



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 7, 2021 REPORT NO. HO-21-011

HEARING DATE: July 14, 2021

SUBJECT: Salvagio Residence CDP/SDP, Process Three Decision

PROJECT NUMBER: [659048](#)

OWNER/APPLICANT: Leslie and Phillip Salvagio, Owner / Architect Mark D. Lyon, Inc., Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve demolition of the existing residence and construction of a new two-story, single family residence with garage and site improvements at 411 Sea Ridge Drive within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2407265 and Site Development Permit No. 2407266.

Community Planning Group Recommendation: On July 2, 2020, the La Jolla Community Planning Association recommended 13-3-1 to deny the project (Attachment 6).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15302 - Replacement or Reconstruction. The environmental exemption determination for this project was made on February 17, 2021, and the opportunity to appeal the determination ended on March 3, 2021. There were no appeals to the environmental determination.

### BACKGROUND

The 0.21-acre site is located at 411 Sea Ridge Drive and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla community. The site is in the First Public Roadway, RS-1-7 Zone, Coastal (Appealable Area) Overlay Zone, Sensitive Coastal Overlay Zone, steeply sloped coastal bluff, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Overlay Zone, Transit Priority Area, and Geology Hazard Category 47 and 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](#), a Site Development Permit decided in accordance with a Process Three is required where environmentally sensitive lands are present for single dwelling unit development on a premises containing sensitive coastal bluffs.

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 project includes demolishing the existing residence and constructing a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed. The project was designed to comply with the development standards required by the underlying RS-1-7 Zone (single family residential), including height (29 feet) below the 30-foot height limit, density, building setbacks, and floor area ratio (.546) that does not exceed the .55 maximum requirement.

Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. Drainage for the project also complies with the City's drainage regulations and standards.

The project site is designated for low-density residential uses (5-9 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density. The project site is located within the First Public Roadway and is adjacent to the Bird Rock Waterfront. However, public access is limited along portions of the Bird Rock Waterfront due to the steep slopes, sensitive rock formations and restricted parking.

The Community Plan identifies Sea Ridge Drive as an identified Public Vantage Point, and specifies that public views from identified vantage points to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use. In addition, public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private

coastal properties at yards and setbacks. The project complies with these Community Plan goals and will preserve the view corridors of the side yards through a Covenant of Easement.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. The project will not adversely affect Environmentally Sensitive Lands and includes a permit condition that prohibits the development on the face of the sensitive coastal bluff.

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 dedicating an additional 3.5 feet right-of-way on Sea Ridge Drive to provide a 10-foot curb-to-property-line distance; obtaining an Encroachment Maintenance Removal Agreement for the private improvements in the right-of-way; closure of all non-utilized driveways and the installation of a new City standard driveway, sidewalk, curb and gutter; implementing storm water construction best management practices; and executing in favor of the City a hold harmless agreement, including a waiver of liability for the project.

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. 2407265 and Site Development Permit No. 2407266, with modifications.
2. Deny Coastal Development Permit No. 2407265 and Site Development Permit No. 2407266, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



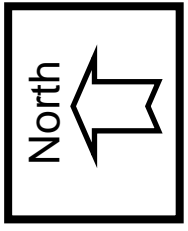
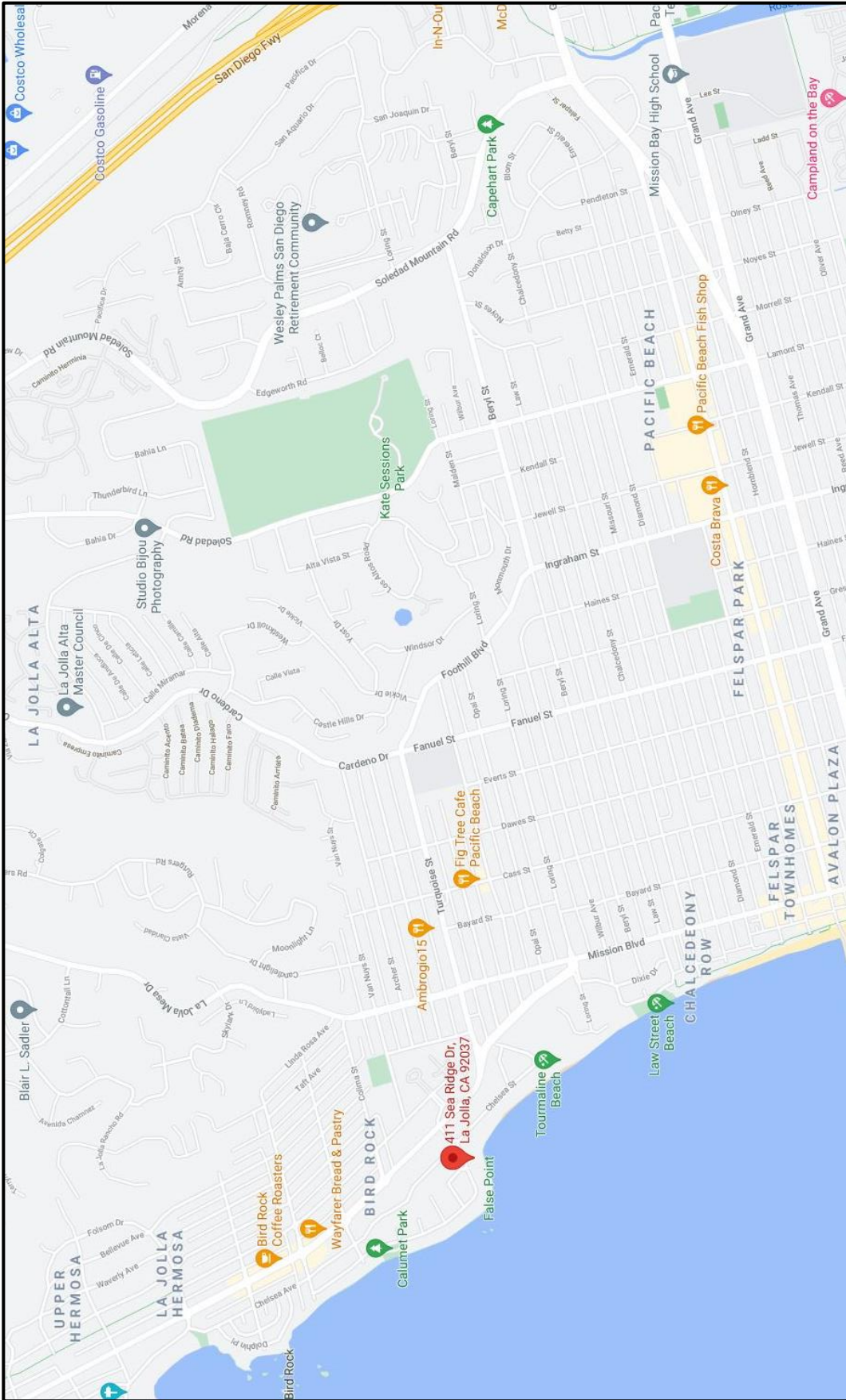
Xavier Del Valle, Development Project Manager

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. Community Planning Association Recommendation
7. Ownership Disclosure Statement
8. Project Plans



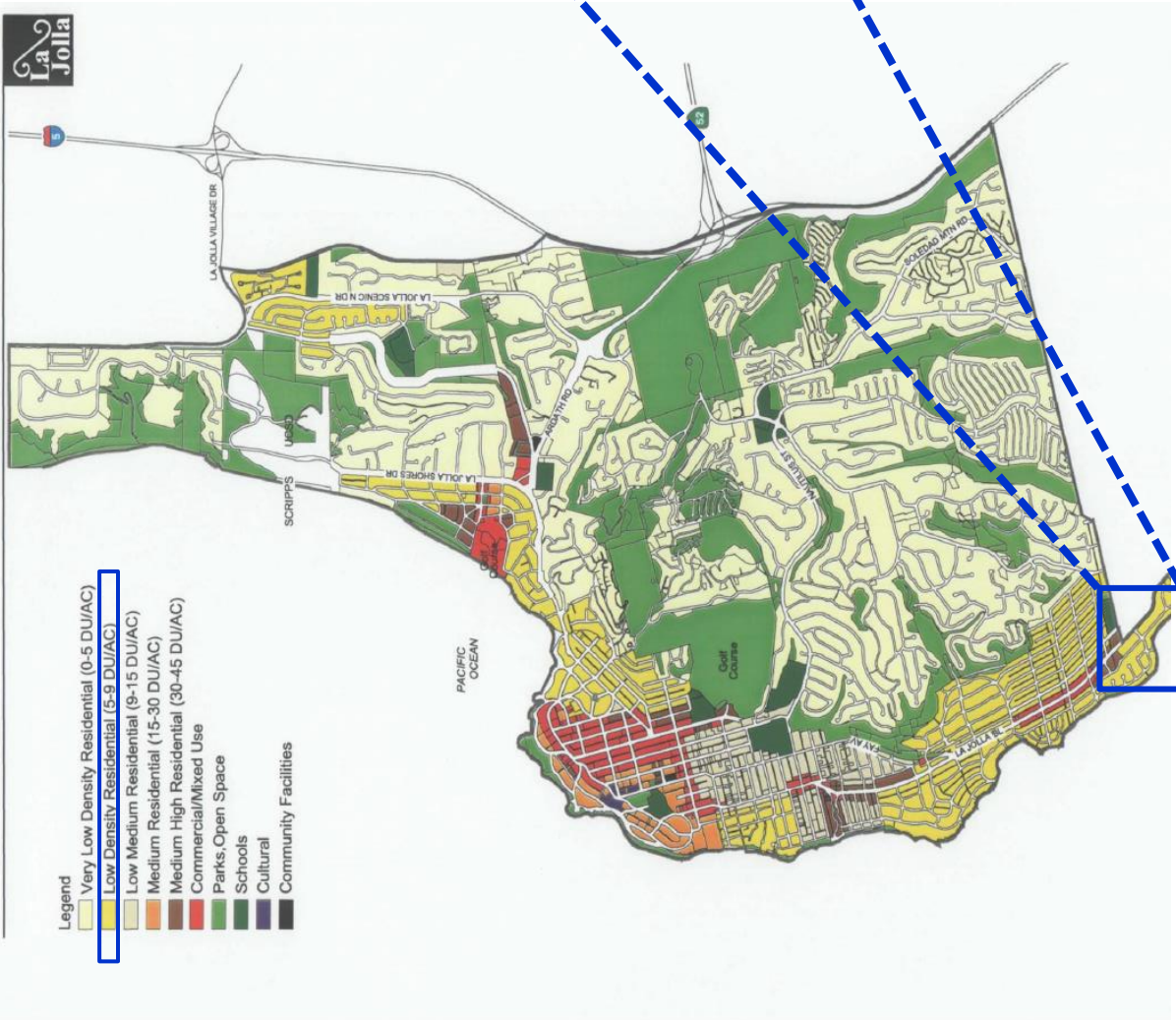
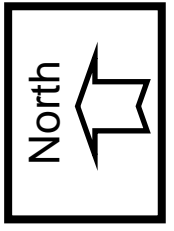


# Project Location Map

Salvagio Residence CDP/SDP  
 Project No. 659048 – 411 Sea Ridge Drive



**Project Site**

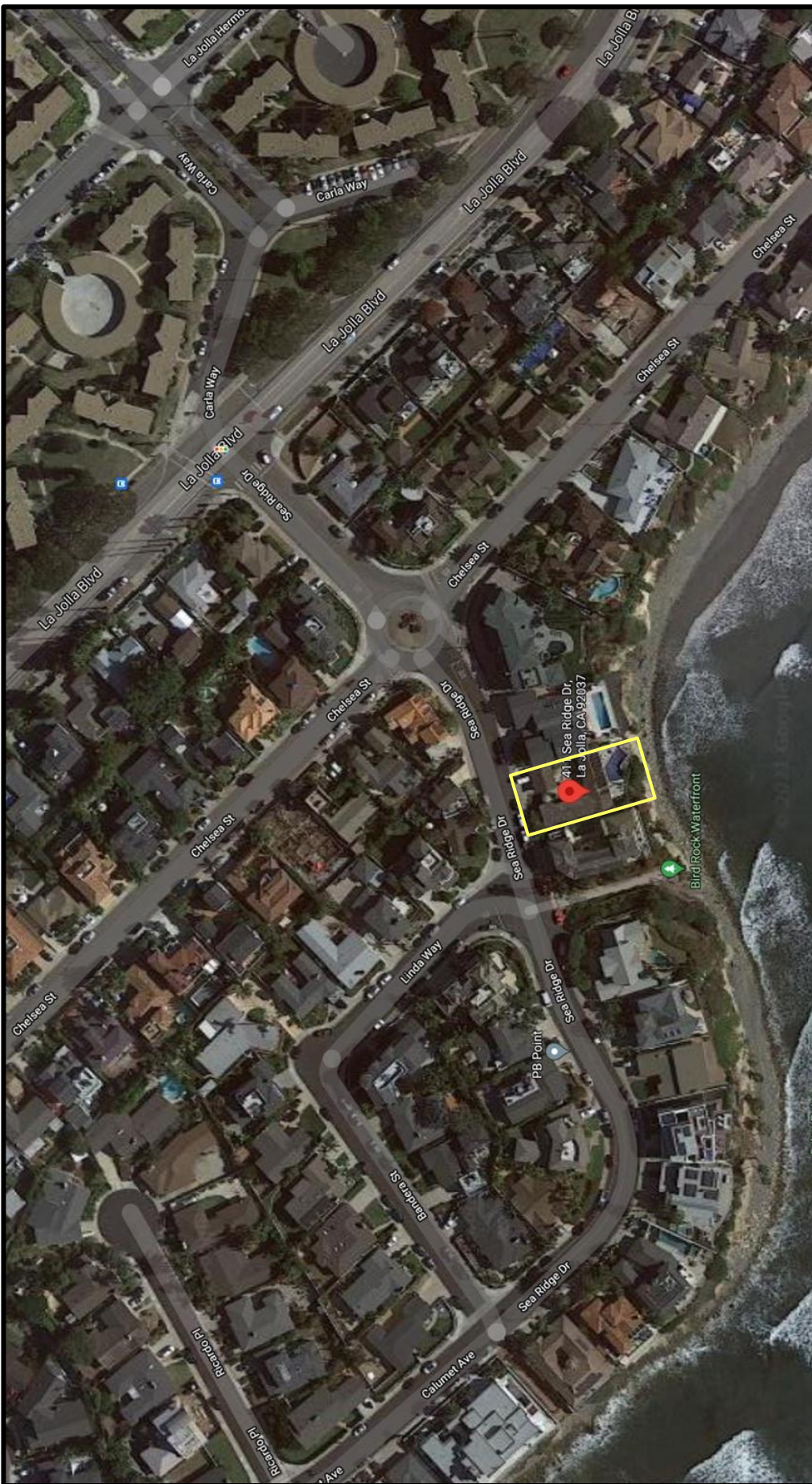
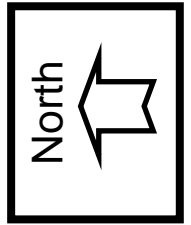


# Land Use Map

Salvagio Residence CDP/SDP  
Project No. 659048 - 411 Sea Ridge Drive







# Aerial Photograph

Salvagio Residence CDP/SDP  
Project No. 659048 - 411 Sea Ridge Drive



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2407265  
SITE DEVELOPMENT PERMIT NO. 2407266  
**SALVAGIO RESIDENCE CDP/SDP - PROJECT NO. 659048**

WHEREAS, LESLIE and PHILLIP SALVAGIO, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family residence and construct a new two-story, single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2407265 and Site Development Permit No. 2407266), on portions of a 0.21-acre site;

WHEREAS, the project site is located at 411 Sea Ridge Drive and is in the First Public Roadway, RS-1-7 Zone, Coastal (Appealable Area) Overlay Zone, Sensitive Coastal Overlay Zone, steeply sloped coastal bluff, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Overlay Zone, Transit Priority Area, and Geology Hazard Category 47 and 53 within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Lot 2, Block 4 of Pacific Riviera Villas Unit No. 1, according to the Map thereof No. 2531, in the City of San Diego, County of San Diego, State of California, filed on the Office of the County Recorder of San Diego County;

WHEREAS, on February 17, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302 – Replacement or Reconstruction and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on July 14, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2407265 and Site Development Permit No. 2407266 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. 2407265 and Site Development Permit No. 2407266:

**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 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project site is located within the First Public Roadway and is adjacent to the Bird Rock Waterfront. However, public access is limited along portions of the Bird Rock Waterfront due to the steep slopes, sensitive rock formations and restricted parking. The Community Plan identifies Sea Ridge Drive as an identified Public Vantage Point, and specifies that public views from identified vantage points to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use. In addition, public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project complies with these Community Plan goals and will preserve the view corridors of the side yards through a Covenant of Easement.

The project also enhances and protects public views by designing a project that complies with the development standards required by the underlying RS-1-7 Zone, including height (29 feet) below the 30-foot height limit, density, building setbacks,

and floor area ratio (.546) that does not exceed the .55 maximum requirement. 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 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project site contains Environmentally Sensitive Lands in the form of steep hillsides (less than 20% of the lot) and is in the sensitive coastal bluff and Geology Hazard Category 47 and 53. The project will not adversely affect Environmentally Sensitive Lands, and includes a permit condition that prohibits the development on the face of the sensitive coastal bluff.

Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. Drainage for the project also complies with the City's drainage regulations and standards.

The project site is also outside of the Multiple Habitat Planning Area (MHPA) and would not result in any impacts to biological resources. 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. 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 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and

Local Coastal Program Land Use Plan (Community Plan) areas. The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed. The project was designed to comply with the development standards required by the underlying RS-1-7 Zone, including height (29 feet) below the 30-foot height limit, density, building setbacks, and floor area ratio (.546) that does not exceed the .55 maximum requirement.

Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geology report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions.

The project site is designated for low-density residential uses (5-9 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density. The project site is located within the First Public Roadway and is adjacent to the Bird Rock Waterfront. However, public access is limited along portions of the Bird Rock Waterfront due to the steep slopes, sensitive rock formations and restricted parking.

The Community Plan identifies Sea Ridge Drive as an identified Public Vantage Point, and specifies that public views from identified vantage points to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use. In addition, public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project complies with these Community Plan goals and will preserve the view corridors of the side yards through a Covenant of Easement.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. 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.

- 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 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project site is located within the First Public Roadway and is adjacent to the Bird Rock Waterfront. However, public access is limited along portions of the Bird Rock Waterfront due to the steep slopes, sensitive rock formations and restricted parking. The Community Plan identifies Sea Ridge Drive as an identified Public Vantage Point, and specifies that public views from identified vantage points to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use. In addition, public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project complies with these Community Plan goals and will preserve the view corridors of the side yards through a Covenant of Easement.

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 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks,



balconies and site improvements. The existing pool is to be removed. The project site is designated for low-density residential uses (5-9 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density. The project site is located within the First Public Roadway and is adjacent to the Bird Rock Waterfront. However, public access is limited along portions of the Bird Rock Waterfront due to the steep slopes, sensitive rock formations and restricted parking.

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The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D. The project also steps back the second story to maintain the integrity of the streetscape and provides adequate amounts of light and air. 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 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project will not be detrimental to the public health, safety, and welfare. The project includes a condition that prohibits the development on the face of the sensitive coastal bluff. Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. Drainage for the project also 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 dedicating an additional 3.5 feet right-of-way on Sea Ridge Drive to provide a 10-foot curb-to-property-line distance; obtaining an Encroachment Maintenance Removal Agreement for private improvements within the public right-of-way; closure of all non-utilized driveways and the installation of a new City standard driveway, sidewalk, curb and gutter; implementing storm water construction best management practices; and executing in favor of the City a hold harmless agreement, including a waiver of liability for the project. 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 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed. The project was designed to comply with the development standards required by the underlying RS-1-7 Zone, including height (29 feet) below the 30-foot height limit, density, building setbacks, and floor area ratio (.546) that does not exceed the .55 maximum requirement.

Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. Drainage for the project also complies with the City's drainage regulations and standards. Therefore, the project will comply with the regulations of the Land Development Code.

**2. Supplemental Findings - Environmentally Sensitive Lands Findings:**

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

The project site is located at 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and

Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project site contains Environmentally Sensitive Lands in the form of steep hillsides (less than 20% of the lot) and is in the sensitive coastal bluff and Geology Hazard Category 47 and 53. The project will not adversely affect Environmentally Sensitive Lands, and includes a condition that prohibits the development on the face of the sensitive coastal bluff.

Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. Drainage for the project also complies with the City's drainage regulations and standards.

The project site is outside of the Multiple Habitat Planning Area (MHPA) and would not result in any impacts to biological resources. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project site is located at 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The project includes a condition that prohibits the development on the face of the sensitive coastal bluff. Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately

addresses the site's soil and geologic conditions. Drainage for the project also 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 dedicating an additional 3.5 feet right-of-way on Sea Ridge Drive to provide a 10-foot curb-to-property-line distance; obtaining an Encroachment Maintenance Removal Agreement for the private improvements within the right-of-way; maintaining all landscape improvements; closure of all non-utilized driveways and the installation of a new City standard driveway, sidewalk, curb and gutter; implementing storm water construction best management practices; and executing in favor of the City a hold harmless agreement, including a waiver of liability for the project. Therefore, the proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.**

The project site is located at 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project site contains Environmentally Sensitive Lands in the form of steep hillsides (less than 20% of the lot) and is in the sensitive coastal bluff and Geology Hazard Category 47 and 53. The project will not adversely affect Environmentally Sensitive Lands, and includes a condition that prohibits the development on the face of the sensitive coastal bluff.

Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. Drainage for the project also complies with the City's drainage regulations and standards.

The project site is outside of the Multiple Habitat Planning Area (MHPA) and would not result in any impacts to biological resources. Therefore, the proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.

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

The project site is located at 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed. The project site is outside of the Multiple Habitat Planning Area and is not subject to the Vernal Pool Habitat Conservation Plan. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

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

The project site is located at 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The project includes a condition that prohibits the development on the face of the sensitive coastal bluff. Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. Drainage for the project also complies with the City's drainage regulations and standards. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project site is located at 411 Sea Ridge Drive, and is developed with a single-story, 2,002 square-foot single family residence and detached 448 square-foot

garage within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolition of the existing residence and construction of a new two-story, 5,067 square-foot, single family residence with garage, patios, decks, balconies and site improvements. The existing pool is to be removed.

The project site contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides (less than 20% of the lot) and is in the sensitive coastal bluff and Geology Hazard Category 47 and 53. The project includes a condition that prohibits the development on the face of the sensitive coastal bluff. Reductions from the 40-foot coastal bluff edge setback shall be approved only if the geotechnical report for the project concludes that the structure will not be subject to significant geologic instability, and will not require construction of shoreline protection measures throughout the economic life span of the structure. Although the project does not set back at least 40 feet from the coastal bluff edge, staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. Drainage for the project also complies with the City's drainage regulations and standards. The project site is outside of the Multiple Habitat Planning Area and would not result in any impacts to biological resources, therefore no mitigation is required.

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. 2407265 and Site Development Permit No. 2407266 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. 2407265 and Site Development Permit No. 2407266, a copy of which is attached hereto and made a part hereof.

---

Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on July 14, 2021

IO#: 24008551

**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: 24008551

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2407265  
SITE DEVELOPMENT PERMIT NO. 2407266  
**SALVAGIO RESIDENCE CDP/SDP - PROJECT NO. 658048**  
HEARING OFFICER

This Coastal Development Permit No. 2407265 and Site Development Permit No. 2407266 is granted by the Hearing Officer of the City of San Diego to LISA and PHILLIP SALVAGIO, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0505. The 0.21-acre site is located at 411 Sea Ridge Drive and is in the First Public Roadway, RS-1-7 Zone, Coastal (Appealable Area) Overlay Zone, Sensitive Coastal Overlay Zone, steeply sloped coastal bluff, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Overlay Zone, Transit Priority Area, and Geology Hazard Category 47 and 53 within the La Jolla Community Plan Area. The project site is legally described as: Lot 2, Block 4 of Pacific Riviera Villas Unit No. 1, according to the Map thereof No. 2531, in the City of San Diego, County of San Diego, State of California, filed on the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-family residence and construct a new two-story, single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 14, 2021, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 2,002 square-foot single family residence and detached 448 square-foot garage and construction of a two-story, 5,067 square-foot, single family residence consisting of a garage, patios, decks, and balconies; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 4, 2024.
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. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional 3.5 feet right-of-way on Sea Ridge Drive to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the grass with Hexpave grid, sidewalk underdrains, landscape and irrigation located within the public right-of-way, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways on Sea Ridge Drive, and provide a City standard curb, gutter and sidewalk, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the installation of a new 12-foot wide City standard driveway on Sea Ridge Drive, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing rolled curb with a City standard curb and gutter with offsite transition adjacent to the project site on Sea Ridge Drive, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing sidewalk with a City standard sidewalk along the property frontage on Sea Ridge Drive, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

20. 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 and Exhibit "A," on file in the Development Services Department.
21. 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.
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.) indicated 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 prior to final inspection.

**PLANNING/DESIGN REQUIREMENTS:**

25. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Covenant of Easement to preserve the view corridors of the side yards on-site (a minimum of 5 feet 7 inches on the west side and 5 feet 8 inches on the east side), as shown on Exhibit A.

26. The applicant shall accept a deed restriction to waive all rights to protective devices associated with the subject property per SDMC Section 143.0143(f).

27. No development is permitted on the face of a sensitive coastal bluff, and the coastal bluff face shall be preserved per SDMC Section 143.0143(a).

28. Prior to issuance of any construction permits, the applicant shall execute and record in favor of the City a hold harmless and/or indemnification agreement for the approved development, as necessary and appropriate per SDMC Section 143.0143(e).

29. Require a waiver of liability against the public and any governmental agency for liability due to damage from storm waves to the subject property associated with the improvements, which shall be recorded as a deed restriction on the subject property.

30. 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.

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

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

## ATTACHMENT 5

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 July 14, 2021 and [Approved Resolution Number].

DRAFT

**ATTACHMENT 5**

Permit Type/PTS Approval No.: Coastal Development Permit No. 2407265  
Site Development Permit No. 2407266  
Date of Approval: July 14, 2021

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.

**LISA SALVAGIO**  
**Owner/Permittee**

By \_\_\_\_\_

**PHILLIP SALVAGIO**  
**Owner/Permittee**

By \_\_\_\_\_

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

# La Jolla Community Planning Association

## Regular Meeting Final Minutes

### 2 July 2020

Regular Meetings: 1st Thursday each month, La Jolla Recreation Center, 615 Prospect St

PO Box 889, La Jolla CA 92038  
<https://lajollacpa.org>  
[info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Diane Kane  
 1<sup>st</sup> Vice President: Greg Jackson  
 2<sup>nd</sup> Vice President: Helen Boyden  
 Secretary: Suzanne Weissman  
 Treasurer: Mike Costello

Due to the COVID-19 public health emergency, LJCPA meetings currently are online only. Instructions for registering and attending are at <https://gregj.us/3edWxZt> (copy and paste the URL into your browser if clicking on it doesn't work). **Those who wish to attend (including viewing, listening, and possibly speaking at the meeting) must register in advance.**

Supplemental materials and comments: <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>

**Quorum present:** Boyden, Brady, Costello, Courtney, Davidson, Fitzgerald, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Steck, Weiss, Weissman **Absent:** Ahern

### Call to Order (6:00pm)

This is a recorded meeting with a full agenda. Please make sure mobile or otherwise noisy **devices are off** or silent, and in online meetings keep microphones muted except when called on. Please **address the chair** and refer to projects or issues, not to applicants or opponents. If special facilities or access are required (for example, to display presentations), please notify the Chair one week prior to meeting. Chair calls on public and then trustees, closes discussion upon consensus, and calls for motions. Trustees vote by roll call or show of hands as appropriate.

**LJCPA welcomes donations**, which can be made in cash at physical meetings or by check payable to "LJCPA". Please email the Treasurer ([emsmike@san.rr.com](mailto:emsmike@san.rr.com)) for instructions and address.

#### 1.1. Approve Agenda

**Vote:** Approved unanimous

#### 1.2. Approve Minutes

**Motion** Approve minutes of meeting, June 4, 2020 (Boyden/Brady) **Vote:** unanimous

### 2. Non-Agenda Public Comment

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

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

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

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

PRC – La Jolla Shores Permit Review Committee, Vice Chair, Andy Fotsch, 3rd Monday, 4:00 pm

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

**Morton:** Item of concern to CPA. While I am a proponent of property rights, I have received comments from neighbors about a developer doing extensive work and grading at 1365 Muirlands Dr without a building permit. **Kane:** The CPA is aware of this project and is working to bring the project into compliance and to community review.

**Hadley:** Council member Bry is meeting with director of DS to get answers to questions raised by this project. I hope to have more next meeting

**Emerson:** LISA meeting Wednesday. We will have a legislative update on AB 3243 which you should be aware of, also Complete Communities. UCSD has changed the name of the Future College Living Learning Neighborhood to Theater District Living Learning Neighborhood. We will be discussing that and changes in the project. Our hopes for summer street dining in LJ Shores have been dashed; we have been working with the City and Police Dep't but they do not have capability to support small businesses. We will discuss that and how to support small business.

**LaCava:** Jen Campbell has introduced a new proposal for STVR's that does not include enforcing the current regulations which make them illegal. Instead a new effort to legalize whole house rentals and home sharing. There are few details available but a fast track effort to bring it to City Council. I urge CPA to look at it. It is disconcerting to those who are opposed to STVR's and wish the City to enforce current regulations. This has been brought forward with NO input from residents or planning groups.

### **3. Consent Agenda**

*The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees or boards in a single vote, upon which those recommendations become the recommendation of the LJCPA. The public may comment on consent items, but there is no presentation or debate. Anyone may request a consent item be pulled for full discussion by the LJCPA at a future meeting.*

*Supporting materials, if any: <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>*

#### **~~3.1. (pulled) Cass St ROW Vacation (659043, Sher)~~**

~~(Process 5) Public Right of Way Vacation to vacate a portion of Cass Street and a portion of the alley abutting 990 Van Nuys Street. The 0.117-acre site is in the RS-1-7 Zone within the La Jolla Community Plan area. Council District 1.~~

~~DPR: Findings CANNOT be made. Passes 6-0-1~~

#### **3.2. La Jolla Christmas Parade and Holiday Festival**

Temporary Street Closures and No Parking areas related to the 63rd annual event 12/6/20  
T&T: **APPROVED** 9-0-0

#### **3.3. Pedestrian Hybrid Beacon at 2552 Torrey Pines Road**

City request at location across from LJ Nursing and Rehab Center to enhance safety  
T&T: **APPROVED** 9-0-0

### **3.4. 2365 Via Siena (638504, Sinnett)**

(Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) for the addition and remodel to an existing single dwelling unit for a total of 5,881 square feet located at 2365 Via Siena. The 0.28 acre site is located in the LJSPD-SF base zone of the Coastal (Non-appealable) Overlay Zone of the La Jolla Community Plan Area, and Council District 1.

PRC: **Findings CAN be made** given the owner's agreement to these three conditions: A. Eliminating the chimney on the North converting to a gas fireplace, roof deck chimney on the south side no higher than roof ridge line; B. Add landscaping between garage doors and change material of garage door; and C. Retaining walls at the front not to more than 6" above existing grade, if grading permit allowed. Passes 6-0-1

Item 3.1 Cass St. ROW vacation (659043, Sher) pulled.

Motion: Approve Consent Agenda items 3.2, 3.3, 3.4. (Jackson/Steck) Vote: unanimous,

## **4. Non-Project Discussions & Reviews**

*Supporting materials, if any:* <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>

### **4.1. Complete Communities (Kane/Mangano)**

**Kane:** Complete Communities project (CC) has 4 separate parts. The first is the Master Parks Plan Update that we discussed last month. Parts 2 and 3 are Housing and Transportation. Part 4 is Facilities Financing. These are all integrated into one EIR, a complex, complicated piece of policy legislation. The community planning groups have been eliminated from discussion of the development of these plans during the last 18 months. The LJCPA was not aware of them until May, so we are behind in participating. The proposals we are looking at tonight were at the Planning Commission last month and are moving rapidly to City Council. The CC proposals are driven by state legislation to help the building industry produce more affordable housing. These proposals are the local response to pending state legislation. The Transportation element is driven by SB 743. It sets a deadline of July 1, 2020 to adopt Vehicle Miles Traveled – VMT – as a measure to assess the impacts of transportation on greenhouse gasses in environmental reports. That bill does not require the elaborate transportation element proposed. Many feel this program is being rushed unnecessarily.

The Housing Element encourages housing construction in multi-family and mixed-use commercial areas that are served by transit. A Transit Priority Area is within 1 mile of high-quality transit. It also provides incentive by removing regulatory barriers at all income levels especially very low, low and moderate income. The Parks Plan is one of the amenities given in exchange for higher density. A detailed explanation of details of Housing Element proposal as it affects LJ with maps showing areas affected followed – see supporting materials.

Recommendations:

- Support motion from Community Planners Committee to oppose housing component; ask City Council not to docket CC to allow time for changes; to allow



CPG's and other stakeholders to review it; request infrastructure component before considering approval; separate out transportation element for independent review and adoption; and recommend working in concert with other CPG's to present unified voice.

- Support CPG 's No vote to separate transportation element from housing element. This motion failed because of lack of time to review and questions whether the Route 30 bus line qualified as high-quality transit.
- Refer Housing Element to DPR and PRC to do case study testing on FAR and bulk and scale in areas proposed. Refer Transportation Element to T & T for analysis.
- Form ad hoc committee to study cumulative impacts of proposed density regulations. Ask City staff to provide a specific parcel list.
- Remove Coastal Zone from entire proposal: numbers don't work with 30' height limit; will encourage land speculation and spot zoning; will encourage repeal of Prop. D; skeptical that Process 2 projects will come to community for review; reduces supply of naturally occurring affordable housing.
- Reduce FAR to acknowledge 30' height limit and remove parcels zoned RM1-1 to 3.

**Discussion:** Coastal Commission will have to approve; transportation program based on regional transportation plan for high quality transit in future in areas shown on map rather than Route 30 bus-line; need for further study to consider Parks Plan effect on other elements.

**Tom Mullaney**, Uptown Planning Group, Parks Plan is a NO parks plan. With projected 320,000 people in SD in the next 30 years adding no new park space will cause people to come to beaches affecting the entire community. This plan won't help underserved communities; instead of a 3 acre park they will get a swing set. Consider a statement today that you cannot accept Complete Communities as currently written and require more time to analyze and understand it.

**Motion:** Ratify CPC motion to oppose housing component; ask City Council not to docket CC to allow time for changes; to allow CPG's and other stakeholders to review it; request infrastructure component before considering approval; separate out transportation element for independent review and adoption; adopt as our own, and notify appropriate city entities of this action. (Jackson/Boyden) **Vote:** Unanimous, chair abstains

**Motion:** Ratify NO vote at CPC to support Transportation Element from Housing Element because we have not had time to review it. (Jackson/Boyden) **Vote:** Unanimous, chair abstains

**Motion:** Set up ad hoc committee to analyze numbers, study EIR and other data (Jackson/Mangano) **Vote:** Unanimous, chair abstains

**Motion:** Coordinate with other Community Planning Groups (Weiss/Mangano) **Vote:** Unanimous, chair abstains

Motion to remove Coastal Zone from entire project withdrawn for further discussion.

**5. Project Reviews (may be *de novo* considerations)**

*Prior actions by committees are for information only. The Chair may call for motion and vote after a specified allotment of time to applicants and opponents.*

*Supporting materials, if any: <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>*

**5.1. 411 Sea Ridge (659048, Salvagio)**

(Process 3) Coastal Development Permit and Site Development Permit to demo an existing residence and construct a new two-story, 5,067 square foot residence, including garage, carport, decks, balconies and site improvements at a site located at 411 Sea Ridge Rd. The 0.21-acre site is in the RS-1-7 Zone, SCOZ-CB, FP 100, and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

DPR: **Findings CAN be made.** Passes 4-3 (chair breaks tie)

Kevin Leon with Mark Lyon Architect for applicant presentation showing drawings in supporting materials. Issues from DPR meeting;

- Drawing showing project superimposed into streetscape to show that it fits into neighborhood. Meets height and FAR requirements.
- Overhead view showing compatibility of footprint with neighboring properties. Also a view from below showing height is compatible with neighboring properties from rear.
- Drawing showing reduced roof decks pulled in from neighboring properties. All meet code requirements.
- Slide showing view from LJ Blvd and traffic circle with house superimposed showing ocean visible.
- Drawing showing view of required view corridors on both sides of house.
- Carport is allowed by code; it does not count in FAR.
- Landscape plan shows proposed grass pavers in front of carport that take place of driveway.
- Engineers report on stability of bluff; new house does not encroach any closer than existing house, existing pool remains. Civil engineer designed drainage system to prevent any water flowing over bluff – all water directed to street.
- Les Reid, engineer, explanation of bluff studies: the property to the east, 417 Sea Ridge, had a dysfunctional sump pump for many years that caused damage to bluff but did not affect Salvagio property. He performed many technical studies to confirm stability of bluff on this property.

**Davidson:** questioned what was done to insure that Salvagio property will not be affected by neighboring property. **Reply:** explanation of how this property is stable and different from property at 417 that suffered from a unique problem.

**Mangano:** is pool structure same as existing. **Reply:** Pool and house are built on natural material and are very stable.

**Neil:** comments that internal courtyard contributes to greater mass where massing should be minimized. **Reply:** we tried to keep character of existing house that has a courtyard.

**Costello:** showed pictures telling history of flooding and erosion problems with the bluff over many years. These serious problems will continue. **Reply:** referred to his full report included in supplemental materials which addresses the issues with the bluff and explained the work done to show water damage was only on 417 property.

**Costello:** San Diego Municipal Code states that driveways on a single premise have to be separated by 45 feet. There are 2 driveways where there are 2 places to put cars, so this project does not conform to the SDMC. This second driveway will remove street parking in beach impact overlay zone: **Reply:** Only one driveway; the grass in front of the carport is not a driveway; there is no curb cut because there is a rolled curb.

**Weiss:** the functional aspect of grass pavers in front of carport is a driveway. Question about possible fault in bluff. **Reply:** minor fault in 417 not near Salvagio property.

Question on Code section re: driveways – Costello: SDMC Code section 142.0560 called out in Cycle issue letter.

Confirm that view corridors on side will be recorded against deed.

Comment about DPR meeting vote. DPR members were split evenly just as here.

**Motion:** Findings cannot be made for SDP or CDP because SDMC states that there shall be at least 45 ft. between driveways serving the same premise; here there are two driveways. (Costello/Little) **Vote:** 13-3-1: Motion carries;

**In favor:** Brady, Costello, Courtney, Davidson, Ish, Little, Mangano, Manno, Neil, Shannon, Steck, Weiss, Weissman

**Opposed:** Boyden, Fitzgerald, Jackson

**Abstain:** Kane (chair)

## **5.2. 7595 Hillside (522708, Cass)**

(Process 3) Site Development Permit and Coastal Development Permit to demolish an existing dwelling and construct a 7,091 sq ft 2-story over basement dwelling located at 7595 Hillside Dr. The 0.797-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

PRC: **Findings CANNOT be made**, since project appears not to conform overall height limit; committee could not agree on driveway parking, retaining wall, steps; project lacks support

from direct neighbor; questionable viability of the exterior stairways; potential encroachment of structure on property line; and too many issues unresolved. Passes 6-0-1

**Jess Gonzales**, architect, presentation:

Began with comments on the history of the project that was passed by PRC in February, but because of a misunderstanding about the addition of minor details it was returned to PRC and denied there. The issues for the denial have been fixed; we have improved the project with the help of the community and now we believe the project meets all design criteria.

Following drawings show what has been done to correct PRC concerns.

- The project is a two story home that shares the same shape of the existing home; it takes up the same length with large frontage. Much of it sits below street level so it does not block neighbors' views as much of it is underground.
- The retaining wall along the front was separated from the house to reduce the overall height limit.
- The 2 off street parking spaces were increased to meet code requirements by shortening the garage space.
- The stairway landing along the side of the guest quarter was pushed back from the property line.
- The angle of the driveway was changed to resolve visibility issue.
- A large space in front was created for construction staging to keep materials off the street with plans for traffic control. We will build from bottom up.

Now we are in compliance.

**Kane:** What are the setbacks on north property line and describe the floor plan? **Reply:** 6ft. main and lower floor plan drawings described.

**Merten**, representing John and Ann Gilchrist, neighbors across the street, presentation of objections to the plan based on plans submitted to City on May 1. The CPA has a duty to consider compliance with the SDMC, so technical issues are a concern; also a duty to review applications referred to you from the City. The plans just presented have not been submitted to the City so they may not apply.

- The drawing presented tonight showing the construction staging area is not correct; the lower floor extends into that area and will be excavated.
- Driveways are substandard length per MC.
- In plans presented tonight the driveways are the required length, but the driveway on the right is not viable because of too great slope gradient; therefore only 1 viable space is provided in contradiction of SDMC requirement for 2 additional parking spaces.
- The existing 2 parking spaces are eliminated.

## Attachment 6

- Further explanation showing driveway gradient slope on the right is too steep.
- Unauthorized development in Public Right of Way – stairs and retaining walls.
- Side setback on right side of plan is 16”, the other side is 21”. The LJSPDO says setbacks should be in general conformity with the area. There are no comparable side setbacks in that area.
- Overall structure height is over allowed height of 40 ft. because retaining wall and fence need to be included in the calculation which makes it 49 ft.
- The landing at stairway on left side requires an 8 ft. retaining wall which will need shoring. The shoring will extend over the property line.
- Shoring needed to construct front retaining walls will extend into the PROW.
- No detail provided for 5 foot metal fence adjacent to the roadway which will be in PROW.
- Documentation is not available in the environmental report for impact on the seasonal wetland below.

For these reasons the proposed project as currently designed is not in accordance with the LJSPDO or the applicable sections of the SDMC.

**Weiss:** we rarely see a project declined by PRC 6-0-1. With all the changes involved I would like to see the project go back to PRC before we decide.

**Courtney:** How much of the 34,000 sq.ft. lot is level and how high is the retaining wall at back of property? **Reply:** Pad from existing house being used is about 25% of lot, the retaining wall about 2 to 8 ft.

**Fitzgerald:** Have the plans we see tonight been reviewed by the City? With a lot of open issues this project is not in final form. We don't have the City's review.

**Gonzales:** I agree; let the City review. I will wait for next cycle issues.

*Manno, Weiss left meeting; reflected in vote count*

**Motion:** Do not vote now; send back to applicant to return to PRC and CPA when the City has finished their last cycle review and we have benefit of their input and other comments on how the issues are resolved. (Fitzgerald/Boyden) **Vote:** 12-2-1: Motion carries.

**In favor:** Boyden, Brady, Costello, Courtney, Davidson, Fitzgerald, Ish, Little, Jackson, Mangano, Shannon, Weissman

**Opposed:** Neil, Steck

**Abstain:** Kane (chair)

**6. Elected Officials, City Agencies, & Other Entities**

**6.1. 39th Senate District: State Senator Toni Atkins, Senate President Pro Tempore**

Rep: Miller Saltzman, 619-645-3133, Miller.Saltzman@sen.ca.gov

**Saltzman:** Senator Atkins is well aware of bluff issues. Following are items of interest:

- Senator is working on creating a housing production package offering solutions about housing shortages
- Governor signed the budget. It includes protective funding for schools and health & human services and maintains 300 M. for homeless funding. It avoids program cuts and middle-class tax increases while looking at a 54 B. deficit where we had a surplus at the beginning of the year.
- A renter/landlord stabilization plan to enable agreement between renters and landlords to resolve unpaid rents limiting foreclosures and evictions.
- 25 B. economic recovery fund established through prepaid future tax vouchers that would provide economic stimulus.
- Senator supports peaceful protests and believes in de-escalation and demilitarization and more outreach in community policing.
- Driver’s licenses expired before July 20 are ok and can be renewed online.

Feel free to reach out to our office about that, unemployment or Covid-19 issues.

One question about renter/landlord plan and request for more information about housing bills for next meeting.

**7. Officer Reports**

**7.1. Treasurer**

<b>Beginning Balance</b> as of June 1, 2020	\$851.21
<b>Income</b>	
Collections, June 2020	\$30.00
CD Sales	\$00.00
<b>Total Income</b>	<u>\$30.00</u>
<b>Expenses</b>	
Agenda printing	\$00.00
Rec Center	\$00.00
Zoom Meeting Expenses	\$00.00
<b>Total Expenses</b>	<u>\$00.00</u>
<b>Net Income/(Loss)</b>	\$30.00

**Ending Balance** of June 30, 2020 \$881.21

“Donations can be made by mailing a check made out to the LJ CPA. Email the Treasurer at [EMSMIKE@SAN.RR.COM](mailto:EMSMIKE@SAN.RR.COM) for instructions and address.”

**7.2. Secretary** no report

**7.3. President**

*Supporting materials, if any:* <https://lajollacpa.org/ljcpa-7-2-2020-materials-comments/>

**7.3.1. Ratify appeal of 304-306 Kolmar project**

**Motion:** Ratify appeal of 304 – 306 Kolmar Project (Jackson/Boyden) **Vote:** 13-1-1. Motion carries

**In favor:** Boyden, Brady, Costello, Courtney, Davidson, Ish, Little, Neil, Jackson, Mangano, Shannon, Steck, Weissman

**Opposed:** Fitzgerald

**Abstain:** Kane (chair)

**7.3.2. Ratify LJCPA letter to City on noticing requirements**

**Motion:** Ratify LJCPA Letter to City on noticing requirements: (Jackson/Fitzgerald)

**Vote:** Unanimous, chair abstains


**8. Non-Agenda Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less

**Ish:** Land Development Committee update meeting: serial permitting and garage conversions were continued. More next time.

**Courtney:** Can we do anything to persuade Mayor to close beaches and beach parking lots during holidays? **Hadley:** we have asked Mayor for his plan to enforce wearing of masks and social distancing but have had no response. I suggest everyone send letters to Mayor.

**9. Adjourn to LJCPA special meeting (16 July 2020, 5pm)**

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

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

**Project Title:** Salvagio Residence **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 411 Sea Ridge, La Jolla, CA 92037

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s) applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**  
Name of Individual: Philip Salvagio  Owner  Tenant/Lessee  Successor Agency  
Street Address: 6817 NIANDA CT  
City: CARLSBAD State: CA Zip: 92010  
Phone No.: 760 827 2175 Fax No.: 866 838 3872 Email: PHIL@SUNSVRE.COM  
Signature: \_\_\_\_\_ Date: 2-11-20  
Additional pages Attached:  Yes  No

**Applicant**  
Name of Individual: ARCHITECT MARK D. LYON INC  Owner  Tenant/Lessee  Successor Agency  
Street Address: 410 BIRD ROCK AVE  
City: LA JOLLA State: CA Zip: 92037  
Phone No.: 858-459-1171 Fax No.: \_\_\_\_\_ Email: INFO@MDLA.NET  
Signature: \_\_\_\_\_ Date: 02-18-2020  
Additional pages Attached:  Yes  No

**Other Financially Interested Persons**  
Name of Individual: N/A  Owner  Tenant/Lessee  Successor Agency  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Additional pages Attached:  Yes  No

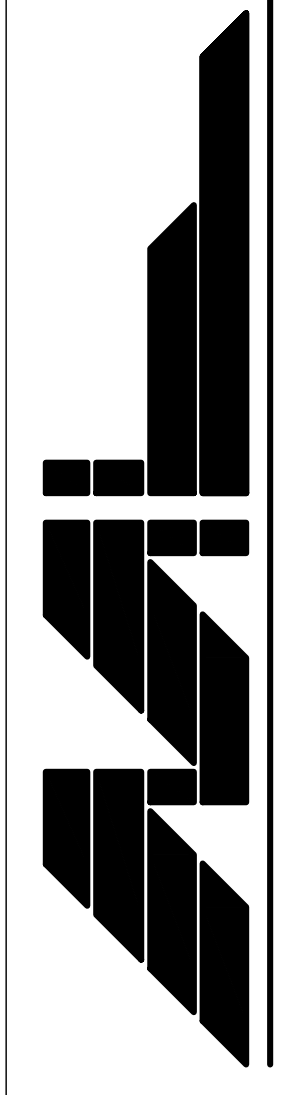
Printed on recycled paper. Visit our web site at [www.ci.sandiego.ca.us](http://www.ci.sandiego.ca.us) for more information.  
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (10-17)



# SALVAGIO RESIDENCE

## A CUSTOM RESIDENTIAL CONSTRUCTION DOCUMENTS PACKAGE



SALVAGIO RESIDENCE  
411 SEA RIDGE DRIVE  
LA JOLLA, CA 92037

REVISIONS:	

SUBMITTAL DATE:	02/15/2020
PHASE:	COASTAL DEVELOPMENT
PROJECT NUMBER:	1423
REVIEWED BY:	MDL
DRAWN BY:	K.J.L
DATE:	04/04/2020
SHEET TITLE:	TITLE SHEET
SHEET NO.:	T1.0

<p><b>DEFERRED SUBMITTAL</b></p> <p>DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS:</p> <ol style="list-style-type: none"> <li>SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT.</li> <li>DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS.</li> <li>SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF THIRTY CALENDAR DAYS FOR THE INITIAL PLAN REVIEW TURN-AROUND.</li> <li>DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.</li> <li>PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.</li> </ol>	<p><b>BASIS FOR STRUCTURAL DESIGN</b></p> <p>DESIGN LOADS: SEE STRUCTURAL PLANS SHEET S1.A</p> <p>SEISMIC CRITERIA:</p> <table border="1"> <tr><td>S</td><td>S<sub>1</sub></td><td>F</td><td>F</td><td>S</td><td>S<sub>1</sub></td><td>S</td><td>S<sub>1</sub></td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table> <p>DISTANCE TO SEISMIC SOURCE: ___ MI.</p> <p>FOUNDATIONS / SOILS CRITERIA: SEE REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION AND COASTAL BUFF EVALUATION, JOB NO. 14-2522, BY: GEOTECHNICAL EXPLORATION, INC., DATED 24 FEB 2020</p>	S	S <sub>1</sub>	F	F	S	S <sub>1</sub>	S	S <sub>1</sub>									<p><b>ELECTRICAL NOTES</b></p> <ol style="list-style-type: none"> <li>ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2014 CALIFORNIA ELECTRICAL CODE.</li> <li>ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE.</li> <li>SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACK-UP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.</li> <li>WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.</li> <li>ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2054 AND CARBON MONOXIDE DETECTORS PER UL 2078. SMOKE ALARMS AND CARBON MONOXIDE ALARMS AND DETECTORS PER CRC 9315, NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.</li> <li>CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION 9315.11.</li> <li>ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY, LANDING AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS.</li> </ol>	<p><b>VICINITY MAP</b></p>	<p><b>DETAILED SCOPE OF WORK</b></p> <p>PROPOSED COASTAL DEVELOPMENT AND SITE DEVELOPMENT FOR A TWO-STORY SINGLE FAMILY RESIDENCE CONSISTING OF:</p> <p>DEMOLISH AND REMOVE EXISTING ONE-STORY SINGLE FAMILY RESIDENCE (2002 SQ. FT. LIVING AREA); EXISTING DETACHED GARAGE (448 SQ. FT.); AND ASSOCIATED SITE IMPROVEMENTS</p> <p>PROPOSED TWO STORY SINGLE FAMILY RESIDENCE, CONSISTING OF:</p> <p>1ST FLOOR: *2,290 SQ. FT. OF LIVING AREA 426 SQ. FT. OF GARAGE AREA 405 SQ. FT. OF COVERED PATIO AREA</p> <p>2ND FLOOR: *2,276 SQ. FT. OF LIVING AREA 808 SQ. FT. OF DECK/BALCONY AREA ROOF DECK: 715 SQ. FT. OF ROOF DECK AREA</p> <p>TOTAL SCOPE OF WORK AREA: 6,124 SQ. FT.</p> <p>*ASSESSABLE AREA: 2,564 SQ. FT. (PROPOSED 4,566 SQ. FT. - EXISTING 2,002 SQ. FT. CREDIT 2,564)</p>																							
S	S <sub>1</sub>	F	F	S	S <sub>1</sub>	S	S <sub>1</sub>																																				
<p><b>SPECIAL INSPECTION &amp; OFF-SITE FABRICATIONS</b></p> <p>SPECIAL INSPECTION: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:</p> <p>1. SEE STRUCTURAL PLANS SHEET S1.A FOR "SPECIAL INSPECTION PROGRAM".</p> <p>A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.</p> <p>OFF-SITE FABRICATION: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SEE STRUCTURAL PLANS</p> <ol style="list-style-type: none"> <li>AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.</li> <li>A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.</li> </ol>	<p><b>GAL GREEN NOTES</b></p> <ol style="list-style-type: none"> <li>GAL GREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS; IT ALSO APPLIES TO ALL RESIDENTIAL ALTERATIONS AND ADDITIONS WHERE THE ALTERATION OR ADDITION INCREASES THE BUILDING'S CONDITIONAL AREA, VOLUME OR SIZE. THE REQUIREMENTS APPLY ONLY TO THAT SPECIFIC AREA OF THE ALTERATION OR ADDITION.</li> <li>A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.</li> <li>A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.</li> <li>AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED.</li> <li>JOINTS AND OPENINGS AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF ROOFWATER BY CLOSING SUCH OPENINGS WITH PORTLAND CEMENT MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</li> <li>A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGSBC SECTION 440281 AND CITY ORDINANCE.</li> <li>DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</li> <li>ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPONENT LIMITS.</li> <li>PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.</li> <li>AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPONENTS.</li> <li>DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</li> <li>CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</li> <li>EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: 1. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE. 2. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENSHIELD CHILDREN'S SCHOOL PROGRAM. 3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.</li> <li>MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 11, FEBRUARY 2010 (AS KNOWN AS SPECIFICATION 01930)</li> <li>THE MOISTURE CONTENT OF THE BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER, SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</li> <li>PER 2014 GREEN CODE SEC. 4.506.1 MECHANICAL EXHAUST FANS WITH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 90 PERCENT.</li> <li>BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 18% MOISTURE CONTENT.</li> <li>HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4504.5 AND TABLE 4504.5 OF CALGREEN.</li> <li>A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD, ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.</li> <li>BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL.</li> <li>AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVED TO THE BUILDING OWNER. A COPY OF THE CERTIFICATION FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.</li> <li>THE MANUAL SHALL INCLUDE IN ADDITION TO OTHER ASPECTS THE FOLLOWING: 21.1. DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFECYCLE OF THE STRUCTURE. 21.2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWINGS: 21.3. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. 21.3.1. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPUTS. 21.3.2. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. 21.3.3. WATER RE-USE SYSTEMS. 21.3.4. LANDSCAPE AND IRRIGATION SYSTEMS.</li> <li>INFORMATION FROM LOCAL, UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.</li> <li>PUBLIC TRANSPORTATION AND/OR CARPOOL AVAILABLE IN THE AREA.</li> <li>EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.</li> <li>INFORMATION ABOUT WATER-CONSERVATION/LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.</li> <li>INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.</li> <li>INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CALLING PAINTING GRADING AROUND THE BUILDING, ETC.</li> <li>INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.</li> <li>A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.</li> </ol>	<p><b>MECHANICAL NOTES</b></p> <ol style="list-style-type: none"> <li>THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO. SHAKES AND TUBSHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CFC SEC. 420.0.</li> <li>PERMANENT VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.</li> <li>FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.</li> <li>INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.</li> <li>DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 118.</li> <li>ALL FINISHES AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-D AS APPLICABLE.</li> <li>ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 122 AS APPLICABLE.</li> <li>ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 120-124 AS APPLICABLE.</li> <li>SERVE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 118.</li> <li>SWIMMING POOL, AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 118.</li> <li>SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.</li> <li>PERMANENT VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.</li> <li>BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CFC SEC. 701.0.</li> <li>ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.</li> <li>CHEMICAL WASTE PIPING SHALL COMPLY WITH CFC SEC. 810.0.</li> <li>ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED LISTED EXPANDED TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CFC SEC. 809.3.</li> <li>CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.</li> <li>WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC ACTIVITY PER CFC SEC. 810.3.</li> <li>MATERIALS EXPOSED WITHIN A DUCT OR FLENUM SHALL COMPLY WITH CMC SEC. 601.13.</li> <li>HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP. 3.</li> <li>MEDIUM PRESSURE GAS PIPING SHALL HAVE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.</li> <li>ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.29 GALLONS PER FLUSH. TANK TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSEGE SPECIFICATION OF TANK-TYPE TOILETS.</li> <li>URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 0.5 GALLONS PER FLUSH SHOWER HEADS, SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWER HEADS SERVED BY A SINGLE VALVE SHALL HAVE A COMBINED FLOW RATE NOT TO EXCEED 2.0 GALLONS PER MINUTE.</li> <li>FAUCETS, RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.</li> <li>KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST FAULT BACK TO THE 1.8 GALLONS PER MINUTE.</li> <li>IN COMPLIANCE WITH CALIFORNIA CODES, ALL CLOSETS OR SLEEPING UNITS IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI.</li> <li>METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.</li> <li>PER 2014 GREEN CODE SEC. 4.505.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.</li> <li>STATE HEALTH AND SAFETY CODE SEC. 17021.4 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (PVC) FOR INTERIOR WATER SUPPLY PIPING.</li> <li>ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYP. BD. OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.</li> <li>SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.</li> <li>ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2014 CGSBC SEC. 4.303.1.</li> <li>PER 2014 CGSBC SEC. 4.309.2 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.</li> <li>ATTIC/UNDERFLOOR INSULATION MUST COMPLY WITH SECTIONS 904, 908, AND 904 OF THE CALIFORNIA MECHANICAL CODE (CMC).</li> <li>PROVIDE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIAL BENEATH THE WATER HEATER, WITH A MINIMUM 3" DIAMETER DRAIN LINE TO THE DRAIN FOR WATER HEATERS LOCATED IN THE ATTIC.</li> <li>ENERGY EFFICIENT APPLIANCES WILL BE USED.</li> </ol>	<p><b>PROJECT TEAM</b></p> <p>ARCHITECT: ARCHITECT MARK D. LYON, INC. 410 BIRD ROCK AVENUE LA JOLLA, CA 92037 PHONE #: (858) 459-1171</p> <p>TOPOGRAPHIC SURVEY/CIVIL ENGINEERING CHRISTENSEN ENGINEERS 1888 SILVERTON AVE., STE. J SAN DIEGO, CA 92126 PHONE #: (858) 271-4901</p> <p>GEOTECHNICAL ENGINEER, GEOTECHNICAL EXPLORATION, INC. 1420 TRADE STREET, SAN DIEGO, CA 92121 PHONE #: (858) 544-7222</p>	<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NAME: SALVAGIO OWNER NAME: MR. PHILLIP AND MRS. LESLIE OWNER ADDRESS: 411 SEA RIDGE DRIVE LA JOLLA, CA 92037</p> <p>PROJECT ADDRESS: 411 SEA RIDGE DRIVE LA JOLLA, CA 92037</p> <p>ZONE: RS-1 ASSESSORS PARCEL NUMBER: 45-062-02-00 MAP NUMBER: 415 LOT NUMBER: 2</p> <p>LEGAL DESCRIPTION: LOT 2, TR 25R 25R BLK 4 LOT 2, MAP # 415 APN # 415-062-02-00</p> <p>LOT SIZE (PER ASSESSOR): 4,274 SQ FT ALLOWABLE F.A.R.: 55% = 5100 SQ FT ACTUAL F.A.R.: 54.6% = 5067 SQ FT</p> <p>VARIANCE ON PROPERTY: NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> EASEMENT ON PROPERTY: NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> HISTORIC: NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> YEAR BUILT: 1956</p> <table border="1"> <tr><td>SETBACKS:</td><td>REQUIRED (CITY)</td><td>ACTUAL</td></tr> <tr><td>FRONT:</td><td>5'-0"</td><td>18'-0"</td></tr> <tr><td>SIDE YARD:</td><td>4'-0"</td><td>4'-0"</td></tr> <tr><td>REAR:</td><td>13'-0"</td><td>42'-0"</td></tr> </table>	SETBACKS:	REQUIRED (CITY)	ACTUAL	FRONT:	5'-0"	18'-0"	SIDE YARD:	4'-0"	4'-0"	REAR:	13'-0"	42'-0"																											
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<p><b>STRUCTURAL OBSERVATION</b></p> <p>STRUCTURAL OBSERVATION <input type="checkbox"/> YES NO <input checked="" type="checkbox"/></p> <p>STRUCTURAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS: REFER TO SHEET S1.A FOR "STRUCTURAL OBSERVATION PROGRAM".</p> <p>STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN AS OUTLINED IN THE STRUCTURAL OBSERVATION PROGRAM. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.</p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.</li> <li>SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION IN WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPLACING SAID WORK, AND OF ANY DAMAGES OR DEFECTS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR.</li> <li>WHERE THE WORDS "EQUAL," "EQUIVALENT," "SATISFACTORY," "DIRECTED," "DESIGNATED," "SELECTED," "AS REQUIRED," AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION, DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.</li> <li>PROPOSITION D, THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.</li> </ol>	<p><b>FIRE NOTES</b></p> <ol style="list-style-type: none"> <li>SURFACE APPARATUS: ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 50,000 LBS) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (FIRE CODE SEC. 902.2.2).</li> <li>TURNING RADIUS: THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF. (FIRE CODE SEC. 902.2.3)</li> <li>BRIDGES: WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS. (FIRE CODE SEC. 902.2.2.5) (ASHRAE HS 15-44)</li> <li>GRADE (SHOW PLOT ON PLAN): THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20%. GRADES EXCEEDING 8% (INCLINE OR DECLINE), SHALL NOT BE PERMITTED WITHOUT MITIGATION. MINIMUM MITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE (PCC) WITH A HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ENHANCE TRACTION. THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 1 DEGREES OR 12% OR AS APPROVED BY THE CHIEF. (FIRE CODE SEC. 902.2.2.6)</li> <li>SPARK ARRESTORS: ALL STRUCTURES HAVING ANY CHIMNEY FLUE OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER FLUE OR LIQUID BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH FLUE CHIMNEY OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTOR (FIRE CODE APPENDIX I-A, SECT. 7)</li> <li>VENT REQUIREMENTS: VENT SIZES AND VENT LOCATIONS PER C.R.C. NO ATTIC VENTILATION OPENINGS OR VENTILATION LAYERS SHALL BE PROVIDED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES OR IN OTHER OVERHANGS AREAS IN STRUCTURES WITHIN THE KILLDANDURBAN INTERFACE AREA. (FIRE CODE APPENDIX I-A 26-3.3)</li> <li>SMOKE DETECTORS: SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE SMOKE DETECTOR SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION. (PER C.R.C.)</li> <li>GLAZING MATERIALS: GLASS OR OTHER TRANSPARENT, TRANSLUCENT, OR OPAQUE GLAZING WHICH FACE A FIRE HAZARD AREA SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS OR OTHER ASSEMBLIES APPROVED BY THE BUILDING OFFICIAL.</li> <li>VINYL WINDOWS: GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE KELDED CORNERS. METAL REINFORCEMENT IN THE WINDOW AREA, BE GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWFA 101/15.2 STRUCTURAL REQUIREMENTS.</li> <li>SKYLIGHTS: SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES SHALL BE RATED FOR A CLASS 'A' ROOF ASSEMBLY.</li> <li>FIRE APPARATUS ACCESS ROADS: FIRE ACCESS APPARATUS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF THE FIRST STORY IS LOCATED MORE THAN 80 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS. (FIRE CODE SEC. 902.1.2)</li> <li>INDIVIDUAL DRIVEWAY DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET EXCEPT FOR A SINGLE FAMILY RESIDENTIAL DRIVEWAYS, SERVING NO MORE THAN TWO SINGLE FAMILY DWELLINGS, SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET 6 INCHES. (FIRE CODE SEC. 902.2.1)</li> </ol>	<p><b>SHEET INDEX</b></p> <table border="1"> <tr><td>1</td><td>T1.0</td><td>SINGLE SHEET</td></tr> <tr><td>2</td><td>C1.0</td><td>TOPO SURVEY</td></tr> <tr><td>3</td><td>C-2</td><td>CONCEPTUAL GRADING PLAN</td></tr> <tr><td>4</td><td>L-1</td><td>CONCEPTUAL LANDSCAPE PLAN</td></tr> <tr><td>5</td><td>A 1</td><td>SITE PLAN</td></tr> <tr><td>6</td><td>A 2.0</td><td>EXISTING + DEMO FLOOR PLAN</td></tr> <tr><td>7</td><td>A 2.1</td><td>PROPOSED 1ST FLOOR PLAN</td></tr> <tr><td>8</td><td>A 2.2</td><td>PROPOSED 2ND FLOOR PLAN</td></tr> <tr><td>9</td><td>A 3</td><td>ROOF PLAN</td></tr> <tr><td>10</td><td>A 3.1</td><td>ELEVATIONS</td></tr> <tr><td>11</td><td>A 3.2</td><td>ELEVATIONS</td></tr> <tr><td>12</td><td>A 4.1</td><td>BUILDING SECTIONS</td></tr> <tr><td>13</td><td>A 4.2</td><td>BUILDING SECTIONS</td></tr> </table>	1	T1.0	SINGLE SHEET	2	C1.0	TOPO SURVEY	3	C-2	CONCEPTUAL GRADING PLAN	4	L-1	CONCEPTUAL LANDSCAPE PLAN	5	A 1	SITE PLAN	6	A 2.0	EXISTING + DEMO FLOOR PLAN	7	A 2.1	PROPOSED 1ST FLOOR PLAN	8	A 2.2	PROPOSED 2ND FLOOR PLAN	9	A 3	ROOF PLAN	10	A 3.1	ELEVATIONS	11	A 3.2	ELEVATIONS	12	A 4.1	BUILDING SECTIONS	13	A 4.2	BUILDING SECTIONS	<p><b>BUILDING DEPARTMENT INFORMATION</b></p> <p>BUILDING CODE: CALIF. BUILDING CODE 2014, CALIF. RESIDENTIAL CODE 2014, FIRE CODE, PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, ENERGY CODE</p> <p>ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), NATIONAL ELECTRICAL CODE (NEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN CODE (CAL GREEN), AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND LAWS.</p> <p>OCCUPANCY CLASSIFICATION: R-5 U NUMBER OF STORIES: 3 CONSTRUCTION TYPE: TYPE V-B-N SPRINKLERS: NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> EXISTING PERMITS: NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></p>
1	T1.0	SINGLE SHEET																																									
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13	A 4.2	BUILDING SECTIONS																																									
<p><b>DEFERRED SUBMITTAL</b></p> <p>DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS:</p> <ol style="list-style-type: none"> <li>SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT.</li> <li>DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS.</li> <li>SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF THIRTY CALENDAR DAYS FOR THE INITIAL PLAN REVIEW TURN-AROUND.</li> <li>DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.</li> <li>PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.</li> </ol>	<p><b>BASIS FOR STRUCTURAL DESIGN</b></p> <p>DESIGN LOADS: SEE STRUCTURAL PLANS SHEET S1.A</p> <p>SEISMIC CRITERIA:</p> <table border="1"> <tr><td>S</td><td>S<sub>1</sub></td><td>F</td><td>F</td><td>S</td><td>S<sub>1</sub></td><td>S</td><td>S<sub>1</sub></td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table> <p>DISTANCE TO SEISMIC SOURCE: ___ MI.</p> <p>FOUNDATIONS / SOILS CRITERIA: SEE REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION AND COASTAL BUFF EVALUATION, JOB NO. 14-2522, BY: GEOTECHNICAL EXPLORATION, INC., DATED 24 FEB 2020</p>	S	S <sub>1</sub>	F	F	S	S <sub>1</sub>	S	S <sub>1</sub>									<p><b>ELECTRICAL NOTES</b></p> <ol style="list-style-type: none"> <li>ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2014 CALIFORNIA ELECTRICAL CODE.</li> <li>ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE.</li> <li>SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACK-UP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.</li> <li>WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.</li> <li>ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2054 AND CARBON MONOXIDE DETECTORS PER UL 2078. SMOKE ALARMS AND CARBON MONOXIDE ALARMS AND DETECTORS PER CRC 9315, NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.</li> <li>CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION 9315.11.</li> <li>ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY, LANDING AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS.</li> </ol>	<p><b>VICINITY MAP</b></p>	<p><b>DETAILED SCOPE OF WORK</b></p> <p>PROPOSED COASTAL DEVELOPMENT AND SITE DEVELOPMENT FOR A TWO-STORY SINGLE FAMILY RESIDENCE CONSISTING OF:</p> <p>DEMOLISH AND REMOVE EXISTING ONE-STORY SINGLE FAMILY RESIDENCE (2002 SQ. FT. LIVING AREA); EXISTING DETACHED GARAGE (448 SQ. FT.); AND ASSOCIATED SITE IMPROVEMENTS</p> <p>PROPOSED TWO STORY SINGLE FAMILY RESIDENCE, CONSISTING OF:</p> <p>1ST FLOOR: *2,290 SQ. FT. OF LIVING AREA 426 SQ. FT. OF GARAGE AREA 405 SQ. FT. OF COVERED PATIO AREA</p> <p>2ND FLOOR: *2,276 SQ. FT. OF LIVING AREA 808 SQ. FT. OF DECK/BALCONY AREA ROOF DECK: 715 SQ. FT. OF ROOF DECK AREA</p> <p>TOTAL SCOPE OF WORK AREA: 6,124 SQ. FT.</p> <p>*ASSESSABLE AREA: 2,564 SQ. FT. (PROPOSED 4,566 SQ. FT. - EXISTING 2,002 SQ. FT. CREDIT 2,564)</p>																							
S	S <sub>1</sub>	F	F	S	S <sub>1</sub>	S	S <sub>1</sub>																																				
<p><b>SPECIAL INSPECTION &amp; OFF-SITE FABRICATIONS</b></p> <p>SPECIAL INSPECTION: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS: REFER TO SHEET S1.A FOR "SPECIAL INSPECTION PROGRAM".</p> <p>STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN AS OUTLINED IN THE STRUCTURAL OBSERVATION PROGRAM. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.</p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.</li> <li>SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION IN WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPLACING SAID WORK, AND OF ANY DAMAGES OR DEFECTS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR.</li> <li>WHERE THE WORDS "EQUAL," "EQUIVALENT," "SATISFACTORY," "DIRECTED," "DESIGNATED," "SELECTED," "AS REQUIRED," AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION, DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.</li> <li>PROPOSITION D, THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.</li> </ol>	<p><b>FIRE NOTES</b></p> <ol style="list-style-type: none"> <li>SURFACE APPARATUS: ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 50,000 LBS) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (FIRE CODE SEC. 902.2.2).</li> <li>TURNING RADIUS: THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF. (FIRE CODE SEC. 902.2.3)</li> <li>BRIDGES: WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RE</li></ol>																																									



N  
 SCALE: 1" = 10'  
 CONTOUR INTERVAL: 1'



**LEGAL DESCRIPTION**

LOT 2 IN BLOCK 4 OF PACIFIC RIVIERA VILLAS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 23, 1948.

**NOTES**

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 411 SEA RIDGE, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 415-062-02.
5. THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.21 ACRES.

**BENCHMARK**

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHERLY CORNER OF CALLMET AVENUE AND BANDERA STREET. ELEVATION 37.625' MEAN SEA LEVEL. (N.G.V.D. 1929).

*Patrick F. Christensen*  
 PATRICK F. CHRISTENSEN, P.L.S. 7208 Date 11-27-19



**CE & S CHRISTENSEN ENGINEERING & SURVEYING**  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126  
 TELEPHONE: (858)271-9901 EMAIL: CEANDS@AOL.COM

Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE 'J'  
 SAN DIEGO, CA 92126  
 PHONE (858)271-9901 EMAIL: CEANDS@AOL.COM

Project Address:  
 411 SEA RIDGE  
 LA JOLLA, CA 92037

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

Project Name:  
 SALVAGIO RESIDENCE

Original Date: NOVEMBER 27, 2019

Sheet Title:

Sheet 1 of 1

TOPOGRAPHIC MAP

DEP#



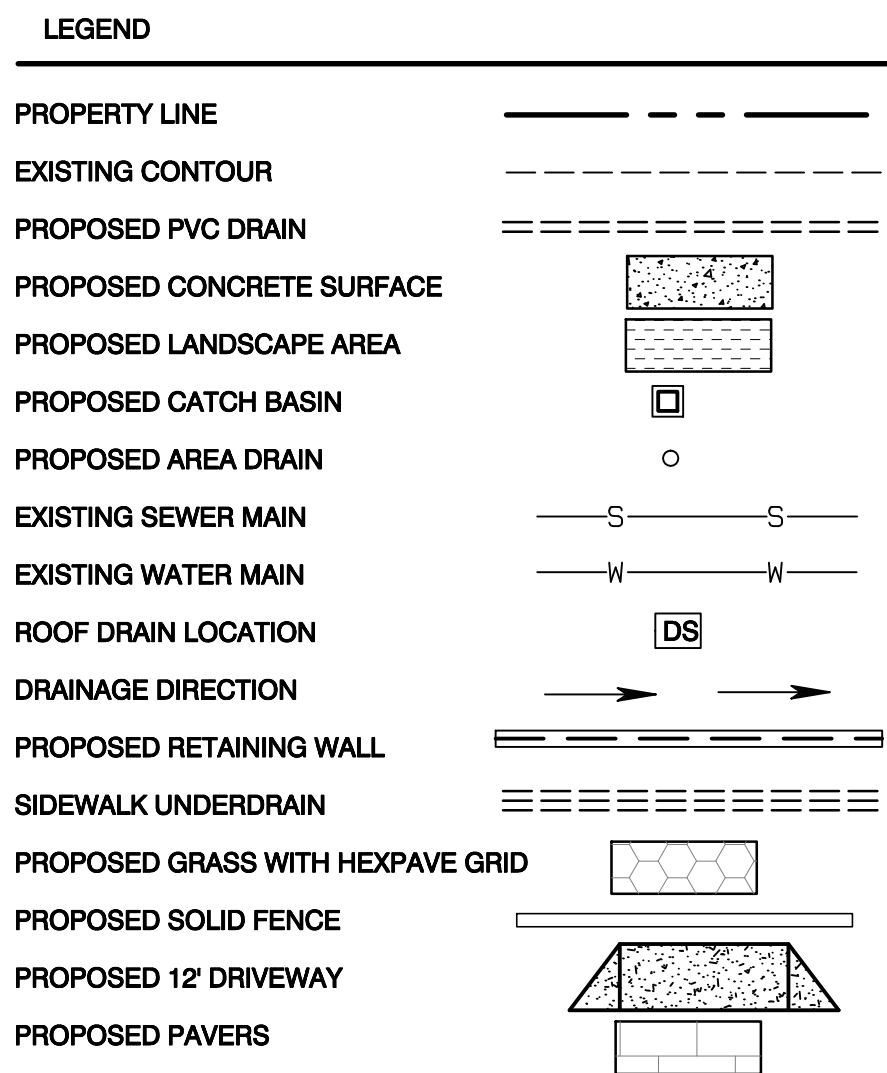
# SITE DEVELOPMENT PERMIT

## LEGAL DESCRIPTION

LOT 2 IN BLOCK 4 OF PACIFIC RIVIERA VILLAS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 23, 1948.

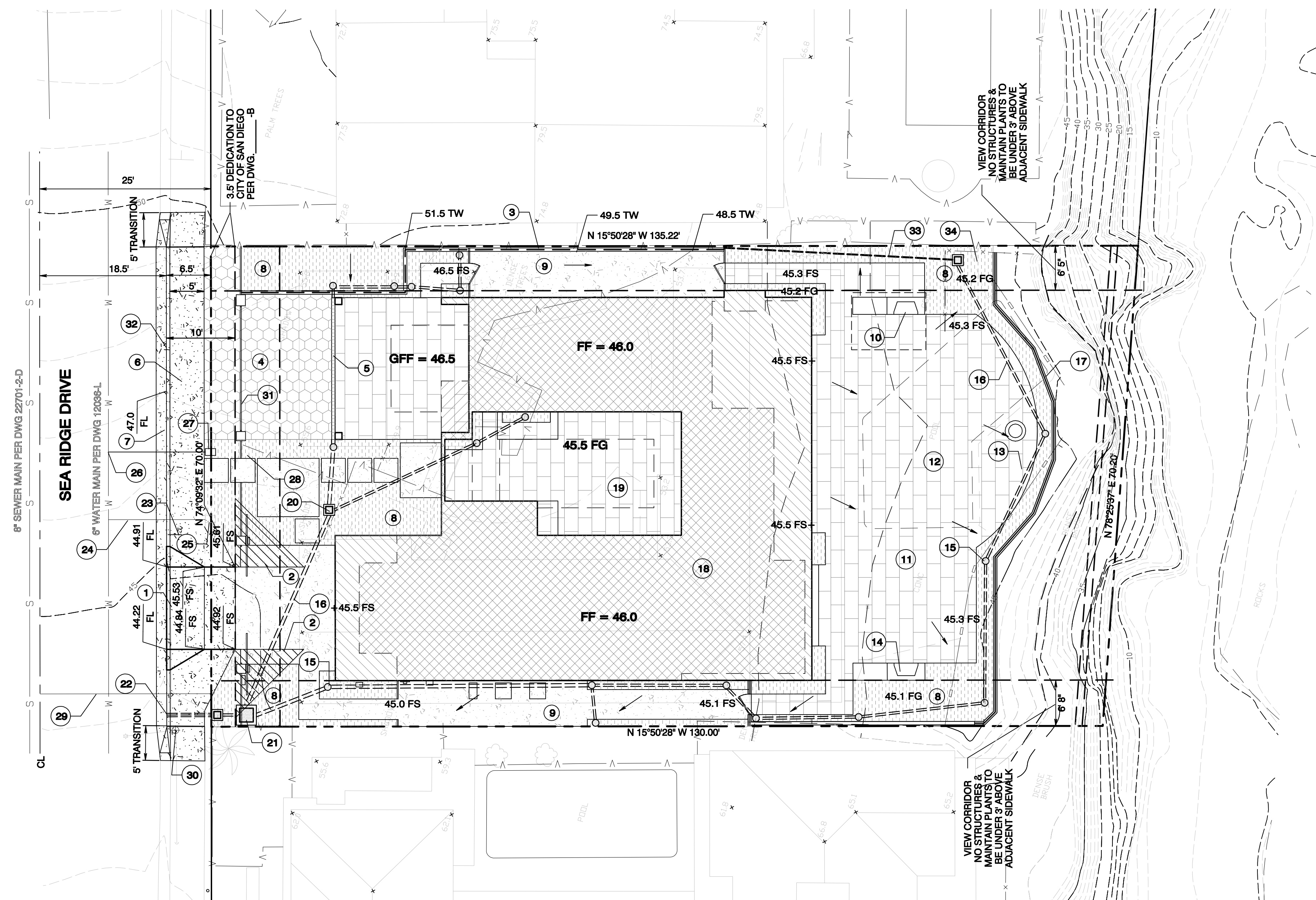
## NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED NOVEMBER 27, 2019
2. THE PROPOSED USE IS FOR SINGLE-FAMILY RESIDENCE
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (JFC 901.4.4)
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER 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.
6. THE ASSESSOR PARCEL NUMBER IS: 415-062-02
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
8. BENCHMARK: CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHERLY CORNER OF CALUMET AVENUE AND BANDERA STREET. ELEVATION 37.829' MEAN SEA LEVEL (N.G.M.D. 1929).
10. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMG SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR 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.
11. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.



## CONSTRUCTION NOTES

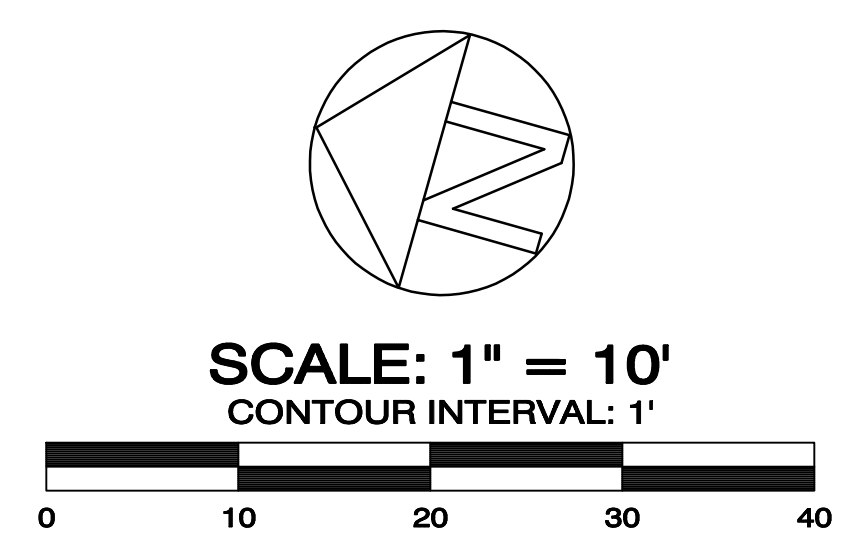
1. PROPOSED 12' DRIVEWAY PER CITY CURRENT STANDARD
2. VISIBILITY TRIANGLE (TYP) NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA AND PLANT MATERIAL OVER 24" WILL BE ALLOWED
3. PROPOSED RETAINING WALL PER CURRENT CITY STD (TYP)
4. PROPOSED GRASS WITH HEXPAVE GRID
5. PROPOSED 6" TRENCH DRAIN
6. REMOVE & REPLACE EXISTING SIDEWALK PER CITY CURRENT STANDARD MATCH EXISTING
7. REMOVE & REPLACE ROLLED CURB WITH STANDARD CURB & GUTTER TYPE G MATCH EXISTING FLOW LINE ELEVATION
8. PROPOSED LANDSCAPE AREA (TYP)
9. PROPOSED CONCRETE WALKWAY (TYP)
10. PROPOSED BBQ AREA
11. PROPOSED NEW STONE PATIO
12. EXISTING POOL TO BE REMOVED
13. PROPOSED GAS FIRE BOWL
14. PROPOSED BUFFET COUNTER
15. PROPOSED AREA DRAIN (TYP)
16. PROPOSED PVC DRAIN PIPE (TYP)
17. PROPOSED 42" HIGH GLASS RAILING ON 18" HIGH CURB
18. PROPOSED 2 STORY SINGLE FAMILY RESIDENCE
19. PROPOSED STONE COURTYARD
20. PROPOSED 1212 CATCH BASIN
21. PROPOSED 2424 CATCH BASIN WITH PUMP
22. PROPOSED 2 (3") SIDEWALK UNDERDRAIN PER CITY CURRENT STANDARD Q100 = 0.17 CFS/EA, V100 = 3.7 FPS/EA
23. EXISTING STREET SIGN TO REMAIN PROTECT IN PLACE
24. EXISTING WATER SERVICE TO BE KILLED
25. EXISTING WATER METER BOX TO BE REMOVED
26. PROPOSED NEW WATER SERVICE PER CURRENT CITY STANDARD
27. PROPOSED WATER METER BOX PER CITY CURRENT STANDARD
28. PROPOSED BACKFLOW PREVENTER PER CITY CURRENT STANDARD
29. EXISTING SEWER LATERAL TO REMAIN
30. EXISTING POWER POLE TO REMAIN PROTECT IN PLACE
31. PROPOSED SOLID FENCE (TYP)
32. CLOSURE OF THE NON-UTILIZED DRIVEWAY, AND REPLACE IT WITH STANDARD CURB, GUTTER & SIDEWALK
33. PROPOSED 4" PVC TO CONVEY SUB-DRAIN FLOW
34. POINT OF SUB-DRAIN DISCHARGE



## GRADING DATA

AREA OF SITE - 9,283 S.F. (0.21 AC)  
 AREA OF SITE TO BE GRADED - 8,313 SF  
 PERCENT OF SITE TO BE GRADED - 89.55%  
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 930 SF  
 PERCENT OF TOTAL SITE - 10%  
 AMOUNT OF CUT - 68.4 C.Y. (TO FINISH SURFACE)  
 AMOUNT OF FILL - 70 C.Y.  
 AMOUNT OF IMPORT - 4.8 C.Y.  
 MAXIMUM HEIGHT OF FILL SLOPE - 0 FEET  
 MAXIMUM HEIGHT OF CUT SLOPE - 0 FEET  
 MAXIMUM HEIGHT OF VERTICAL CUT: 1 FEET  
 MAXIMUM HEIGHT OF VERTICAL FILL: 1 FEET

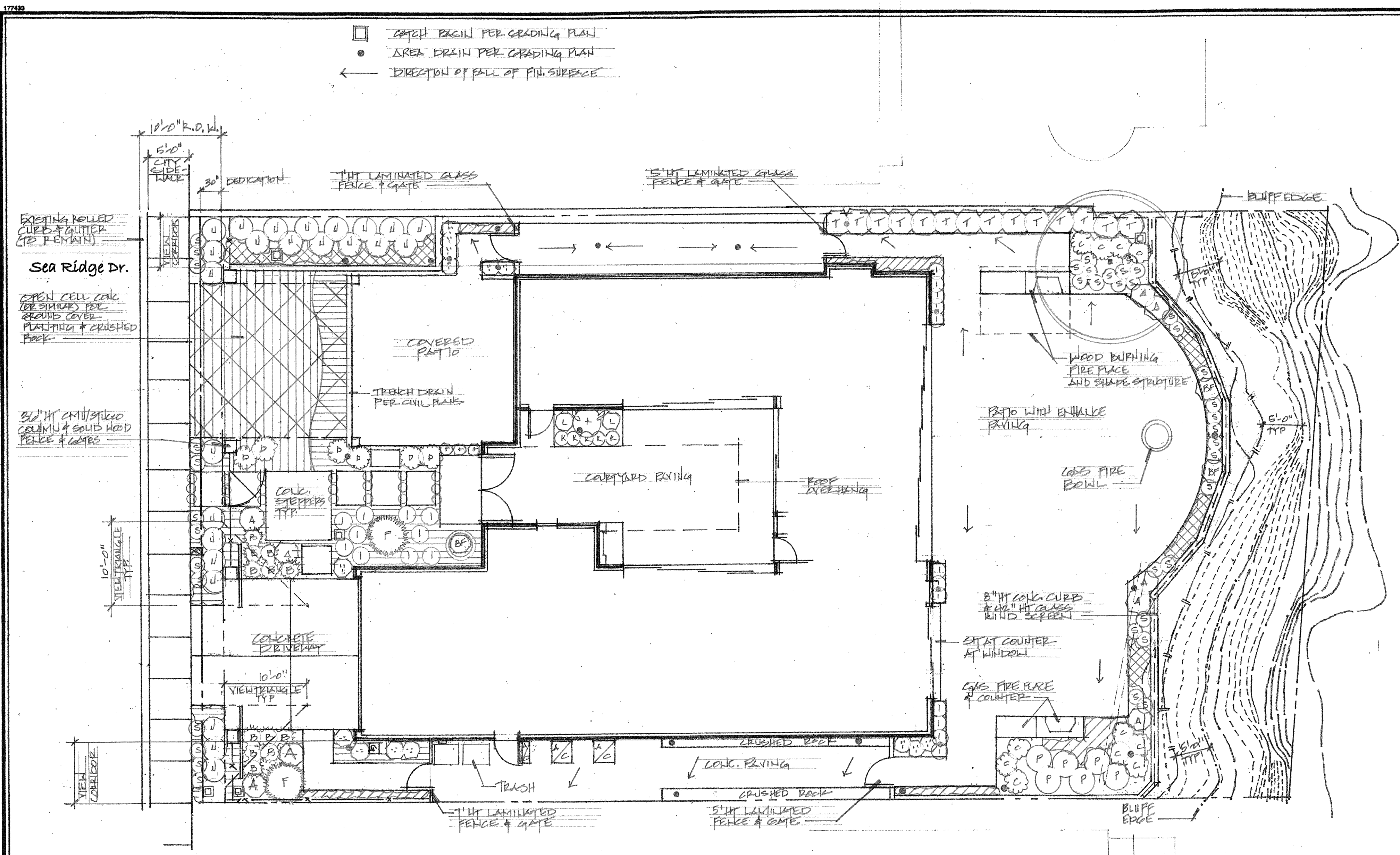
EXISTING IMPERVIOUS AREA = 5,668 SF (0.13 AC) (61.1%)  
 PROPOSED CREATED/REPLACED IMPERVIOUS AREA = 6,347 SF (0.146 AC) (68.4%)



*ANTHONY K. CHRISTENSEN*  
 ANTHONY K. CHRISTENSEN, RCE 54021  
 MAY 20, 2021  
 Date

Prepared By:	CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126 PHONE (858) 271-9901 FAX (858) 271-8912
Project Address:	411 SEA RIDGE DRIVE LA JOLLA, CA 92037
Project Name:	SALVAGIO RESIDENCE
Sheet Title:	PRELIMINARY GRADING PLAN
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	
Original Date:	MAY 5, 2020
Sheet of Sheets:	
DEP#	





PLANTING NOTES

- PREPARE ALL PLANTING AREAS AS FOLLOWS. ALL QUANTITIES ARE BASED ON 1000 SQ. FT.: SCARIFY EXISTING SOIL TO A DEPTH OF 8"; REMOVE ALL DEBRIS, WEEDS AND ROCKS LARGER THAN 2" DIA.; APPLY 2 CU. YDS. NITRIFIED WOOD SHAVINGS, 150 LBS. AGRICULTURAL GYPSUM, 10 LBS. IRON SULPHATE, 50 LBS. TRICHLORUM AND 15 LBS. 6-20-20 FERTILIZER EXCLUDING SLOPES TO BE HYDROSEEDED OR SLOPES EQUAL TO OR GREATER THAN 2:1. ROTOTILL IN TWO DIRECTION ALL AMENDMENTS INTO THE TOP 6" OF EXISTING SOIL, RAKE TO GRADE AND IRRIGATE THOROUGHLY.
- FERTILIZER/SOIL AMENDMENT TREATMENT ABOVE IS FOR BIDDING PURPOSES ONLY. SOILS TEST MAY REDUCE OR INCREASE TOTAL SOIL AMENDMENT VOLUME. ADJUSTMENTS (PLUS OR MINUS) MAY BE NECESSARY. CONTRACTOR SHALL OBTAIN A SOILS ANALYSIS TEST WITH AT LEAST TWO SOILS SAMPLES OF FINAL ROUGH GRADE AT SITE AND SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR INTERPRETATION AND RECOMMENDATIONS. COST OF LAB TEST SHALL BE PAID BY OWNER. SOIL TEST KITS ARE AVAILABLE BY CALLING 1-800-927-3311. CONTRACTOR TO SUBMIT MODIFIED SOIL PREPARATION BID TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO STARTING SOIL PREPARATION WORK.
- GROUND COVERS INCLUDING BERMU DA GRASS AND OTHER NOXIOUS WEEDS SHALL BE SPRAYED W/ ROUND-UP. WAIT TWO WEEKS MIN. AND SPRAY A SECOND TIME IF NECESSARY AND THEN REMOVE. WEED ERADICATION SHALL TAKE PLACE DURING ACTIVE GROWING PERIOD (JUNE-OCTOBER) AND SHALL BE COMPLETED AT LEAST 10 DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING AND/OR IRRIGATION WORK.
- ALL NEWLY INSTALLED TREES SHALL HAVE ALL NURSERY STAKE(S) REMOVED AND SHALL BE RESTAKED WITH 2" DIA. LODGE POLE(S) OUTSIDE OF THE ROOTBALL. 15 GAL TREES SHALL BE STAKED WITH (1) LODGE POLE ON THE WINDWARD SIDE OF THE TREE. 24" BOX TREES SHALL HAVE (2) LODGE POLES OPPOSITE OF EACH OTHER. TREES LARGER THAN 24" BOX SHALL BE GUIDED. INSTALL (2) PLASTIC CINCH TIES PER STAKE WITH ONE TWIST BETWEEN STAKE AND TRUNK.
- EVERY PLANT DELIVERED TO THE JOB SITE SHALL BE IN GOOD CONDITION, WITH A LEGIBLE PLANT TAG IDENTIFYING THE BOTANICAL GENUS, SPECIES AND VARIETY OF PLANT FOR VERIFICATION BY LANDSCAPE ARCHITECT WITH APPROVED PLANS AND OR PLANT LEGEND. PLANT MATERIAL WITHOUT TAGS WILL BE REJECTED AND RETURNED TO THE NURSERY AT THE CONTRACTORS COST.
- GROUND COVER IS NOT SHOWN UNDER SHRUBS AND SMALLER TREES FOR GRAPHIC CLARITY. GROUND COVERS ARE TO CONTINUE TO DRIP LINE (AT TIME OF PLANTING) OF ALL SHRUBS AND TO BASE OF TRUNK ON TREES.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE 1 1/2" MINUS FOREST FINES FROM AGRISERVICE, 760-295-6255.
- ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHOWING SIGNS OF DEFOLIATION, LEANING, CHLOROSIS (YELLOWING), OR SETTLING PRIOR TO, OR AT THE END OF MAINTENANCE SHALL BE REPLACED BY THE CONTRACTOR, INCLUDING GROUND COVER.
- LANDSCAPE CONTRACTOR TO PROVIDE GUARANTEES NORMAL TO THE TRADE FOR LONGEVITY OF ALL PLANT MATERIALS; THREE MONTHS FOR SHRUBS AND GROUND COVERS, AND ONE YEAR FOR TREES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM ONCE A WEEK MAINTENANCE SERVICE FOR A PERIOD OF 90 DAYS (MINIMUM 12 SERVICE DAYS OVERALL) BEGINNING THE FIRST DAY AFTER FINAL APPROVAL OF JOB COMPLETION BY CLIENT AND LANDSCAPE ARCHITECT.
- CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- OWNER TO LOCATE AND STAKE PROPERTY LINES. NO DEMOLITION, CONSTRUCTION OR PLANTING SHALL OCCUR OUTSIDE OF PROPERTY LINE WITHOUT PROPERTY OWNERS CONSENT.
- CONTRACTOR AND OR OWNER SHALL OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS FOR ANY AND ALL WORK WITHIN THE RIGHT OF WAY (OUTSIDE THE PROPERTY LINES).
- CONTRACTOR AND OR OWNER SHALL OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS FOR ALL CONSTRUCTION WITHIN THE BOUNDS OF THE PROPERTY.
- OWNER TO INSURE NEWLY INSTALLED PLANT MATERIAL RECEIVES ENOUGH WATER TO MAINTAIN GOOD HEALTH AND VIGOROUS GROWTH WITHOUT OVER WATERING. PLANT MATERIAL SHALL BE WATERED PERIODICALLY AT SUCH TIME JUST PRIOR TO LEAF WILTING. ADJUST WATERING TO ACCOMMODATE FOR VARIATIONS IN RAIN FALL, TEMPERATURE, SOLAR EXPOSURE AND SEASONAL CHANGES FOR EACH PLANT.
- OWNER TO MAINTAIN AND KEEP CLEAR ALL DRAINAGE SWALES AND INSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS TOWARDS SUBSURFACE DRAINAGE OR OFF SITE STORM DRAIN SYSTEMS AT A MINIMUM OF 2% SLOPE.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT 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.
- ALL PLANTING AREAS PREVIOUSLY COVERED WITH CONCRETE, ASPHALT OR ANY OTHER IMPERVIOUS MATERIAL SHALL BE RIPPED TO A DEPTH OF 12", AMENDED AS PER APPROVED SOILS REPORT AND TREATED WITH SARVON SOIL TREATMENT PER MANUFACTURERS SPECIFICATIONS.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

**SALVAGIO RESIDENCE**  
411 SEA RIDGE DRIVE  
LA JOLLA, CA 92037-7946

**WICHMANN**  
LANDSCAPE ARCHITECTURE  
16-18777  
405 VIA DEL NORTE, STE. C, LA JOLLA, CA 92037-8758  
858-499-3220

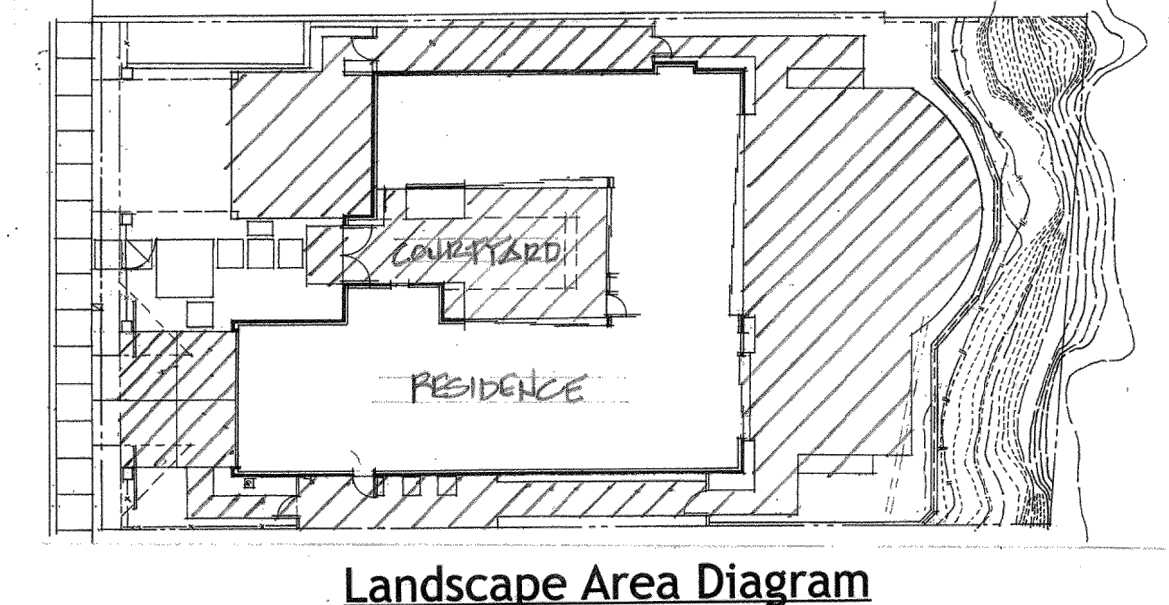
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Scale	AS SHOWN	Scale	AS SHOWN

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Of THREE

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>TREES</b>				
(A)	Arbutus 'Marina' or Metrosideros excelsus	Marina Strawberry Tree or New Zealand Christmas Tree	1	48" box
<b>SHRUBS</b>				
(+)	Acanthus 'Whitewater'	Variiegated Acanthus	1	15 Gal
(A)	Agave attenuata 'Variegata'	Variiegated Soft Tail Agave	9	15 Gal
(BF)	Agave attenuata 'Blue Flame'	Blue Flame Agave	3	5 Gal.
(Z)	Begonia 'Dragon Wing'	Dragon Wing Begonia	5	1 Gal. Color/owner
(P)	Chondropetalum tectorum	Dwarf Cape Rush	6	5 Gal.
(R)	Cistus 'Doris Hiberson'	Doris Hiberson Rock Rose	11	5 Gal.
(D)	Dianella tasmanica 'Variegata'	Variiegated Flax Lily	6	5 Gal.
(I)	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	22	1 Gal.
(P)	Hesperaloe parviflora 'Brakelight' or Lavandula angustifolia	Brakelight Red Yucca or English Lavender	12	1 Gal.
(T)	Ligustrum japonicum 'Texanum'	Texas Privet	14	24" box
(S)	Limonium perezii	Sea Lavender	40	1 Gal.
(L)	Liriope gigantea	Giant Liriope	2	5 Gal.
(H)	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	15	5 Gal.

(R)	Phoridium 'Guardsman'	Guardsman Flax	2	5 Gal.
(U)	Rhaphtolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	21	5 Gal.
(+)	Sansevieria trifasciata 'Laurentii'	Variiegated Mother-in-law's Tongue	3	1 Gal.
(O)	Thymus s. 'Pink Chintz'	Pink Chintz Creeping Thyme	21	4" Pot
<b>GROUND COVERS</b>				
(X)	Echeveria 'Ruffled' or Kalanchoe luciae	Ruffled Echeveria or Paddle Plant	6" OC	1 Gal.
(Y)	Dymondia margaritae	MGN	12" OC	1 Gal.
(Z)	Senecio serpens	Dwarf Blue Senecio	3" OC	Flats
(S)			8" OC	Cuttings
<b>INERT GROUND COVERS</b>				
(C)		Crushed Rock		1/4" dia.



- MINIMUM TREES SEPARATION DISTANCE:  
TRAFFIC SIGNALS/STOP SIGNS - 30 FEET  
UNDERGROUND UTILITIES LINES - 5 FEET (10 FEET FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTION (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- POST FERTILIZATION FOR ALL PLANTING AREAS (16-6-8) SHALL OCCUR 45 DAYS AFTER PLANTING AT A RATE OF 15 LBS. PER 1,000 SQ. FT.
- THE RIGHT OF WAY, EXISTING GRADES, ELEVATIONS AND BUILDING LOCATION AS SHOWN ON THESE DRAWINGS WAS FURNISHED TO THE LANDSCAPE ARCHITECT AS A PORTION OF THE SUPPORT DOCUMENTATION AS PROVIDED IN THE CONTRACT DOCUMENTS. WICHMANN LANDSCAPE ARCHITECTURE IS NOT RESPONSIBLE FOR VERIFYING THE INFORMATION AS SUPPLIED, AND THE INCLUSION ON THESE DRAWINGS DOES NOT IMPLY ANY WARRANTY OF THE ACCURACY OR CORRECTNESS OF THE SUPPORT DOCUMENTATION. THE SUPPORT INFORMATION IS SHOWN FOR INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL TAG AND PHOTOGRAPHY ALL SELECTED TREES AND SPECIMEN PLANTS AT THE NURSERY. PHOTOGRAPHS OF TAGGED TREES AND SPECIMEN PLANTS SHALL BE SUPPLIED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT MATERIAL BEING SHIPPED AND OR PICKED-UP FROM NURSERY.
- NOTICE TO GENERAL CONTRACTOR:** GENERAL CONTRACTOR SHALL COORDINATE PRIOR TO CONSTRUCTION ALL 110 ELECTRICAL SERVICE SHOWN OR NOT SHOWN ON LANDSCAPE PLAN, IRRIGATION PLAN OR LOW-VOLTAGE LIGHTING PLAN INCLUDING BUT NOT LIMITED TO SWITCHED AND UNSWITCHED OUTLETS IN THE LANDSCAPE, POWER SUPPLY TO LOW-VOLTAGE LIGHTING TRANSFORMERS, IRRIGATION CONTROLLERS, ETC.

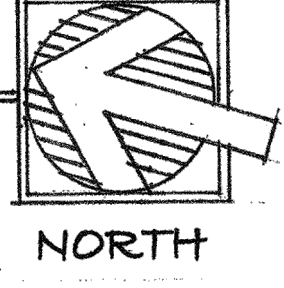
LANDSCAPE AREA CALCULATIONS

Lot Size	9,283 sq. ft.
Planting Area required	2,321 sq. ft.
Planting Area provided	2,644 sq. ft.
Percent of Landscape Area (min 25%)	28.5%



PLANTING PLAN

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



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PROJECT NAME:  
SALVAGIO RESIDENCE  
411 SEA RIDGE DRIVE  
LA JOLLA, CA 92037

SHEET TITLE:  
LANDSCAPE PLAN

Revision 10:		Original Date:	02/11/2020
Revision 9:		Sheet:	4 of 18
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Revision 1:	05/20/2020		



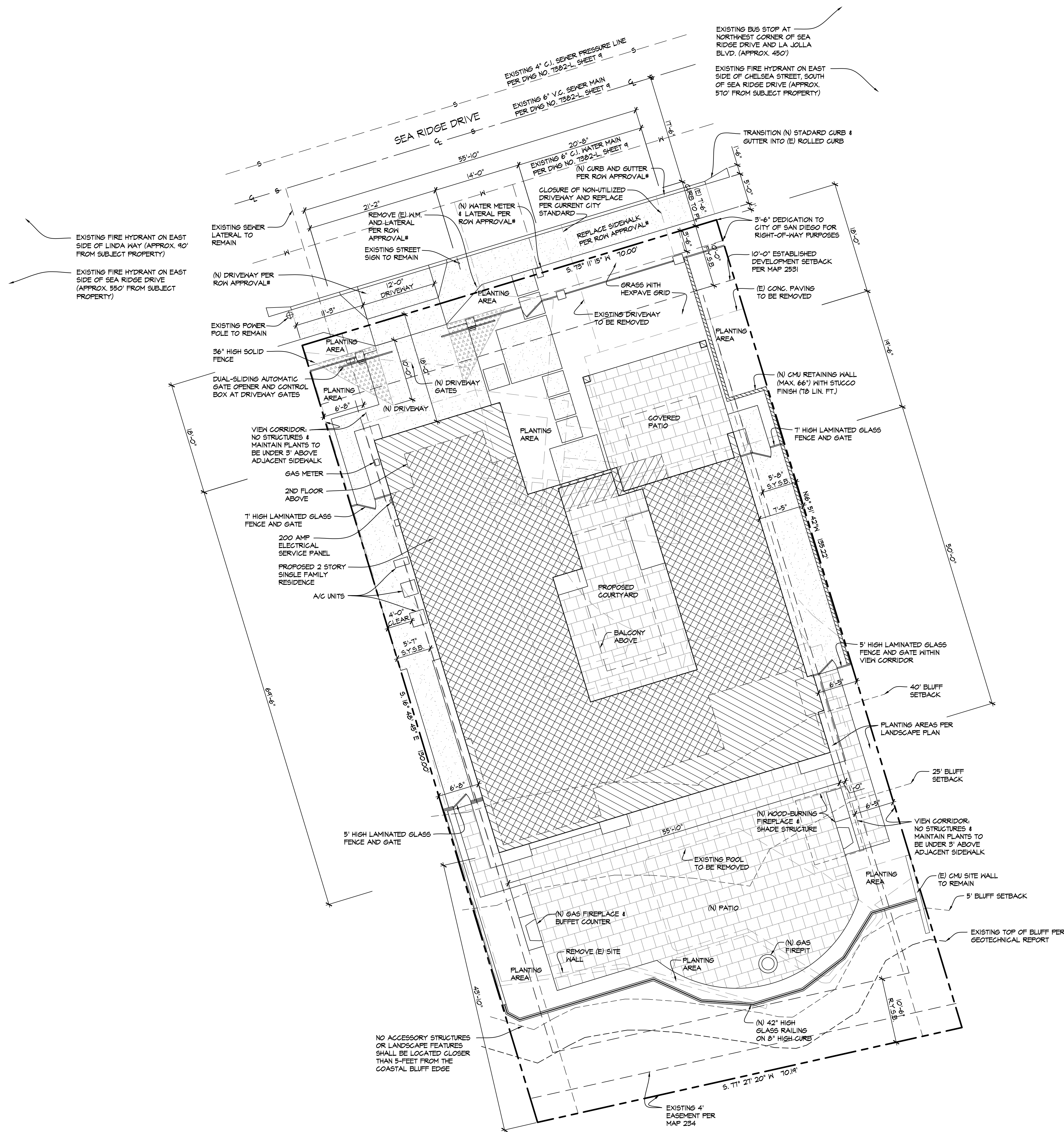
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411 SEA RIDGE DRIVE  
LA JOLLA, CA 92037

REVISIONS:	
SUBMITTAL DATE:	02/25/2021
PHASE:	COASTAL DEVELOPMENT
PROJECT NUMBER:	1925
REVIEWED BY:	MDL
DRAWN BY:	KJL
DATE:	05/12/2021
SHEET TITLE:	LANDSCAPE PLAN
SHEET NO.:	L-1

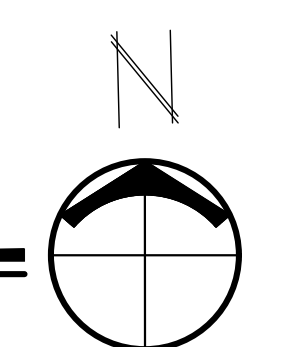
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**SITE PLAN**  
SCALE: 1/8" = 1'-0"



SITE LEGEND	
	EXISTING RESIDENCE & SITE IMPROVEMENTS TO BE REMOVED
	PROPOSED 1ST FLOOR
	PROPOSED 2ND FLOOR
	DRIVEWAY VISIBILITY TRIANGLE
	WATER METER

- NOTES**
1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (JPG 901.4.4)
  2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMG SECTIONS 181.0444 AND 182.0505) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
  3. EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY
  4. LIGHTING SHALL BE INOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
  5. ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA
  6. STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPED AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
  7. ALL EXISTING AND PROPOSED EASEMENTS HAVE BEEN SHOWN ON THE SITE PLAN, NO EXISTING EASEMENTS
  8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

<b>PREPARED BY:</b>		Revision 10: _____
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	LA JOLLA, CA 92037	Revision 7: _____
Phone #:	(858) 459-1171	Revision 6: 09/12/2021
		Revision 5: 01/15/2021
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		Revision 3: 09/04/2020
		Revision 2: 07/13/2020
		Revision 1: 05/20/2020
<b>PROJECT NAME:</b>		Original Date: 02/11/2020
SALVAGIO RESIDENCE		Sheet: 5 of 13
411 SEA RIDGE DRIVE		DEP# _____
LA JOLLA, CA 92037		
<b>SHEET TITLE:</b>		
SITE PLAN		

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**SALVAGIO RESIDENCE**  
411 SEA RIDGE DRIVE  
LA JOLLA, CA 92037

REVISIONS:	
SUBMITTAL DATE:	02/25/2021
PHASE:	COASTAL DEVELOPMENT
PROJECT NUMBER:	1925
REVIEWED BY:	MDL
DRAWN BY:	K.J.
DATE:	05/12/2021
SHEET TITLE:	PROPOSED SITE PLAN
SHEET NO.:	A.I.I

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**NOTE**

1.) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 50' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 50 FEET IN HEIGHT PER SDMG SEC. 131.0444 & 132.0505

**MATERIAL SPECIFICATIONS:**

**ROOFING:** GAF (OR EQUAL), 60# CAP SHEET, OVER DENS-DECK ROOF BOARD GLASS 'A' ROOFING ASSEMBLY, 30-YEAR MINIMUM WARRANTY.

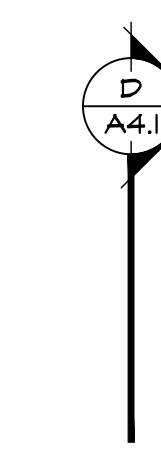
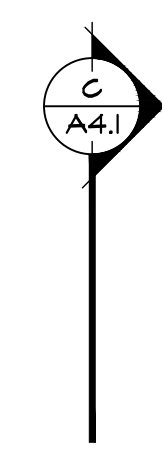
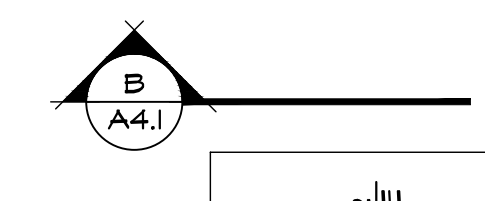
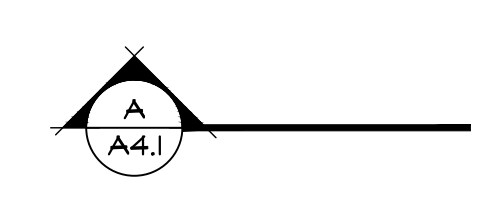
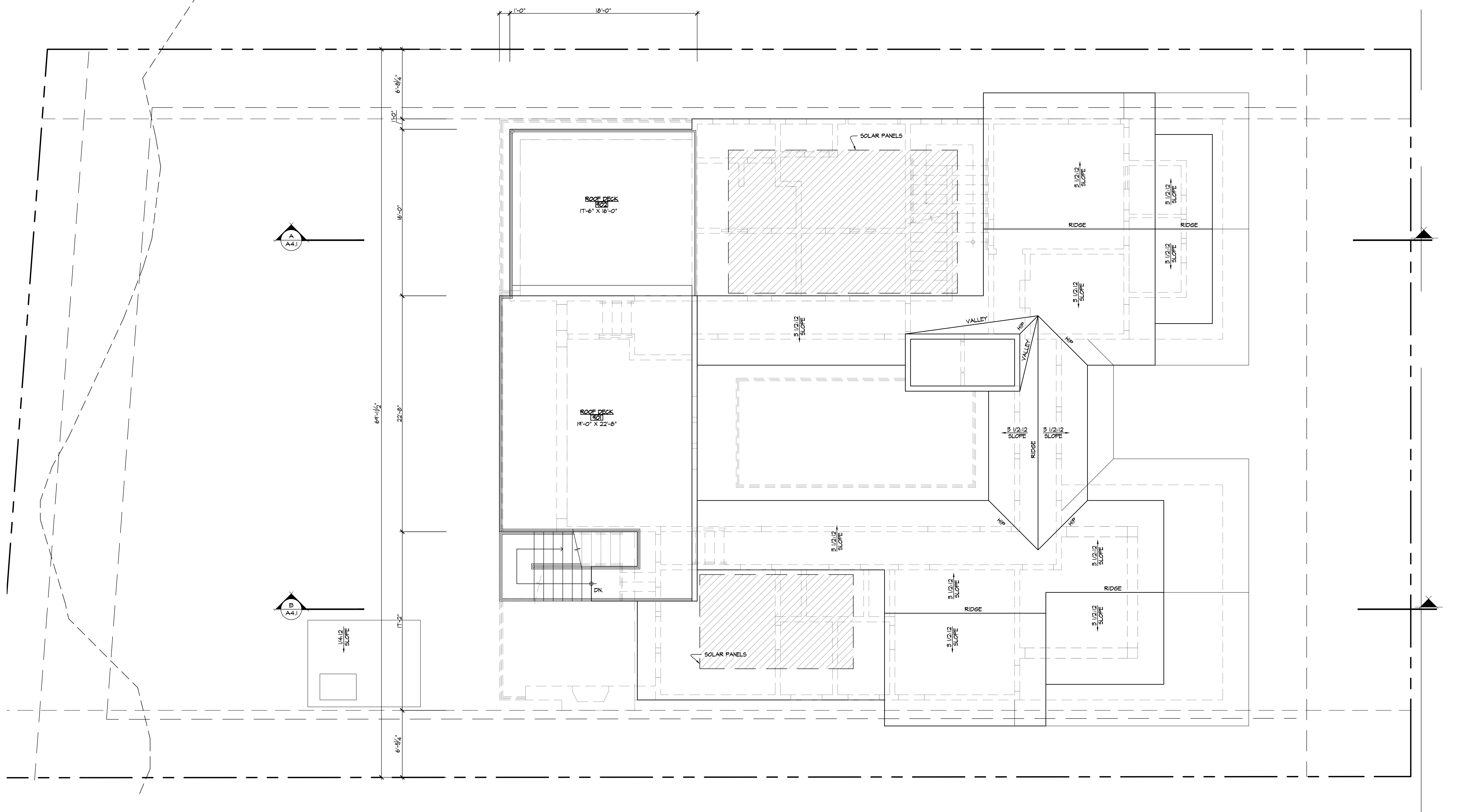
**OR ROOFING:** GAF (OR EQUAL), MEDIUM HEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT, PROVIDE STARTER COURSE/STRIP ICG-ES REPORT # ESR-4475, GLASS 'A' ROOFING, 40-YEAR MINIMUM WARRANTY.

**GUTTERS:** CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS ECLIPSE MILLENNIUM STYLE, 1/2 OZ. OR BETTER, DOWNSPOUTS SHALL BE 4"Ø 1/2 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.

**STUCCO:** LA HABRA STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET SP.2 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION, COLOR PER OWNER.

**SIDING:** JAMES HARDIE (OR EQUAL), HARD/PLANK CEMENTITIOUS LAF SIDING, COLOR AND TEXTURE PER OWNER OVER 1/8" ORGANIC FELT UNDERLAYMENT, ICG-ES REPORT # ESR-2240, INSTALL PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.

**GUARDRAIL:** C.R. LAWRENCE (OR EQUAL) GLASS RAILING SYSTEM PER OWNER'S SELECTION.



**PROPOSED ROOF PLAN**  
SCALE: 1/4"=1'-0"

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Phone #: (858) 459-1171

**PROJECT NAME:**  
SALVAGIO RESIDENCE  
411 SEA RIDGE DRIVE  
LA JOLLA, CA 92037

**SHEET TITLE:**  
ROOF PLAN

Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	01/13/2021
Revision 4:	11/09/2020
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Revision 2:	07/19/2020
Revision 1:	05/20/2020

Original Date: 02/11/2020  
Sheet 9 of 13  
DPP#



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LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE:	02/13/2020
PHASE:	COASTAL DEVELOPMENT
PROJECT NUMBER:	1425
REVIEWED BY:	MDL
DRAWN BY:	K.J.
DATE:	01/13/2021
SHEET TITLE:	PROPOSED ROOF PLAN
SHEET NO.:	A2.5

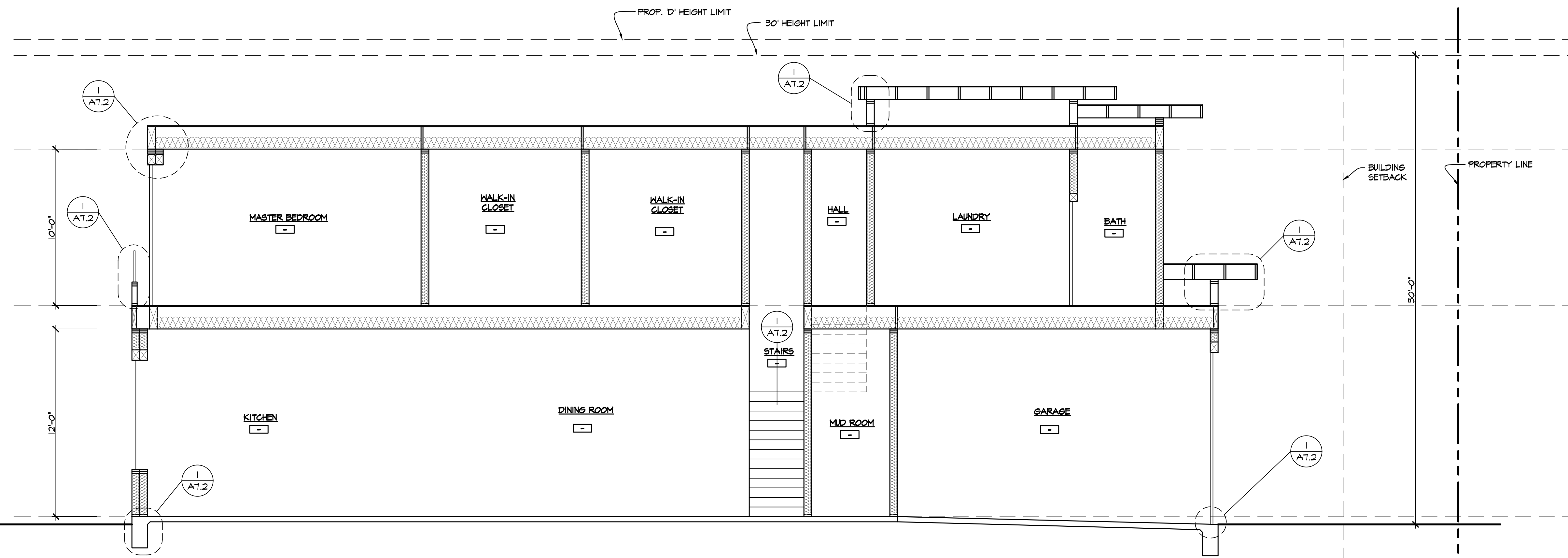
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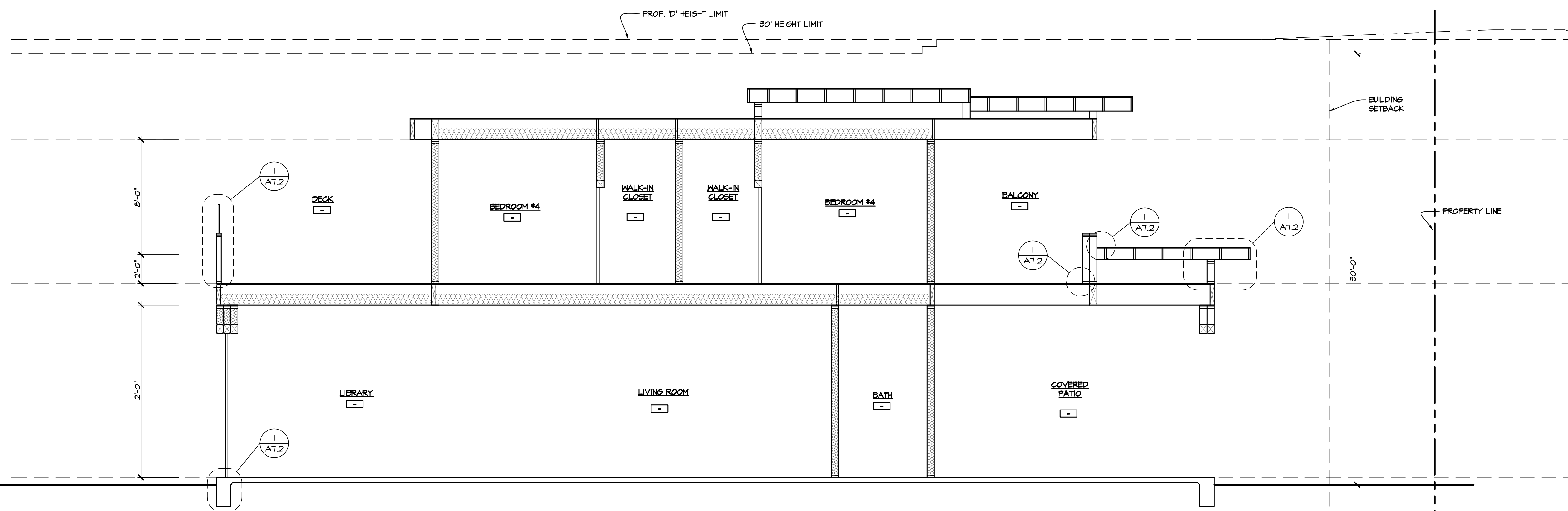






**BUILDING SECTION A**

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



**BUILDING SECTION B**

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

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		Revision 3:	04/04/2020
		Revision 2:	07/13/2020
		Revision 1:	05/20/2020
<b>PROJECT NAME:</b>		Original Date:	02/11/2020
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411 SEA RIDGE DRIVE		DATE:	11/09/2020
LA JOLLA, CA 92037		SHEET TITLE:	BUILDING SECTIONS
<b>SHEET TITLE:</b>		SHEET NO.:	A4.1
BUILDING SECTIONS			



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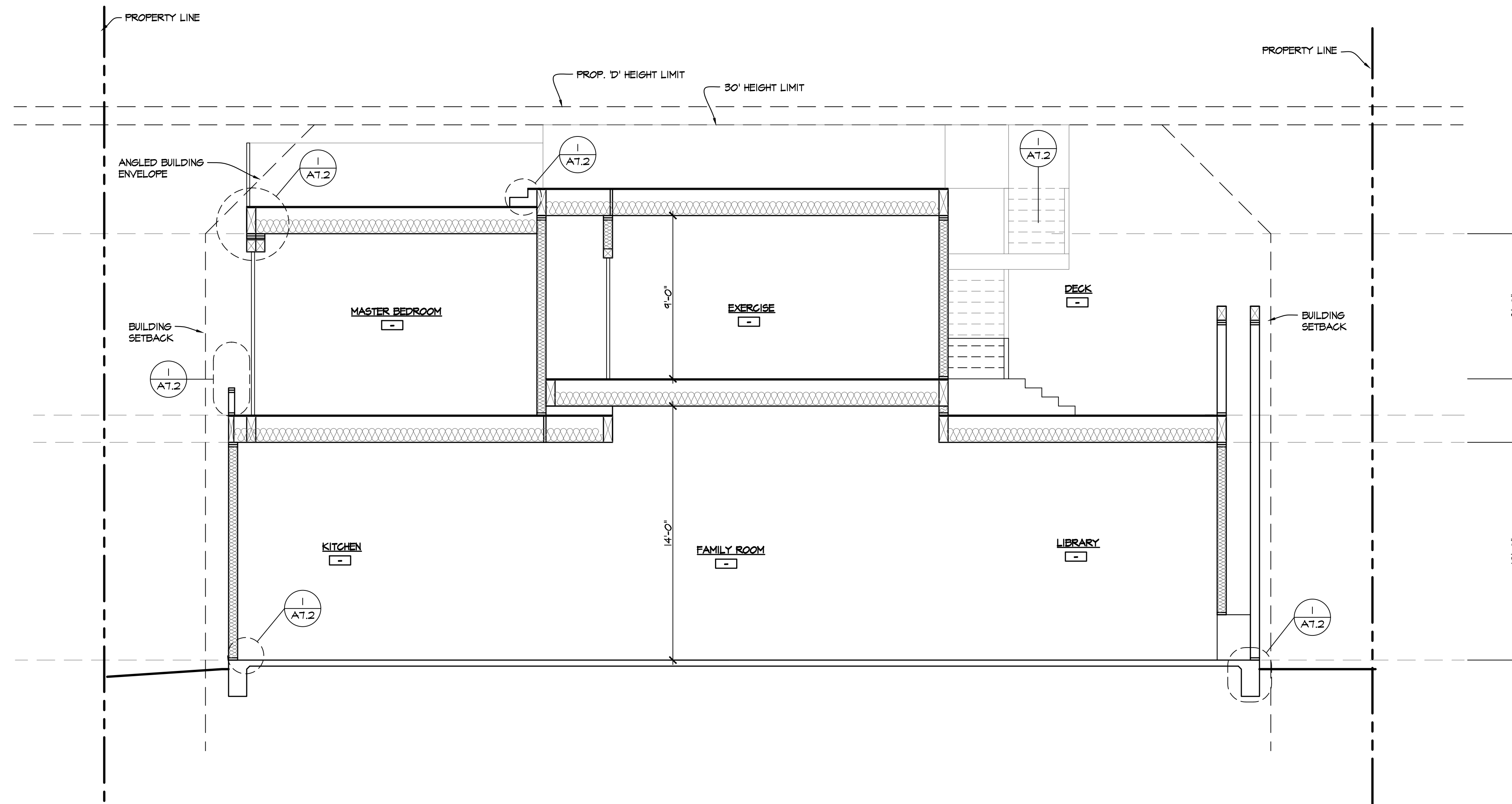
REVISIONS:

SUBMITTAL DATE:	02/13/2020
PHASE:	COASTAL DEVELOPMENT
PROJECT NUMBER:	1925
REVIEWED BY:	MDL
DRAWN BY:	K.J.L.
DATE:	11/09/2020
SHEET TITLE:	BUILDING SECTIONS
SHEET NO.:	A4.1

**A4.1**

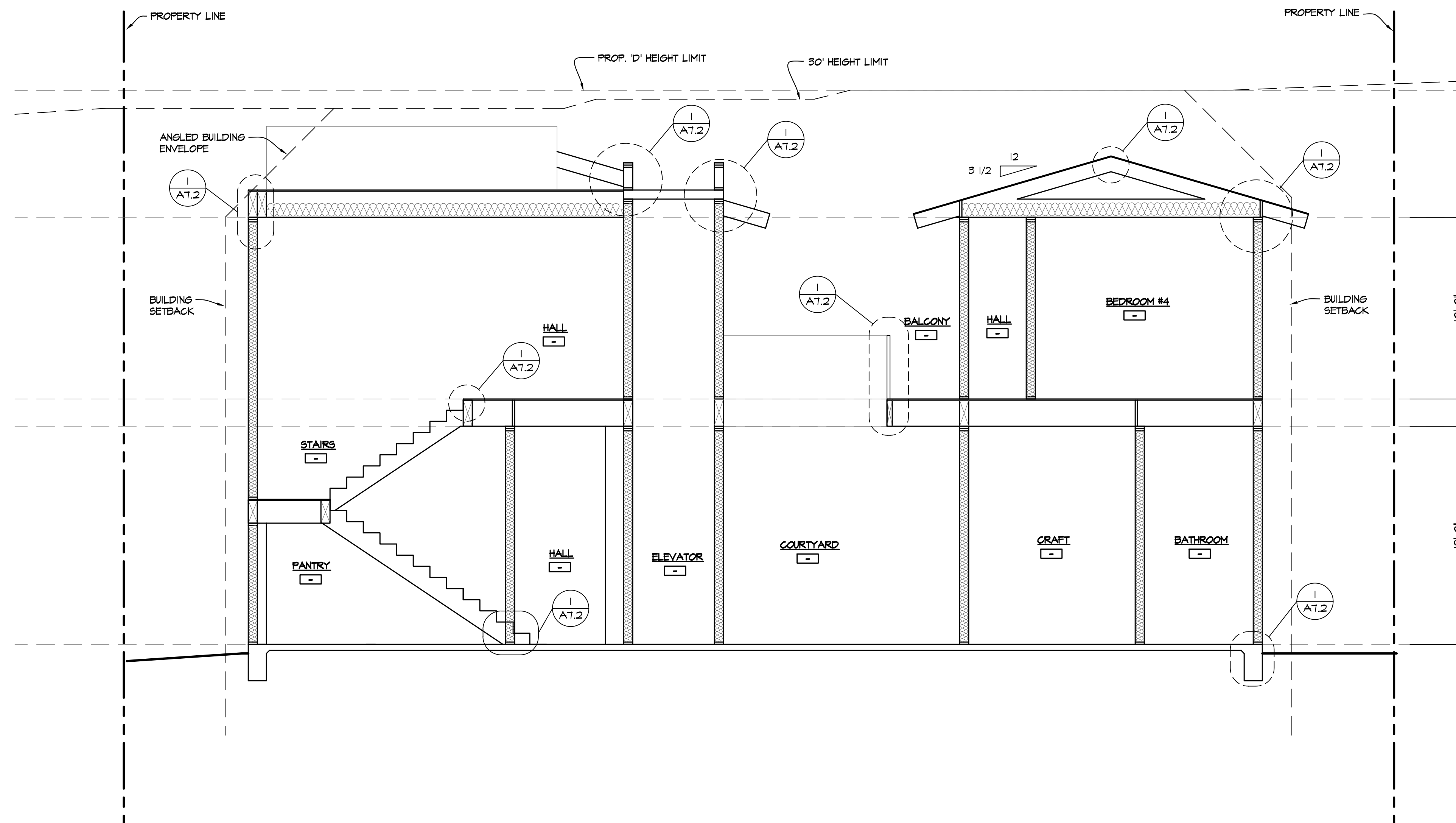
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**BUILDING SECTION C**

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



**BUILDING SECTION D**

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

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		Revision 2:	05/20/2020
		Revision 1:	
<b>PROJECT NAME:</b>			
SALVAGIO RESIDENCE		Original Date:	02/11/2020
411 SEA RIDGE DRIVE		Sheet	08 13
LA JOLLA, CA 92037		DATE:	11/09/2020
<b>SHEET TITLE:</b>			
BUILDING SECTIONS			
DATE:			
11/09/2020			
<b>REVISIONS:</b>			
SUBMITTAL DATE:			
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<b>PROJECT NUMBER:</b>			
1925			
<b>REVIEWED BY:</b>			
MDL			
<b>DRAWN BY:</b>			
K.J.L.			
<b>DATE:</b>			
11/09/2020			
<b>SHEET TITLE:</b>			
BUILDING SECTIONS			
<b>SHEET NO.:</b>			
A4.2			



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