



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 10, 2020

REPORT NO. HO-20-056

HEARING DATE: November 18, 2020

SUBJECT: Playa Units CDP/SDP/TM, Process Three Decision

PROJECT NUMBER: [662091](#)

OWNER/APPLICANT: Playa del Norte Investment LLC, Owner / Golba Architecture Inc., Applicant

SUMMARY:

Issue: Should the Hearing Officer approve demolition of two existing single-family dwelling units, a small lot subdivision, and construction of two new single-family dwelling units over basement garages with detached companion units on separate lots located at 242-248 Playa del Norte Street within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2414110, Site Development Permit No. 2414113, and Tentative Map Waiver No. 2414114.

Community Planning Group Recommendation: As of the printing of this report, the La Jolla Community Planning Association has not submitted a recommendation. The applicant is moving forward with the public hearing process, and if a recommendation becomes available, the recommendation will be presented at the public hearing.

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15302 (Replacement or Reconstruction) and 15315 (Minor Land Divisions). The environmental exemption determination for this project was made on September 23, 2020, and the opportunity to appeal the determination ended on October 7, 2020. There were no appeals to the environmental determination.

BACKGROUND

The 0.133-acre site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals. The residence at 242 Playa Del Norte Street is 904 square feet, and the residence at 246 Playa Del Norte Street is 816 square feet. The site is in the RM-3-7 Zone, the Coastal (Appealable and Non-Appealable Area) Overlay Zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal & Beach Impact), the Residential Tandem

Parking Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, and the Geologic Hazard Category 53 within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas (Attachments 1-3). The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the existing residences do not meet the local designation criteria as individually significant resources under any adopted Historical Resources Board Criteria.

Pursuant to San Diego Municipal Code (SDMC) Section [126.0702](#), a Coastal Development Permit is required for all coastal development of a premises within the Coastal Overlay Zone. The decision within the appealable area of the Coastal Overlay Zone is a Process Three, Hearing Officer decision, pursuant to SDMC Section [126.0707](#). Pursuant to SDMC Section [126.0502\(b\)](#), a Site Development Permit decided in accordance with a Process Three is required for residential development that involves development of a small lot subdivision, in accordance with SDMC Section [143.0365](#).

In addition, pursuant to SDMC Section [125.0410](#), a Tentative Map is required for each subdivision of land when additional lots are created in accordance with a Process Three, pursuant to SDMC Section [125.0430](#). The project will utilize the small lot subdivision ordinance to create two lots through a Tentative Map and includes a waiver to underground existing utilities. A small lot subdivision development is permitted in the RM-3-7 Zone.

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission. For decisions involving coastal development within the appealable area, the entire consolidated decision is appealable to the Coastal Commission.

DISCUSSION

The proposed project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The existing lot size is 5,780 square feet and will be subdivided into two lots of approximately 2,890 square feet each. The proposed subdivision is permitted in the RM-3-7 Zone, and complies with the supplemental site development regulations for small lot subdivisions, as specified in SDMC [Table 143-03C](#). The project was also designed to comply with all of the development standards required by the underlying RM-3-7 Zone, including density, building setbacks, height which is below the 30-foot height limit, and floor area ratio that is below the 1.80 maximum requirement. No deviations or variances are proposed.

The project site, which is located less than a quarter mile east of the Pacific Ocean, is not located with the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. The Community Plan designates the project site for medium high density (30-45 dwelling units per acre) residential land uses and results in one dwelling unit and one

companion unit per lot, which is consistent with the prescribed density. The proposed residences are located within previously developed portions of the property and will not adversely impact public resources since the existing residences will be demolished and replaced with a similar land use.

The project promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. The project also complies with the Community Plan policy of promoting energy efficient building design/orientation as well as appliances and technology. The project will provide a setting and footprint for future passive natural heating and cooling opportunities due to the subdivision configuration of the rectangular parcel. The front of the proposed residences will be oriented to have sunlight that will complement the large glass windows and doors for passive heating opportunities. This orientation will also provide access to the cool coastal breezes, and each lot will be elevated above the street for solar opportunities. The project will also include energy star appliances, natural cooling ventilation with operable windows, water conserving landscaping, and a high efficiency irrigation system.

The project site does not contain any sensitive habitat, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. There are no impacts to archaeological resources, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring by permit and bond the construction of a new 12-foot wide City standard driveway; constructing a new sidewalk, curb and gutter per City standards; obtaining an Encroachment Maintenance Removal Agreement for the sidewalk underdrains, sewer laterals, landscape and irrigation; implementing storm water construction best management practices; maintaining all landscape improvements; providing a five-foot Irrevocable Offer of Dedication (IOD) on the south side of the alley adjacent to the site; and construction of all proposed public and private water and sewer facilities within the public right-of-way and/or public easement.

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.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2414110, Site Development Permit No. 2414113, and Tentative Map Waiver No. 2414114, with modifications.
2. Deny Coastal Development Permit No. 2414110, Site Development Permit No. 2414113, and Tentative Map Waiver No. 2414114, if the findings required to approve the project cannot be affirmed.

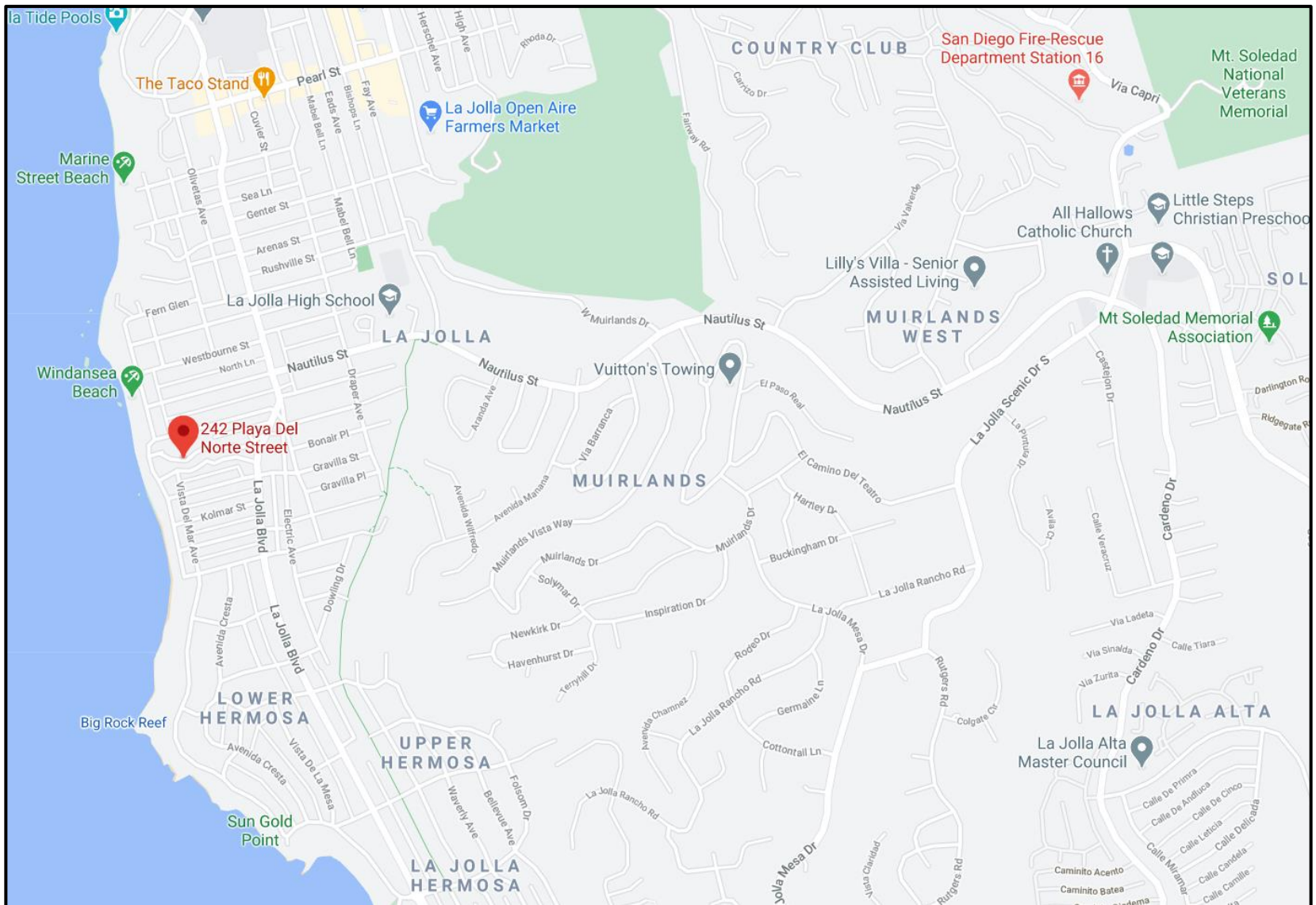
Respectfully submitted,



Xavier Del Valle, Development Project Manager

Attachments:

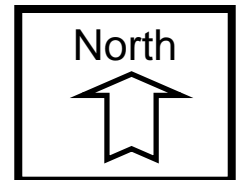
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Tentative Map Resolution
7. Tentative Map Conditions
8. Ownership Disclosure Statement
9. Project Plans



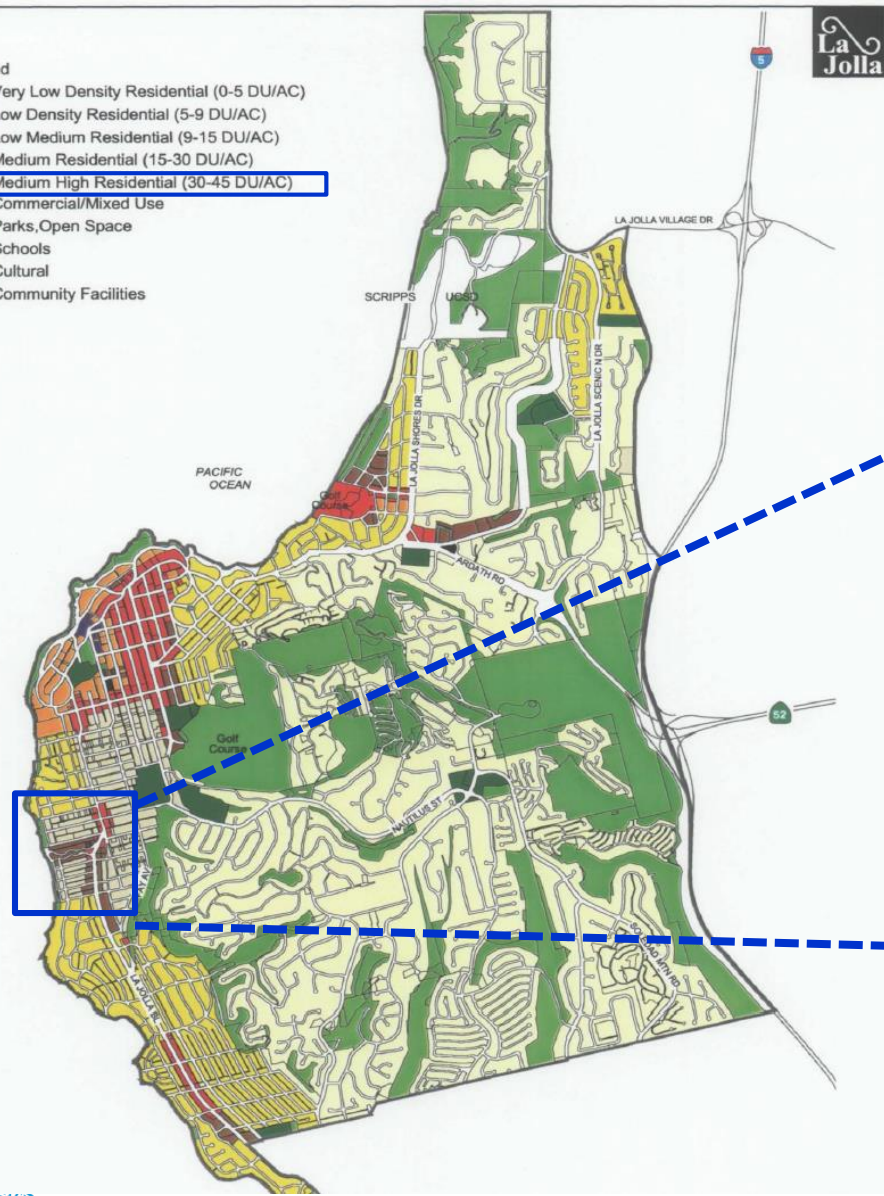
Project Location Map

Playa Units CDP/SDP/TM

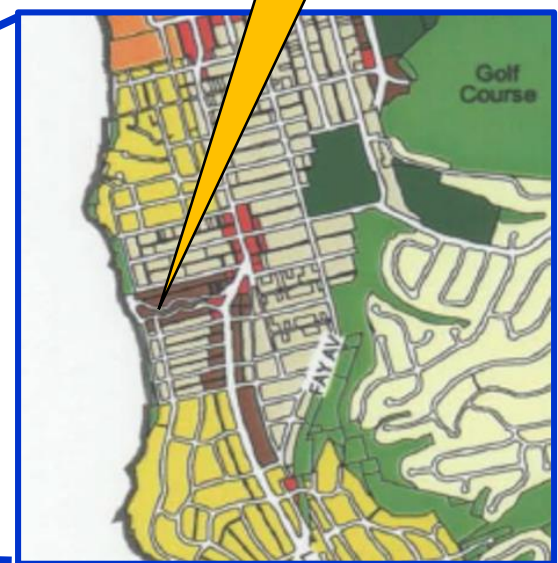
Project No. 662091 – 242-248 Playa del Norte Street



- 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

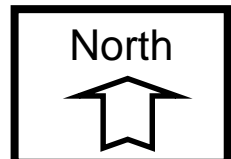


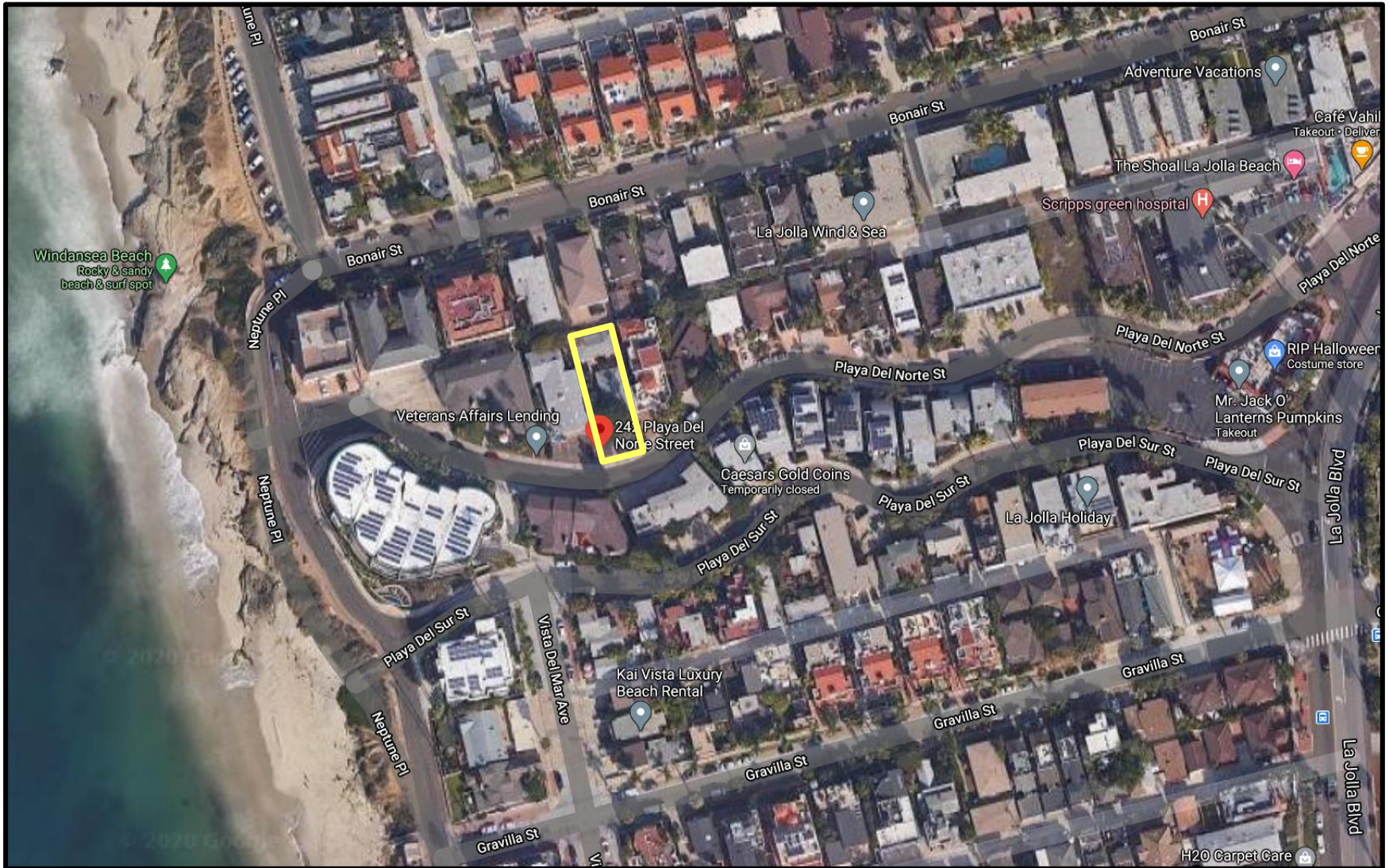
Project Site



Land Use Map

Playa Units CDP/SDP/TM
 Project No. 662091 – 242-248 Playa del Norte Street

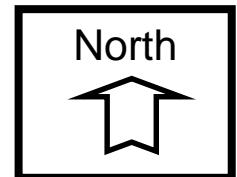




Aerial Photograph

Playa Units CDP/SDP/TM

Project No. 662091 – 242-248 Playa del Norte Street



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2414110
SITE DEVELOPMENT PERMIT NO. 2414113
PLAYA UNITS CDP/SDP/TM - PROJECT NO. 662091

WHEREAS, PLAYA DEL NORTE INVESTMENT LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two existing dwelling units and the construction of two a new single-family dwelling units on separate lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2414110 and Site Development Permit No. 2414113), on portions of a 0.133-acre site;

WHEREAS, the project site is located at 242-248 Playa del Norte Street and is in the RM-3-7 Zone, the Coastal (Appealable and Non-Appealable Area) Overlay Zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal & Beach Impact), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, and the Geologic Hazard Category 53 within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 76, excepting therefrom the east four feet, and all of Lot 77, in Block One of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego, October 8, 1909;

WHEREAS, on September 23, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Sections 15302 (Replacement or Reconstruction) and 15315 (Minor Land Divisions), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 18, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2414110 and Site Development Permit No. 2414113 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2414110 and Site Development Permit No. 2414113:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project site, which is located less than a quarter mile east of the Pacific Ocean, is not located with the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. The project complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with all of the development standards required by the underlying RM-3-7 Zone, including density, building setbacks, and height that is below the 30-foot height limit, and floor area ratio that is below the 1.80 maximum requirement. No deviations or variances are required. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project site does not contain any sensitive habitat, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. There are no impacts to archaeological resources, and drainage for the project complies with the City's drainage regulations and standards. An environmental determination was made that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15302 (Replacement or Reconstruction) and Section 15315 (Minor Land Divisions). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project will utilize the small lot subdivision ordinance to create two lots through a Tentative Map and includes a waiver to underground existing utilities. The existing lot size is 5,780 square feet and will be subdivided into two lots of approximately 2,890 square feet each. The proposed subdivision is permitted in the RM-3-7 Zone, and complies with the supplemental site development regulations for small lot subdivisions, as specified in SDMC [Table 143-03C](#). The project was also designed to comply with all of the development standards required by the underlying RM-3-7

Zone, including density, building setbacks, height which is below the 30-foot height limit, and floor area ratio that is below the 1.80 maximum requirement. No deviations or variances are proposed.

The project site, which is located less than a quarter mile east of the Pacific Ocean, is not located with the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. The Community Plan designates the project site for medium high density (30-45 dwelling units per acre) residential land uses and results in one dwelling unit and one companion unit per lot, which is consistent with the prescribed density. The proposed residences are located within previously developed portions of the property and will not adversely impact public resources since the existing residences will be demolished and replaced with a similar land use.

The project promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. The project also complies with the Community Plan policy of promoting energy efficient building design/orientation as well as appliances and technology. The project will provide a setting and footprint for future passive natural heating and cooling opportunities due to the subdivision configuration of the rectangular parcel. The front of the proposed residences will be oriented to have sunlight that will complement the large glass windows and doors for passive heating opportunities. This orientation will also provide access to the cool coastal breezes, and each lot will be elevated above the street for solar opportunities. The project will also include energy star appliances, natural cooling ventilation with operable windows, water conserving landscaping, and a high efficiency irrigation system. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. By obtaining this permit and all other entitlements, the project complies with and implements the Implementation Plan.

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

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project site, which is located less than a quarter mile east of the Pacific Ocean, is not located with the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. 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 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project site, which is located less than a quarter mile east of the Pacific Ocean, is not located with the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. The Community Plan designates the project site for medium high density (30-45 dwelling units per acre) residential land uses and results in one dwelling unit and one companion unit per lot, which is consistent with the prescribed density. The proposed residences are located within previously developed portions of the property and will not adversely impact public resources since the existing residences will be demolished and replaced with a similar land use.

The project promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. The project also complies with the Community Plan policy of promoting energy efficient building design/orientation as well as appliances and technology. The project will provide a setting and footprint for future passive natural heating and cooling opportunities due to the subdivision configuration of the rectangular parcel. The front of the proposed residences will be oriented to have sunlight that will complement the large glass windows and doors for passive heating opportunities. This orientation will also provide access to the cool coastal breezes, and each lot will be elevated above the street for solar opportunities. The project will also include energy star appliances, natural cooling ventilation with operable windows, water conserving landscaping, and a high efficiency irrigation system.

The project has also been designed to comply with all of the development standards required by the underlying RM-3-7 Zone, including density, building setbacks, height which is below the 30-foot height limit, and floor area ratio that is below the 1.80 maximum requirement. No deviations or variances are proposed. Therefore, the proposed development 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 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project will not be detrimental to the public health, safety, and welfare. The project site does not contain any sensitive habitat, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. There are no impacts to archaeological resources, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring by permit and bond the construction of a new 12-foot wide City standard driveway; constructing a new sidewalk, curb and gutter per City standards; obtaining an Encroachment Maintenance Removal Agreement for the sidewalk underdrains, sewer laterals, landscape and irrigation; implementing storm water construction best management practices; maintaining all landscape improvements; providing a five-foot Irrevocable Offer of Dedication (IOD) on the south side of the alley adjacent to the site; and construction of all proposed public and private water and sewer facilities within the public right-of-way and/or public easement. 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 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla

Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project will utilize the small lot subdivision ordinance to create two lots through a Tentative Map and includes a waiver to underground existing utilities. The existing lot size is 5,780 square feet and will be subdivided into two lots of approximately 2,890 square feet each. The proposed subdivision is permitted in the RM-3-7 Zone, and complies with the supplemental site development regulations for small lot subdivisions, as specified in SDMC [Table 143-03C](#). The project was also designed to comply with all of the development standards required by the underlying RM-3-7 Zone, including density, building setbacks, height which is below the 30-foot height limit, and floor area ratio that is below the 1.80 maximum requirement. No deviations or variances are proposed. 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, Coastal Development Permit No. 2414110 and Site Development Permit No. 2414113 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2414110 and Site Development Permit No. 2414113, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on November 18, 2020

IO#: 24008590

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: 24008590

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2414110

SITE DEVELOPMENT PERMIT NO. 2414113

PLAYA UNITS CDP/SDP/TM - PROJECT NO. 662091

HEARING OFFICER

This Coastal Development Permit No. 2414110 and Site Development Permit No. 2414113 are granted by the Hearing Officer of the City of San Diego to PLAYA DEL NORTE INVESTMENT LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708, and 126.0505. The 0.133-acre site is located at 242-248 Playa del Norte Street in the RM-3-7 Zone, the Coastal (Appealable and Non-Appealable Area) Overlay Zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal & Beach Impact), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, and the Geologic Hazard Category 53 within the La Jolla Community Plan area. The project site is legally described as: Lot 76, excepting therefrom the east four feet, and all of Lot 77, in Block One of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego, October 8, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two single-family dwelling units and construction of two new single-family dwelling units with companion units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 18, 2020, on file in the Development Services Department.

The project shall include:

- a. Demolishing two single-family dwelling units;
- b. Construction of a two-story, 2,571 square-foot single family dwelling unit over basement with a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit (Lot 77);
- c. Construction of a two-story, 2,599 square-foot single-family dwelling unit over basement with a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit (Lot 76); and

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the 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 December 3, 2023.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until 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.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The Coastal and Site Development permits shall comply with the Tentative Map No. 2414114.
14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a new 12-foot wide city standard driveway adjacent to the site along Playa Del Norte Street, in a manner satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a new sidewalk, curb and gutter per current City standards adjacent to the site along Playa Del Norte Street, in a manner satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed sidewalk underdrains, sewer laterals, landscape and irrigation within the Playa Del Norte Street right-of-way, in a manner satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC.
18. 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.

LANDSCAPING REQUIREMENTS:

19. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit A on file in the Development Services Department.
20. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape construction documents for right-of-way improvements. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree, which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed to not prohibit the placement of street trees.
21. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape and irrigation construction documents, which are consistent with the Landscape Standards. The construction documents shall be in substantial conformance with Exhibit A Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40 square-foot area around

each tree that is unencumbered by hardscape and utilities, unless otherwise approved per SDMC Section 142.0403(b)6.

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

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscaping 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.

24. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and in an equivalent size, per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

25. 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.

26. 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.

27. Pursuant to SDMC Section 126.0707, conditions may be imposed by the decision maker when approving a Coastal Development Permit. Conditions may include a provision for public access, open space, or conservation easements or the relocation or redesign of proposed site improvements. In any subdivision or other land division, such conditions shall be imposed at the time of the subdivision or other land division, rather than through subsequent development permits.

TRANSPORTATION REQUIREMENTS

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

29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the improvement of the project frontage along Playa Del Norte Street with City standard curb, gutter and sidewalk, in a manner satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to occupancy.

30. Prior to the recordation of the final map, the subdivider shall provide a five-foot Irrevocable Offer of Dedication (IOD) on the south side of the alley adjacent to the site along the project frontage, in a manner satisfactory to the City Engineer.

WATER & SEWER REQUIREMENTS

31. Prior to the issuance of any construction permits, the Owner/Permittee shall have constructed, or ensured the construction of by permit and bond all proposed public and private water and sewer facilities within the public right-of-way and/or public easement, in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines, and all applicable City regulations, standards and practices.

32. Prior to approval of final inspection, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device.

34. Prior to approval of final inspection, any damages caused to the City's public water and/or sewer facilities, which are due to the activities associated with this development shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer, in accordance with SDMC Section 142.0607.

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

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 November 18, 2020 and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit No. 2414110
Site Development Permit No. 2414113
Date of Approval: November 18, 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.

PLAYA DEL NORTE INVESTMENT LLC
Owner/Permittee

By _____
Humberto Perez

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

HEARING OFFICER RESOLUTION NO. _____
TENTATIVE MAP NO. 2414114
PLAYA UNITS CDP/SDP/TM - PROJECT NO. 662091

WHEREAS, PLAYA DEL NORTE INVESTMENT LLC, and CHRISTENSEN ENGINEERING and SURVEYING, submitted an application to the City of San Diego for a tentative map to demolish two existing residences and construct on two separate lots a new single-family residence, and waiving the requirement to underground existing offsite overhead utilities. The project site is located at 242-248 Playa del Norte Street and is in the RM-3-7 Zone within the La Jolla Community Plan area; the property is legally described as Lot 76, excepting therefrom the east four feet, and all of Lot 77, in Block One of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego, October 8, 1909; and

WHEREAS, the Map proposes the Subdivision of a 0.133-acre property into two parcels; and

WHEREAS, the requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on September 23, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15302 (Replacement or Reconstruction) and 15315 (Minor Land Divisions), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to California Government Code Section 66400 et. seq. (Subdivision Map Act) at sections 66490 and 66491(b)-(f) and San Diego Municipal Code Section 144.0220; and

WHEREAS, on November 18, 2020, the Hearing Officer of the City of San Diego considered Tentative Map No. 2414114, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code Section(s) 125.0440 and 144.0240 and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2414114:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project site, which is located less than a quarter mile east of the Pacific Ocean, is not located with the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. The Community Plan designates the project site for medium high density (30-45 dwelling units per acre) residential land uses and results in one dwelling unit and one companion unit per lot, which is consistent with the prescribed density. The proposed residences are located within previously

developed portions of the property and will not adversely impact public resources since the existing residences will be demolished and replaced with a similar land use.

The project promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. The project also complies with the Community Plan policy of promoting energy efficient building design/orientation as well as appliances and technology. The project will provide a setting and footprint for future passive natural heating and cooling opportunities due to the subdivision configuration of the rectangular parcel. The front of the proposed residences will be oriented to have sunlight that will complement the large glass windows and doors for passive heating opportunities. This orientation will also provide access to the cool coastal breezes, and each lot will be elevated above the street for solar opportunities. The project will also include energy star appliances, natural cooling ventilation with operable windows, water conserving landscaping, and a high efficiency irrigation system.

The project was also designed to comply with all of the development standards required by the underlying RM-3-7 Zone, including density, building setbacks, height which is below the 30-foot height limit, and floor area ratio that is below the 1.80 maximum requirement. No deviations or variances are proposed. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project will utilize the small lot subdivision ordinance to create two lots through a Tentative Map and includes a waiver to underground existing utilities. The existing lot size is 5,780 square feet and will be subdivided into two lots of approximately 2,890 square feet each. The proposed subdivision is permitted in the RM-3-7 Zone, and complies with the supplemental site development regulations for small lot subdivisions, as specified in SDMC [Table 143-03C](#). The project was also designed to comply with all of the development standards required by the underlying RM-3-7 Zone, including density, building setbacks, height which is below the 30-foot height limit, and floor area ratio that is below the 1.80 maximum requirement. No deviations or variances are proposed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The 0.133-acre site is designated in the Community Plan for medium high density (30-45 dwelling units per acre) residential land uses and results in one dwelling unit and one companion unit per lot, which is consistent with the prescribed density. The future residences are located within previously developed portions of the property and will not adversely impact public resources since the existing structures will be demolished and replaced with a similar land use. The project was also designed to comply with all of the development standards required by the underlying RM-3-7 Zone, including density, building setbacks, and height that is below the 30-foot height limit, and floor area ratio that is below the 1.80 maximum requirement. No deviations or variances are required. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site does not contain any sensitive habitat, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Therefore, the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project will not be detrimental to the public health, safety, and welfare. The project site does not contain any sensitive habitat, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple

Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. There are no impacts to archaeological resources, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring by permit and bond the construction of a new 12-foot wide City standard driveway; constructing a new sidewalk, curb and gutter per City standards; obtaining an Encroachment Maintenance Removal Agreement for the sidewalk underdrains, sewer laterals, landscape and irrigation; implementing storm water construction best management practices; maintaining all landscape improvements; providing a five-foot Irrevocable Offer of Dedication (IOD) on the south side of the alley adjacent to the site; and construction of all proposed public and private water and sewer facilities within the public right-of-way and/or public easement.

The Tentative Map for the project was reviewed and determined to be in compliance with the SDMC and California Government Code Section 66400 et. seq. (Subdivision Map) Act. The project must satisfy conditions of approval of Tentative Map No. 2414114, Coastal Development Permit No. 2414110, and Site Development Permit No. 2414113 to achieve compliance with the regulations of the SDMC. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project site does not contain any easements acquired by the public at large for access or use of property within the subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project will provide a setting and footprint for future passive natural heating and cooling opportunities due to the subdivision configuration of the rectangular parcel. The front of the lot which will be the front of the future residences will be oriented to have

sunlight that will complement the large glass windows and doors for passive heating opportunities. This orientation will also provide access to the cool coastal breezes, and each lot will be elevated above the street for solar opportunities. The project will also include energy star appliances, natural cooling ventilation with operable windows, water conserving landscaping, and a high efficiency irrigation system. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project site is located at 242-248 Playa del Norte Street and has two single-family dwelling units that are currently used as vacation rentals within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the two existing residences, and a subdivision to construct two new single-family dwelling units over basement with a companion unit on separate lots. Lot 77 is proposing a two-story, 2,571 square-foot single-family dwelling unit, and Lot 76 a two-story, 2,599 square-foot single-family dwelling unit. Both dwelling units include a two-car tandem garage, and a detached 372 square-foot, one-bedroom companion unit.

The project will not adversely impact public resources since the existing residences will be demolished and replaced with a similar land use. The decision maker has reviewed the administrative record, including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region, and determined that the subdivision to create two parcels and construct two single-family dwelling units with companion units on each lot will result in a more desirable project consistent with the General Plan Housing Element adopted by the City Council in March 2013, and the Regional Housing Needs Allocation goals for the 2010-2020. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer Tentative Map No. 2414114 including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to the Subdivider subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Xavier Del Valle
Development Project Manager
Development Services

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008590

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2414114
PLAYA UNITS CDP/SDP/TM - PROJECT NO. 662091
ADOPTED BY RESOLUTION NO. HO-_____ ON NOVEMBER 18, 2020

GENERAL

1. This Tentative Map will expire December 3, 2023.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.133-acre property into two parcels shall be recorded with the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the Office of the San Diego County Recorder must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office, and supply proof prior to the recordation of the Parcel Map.
5. The Tentative Map shall comply with the conditions of Coastal Development Permit No. 2414110 and Site Development Permit No. 2414113.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

1. Compliance with all conditions shall be assured to the satisfaction of the City Engineer, prior the recordation of the Final Map, unless otherwise noted.
2. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written

confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, in a manner satisfactory to the City Engineer.

3. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

1. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
2. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
3. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.
4. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to Section 8801 through 8819 of the California Public Resources Code.
5. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

PLANNING

6. A Mutual Maintenance and Access Agreement for all facilities used in common shall be entered into to the satisfaction of the City Manager and shall be recorded against the applicable property or properties in the Office of the San Diego County Recorder prior to final inspection approval.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer, per SDMC Section 142.0607.

Internal Order No. 24008590

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other 602091

Project Title: Playa Units **Project No. For City Use Only:** _____

Project Address: 242 - 248 Playa del Norte Street
La Jolla, CA 92037

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA 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: BBARC, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 601 EAST PALOMAR STREET, SUITE C 402
 City: CHULA VISTA State: CA Zip: 91911
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: [Signature] Date: 03/10/2020
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: BERNARDO ASCENCIO ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 1299 PROSPECT ST. 103
 City: LA JOLLA State: CA Zip: 92037
 Phone No.: (619)664-5966 Fax No.: _____ Email: HUMBERTO@ARCHBEL.COM
 Signature: [Signature] Date: 03/10/2020
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

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

PROPRIETARY DESIGN. THE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PROVIDE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

PLAYA UNITS

242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA 92037



ARTISTIC RENDERING - CONCEPT ONLY

COASTAL & SITE DEVELOPMENT PERMIT SET

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (858) 750-3471
contact: Brian Yamagata

Project Addresses:
242 & 244 Playa del Norte St.
La Jolla, CA 92037

Project Name:
Playa Units
Sheet Title:
COVER

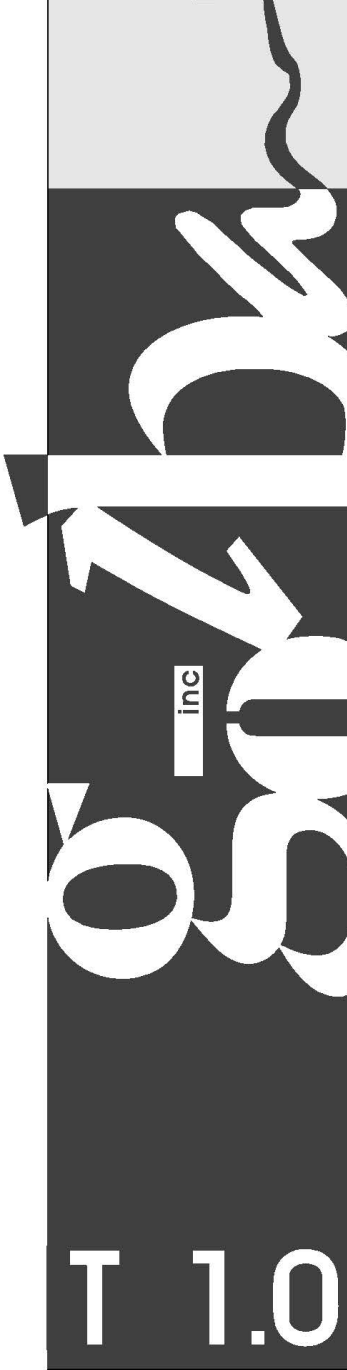
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Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date:
03-24-20

Sheet | Of 16

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA



SPECIAL INSPECTIONS:

GENERAL REQUIREMENTS:

1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER D9-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

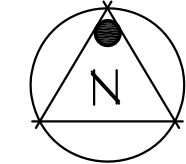
SYMBOLS

SHEET NUMBER

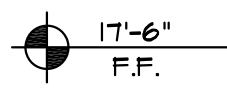
A1.5

SHEET NUMBER
CATEGORY NUMBER
DISCIPLINE LETTER

NORTH ARROW



ELEVATION MARKS



1'-6" F.F.

BUILDING SECTION MARKS



WALL SECTION MARKS



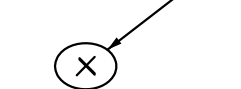
DETAIL TARGETS



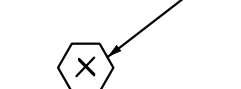
PLAN BLOW-UP DETAILS



DOOR SYMBOL



WINDOW SYMBOL



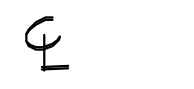
BATT INSULATION



PLAN NOTE TARGET



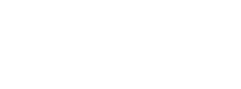
CENTER LINE



ELEVATION TARGETS



INTERIOR ELEVATION TARGETS

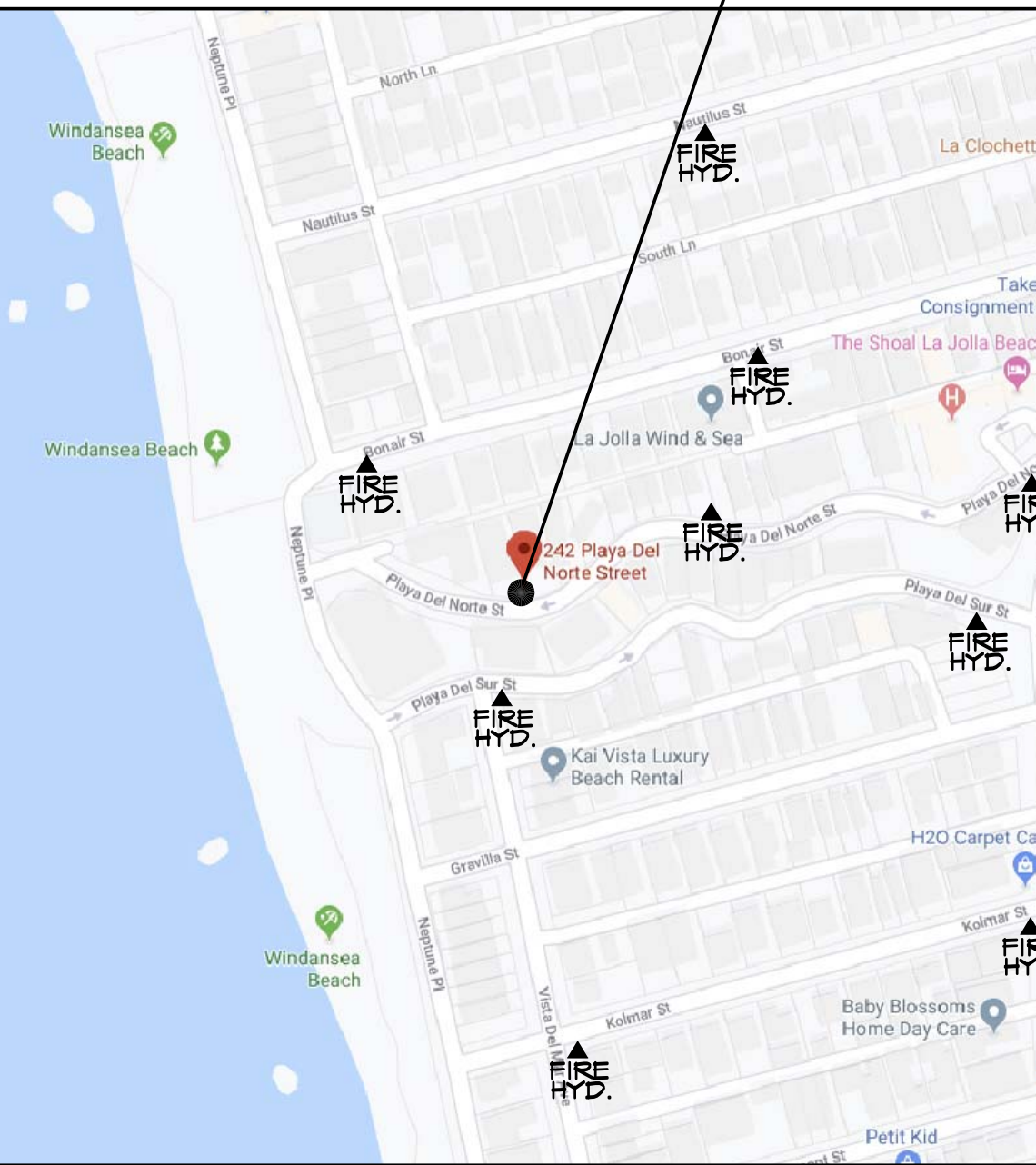


ABBREVIATIONS

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ACOUSTICAL CEILING TILE	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
A.F.F.	AT FINISHED FLOOR	MEMB.	MEMBRANE
AGG.	AGGREGATE	MEZZ.	MEZZANINE
ALUM.	ALUMINUM	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
A.P.	ACCESS PANEL	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	M.O.	MASONRY OPENING
ARCH.	ARCHITECTURAL	MOV.	MOVABLE
ASPH.	ASPHALT	MTD.	MOUNTED
ASST.	ASSISTANT	MTL.	METAL
AUTO.	AUTOMATIC	MUL.	MULLION
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
B.U.R.	BUILT UP ROOFING	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CAB.	CABINET	O.A.	OVERALL
CIRC.	CIRCULATION	O.C.	ON CENTER
C.L.	CENTER LINE	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	O.F.D.	OVERFLOW DRAIN
CLG.	CEILING	OFF.	OFFICE
CLO.	CLOSET	OH.	OVERHEAD
C.M.U.	CONCRETE MASONRY UNIT	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	PAV.	PAVING
CONF.	CONFERENCE	P.C.	PRE-CAST
CONSTR.	CONNECTION	FL.	PLATE
CONT.	CONTINUOUS	FLAM.	PLASTIC LAMINATE
CONTR.	CONTRACTOR	FLAS.	PLASTER
COORD.	COORDINATE	FLBS.	FLUMBS
CORR.	CORRIDOR	FLYWD.	FLYWOOD
CFT.	CARPET	FNT.	PAINT
C.J.	CONTROL JOINT	PNL.	PANEL
C.T.	CERAMIC TILE	POL.	POLISHED
CTR.	CENTER	PROP.	PROPERTY
C.V.	COLD WATER	P.S.F.	POUNDS PER SQUARE FOOT
		P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	FTD.	PAINTED
DEMO.	DEMOLITION	FTN.	PARTITION
DEPT.	DEPARTMENT	FT.	POINT
DIA.	DIAMETER	QTY.	QUANTITY
DIAG.	DIAGONAL	R.	RUBBER
DIFF.	DIFFUSER	RECEP.	RECEPTION
DIM.	DIMENSION	REINF.	REINFORCING
DIV.	DIVISION	R.O.W.	RIGHT OF WAY
DN.	DOWN	RAD.	RADIUS
D.P.	DAMP-PROOFING	R.B.	RUBBER BASE
DR.	DOOR	R.D.	ROOF DRAIN
DTL.	DETAIL	REC.	RECESSED
		REF.	REFERENCE
E.	EAST	REFR.	REFRIGERATOR
EA.	EACH	REINFOR.	REINFORCED
EL.	ELEVATION	REQD.	REQUIRED
ELAS.	ELASTOMERIC	RESL.	RESULTANT
ELEC.	ELECTRICAL	REV.	REVISION
ELEV.	ELEVATOR	RFG.	ROOFING
EMER.	EMERGENCY	RM.	ROOM
ENCL.	ENCLOSURE	R.O.	ROUGH OPENING
ENGR.	ENGINEER	S.	SOUTH
ENT.	ENTRANCE	SAN.	SANITARY
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
E.PNL.	ELECTRICAL PANEL	SECT.	SECTION
EQ.	EQUAL	SECUR.	SECURITY
EQUIP.	EQUIPMENT	S.F.	SQUARE FOOT
E.W.C.	ELECTRIC WATER COOLER	SHR.	SHOWER
EXH.	EXHAUST	SHT.	SHEET
EXT.	EXISTING	SIM.	SIMILAR
EXP.	EXPANSION	SL.	SLOPE
EXT.	EXTERIOR	SLP.	STANDPIPE
		SPEC.	SPECIFICATION
F.D.	FLOOR DRAIN	SPKR.	SPEAKER
FDN.	FOUNDATION	SQ.	SQUARE
F.E.	FIRE EXTINGUISHER	S.ST.	STAINLESS STEEL
FF.	FINISH FLOOR	STA.	STATION
F.H.C.	FIRE HOSE CABINET	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE
FLEX.	FLEXIBLE	STRUC.	STRUCTURAL
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
FT.	FOOT	SYM.	SYMMETRICAL
FRUN.	FURNITURE	T.	TREAD
FURR.	FURRING	T.O.	TOP OF
FUT.	FUTURE	T.B.	TOP AND BOTTOM
		T.&G.	TONGUE AND GROOVE
GA.	GAUGE	TEL.	TELEPHONE
GALV.	GALVANIZED	TEMP.	TEMPERED
GEN.	GENERAL	TER.	TERRAZZO
GL.	GLASS	THK.	THICK
GND.	GROUND	TLT.	TOILET
GR.	GRADE	TOPO.	TOPOGRAPHY
GYP. BD.	GYPSON BOARD	T.V.	TELEVISION
		TYP.	TYPICAL
H.C.	HARD CORE	UNEXC.	UNEXCAVATED
HDWD.	HARDWARE	UNF.	UNFINISHED
H.M.	HOLLOW METAL	U.O.	UNLESS OTHERWISE NOTED
HORIZ.	HORIZONTAL	UTL.	UTILITY
HR.	HOUR	VAC.	VACUUM
HT.	HEIGHT	V.C.T.	VINYL COMPOSITION TILE
HTG.	HEATING	VENT.	VENTILATION
H.V.A.C.	HEATING VENTILATION	VERT.	VERTICAL
H.W.	HOT WATER	VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
IN.	INCHES	VOL.	VOLUME
INCLAND.	INCLUDED	V.T.	VINYL TILE
INCL.	INCLUDED	W.	WEST
INSUL.	INSULATED	W.C.	WATER CLOSET
INT.	INTERIOR	W.F.	WIDE FLANGE
INTERM.	INTERMEDIATE	WH.	WATER HEATER
		WIN.	WINDOW
JAN.	JANITOR	WM.	WIRE MESH
JT.	JOINT	WTFPS.	WATERPROOFING
KIT.	KITCHEN	WTR.	WATER
		W.X.F.	WELDED WIRE MESH
LAM.	LAMINATE	YD.	YARD
LAIN.	LAWN		
LAV.	LAVATORY		
LB.(S)	LOADS		
L.F.	LINEAR FOOT		
LT.	LIGHT		
MACH.	MACHINE		
MAINT.	MAINTENANCE		
MAS.	MASONRY		

VICINITY MAP/HYDRANT MAP

NO SCALE



AREA CALCULATIONS

(BASEMENTS AND PORTION OF GARAGES EXEMPT FROM G.F.A. PER SDMC 113.0234(a)(2)(B))

	BASEMENT	FIRST FLOOR	SECOND FLOOR	TOTAL
UNIT A	EXEMPT	1,070 S.F.	1,080 S.F.	2,150 S.F.
UNIT B	EXEMPT	1,084 S.F.	1,094 S.F.	2,178 S.F.
COMP A	-	372 S.F.	-	372 S.F.
COMP B	-	372 S.F.	-	372 S.F.

G.F.A. LIVING: 5,072 S.F.

	G.F.A. EXEMPT	G.F.A. INCLUDED	G.F.A. TOTAL
UNIT A	251 S.F.	421 S.F.	421 S.F.
UNIT B	251 S.F.	421 S.F.	421 S.F.

G.F.A. GARAGE: 842 S.F.

F.A.R. TOTAL: 5,914 S.F. / 5,780 S.F. = 1.02

	FIRST FLOOR	SECOND FLOOR	ROOF DECK
UNIT A	59 S.F.	100 S.F.	304 S.F.
UNIT B	50 S.F.	103 S.F.	304 S.F.

DENSITY CALCULATIONS

DENSITY NOTES:
1. THE PROPOSED RESIDENTIAL PROJECT DENSITY COMPLIES WITH THE DENSITY ESTABLISHED BY THE APPLICABLE LAND USE PLAN, THE LA JOLLA COMMUNITY PLAN, THE DENSITY ESTABLISHED BY THE LAND USE PLAN LOWER THAN THE DENSITY ESTABLISHED BY THE BASE ZONE, (SEE TABLE BELOW) (REFER TO SAN DIEGO MUNICIPAL CODE SECTION 143.0410(a)(3)(D))

	DENSITY REGULATION	TOTAL ALLOWABLE NUMBER OF DWELLING UNITS
SAN DIEGO MUNICIPAL CODE ZONE RM-3-7 (PER TABLE 131-046)	1 DWELLING UNIT ALLOWED PER 1,000 S.F.	5.7 UNITS
SAN DIEGO MUNICIPAL CODE SINGLE LOT SUBDIVISION (PER TABLE 143-036)	PER BASE ZONE FOR PRE-SUBDIVIDED LOT	5.7 UNITS
	1 DWELLING UNIT PER SUBDIVIDED LOT	2 UNITS
LA JOLLA COMMUNITY PLAN (PER RESIDENTIAL LAND USE, PAGE 75 FOR MEDIUM-HIGH DENSITY; 30 DU PER NET RESIDENTIAL ACRE)	1,452 S.F.	3.9 UNITS
PROPOSED RESIDENTIAL DENSITY	1 DWELLING UNIT + 1 COMPANION UNIT PER LOT, FOR A TOTAL OF 2 DWELLING UNITS	

PARKING REQUIREMENTS

RESIDENTIAL PARKING REQ'S: (BEACH IMPACT PARKING)

PER TABLE 142-05C, 2 SINGLE FAMILY HOMES WITH 3 BEDROOMS EACH WILL REQUIRE PARKING AT 2 SPACES PER DWELLING UNIT.

2 UNITS PROPOSED x 2 SPACES REQ'D = 4 TOTAL SPACES REQ'D

4 SPACES PROPOSED

PROJECT DATA

PROJECT DESCRIPTION: THE PROJECT PROPOSES THE DEMOLITION OF TWO EXISTING SINGLE FAMILY HOMES LOCATED AT 242-48 PLAYA DEL NORTE ON LOT 77 & PORTION OF LOT 76 OF BLOCK 1 PER MAP 1216. THE PROJECT WILL UTILIZE THE SMALL LOT SUBDIVISION ORDINANCE TO CREATE TWO LOTS TO ALLOW FOR THE CONSTRUCTION OF FOUR DWELLING UNITS MADE UP OF TWO NEW 2-STORY, 3 BEDROOM SINGLE FAMILY HOMES OVER BASEMENTS ALONG WITH TWO NEW DETACHED COMPANION UNITS. EACH SINGLE FAMILY HOME SHALL INCLUDE AN ATTACHED 2-CAR TANDEN GARAGE. DWELLING PROPOSED ON THE NEW WESTERN LOT IS A TWO STORY STRUCTURE OF 2,615 SQUARE FEET ALONG WITH A 372 SQUARE FOOT, ONE BEDROOM COMPANION UNIT. THE DWELLINGS PROPOSED ON THE EASTERN LOT IS A TWO STORY STRUCTURE OF 2,615 SQUARE FEET, WITH A 372 SQUARE FOOT, ONE BEDROOM COMPANION UNIT.

SITE ADDRESS: 242-48 PLAYA DEL NORTE STREET LA JOLLA, CA 92037

ASSESSORS PARCEL NUMBER: 351-381-31-00

LEGAL DESCRIPTION: LOT 77 & PORTION OF LOT 76, BLOCK 1, MAP NO. 1216

EXISTING DISCRETIONARY PERMITS: NONE

REQUIRED DISCRETIONARY PERMITS: COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT FOR A SMALL LOT SUBDIVISION

YEAR EXISTING STRUCTURE WAS BUILT: 1970

EXISTING SOIL CONDITIONS: PREVIOUSLY GRADED & DISTURBED

LOT USE: EXISTING: TWO SINGLE FAMILY HOMES PROPOSED: 1 SINGLE FAMILY RESIDENCE WITH COMPANION UNIT ON EACH LOT

LOT ZONING: RM-3-7

COMMUNITY PLAN: LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN

OVERLAY ZONE DESIGNATION: COASTAL HEIGHT LIMIT COASTAL OVERLAY ZONE TRANSIT OVERLAY ZONE PARKING IMPACT OVERLAY ZONE

LOT SIZE: 5,780 S.F.

MAX F.A.R. 1.80 MAX (5,780x1.80) = 10,404 S.F. ALLOWED

OCCUPANCY: R-3

BUILDING CODES: 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA GREEN BUILDING CODE, 2019 CALIFORNIA FIRE CODE

CONSTRUCTION TYPE: TYPE VB 1SD FIRE SPRINKLERS THROUGHOUT HOUSE AND GARAGE

NUMBER OF STORIES: EXISTING: 1 STORY EACH SINGLE FAMILY HOME PROPOSED: 2 STORY EACH SINGLE FAMILY HOME 1 STORY EACH COMPANION UNIT

BUILDING HEIGHT: EXISTING: 16'-0" PROPOSED: 26'-10"

GEOLOGICAL HAZARD CATEGORY: 53

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;

2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;

3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;

4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;

5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;

6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND

7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIM GOLBA

SIGNATURE: [Signature] DATE: 03/24/2020

SHEET INDEX

GENERAL

T1.0 COVER SHEET

T1.1 LEGEND AND PROJECT DATA

CIVIL

C-0 TOPOGRAPHIC SURVEY

C-1 TENTATIVE MAP

C-2 PRELIMINARY GRADING PLAN

ARCHITECTURAL

A-0.0 SITE PLAN

A-1.0 FLOOR PLAN - BASEMENT

A-1.1 FLOOR PLAN - FIRST FLOOR

A-1.2 FLOOR PLAN - SECOND FLOOR

A-1.3 FLOOR PLAN - ROOF PLAN

A-2.0 EXTERIOR ELEVATIONS

A-2.1 EXTERIOR ELEVATIONS

A-2.2 EXTERIOR ELEVATIONS

A-3.0 BUILDING SECTIONS

LANDSCAPE

L1 LANDSCAPE DEVELOPMENT PLAN

L2 LANDSCAPE DEVELOPMENT PLAN

PROJECT DIRECTORY

OWNER: PLAYA DEL NORTE LLC
C/O HUMBERTO PEREZ
1501 FRONT STREET, SUITE 115
SAN DIEGO, CA 92101
TEL. (619) 231-9905

ARCHITECT: GOLBA ARCHITECTURE, INC.
1940 GARNET AVE., SUITE 100
SAN DIEGO, CA 92104
TEL. (619) 231-9905
CONTACT: BRIAN YAMAGATA

CIVIL: CHRISTENSEN ENGINEERING & SURVEYING
1888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
TEL. (858) 271-9901
CONTACT: TONY CHRISTENSEN, PE

LANDSCAPE: NERI LANDSCAPE ARCHITECTURE
928 HORNBLAND STREET, SUITE #3
SAN DIEGO, CA 92104
TEL. (858) 274-3222
CONTACT: JIM NERI

SURVEYOR: "A QUICK SURVEY"
2163 WOODLAND HEIGHTS GLEN
ESCONDIDO, CA 92026
TEL. (760) 525-0694
CONTACT: MICHAEL THOMPSON

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 242 PLAYA DEL NORTE STREET RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTO VOLTAGE SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE.
- USE OF PERMEABLE PAVING WHERE FEASIBLE.
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (858) 750-3471
contact: Brian Yamagata

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Project Addresses:
242 & 244 Playa del Norte St.
La Jolla, CA 92037

Original Date:
03-24-20

Project Name: Playa Units
Sheet Title:

Sheet 2 of 16

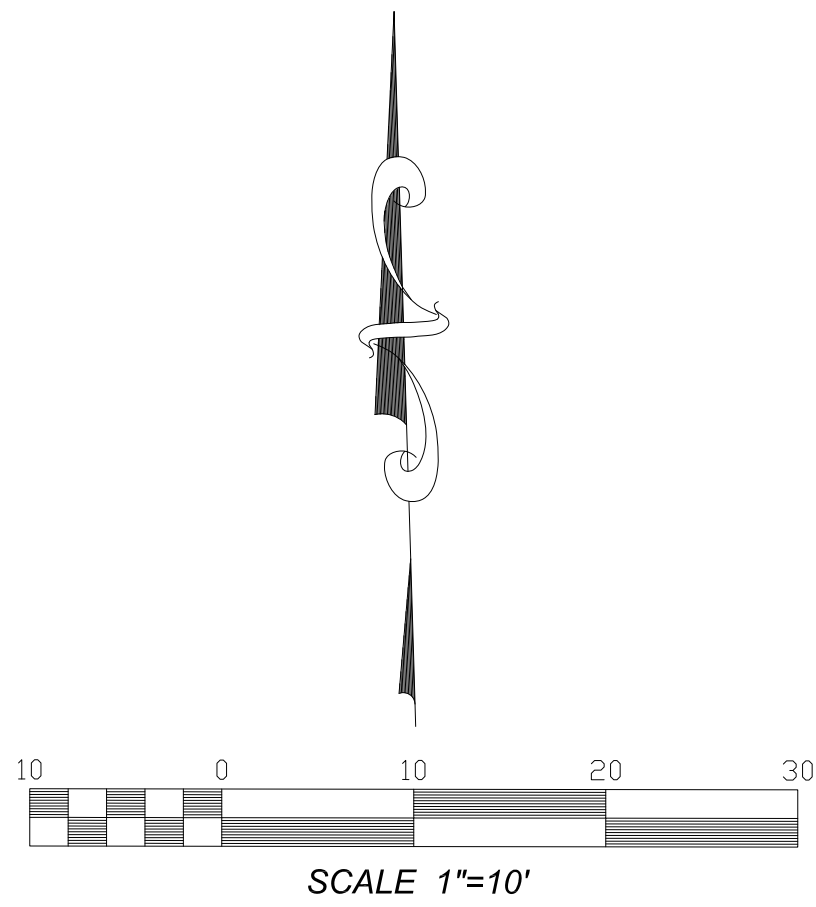
PROJECT DATA

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA



11.1



NOTES: THIS PLOT IS IN SUPPORT OF FUTURE SITE IMPROVEMENTS BY OTHERS
BOUNDARY DISTANCES SHOWN ARE RECORD FROM MAP NO. 1216

NOTE: THIS IS NOT A CONCLUSIVE BOUNDARY SURVEY. INFORMATION SHOWN IS BASED ON VARIOUS RECORD MONUMENTS FOUND. SUBSEQUENT SURVEYS BY OTHERS MAY OR MAY NOT AGREE WITH THE BOUNDARY SHOWN.

NOT ALL LANDSCAPE AND HOUSE FEATURES ARE SHOWN

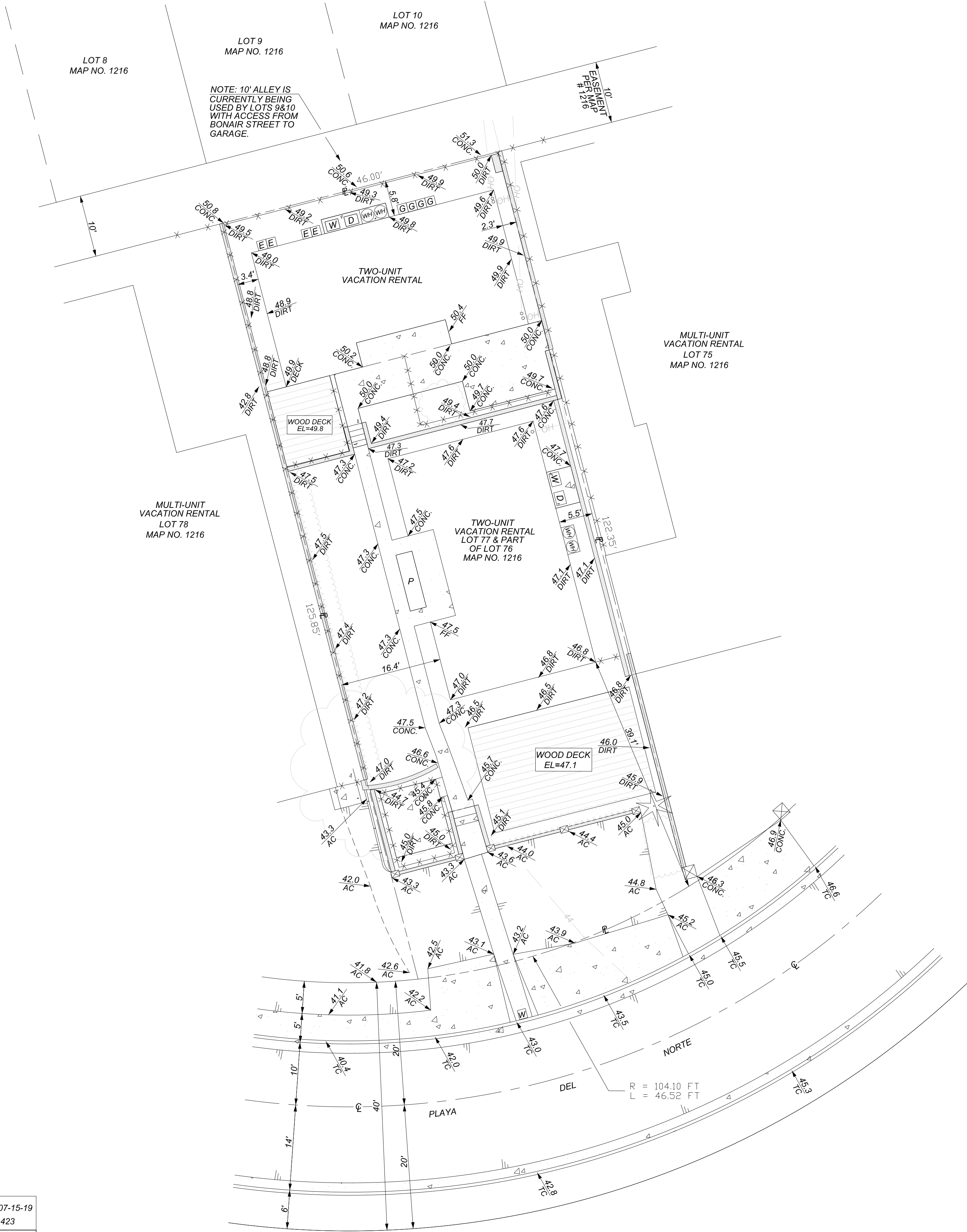
ALL BUILDING TIE SHOTS TAKEN AT OUTSIDE WOOD, BRICK OR STUCCO WALL
NO ROOF OR PATIO OVERHANG SHOWN

ELEVATION IS BASED ON CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
LA JOLLA BLVD. AND BONAIR STREET
N 2432, E 16849, EL= 78.238 MSL, SWBP

AREA SHOWN BELOW RIGHT IS APPROXIMATE AND MAY OR MAY NOT AGREE WITH CITY OR COUNTY TAX AREA. "A QUICK SURVEY" ACCEPTS NO LIABILITY FOR THE USE OF SAID APPROXIMATE AREA AS IT IS SUBJECT TO CHANGE. CONTACT YOUR GOVERNING AGENCY FOR TAXED AREA INFORMATION.

CONC. = CONCRETE
BLDG. = BUILDING
FF = FINISH FLOORS ARE APPROXIMATE
CL = CENTER LINE ROAD
PL = PROPERTY LINE
P = DIRT PLANTER
W = WATER METER
E = ELECTRIC METER
G = GAS METER
WH = WATER HEATER
WM = WASHING MACHINE
D = DRYER

- [Hatched box] = INDICATES WOOD DECK AND OR STAIRS
- [Box with dots] = INDICATES CONCRETE, BRICK AND OR ROCK FLAT WORK
- [Thick line] = INDICATES BLOCK AND OR CONCRETE WALLS
- [X-X line] = INDICATES WOOD OR CHAIN LINK FENCE, HEIGHT, STYLE AND CONDITION VARIES
- [Point with elevation] = INDICATES ELEVATION AND LOCATION
- [Star symbol] = INDICATES MATURE TREE SIZE AND TYPE VARIES
- [Cloud-like shape] = INDICATES AREA OF DENSE LANDSCAPING GROUND COVER, TREES, PLANTS, SIZE AND TYPE VARIES
- [Line with 40] = INDICATES CONTOUR AND ELEVATION
- [Line with OH] = INDICATES OVERHEAD WIRES
- [Line with //] = INDICATES ASPHALT PAVING
- [Box with X] = INDICATES BLOCK PILLER



PLAT PREPARED BY:

"A QUICK SURVEY"
2163 WOODLAND HEIGHTS GLEN
ESCONDIDO, CA. 92026
(760) 525-0694 CELL
5706t@sbcglobal.net

MICHAEL THOMPSON, P.L.S. 5706

DATE

SITE MAP

DATE: 07-15-19
JN 19-1423

PLAT PREPARED FOR:

GOLBA ARCHITECT INC.
TIM GOLBA
1940 GARNET AVE., SUITE 100
SAN DIEGO, CA, 92109
(619) 231-9905
tgolba@golba.com

SITE DATA:

APN 351-381-31 AREA.
EXCEPTING THE EAST 4' 5,780 sq.ft.
LOT 76 & ALL OF LOT 77 PLUS OR MINUS
BLOCK 1, MAP NO. 1216
242 PLAYA DEL NORTE
LA JOLLA, CA. 92037

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: X
Revision 1: X

Original Date:
03-24-20

Sheet 3 Of 16

Project Addresses:
242 & 244 Playa del Norte St.
La Jolla, CA 92037

Project Name:
Playa Units
Sheet Title:

TOPOGRAPHIC SURVEY

DEVELOPMENT SUMMARY

PROJECT SUMMARY:
PROPOSED COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND SMALL LOT SUBDIVISION TENTATIVE MAP FOR CREATION OF 2 SINGLE-FAMILY RESIDENTIAL PARCELS. PROJECT INCLUDES REMOVAL OF EXISTING IMPROVEMENTS WITH CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES EACH WITH A COMPANION UNIT. CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE RIGHT OF WAY FRONTING THE SITE.

LEGAL DESCRIPTION:
LOT 76, EXCEPTING THEREFROM THE EAST 4 FEET THEREOF, AND ALL OF LOT 77, IN BLOCK 1 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, OCTOBER 8, 1909.

OWNER:
BBARC, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
601 EAST PALOMAR ST., #C402
CHULA VISTA, CA 91911

ZONING:
RM-3-7
LA JOLLA COMMUNITY PLAN
LOCAL COASTAL LAND USE PLAN
MULTI-FAMILY RESIDENTIAL (MFR)
FOR SMALL LOT SUBDIVISION:
PRE-SUBDIVIDED LOT DENSITY:
MUNICIPAL CODE RM-3-7: 1DU/1000 SF
LA JOLLA COMMUNITY PLAN: 1DU/1425 SF
5788 SF/1425/DU = 4.06 = 4 DU
MINIMUM LOT WIDTH: 25' (PRE-SUBDIVIDED)
- (SUBDIVIDED)
MINIMUM LOT FRONTAGE: 25' (PRE-SUBDIVIDED)
- (SUBDIVIDED)
MINIMUM LOT DEPTH: 100' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

SETBACK:
FRONT: 10/20' (PRE-SUBDIVIDED)
- (SUBDIVIDED)
REAR: 5' (PRE-SUBDIVIDED)
- (SUBDIVIDED)
SIDE: 5' (PRE-SUBDIVIDED)
- (SUBDIVIDED)
OVERLAY ZONES:
COASTAL HEIGHT LIMIT
COASTAL OVERLAY
TRANSIT OVERLAY
PARKING IMPACT OVERLAY

AREA:
SITE AREA: 0.133 ACRES (5,788 SQUARE FEET)

USES:
CURRENT USE:
RESIDENTIAL
PROPOSED USE:
RESIDENTIAL

RESIDENTIAL PARKING TABULATION
2 SINGLE-FAMILY RESIDENCES.....2 X 2 = 4 SPACES
TOTAL OFF-STREET COVERED PARKING SPACE REQUIREMENTS:
RESIDENTIAL - MUNICIPAL CODE SECTION 142.0520 TABLE 142-05C
4 SPACES REQUIRED - 4 SPACES PROVIDED IN GARAGES

TITLE NOTES:
TITLE INFORMATION IS BASED ON PRELIMINARY TITLE REPORT, TITLE NUMBER 73720002091-RCM DATED FEBRUARY 14, 2020, PREPARED BY CHICAGO TITLE COMPANY
NO EASEMENTS WERE DISCLOSED IN SUBJECT REPORT AFFECTING SAID PROPERTY
PRIVATE RECIPROCAL ACCESS EASEMENT WILL BE REQUIRED IN LOTS 1 & 2
5' IRREVOCABLE OFFER TO DEDICATE PUBLIC RIGHT OF WAY PROPOSED AS SHOWN

MONUMENTATION NOTES
① 3/4" IRON PIPE & DISK STAMPED LS 4863 PER CORNER RECORD NO.1503
② LEAD & DISK STAMPED LS 4863 9.90' OFFSET PER CORNER RECORD NO.1503
③ LEAD & DISK STAMPED "CITY ENGINEER" PER CR 1503, CR 20378, PM 21118, MAP 14439
④ 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5717 PER CR 20378
⑤ LEAD & DISK STAMPED "CITY ENGINEER" PER PM 21118, MAP 14439

() RECORD DATA PER MAP NO. 1216
DATA SHOWN HEREON ARE BASED ON INFORMATION FROM MAP 1216, CR 1503 AND CR 20378 AS PROVIDED ON SURVEY BY "A QUICK SURVEY", AS RECORD DATA. A COMPLETE PROCEDURE OF SURVEY WILL BE PART OF THE PARCEL MAP.

LOT AREA TABULATION		
LOT	AREA	LOT TYPE
1	2914 SF	SFR
2	2874 SF	SFR

UTILITY TABLE	
TELE (AT&T):	OVERHEAD
CATV (COX):	OVERHEAD
ELEC (SDG&E):	OVERHEAD

NOTE: THE SUBDIVIDER SHALL ENSURE THAT ALL ON-SITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.

CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 FAX: (858) 271-8912

TENTATIVE MAP NO. 2414114
COASTAL DEVELOPMENT PERMIT NO. 2414110
SITE DEVELOPMENT PERMIT NO. 2414113

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE NORTH LINE OF BLOCK 1, MAP NO. 1216. I.E N 75°08' EAST.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF LA JOLLA BOULEVARD AND BONAIR STREET. ELEVATION: 78.238' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY "A QUICK SURVEY", DATED JULY 15, 2019.
2. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER MAINS AND WATER MAINS WHICH WILL BE EXTENDED WITHIN THE PROPOSED PUBLIC STREET TO SUPPLY EACH PROPOSED LOT.
3. THE EXISTING NUMBER OF PARCELS ARE 1. THE PROPOSED NUMBER OF PARCELS ARE 2.
4. THE ASSESSOR PARCEL NUMBER FOR THIS PROPERTY IS : 351-381-31-00
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.133 ACRES.
6. THE PROPERTY HAS DIRECT ACCESS TO PLAYA DEL NORTE STREET, A DEDICATED PUBLIC STREET.
7. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
8. NAD27 COORDINATES = 242-1683. CCS83 COORDINATES = 1882-6243.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
10. A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE PARCEL MAP.
11. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
12. A WAIVER OF UNDERGROUNDING OVERHEAD UTILITES FRONTING THE SITE IS REQUESTED.

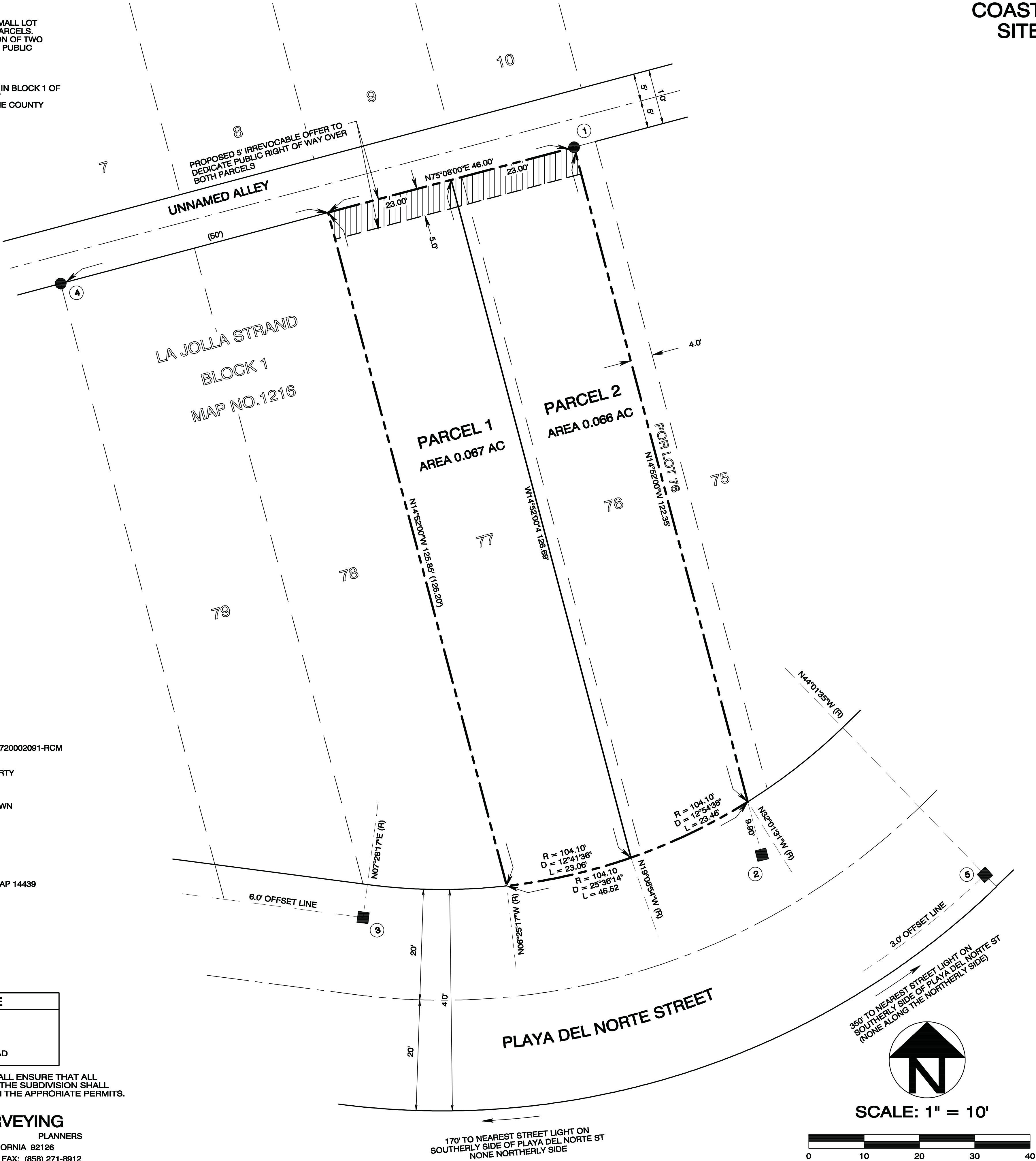
OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

KARLA V. BELTRAN
MANAGER
BBARC, LLC
DATE

ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508
AUGUST 20, 2020
Date

Prepared By: CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126 PHONE (858) 271-9901		Revision 5: Revision 4: Revision 3: Revision 2: Revision 1:
Project Address: 242-244 PLAYA DEL NORTE LA JOLLA, CA 92037		Original Date: MARCH 13, 2020
Project Name: PLAYA UNITS		Sheet 1 of 1 Sheet
Sheet Title: TENTATIVE MAP NO. 2414114		C-1
P.T.S. NO. 662091	I.O. NO. 24008590	L.C. COOR: 242-1683
CCS83 COOR: 1882-6243		



TENTATIVE MAP NO. 2414114
COASTAL DEVELOPMENT PERMIT NO. 2414110
SITE DEVELOPMENT PERMIT NO. 2414113

LEGEND	
PROPERTY LINE/TM BNDRY	---
EXISTING CONTOUR	---
EXISTING ELECTRICAL LINE	—E—E—
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING TELEPHONE LINE	—T—T—
EXISTING WATER LINE	—W—W—
PROPOSED EASEMENT	---
PROPOSED PVT 4" PVC SEWER LATERAL (PRIVATE)	(S)
PROPOSED 1" WATER SERVICE (PUBLIC)	(W)
PROPOSED CATCH BASIN (PRIVATE)	□
PROPOSED PVC DRAIN (PRIVATE)	=====
PROPOSED SIDEWALK (PUBLIC)	▨
PROPOSED PUBLIC CURB/GUTTER (PUBLIC) PER SDG-151	▨
PRIVATE RETAINING WALL	---
PROPOSED VEGETATED PAVEMENT (SEE LANDSCAPE PLAN) (PVT)	▨
PROPOSED VEGETATED AREA (SEE LANDSCAPE PLAN) (PVT)	▨
PROPOSED PERVIOUS PAVER AREA (SEE LANDSCAPE PLAN) (PVT)	▨
PROPOSED ONSITE CONCRETE SURFACE (SEE LANDSCAPE PLAN) (PVT)	▨

GRADING DATA

AREA OF SITE - 0.1329 AC (5798 SF)
AREA OF SITE TO BE GRADED - 0.1329 SF
PERCENT OF SITE TO BE GRADED 100%
AREA OF SITE WITH SLOPES GREATER THEN 25% - 0.0
PERCENT OF SITE WITH SLOPES GREATER THEN 25% - 0%

NO ENVIRONMENTALLY SENSITIVE LANDS EXIST ONSITE

AMOUNT OF CUT - 225 C.Y.
AMOUNT OF FILL - 0 C.Y.
AMOUNT OF EXPORT - 225 C.Y.
MAXIMUM HEIGHT OF FILL SLOPE - N/A
MAXIMUM HEIGHT OF FILL - 1'
MAXIMUM DEPTH OF CUT SLOPE - N/A
MAXIMUM DEPTH OF CUT - 4.5'
MAXIMUM FILL UNDER BUILDING FOOTPRINT - 0
MAXIMUM FILL UNDER COMPANION UNIT - 1'
MAXIMUM CUT OUTSIDE BUILDING FOOTPRINT - 0

RETAINING WALL: 7 FEET MAX, HT. 215 FEET TOTAL LENGTH

NOTE:
WALL WILL BE CONSTRUCTED ADJACENT TO OFFSITE WALL AND SUPPORTS EX GRADE. IT DOES NOT REPRESENT A PROPOSED FILL OF 7'.

EXISTING AMOUNT OF IMPERVIOUS AREA: 3875 SF
PROPOSED CREATED/REPLACED IMPERVIOUS AREA: 3652 SF
TOTAL IMPERVIOUS AREA: 3652 SF
IMPERVIOUS % INCREASE: -8.1%

CONSTRUCTION NOTES

- EX WATER SERVICE TO BE KILLED AT THE MAIN
- PROPOSED 1" WATER SERVICE PER CURRENT CITY STD
- PROPOSED PUBLIC (PARCEL 2), PRIVATE (PARCEL 1) - 4" SEWER LATERAL PER CURRENT CITY STD
- EX SEWER TO BE ABANDONED AT P/L
- PROPOSED 12" SHARED DRIVEWAY PER CURRENT CITY STD
- PROPOSED PERMEABLE PAVEMENT (TYPICAL)
- PROPOSED PARCEL LINE
- PROPOSED 2" SIDEWALK UNDERDRAINS PER CURRENT CITY STD
Q100 = 0.15 CFS (0.075 CFS/DRAIN)
V100 = 2.6 FPS
- PROPOSED 2" SIDEWALK UNDERDRAINS PER CURRENT CITY STD
Q100 = 0.15 CFS (0.075 CFS/DRAIN)
V100 = 2.6 FPS
- PROPOSED 1212 CATCH BASIN (TYPICAL)
- PROPOSED PVC DRAIN
- REMOVE AND REPLACE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY. REPLACE CURB GUTTER AND SIDEWALK PER CURRENT CITY STANDARDS
- PROPOSED CONCRETE WALKWAY (TYPICAL)
- VISIBILITY TRIANGLE (10' x 10')
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B) (2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
- PROPOSED BACKFLOW PREVENTER PER CITY CURRENT STANDARD
- PROPOSED 5' OFFER TO DEDICATE PUBLIC RIGHT OF WAY
- PROPOSED VEGETATED PAVEMENT (SEE LANDSCAPE PLAN)
- PROPOSED STREET TREE (SEE LANDSCAPE PLAN) (TYPICAL)

NOTE:

PRIVATE RECIPROCAL ACCESS EASEMENT WILL BE REQUIRED IN LOTS 1 & 2

ALL PROPOSED ONSITE UTILITIES SHALL BE UNDERGROUND.

AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT SHALL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN PLAYA DEL NORTE INCLUDING PRIVATE SIDEWALK UNDERDRAINS AND PRIVATE SEWER LATERALS (IN DRIVEWAY FOR PARCEL 1 AND NEAR DRIVEWAY PARCEL 2)

CONCEPTUAL RESIDENCES SHOWN HEREON INCLUDE 2 CAR GARAGES (MINIMUM) AND THE FACE OF GARAGES ARE A MINIMUM OF 18' FROM PROPOSED RIGHT OF WAY

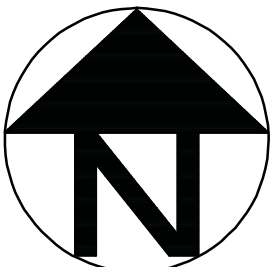
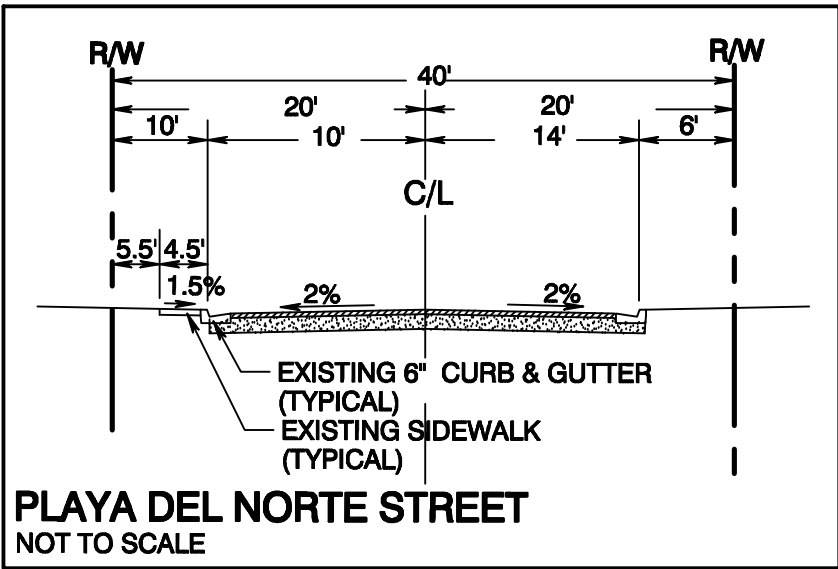
RUNOFF FROM DOWNSPOUTS TO FLOW OVER LANDSCAPING BEFORE LEAVING SITE

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

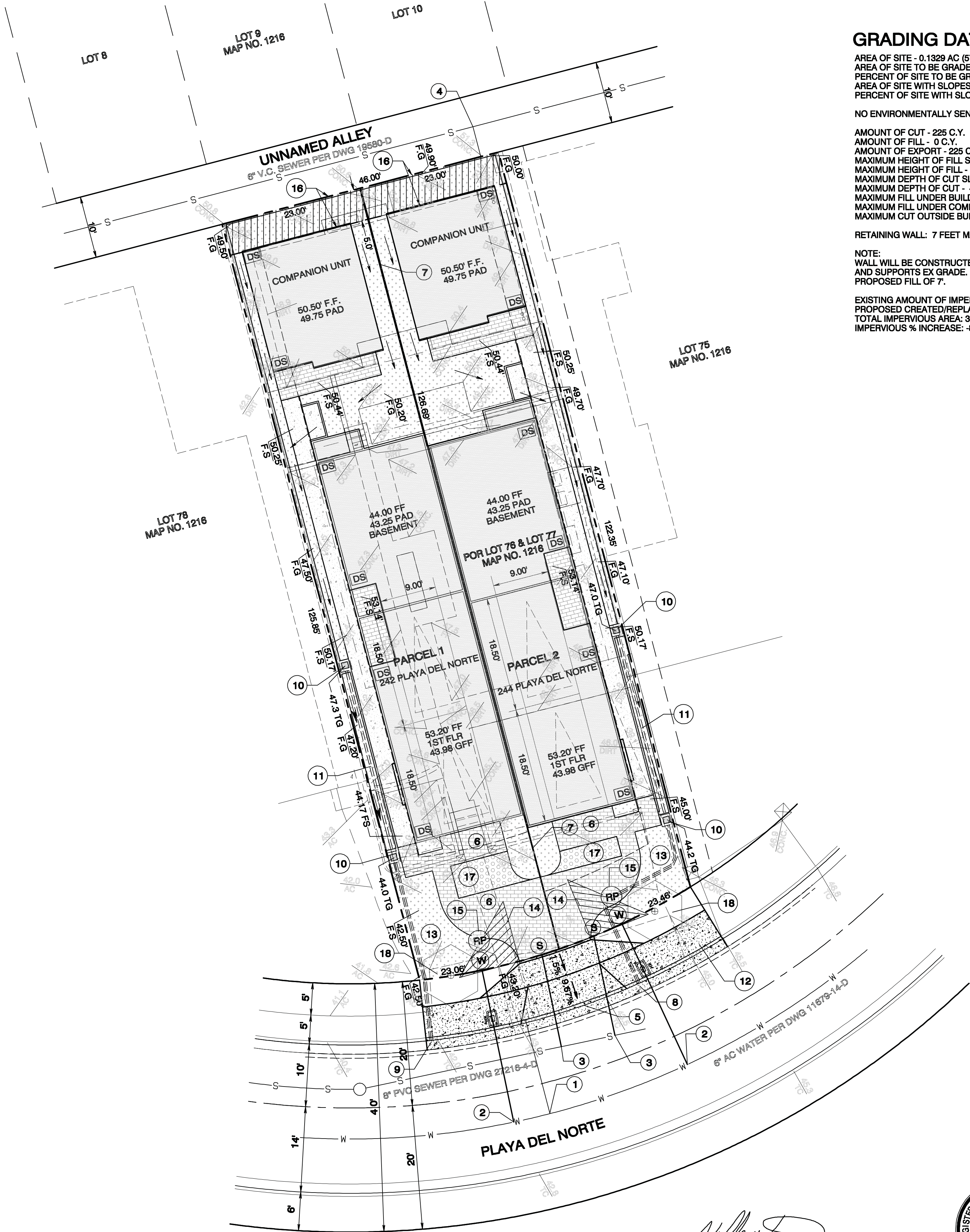
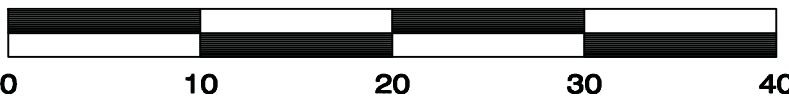
ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON PROJECT'S APPROVED WATER METER DATA CARD.

SEWER LATERALS ARE LOCATED A MINIMUM OF 5' DOWNHILL OF WATER SERVICE OR 10' UPHILL OF WATER SERVICE, AS SHOWN AT LEFT

SEWER LATERAL WITHIN DRIVEWAY FOR PARCEL 1 AND NEAR DRIVEWAY FOR PARCEL 2 WILL BE PRIVATE TO MEET MINIMUM SEPARATION REQUIREMENTS FROM WATER SERVICES AND REQUIRED STREET TREES



SCALE: 1" = 10'



ANTONY K. CHRISTENSEN, RCE 54021
LS 7508
AUGUST 20, 2020
Date



Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858) 271-9901

Project Address:
242-244 PLAYA DEL NORTE
LA JOLLA, CA 92037

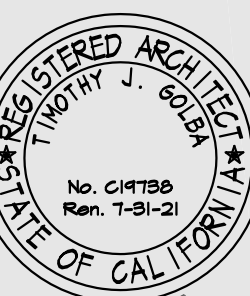
Project Name:
PLAYA UNITS

Sheet Title:
PRELIMINARY GRADING PLAN

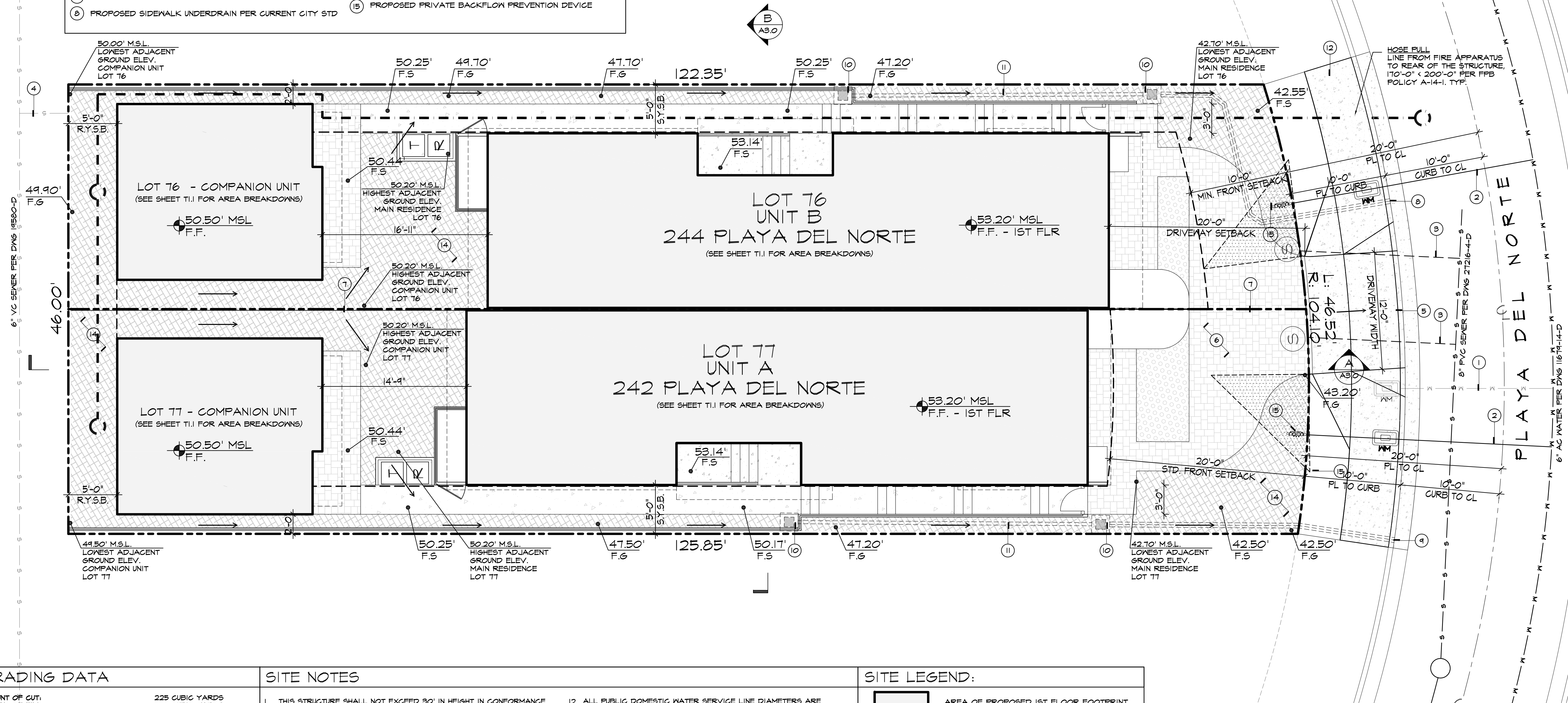
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Original Date: MARCH 13, 2020

Sheet 1 of 1 Sheet



①	EXISTING WATER SERVICE TO BE KILLED AT THE MAIN	⑨	PROPOSED SIDEWALK UNDERDRAIN PER CURRENT CITY STD
②	PROPOSED 1" WATER SERVICE PER CURRENT CITY STD	⑩	PROPOSED 1212 CATCH BASIN PER CIVIL DRAWINGS (TYP.)
③	PROPOSED PRIVATE 4" SEWER LATERAL PER CURRENT CITY STD	⑪	PROPOSED PVC DRAIN
④	EXISTING SEWER TO BE ABANDONED AT P/L	⑫	REMOVE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY. REPLACE WITH CURRENT CITY STANDARD CURB, GUTTER & SIDEWALK.
⑤	PROPOSED 12' SHARED DRIVEWAY PER CURRENT CITY STD	⑬	NOT USED
⑥	PROPOSED PERMEABLE PAVEMENT (TYP.)	⑭	PROPOSED LANDSCAPE AREA PER LANDSCAPE DRAWINGS
⑦	PROPOSED LOT LINE	⑮	PROPOSED PRIVATE BACKFLOW PREVENTION DEVICE
⑧	PROPOSED SIDEWALK UNDERDRAIN PER CURRENT CITY STD		



AMOUNT OF CUT:	225 CUBIC YARDS
AMOUNT OF FILL:	0 CUBIC YARDS
AMOUNT OF IMPORT/EXPORT SOIL:	225 CUBIC YARDS EXPORT
MAX. DEPTH OF CUT:	4'-6"
MAX. HEIGHT OF FILL:	1'-0"

NOTE:
THE PROJECT PROPOSES TO EXPORT 225 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

TOTAL DISTURBANCE AREA:	5,780 S.F.
EXISTING IMPERVIOUS AREA:	3,975 S.F.
PROPOSED IMPERVIOUS AREA:	3,652 S.F.
TOTAL IMPERVIOUS AREA:	3,652 S.F.
IMPERVIOUS % INCREASE:	-0.1%

MAX HEIGHT OF RETAINING WALLS:	7'-0"
TOTAL LENGTH OF RETAINING WALLS:	215'-0"

1. THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 113.0270.
2. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
3. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (WFC 901.4.4).
4. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
6. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
7. ALL PROPOSED PRIVATE SEWER FACILITIES LOCATED WITHIN A SINGLE LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
8. ALL REQUIRED EMRAS ASSOCIATED WITH WORK TO BE DONE WITHIN A PUBLIC ROW OR OTHER PUBLIC EASEMENT MUST BE APPROVED BY THE CITY AND RECORDED BY THE COUNTY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT AUTHORIZING THAT WORK.
9. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
10. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMG SECTION 142.0404(b)(2). PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURING FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
11. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH.
12. ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
13. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

AREA OF PROPOSED 1ST FLOOR FOOTPRINT

PROPOSED IMPERVIOUS AREA

PROPOSED PERVIOUS PAVING

PROPOSED PERVIOUS LANDSCAPE

VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.0273

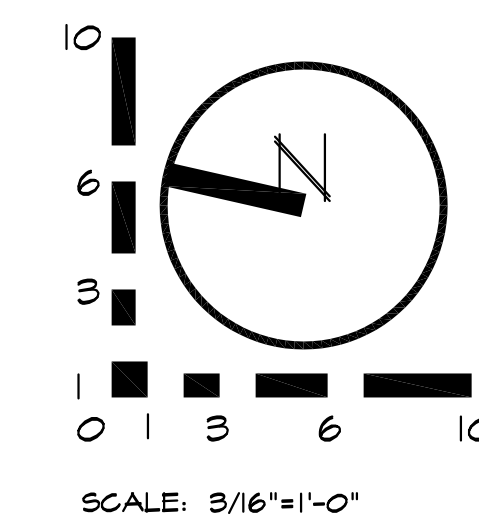
INDICATES PROPERTY LINE

INDICATES SETBACK LINE

SPOT ELEVATION

WATER METER

DIRECTION OF DRAINAGE



Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
contact: Brian Yamagata

Project Addresses:
242 & 244 Playa del Norte St.
La Jolla, CA 92037

Project Name:
Playa Units

Sheet Title:

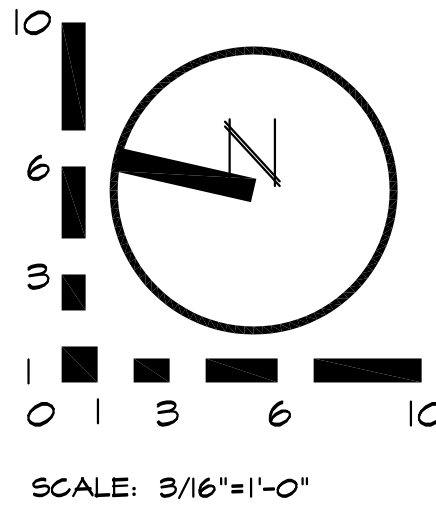
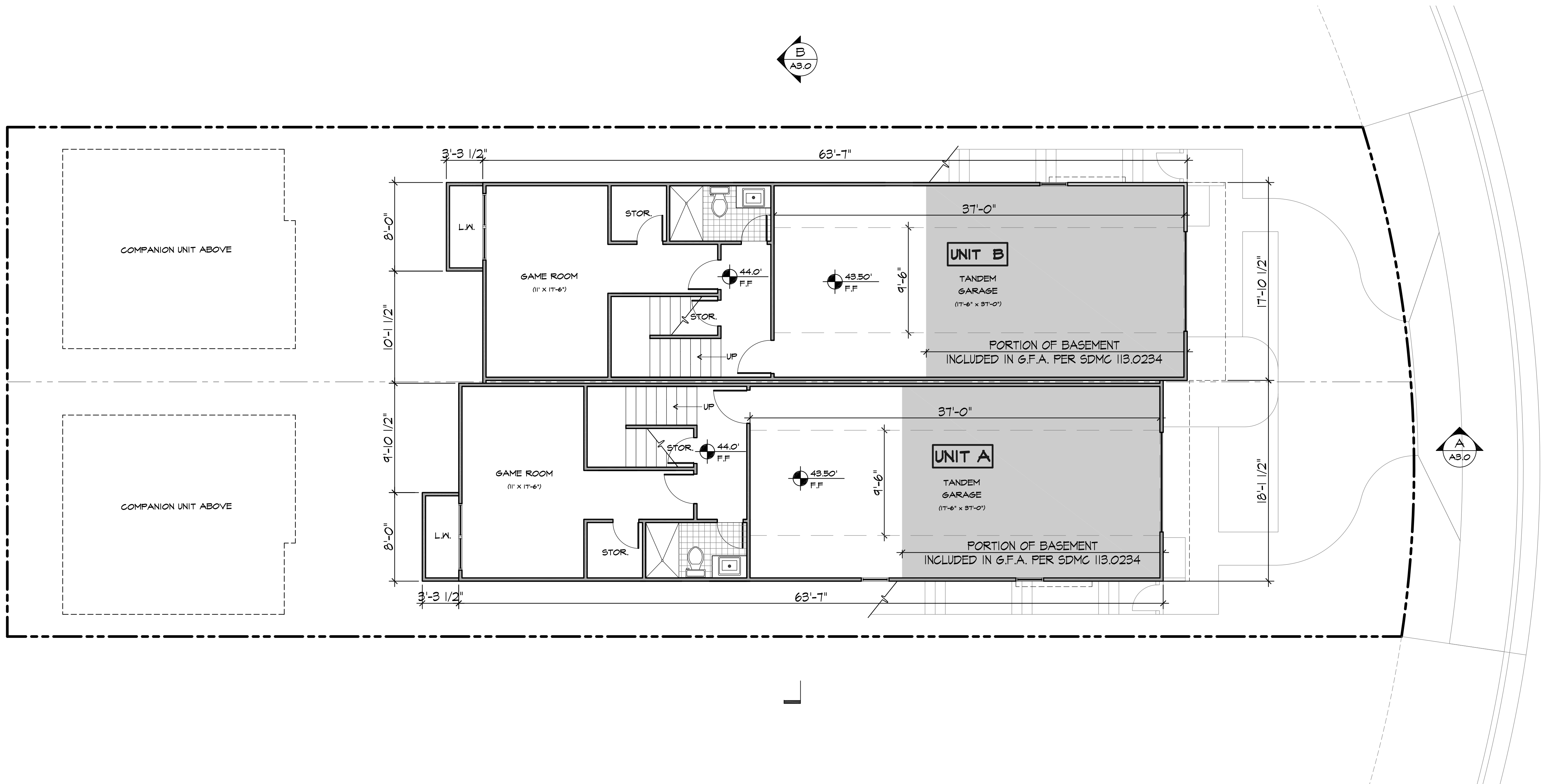
SITE PLAN

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date:
03-24-20

Sheet 6 Of 16

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La Jolla, CA 92037

Project Name:
Playa Units
Sheet Title:

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

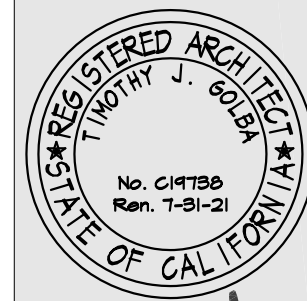
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**FLOOR PLAN —
BASEMENT**

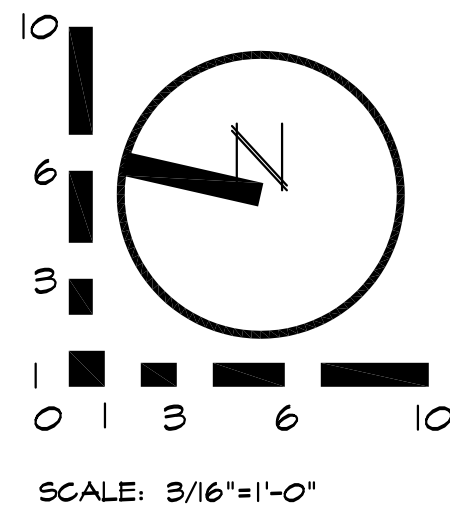
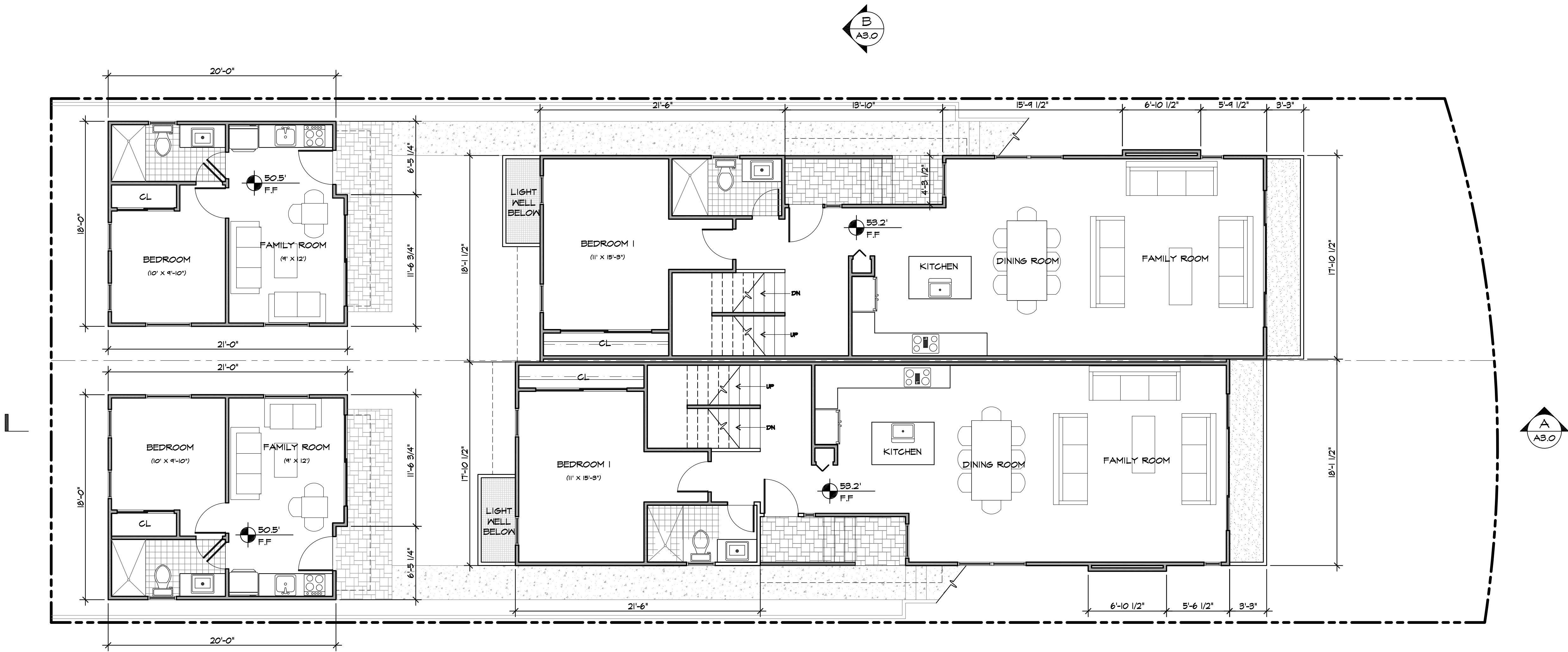
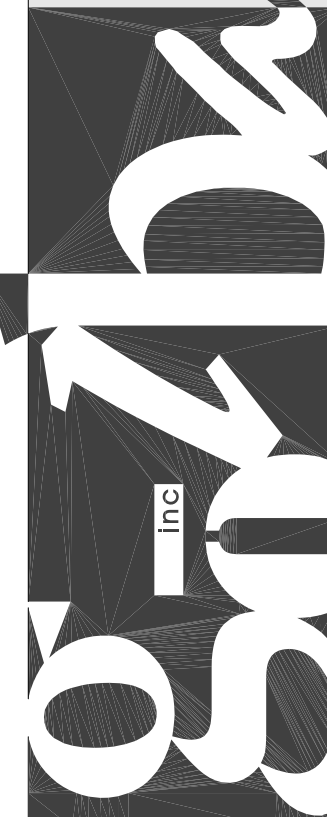
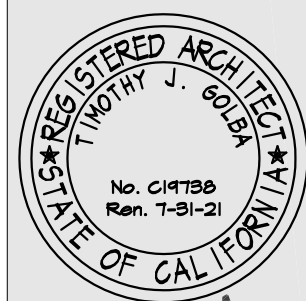
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PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA



golba
INC.

A 1.0



SCALE: 3/16"=1'-0"

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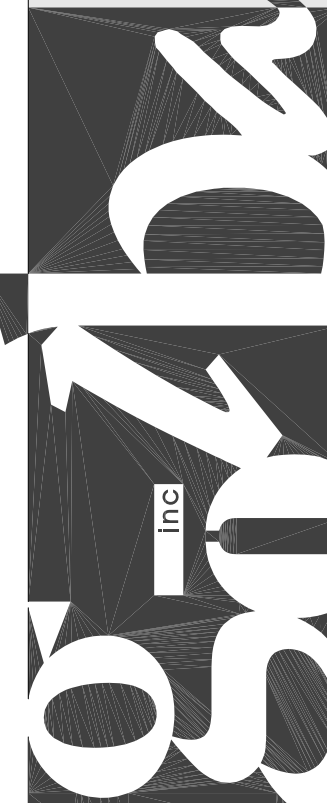
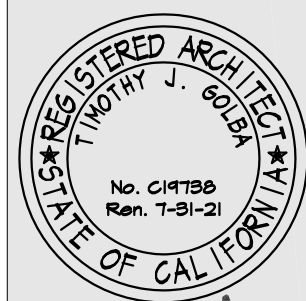
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Playa Units
Sheet Title:

**FLOOR PLAN —
FIRST FLOOR**

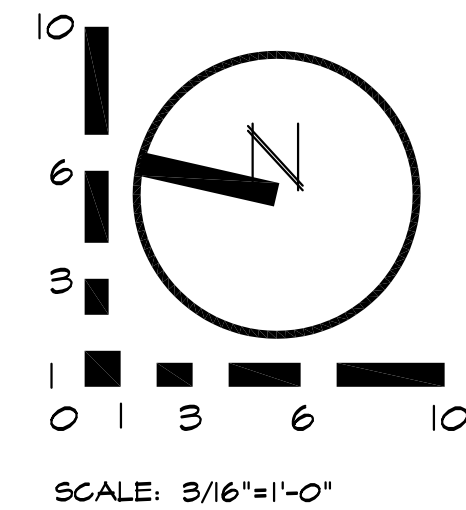
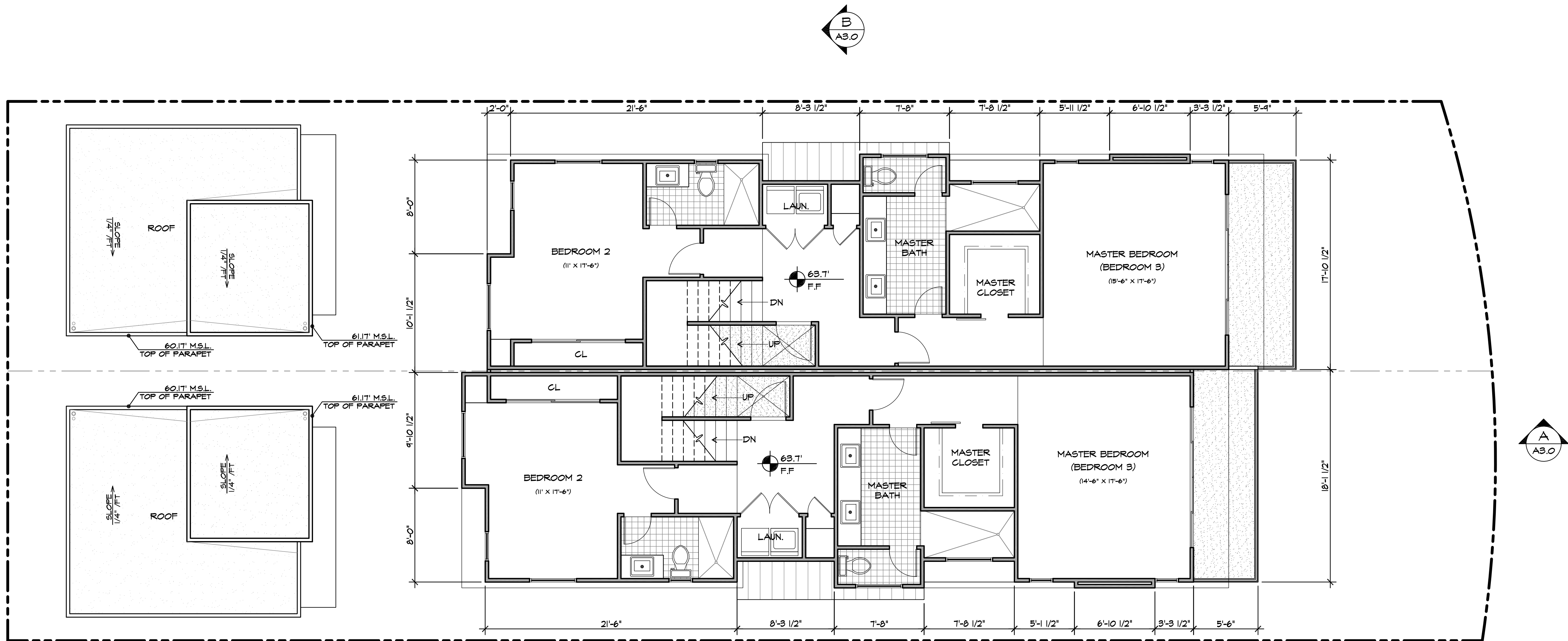
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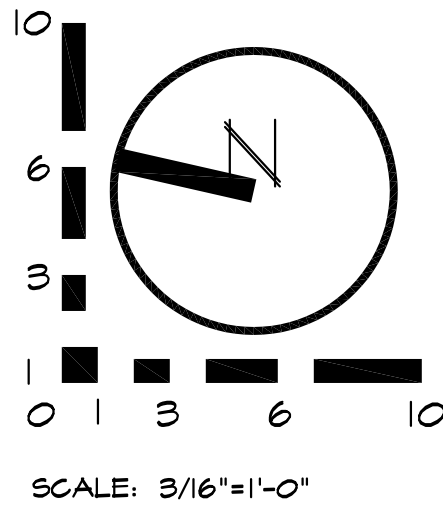
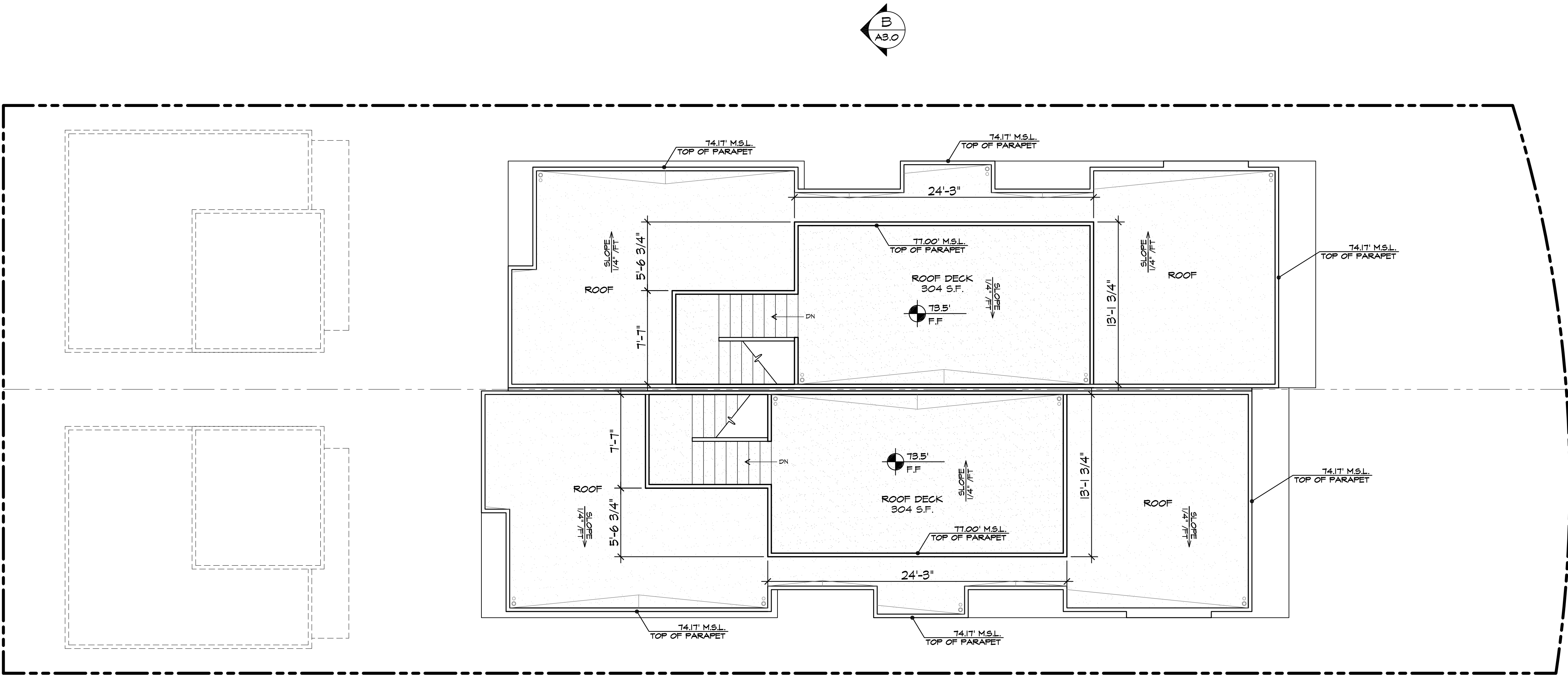
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Revision 6: X
Revision 5: X
Revision 4: X
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**FLOOR PLAN –
SECOND FLOOR**

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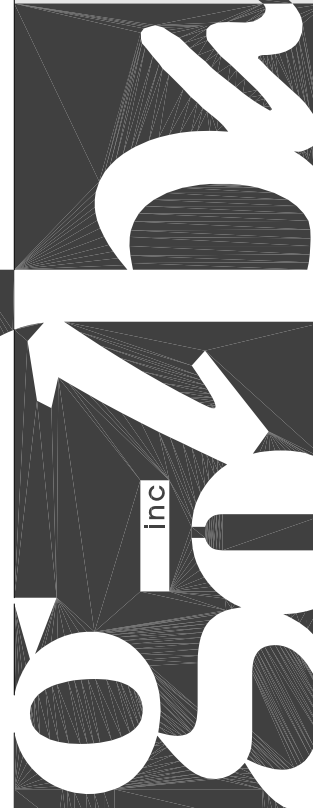
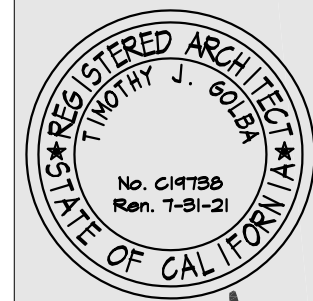
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Playa Units
Sheet Title:

**FLOOR PLAN —
ROOF PLAN**

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Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date:
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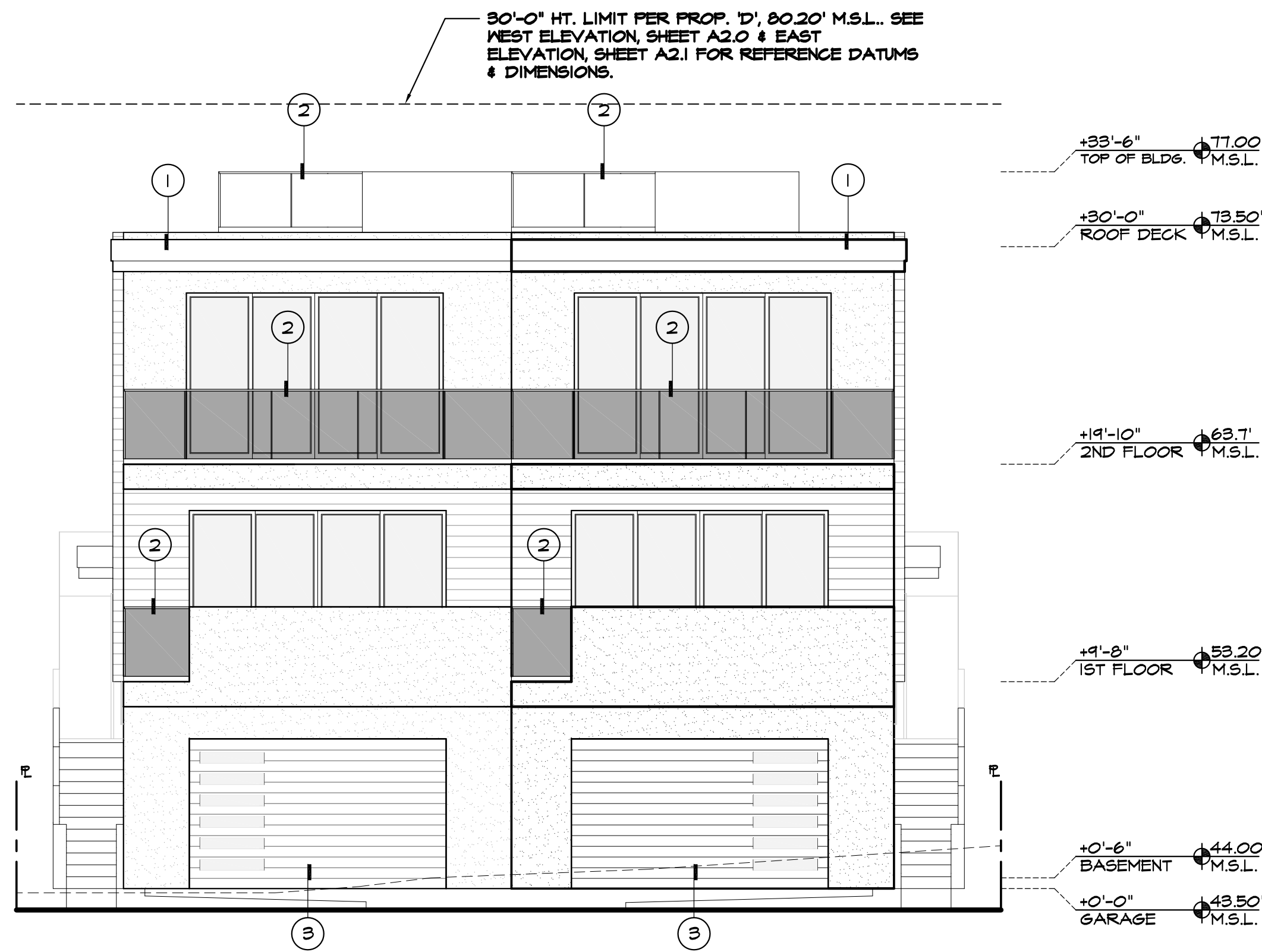
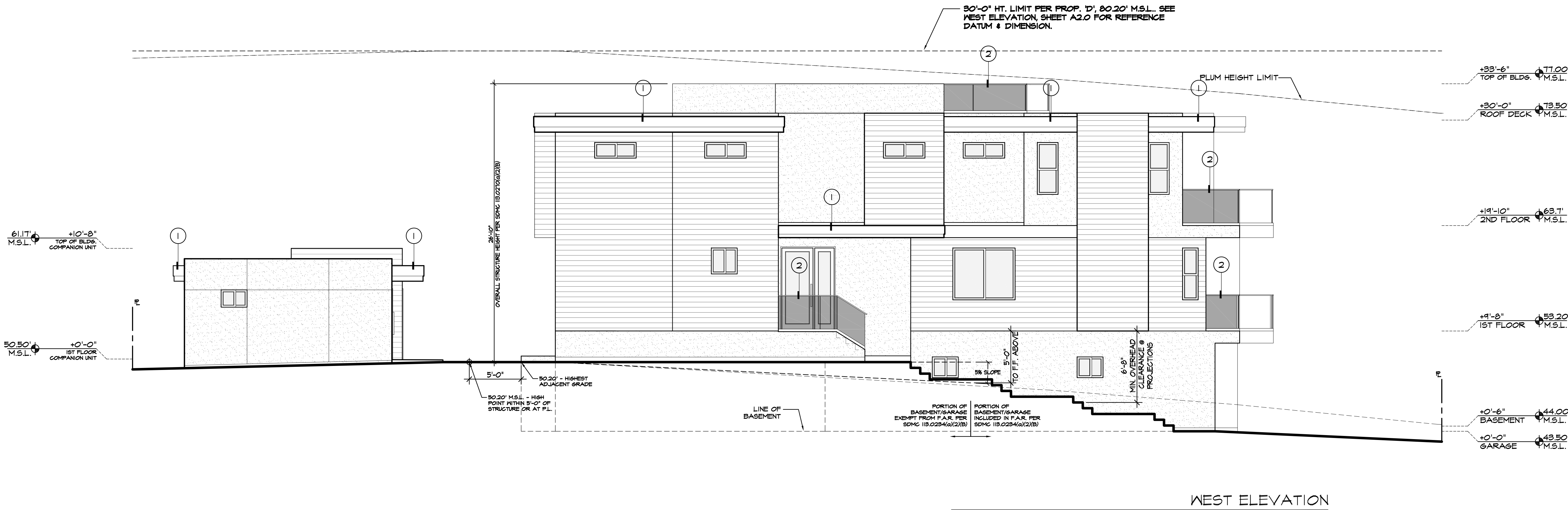
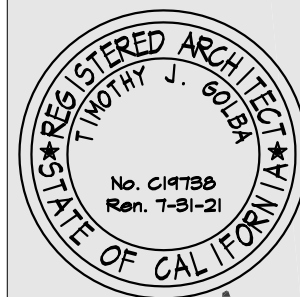
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A 1.3

PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA

GOLBA ARCHITECTURE inc
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Phone: (619) 231-9905 Fax: (858) 750-3471



MATERIAL LEGEND

- 1/8" EXT. CEMENT STUCCO W/ENERGY ACRYLIC FINISH COATING. COLOR PER OWNER/ ARCHITECT APPROVAL. (TYP.)
- JAMES HARDIE "HARDIPLANK" LAP SIDING, 6" OR 8" EXPOSURE, COLOR TBD.

ELEVATION KEY NOTES

- 1) COPPER FLASHING/COPING @ ROOF EDGE (TYP.)
- 2) RAILING PER OWNER APPROVAL, TYP. MIN. 42" HEIGHT FROM FINISHED FLOOR. OPENINGS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE.
- 3) ROLL-UP GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS. (TYP.)

COLOR PALETTE

- STUCCO: EARTHTONES
- SIDING: EARTHTONES
- FLASHING/COPING: COPPER

ELEVATION NOTES

- 1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.
- 2) NO DECK PARAPET, GUARDRAIL, WALL OR FENCE TO EXCEED AN AVERAGE OF 42" IN HEIGHT FROM THE FINISHED FLOOR OF THAT DECK, NOR SHALL THEY EXCEED 54" IN HEIGHT AT ANY POINT.



SCALE: 3/16"=1'-0"

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La Jolla, CA 92037

Original Date:
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Project Name:
Playa Units

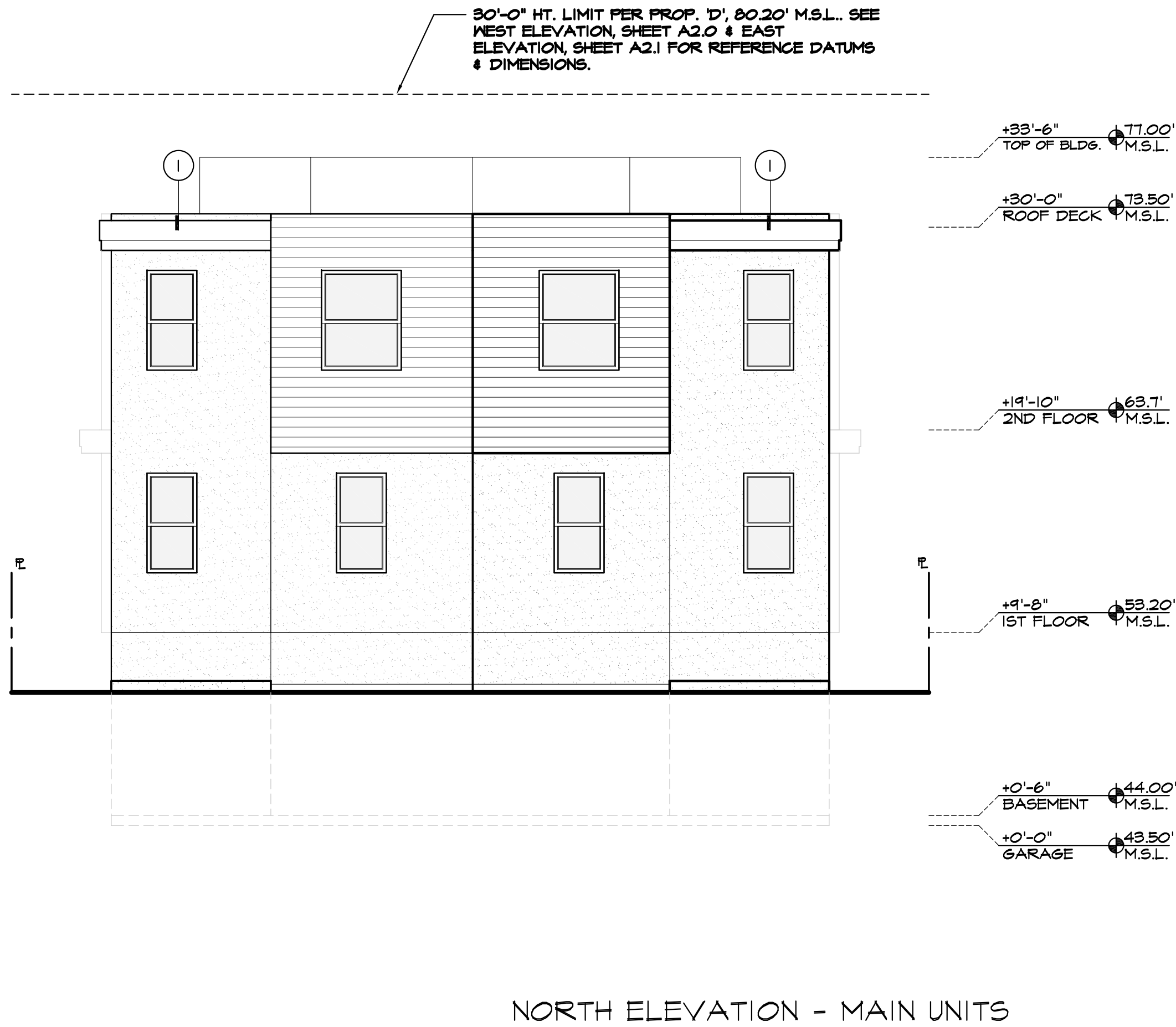
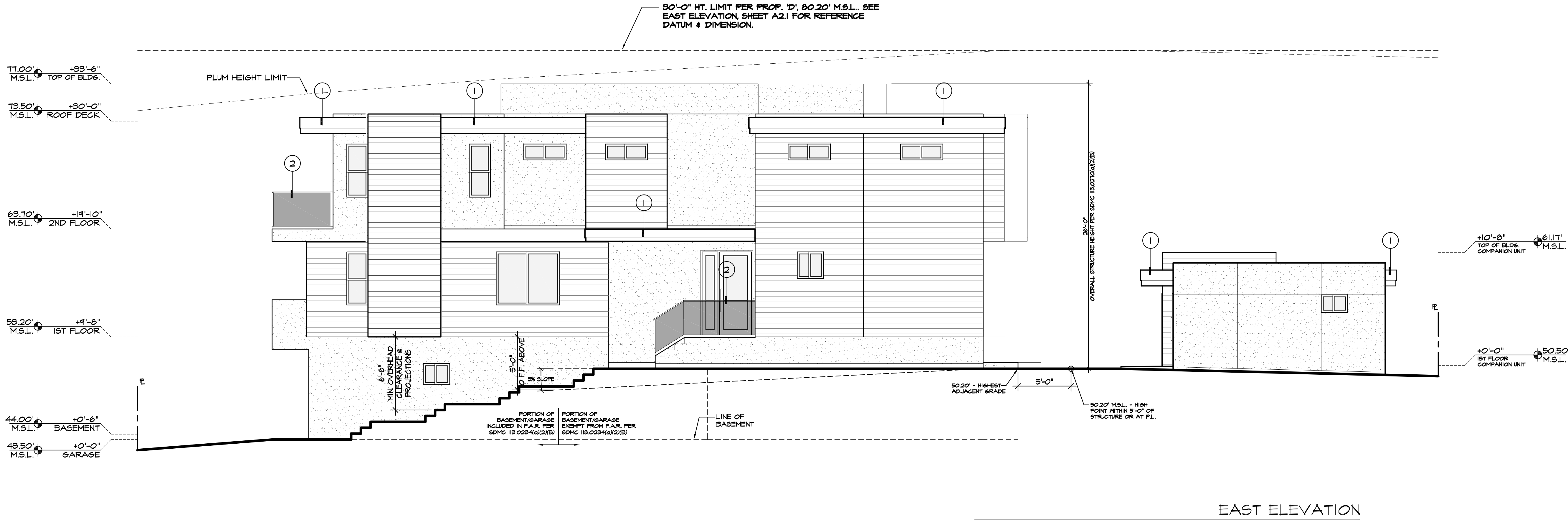
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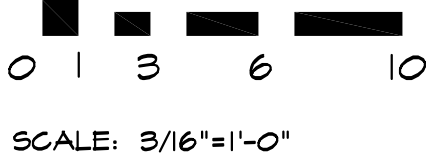
EXTERIOR ELEVATIONS



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MATERIAL LEGEND	
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③	ROLL-UP GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS, (TYP.)
COLOR PALETTE	
STUCCO:	EARTHTONES
SIDING:	EARTHTONES
FLASHING/COPING:	COPPER
ELEVATION NOTES	
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Playa Units

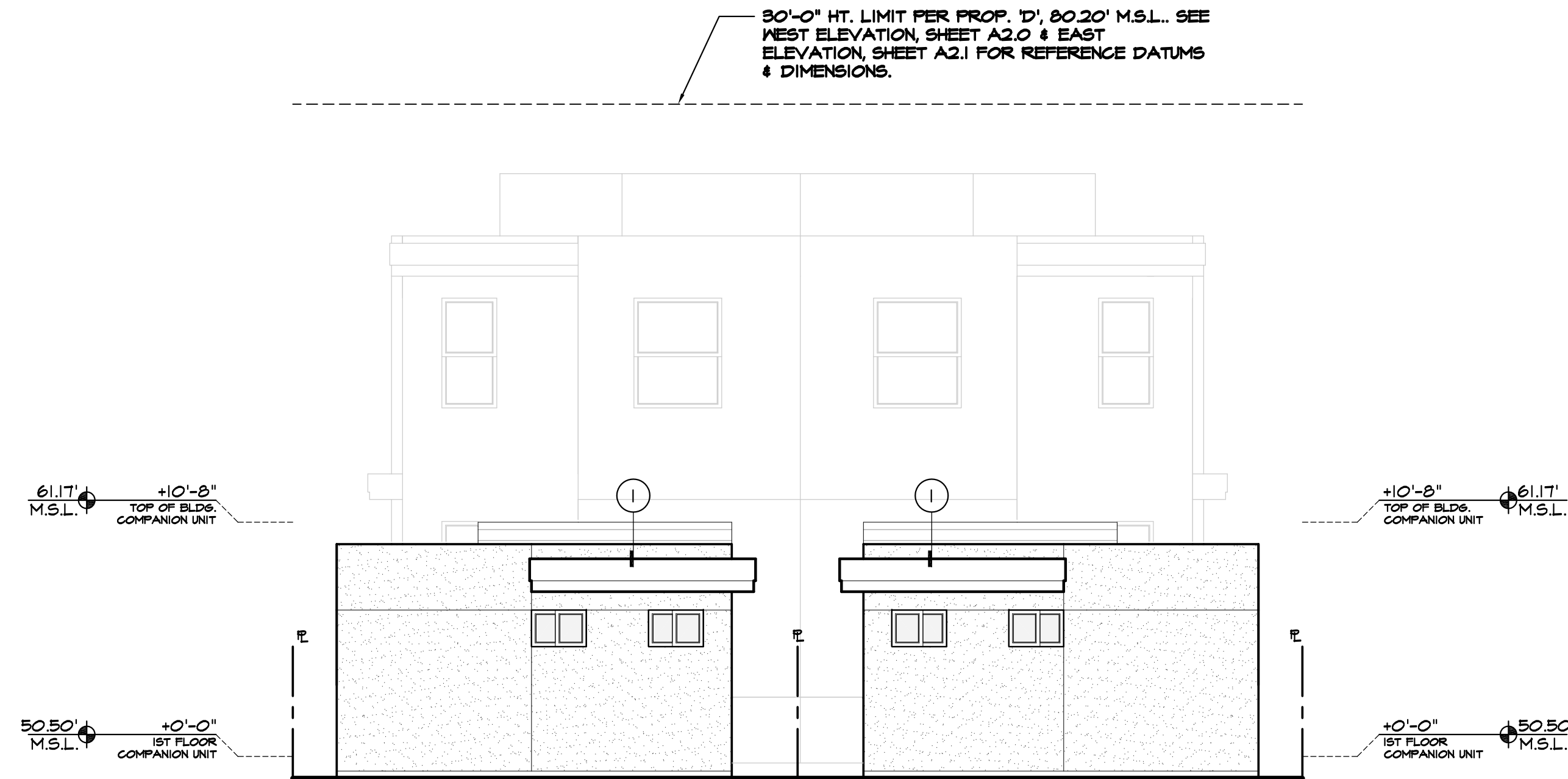
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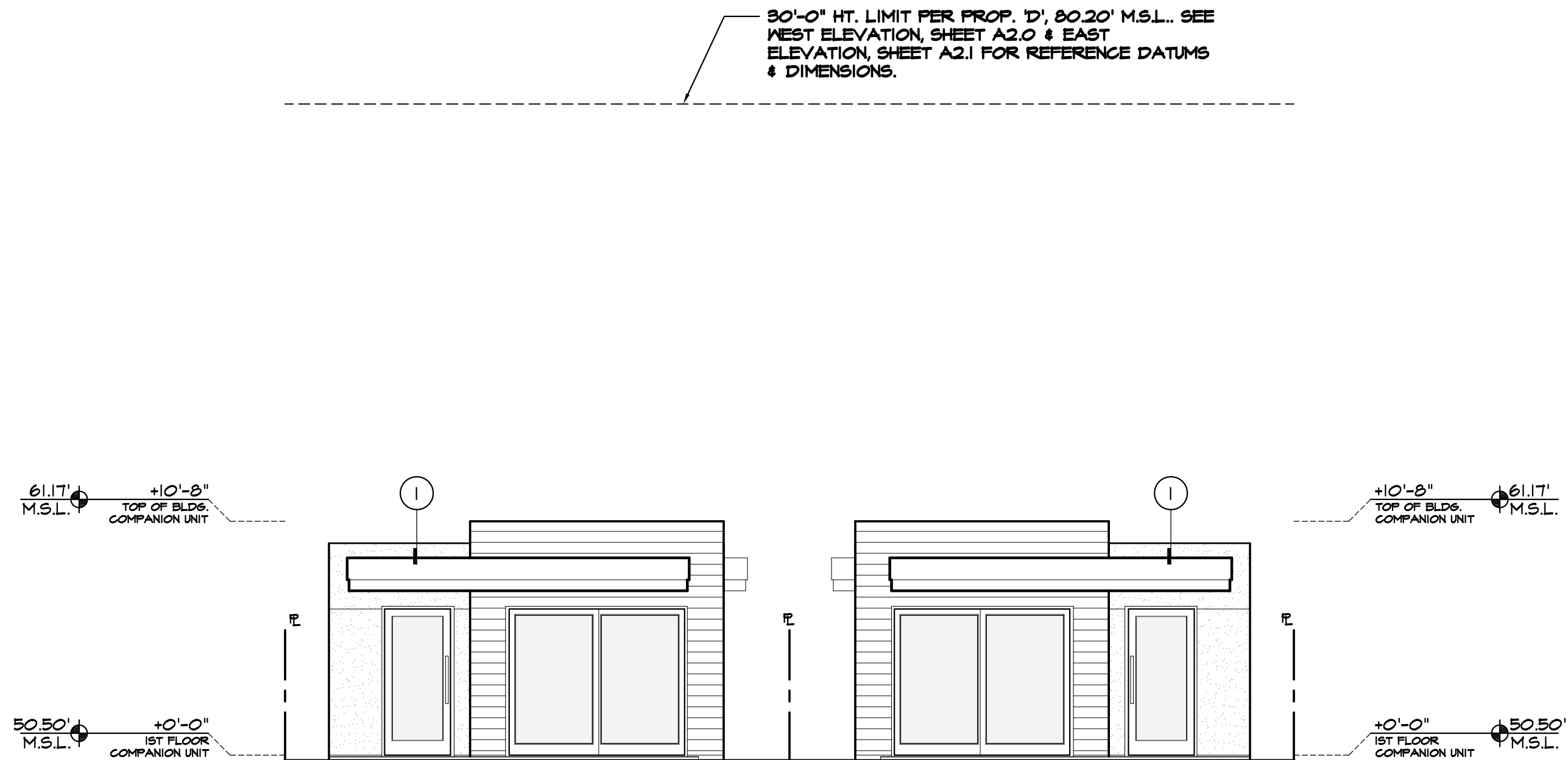
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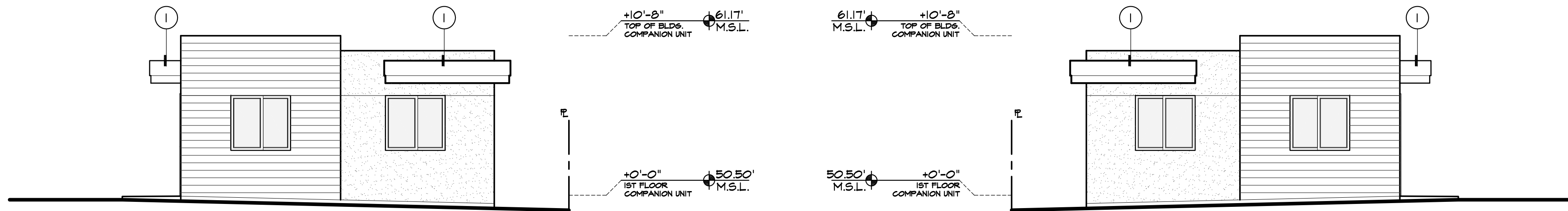
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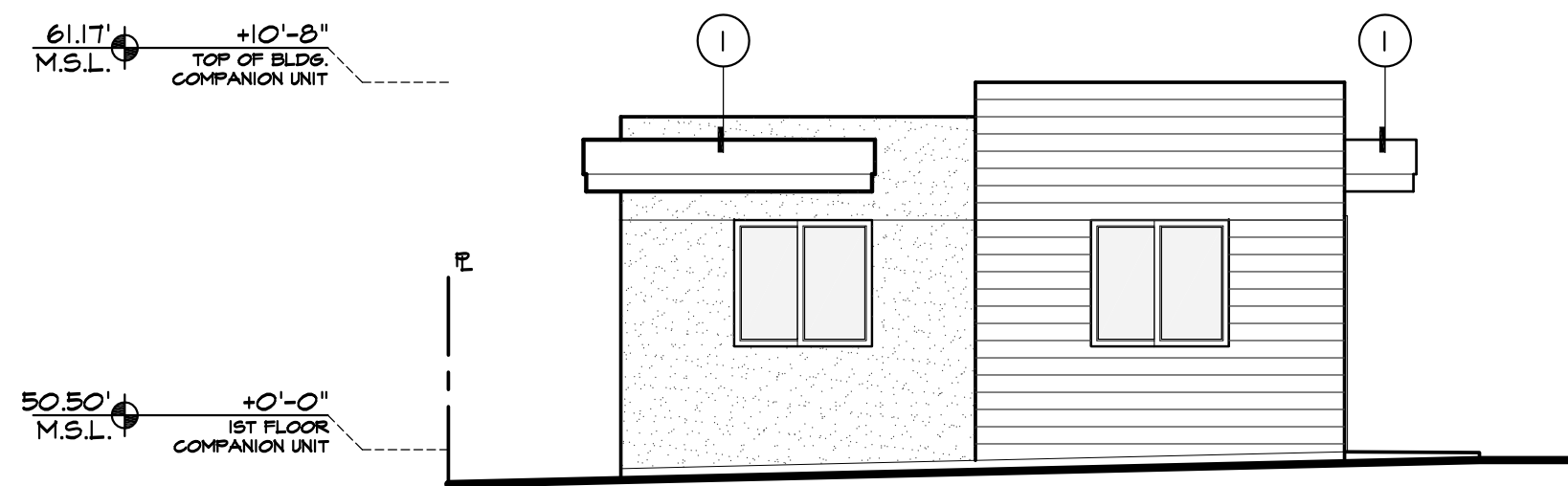
NORTH ELEVATION - COMPANION UNITS



SOUTH ELEVATION - COMPANION UNITS



EAST ELEVATION - LOT 77 COMPANION UNIT



WEST ELEVATION - LOT 76 COMPANION UNIT

MATERIAL LEGEND

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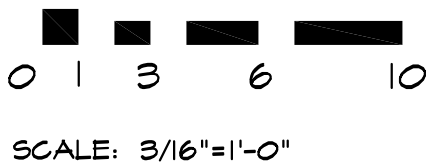
COLOR PALETTE

STUCCO: EARTHTONES
SIDING: EARTHTONES
FLASHING/COPING: COPPER

ELEVATION NOTES

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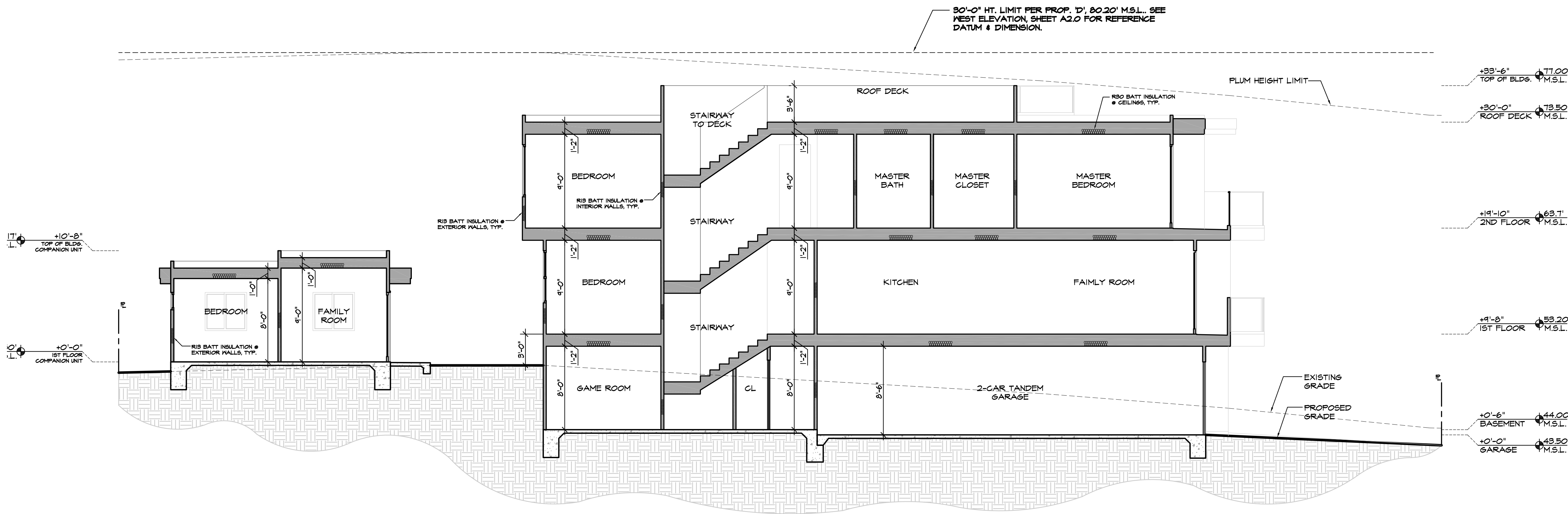
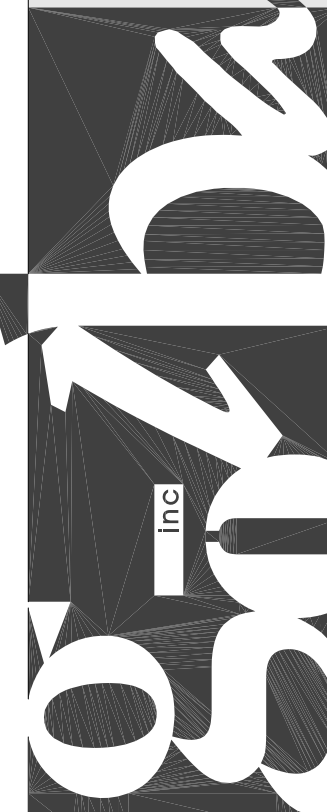
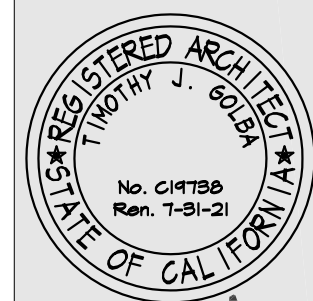
Project Name:
Playa Units

Sheet Title:
EXTERIOR ELEVATIONS

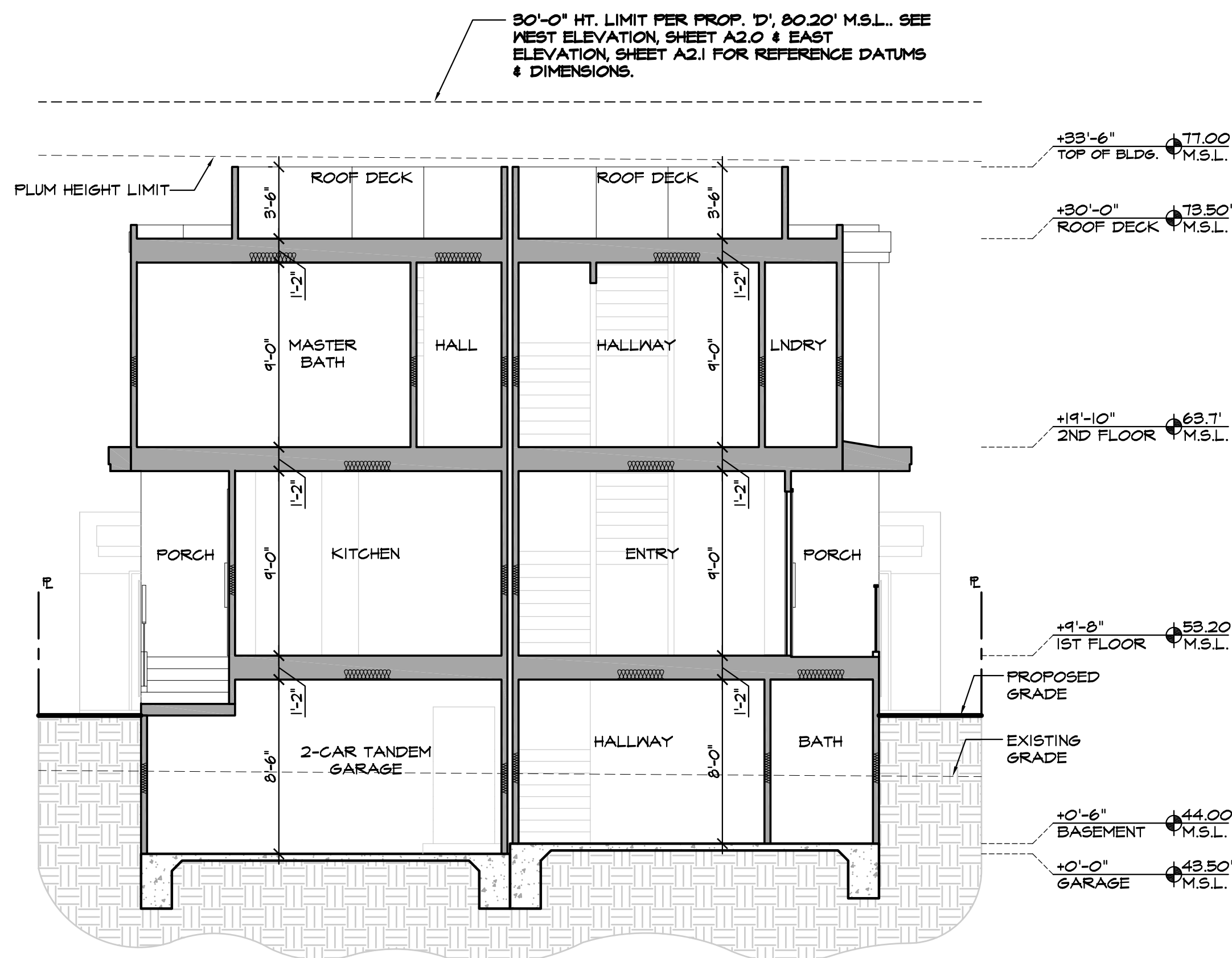
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BUILDING SECTION - A



BUILDING SECTION - B

- NOTE:**
- 1) NO DECK PARAPET, GUARDRAIL, WALL OR FENCE TO EXCEED AN AVERAGE OF 42" IN HEIGHT FROM THE FINISHED FLOOR OF THAT DECK, NOR SHALL THEY EXCEED 54" IN HEIGHT AT ANY POINT.
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 - 3) A VAPOR RETARDER AND CAPILLARY BREAK ARE REQUIRED AT SLAB ON GRADE FOUNDATIONS.
 - 4) 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH ADDRESS BLEEDING, SHRINKAGE, AND CURING SHALL BE USED. PER AGC 302.2R-06

0 1 3 6 10
SCALE: 3/16"=1'-0"

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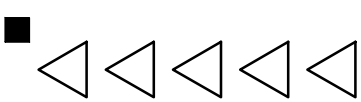
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La Jolla, CA 92037

Project Name:
Playa Units
Sheet Title:
SECTIONS

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Revision 4: X
Revision 3: X
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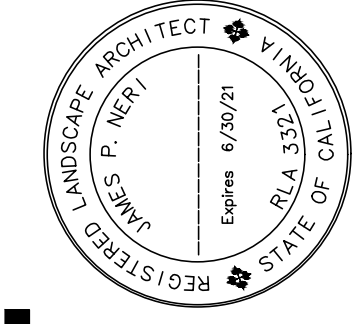
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03-24-20

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Project No. - GOL16XX
Drawn - JS
Checked - JPN

LA NERI
LANDSCAPE ARCHITECTURE
928 HORNLEIGH STREET, SUITE # 3
SAN DIEGO, CA 92109
TEL: 619.594.7433 FAX: 619.594.7433
WWW.NERILA.COM



LANDSCAPE CONCEPT PLAN FOR
242 PLAYA DEL NORTE
242 Playa del Norte
San Diego, CA 92037

FOR APPROVAL
19 AUGUST 2020

LANDSCAPE
DEVELOPMENT
PLAN

L1

GENERAL NOTES:

1. THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BINS PER PLANS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. ONCE THE PROJECT HAS BEEN TURNED-OVER TO THE OWNER THE LANDSCAPE AND IRRIGATION BOTH ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR

REPLACED PER THE CONDITIONS OF THE PERMIT.

11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
14. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
15. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
16. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
17. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - 17.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - 17.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
 - 17.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - 17.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IRRIGATION NOTE:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A , BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE DRIP IRRIGATION EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP, DRIP TUBING 3" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED SEPARATELY FROM OTHER PARKWAY PLANTINGS BY A HOMEOWNER-FUNDED AND MAINTAINED DRIP RING SYSTEM.
4. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.

DRAINAGE NOTES:

1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

LANDSCAPE KEY NOTES:

- ◇ PROPERTY LINE - TYPICAL SYMBOL
- ◇ PROPOSED SIDEWALK IN RIGHT-OF-WAY
- ◇ EXISTING WATER METER TO BE ABANDONED
- ◇ 10' VISIBILITY AREA AT DRIVEWAY. NO WALL/ OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL SHALL NOT EXCEED 2 FEET IN HEIGHT AT MATURITY
- ◇ TRASH AND RECYCLING BINS FOR MAIN RESIDENCE
- ◇ TRASH AND RECYCLING BINS FOR COMPANION UNIT, SPACE ALLOWED FOR 64 GALLON SIZE BINS
- ◇ LIGHT WELL WITH 42" HIGH GUARDRAIL/ ACCESS GATE ON TOP OF WALL
- ◇ 6' HIGH SOLID WOOD FENCE BETWEEN PROPERTIES
- ◇ RETAINING WALL WITH 6" MASONRY FENCE TO MATCH ARCHITECTURE WITH 3' 75% OPEN LATTICE ON TOP
- ◇ ORGANIC MULCH 3" DEEP IN REMAINING YARD, TYP. SYMBOL
- ◇ NEW WATER METER PER CIVIL PLANS
- ◇ EXISTING OVERHEAD POWER LINES
- ◇ EXISTING PILASTER/ WALL ON NEIGHBORING PROPERTY TO REMAIN
- ◇ SEWER LINE PER CIVIL PLANS

HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

	HARDSCAPE PAVING 'A' Impermeable paving such as: <ul style="list-style-type: none">• Uncolored concrete with broom-swept finish SDSRD• Uncolored concrete with enhanced finish• Integral color concrete with enhanced finish	814 SF
	HARDSCAPE PAVING 'B' Pervious paving such as: <ul style="list-style-type: none">• Pervious concrete pavers• Pervious concrete	609 SF
	HARDSCAPE PAVING 'C' Planted pervious paving such as: <ul style="list-style-type: none">• Grasscrete• Drivable grass• Grasspave	85 SF

STREET TREE CALCULATION

(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE (MINUS DRIVEWAY WIDTH)
STREET FRONTAGE: 35'
STREET TREE REQUIRED: 2 TOTAL; PROVIDED: 2
TOTAL

MINIMUM STREET TREE

SEPARATION DISTANCE:

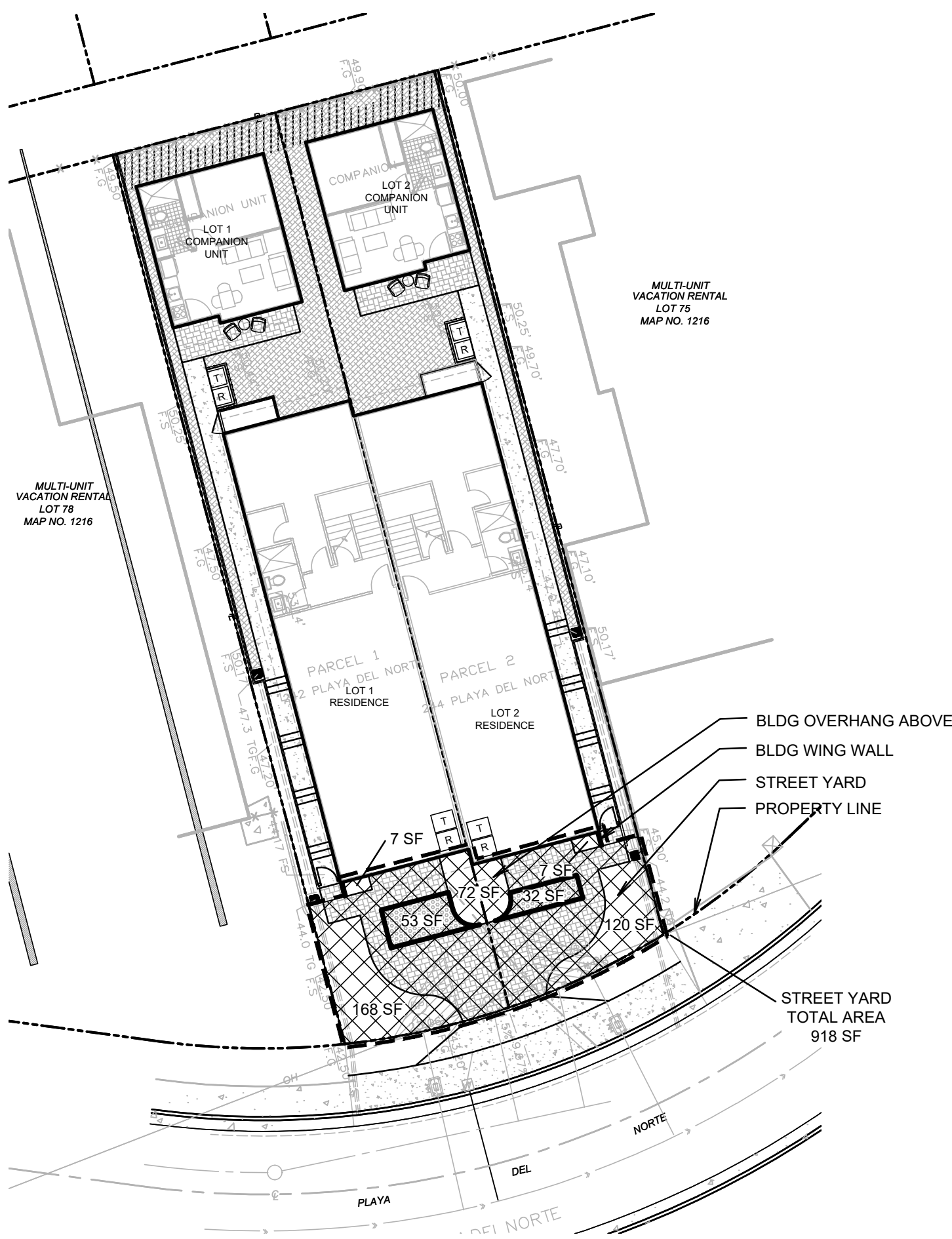
IMPROVEMENT/	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
DRIVEWAY (RESIDENTIAL ENTRIES < 25 MPH)	5 FEET
INTERSECTIONS (INTERSECTING CURB LINES)	25 FEET

LANDSCAPE CONCEPT STATEMENT

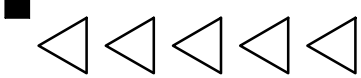
THE LANDSCAPE FOR THIS SMALL LOT SUBDIVISION RESPECTS THE SEASIDE LOCATION AND THE PROPOSED DEVELOPMENT. PROPOSED PLANT MATERIAL HAS BEEN CHOSEN TO THRIVE IN LOCATIONS WITH CONDITIONS SUCH AS SALT SPRAY, WIND, AND MARINE LAYER. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES ARE PROPOSED. VERTICAL PLANTINGS ARE STRATEGICALLY PLACED TO PROVIDE PRIVACY FOR EACH RESIDENT. NEW TREES GIVE SHADE TO PEDESTRIANS, AVOID CONFLICTS WITH UTILITIES, AND PRESERVE VEHICULAR SIGHT LINES IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

LANDSCAPE DIAGRAM

NOT TO SCALE

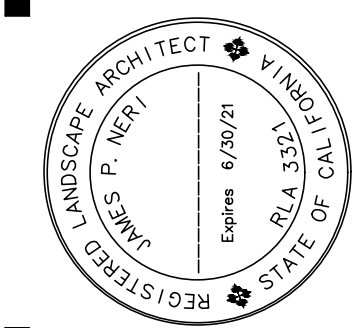


ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE



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Drawn - JS
Checked - JPN

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LANDSCAPE CONCEPT PLAN FOR
242 PLAYA DEL NORTE
242 Playa del Norte
San Diego, CA 92037

FOR APPROVAL
19 AUGUST 2020

LANDSCAPE
DEVELOPMENT
PLAN

L2

ESTIMATED TOTAL WATER USE

HYD.	PLANT FACTOR	HYDROZONE AREA IN S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	ETAF X HA	RESULT IN GAL/ YR.
1	0.4	435	DRIP	.81	0.49	214.8	5,327
2	0.2	56	DRIP	.81	0.25	13.8	343
3	0.7	85	SPRAY	.75	0.93	79.3	1,967
TOTAL		576					7,638

WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) = 576 SF
SPECIAL LANDSCAPE AREA (SLA) = 0 SF
ETo= 40
ETAF= .55

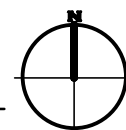
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
MAWA = (ETo)/(0.62)/[(0.55 x LA) + (0.45 x SLA)]
(40)/(0.62) [(.55 x 576) + (0.5 x 0)] = 7,857 GAL/YR

ETWU = (ETo)/(0.62) [(PF x HA/IE) + (SLA)]

ESTIMATED TOTAL WATER USE (ETWU): 7,638 GAL/YR

HYDROZONE DIAGRAM

NOT TO SCALE



PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

* Denotes Preferred Species

SHADE TREES
Small scale tree - 25' tall max under overhead power lines (per SDGE) such as:
* *Handroanthus impetiginosus* "Pink Trumpet"
Bauhinia blakeana "Hong Kong Orchid Tree"
Cassia leptophylla "Gold Medallion"

LOW EVERGREEN HEDGE
Medium scale shrub - 5' tall x 3' wide, such as:
* *Carissa macrocarpa* "Natal Plum"
Ligustrum japonica "Japanese Privet"
Pittosporum tobira "Mock Orange"
Leucadendron 'Safari Sunshine' "Silver Tree"
Grewia occidentalis "Lavendar Starflower"
Coprosma 'Marble Queen' "Dwarf Variegated Mirror Plant"

FLOWERING ACCENT SHRUBS
Medium scale shrub - 3' tall x 3' wide, such as:
* *Cistus purpurea* "Rock Rose"
Galvezia speciosa 'Firecracker' "Firecracker 'Snapdragon"
Polygala fruticosa 'Petite Butterfly' "Dwarf Sweetpea Shrub"

ACCENT SUCCULENTS
Medium scale shrub - 3' tall x 3' wide, such as:
* *Agave attenuata* "Ghost Aloe"
Agave desmettiana 'Variagata' "Variegated Smooth Agave"
Aloe x spinosissima "Spider Aloe"
Aloe striata "Coral Aloe"
Hesperaloe parviflora "Red Yucca"

ACCENT PLANTS
Medium scale grass - 3' tall x 2' wide, such as:
* *Phormium tenax 'Yellow Wave'* "New Zealand Flax"
Strelitzia reginae "Bird of Paradise"
Phoenix roebelinii "Pygmy Date Palm"

ACCENT MASSED PERENNIALS
Medium scale grass - 18" tall x 12" wide, such as:
* *Dianella tasmanica 'Variegata'* "Flax Lily"
Penstemon eatonii "Firecracker Penstemon"
Phormium 'Jack Sprat' "Jack Sprat New Zealand Flax"
Bulbine fruticosa 'Hallmark' "Orange-stalked Bulbine"
Pelargonium peltatum "Ivy Geranium"

EVERGREEN GROUNDCOVER
Low-growing groundcover - 1' tall x 4' wide, such as:
* *Dymondia margaritae* "Dymondia" (flat)
Erigeron karvinskianus "Fleabane" (flat)
Fragaria chiloensis "Beach Strawberry" (flat)
Cistanth grandiflora "Rock Purslane"
Osteospermum fruticosum "African Daisy"
Gazania spp. "Blanket Flower"

EVERGREEN GROUNDCOVER IN TURF PAVING
Low-growing groundcover - 2" tall such as:
* *Seashore paspalum*

PROPOSED PLANT MATERIAL IN STREET YARD:	QTY / % / SIZE	PLANT POINTS/ PLANT	TOTAL PLANT POINTS
SHADE TREES	2 / 100% / 24" BOX	20 EA	= 40
LOW EVERGREEN HEDGE	10 / 100% / 5 GAL	2 EA	= 20
FLOWERING ACCENT SHRUBS	8 / 100% / 5 GAL	2 EA	= 16
ACCENT SUCCULENTS	15 / 100% / 1 GAL	1 EA	= 15
ACCENT MASSED PERENNIALS	19 / 100% / 1 GAL	1 EA	= 19
EVERGREEN GROUNDCOVER	334 SF / 100% / 4" POTS/ FLATS @ 12" O.C.	0 EA	= 0
EVERGREEN GROUNDCOVER IN TURF PAVING	77 SF / 100% / PLUGS	0 EA	= 0
TOTAL			= 110

