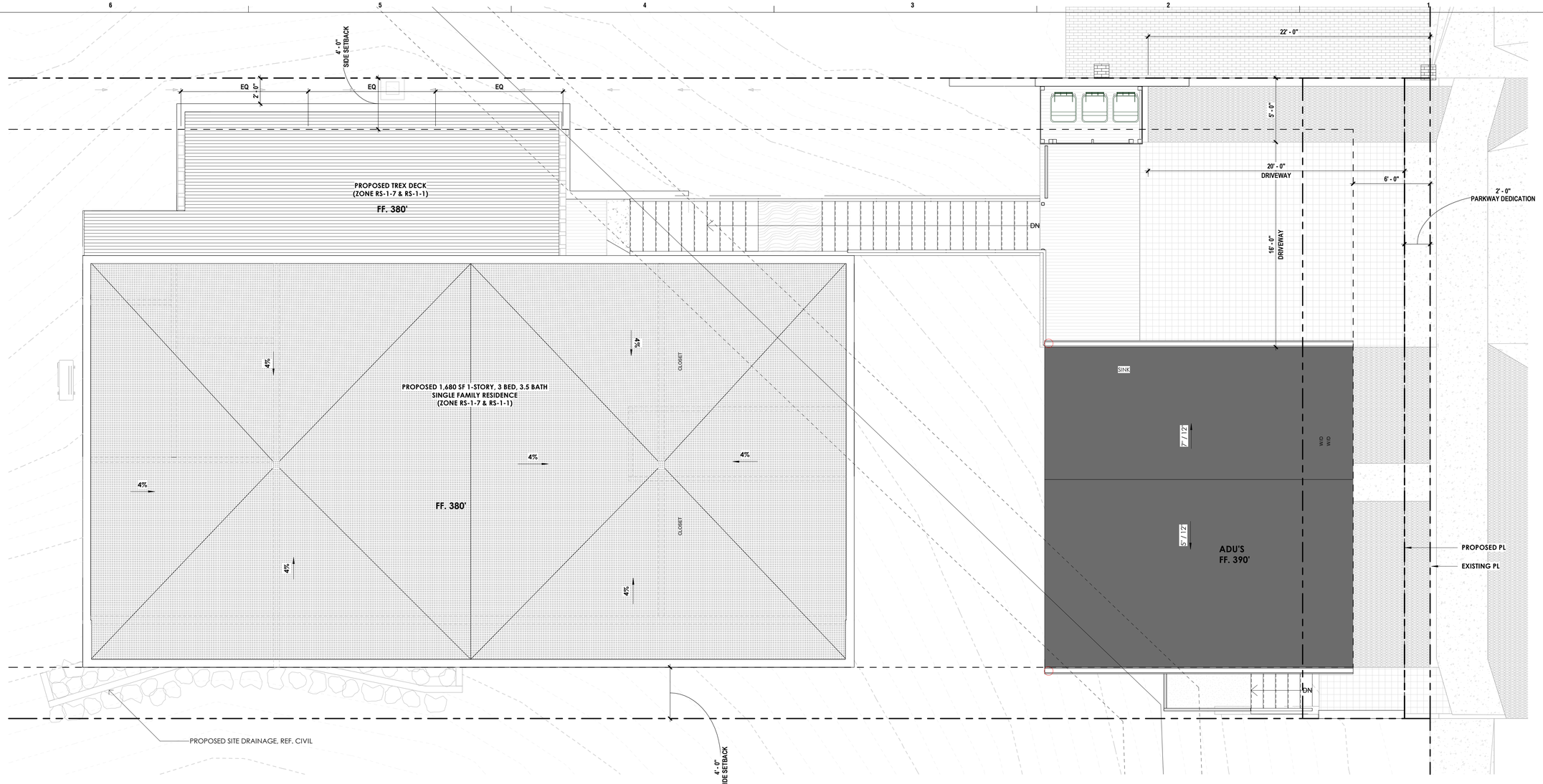
PARKING SPACES NOTE

1. THE TWO VEHICULAR PARKING SPACES SHOWN ON THE SITE PLAN ARE INTENDED TO SERVE THE PROPOSED ACCESSORY DWELLING UNITS (ADUS) ONLY AND ARE NOT PROPOSED FOR THE SINGLE-FAMILY DWELLING. VEHICULAR PARKING IS NOT PERMITTED WITHIN THE FRONT YARD SETBACK FOR A SINGLE-FAMILY DWELLING PURSUANT TO SDMC SECTION 142.0510(G). NO PARKING IS PROPOSED WITHIN THE FRONT YARD SETBACK FOR THE SINGLE-FAMILY DWELLING, AND NO PARKING IS REQUIRED FOR THE SINGLE-FAMILY DWELLING AS THE PROJECT IS LOCATED WITHIN A TRANSIT PRIORITY AREA (TPA) IN ACCORDANCE WITH SDMC SECTION 142.0520 AND TABLE 142-05B. THE PROPOSED PARKING CONFIGURATION IS PERMITTED FOR THE ADUS PURSUANT TO SDMC SECTION 141.0302(B)(10) (E)(I), WHICH ALLOWS REQUIRED ADU PARKING TO BE LOCATED WITHIN THE FRONT YARD SETBACK.

LEGEND

1 / A 101	BUILDING ELEVATION
SIM 1 / A101	BUILDING SECTION
1 / A101	INTERIOR ELEVATIONS (REF. A-400 SHEETS)
	ABOVE, BELOW OR HIDDEN
	PROPERTY LINES
	SETBACK LINES
ROOM NAME / 101	ROOM IDENTIFICATION (ROOM NAME, ROOM NUMBER)
01	WALL TYPE (REF: A-800)
A	FLOOR TYPE (REF. A800)
101	WINDOW TYPE (REF. A-815)
101	DOOR TYPE (REF. A-810)
?	KEYNOTE
NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

©



LANDSCAPE PLAN 1
1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
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CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
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(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
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Christian Wheeler Engineering
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STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

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Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
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05	SDP PACKAGE #5	01/27/2026

Issue Date
12/2/2025 12:07:37 AM

Scale
1/4" = 1'-0"

Project Number
2401

ROOF PLAN - SFR

A130

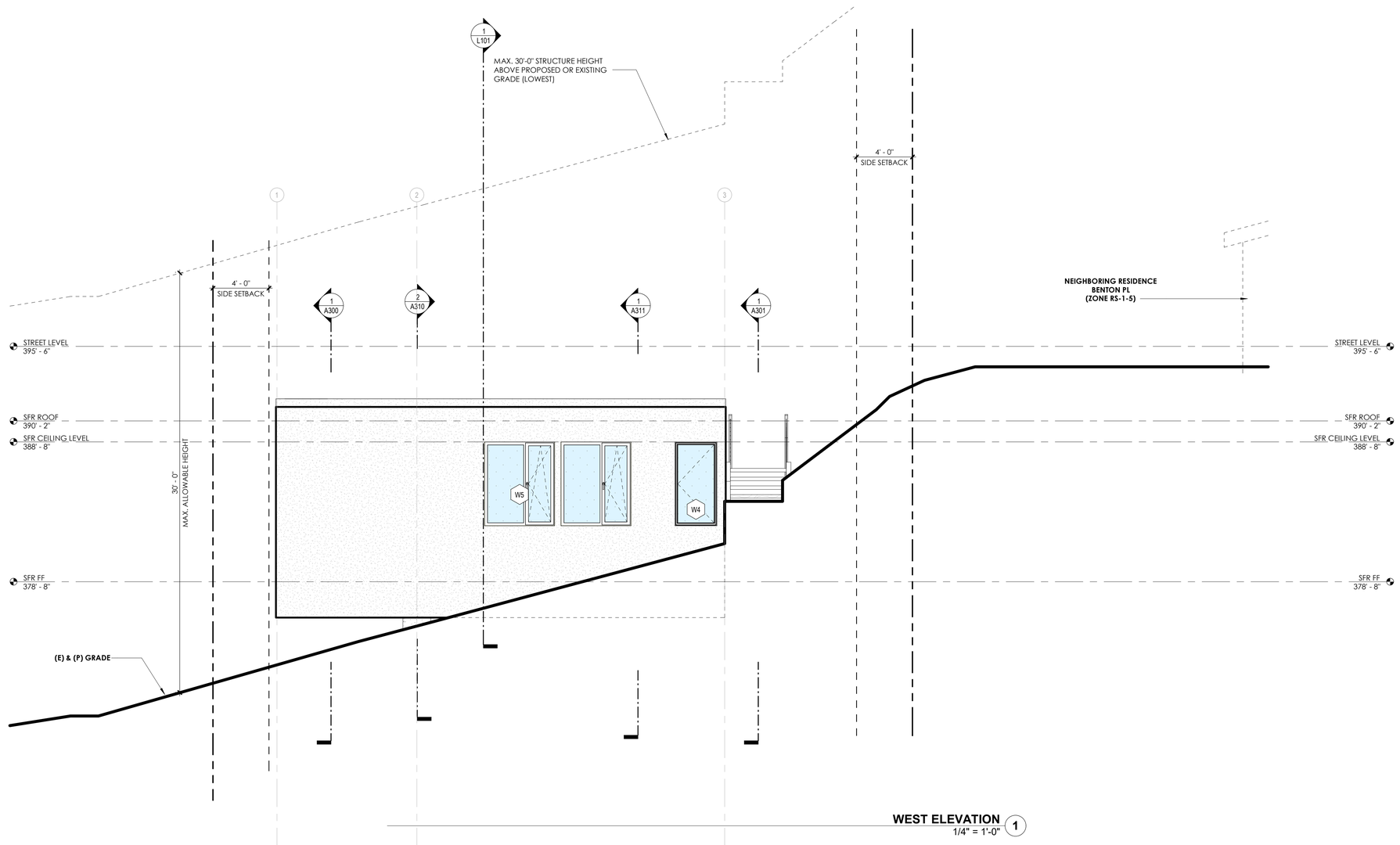
ROOF PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE (SDMC 113.0270(a)(4)(D)).
2. ALL ROOFING TO BE CLASS 'A' FIRE RATED.
3. ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
4. ALL EXTERIOR DECKING WALKING SURFACES SHALL COMPLY WITH THE 2019 CBC, CHAPTER 7A, SECTION 709A DECKING.
5. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR (PER SDMC 149.0327(h))
6. ALL ROOF DRAINS, DECK DRAINS AND RAISED PLANTER DRAINS SHALL CONNECT TO DRAIN LINES CONCEALED FROM SIGHT AND DIRECTED TO FLOW @ 1% SLOPE TO ON SITE RAIN WATER CISTERN. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION
7. VENT OPENINGS SHOULD BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH AND MEET ALL THE FOLLOWING REQUIREMENTS (CRC R337.6.2; SDMC 149.0327(f).1)
   A. INDIVIDUAL VENT OPENINGS SHALL NOT EXCEE 144 SQUARE INCHES
   B. DIMENSIONS OF THE OPENINGS SHALL BE A MIN. OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH
8. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE (PER SDMC 149.0327(e)(2))

KEYNOTES

LANDSCAPE LEGEND

©



WEST ELEVATION 1
1/4" = 1'-0"

ELEVATION NOTES

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KEYNOTES

LEGEND

1 / A 101	BUILDING ELEVATION
1 / A101 SIM	BUILDING SECTION
	ABOVE, BELOW OR HIDDEN
	PROPERTY LINES
	SETBACK LINES
?	KEYNOTE
NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

BENTON RESIDENCE

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ENERGY CONSULTANT
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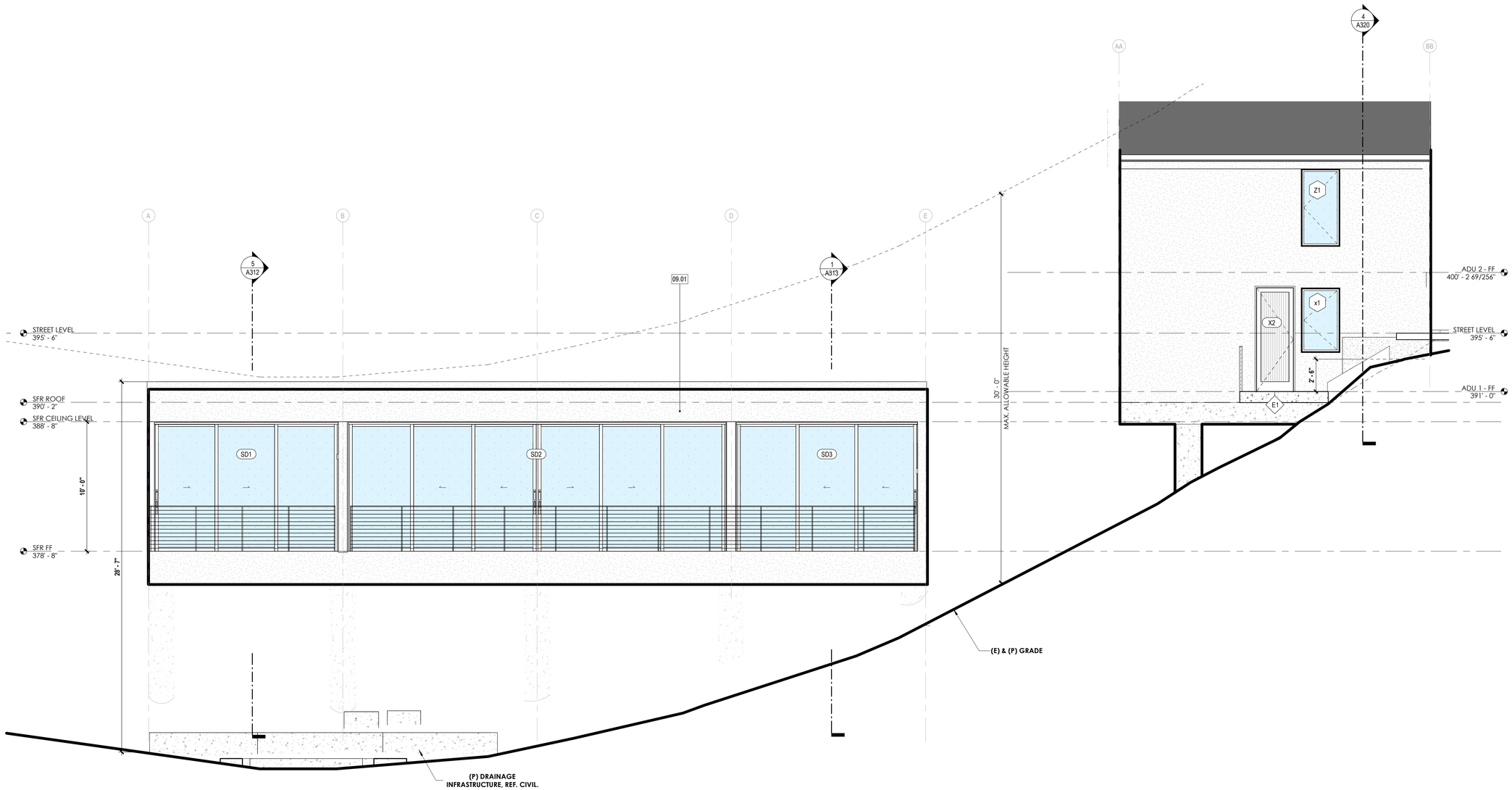
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:38 AM
Scale: As indicated
Project Number: 2401

SFR ELEVATIONS - WEST

A200

©



NORTH ELEVATION 2
1/4" = 1'-0"

FLOOR PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
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KEYNOTES

09.01 SMOOTH CEMENT PLASTER FINISH; COLOR: TBD

LEGEND

1 / A 101	BUILDING ELEVATION	ROOM NAME / 101	ROOM IDENTIFICATION (ROOM NAME, ROOM NUMBER)
SIM / 1 / A101	BUILDING SECTION	01	WALL TYPE (REF: A-800)
1 / A101 / 1	INTERIOR ELEVATIONS (REF. A-400 SHEETS)	A	FLOOR TYPE (REF. A800)
	ABOVE, BELOW OR HIDDEN	101	WINDOW TYPE (REF. A-815)
	PROPERTY LINES	101	DOOR TYPE (REF. A-810)
	SETBACK LINES	?	KEYNOTE
		NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

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APN: 440-110-16-00

OWNER
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551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
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05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:39 AM
Scale: As indicated
Project Number: 2401

SFR ELEVATIONS - NORTH

A201

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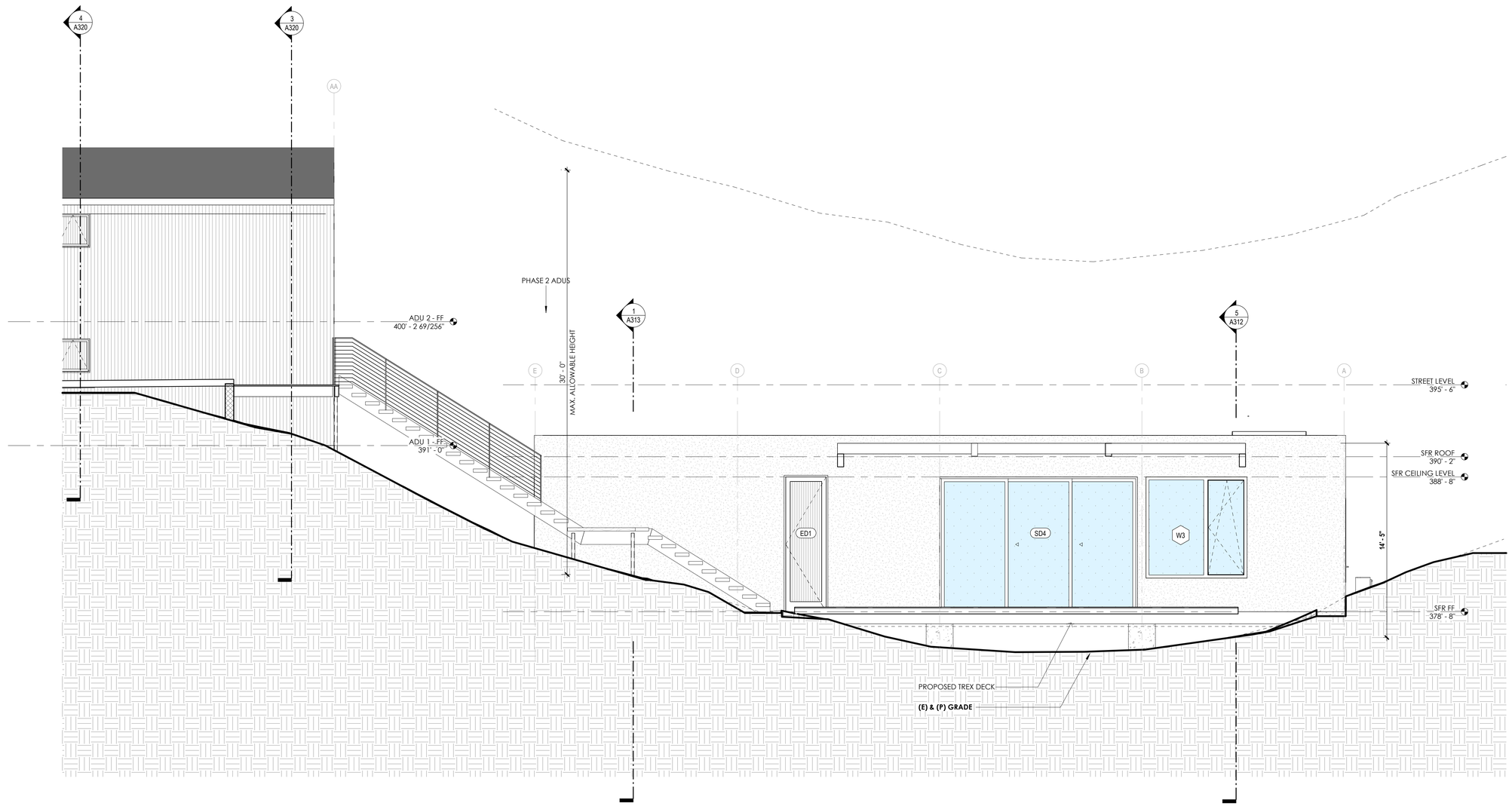

SFR - SOUTH ELEVATION (1)
1/4" = 1'-0"

FLOOR PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
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KEYNOTES

LEGEND

1 / A 101	BUILDING ELEVATION	ROOM NAME / 101	ROOM IDENTIFICATION: ROOM NAME, ROOM NUMBER
SIM / 1 / A101	BUILDING SECTION	01	WALL TYPE (REF: A-800)
1 / A101 / 1	INTERIOR ELEVATIONS (REF. A-400 SHEETS)	A	FLOOR TYPE (REF. A800)
		101	WINDOW TYPE (REF. A-815)
	ABOVE, BELOW OR HIDDEN	101	DOOR TYPE (REF. A-810)
	PROPERTY LINES	?	KEYNOTE
	SETBACK LINES	NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

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05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:40 AM
Scale: As indicated
Project Number: 2401

SFR ELEVATION - SOUTH

A202

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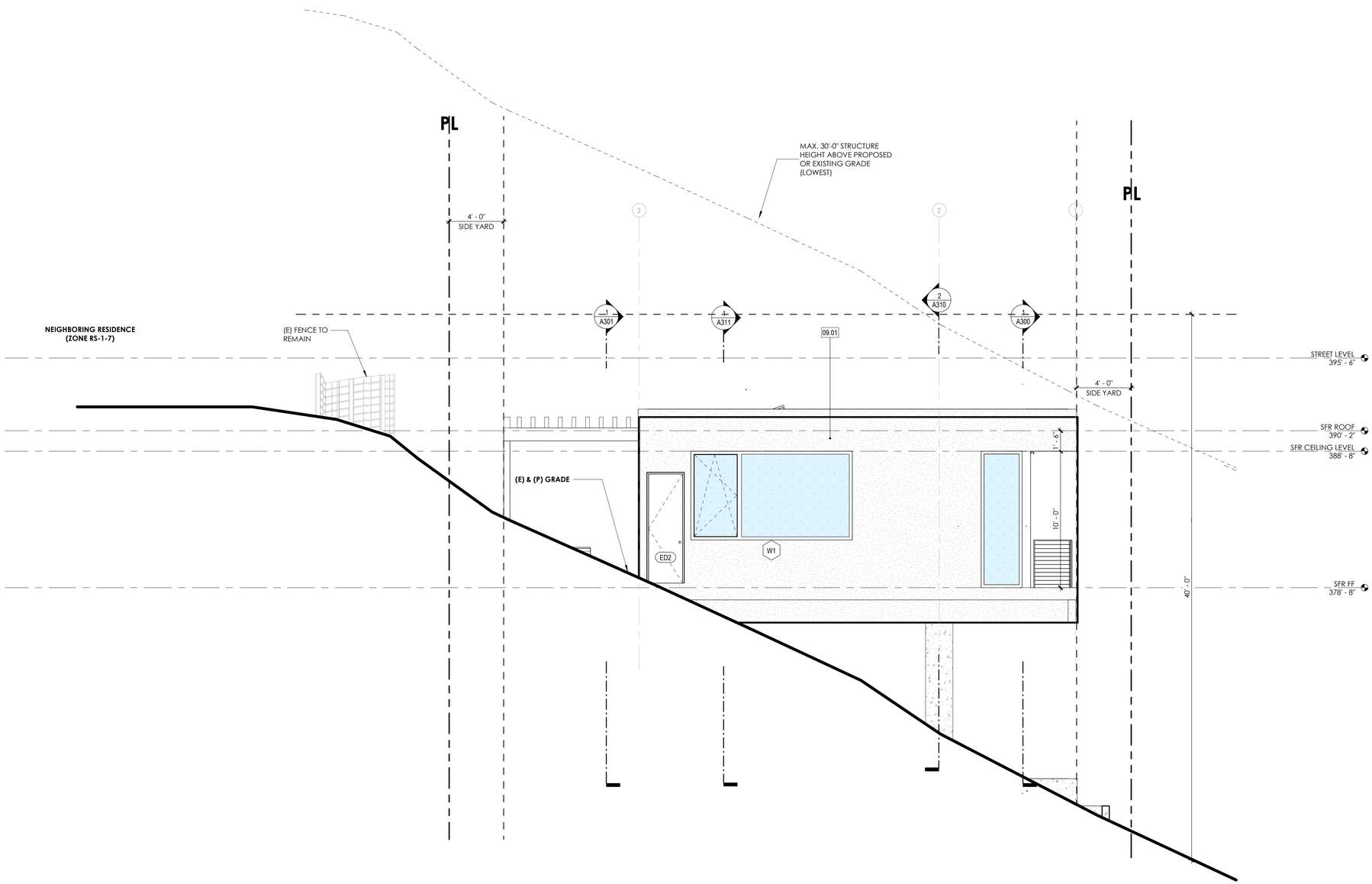

EAST ELEVATION 1
1/4" = 1'-0"

ELEVATION NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
2. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)

KEYNOTES

09.01 SMOOTH CEMENT PLASTER FINISH; COLOR: TBD

LEGEND

1 / A 101	BUILDING ELEVATION
SIM 1 / A101	BUILDING SECTION
	ABOVE, BELOW OR HIDDEN
	PROPERTY LINES
	SETBACK LINES
?	KEYNOTE
NAME ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

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(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:40 AM
Scale: As indicated
Project Number: 2401

SFR ELEVATION - EAST

A203

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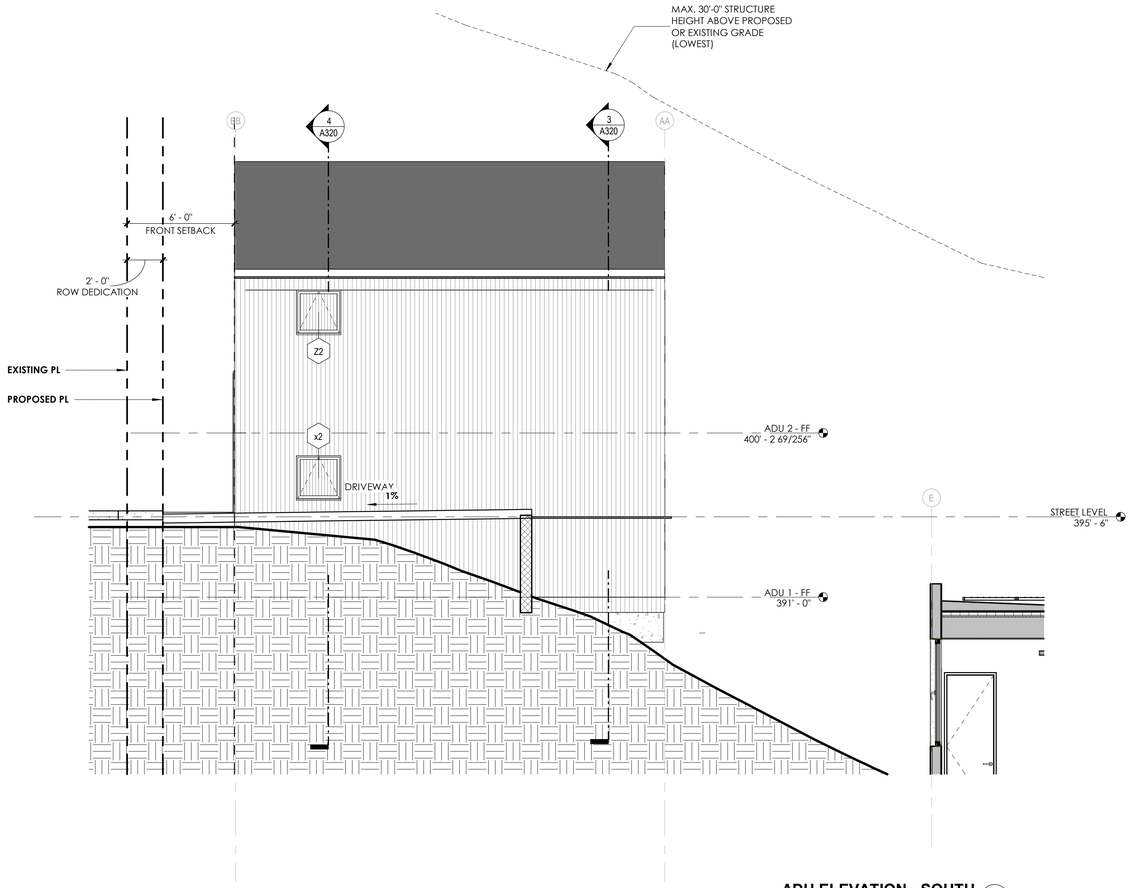
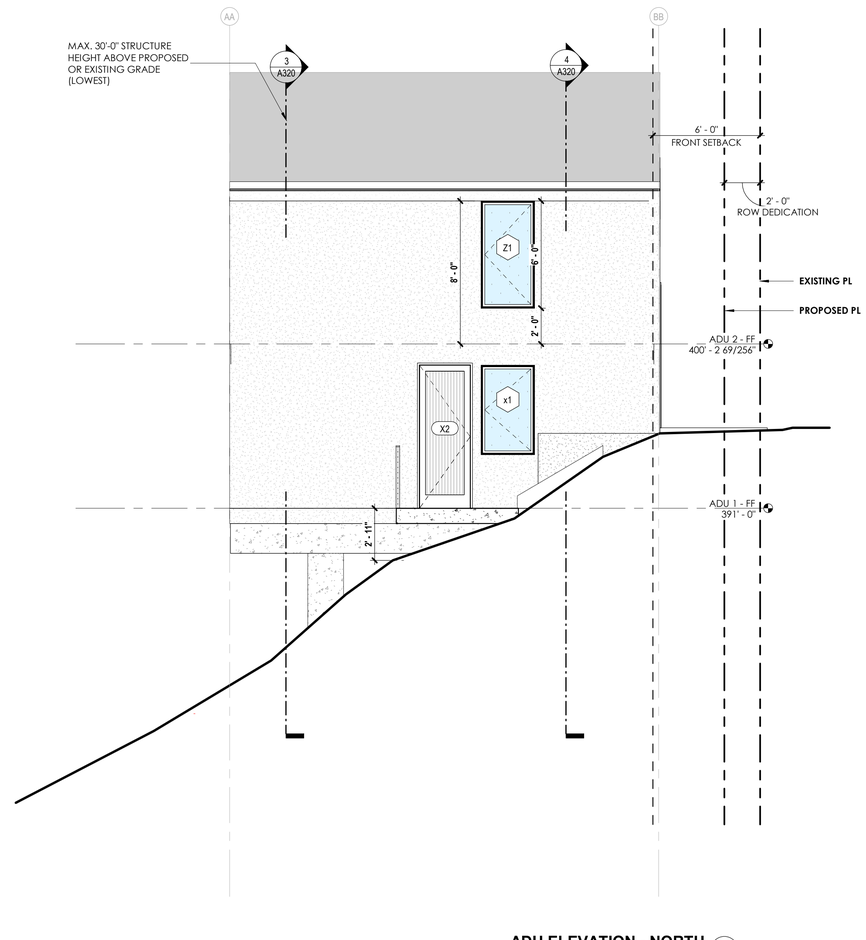


ADU ELEVATION - SOUTH (3)
1/4" = 1'-0"



ADU ELEVATION - NORTH (2)
1/4" = 1'-0"

FLOOR PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
2. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
3. ALL EXTERIOR DECKING WALKING SURFACES SHALL COMPLY WITH THE 2019 CBC, CHAPTER 7A, SECTION 709A DECKING.
4. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STRUCTURE U.N.O.
5. ALL DIMENSIONS ON THIS SHEET ARE MEASURED TO FACE OF STUD U.N.O.

5. ELECTRIC VEHICLE (EV) CHARGER:
A. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER SHALL BE REQUIRED FOR NEW ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES.
B. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1-IN. DIAMATER) TO ACCOMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
C. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
D. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
E. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CABALE" AND, THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE".

KEYNOTES

LEGEND

1 / A 101	BUILDING ELEVATION	ROOM NAME / 101	ROOM IDENTIFICATION: ROOM NAME, ROOM NUMBER
SIM / 1 / A101	BUILDING SECTION	01	WALL TYPE (REF: A-800)
1 / A101	INTERIOR ELEVATIONS (REF. A-400 SHEETS)	A	FLOOR TYPE (REF. A800)
	ABOVE, BELOW OR HIDDEN	101	WINDOW TYPE (REF. A-815)
	PROPERTY LINES	101	DOOR TYPE (REF. A-810)
	SETBACK LINES	?	KEYNOTE
		NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

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05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:41 AM
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Project Number: 2401

ADU ELEVATIONS - NORTH & SOUTH

A210

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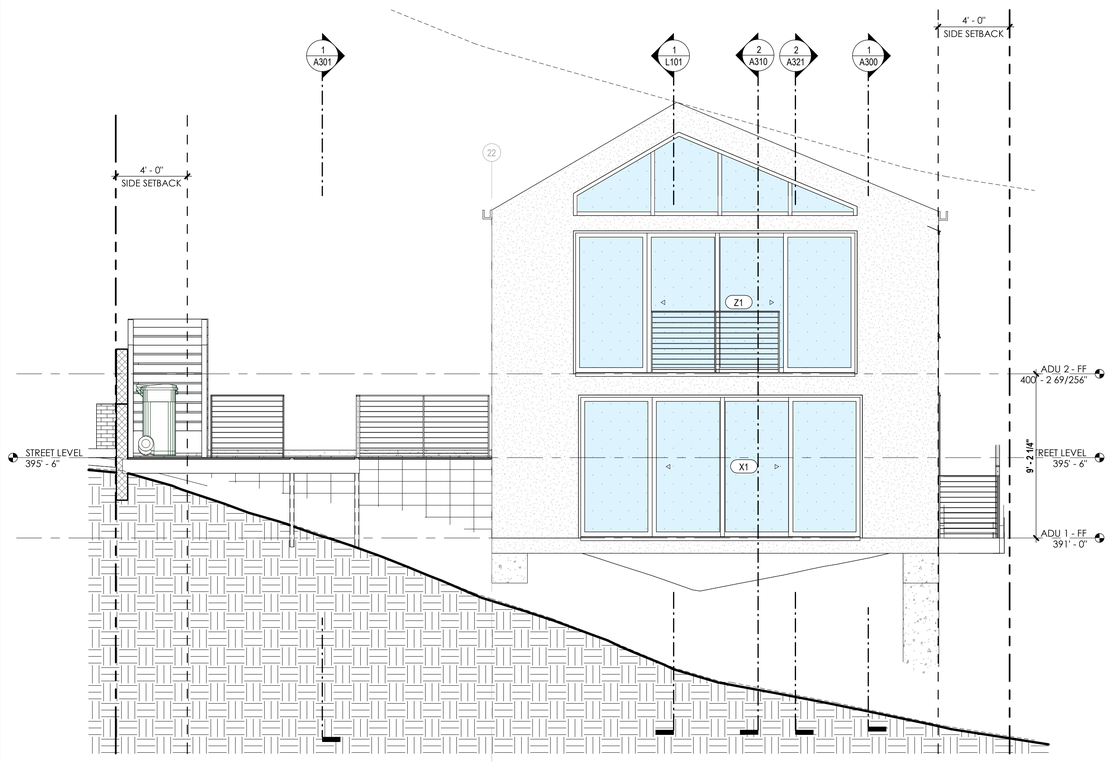
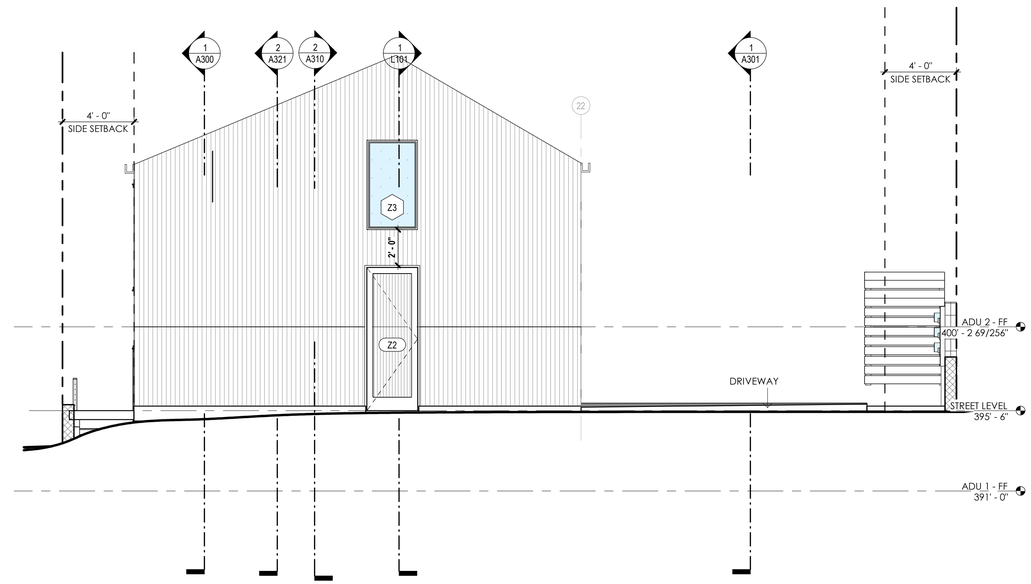


ADU ELEVATION - EAST (1)
1/4" = 1'-0"



ADU ELEVATION - WEST (2)
1/4" = 1'-0"

FLOOR PLAN NOTES

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4. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STRUCTURE U.N.O.
5. ALL DIMENSIONS ON THIS SHEET ARE MEASURED TO FACE OF STUD U.N.O.

5. ELECTRIC VEHICLE (EV) CHARGER:
A. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER SHALL BE REQUIRED FOR NEW ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES.
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D. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
E. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CABALE" AND, THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE".

KEYNOTES

LEGEND

1 / A 101	BUILDING ELEVATION	ROOM NAME / 101	ROOM IDENTIFICATION ROOM NAME ROOM NUMBER
SIM / 1 / A101	BUILDING SECTION	01	WALL TYPE (REF: A-800)
1 / A101 / 1	INTERIOR ELEVATIONS (REF. A-400 SHEETS)	A	FLOOR TYPE (REF. A800)
		101	WINDOW TYPE (REF. A-815)
	ABOVE, BELOW OR HIDDEN	101	DOOR TYPE (REF. A-810)
	PROPERTY LINES	?	KEYNOTE
	SETBACK LINES	NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

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REVISIONS

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05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:42 AM
Scale: As indicated
Project Number: 2401

ADU ELEVATIONS - EAST & WEST

A211

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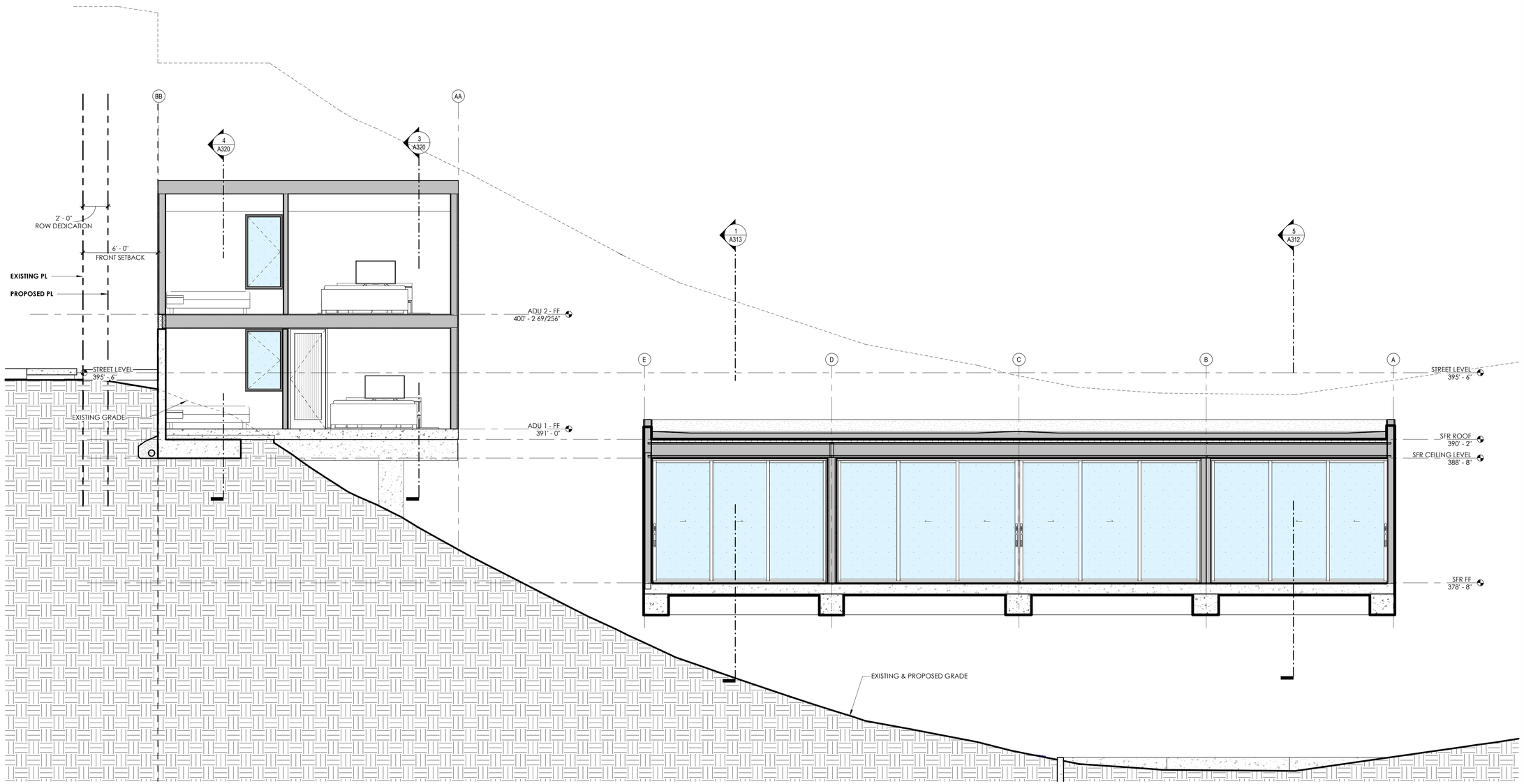

OVERALL SECTION (1)
1/4" = 1'-0"

BENTON RESIDENCE

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05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:43 AM
Scale: As indicated
Project Number: 2401

OVERALL SITE SECTION

A300

FLOOR PLAN NOTES

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
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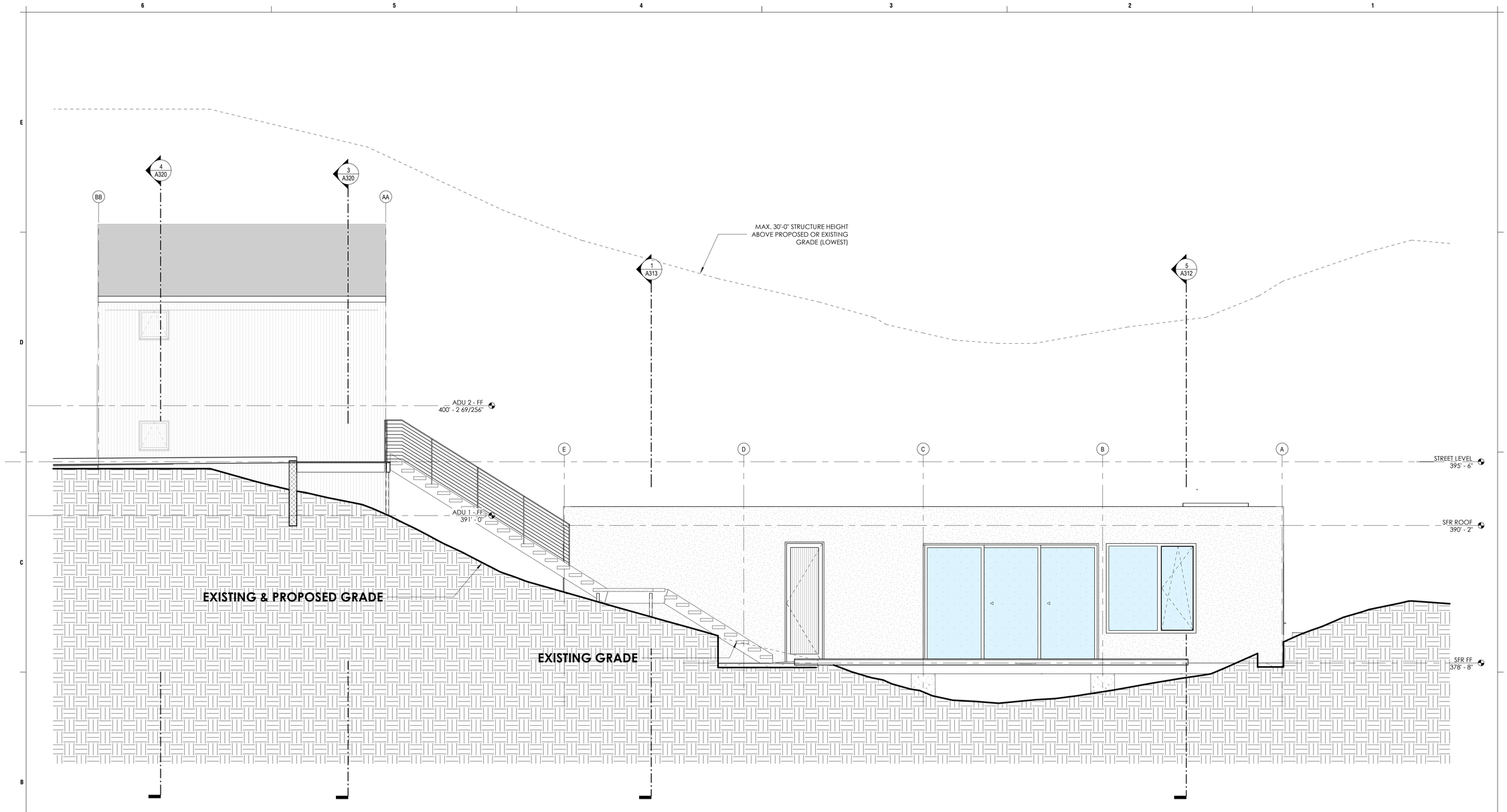
KEYNOTES

LEGEND

1 / A 101	BUILDING ELEVATION
SIM / 1 / A101	BUILDING SECTION
1 / A101 / 1	INTERIOR ELEVATIONS (REF. A-400 SHEETS)
	ABOVE, BELOW OR HIDDEN
	PROPERTY LINES
	SETBACK LINES
ROOM NAME / 101	ROOM IDENTIFICATION: ROOM NAME, ROOM NUMBER
01	WALL TYPE (REF: A-800)
A	FLOOR TYPE (REF. A800)
101	WINDOW TYPE (REF. A-815)
101	DOOR TYPE (REF. A-810)
?	KEYNOTE
NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

©



1 OVERALL SECTION2
1/4" = 1'-0"

FLOOR PLAN NOTES

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KEYNOTES

LEGEND

1 / A 101	BUILDING ELEVATION	ROOM NAME / 101	ROOM IDENTIFICATION: ROOM NAME, ROOM NUMBER
SIM / 1 / A101	BUILDING SECTION	01	WALL TYPE (REF: A-800)
1 / A101	INTERIOR ELEVATIONS (REF. A-400 SHEETS)	A	FLOOR TYPE (REF. A800)
	ABOVE, BELOW OR HIDDEN	101	WINDOW TYPE (REF. A-815)
	PROPERTY LINES	101	DOOR TYPE (REF. A-810)
	SETBACK LINES	?	KEYNOTE
		NAME / ELEVATION	VERTICAL DATUM, ELEVATION, WORKPOINT

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05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:44 AM
Scale: As indicated
Project Number: 2401

OVERALL SITE SECTION

A301

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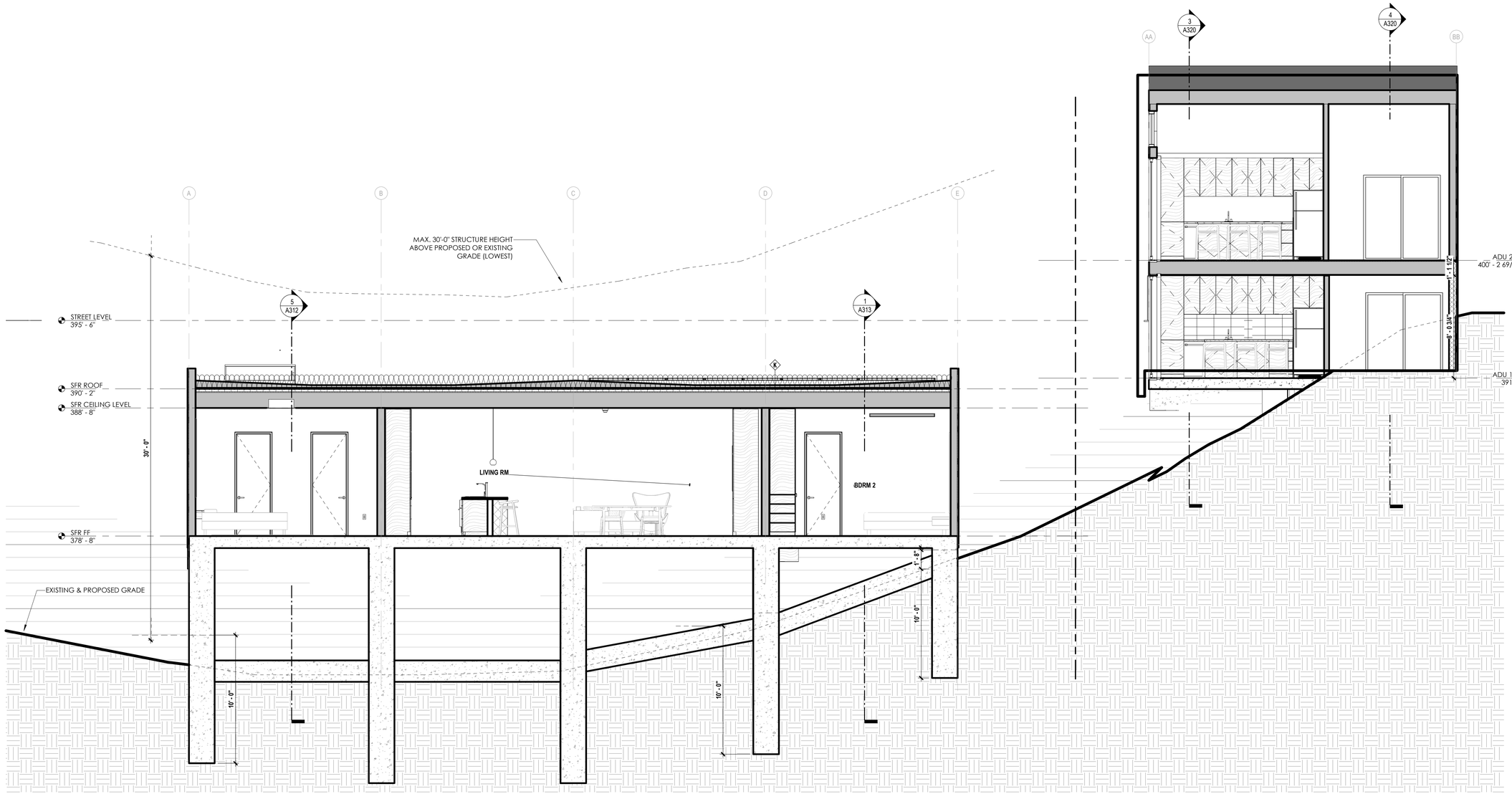

BUILDING SECTION - WEST / EAST (2)
1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

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05	SDP PACKAGE #5	01/27/2026

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Scale: As indicated
Project Number: 2401

SFR BUILDING SECTIONS

A310

GENERAL NOTES

1. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
3. DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY, U.N.O.
4. KEY NOTES ON THESE SHEETS ARE AN ACCUMULATION OF ITEMS FOUND ON THE PLANS, ELEVATIONS, AND SECTIONS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.
5. REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
6. ALL ROOFING TO BE CLASS 'A' FIRE RATED.
7. THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
8. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
10. ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
11. ALL ROOF DRAINS, DECK DRAINS AND RAISED PLANTER DRAINS SHALL CONNECT TO DRAIN LINES CONCEALED FROM SIGHT AND DIRECTED TO FLOW @ 1%. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.
12. **1/8" FLOOR PLANS CONTAIN:** OVERALL LAYOUT & OVERALL DIMENSIONS *(REF. A100 - A103).*
13. **1/4" FLOOR PLANS CONTAIN:** SPATIAL LAYOUT, WALL TAGS, DOOR & WINDOW TAGS, OPENING DIMENSIONS, DIMENSIONAL CLEARANCES *(REF. A400 - A402).*

SECTION NOTES

1. PER SDMC 132.0505 AND PROP-D: 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).
2. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. REF. CRC R337.5.4 / SDMC 149.0327(e)(1).
4. PROVIDED INSULATION SHOULD HAVE THE FOLLOWING VALUES PER T-24 (REF. WALL, FLOOR AND ROOF TYPES FOR MORE INFORMATION):
   A. EXTERIOR WALLS R-21
   B. FLOOR R-19
   C. ATTIC / ROOF R-38
5. THE 3510 DOVE COURT RESIDENCE STRUCTURE HEIGHT WAS PREVIOUSLY CONFORMING. PER SDMC 143.0250(a)(2), THE PROJECT MEETS THE DEFINITION OF A MINOR ALTERATION, THEREFORE QUALIFIES FOR AN EXEMPTION REGARDING THE BASE ZONE HEIGHT PER SDMC 143.0240(b)(1). REFER TO HISTORICAL RESOURCE TECHNICAL REPORT PREPARED BY URBANA PRESERVATION & PLANNING, LLC. ON SEPTEMBER 2022 FOR ADDITIONAL INFORMATION.

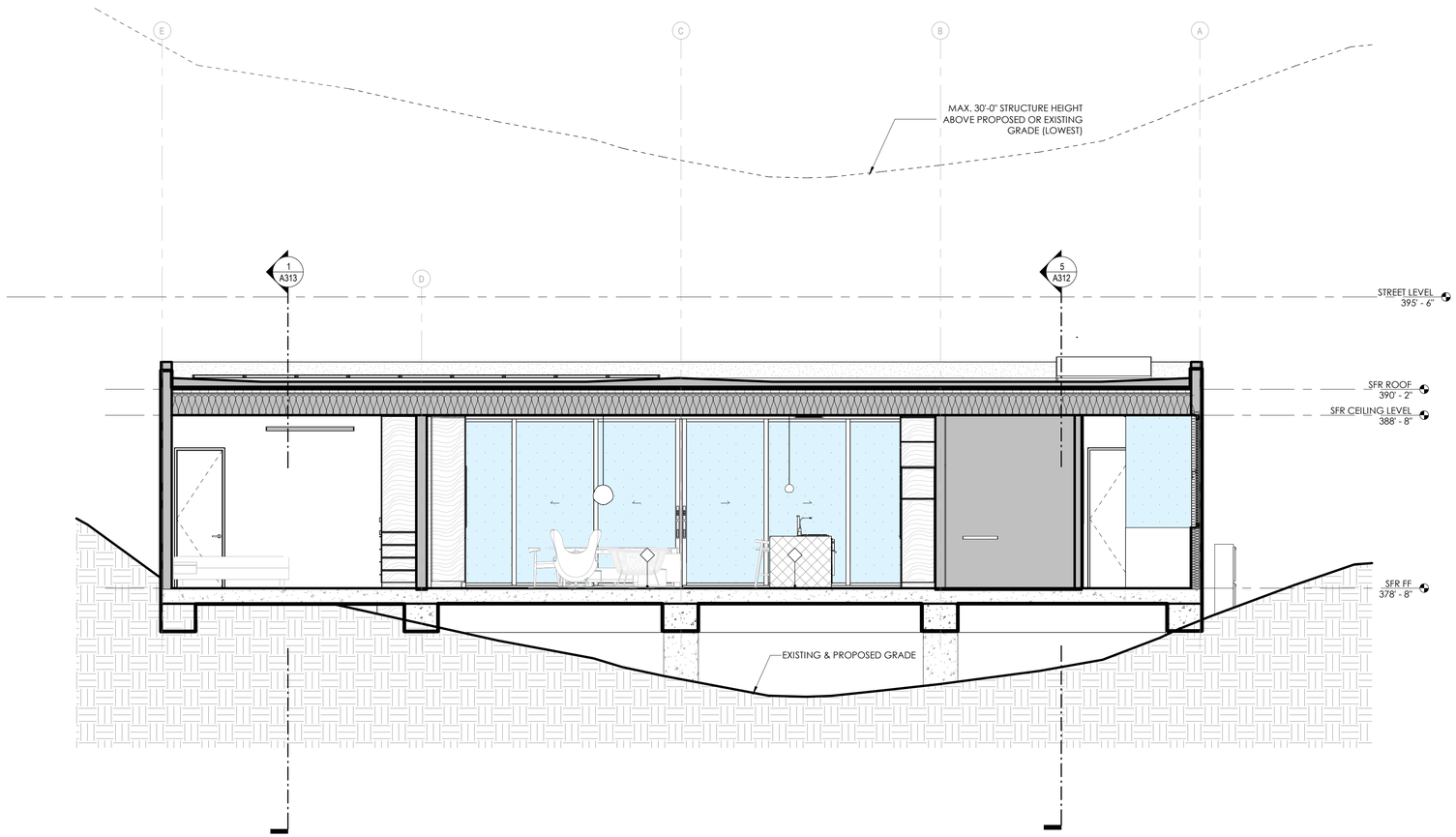
LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- SECTION MARK
- BUILDING ELEVATION
- KEYNOTE
- GRID LINE
- **PL** - PROPERTY LINE
- SETBACK LINE
- LEVEL ELEVATION
- LINE ABOVE / BELOW
- MATCHLINE
- MAIN CONTOUR LINE
- SECONDARY CONTOUR LINE

KEYNOTES

KEY PLAN

©



03 - BLDG. SECTION - WEST/EAST 2 (1)
1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
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STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:46 AM
Scale: As indicated
Project Number: 2401

SFR BUILDING SECTIONS

A311

GENERAL NOTES

1. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
3. DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY, U.N.O.
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5. REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
6. ALL ROOFING TO BE CLASS 'A' FIRE RATED.
7. THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
8. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
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SECTION NOTES

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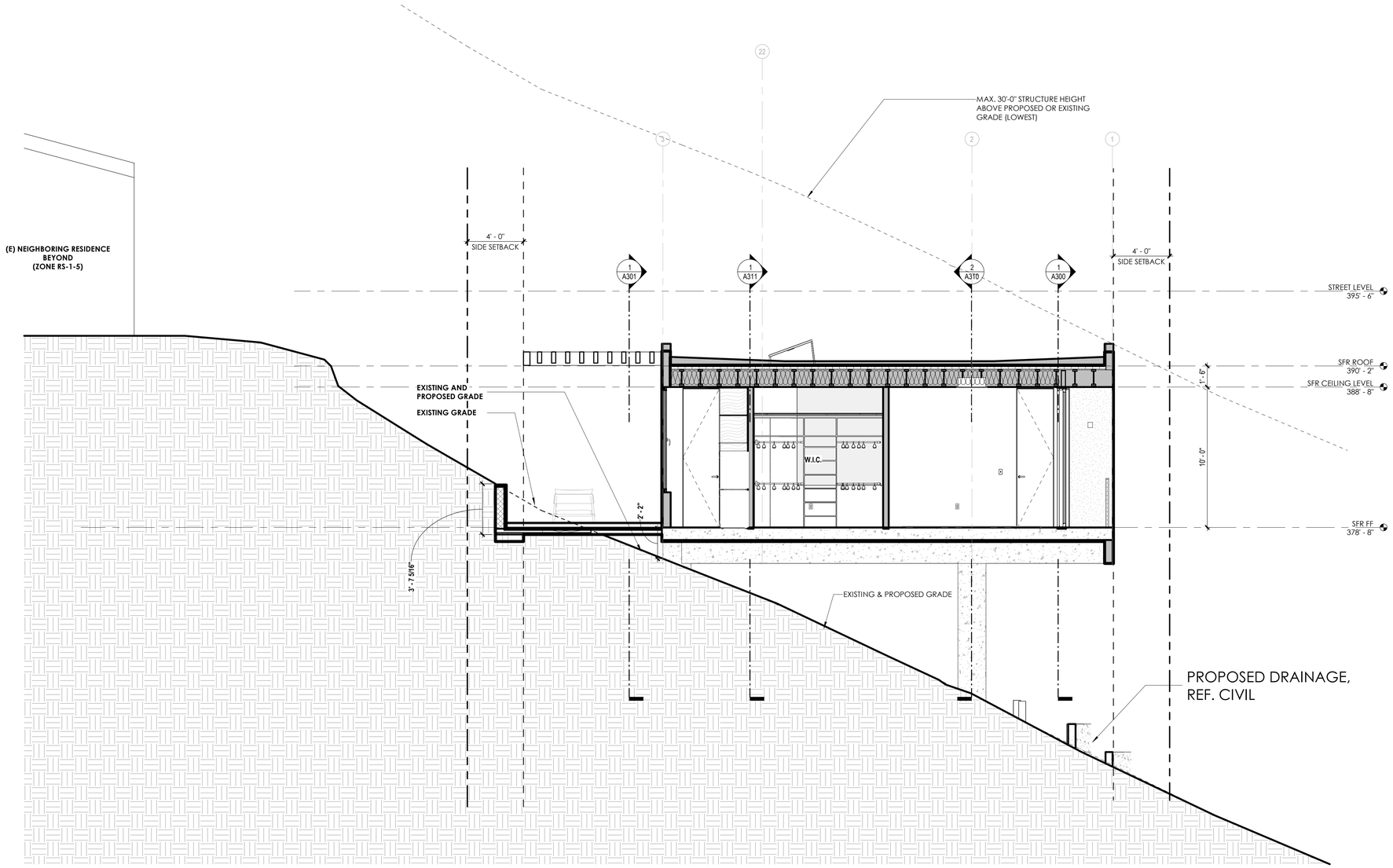
LEGEND

	EXISTING WALLS		LEVEL ELEVATION
	PROPOSED WALLS		LINE ABOVE / BELOW
X / AX.X	SECTION MARK		MATCHLINE
AX.X X	BUILDING ELEVATION		MAIN CONTOUR LINE
X	KEYNOTE		SECONDARY CONTOUR LINE
A	GRID LINE		
	PL - PROPERTY LINE		
	SETBACK LINE		

KEYNOTES

KEY PLAN

©



BUILDING SECTION - NORTH / SOUTH (5)
1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

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119 Aberdeen Dr, Cardiff, CA 92007
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Leo Garber
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ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
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LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

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03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:47 AM
Scale: As indicated
Project Number: 2401

SFR BUILDING SECTIONS

A312

GENERAL NOTES

1. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
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SECTION NOTES

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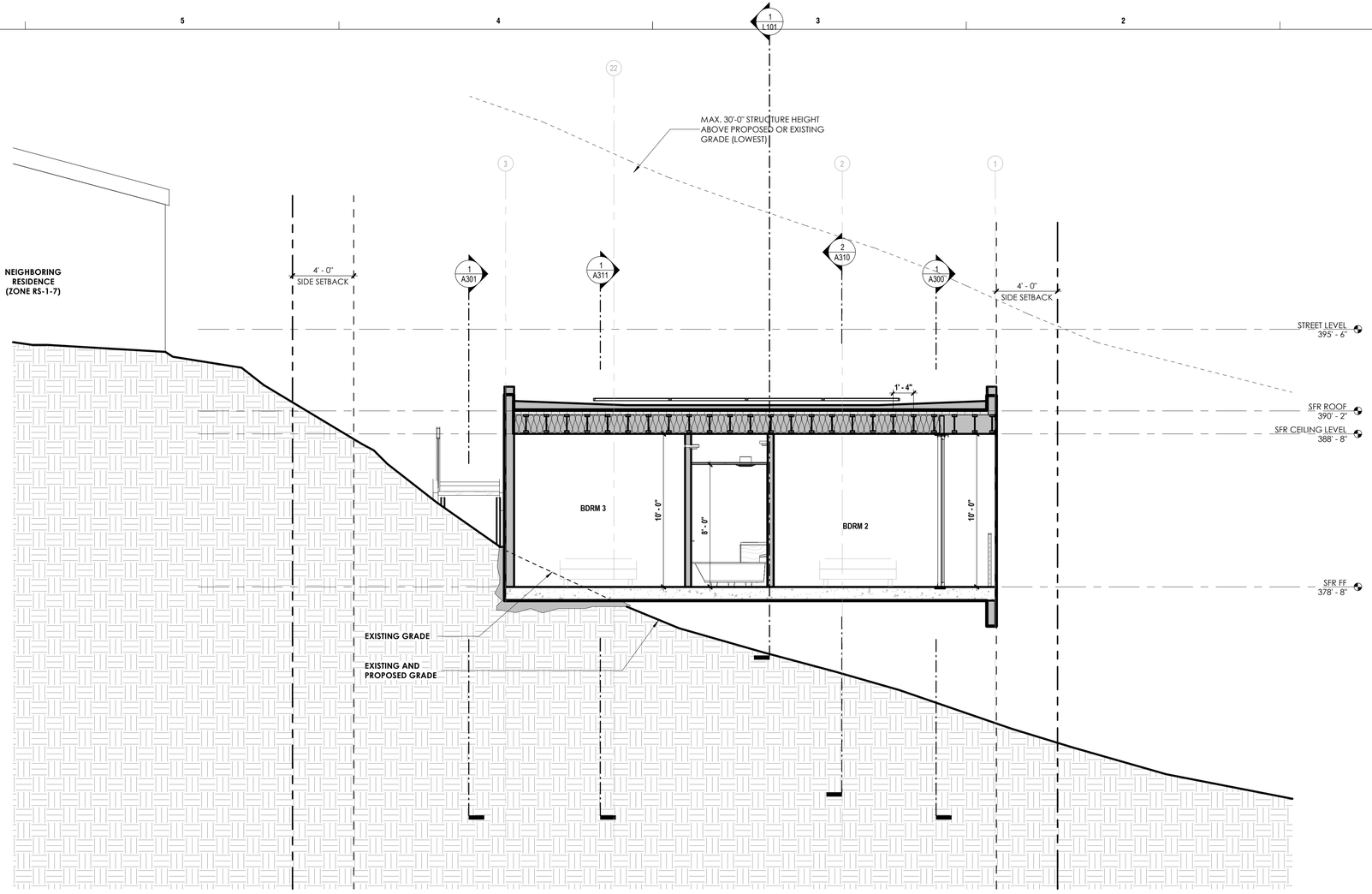
LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- SECTION MARK
- BUILDING ELEVATION
- KEYNOTE
- GRID LINE
- **PL** - PROPERTY LINE
- SETBACK LINE
- LEVEL ELEVATION
- LINE ABOVE / BELOW
- MATCHLINE
- MAIN CONTOUR LINE
- SECONDARY CONTOUR LINE

KEYNOTES

KEY PLAN

©



BUILDING SECTION - NORTH / SOUTH (1)
1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

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LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
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03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:47 AM
Scale: As indicated
Project Number: 2401

SFR BUILDING SECTIONS

A313

GENERAL NOTES

1. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
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SECTION NOTES

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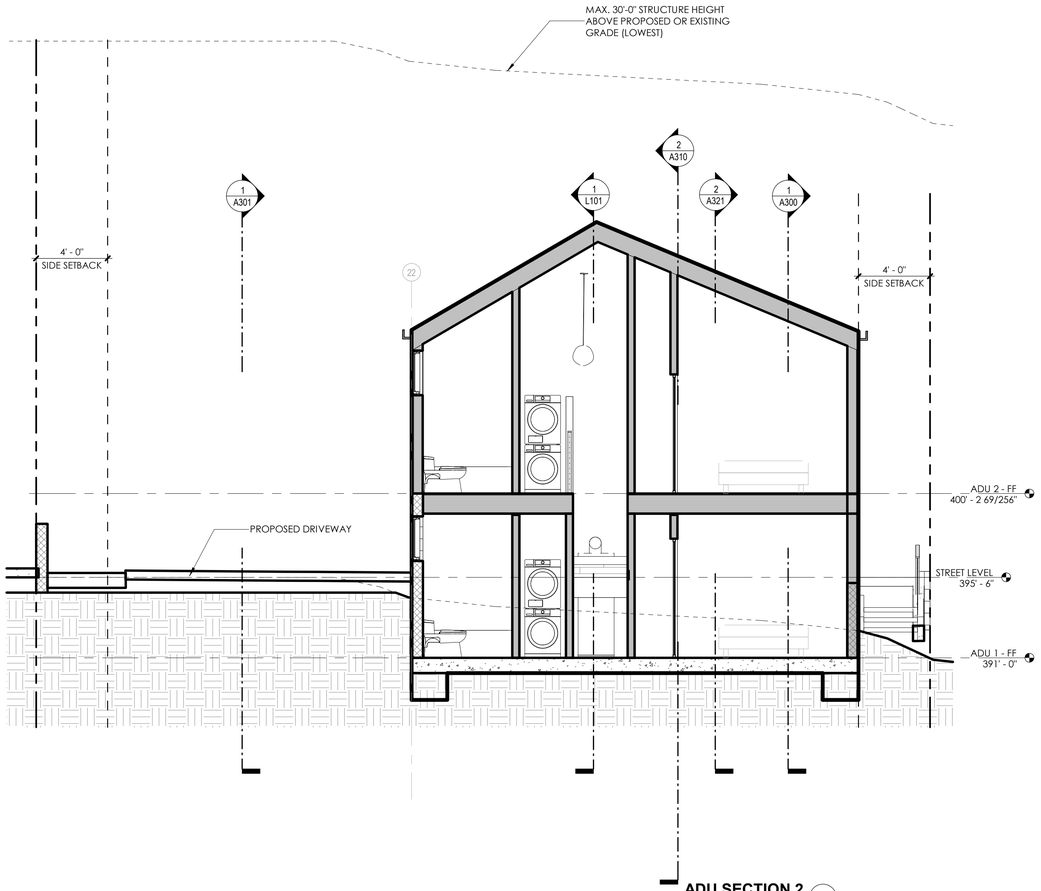
LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- SECTION MARK (X / AX.X)
- BUILDING ELEVATION (AX.X / X)
- KEYNOTE (X)
- GRID LINE (A)
- PL - PROPERTY LINE
- SETBACK LINE
- LEVEL ELEVATION
- LINE ABOVE / BELOW
- MATCHLINE
- MAIN CONTOUR LINE
- SECONDARY CONTOUR LINE

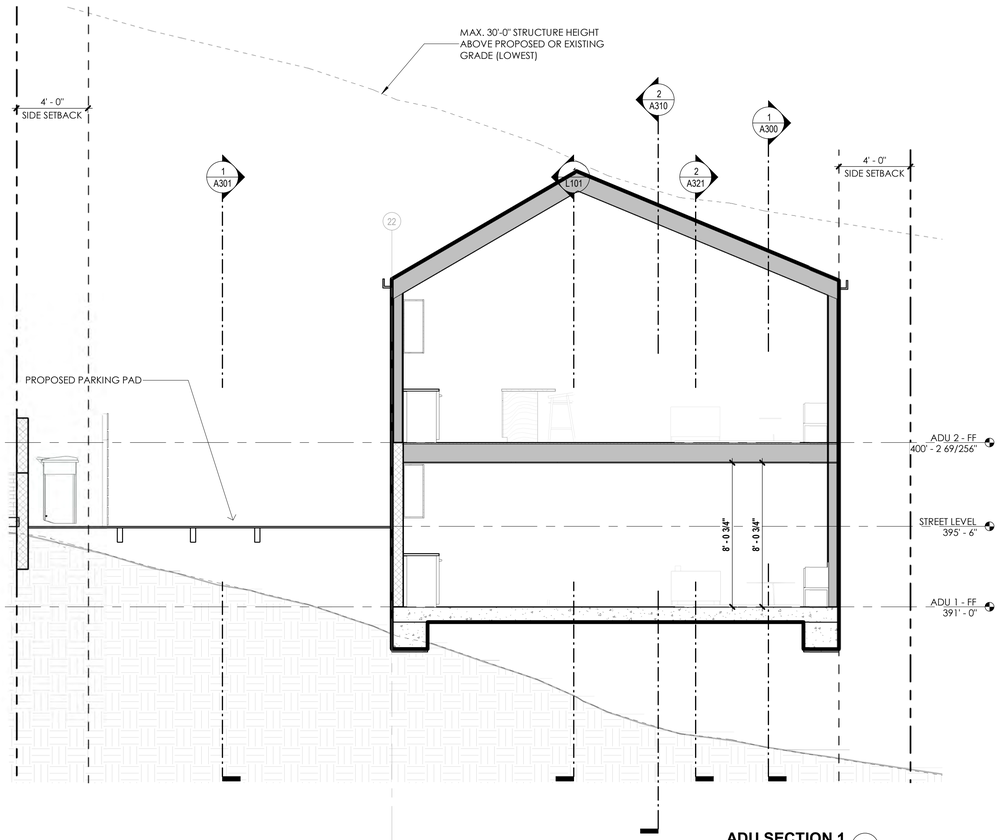
KEYNOTES

KEY PLAN

©



ADU SECTION 2 (4)
1/4" = 1'-0"



ADU SECTION 1 (3)
1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

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REVISIONS

No.	Description	Date
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05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:48 AM
Scale: As indicated
Project Number: 2401

ADU BUILDING SECTIONS

A320

GENERAL NOTES

1. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
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KEYNOTES

KEY PLAN

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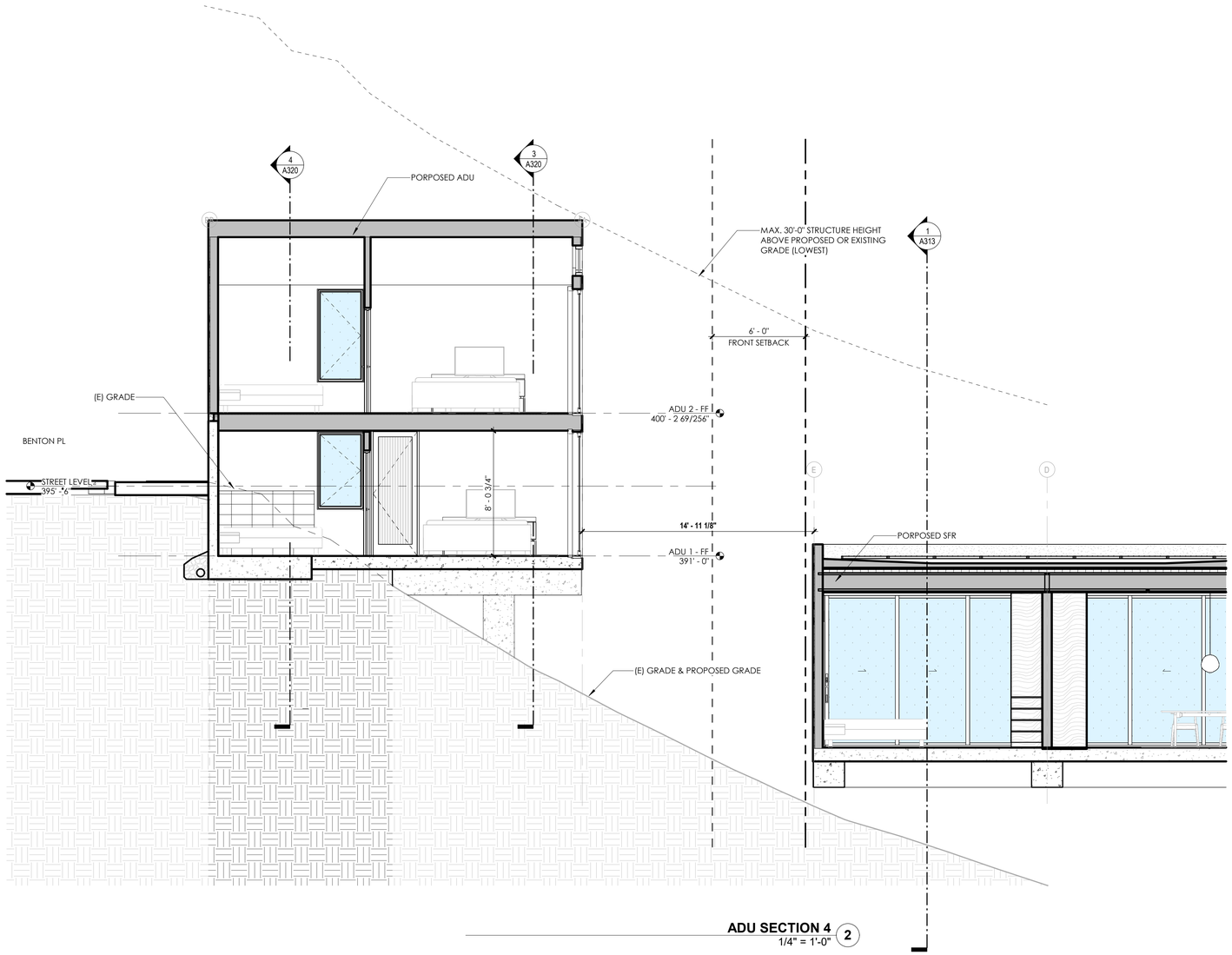

ADU SECTION 4 (2)
1/4" = 1'-0"

BENTON RESIDENCE

0000 BENTON PL, SAN DIEGO CA, 92116

APN: 440-110-16-00

OWNER
Luis Espinoza
551 Woods Dr. San Marcos Ca. 92069

ARCHITECT
Espinoza & Co. Architects
551 Woods Dr. San Marcos Ca. 92069
(760) 270-6947

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 Aberdeen Dr, Cardiff, CA 92007
(858) 259-8212

BIOLOGY CONSUTANT:
BLUE Consulting Group
P.O. Box 501115, San Diego, CA 92150, US
(858) 391-8145

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue San Diego, CA 92105
(619) 550-1700

STRUCTURAL ENGINEER
Leo Garber
624 N Topanga Canyon Blvd. Topanga, CA 90290
(503) 715-7575

ENERGY CONSULTANT
Viranchi Shah
14730 Beach Blvd La Mirada, CA 90638
(714) 888-4736

LICENSED ARCHITECT
LUIS ALBERTO ESPINOZA
NOT FOR CONSTRUCTION
NO. C 40580
2-28-25
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
01	SDP PACKAGE	03/17/2024
02	SDP PACKAGE #2	10/22/2024
03	SDP PACKAGE #3	03/14/2025
04	SDP PACKAGE #4	12/01/2025
05	SDP PACKAGE #5	01/27/2026

Issue Date: 12/2/2025 12:07:49 AM
Scale: As indicated
Project Number: 2401

ADU BUILDING SECTIONS

A321

GENERAL NOTES

1. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
3. DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY, U.N.O.
4. KEY NOTES ON THESE SHEETS ARE AN ACCUMULATION OF ITEMS FOUND ON THE PLANS, ELEVATIONS, AND SECTIONS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.
5. REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
6. ALL ROOFING TO BE CLASS 'A' FIRE RATED.
7. THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
8. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
10. ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
11. ALL ROOF DRAINS, DECK DRAINS AND RAISED PLANTER DRAINS SHALL CONNECT TO DRAIN LINES CONCEALED FROM SIGHT AND DIRECTED TO FLOW @ 1%. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION
12. **1/8" FLOOR PLANS CONTAIN:** OVERALL LAYOUT & OVERALL DIMENSIONS *(REF. A100 - A103)*.
13. **1/4" FLOOR PLANS CONTAIN:** SPATIAL LAYOUT, WALL TAGS, DOOR & WINDOW TAGS, OPENING DIMENSIONS, DIMENSIONAL CLEARANCES *(REF. A400 - A402)*.

SECTION NOTES

1. PER SDMC 132.0505 AND PROP-D: 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).
2. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. REF. CRC R337.5.4 / SDMC 149.0327(e)(1).
4. PROVIDED INSULATION SHOULD HAVE THE FOLLOWING VALUES PER T-24 (REF. WALL, FLOOR AND ROOF TYPES FOR MORE INFORMATION):
   A. EXTERIOR WALLS R-21
   B. FLOOR R-19
   C. ATTIC / ROOF R-38
5. THE 3510 DOVE COURT RESIDENCE STRUCTURE HEIGHT WAS PREVIOUSLY CONFORMING. PER SDMC 143.0250(a)(2), THE PROJECT MEETS THE DEFINITION OF A MINOR ALTERATION, THEREFORE QUALIFIES FOR AN EXEMPTION REGARDING THE BASE ZONE HEIGHT PER SDMC 143.0240(b)(1). REFER TO HISTORICAL RESOURCE TECHNICAL REPORT PREPARED BY URBANA PRESERVATION & PLANNING, LLC. ON SEPTEMBER 2022 FOR ADDITIONAL INFORMATION.

LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- X / AX.X — SECTION MARK
- AX.X / X — BUILDING ELEVATION
- X — KEYNOTE
- A — GRID LINE
- **PL -** PROPERTY LINE
- SETBACK LINE
- LEVEL ELEVATION
- LINE ABOVE / BELOW
- MATCHLINE
- MAIN CONTOUR LINE
- SECONDARY CONTOUR LINE

KEYNOTES

KEY PLAN

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