



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: February 26, 2020 REPORT NO. HO-20-014

HEARING DATE: March 4, 2020

SUBJECT: PRICE RESIDENCE SDP, Process Three Decision

PROJECT NUMBER: [629043](#)

OWNER/APPLICANT: Brandon Price, Owner / Jackson Design and Remodeling, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve an application to construct an addition and remodel to an existing 1,325 square-foot, single family residence at a site located at 8144 Paseo del Ocaso within the La Jolla Community Plan area?

#### Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. [629043](#) and adopt the Mitigation, Monitoring, and Reporting Program; and
2. Approve Site Development Permit No. 2269922.

Community Planning Group Recommendation: On September 5, 2019, the La Jolla Community Planning Association voted 15-0-1 to recommend denial of the project. (Attachment 7).

La Jolla Shores Planned District Advisory Board Recommendation: On June 24, 2019, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the project (Attachment 8).

Environmental Review: A Mitigated Negative Declaration has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented to avoid or mitigate for potentially significant environmental effects that were identified in the environmental review process.

## BACKGROUND

The project site is located at 8144 Paseo del Ocaso, and is developed with a one-story, 1,325 square foot, single-family residence within an urbanized area in the La Jolla Community Plan (Community Plan) area (Attachment 1). The 0.12-acre site is in the La Jolla Shores Planned District Single-Family Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Coastal Height Limitation Overlay Zone, the La Jolla Shores Archaeological Study Area, the Parking Impact Overlay Zone (Coastal and Beach), and the Residential Tandem Parking Overlay Zone, and the Transit Priority Area. The surrounding properties are fully developed in a well-established residential neighborhood (Attachment 3). The project site is not located within the First Public Roadway as identified in the Community Plan.

Pursuant to San Diego Municipal Code Section (SDMC) 1510.0201, a Process Three, Site Development Permit is required for the construction of the project within the La Jolla Shores Planned District. In addition, the project will not demolish or remove 50% or more of the exterior walls of the existing structure. Therefore, the project is exempt from a Coastal Development Permit pursuant to SDMC 126.0704(a)(5).

## DISCUSSION

The project includes constructing a 68 square-foot first floor addition, a 1,575 square-foot second floor addition, and remodeling the existing single-family residence, the front porch, and the 371 square-foot companion unit. The site is designated by the Community Plan for low density residential uses (5-9 dwelling units/acre), and the project is consistent with this land use designation. In addition, there are no public view corridors, vantage points, or physical access routes from the project site.

On September 5, 2019, the La Jolla Community Planning Association (LJCPA) voted 15-0-1 to recommend denial of the project. The LJCPA determined that findings cannot be made due to bulk and scale, no articulation of second story side setbacks, and that the driveway length is not per code. City staff determined that the project conforms with the Community Plan, and regulations of the Land Development Code. The project promotes community character and the transition in scale between the existing and new structure, which are recommendations in the Residential Land Use Element of the Community Plan. The project is designed to reduce the appearance of bulk and mass along the street frontage, with the second story setback from the first story below along the front (east) and rear (west) facades. In addition, the project complies with all the development standards required by the La Jolla Shores Planned District Single Family Zone, including height, density, building setbacks, lot coverage, and parking. No deviations or variances are required.

Regarding the LJCPA's concern about the driveway, the Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including reconstructing the existing driveway with a new 12-foot wide City standard driveway. The Permit will also require compliance with the project's Mitigation, Monitoring, and Reporting Program for implementing mitigation measures for Cultural and Tribal Resources, and includes conditions for implementing storm water construction best management practices, maintaining landscape improvements, entering into an Encroachment Maintenance Removal Agreement for the proposed turf in the City's Right-of-Way (ROW), requiring the removal of the damaged sidewalk and installing a City standard sidewalk, and removing the existing fence, decomposed granite, and embedded gravel along the

ROW. In addition, the project site does not contain any sensitive biological resources or environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area.

City staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer adopt Mitigated Negative Declaration No. 629043 with the Mitigation, Monitoring, and Reporting Program, and approve Site Development Permit No. 2269922 for the project.

#### ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 629043 and Mitigation, Monitoring, and Reporting Program, and approve Site Development Permit No. 2269922, with modifications.
2. Do not adopt Mitigated Negative Declaration No. 629043 and Mitigation, Monitoring, and Reporting Program, and deny Site Development Permit No. 2269922, if the findings required to approve the project cannot be affirmed.

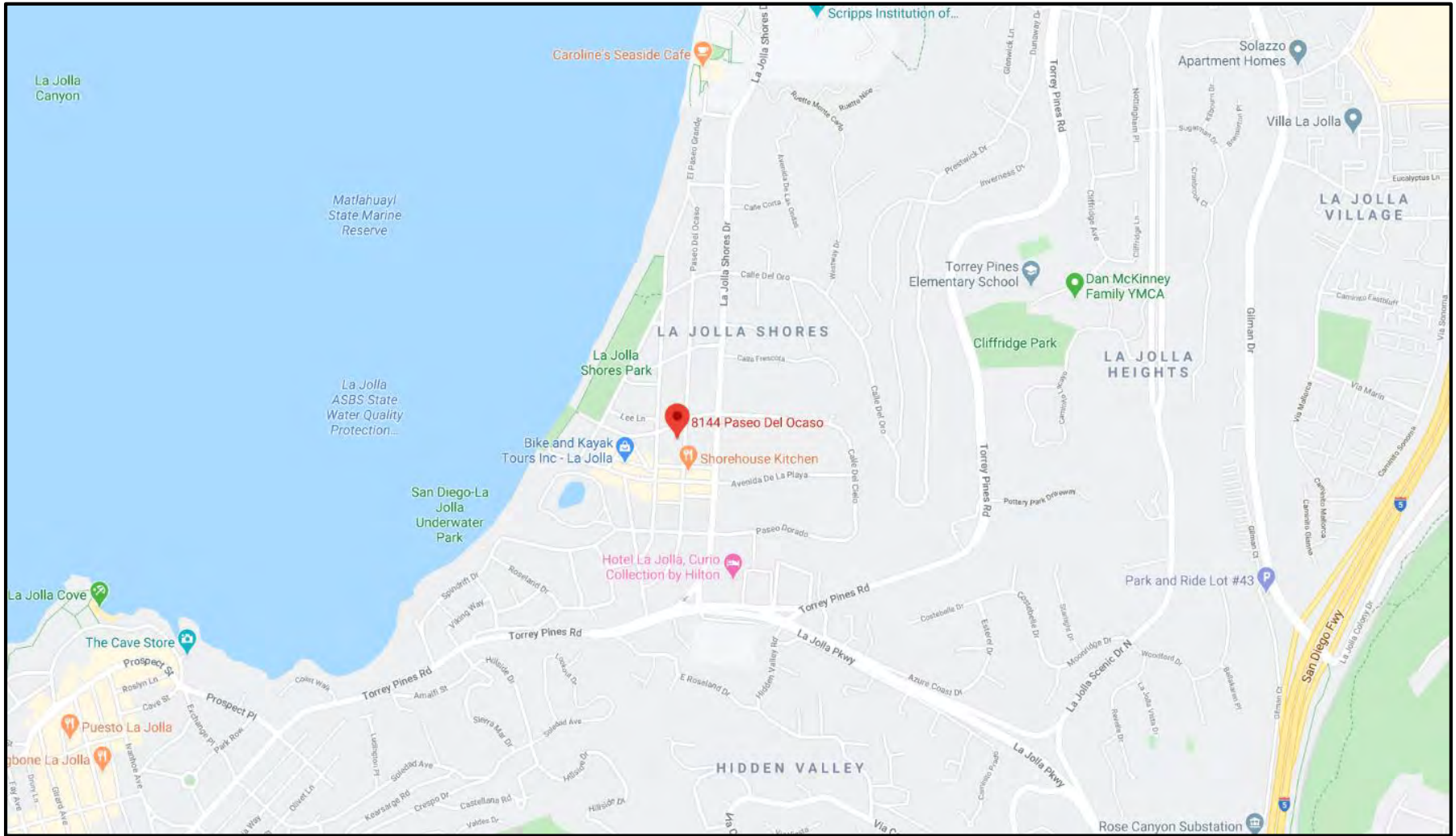
Respectfully submitted,



Xavier Del Valle, Development Project Manager

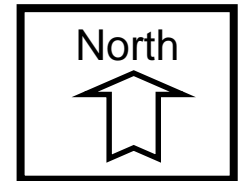
#### Attachments:

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



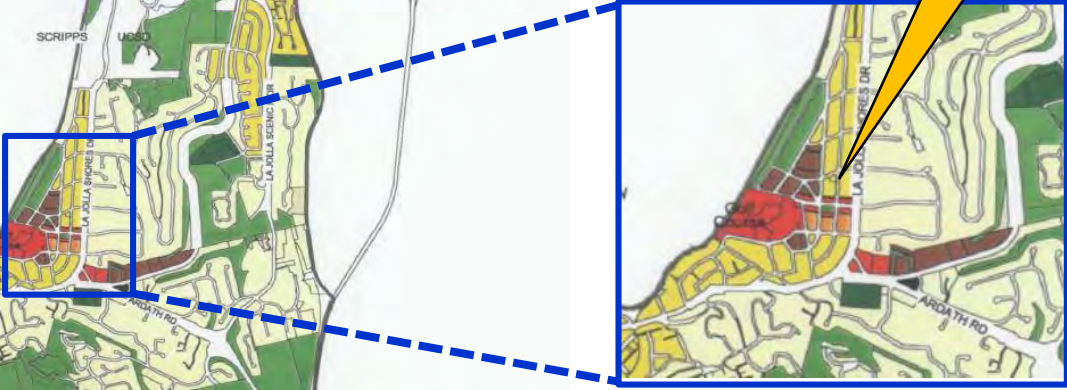
## Project Location Map

Price Residence SDP  
Project No. 629043 - 8144 Paseo del Ocaso





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

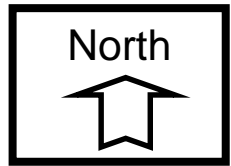


**Project Site**

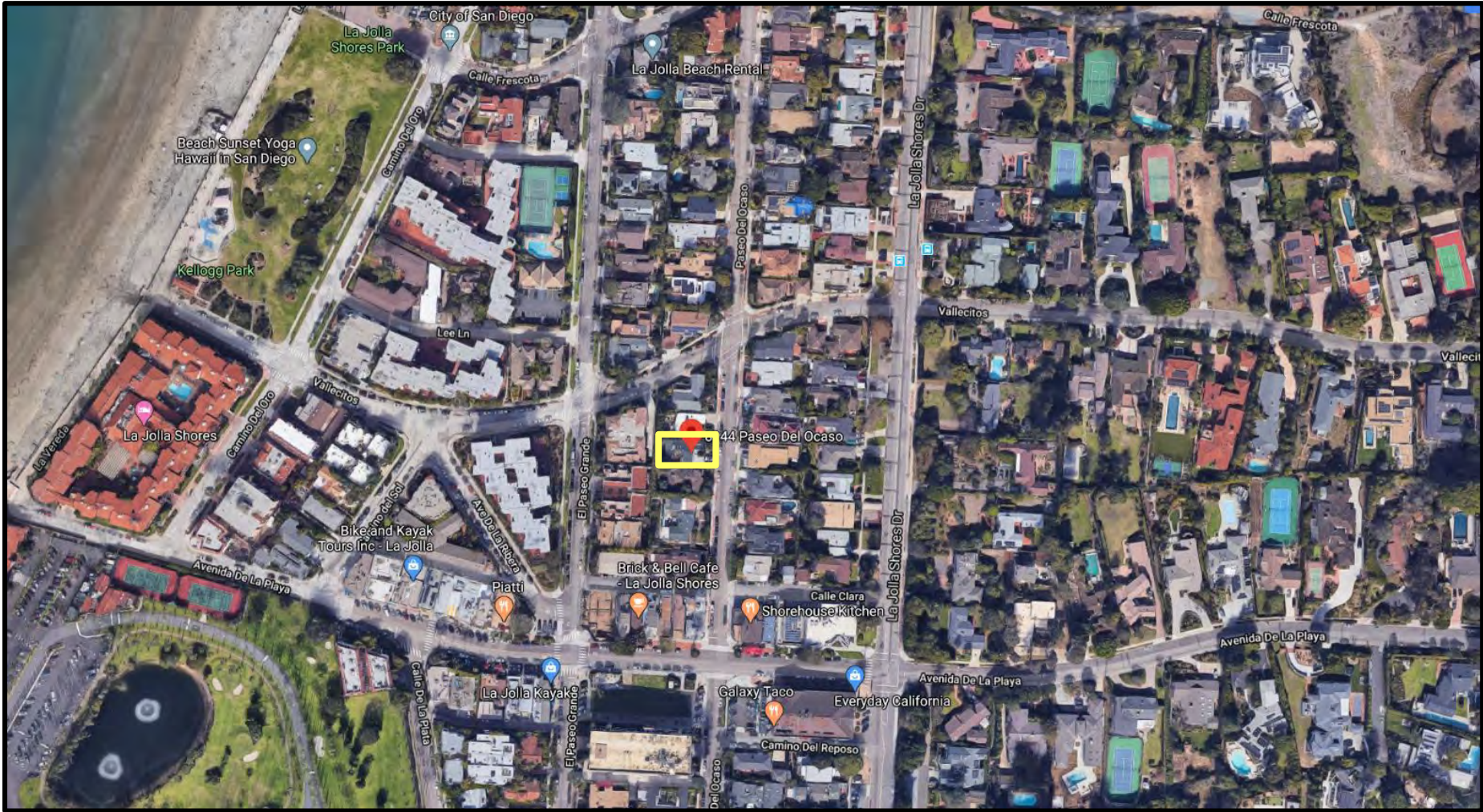


# Land Use Map

Price Residence SDP  
 Project No. 629043 - 8144 Paseo del Ocaso

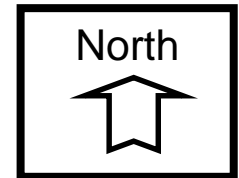






# Aerial Photograph

Price Residence SDP  
Project No. 629043 - 8144 Paseo del Ocaso



RESOLUTION NUMBER \_\_\_\_\_

ADOPTED ON MARCH 4, 2020

WHEREAS, on March 4, 2020, BRANDON PRICE, Owner/Permittee, submitted an application to the Development Services Department for a Site Development Permit (SDP) for the Price Residence SDP (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on March 4, 2020; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 629043 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

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

**ATTACHMENT 4**

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

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

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: \_\_\_\_\_  
Xavier Del Valle, Development Project Manager

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

## EXHIBIT A

## MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 2269922

PROJECT NO. 629043

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 629043 shall be made conditions of the Site Development Permit as may be further described below.

## V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. **GENERAL REQUIREMENTS - PART I****Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:  
  
<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** - The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

*Qualified Archaeologist*  
*Qualified Native American Monitor*

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

## CONTACT INFORMATION:

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

- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #629043 and /or Environmental Document #629043, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

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

*None Required*



**4. MONITORING EXHIBITS**

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

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

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

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

**HISTORICAL RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING**

**I. Prior to Permit Issuance or Bid Opening/Bid Award**

- A. Entitlements Plan Check
  - 1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
  - 1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the

project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

## **II. Prior to Start of Construction**

### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)  
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored  
Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.  
The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).  
MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule  
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
  4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
  4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
    - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.
 

**Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

      - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
    - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
      - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
      - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
1. Procedures for documentation, curation and reporting
    - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed

and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.

- b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
- c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
- d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

**IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
  - 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
  - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
  - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
  - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
  - 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
  - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains, and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
  - c. To protect these sites, the landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement; or
    - (3) Record a document with the County. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
  - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
  1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries



In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

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

**VI. Post Construction**

- A. Submittal of Draft Monitoring Report
  - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  - 2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
  - 4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
  1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
  1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
  3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
  4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
  5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
  1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2269922  
**PRICE RESIDENCE SDP - PROJECT NO. 629043**

WHEREAS, BRANDON PRICE, Owner/Permittee, filed an application with the City of San Diego for a permit for a remodel and addition to an existing 1,325 square-foot, single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the Site Development Permit No. 2269922 Permit), on portions of a 0.12-acre site;

WHEREAS, the project site is located at 8144 Paseo del Ocaso and is in the La Jolla Shores Planned District Single-Family Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Coastal Height Limitation Overlay Zone, the La Jolla Shores Archaeological Study Area, the Parking Impact Overlay Zone (Coastal and Beach), the Residential Tandem Parking Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 3 in Block 21 of La Jolla Shores, Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 2061, filed in the Office of the County Recorder of San Diego County, September 30, 1927;

WHEREAS, on March 4, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2269922 pursuant to the Land Development Code of the City of San Diego;  
NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2269922 Permit:

**A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

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

The project site is located at 8144 Paseo del Ocaso, and is developed with a one-story, 1,325 square-foot, single-family residence within an urbanized area in the La Jolla Community Plan (Community Plan) area. The project includes constructing a 68 square-foot first floor addition, a 1,575 square-foot second floor addition, and remodeling the existing single-family residence, the front porch, and the 371 square-foot companion unit. The 0.12-acre site is designated by the Community Plan for low density residential uses (5-9 dwelling units/acre), and the project is consistent with this land use designation.

The project site is not located within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site. In addition, the project promotes community character and the transition in scale between the existing and new structure, which are recommendations in the Residential Land Use Element of the Community Plan. The project is designed to reduce the appearance of bulk and mass along the street frontage, with the second story setback from the first story below along the front (east) and rear (west) facades. Therefore, the project will not adversely affect the applicable land use plan.

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

The project site is located at 8144 Paseo del Ocaso, and is developed with a one-story, 1,325 square-foot, single-family residence within an urbanized area in the La Jolla Community Plan (Community Plan) area. The project includes constructing a 68 square-foot first floor addition, a 1,575 square-foot second floor addition, and remodeling the existing single-family residence, the front porch, and the 371 square-foot companion unit.

The project will not be detrimental to the public health, safety, and welfare. The Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code. Permit requirements include a Mitigation, Monitoring, and Reporting Program for the implementation of mitigation measures for Cultural and Tribal Resources, implementing storm water construction best management practices, maintaining landscape improvements, entering into an Encroachment Maintenance Removal Agreement for the proposed turf in the City's right-of-way (ROW), requiring the reconstruction of the existing driveway with a new 12-foot wide City standard driveway, requiring the removal of the damaged sidewalk and installing a City standard sidewalk, and removing the existing fence, decomposed granite, and embedded gravel along the ROW.

In addition, the project site does not contain any sensitive biological resources or environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

**c. 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 site is located at 8144 Paseo del Ocaso, and is developed with a one-story, 1,325 square-foot, single-family residence within an urbanized area in the La Jolla Community Plan area. The project includes constructing a 68 square-foot first floor addition, a 1,575 square-foot second floor addition, and remodeling the existing single-family residence, the front porch, and the 371 square-foot companion unit. The project site is not located within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site.

In addition, the project complies with all the development standards required by the La Jolla Shores Plan District Single Family Zone, including height, density, building setbacks, lot coverage, and parking. No deviations or variances are required. Therefore, the project will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2269922 Permit is hereby 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. 2269922, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on: March 4, 2020  
IO#: 24008177

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008177

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2269922  
**PRICE RESIDENCE SDP - PROJECT NO. 629043**  
HEARING OFFICER

This Site Development Permit No. 2269922 is granted by the Hearing Officer of the City of San Diego to BRANDON PRICE, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.12-acre site is located at 8144 Paseo del Ocaso and is in the La Jolla Shores Planned District Single-Family Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Coastal Height Limitation Overlay Zone, the La Jolla Shores Archaeological Study Area, the Parking Impact Overlay Zone (Coastal and Beach), the Residential Tandem Parking Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as Lot 3 in Block 21 of La Jolla Shores, Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 2061, filed in the Office of the County Recorder of San Diego County, September 30, 1927.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a remodel and addition to an existing 1,325 square-foot, single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 4, 2020, on file in the Development Services Department.

The project shall include:

- a. Constructing a 68 square-foot first floor addition, a 1,575 square-foot second floor addition, and remodeling the existing single-family residence, the front porch, and the 371 square-foot companion unit; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.



**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 18, 2023.
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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

12. The mitigation measures specified in the MMRP and outlined in **MITIGATED NEGATIVE DECLARATION NO. 629043**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in **MITIGATED NEGATIVE DECLARATION NO. 629043** to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Cultural Resources (Archeology), and Tribal Cultural Resources.**

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed turf located within the City's Right-of-Way (ROW), in a manner satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, the reconstruction of the existing driveway with a new 12-foot wide City standard driveway along Paseo Del Ocaso, in a manner satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, the reconstruction of the damaged curb with a City standard curb, adjacent to the site along Paseo Del Ocaso, in a manner satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, the removal of the damaged sidewalk and installing the same scoring pattern City standard sidewalk along Paseo Del Ocaso, in a manner satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, the removal of the existing fence, decomposed granite, and embedded gravel along the Paseo Del Ocaso Street ROW, in a manner satisfactory to the City Engineer.
20. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

21. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with the approved Exhibit A, the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.
22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and in an equivalent size per

the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

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

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on March 4, 2020 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Site Development Permit No. 2269922  
Date of Approval: March 4, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
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 \_\_\_\_\_  
Brandon Price

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

# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

[info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Tony Crisafi

Vice President: Matt Mangano

2<sup>nd</sup> Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

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## FINAL MINUTES –

Regular Meeting | Thursday, 5 September 2019 – 6 p.m.

### 1.0 Welcome and Call to Order: Tony Crisafi, President

**This is a full agenda, recorded meeting therefore, the following rules will be enforced:**

- All public and trustee comment will be addressed to the chair.
- Public and trustee comment will be limited to 2 minutes
- Mobile devices off or on silent mode.
- Comments will be directed to the project or matter using third person, singular or plural when they are addressed to the chair.
- Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- Upon consensus, Chair will close discussion and call for a motion
- Chair will switch order of trustee comment as per July, 2019 meeting request
- Please notify chair of any organized public presentation requests prior to meeting

**Quorum Present:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

### 2.0 Adopt the Agenda

Neil: amend item 9.2, to remove broken hyperlink.

Crisafi: Move item 11.2, Sierra CDP Project # 638256 back to consent agenda as item 10.6.

**Motion:** adopt agenda with modifications: Will/Fitzgerald, **Vote:** 15-0-1: **Motion carries**

**In Favor:** : Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** 1 Crisafi (chair)

### 3.0 Meeting Minutes Review and Approval:

#### 3.1 1 August 2019 – Regular meeting minutes

**Motion:** Approve minutes as presented: Kane/Neil, **Vote** 13-0-3: **Motion carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Neil, Shannon, Weissman

**Opposed:** 0

**Abstain:** 3 Manno, Will, Crisafi (chair)

**4.0 Officer Reports:****4.1 Treasurer - Mike Costello's report:**

Beginning Balance as of 7/31/19		\$492.78
Income		
Collections, Aug 1, 2019	\$ 98.00	
CD Sales	\$ <u>5.00</u>	
Total Income		\$ 103.00
Expenses		
Agenda printing	\$ 96.20	
Total Expenses		\$ <u>96.20</u>
Net Income/(Loss)		\$ <u>6.80</u>
Ending Balance of 8/31/19		\$ <u>499.58</u>

**4.2 Secretary-**

If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a Trustee.

**5.0 Elected Officials – Information Only**

**5.1 Council District 1:** Councilmember Barbara Bry.

Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov) not present

**5.2 78<sup>th</sup> Assembly District:** Assembly member Todd Gloria

Rep: **Mathew Gordon** 619-645-3090 [mathew.gordon@asm.ca.gov](mailto:mathew.gordon@asm.ca.gov) not present

**5.3 39<sup>th</sup> Senate District:** State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevell Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov) not present

**6.0 President's Report – Information only unless otherwise noted****6.1 The Children's Pool SCR (PTS627990) appeal to City Council docketed for Sept 17, 2019**

@ 2:00

**6.2 Brown Act Workshop Announcement: Date: November 14, 2019**

**6.3 Advanced CEQA Training considers environmental impacts of a project**

**Date: October 24, 2019**

**Time: 6:00 – 8:00 p.m. RSVP required to attend**

**Locations: 202 C Street, San Diego (City Concourse, Silver Room)**

**6.4 Message from Trustee Rasmussen**

Trustee Rasmussen must resign from CPA. He was diagnosed with a rare form of heart disease that affects men over the age of 65. There is no cure for this disease except a heart transplant. At age 70 and in good shape, he qualified for a heart transplant in May of this year. A donor heart became available and he underwent the procedure on July 20 under the care of a team of Doctors and staff at UCSD. He was home 2 weeks later and is recovering well. The reason for the resignation is that he must attend weekly clinics at UCSD with biopsies, blood lab analysis, constant monitoring of immune-suppressant drugs that all transplant patients must take for the rest of their lives and limit interactions with groups of people. He is thankful for the opportunity to serve the community and for all the well wishes from his colleagues. Crisafi expressed on behalf of all the trustees that we will miss him on the board.

**6.5 Sidewalk vending ordinance** A draft of the City proposed ordinance was made available to the trustees and public.

**6.6 CPC – Dave Gordon/Matt Mangano**

**Dave Gordon:** Two major items were discussed at the CPC meeting: one was the housing element update provided by Vicky White of the planning dept. Workshops will be held at locations throughout the city to take input on the housing element of the general plan for 2021 – 2029; the other was a thorough discussion of the proposed regulations for sidewalk vendors subsequent to the state ruling that local governments cannot prevent people from vending on the sidewalks.. Notably for health and safety, vendors selling food must have a license for the cart, the umbrella must be limited in size. Vendors will not be allowed on the boardwalks in La Jolla Shores, Pacific and Mission Beach and heavily trafficked areas, on Coast Blvd., and on the grass in parks. Staff did a good job with common sense rules.

**7.0 Public Comment**

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

**7.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@saniego.gov](mailto:mpangilinan@saniego.gov)**  
Not Present

**7.2 UCSD - Planner: Anu Delouri or Robert Brown, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), [rbrown@ucsd.edu](mailto:rbrown@ucsd.edu), <http://plandesignbuild.ucsd.edu/planning/index.html>** Not Present



### 7.3 General Public

**Janie Emerson:** La Jolla Shores Association meets 2<sup>nd</sup> Wednesday of every month at the Martin Johnson House at SIO with a sunset reception before the meeting. Anything event going to take place in La Jolla Shores such as a Marathon, charity event needs to go through the LJ Shores Association for approval.

**Melinda Merryweather:** a structure going up at 427 Sea Ridge Dr. is blocking the view corridor between houses. She passed out a picture. She would like to have this on the agenda next month.

**Kane:** I sent several emails to city planner about a year ago while this structure was in framing asking where the view corridor is and if it complies with the requirements. The issue is to get a CDP, the Coastal Commission requires a view corridor on both sides of a structure on properties between the ocean and the first street. The response was that code compliance had checked and everything was in order. I just sent another query to the planner with the same questions and got the same response - that everything is in order. With further questions about view corridor I asked for site plan with delineation of where view corridor is located and for a copy of the recorded easement. The response was that they couldn't send plans because they were considered "intellectual property." I would like to know how this group should respond.

**Costello:** this project was reviewed a long time ago. There have been two extensions of time. Bulk and scale and inability to see ocean were issues.

**Will:** I am willing to review the plans at the City offices when I am there. The property line has a jog in it making it difficult to assess view corridors.

**Crisafi:** The chair recommends a letter be drafted and sent to code compliance. Community groups do not get involved in code compliance issues. A letter from the President requesting clarification as a private matter with copies to Council Member's office and Mayor may get a response.

**Kane:** there are two issues: one is what happened in this case. The other is staff response that something which should be public information is withheld because it is "intellectual property." Has there been a change in what staff is allowed to tell the public?

**Crisafi:** Maybe a call to legal dep't? The Community Planning Group will follow up with a letter to the City memorializing the concerns.

**Merryweather:** I have concerns that we can no longer see the ocean in many locations in LJ. Maybe someone should start identifying these properties and watch over them.

**Crisafi:** the document that should be available for copies is the site plan that will document the view corridors. Protected views are in the Community plan. Municipal code was updated specifying where view corridors on private property were required - in this case, on properties between the first road and coastline. If the city has the site plan, a copy of it should be made available to anyone requesting it.

**Neil:** I request a report back on the interaction with the City on 427 Sea Ridge property blocking required view corridors.

**Harid Puentes:** Candidate for City Council, District 1. Formerly a management consultant, did marketing for a start-up using technology to address student loan debt and as an executive with

San Diego Connect. District 1 is at the core of innovation with world class research, academia; it needs innovative leadership to maintain that representation at city hall. My platform:

- Create jobs
- Address the environment
- Make the community stronger by investing and supporting groups like yours.

**7.3.1 Airport development plan update, San Diego Airport Authority.**

Presentation by **Brendan Reed**, Director, Planning and Environmental Affairs for the San Diego County Regional Airport Authority. Passed out an Update paper and explained the rapid growth of the Airport and the changes to the plan to improve Terminal 1 resulting from the feedback after the initial ADP draft EIR had been circulated for a year.

- The San Diego Airport now serves 24 million passengers/year including one million international passengers, 60 domestic markets and 11 international markets.
- Terminal One needs improvement.
- The plan is to rebuild Terminal 1 to almost replicate Terminal 2.
- Provide connectivity with Terminal 2
- Reduce the parking structure and make room for a designated transit station
- Create on-airport entry and exit roadways to decrease traffic on Harbor Dr.
- Create a dual level entry/exit roadway system.

The recirculated draft EIR should be available in 2 weeks to community groups. For further info: [www.san.org/plan](http://www.san.org/plan) Further Discussion about special interest groups interfering with curbside parking for general public, possible tunnel to connect to Central Mobility Hub “Grand Central” for public transit, other airport locations because of limitations due to one runway.

**8.0 Non-Agenda Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less  
None heard.

**9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.**

**9.1 Community Planners Committee**

<http://www.sandiego.gov/planning/community/cpc/index.shtml>- **Dave Gordon** (see report above)

**9.2 Coastal Access & Parking Board** No report

**9.3 UC San Diego advisory Committee** No report

**9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair**

New signage, trucks still getting stuck,

**9.5 Airport Noise Advisory Committee – Matthew Price**

**9.6 Playa Del Norte Stanchion Committee**

**10.0 Consent Agenda – 10.1 – 10.7**

**The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.**

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

**10.1 Price Residence SDP/CDP Project No. 629043 2<sup>nd</sup> review, Process 3** - Coastal Development Permit and Site Development Permit for the construction of a 1575 sq. ft second story addition and 371 sq ft companion unit on a 135 sq. ft existing single story house at 8144 Paseo Del Ocaso. The 0.12 acre site is in the La Jolla Shores Planned District, coastal overlay zone of the La Jolla Community Plan Area, Council District 1.

LJPRC Motion: Findings cannot be made due to bulk and scale, no articulation of second story side setbacks and driveway length not as required by code, CSD & LJSPDO 6-0-0

**10.2 – Vail Soil Nail Wall – 1643 Valdes Dr. Project No. 621967 Variance NDP (Process 3) –** Variance and Neighborhood Development Permit for non-standard soil nailing wall, encroaching into the public right of way to stabilize the eroded area on property with existing single-family house at 1643 Valdes Dr. The 0.13 acre site is located in the RS-1-7 base zone, coastal overlay (non-appealable) of the La Jolla Community Plan Area District Council 1.

LJDPDR Motion: Findings can be made to approve 5-0-1

**10.3 – Scarano Companion – 1437 Virginia Way Project No. 634538 CDP (Process 2) –** Coastal Development Permit to convert an existing 527 sq. ft. guest room into a companion unit on a site with an existing 2,248.8 sq.ft. single family residence. The 0.25 acre site is in the RS-1-7 zone and the coastal (non-appealable 2) overlay zone within the La Jolla Community Plan Area, District Council 1.

LJDPDR Motion: Findings can be made to approve 5-0-1

**10.4 – Israni Residence – 7310 Vista Del Mar Project No. 604651 CDP and SDP (Process 3) –** Coastal Development Permit and Site Development Permit to demolish existing single dwelling unit and construct new single dwelling unit for a total of 7,000 s.f. The 0.32 acre site is located in the coastal (appealable) overlay zone in the La Jolla Community Plan area on environmentally sensitive lands (ESL). District Council 1.

LJDPDR Motion: Findings can be made to approve 3-2-1

**10.5 – Stupin Residence – 5191 Chelsea St. Project No. 633674 CDP (Process 3) –** Coastal Development Permit to demolish an existing single family residence and construct a new 4,493 s.f. 2 story single family residence with roof deck and attached garage. The scope of work also includes

an 1,883 s.f. basement. The 0.183 acre site is located in the RS-1-7 zone and coastal (appealable) overlay zone within the La Jolla Community Plan area, District Council 1.

**LJDP Motion: Findings can be made to approve 5-0-1**

**10.6 - Sierra CDP Project #638256 7421 Monte Vista Ave. CDP (Process 3)** – Coastal Development Permit to remodel the existing 1,400 s.f. single family residence and construction of a 491 s.f. 2<sup>nd</sup> story addition with a 243 s.f. covered deck and a 400 s.f. roof deck at a site located at 7421 Monte Vista Ave. The 0.06 acre site is in the RS-1-7 zone and coastal (appealable area) overlay zone within the La Jolla Community Plan Area and District Council 1.

LJDP Motion: Findings can be made to approve 5-0-1

**10.7 - Manoogian Wedding Procession** – Request for temporary street closure on portions of Ivanhoe Ave. and Prospect St. for brief wedding procession from Congressional Church to La Valencia Hotel in the afternoon of Saturday, September 14, 2019 (Claire Manoogian)

T&T Motion to Approve Temporary Street Closures 8-0-0

See Committee minutes and/or agenda for description of projects, deliberations, and vote.

Anyone may request a consent item be pulled for full discussion by the LJCPA.

**Motion:** Move Item 11.4, Manoogian Wedding Procession back to consent agenda: (Brady/Jackson)

**Brady:** We have closed streets in the past, i.e. an Indian wedding procession with an elephant much to the delight of the public. T & T committee fully supportive.

**Vote:** 14-1-1: **Motion carries.**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** Little

**Abstain:** Crisafi (chair)

**Motion:** Approve Consent Agenda without Items 10.4, 10.5 and with addition of items 10.6, 10.7.

(Jackson/Mangano) **Vote:** 14-0-2 **Motion carries**

**In Favor:** : Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** Little, Crisafi (chair)

The following agenda items are ACTION ITEMS unless otherwise noted and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

## **11.0 – 11.2 LJCPA Review and Action Matter**

### **11.0 – Proposed changes to be on the list for the SDMC 13<sup>th</sup> Code Revision re: Serial Permitting & Garage to Carport conversions. Forward attached letters to the City of San Diego**

**Motion:** Send letters as drafted for Proposed Changes to the SDMC 13<sup>th</sup> Code Revision as stipulated in the Regular Meeting Final Minutes dated August 1, 2019 (Manno/Fitzgerald) **Vote:** 15-0-1

**Motion carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** Crisafi (chair)

### 11.1 – Micro Mobility Parking Corrals for La Jolla – Forward attached moratorium request to City.

**Motion:** Amend agenda to modify wording of the above item from “Micro-Mobility Parking Corrals for La Jolla” to “Support Council Member Bry’s call for a moratorium on the Scooter Ordinance”

(Neil/Manno: **Vote:** 15-0-1: **Motion carries.**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** Crisafi (chair)

**Motion:** Send attached letter supporting moratorium: (Costello/Brady) **Vote:** 14-1-1**Motion carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Weissman

**Opposed:** Will

**Abstain:** Crisafi (chair)

### 11.2 – La Jolla Childrens Pool sluice gates: Forward attached letter to the City

This discussion refers to the letter dated June 25, addressed to Andrew Field included in Trustee packet.

**Costello:** He passed out photos: one showing the deteriorating plugs of the sluice gates seen from the ocean side of the wall of the Children’s Pool; the other showing the eroded sand on the beach side of the Children’s Pool. The sluice gates are disappearing. Should they be repaired or removed? I recommend changing Paragraph 2 on the attached letter to read “The LJCPA requests that the City of San Diego open and restore the sluice ways of the Children’s Pool seawall to their original design function as a mitigation measure . . . “I also recommend not including the reference to the National Register for Historic Designation until we know more about it.

**Kane:** The reason the Historic designation was requested was to allow repairs to the Children’s Pool to follow the state’s Historical Code which would not require the pool to be brought up to current standards. If there is no designation, city staff is not required to treat the wall specially which means that they will follow current code with very high fences, etc. so that you will not recognize the original pool.

With this letter the City is on notice of a proposed Historic Designation and they must follow the Secretary of the Interior’s Standards and the State Historic Building Code to keep the CP looking like the original. There is nothing in that designation or the application that requires anything be done, no engineering. It is only an history and description and why it is significant. This will provide baseline data for any project that goes forward. Any future proposals will be up for review and discussion. If we don’t do anything the CP will disintegrate into the ocean. If we do something this

## Attachment 7

designation provides us with the guidelines to do something sensitively and to do the least amount necessary to keep it functioning. The intent was to help raise money to fix it and do it appropriately. This is the first step; how it will happen is another step. I support this letter. Further information is online at the Parks and Beaches website.

**Request from public** to remove 1<sup>st</sup> sentence of the 3<sup>rd</sup> paragraph because asking for an alternative plan will cause confusion.

**Motion:** Send attached letter dated June 25, with 1<sup>st</sup> sentence of paragraph 3 removed, give President latitude to make any modifications to whom it is sent and also to remove the word “consider” from 2<sup>nd</sup> line of paragraph 2. (Will/Manno) **Vote:** 14-1-1 **Motion carries**

**In Favor:** Brady, Costello, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** Fitzgerald

**Abstain:** Crisafi (chair)

**Adjourn 7:45 p.m. to next regular LJCPA Meeting, Thursday, October 3, 2019 at 6:00 p.m.**



THE CITY OF SAN DIEGO

City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101

# Community Planning Committee Distribution Form Part 1

<b>Project Name:</b>		<b>Project Number:</b>	<b>Distribution Date:</b>	
<b>Project Scope/Location:</b>				
<b>Applicant Name:</b>			<b>Applicant Phone Number:</b>	
<b>Project Manager:</b>	<b>Phone Number:</b>	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b>	
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b>				
<i>Attach Additional Pages If Necessary.</i>			<b>Please return to:</b> <b>Project Management Division</b> <b>City of San Diego</b> <b>Development Services Department</b> <b>1222 First Avenue, MS 302</b> <b>San Diego, CA 92101</b>	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.				



THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b>		<b>Project Number:</b>		<b>Distribution Date:</b>	
<b>Project Scope/Location:</b>					
<b>Applicant Name:</b>				<b>Applicant Phone Number:</b>	
<b>Project Manager:</b>		<b>Phone Number:</b>	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b>	
<b>Committee Recommendations (To be completed for Initial Review):</b>					
<input type="checkbox"/> <b>Vote to Approve</b>		<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>		<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>		<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> <b>Vote to Deny</b>		<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>				<input type="checkbox"/> <b>Continued</b>	
<b>CONDITIONS:</b>					
<b>NAME:</b>			<b>TITLE:</b>		
<b>SIGNATURE:</b>			<b>DATE:</b>		
<i>Attach Additional Pages If Necessary.</i>			<b>Please return to:</b> <b>Project Management Division</b> <b>City of San Diego</b> <b>Development Services Department</b> <b>1222 First Avenue, MS 302</b> <b>San Diego, CA 92101</b>		
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.					





THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**DRAFT** Meeting Minutes for June 24<sup>th</sup>, 2019  
615 Prospect Street  
La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Resigned	Herbert Lazerow	Present
Dan Goese, Chair	Resigned	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Present

1. **Call to Order:** 11:00 a.m.  
Potter called the meeting to order at 11:00 a.m.
2. **Approval of the Agenda**  
Lazerow moved to approve the agenda with a change to add election of a chair. Moser seconded. Motion approved 4-0-0. Lazerow nominated Jane Potter as chair. Moser seconded. Approved 4-0-0.
3. **Approval of the Minutes**  
Lazerow cited page 2 of April minutes where bulletin is misspelled and the g on the end should be deleted. Motion by Lazerow to approve, second by Moser, passed 4-0-0.
4. **Public Comment:**  
None.
5. **Project Review**

**ACTION ITEM A**

**Project: 633498 – Crisafulli Addition/Remodel**

**Location:** 2695 Hidden Valley Road

APN: 346-580-0600

**Presented by:** Aaron Borja, [aaronb@architectslocal.com](mailto:aaronb@architectslocal.com) (619) 535-1200

**Description:** Interior remodel and addition to an existing 4 bedroom, 4 bathroom single family house with an attached 3-car garage. Third level to be added over existing footprint. Second story master bed and bath. *See ATTACHMENT 1 for additional details.*

## **Presentation**

- Presenter said the existing lot is 41,587 sf, lot coverage is to remain at 11% and the project proposes increasing the building footprint by 42 sf. A new level is proposed on top of the entry level,
- Presenter said total gross floor area to be added is 2,043 and the addition will not increase the building footprint, except for the 42 sf at ground level. This would represent more than a 50% increase in sf.
- Height will increase by 8' 4 ¾", below the maximum 30-foot height limit.
- Main concerns were potential view blockage. Site sections verify that some adjacent residences behind the subject property would have views impacted while others would not.
- Applicant showed a 3-D representation of the house and explained that second story dormer windows would be removed to accommodate the proposed addition.
- Applicant presented assessor information de said demonstrated that their residence would be compatible in terms of size and scale with neighboring properties, though it would be the second largest within 300 feet.
- Presenter described very small changes in building profile.
- Lazerow asked if the building upper story would be stepped back on all sides. The presenter replied that it would be stepped back on the front and sides but cantilevered on the rear with approximately 100 feet distance between the rear façade and the neighboring property.

## **Board Comment**

- Moser asked if anyone from the neighborhood was present. The presenter said the neighbor to the rear gave the applicant a letter of support. The owner said she spoke to all the neighbors who were generally in support but did not write letters, except for the neighbor to the rear.
- Weissman said the house was hardly visible from the street and didn't see any problem with the proposal. Weissman asked if the project required a coastal development permit. Presenter said that they were anticipating a ministerial permit without a Site Development Permit.
- Lazerow asked if the presenter thought the project was minor. Presenter replied affirmatively. Lazerow said the increased FAR was greater than 10% and that height was being increased and questioned whether the project qualified as minor under Bulleting 621 guidelines.
- Moser said that the proposed increases in sf and height constitutes a major project. Owner responded that any slight increase could then be construed as a major project. Weissman said that projects are considered on a case-by-case basis, as, for example, if a project increase in sf is 12% but is not visible, that would be taken into consideration.

**Motion:** Lazerow moved to approve proposal, as presented, as a major, Process 3. Potter seconded. Motion passed 4-0-0.

**ACTION ITEM B**

**Project: N/A – Price Remodel**

**Location:** 8144 Paseo Del Ocaso

APN: 346-282-1200

**Presented by: David Hall, [david@jacksondesignandremodeling.com](mailto:david@jacksondesignandremodeling.com) (619) 442-6125 ext. 339**

**Description:**

Whole home remodel and second level addition. Proposed demolishing and reconstruction of an existing 2,119sf residence plus construction of a second level totaling 3,528sf. Existing FAR 0.40. proposed FAR 0.67. *See ATTACHMENT 2 for additional details.*

**Presentation**

- Presenter mentioned previous meeting where he was requested to step back on all sides of the proposed residence. He offered a re-cap of the project, describing it as a whole house remodel with a second floor addition. There would be a small addition between the main house and an existing accessory dwelling unit on the lot.
- Moser asked how the project changed since the last presentation. The presenter said that they considered the suggestions for pulling the walls back but had significant challenges with that, locating stair in an unfavorable location. Since the house is small there were limitations to where the stairs could be located. Pulling in the left side would make the master suite considerably smaller. Moser again asked if there were changes to which the presenter replied in the negative but said there were other residences in the neighborhood that had second stories at 4' off the property line. Plus there are other multi-family, three-story residences nearby.
- The owner said he received positive feedback from neighbors, including a number of letters.

**Board Comment**

- Weissman said the project looked compatible with the neighborhood.
- Lazerow commented that an immediate neighbor did not write a letter.

**Motion:** Moser moved to approve as presented as a Process 3 (major project). Weissman seconded. Motion fails 3-1-0. Lazerow reconsidered without another motion and changed his vote to aye. Motion passed 4-0-0.

**ACTION ITEM C**

**Project:634819 – Kuntal Addition**

**Location:** 7710 Via Capri

APN: 363-150-0100

**Presented by:** Daniel Hruby, [DHruby@VisualizeItBuilt.com](mailto:DHruby@VisualizeItBuilt.com) (510) 205-7876

**Description:** Complete interior/exterior remodel and addition to 3,222 sf SFR (Circa 1972) including: 280 sf 2 story lateral addition; 813 sf second floor addition over existing garage; 916 sf new roof deck; 1136 sf penthouse with 12 sf elevator and stairs for roof deck access; 450 sf pedestrian bridge and security gate to Via Capri.

### **Presentation**

- Presenter displayed the elevation from Via Capri. Owner provided some personal background. Owner said the proposal would keep the existing footprint except for a 3-foot lateral increase and an increase on top of the existing structure. A pedestrian bridge to the second level was proposed. Presenter said that vegetation along the street would act as a screen for the proposed additional square feet, which includes a roof deck.
- An elevator through all three stories was proposed and the master suite-over the existing garage.
- The owner said he had letters of support from neighbors and the FAR would increase from .15 to .23.

### **Board Comment**

- Lazerow questioned if the letters of support were from immediate neighbors. The owner said his wife had a verbal OK from an immediate neighbor.

**Motion:** Lazerow moved to approve as presented as a Major (Process 3) project only because he is less concerned about stepping back upper stories due to the distance between houses in this area. Weissman opined that it is a toss-up as to whether the proposal is Major or Minor. Lazerow said the project, at a 40% increase in sf, would have to be considered a Major. No second. Weissman then moved to approve as presented as a Minor (Process 1) project. Moser seconded. Motion failed. Potter announced the board has no recommendation and deferred to the City. Weissman then moved that the project design conforms to the PDO but the board cannot conclude whether the proposal is Minor or Major. Lazerow seconded. Motion passed 4-0-0.

### **ACTION ITEM D**

**Project:** 634880 – Bush Residence

**Location:** 7914 St. Louis Terrace

APN: 346-454-0600

**Presented by:** Mark D. Lyon, [info@mdla.net](mailto:info@mdla.net) (858) 459-1171

**Description:** Proposed 499 sf to 2nd floor. Proposed 342 sf 3rd floor roof deck. Proposed 1st floor interior remodel of 1,247 sf. is 2,673 sf.

### **Presentation**

- Presenter gave some background on this proposed summer home. The main focus is the new master bedroom suite at the rear of the property.
- Existing house has historical designation.
- Setbacks to remain with the chimney high point at 29 feet and the roof is currently at 27 feet where 28 feet is proposed.
- Presenter said the addition is not visible from the street.
- Increase in additional sf is 18.5%.
- All neighbors directly adjacent to property were notified. Neighbor to the south has a view over the subject site but signed a letter of endorsement.

**Motion:** Weissman moved to approve project as presented conforms to PDO as a Minor (Process 1) project. Lazerow Seconded. Motion passed 4-0-0.

### **ACTION ITEM E**

**Project: 825569 – Schragger residence**

**Location:** 8356 Sugarman Drive

APN: 376-791-1000

**Presented by:** Claude Anthony Marengo,  
[camarengo@marengomortonarchitects.com](mailto:camarengo@marengomortonarchitects.com) (858) 459-3769

**Description:** Proposed 4,565 sf two-story single-family residence with a 3,355 sf basement and garage below grade on a newly established vacant lot from a lot line adjustment to create two 11,833 sf lots.

### **Presentation**

- Presenter explained a lot line adjustment to create two lots.
- Project will feature a motor court allowing vehicles to turn around and exit head first instead of backing out.
- Setbacks are consistent with neighborhood averages.
- Project would be set back into the hill at rear of property and 80% of it would not be visible from the street.
- Project went to project review at the La Jolla Community Planning Association (LJCPA) and 5 neighbors were present and said the project would be the largest on the street. Presenter response was that all the new homes are going up two stories. The project review committee denied the project. Applicant then deleted most of the second story and went directly to the LJCPA, which approved the project.
- Presenter said project is the same height and bulk and scale as neighboring structures and affords similar views.
- Project proposes a swale to collect water on the steeply sloped lot and put it in a bio-retention basin in the basement to prevent neighbors from being impacted.

**Motion:** Lazerow moved to approve as presented as a Major (Process 3) project. Moser seconded. Motion passed 4-0-0.

6. **Next meeting date:** Inquiry of availability for next meeting resulted in a tentative date of August 26, 2019.
7. **Adjournment:** 12:52 p.m.

Minutes taken by Tony Kempton, Associate Planner, City of San Diego

DRAFT



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b>
			<b>DS-318</b>
			<b>October 2017</b>

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

**Project Title:** PRICE \_\_\_\_\_ **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 8144 PASEO DEL OCASO LA JOLLA, CA 92037

**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: BRANDON PRICE  Owner  Tenant/Lessee  Successor Agency

Street Address: 8144 PASEO DEL OCASO LA JOLLA, CA 92037

City: LA JOLLA, CA 92037 State: CA Zip: 92037

Phone No.: (858) 352-8012 Fax No.: \_\_\_\_\_ Email: price26@gmail.com

Signature:  Date: 2/13/19

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: DAVID - JACKSON DESIGN AND REMODELING  Owner  Tenant/Lessee  Successor Agency

Street Address: 4797 MERCURY ST

City: SAN DIEGO State: CA Zip: 92037

Phone No.: (619) 442-6125 EXT.339 Fax No.: \_\_\_\_\_ Email: david@jacksondesignandremodeling.com

Signature:  Date: 2/13/2019

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





<p style="text-align: center;"><u>GOVERNING CODE:</u></p> <p><b>ALL CONSTRUCTION, INCLUDING MATERIALS AND WORKSMANSHIP SHALL COMPLY WITH:</b> THE 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, THE 2016 CALIFORNIA MECHANICAL CODE, THE 2016 CALIFORNIA PLUMBING CODE, THE 2016 CALIFORNIA ELECTRICAL CODE, THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2016 CALIFORNIA ENERGY CODE WITH CALIFORNIA ENERGY EFFICIENCY STANDARDS, AND THE 2016 CALIFORNIA FIRE CODE WITH THE GOVERNING CITY MUNICIPAL CODE AMENDMENTS.</p> <p>2. THE MODEL CODES NEC, UPC, UMC, ARE AMENDED TO BECOME CALIFORNIA CODES CEC, CFC, CMC.</p> <p style="text-align: center;"><u>SPECIAL EXCEPTION - NOTICE</u></p> <p><b>NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER BUILDER:</b> BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION. YOU AGREE TO COMPLY WITH THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATION, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.</p> <p><b>NOTICE TO THE APPLICANT/OWNER/OWNERS AGENT/ARCHITECT OR ENGINEER OF RECORD:</b> BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATION, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES</p>	<p style="text-align: center;"><u>PROJECT DATA</u></p> <p><b>PROJECT ADDRESS:</b> 8144 PASEO DEL OCASO LA JOLLA, CA 92037</p> <p><b>SITE DATA:</b> APN #: 346-282-12-00 LEGAL DESCRIPTION: LOT 3 BLK 21 # 22 MAP 20G1 LA JOLLA SHORES UNIT # 3</p> <p>LOT AREA: 5,250 SQ FT / .12 ACRES YEAR BUILT: 1978</p> <p><b>ZONING DATA:</b> ZONE = LA JOLLA SHORES PLANNED DISTRICT: MF2 LA JOLLA SHORES PLANNED DISTRICT: 5F</p> <p>SETBACKS = FRONT = GENERAL CONFORMITY SIDES = 4'-0" REAR = GENERAL CONFORMITY</p> <p>HEIGHT LIMIT = 30 FEET FROM EXISTING GRADE MAX F.A.R. ALLOWED = N/A MAX COVERAGE ALLOWED = 60% (3,150 SF) TOTAL COVERAGE PROPOSED = 44% (2,324 SF)</p> <p><b>OCCUPANCY:</b> DWELLING w/ ATTACHED GARAGE = R-3U</p> <p><b>CONSTRUCTION TYPE:</b> TYPE VB - DWELLING w/ ATTACHED GARAGE FIRE SPRINKLED - NO</p> <p><b>OVERLAY ZONES:</b></p> <ul style="list-style-type: none"> <li>LA JOLLA SHORES COMMUNITY PLAN</li> <li>COASTAL HEIGHT LIMITATION OVERLAY (CHLOZ)</li> <li>CITY COASTAL OVERLAY (COZ)</li> <li>LA JOLLA SHORES ARCHAEOLOGICAL STUDY AREA</li> <li>TRANSIT PRIORITY AREA (TPA)</li> <li>RESIDENTIAL TANDEM PARKING OVERLAY (RTPOZ)</li> <li>GEOLOGIC HAZARD CATEGORY 52</li> <li>PARKING IMPACT OVERLAY (PIOZ)</li> <li>SPECIAL BIOLOGICAL SIGNIFICANCE (ASB5) WATERSHED</li> </ul> <p><b>FIRST FLOOR</b> EXISTING FIRST FLOOR = 1,325 SQ FT PROPOSED NEW = 68 SQ FT TOTAL = 1,393 SQ FT</p> <p><b>SECOND FLOOR</b> EXISTING SECOND FLOOR = 0 SQ FT PROPOSED NEW = 1,575 SQ FT TOTAL = 1,575 SQ FT</p> <p><b>GARAGE</b> EXISTING GARAGE = 423 SQ FT</p> <p><b>FRONT PORCH</b> REMODEL FRONT PORCH = 137 SQ FT</p> <p><b>COMPANION UNIT</b> EXISTING FLOOR AREA = 371 SQ FT</p> <p><b>TOTALS</b> FIRST AND SECOND FLOOR AREAS = 2,968 SQ FT GARAGE = 423 SQ FT FRONT PORCH = 137 SQ FT TOTAL FLOOR AREA = 3,528 SQ FT</p>	<p style="text-align: center;"><u>SHEET INDEX</u></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>SHEET DESCRIPTION</th> </tr> </thead> <tbody> <tr><td colspan="2">ARCHITECTURAL</td></tr> <tr><td>A 1.0</td><td>COVER SHEET</td></tr> <tr><td>A 1.1</td><td>PROJECT DATA</td></tr> <tr><td>A 1.2</td><td>SITE PLAN</td></tr> <tr><td>A 1.3</td><td>SITE SECTIONS</td></tr> <tr><td>A 1.5</td><td>STORMWATER BMP FORMS</td></tr> <tr><td>A 1.4</td><td>COASTAL DEVELOPMENT EXEMPTION PLAN</td></tr> <tr><td>A 1.6</td><td>SETBACK NEIGHBORHOOD STUDY</td></tr> <tr><td>A 1.7</td><td>NEIGHBORHOOD PHOTO SURVEY</td></tr> <tr><td>A 1.8</td><td>NEIGHBORHOOD PHOTO SURVEY</td></tr> <tr><td>A 2.1</td><td>EXISTING / DEMO FIRST FLOOR PLAN</td></tr> <tr><td>A 3.1</td><td>PROPOSED FIRST FLOOR PLAN</td></tr> <tr><td>A 3.2</td><td>PROPOSED SECOND FLOOR PLAN</td></tr> <tr><td>A 4.1</td><td>EXTERIOR ELEVATIONS</td></tr> <tr><td>A 4.2</td><td>EXTERIOR ELEVATIONS</td></tr> <tr><td>A 4.3</td><td>EXTERIOR PERSPECTIVES</td></tr> <tr><td>A 4.4</td><td>EXTERIOR PERSPECTIVES</td></tr> <tr><td>A 5.1</td><td>BUILDING SECTIONS</td></tr> <tr><td>A 5.2</td><td>BUILDING SECTIONS</td></tr> <tr><td>A 6.1</td><td>ROOF PLAN</td></tr> <tr><td colspan="2">LANDSCAPE</td></tr> <tr><td>L-1</td><td>PROPOSED LANDSCAPE PLAN</td></tr> <tr><td>L-2</td><td>PROPOSED IRRIGATION PLAN</td></tr> <tr><td>L-3</td><td>PROPOSED LANDSCAPE DETAILS</td></tr> <tr><td colspan="2">SHEET COUNT: 22</td></tr> </tbody> </table> <p style="text-align: center;"><u>GENERAL INFORMATION</u></p> <p><b>SCOPE OF WORK:</b></p> <ol style="list-style-type: none"> <li>1,325 SF OF INTERIOR REMODELING</li> <li>68 SF 1ST FLOOR ADDITION</li> <li>1,575 SF 2ND FLOOR ADDITION</li> <li>371 SF COMPANION UNIT REMODEL</li> <li>DEMO ALL EXISTING MAIN HOUSE WALLS TO SIMPLY FRAMING AND OVERALL METHOD OF CONSTRUCTION (WE WERE GOING TO KEEP 50% WALLS TO APPLY FOR COASTAL EXEMPTION - NOW EMBRACING COASTAL / SDP - PROGRESSIVE APPROACH NOTE - COASTAL EXEMPTION PLANS OMITTED.</li> <li>(N) 1st FLOOR TOP PLATES TO BE 10'-1" IN HEIGHT</li> <li>ADDING WINDOW TO MASTER BATHROOM SHOWER AREA.</li> <li>OMMITTING FIRE SPRINKLER INSTALLATION THROUGHOUT HOUSE AS NOT REQD.</li> <li>EXISTING RESIDENCE TO REMAIN, WITH MINIMUM 50% OF EXISTING EXTERIOR WALLS TO REMAIN. COASTAL DEMO PLANS ADDED BACK INTO SET. (A 1.4)</li> </ol>	NO.	SHEET DESCRIPTION	ARCHITECTURAL		A 1.0	COVER SHEET	A 1.1	PROJECT DATA	A 1.2	SITE PLAN	A 1.3	SITE SECTIONS	A 1.5	STORMWATER BMP FORMS	A 1.4	COASTAL DEVELOPMENT EXEMPTION PLAN	A 1.6	SETBACK NEIGHBORHOOD STUDY	A 1.7	NEIGHBORHOOD PHOTO SURVEY	A 1.8	NEIGHBORHOOD PHOTO SURVEY	A 2.1	EXISTING / DEMO FIRST FLOOR PLAN	A 3.1	PROPOSED FIRST FLOOR PLAN	A 3.2	PROPOSED SECOND FLOOR PLAN	A 4.1	EXTERIOR ELEVATIONS	A 4.2	EXTERIOR ELEVATIONS	A 4.3	EXTERIOR PERSPECTIVES	A 4.4	EXTERIOR PERSPECTIVES	A 5.1	BUILDING SECTIONS	A 5.2	BUILDING SECTIONS	A 6.1	ROOF PLAN	LANDSCAPE		L-1	PROPOSED LANDSCAPE PLAN	L-2	PROPOSED IRRIGATION PLAN	L-3	PROPOSED LANDSCAPE DETAILS	SHEET COUNT: 22																																																																																																																										
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HALL (858) 531-0797</p> <p><b>CONTRACTOR:</b> JACKSON DESIGN &amp; REMODELING 4797 MERCURY STREET SAN DIEGO, CA 92111 (619) 442-6125 LIC # 880939</p> <p><b>TITLE 24's:</b> D + R CALCS DIANE MENDOZA 14107 IPAVA DRIVE POWAY, CA 92064 (858) 486-9506</p> <p><b>STRUCTURAL ENGINEER:</b> MIKE SUPRENTANT AND ASSOCIATES 9975 BUSINESS PARK AVE, SUITE 'A' SAN DIEGO, CALIFORNIA 92131</p>	<p style="text-align: center;"><u>VICINITY MAP</u></p>
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BLK BLOCK	GYP BD GYPSUM BOARD	OH OPPOSITE HAND	SPECS SPECIFICATIONS																																																																																																																																																																												
BLKG BLOCKING	GC GENERAL CONTRACTOR	OPNG OPENING	SS STAINLESS STEEL																																																																																																																																																																												
BOT BOTTOM	GI GALVANIZED IRON	OPP OPPOSITE	SS SERVICE SINK																																																																																																																																																																												
BTVN BETWEEN	GL GLASS	OVHD OVERHEAD	STD STANDARD																																																																																																																																																																												
BUR BUILT-UP ROOF	GR GRADE	PART PARTITION	STL STEEL																																																																																																																																																																												
CB CONCRETE BLOCK	GMMU GLASS MESH MORTAR UNIT	PART BD PARTICLE BOARD	STRUCT STRUCTURE																																																																																																																																																																												
CHAN CHANNEL	HDCP HANDICAPPED	PC PRECAST CONCRETE	SUSP SUSPENDED																																																																																																																																																																												
CI CAST IRON	HDWR HARDWARE	PIP PIPED IN PLACE	T TREAD																																																																																																																																																																												
CLG CEILING	HORIZ HORIZONTAL	PL PLATE	T&G TONGUE AND GROOVE																																																																																																																																																																												
CMU CORRUGATED METAL PIPE	HR HOUR	P LAM PLASTIC LAMINATE	TEL TELEPHONE																																																																																																																																																																												
CMP CONCRETE MASONRY UNIT	HT HEIGHT	PLYWD PLYWOOD	TEMP TEMP																																																																																																																																																																												
COL COLUMN	HVAC HEATING, VENT. AIR COND.	PNL PANEL	TD TRASH DISPOSAL																																																																																																																																																																												
CONC CONCRETE	HWH HOT WATER HEATER	FR PAIR	TJ TOOLED JOINT																																																																																																																																																																												
CONST CONSTRUCTION	ID INSIDE DIAMETER	PSF POUNDS PER SQUARE FOOT	TLT TOILET																																																																																																																																																																												
CONT CONTINUOUS	INSUL INSULATION	PSI POUNDS PER SQUARE INCH	TOC TOP OF CONCRETE																																																																																																																																																																												
CONTR CONTRACTOR	INT INTERIOR	PT POST TENSIONED	TOM TOP OF MASONRY																																																																																																																																																																												
CPTC CERAMIC TILE	INVT INVERT	QT QUARRY TILE	TOS TOP OF STEEL																																																																																																																																																																												
DBL DOUBLE	JAN JANITOR	R RISER OR RADIUS	TOW TOP OF WALL																																																																																																																																																																												
DET DETAIL	JST JOIST	RA RETURN AIR	TRANS TRANSFORMER																																																																																																																																																																												
DM DIMENSION	JT JOINT	RB RUBBER BASE	TYP TYPICAL																																																																																																																																																																												
DN DOWN	KO KNOCKOUT	RD ROOF DRAIN	VT VINYL TILE																																																																																																																																																																												
DR DOOR	LAM LAMINATE	RE REFERENCE	VB VAPOR BARRIER																																																																																																																																																																												
DWG DRAWING	LAV LAVATORY	REFL REFLECTIVE OR REFLECTIVE	VERT VERTICLE																																																																																																																																																																												
E EXISTING	LH LEFT HAND	REINF REINFORCING	VIF VERIFY IN FIELD																																																																																																																																																																												
EA EACH	LL LIVE LOAD	REQD REQUIRED	VWC VINYL WALL COVERING																																																																																																																																																																												
EJ EXPANSION JOINT	LWC LIGHT WEIGHT CONCRETE	RET RETAINING	WTH WITH																																																																																																																																																																												
EL ELEVATION	MAS MASONRY	REV REVISE, REVISED	WO WITHOUT																																																																																																																																																																												
ELEC ELECTRICAL	MATL MATERIAL	RF RAISED FLOOR	WC WATER CLOSET																																																																																																																																																																												
EQ EQUIPMENT	MECH MECHANICAL	RM ROOM	WD WOOD																																																																																																																																																																												
EXP EXPANSION	MFR MANUFACTURER	RO ROUGH OPENING	WF WALL FABRIC																																																																																																																																																																												
EXT EXTERIOR	MH MANHOLE	RDW RIGHT OF WAY	WP WATERPROOF																																																																																																																																																																												
	MIN MINIMUM	RT DPL RECESSED TRASH DISPOSAL	WDW WINDOW																																																																																																																																																																												
		R.TOW D RECESSED TOWEL DISPENSER	WWF WELDED WIRE FABRIC																																																																																																																																																																												
<p style="text-align: center;"><u>FIRE SPRINKLER NOTE</u></p> <p style="text-align: center;">PROPOSED FIRE SPRINKLER SYSTEM TO BE OMITTED FROM SCOPE OF WORK.</p>		<p style="text-align: center;"><u>BUILDING ADDRESS</u></p> <p>PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UPC 901.4.4)</p>																																																																																																																																																																													

#	REVISIONS	BY
1	8-5-2019	DMH
2	10-24-2019	DMH

Revision / Marker

Status Description

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2-11-2020

**JACKSON**  
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4797 Mercury St. - San Diego, CA 92111  
www.jacksondesignremodeling.com

A Home Remodeler For:

**BRANDON & JESSICA PRICE**  
8144 PASEO DEL OCASO LA JOLLA, CA 92037

Sheet Title:  
**PROJECT DATA**

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Senior Designer  
**David M. Hall**

Junior Designer  
**Anna D. Murillo**

Measured By  
**Yavar Nanbakhsh**

Measure Date  
**6-22-2018**

Scale  
**as noted**

Job Name  
**Price**

Sheet  
**A 1.1**

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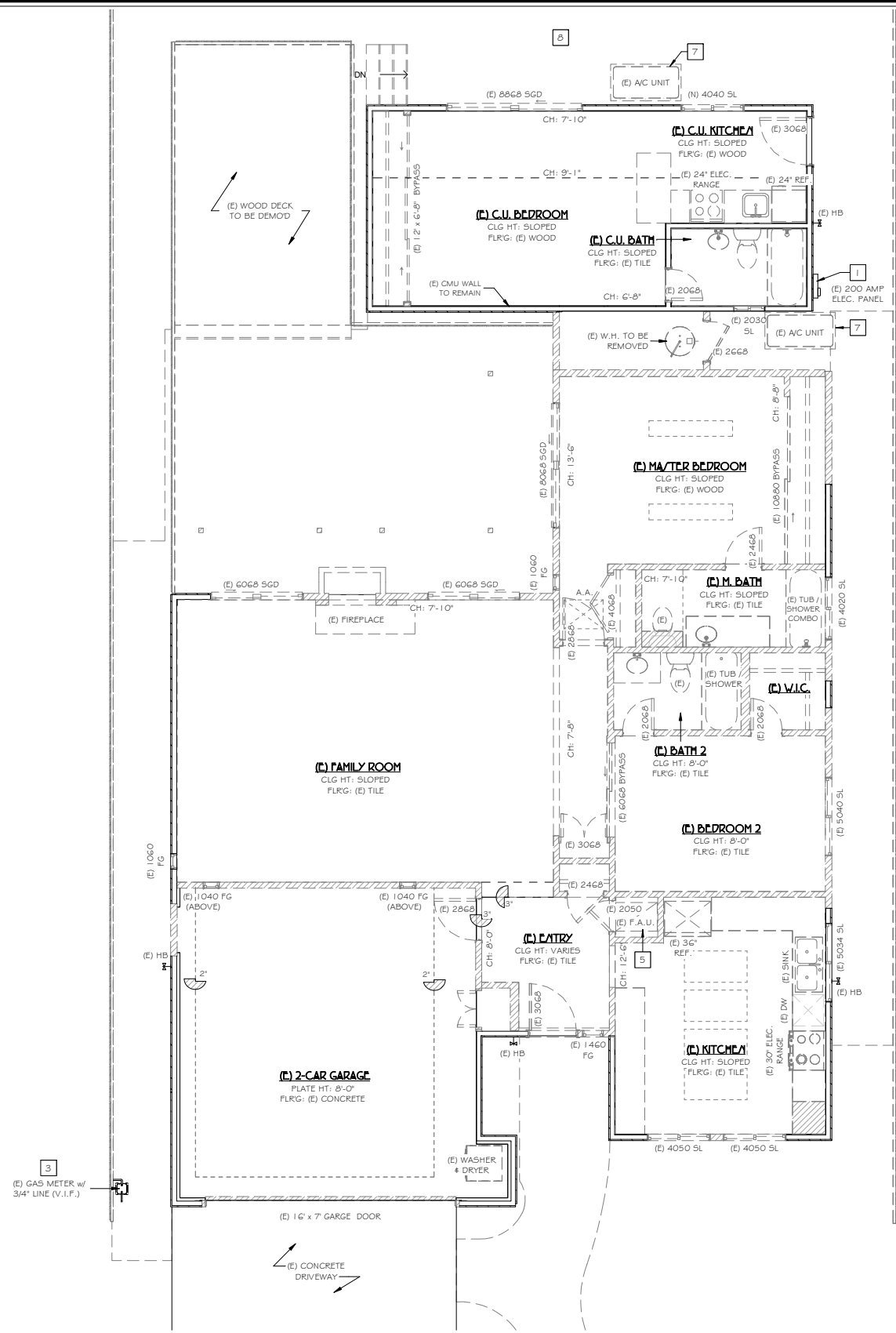












EXISTING / DEMO FIRST FLOOR PLAN  
1/4" = 1'-0"

No.	DEMO PLAN KEYNOTE
1	(E) 200 AMP ELECTRIC METER
3	(E) GAS METER
5	(E) F.A.U. TO BE RELOCATED
7	(E) A.C. UNIT TO BE RELOCATED (V.I.F.)
8	(E) POOL TO BE REMOVED PER SEPERATE PERMIT

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Sheet Title:  
**EXISTING / DEMO FIRST FLOOR PLAN**

GENERAL DEMO NOTE

- PRIOR TO DEMOLITION, A JOB WALK WITH THE CLIENT/OWNER SHALL BE PERFORMED TO VERIFY ALL ITEMS AND MATERIALS TO BE REMOVED AND KEPT. VERIFY LOCATION OF WHERE SAVED ITEMS AND MATERIALS SHALL BE STORED.
- ITEMS NOT KEPT SHALL BE RECYCLED PER THE CAL GREEN CODE.

WALL LEGEND

	EXISTING WALL TO REMAIN (U.N.O.)
	EXISTING WALL TO BE REMOVED (U.N.O.)
	PROPOSED 2x4 STUD WALL (U.N.O.)
	PROPOSED 2x6 STUD WALL (U.N.O.)
	CMU WALL (U.N.O.)

ABBREVIATIONS

(E) - EXISTING NOTED FEATURE  
(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED  
(N) - PROPOSED NOTED FEATURE  
(R) - REMODELED ROOM / AREA  
(R, # R.) - REMOVE AND REPLACE NOTED FEATURE

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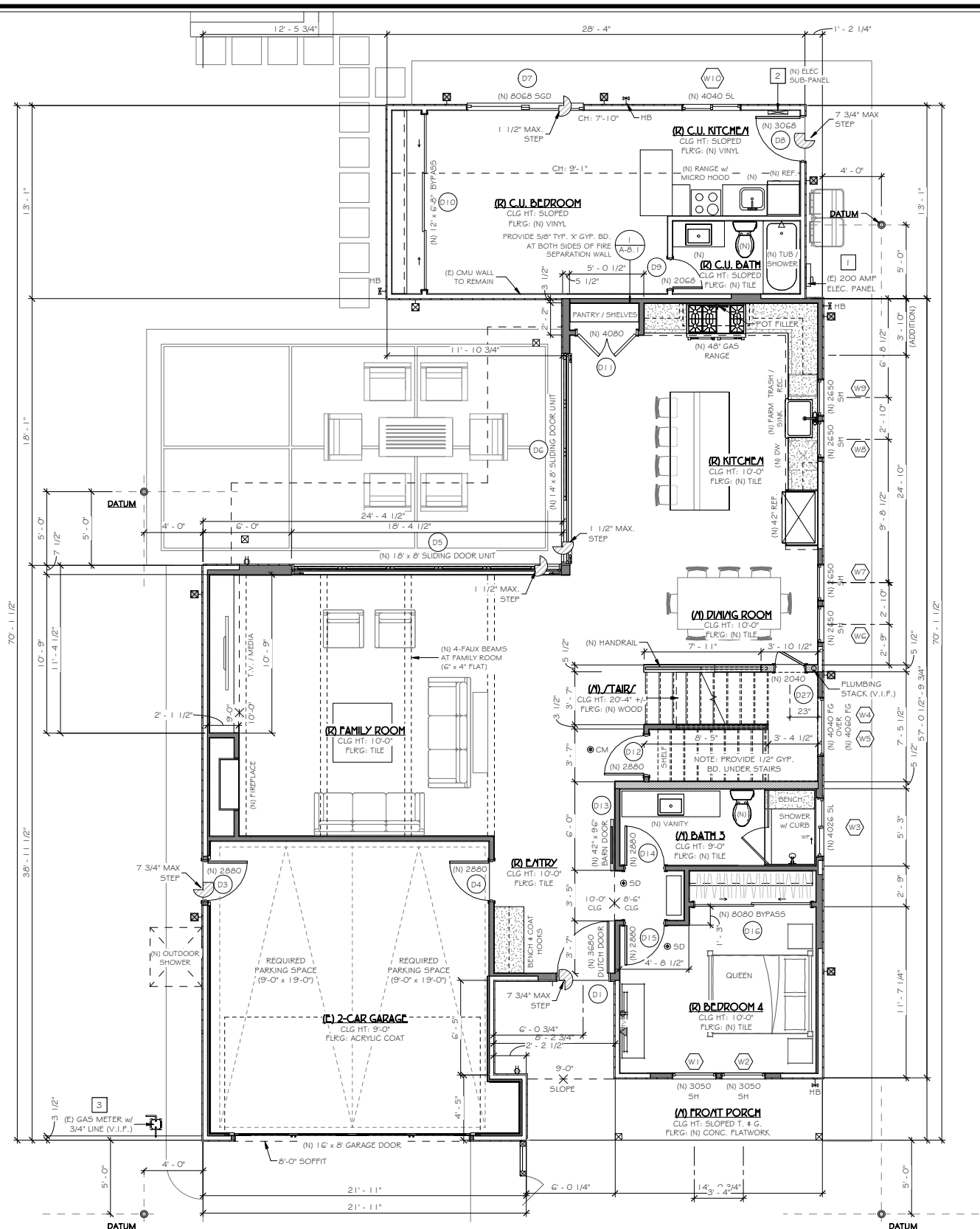
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**Price**

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**A 2.1**

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**PROPOSED FIRST FLOOR**  
1/4" = 1'-0"

No. **FLOOR KEY/NOTE**

1	(E) 200 AMP ELECTRIC METER
2	(N) ELECTRICAL SUB-PANEL
3	(E) GAS METER
4	(N) TANKLESS WATER HEATER (LOCATED IN ATTIC) PROVIDE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS BENEATH THE WATER HEATER, WITH A MINIMUM 3/4" DIAMETER DRAIN LINE TO A DRAIN.
5	(E) 34k BTU FURNACE RELOCATED IN ATTIC. EXTEND NEW DUCTWORK AS NEEDED
6	(N) ARMSTRONG BY LENNOX 3 TON, 70k BTU, 80% EFFICIENT FURNACE LOCATED IN ATTIC w/ NEW 3 TON, 1.4 SEER A/C SYSTEM LOCATED IN REAR YARD

**GENERAL PLAN NOTE**

- SEE SHEET GN-1.1 FOR FLOOR PLAN AND ELECTRICAL NOTES.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH FOR THE FINISH THEY ARE INTENDED TO RECEIVE.
- DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN BUILDING SHELL COLUMNS, EXTERIOR WALLS, CORE AREAS, ETC. SEE BASE BUILDING ARCHITECTURAL.
- ALL "HOLD" OR "CLR" DIMENSIONS MUST BE MAINTAINED TO FINISH.
- ALL PARTITIONS SHOWN ALIGN ARE TO BE SMOOTH AND FLUSH.
- SEE INTERIOR DESIGN BOOKS FOR DETAILED INFORMATION ON FINISHES, FIXTURES, NICHEs, EQUIPMENT, ETC.

**ELECTRICAL LEGEND**

SYMBOL	REMARKS	SYMBOL	REMARKS
⊕	SINGLE POLE SWITCH	⊕	J BOX / PENDENT LIGHT
⊕	THREE WAY SWITCH	⊕	J BOX / INCANDESCENT LIGHT
⊕	FOUR WAY SWITCH	⊕	J BOX / WALL MOUNTED FIXTURE
⊕	DIMMER SWITCH	⊕	J BOX / SECURITY FLOOD LIGHT
⊕	MANUAL ON OCCUPANCY	⊕	J-BOX / EXTERIOR WALL MOUNTED FIXTURE - HIGH EFFICIENCY OR HAVE A PHOTOCELL CONTROL / MOTION SENSOR COMBO
⊕	J BOX	⊕	J BOX / EXTERIOR WALL MOUNTED FIXTURE - HIGH EFFICIENCY OR HAVE A PHOTOCELL CONTROL / MOTION SENSOR COMBO
⊕	110 VOLT OUTLET	⊕	SMOKE ALARM
⊕	SWITCHED 110 VOLT OUTLET	⊕	CARBON MONOXIDE ALARM
⊕	G.F.C.I. 110 VOLT OUTLET	⊕	EXHAUST FAN (50 CFM)
⊕	WATERPROOF G.F.C.I. OUTLET	⊕	CEILING MOUNTED HEATER
⊕	6" INCANDESCENT CAN LIGHT	⊕	CEILING MOUNTED RAINHEAD
⊕	6" FLUORESCENT CAN LIGHT	⊕	TELEPHONE SYSTEM
⊕	6" L.E.D. CAN LIGHT	⊕	TELEVISION SYSTEM
⊕	6" DIRECTIONAL CAN LIGHT	⊕	THERMOSTAT
⊕	4" L.E.D. CAN LIGHT	⊕	HOSE BIB
⊕	4" DIRECTIONAL L.E.D. CAN LIGHT	⊕	GAS STUB OUT
⊕	PLUCK LIGHT	⊕	PLUMBING CLEAN-OUT
⊕	UNDER CABINET LIGHTING		

**WALL LEGEND**

WALL LEGEND	REMARKS
—	EXISTING WALL TO REMAIN (U.N.O.)
- - - - -	EXISTING WALL TO BE REMOVED (U.N.O.)
▬▬▬▬▬	PROPOSED 2x4 STUD WALL (U.N.O.)
▬▬▬▬▬	PROPOSED 2x6 STUD WALL (U.N.O.)
▬▬▬▬▬	CMU WALL (U.N.O.)

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#	REVISIONS	BY

Revision / Marker

Status Description

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2-11-2020

**JACKSON**  
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A Home Remodeler For:

**BRANDON & JESSICA PRICE**  
8144 PASEO DEL OCASO LA JOLLA, CA 92037

Sheet Title:  
**PROPOSED FIRST FLOOR PLAN**

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**David M. Hall**

Junior Designer  
**Anna D. Murillo**

Measured By  
**Yavar Nanbakhsh**

Measure Date  
**6-22-2018**

Scale  
**as noted**

Job Name  
**Price**

Sheet  
**A 3.1**

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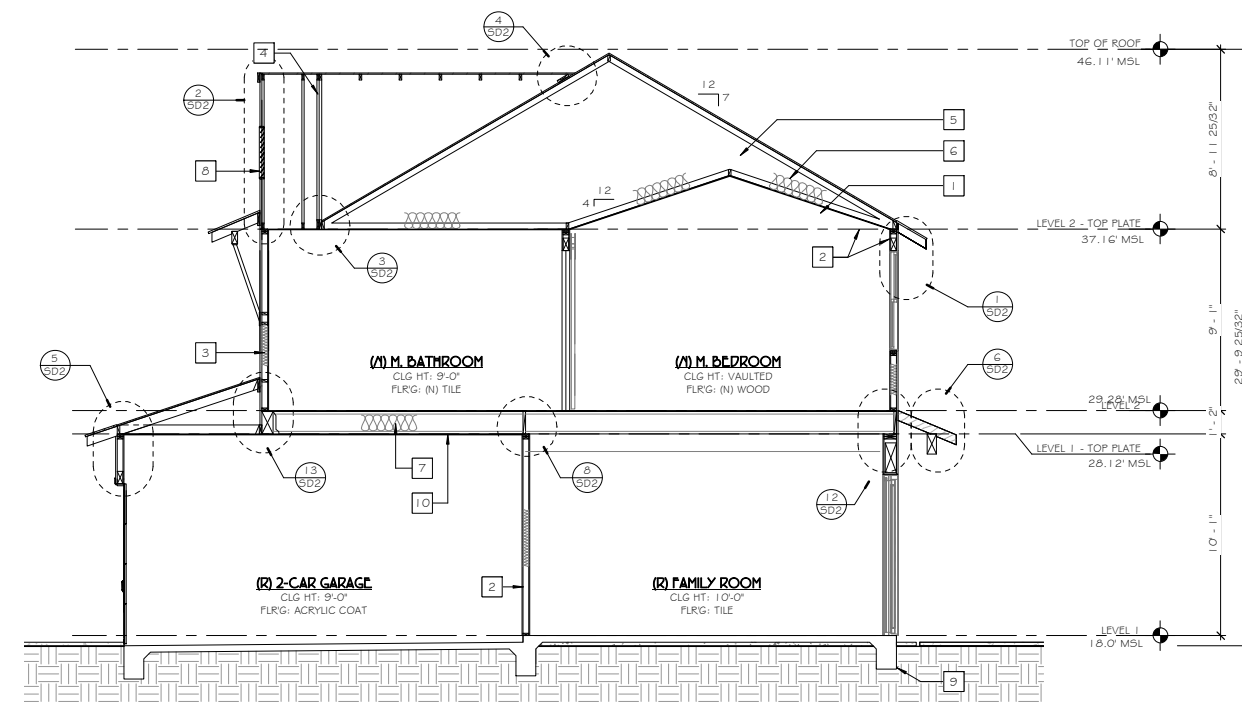






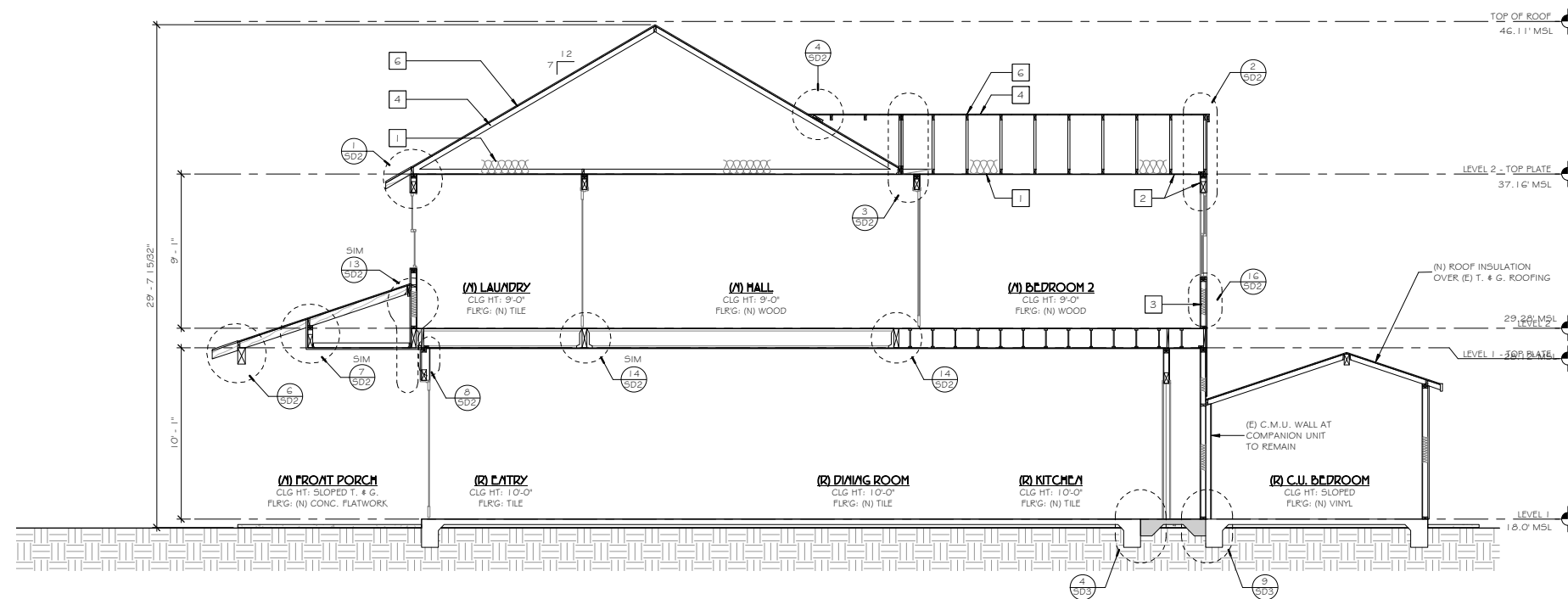






SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

No.	SECTION KEYNOTE
1	R-38 ATTIC INSULATION
2	1/2" GYPSUM BOARD
3	R-15 WALL INSULATION
4	ROOF TRUSSES PER OTHERS
5	SCISSOR TRUSSES PER OTHERS
6	ROOF SHEATHING PER PLAN
7	R-19 FLOOR INSULATION
8	1 2x30" LOUVERED GABLE VENT
9	EXISTING SLAB ON GRADE FOUNDATION TO REMAIN
10	5/8" TYPE X GYPSUM BOARD AT UNDERSIDE OF FLOOR/CEILING ASSEMBLY SEPARATING GARAGE & HABITABLE SPACE

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Sheet Title:  
**BUILDING SECTIONS**

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**SYMBOL LEGEND**

	CONCRETE		WOOD/CONTINUOUS
	GYPSUM BOARD		WOOD BLOCKING
	GROUT / MORTAR PLASTER / STUCCO		PLYWOOD
	SOILS / GRADE		STEEL/METAL
	FINISH WOOD		BATT INSULATION
	CEILING TILE		RIGID INSULATION
	DETAIL:		ELEVATION
	DETAIL NUMBER		KEYNOTE
	BUILDING SECTION:		
	SECTION NUMBER		
	SECTION SHEET		

**GENERAL SECTION NOTE**

- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FOUNDATION WORK. COMPARE PLANS WITH EXISTING CONDITIONS AND INFORM DESIGNER IF CONFLICTS ARISE.
- SECTIONS ARE SHOWN AS DIAGRAMMATIC. SEE ARCHITECTURAL PLANS AND INTERIOR DESIGN BOOKS FOR MORE DETAILED INFORMATION.
- FRAMER TO FIELD VERIFY ALL CONDITIONS AND COORDINATE WHERE NEW AND EXISTING FRAMING ALIGN, COORDINATE AND ALIGN WHEN POSSIBLE.
- EXISTING GRADE WILL NOT BE MODIFIED (U.N.O.)

Senior Designer  
**David M. Hall**

Junior Designer  
**Anna D. Murillo**

Measured By  
**Yavar Nanbakhsh**

Measure Date  
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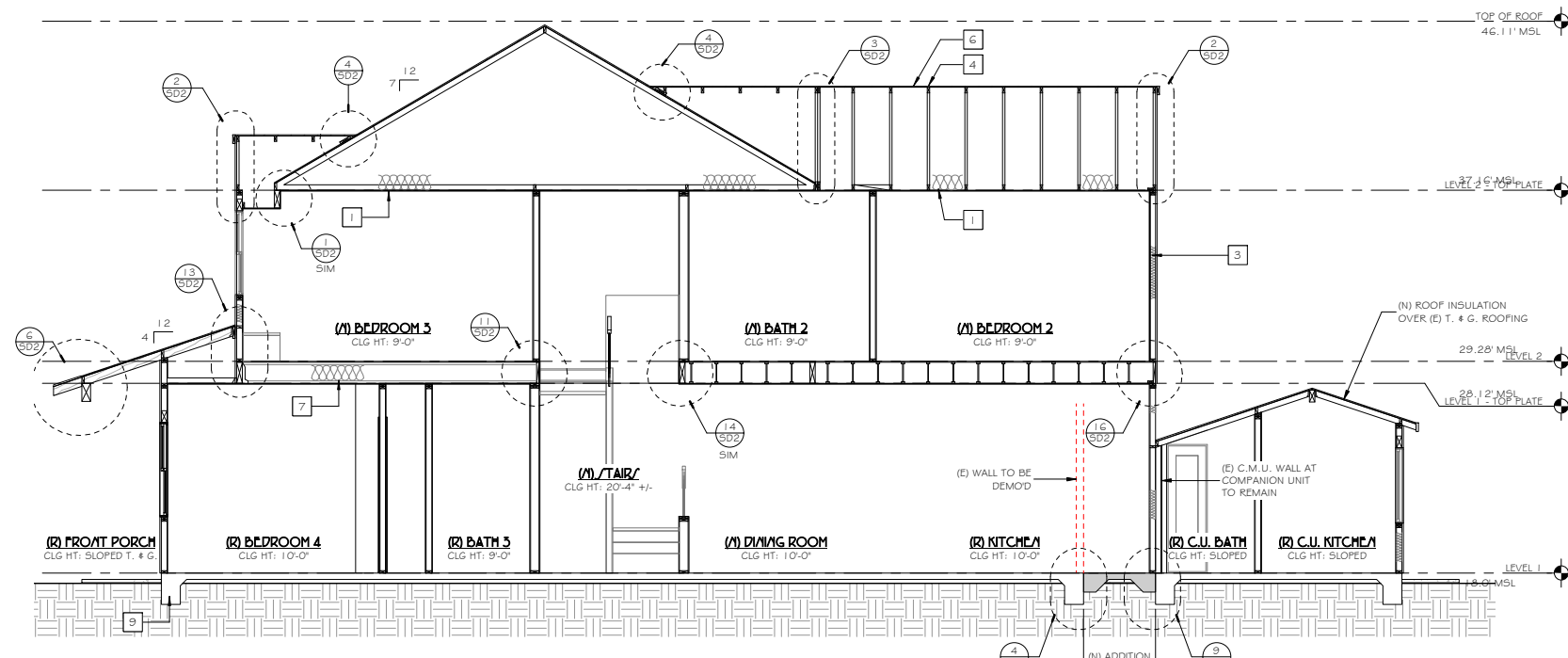
Job Name  
**Price**

Sheet  
**A 5.1**

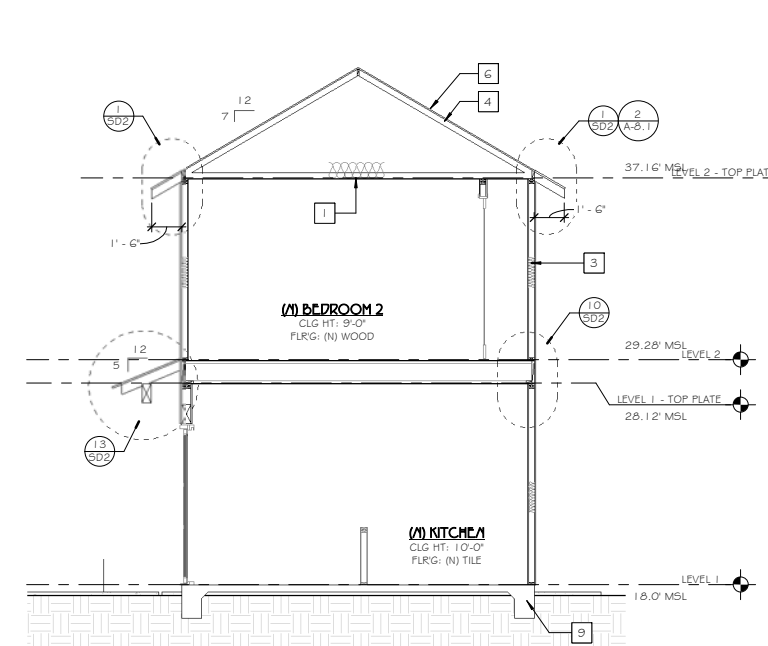
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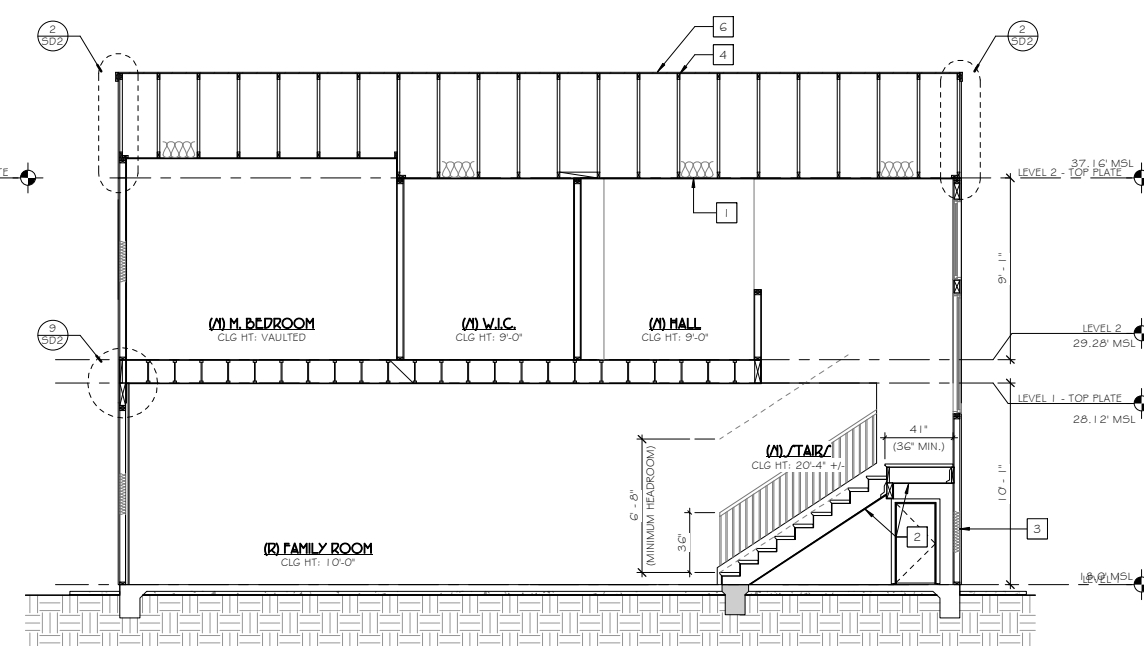




SECTION 3  
1/4" = 1'-0"



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



SECTION 5  
1/4" = 1'-0"

SECTION KEYNOTE	
No.	DESCRIPTION
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2	1/2" GYPSUM BOARD
3	R-15 WALL INSULATION
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**BUILDING SECTIONS**

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	GYPSUM BOARD		WOOD BLOCKING
	GROUT / MORTAR PLASTER / STUCCO		PLYWOOD
	SOILS / GRADE		STEEL/METAL
	FINISH WOOD		BATT INSULATION
	CEILING TILE		RIGID INSULATION

DETAIL:

1 - DETAIL NUMBER

1.3 - SHEET WHERE DRAWN

BUILDING SECTION:

D3 - SECTION NUMBER

A7.6 - SHEET WHERE DRAWN

- ELEVATION

# - KEYNOTE

**GENERAL SECTION NOTE**

- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FOUNDATION WORK. COMPARE PLANS WITH EXISTING CONDITIONS AND INFORM DESIGNER IF CONFLICTS ARISE.
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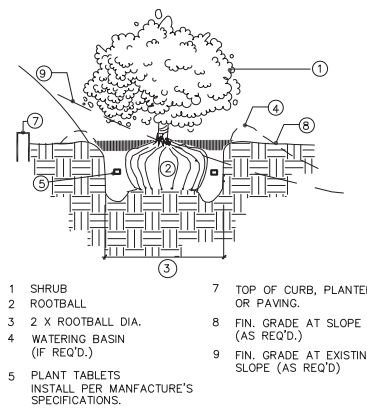
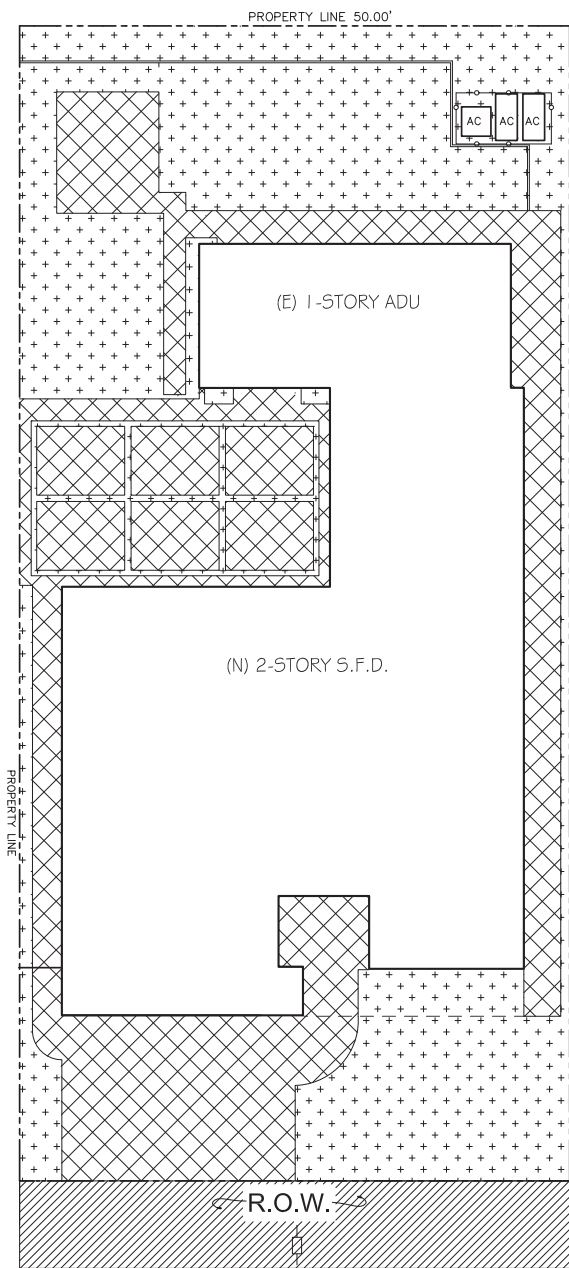
Job Name  
**Price**

Sheet  
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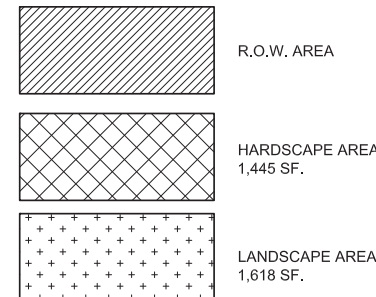
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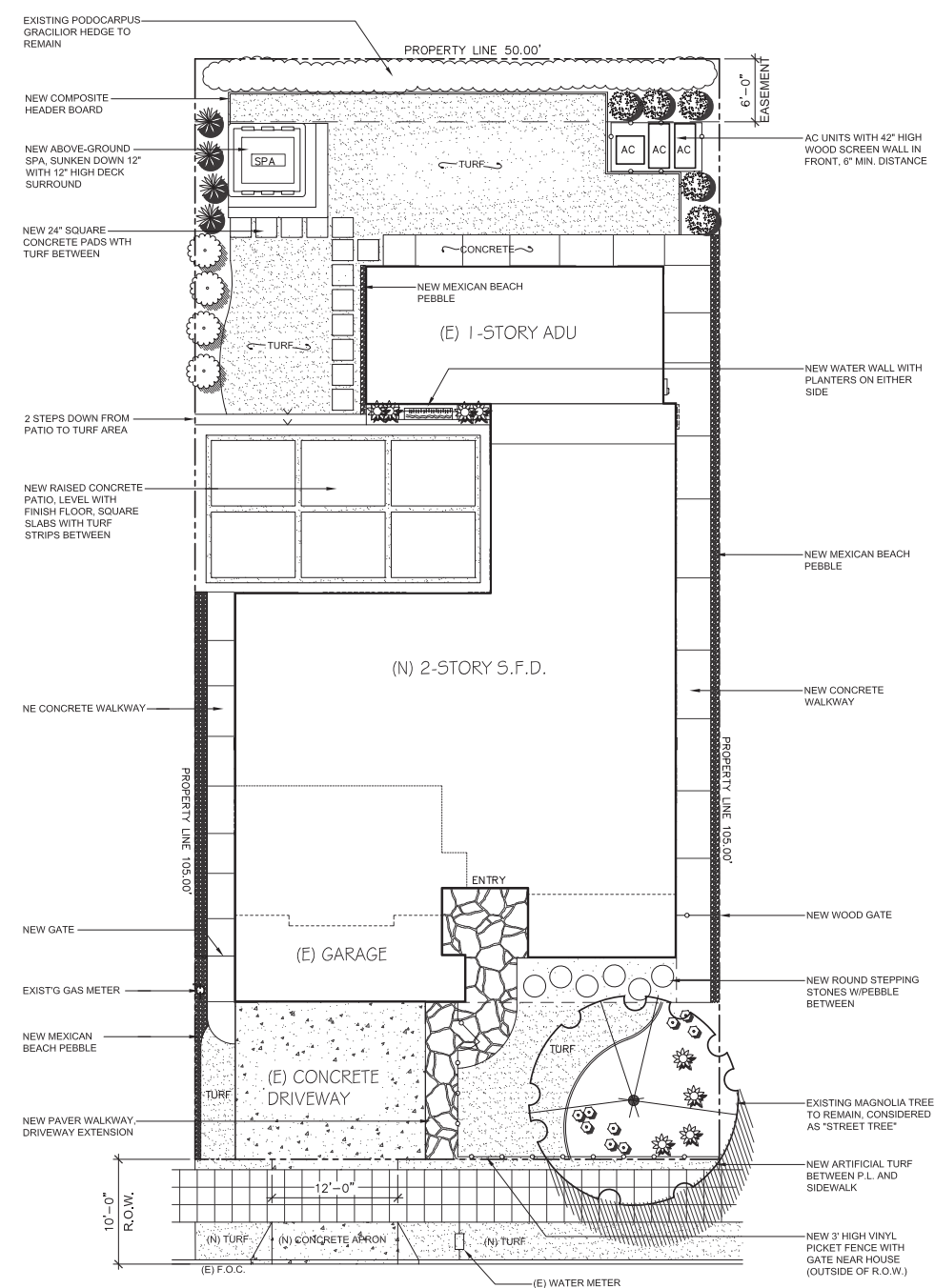


SHRUB INSTALLATION DETAIL  
NO SCALE

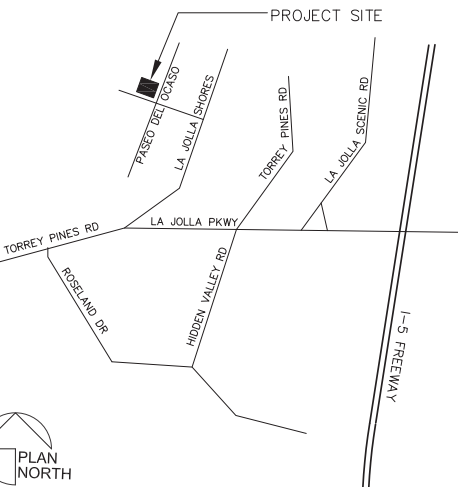
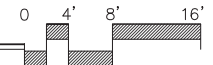


SUMMARY CALCULATIONS (SEE DIAGRAM)

- TOTAL LOT SIZE: 5,250 S.F.
- TOTAL BUILDING FOOTPRINT: 2,107 S.F.
- TOTAL YARD AREA: 3,063 S.F.
- MIN. LANDSCAPE REQ'T (30%): 1,575 S.F.
- ACTUAL HARDSCAPE AREA (26%): 1,445 S.F.
- ACTUAL LANDSCAPE AREA (31%): 1,618 S.F.



PROPOSED LANDSCAPE PLAN  
SCALE: 1/8"=1'-0"



VICINITY MAP  
NOT TO SCALE

- GENERAL NOTES:
- LANDSCAPE AREAS PLANTED WITH ONLY TREES AND/OR SHRUBS THAT ARE NOT ALSO PLANTED WITH TURFGRASS OR GRASSCOVERS SHALL BE MULCHED ON THE SOIL SURFACE TO A MINIMUM DEPTH OF THREE INCHES.
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
  - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
  - A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, WHERE SITE CONDITIONS DO NOT ALLOW THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAYS, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.
  - TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER SAN DIEGO MUNICIPAL CODE 142.0103(b)(10).
  - EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE, THE FOLLOWING MEASURES WILL BE PROVIDED:
    - A BRIGHT YELLOW OR ORANGE TEMP. FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
    - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
    - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
    - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
  - MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
  - 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. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL.
  - IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE SERVICES DEVELOPMENT WITHIN 30 DAYS OF DAMAGE.
  - IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
  - THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MIWEO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.041(h), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
  - A MINIMUM OF 30% OF THE TOTAL PARCEL SHALL BE LANDSCAPED.
  - IN THE SINGLE-FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANNED RECREATIONAL AREAS, WALKS OR DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE, SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

- MINIMUM TREE SEPERATION DISTANCE:
- TRAFFIC SIGNAL STOP SIGN - 20 FEET
  - UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
  - ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
  - DRIVEWAYS - 10 FEET
  - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

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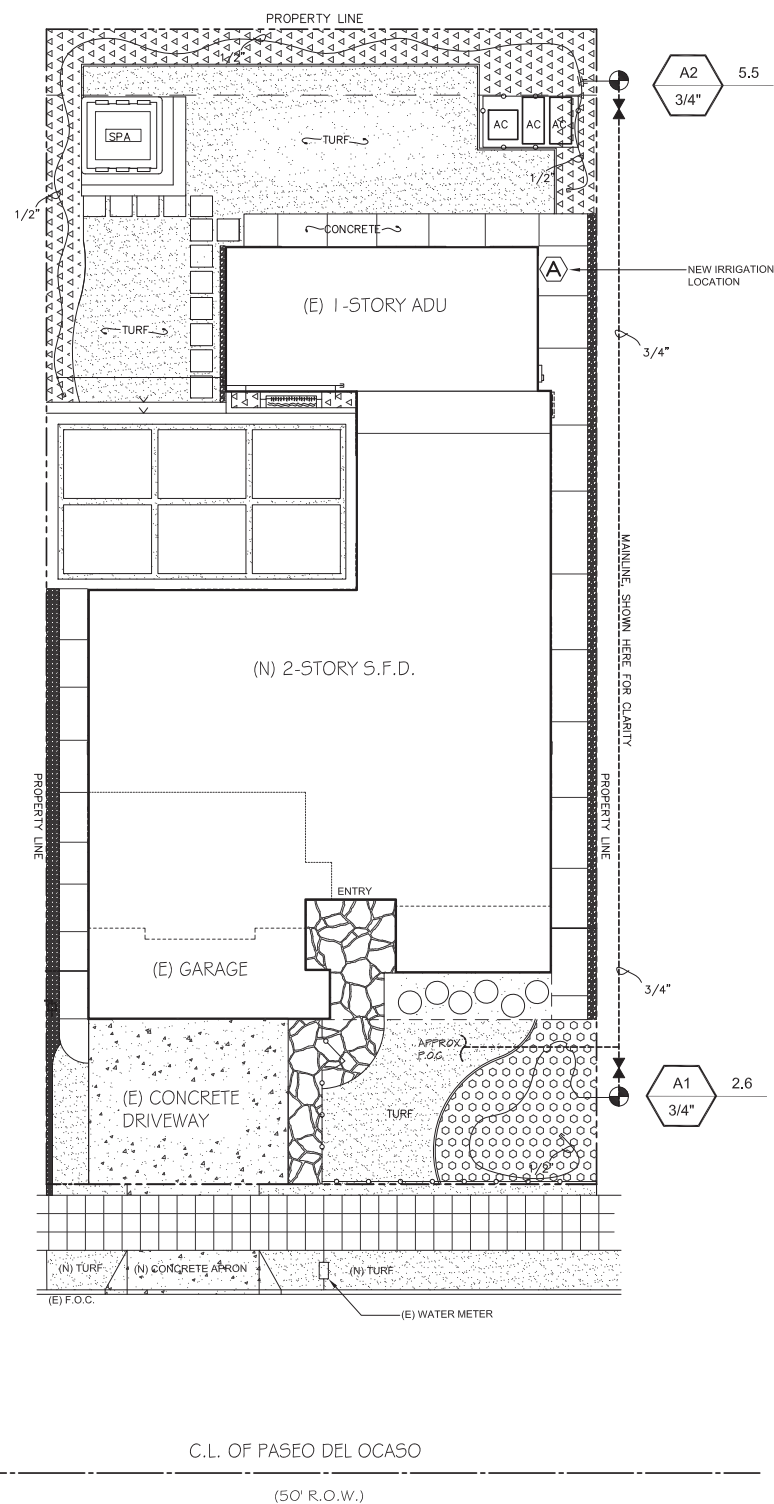


IRRIGATION NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER-AS NOTED.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
- ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- ALL HEADS INDICATED ON THE PLANS AT A SPACING LESS THAN 75% OF FULL OPEN THROW, AS PER MANUFACTURER'S RECOMMENDATIONS, ARE TO RECEIVE A PCS SCREEN OF APPROPRIATE SIZE TO REDUCE THE RADIUS TO MORE CLOSELY MATCH THE SPACING. REFER TO THE MANUFACTURER'S CHARTS PROVIDED WITH PCS SCREENS FOR SIZING OF SCREENS.

DRIP IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION
	PEPCO	3/4" DRIP TUBING
	PEPCO	FLUSH END CAP
	RAINBIRD	(XERI-BUG) XB-05 OR XB-10 EMITTERS*
		* SINGLE OR MULTI OUTLET PRESSURE COMPENSATING - INSTALL DRIP @ (2) 0.5 GPH/1 OR 2 GAL., (2) 1 GPH/5 GAL., (3) 1 GPH/15 GAL., (4) 1 GPH/24" BOX OR 2" CAL.
	EXISTING	WATER METER
	NIBCO	4660-S PVC SCHEDULE 40 BALL VALVE, LINE SIZE
	RAIN BIRD	PEB SERIES - PLASTIC REMOTE-CONTROL VALVE - SIZE AS NOTED
	RAIN BIRD	ESP-BMC SERIES, OUTDOOR WALL-MOUNT, AUTOMATIC CONTROLLER IN LOCKING
	AS APPROVED	PVC PIPE 1" AS MAINLINE, SCH. 40, 18" BELOW GRADE
	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING; AS NOTED; TWICE THE DIAMETER OF PIPE. ALL PIPE AND WIRE UNDER PAVING SHALL BE INSTALLED INSIDE A SEPARATE SLEEVE
	AS APPROVED	PVC PIPE 3/4" SCH. 40 AS LATERAL LINES 12" BELOW GRADE
		STATION
		G.P.H.
		VALVE SIZE



HYDROZONE KEY

	HYDROZONE #1 - 208 SF. (NEW DRIP)
	HYDROZONE #2 - 294 SF. (NEW DRIP)

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION A. HYDROZONE INFORMATION TABLE

Irrigation Point of Connection (P.O.C.) # 1									
A	B	C	D	E	F	G	H	I	J
Controller #	Hydrozone #	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozone Area (HA) (sf)	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
A	1	1	D	0.2	208	41%	42	0.80	53
A	2	2	D	0.2	294	59%	59	0.80	74
					SLA				1.0
					TOTAL	502	100%		127

SLA = Special Landscaped Area

Hydrozone Category is based on the feature or plant within the hydrozone with the highest plant factor.

Hydrozone Category	PF - Plant Factor (average)
High Water Use	0.8
Moderate Water Use	0.5
Low Water Use	0.2
Special Landscaped Area	1.0

Artificial turf is considered Low Water Use.

Irrigation Method Code	IE - Irrigation Efficiency *
S = Spray	0.55
R = Rotor	0.70
D = Drip	0.80

\* Turf and Landscape Irrigation Best Management Practices, April 2005, Water Management Committee of the Irrigation Association

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION B2. ESTIMATED TOTAL WATER USE (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (Eto)(0.62)(\text{Total of Column J from the Hydrozone Information Table})$$

Where:  
ETWU = Estimated total water use per year (gallons)  
Eto = Reference Evapotranspiration (inches)

Show value: Eto = 40.0 in./yr.

Show calculation:  
(40.0) (0.62) (127) = 3,150

Estimated Total Water Use = 3,150 gallons per year.

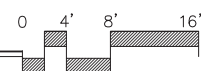
Signature

10/22/2019  
Date



PROPOSED IRRIGATION PLAN

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



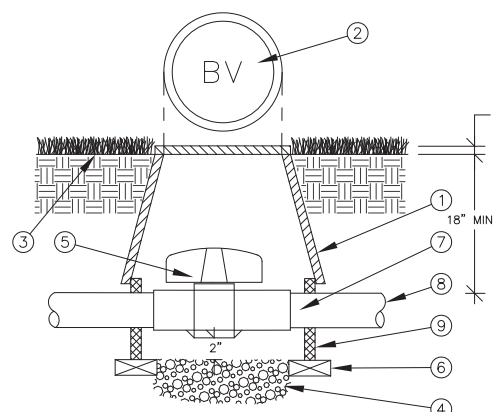
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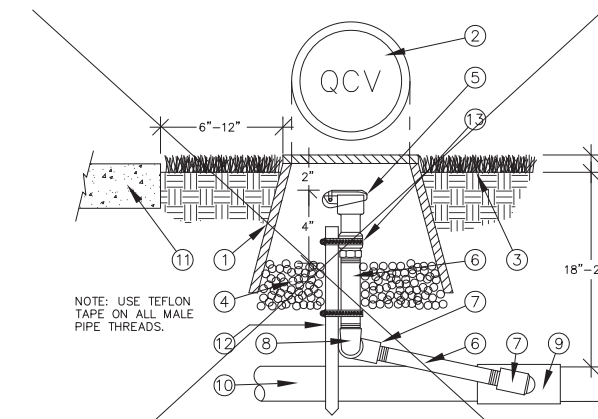
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22 OCTOBER 2019

L-2  
OF 3 SHEETS



1. 10" ROUND PLASTIC VALVE BOX W/LOCKING LID
  2. HEAT BRAND "BV" ON LID IN 2" HIGH CHARACTERS
  3. FINISH GRADE
  4. 3/4" CRUSHED ROCK - 4" DEPTH
  5. BALL VALVE PER IRRIGATION PLAN
  6. COMMON BRICK - 4 REQUIRED
  7. SCH 40 PVC MALE ADAPTER - IF NECESSARY
  8. MAINLINE PIPING PER IRRIGATION PLAN
  9. VALVE BOX EXTENSION(S) AS REQUIRED
  - \* 1/2" IN TURF AREAS AND 2" IN SHRUB AREAS
- NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.



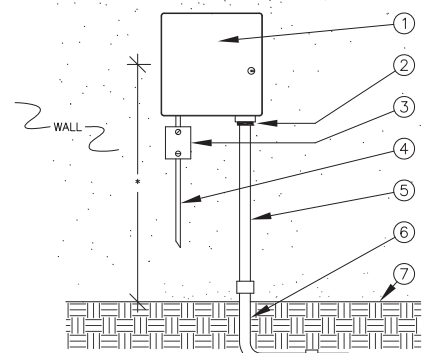
1. 10" ROUND PLASTIC VALVE BOX WITH LOCKING LID
  2. HEAT BRAND "QCV" ON LID IN 2" HIGH CHARACTERS
  3. FINISH GRADE
  4. 3/4" CRUSHED ROCK 4" DEEP
  5. QUICK COUPLER PER LEGEND
  6. PVC SCH 80 NIPPLE LENGTH AS REQUIRED
  7. PVC SCH 40 STREET ELL T x T
  8. PVC SCH 40 ELL - T x T
  9. SCH 40 PVC MAINLINE FITTING
  10. MAINLINE PIPING PER LEGEND
  11. WALK, CURB, OR WALL, ETC.
  12. #4 REBAR, 18" MINIMUM LENGTH SUPPORT STAKE
  13. STAINLESS STEEL CLAMP - 2" IN SHRUB AREAS.
- NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.

A

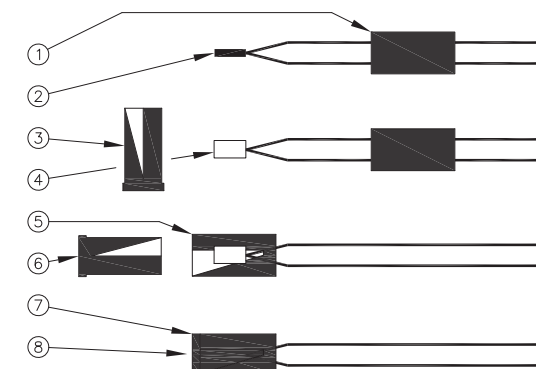
B Ball Valve

C

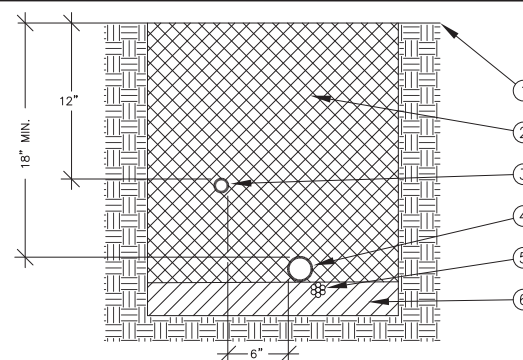
D Quick Coupling Valve



1. WALL MOUNT CONTROLLER - MOUNT PER MANUFACTURER
2. LOCKING NUT
3. ELECTRICAL JUNCTION BOX
4. 120V WIRES IN RIGID CONDUIT PER LOCAL CODES
5. RIGID CONDUIT FOR COMMON / CONTROL WIRES
6. SWEEP ELL - SIZE AS REQUIRED
7. FINISH GRADE (FLOOR SURFACE FOR INDOOR MOUNT)
- \* MOUNT CONTROLLER AT "EYE-LEVEL" (+/- 5"-0")

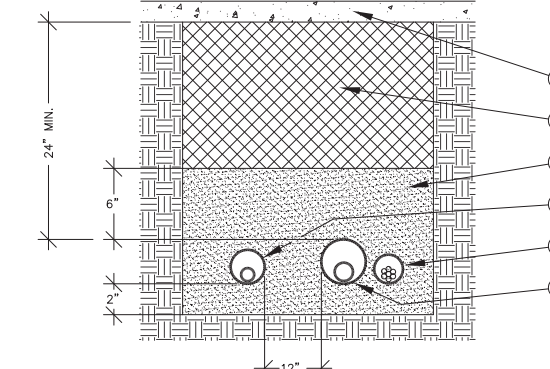


1. SLIP BASE SOCKET OVER END OF WIRES
2. STRIP WIRES APPROX. 5/8" FROM ENDS - TWIST TOGETHER
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
4. PUT CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE
5. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE SOCKET
7. PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
8. COMPLETED WATERPROOF WIRE CONNECTION



1. FINISH GRADE
2. CLEAN BACKFILL - 90% COMPACTION REQUIRED - SEE SPECS
3. NON-PRESSURE LATERAL LINE PER LEGEND
4. PRESSURE SUPPLY LINE PER LEGEND
5. CONTROL WIRES - INSTALL BELOW PRESSURE SUPPLY LINE
6. PROVIDE 2" OF CLEAN SAND BELOW PRESSURE MAINLINE

NOTES:  
BUNDLE AND TAPE WIRES AT 12" O.C. PITTAIL AND LOOP CONTROL WIRES AT ALL 90 DEGREE CHANGES IN DIRECTION. SPlicing OF WIRE RUNS IS NOT ALLOWED UNLESS APPROVED BY THE CITY. 36" MIN. COVER IS REQUIRED FOR RECLAIMED WATER MAINLINE (WHERE APPLICABLE). INSTALL 1'x1'x1' THRUST AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE AND AT ALL TERMINAL POINTS OF MAINLINE.



1. HARDSCAPE (TYPICAL)
2. CLEAN BACKFILL - 90% COMPACTION REQUIRED
3. SAND (TYPICAL)
4. NON-PRESSURE LATERAL LINE / SLEEVE (2X SUPPLY LINE)
5. CONTROL WIRE SLEEVE (2") ADJACENT TO MAINLINE SLEEVE
6. PRESSURE SUPPLY LINE / SLEEVE (2X SUPPLY LINE)

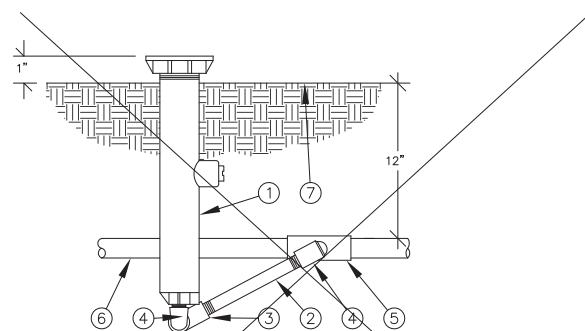
NOTES:  
ALL SLEEVES TO BE SCH 40 PVC. SIZE ALL SLEEVES 2X SUPPLY LINE. EXTEND SLEEVES 12" BEYOND EDGE OF HARDSCAPE ON BOTH ENDS. RECLAIMED WATER SLEEVES TO BE MINIMUM 42"-48" DEEP (OR PER WATER DISTRICT STANDARDS) WHERE APPLICABLE.

E Wall Mount Controller

F Wire Connector

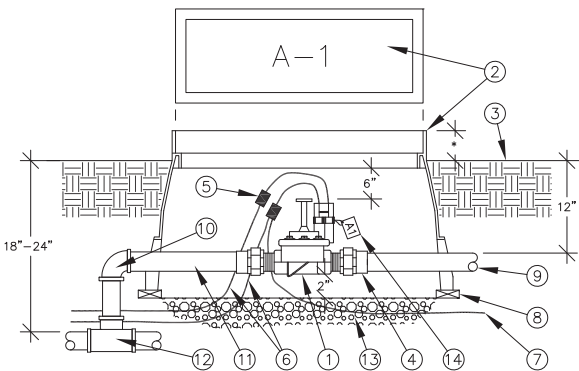
G Trenching

H Sleeving



1. 6" POP-UP SPRAY HEAD PER LEGEND
2. PVC SCH 80 NIPPLE - 12" MINIMUM LENGTH
3. PVC SCH 40 STREET ELL - T x T
4. MARLEX STREET ELL - T x T
5. PVC SCH 40 LATERAL LINE FITTING
6. LATERAL LINE PER LEGEND
7. FINISH GRADE

NOTES:  
USE TEFLON TAPE ON ALL MALE PIPE THREADS FOR PVC TO PVC CONNECTIONS. SET PERIMETER HEADS 2"-6" FROM EDGE OF CURBS AND WALKS, AND 6"-12" FROM FIXED VERTICAL OBJECTS SUCH AS FENCES, WALLS, AND BUILDINGS, ETC. BOTTOM INLET OF HEAD MUST BE USED.



1. ELECTRIC CONTROL VALVE PER LEGEND
2. 12"x18" PLASTIC VALVE BOX WITH BOLT-DOWN LID - HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS
3. FINISH GRADE
4. PVC SCH 40 MALE ADAPTER - SIZE AS REQUIRED - TYP. OF 2
5. WATERPROOF WIRE CONNECTOR WITH 36" COILED EXPANSION LOOP
6. WIRES FROM CONTROLLER
7. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER
8. COMMON BRICK - 4 REQUIRED
9. PVC LATERAL LINE PER LEGEND
10. PVC SCH 40 ELL - S x S
11. PVC MAINLINE PER LEGEND
12. SCH 40 PVC MAINLINE FITTING
13. 3/4" GRAVEL - 6" DEEP
14. CHRISTY'S I.D. TAG OR EQUAL

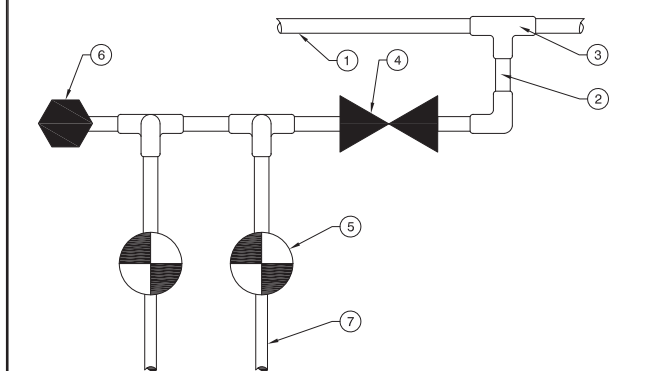
NOTES:  
TEE OFF MAINLINE TO BE SAME SIZE AS LATERAL LINE EXITING VALVE. ONLY REDUCE PIPE SIZE AT VALVE.  
\* 1/2" IN TURF, 2" IN PLANTER

I Hi-Pop Shrub Head

J Remote Control Valve

K

L Valve Manifold Installation (TYP.)



1. PRIMARY MAIN LINE. SEE PLAN FOR SIZE.
2. SUB-MAIN - SIZE VARIES. SEE SCHEDULE BELOW.
3. TEE OR ELL WITH REDUCER BUSHING
4. BALL VALVE. SEE DETAIL.
5. CONTROL VALVE. SEE DETAIL.
6. QUICK COUPLER. SEE DETAIL.
7. LATERAL LINE (CL. 200). SEE PLAN FOR SIZE.

MAINLINE SCHEDULE:

1-10 GPM	1" SCH. 40
11-18 GPM	1-1/4" SCH. 40
19-25 GPM	1-1/2" SCH. 40
26-39 GPM	2" CL. 315
40-58 GPM	2-1/2" CL. 315

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05 AUGUST 2019