



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 7, 2021 REPORT NO. HO-21-033

HEARING DATE: July 14, 2021

SUBJECT: Cardenas CDP, Process Three Decision

PROJECT NUMBER: [668003](#)

OWNER/APPLICANT: Cardenas Family Investors LLC, Owner / Marengo Morton Architects,
Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a remodel and a 2,009 square-foot, second story addition with a 163 square-foot roof deck to an existing 2,638 square-foot single-residence located at 6715 Neptune Place within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2445836, an amendment to Coastal Development 1353913 (PTS 385899).

Community Planning Group Recommendation: On December 3, 2020, the La Jolla Community Planning Association voted 16-0-0 to recommend project approval (Attachment 6).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 – Existing Facilities. The environmental exemption determination for this project was made on May 18, 2021, and the opportunity to appeal the determination ended on June 2, 2021. There were no appeals to the environmental determination.

BACKGROUND

The 0.133-acre site is located at 6715 Neptune Place and is developed with a one-story, 2,638 square-foot single family residence within an established residential area in the La Jolla community. The site is in the First Public Roadway, RM-4-10 and RM-1-1 zones, Coastal (Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and the Transportation Priority Area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas (Attachments 1-3). The development regulations for the site are also governed by Coastal Development Permit 1353913.

The existing structure is more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the existing structure does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Pursuant to SDMC Section [126.0707](#), projects within the appealable area of the Coastal Overlay Zone requires a Process Three, Hearing Officer decision, and the decision is appealable to the Planning Commission. For decisions involving coastal developments within the coastal appealable area, the entire consolidated decision is appealable to the Coastal Commission.

DISCUSSION

The project includes a remodel to the existing single-family residence that includes a 613 square-foot reduction to the first floor and a 2,009 square-foot, second-story addition with a 163 square-foot roof deck for a total of 4,197 square feet. The project was designed comply with all of the development standards required by the underlying RM-4-10 and RM-1-1 zones, including height (26 feet 11 inches) below the 30-foot height limit, density, building setbacks, and floor area ratio (.69) that does not exceed the .75 maximum requirement. No deviations or variations are required.

The project site is designated for low medium density residential uses with 9 to 15 dwelling units per acre. The project does not change the density and conforms to the designated land use. The project also complies with the Community Plan recommendation of promoting transitions in scale between new and older structures by creating visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. The project complies with this recommendation by providing offsetting planes and articulation along the facade of the structure and alternating rooflines to break up the bulk and scale of the site. Another La Jolla Community Plan policy is to apply minimum side and rear yard setback requirements that separate structures from adjacent properties to prevent a wall effect along the street face as viewed from the public right-of-way, and that side yard setbacks be incrementally increased for wider lots. The project complies with this policy by designing a project that complies with the base zone regulations.

There are no public views or coastal access from the project site, as identified in the Community Plan. The site does not contain any environmentally sensitive lands nor does the site contain or is adjacent to the Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The single family residence in the citywide RM-4-10 and RM-1-1 base zones is exempt from Landscape Review, and archaeological monitoring is not required.

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 right of way on Neptune Place to provide a 10-foot curb to property line distance; obtaining an Encroachment Maintenance Removal Agreement for private improvements in the right-of-way; assure by permit and bond the closure of the existing driveway and construction of a City standard driveway, curb and gutter; and implementing storm water construction best management practices.

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. 2445836, an amendment to Coastal Development Permit No. 1353913, with modifications.
2. Deny Coastal Development Permit No. 2445836, an amendment to Coastal Development Permit No. 1353913, if the findings required to approve the project cannot be affirmed.

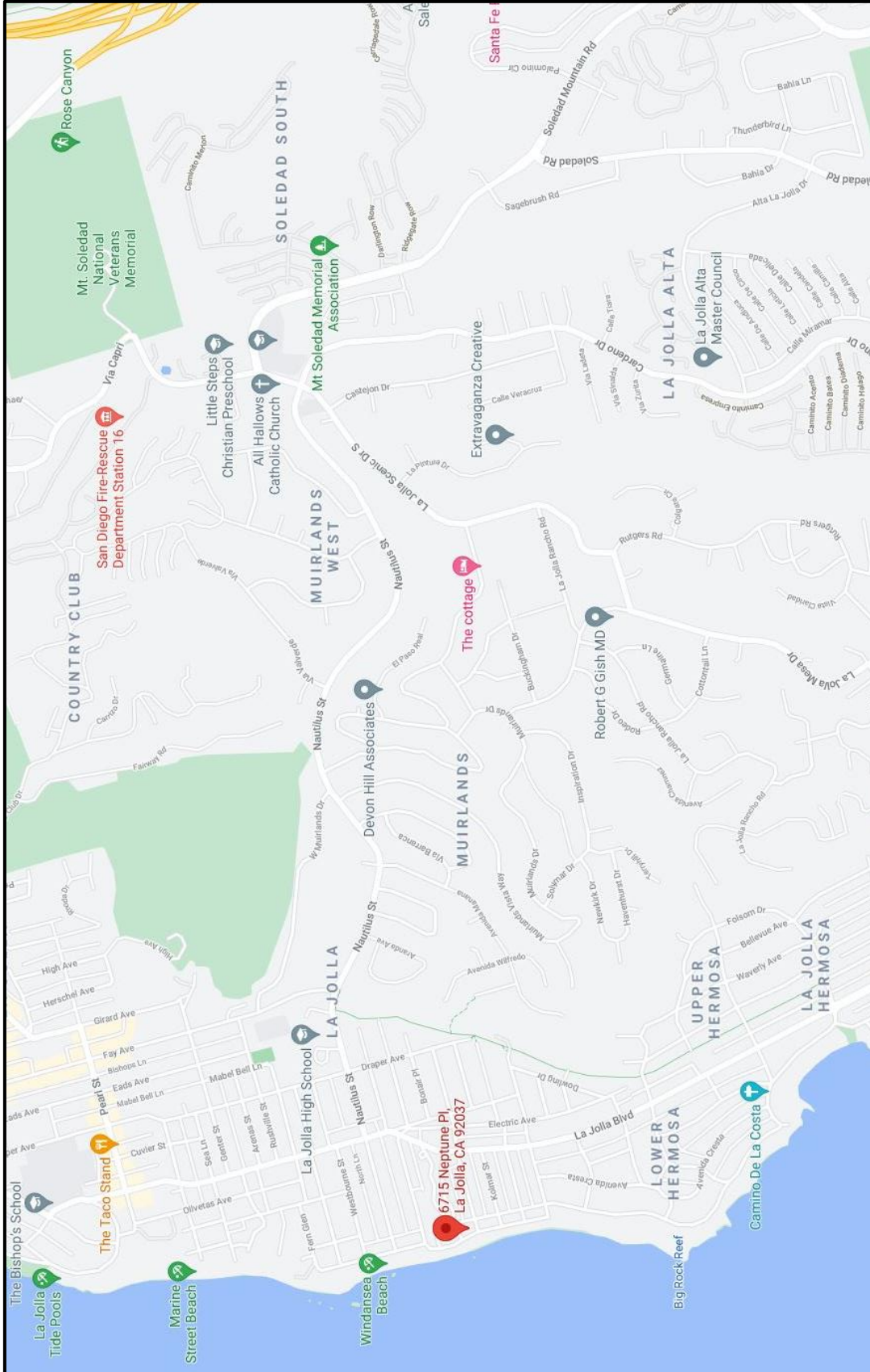
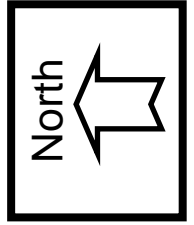
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Xavier Del Valle", is positioned above a horizontal line.

Xavier Del Valle, Development Project Manager

Attachments:

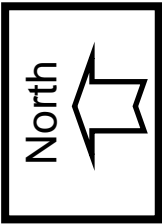
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Association Recommendation
7. Ownership Disclosure Statement
8. Project Plans



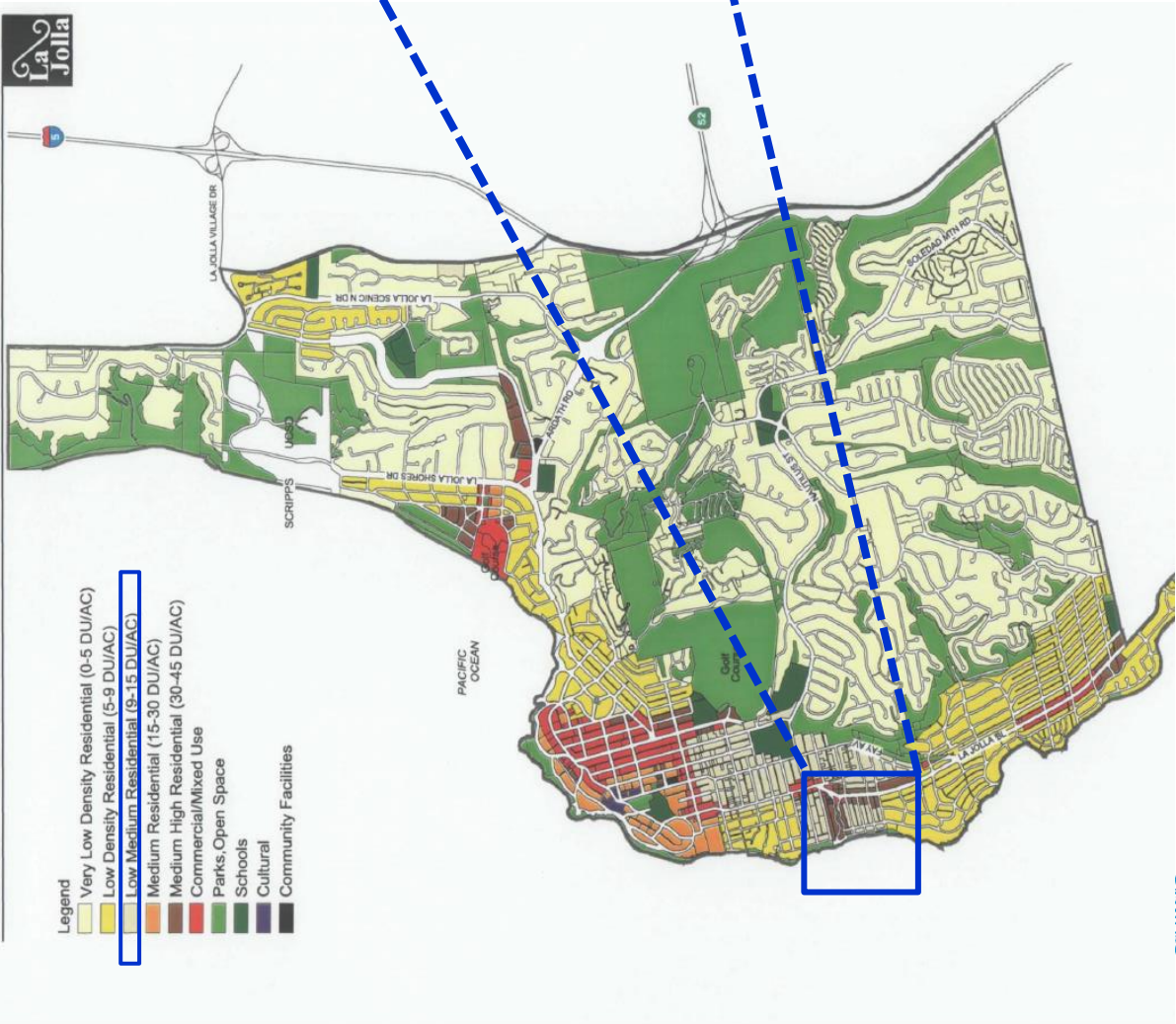
Project Location Map

Cardenas CDP
Project No. 668003 – 6715 Neptune Place





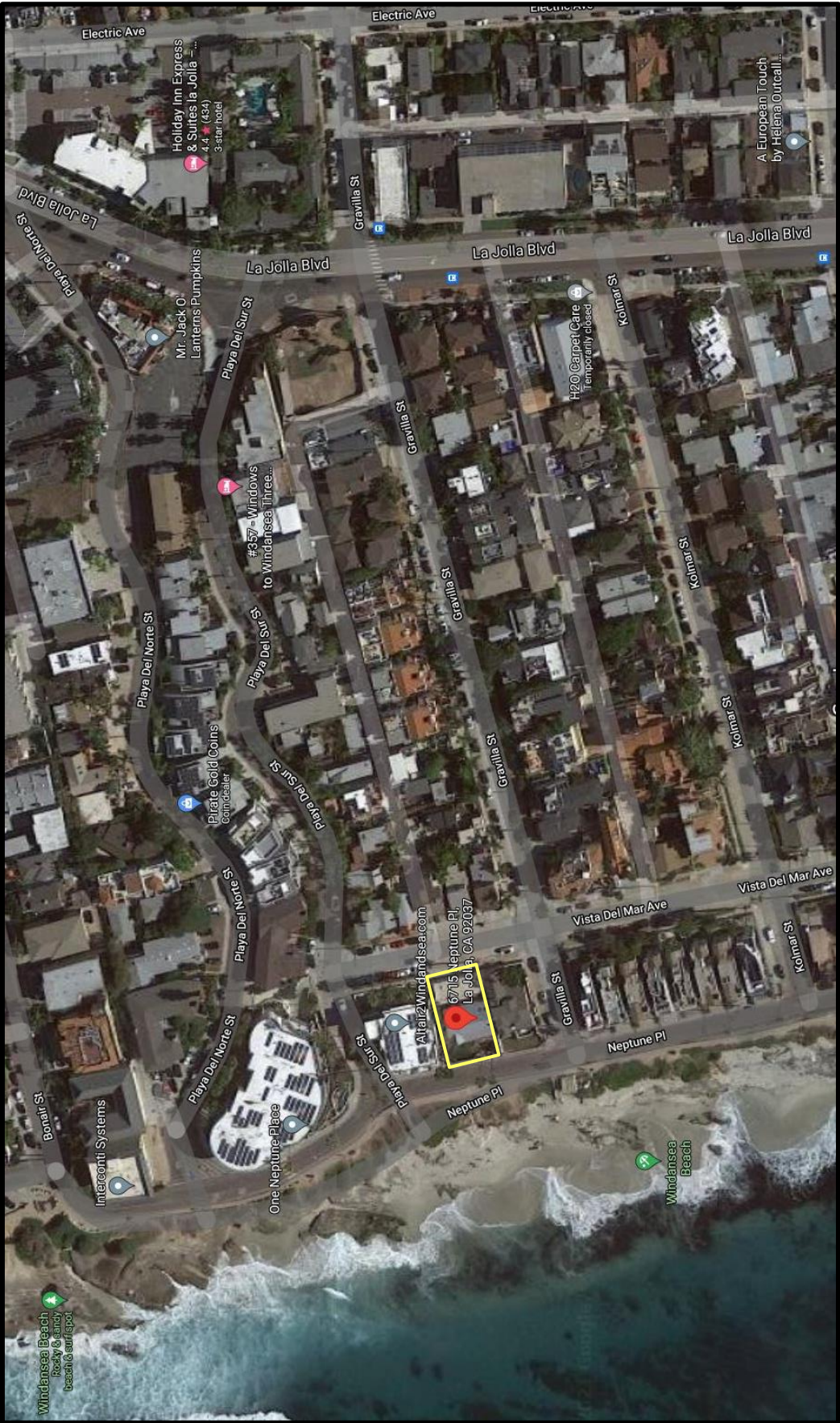
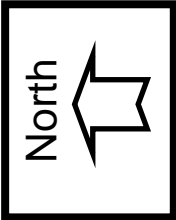
Project Site



Land Use Map

Cardenas CDP
Project No. 668003 - 6715 Neptune Place





Aerial Photograph

Cardenas CDP
Project No. 668003 – 6715 Neptune Place



HEARING OFFICER RESOLUTION NO. _____
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1353913
COASTAL DEVELOPMENT PERMIT NO. 2445836
CARDENAS CDP - PROJECT NO. 668003

WHEREAS, CARDENAS FAMILY INVESTORS LLC, an Arizona Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit a remodel/addition to an existing single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Amendment to Coastal Development Permit No. 1353913 and Coastal Development Permit No. 2445836), on portions of a 0.133-acre site;

WHEREAS, the project site is located at 6715 Neptune Place and is in the First Public Roadway, RM-4-10 and RM-1-1 Zones, Coastal (Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and the Transportation Priority Area within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as: Parcel A: Lot 2, Except therefrom the southeasterly 22.475 feet thereof (measured along the easterly and westerly lines of said Lot) and all of Lots 3 and 4, Block 4 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 18, 1909; Parcel B: An easement for encroaching improvements located within that portion of Lot 2 in Block 4 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed In the Office of the County Recorder of San Diego County, October 18, 1909;

WHEREAS, on May 18, 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 15301 – Existing Facilities and there was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 14, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2445836, an Amendment to Coastal Development Permit No. 1353913 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. 2445836, an Amendment to Coastal Development Permit No. 1353913:

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 6715 Neptune Place, and developed with a one-story, 2,638 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a remodel to the existing single family residence that includes a 613 square-foot reduction to the first floor and a 2,009 square-foot, second-story addition with a 163 square-foot roof deck for a total of 4,197 square feet.

The project site is located in the First Public Roadway. However, there are no public views or coastal access from the project site, as identified in the Community Plan. The project enhances and protects public views by designing a project that complies with all of the development standards required by the underlying RM-4-10 and RM-1-1 Zones, including height (26 feet 11 inches) below the 30-foot height limit, density, building setbacks, and floor area ratio (.69) that does not exceed the .75 maximum requirement. No deviations or variations are required. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the

ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project site is located at 6715 Neptune Place, and developed with a one-story, 2,638 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a remodel to the existing single family residence that includes a 613 square-foot reduction to the first floor and a 2,009 square-foot, second-story addition with a 163 square-foot roof deck for a total of 4,197 square feet.

The project site is surrounded by single family residences and does not contain any environmentally sensitive lands nor does the site contain or is adjacent to the Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The single family residence in the RM-4-10 and RM-1-1 zones is exempt from Landscape Review, and archaeological monitoring is not required. 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 6715 Neptune Place, and developed with a one-story, 2,638 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The existing structure is 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 a remodel to the existing single family residence that includes a 613 square-foot reduction to the first floor and a 2,009 square-foot second-story addition with a 163 square-foot roof deck for a total of 4,197 square feet. The project was designed comply with all of the development standards required by the underlying RM-4-10 and RM-1-1 zones, including height (26 feet 11 inches) below the 30-foot height limit, density, building setbacks, and floor area ratio (.69) that does not exceed the .75 maximum requirement. No deviations or variations are required.

The project site is designated for low medium density residential uses with 9 to 15 dwelling units per acre. The project does not change the density and conforms to the designated land use. The project also complies with the Community Plan

recommendation of promoting transitions in scale between new and older structures by creating visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. The project complies with this recommendation by providing offsetting planes and articulation along the facade of the structure and alternating rooflines to break up the bulk and scale of the project.

Another La Jolla Community Plan policy is to apply minimum side and rear yard setback requirements that separate structures from adjacent properties to prevent a wall effect along the street face as viewed from the public right-of-way, and that side yard setbacks be incrementally increased for wider lots. The project complies with this policy by designing a project that complies with the base zone regulations.

Lastly, the project site is located in the First Public Roadway. However, there are no public views or coastal access from the project site, as identified in the Community Plan. 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 6715 Neptune Place, and developed with a one-story, 2,638 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a remodel to the existing single family residence that includes a 613 square-foot reduction to the first floor and a 2,009 square-foot, second-story addition with a 163 square-foot roof deck for a total of 4,197 square feet.

The project site is located in the First Public Roadway. However, there are no public views or coastal access from the project site, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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. 2445836, an Amendment to Coastal Development Permit

ATTACHMENT 4

No. 1353913 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. 2445836, an Amendment to Coastal Development Permit No. 1353913 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#: 24008667

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: 24008667

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2445836

CARDENAS CDP - PROJECT NO. 668003

AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1353913

HEARING OFFICER

This Coastal Development Permit No. 2445836, an amendment to Coastal Development Permit No. 1353913, is granted by the Hearing Officer of the City of San Diego to CARDENAS FAMILY INVESTORS LLC, an Arizona Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.133-acre site is located at 6715 Neptune Place within the First Public Roadway, RM-4-10 and RM-1-1 Zones, Coastal (Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and the Transportation Priority Area within the La Jolla Community Plan area. The project site is legally described as: Parcel A: Lot 2, Except therefrom the southeasterly 22.475 feet thereof (measured along the easterly and westerly lines of said Lot) and all of Lots 3 and 4, Block 4 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 18, 1909; Parcel B: An easement for encroaching improvements located within that portion of Lot 2 in Block 4 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 18, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a remodel/addition to an existing 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. A remodel and 2,009 square-foot, second-story addition with 163 square-foot roof deck to an existing 2,638 square-foot, one-story single family residence for a total of 4,647 square feet; 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 July 28, 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 permit, the Owner/Permittee shall dedicate an additional right of way on Neptune Place to provide a 10-foot curb to property line distance, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private planters, retaining walls, fence, gate, private storm drain system, pavers, water meters, landscape and irrigation in the Vista Del Mar Avenue Street and Neptune Place right-of-way and the newly dedicated area on Neptune Place, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway and construction of a 36-foot 6-inch wide City standard driveway adjacent to the site on Vista Del Mar Avenue, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with a current City Standard curb and gutter adjacent to the site on Neptune Place, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC.
18. Prior to the issuance of any construction 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.

PLANNING/DESIGN REQUIREMENTS:

19. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
20. 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.
21. 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.

ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on July 14, 2021 and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Coastal Development Permit No. 2445836
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.

**CARDENAS FAMILY INVESTORS LLC
Owner/Permittee**

By _____
Machelle Cardenas

By _____
Joseph Cardenas

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

**La Jolla Community Planning Association
Trustee Meeting Minutes Final
3 December 2020 6pm**

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

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
info@lajollacpa.org

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

Online meeting. Registration required.

Instructions (copy-paste into browser if clicking fails):

<https://lajollacpa.org/ljcpa-online-meeting-instructions/>

Materials & Comments page for projects, issues, & reports:

<https://lajollacpa.org/ljcpa-12-3-2020-materials-comments/>

Viewing, listening, and speaking at the meeting require registration. To have attendance counted toward membership or voting, registration must be in the member's name. Meetings are recorded.

Mobile or noisy **devices should be off or silent**, and **microphones muted** except to speak. **Refer to projects or issues, not to applicants or opponents**. For Action Items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by roll call or show of hands.

LJCPA welcomes donations in cash at physical meetings or by check to "LJCPA". Please email the Treasurer (emsmike@san.rr.com) for instructions and address.

The **public is encouraged to participate** in Committee/Board meetings before LJCPA discussion:

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

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

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

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

Quorum Present: Ahern, Boyden, Brady, Costello, Davidson, Fitzgerald, Ish, Jackson, Mangano, Manno, Neil, Shannon, Steck, Weissman

Helen Boyden presiding

1. Call to Order (6:00pm)**1.1. Approve Agenda (action item)**

Motion: Approve Agenda as presented: (Steck, Fitzgerald) Vote: Unanimous, 1 abstention, Chair. Motion carries.

1.2. Approve Minutes (action item)

Motion: Approve minutes as presented: (Jackson/Steck) Vote: Unanimous, 1 abstention, Chair. Motion carries.

2. Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less. No votes or action unless requests have been submitted to the President in writing at least 72 hours in advance.

Barbara Bry: This is the last meeting I will attend as your District 1 council member. For the last 4 years I have been honored to serve. I live in LJ and plan to maintain membership in the CPA. Thank you all for your service. We will make sure there is an orderly transition with the new council member, Joe LaCava, who will take office next Thursday. I look forward to seeing you around town as I do errands.

Several comments and applause to thank Barbara for her service.

3. Consent Agenda (consolidated action item)

The Consent Agenda enables LJCPA to ratify approval and denial recommendations from joint Committees or Boards in a single vote. Those recommendations thereby become LJCPA's. 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 LJCPA at a subsequent meeting.

3.1. 6715 Neptune (668003, Marengo)

(Process 3) Amendment to CDP No. 1353913 and SDP to remodel of an existing one-story, 2,638-sf single family residence and construct a 1,846-sf second-story addition with roof deck for a total of 3,867-sf at 6715 Neptune Place. The 0.133 acre site is in the RM-4-10 and RM-1-1 Zones, the Coastal (Appealable) OZ, Coastal Ht. Limit, 1st Public Roadway, Parking Impact, Residential Tandem Parking, Transportation Priority Area within the La Jolla Community Plan Area, and CD 1

DPR: Findings CAN be made, passes 6-0-1

3.2. 305 Bonair (653750, Krencik)

(Process 2) Coastal Development Permit and Neighborhood Development Permit to construct a new 535 square-foot detached dwelling unit on a lot with an existing 2,100 square-foot, two-story apartment building at 305 Bonair St. The 0.10-acre site is in the RM-3-7 Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1. Permits required per to Code Case CE-0500245.

DPR: Findings CAN be made, passes 6-1-1

3.3. 1542 Copa de Oro (676181, Morton)

(Process 2) Coastal Development Permit for partial demolition, remodel and 784-square-foot ground floor addition to an existing 2,871-square-foot, one-story, single family residence located at 1542 Copa De Oro Drive. The 0.24-acre site is in the RS-1-4 Zone, Coastal (Non-App-1), Coastal Height Limit, and Parking Impact Overlay Zones within the La Jolla Community Plan area. Council District 1.

DPR: Findings CAN be made, passes 7-0-1

3.4. 6375 Avenida Cresta/6360 Via Maria (667263, Duke/Crisafi)

(Process 2) Easement Vacation and Coastal Development to demolish 2 existing single-family residences on separate lots and construction of a new 7,160 square-foot single-family residence with an attached 580 SF garage and a new 677 SF companion unit with an attached 551 SF garage. The 0.46-acre lots are located at 6375 Avenida Cresta and 6360 Via Maria in the RS-1-7 zone within the Coastal Overlay (non-appealable) zone within the La Jolla Community Plan area. Council District 1. *(LJCPA already approved this project; reviewed by DPR at City's request for approval of minor easement vacation change to accommodate a utility pole guy wire.)*

DPR (easement change): Findings CAN be made, passes 6-0-1

Shannon: Many are frustrated with onerous delays at the City; LJCPA is always ahead of the City with approvals.

Jackson: Cresta Maria is on the agenda again because of a small easement vacation change requested for approval by the City with which we agreed.

None pulled.

Motion: Approve Consent Agenda items 3.1 – 3.4. (Jackson/Ahern) **Vote:** Unanimous. 1 abstention, chair. Motion carries.

4. Project Reviews (action item)

These may be *de novo* considerations. Actions by committees are listed for information only. Written comments can be submitted via the Materials & Comments page, link above. In general, applicants for each project have 10-15 minutes to present, an individual representing organized opponents (if there are such) has 10 minutes to respond, and members of the public have 15 minutes for 2-minute comments not already covered in presentations. Trustees then discuss the project for 20 minutes, at which point the President may call for motions and votes.

4.1. (deferred to January) 8216 Caminito Maritimo (629762, Sammon)

~~(Process 3) Site Development Permit and Neighborhood Development Permit for the addition of 4,515 square feet to an existing single residential condominium unit of 4,771 square feet for a total of 9,286 square feet located at 8216 Caminito Maritimo. The 0.18 acre site of the LJSPD-SF base zone of the La Jolla community plan area with prior development approval SDP#630146 & NDP #644794. Council District 1.~~

~~**PRC: Findings CANNOT be made because of the project's bulk & scale, structure height, large lot coverage, and small garage setback, passes 7-0-1**~~

5. Non-Project Discussions & Reviews (action items as noted)

5.1. Request from La Jolla Shores Association (action item, Emerson)

Endorse request for extension of outdoor dining.

Neil: LJ Shores Assn. is asking us along with other groups in LJ to endorse their 'on street dining on Avenida de la Playa' that requires a permit from the City. Evidence of community support will facilitate granting of that permit. They are seeking to continue the permit into next year as long as Covid restrictions remain.

Motion: Approve and send draft letter from CPA written by Diane Kane supporting the Shores outdoor dining on Ave. de la Playa. (Neil/Shannon)

Discussion:

Shannon: Support from CPA is important to overcome roadblocks to this project.

Chris McNamara. I have enjoyed outdoor dining, the closed street, and applaud the restaurant owners and Shores Assn. for creative way to deal with difficult circumstances at this time.

Ahern: Support, creates energy

Vote: unanimous, 1 abstention, chair. Motion carries.

5.2. 8423 El Paseo Grande (action item, Emerson/Fotsch)

Comment on draft MND.

Boyden presented the letter re: 8423 El Paseo Grande project comments on MND from Diane Kane on behalf of CPA. The letter included comments by Phil Merten.

Neil: The letter was designed to comment on the MND under CEQA that the City is lead agency for. Diane Kane, as president of the CPA, sent the letter to meet the deadline that closed before we were able to meet again. Our vote here is to ratify the letter. No changes to the letter can be made now.

Letter from Matt Peterson, representing Broe Family, presented: (see Materials & comments on LJCPA website)

- CPA President sent letter to the City without LJCPA review, discussion or vote which presents implications with the Brown Act, due process and the Bylaws
- The action item on your agenda tonight is moot.
- LJCPA involvement in CEQA matters is beyond their scope and authority as evidenced by the Bylaws and Council Policy 600-24.
- LJCPA as a whole has already rendered its opinion that findings cannot be made for this project.

Boyden: The items in this letter need to be considered. We will not discuss the project.

Phil Merten: I represent M/M Gneezy who live directly behind the project. That commenting on CEQA documents is beyond the purview of the LJCPA is incorrect. All CPG's operate under Council Policy 600-24 and its Administrative Guidelines that outline the role of CPG's in review of proposed projects and recommends timing for input on discretionary projects and environmental documents. Information Bulletin 620, Guidelines for the Role of CPG's in the City of SD Development Review Process, also lays out the process for CPG's to review environmental documents.

Uri Gneezy: Mr. Peterson on behalf of his client is trying to silence the committee.

McNamara: I sent a letter stating the project has numerous issues and should be denied.

Costello, Manno, Fitzgerald, Weissman Courtney commented that LJCPA is correct to comment on environmental documents.

Fitzgerald: Is action item to comment on contents of the letter? If so, I do not understand the comment on parking requirements.

Neil: The additional parking space for the ADU is needed because this is not in a transit priority area.

Boyden: We are obligated to appeal this project if it is approved by the Hearing Officer.

Motion: Ratify Diane's letter. (Costello/Weiss) Vote: 15-0-1, Chair abstains. Motion carries.

5.3. (deferred to January) Complete Communities (Kane)

~~Update on City Council actions~~

5.4. Coastal Rail Trail (action item, Gonzalez)

City Report on project being planned for Gilman Drive from I-5 to UCSD campus, request for LJCPA recommendation.

Alejandra Gonzalez presentation: (see Materials & Comments on LJCPA website)

- Regional project to connect Oceanside to Downtown SD providing a facility suitable for a variety of users on a multi-modal and bicycle facility.
- Provide more expanded transportation choices and give ability for more people to ride bicycles instead of cars.
- Focus on Gilman Dr. between I-5 and LJ Village Dr. connecting to UCSD and Santa Fe bikeway.
- The project will provide a one-way cycle track Class IV facility on both sides of Gillman Dr., a separated cycle track with raised median or stripped buffered separation between cycle track or bicycle facility and travel lanes. It also provides a continued sidewalk along west side of Gillman Dr., street parking, street lining improvements, implementing traffic signal modifications and a new signal on LJ Village Dr.
- Several drawings of existing conditions and those proposed were shown. Also showing proposed striping and protection for bike lane at intersection of I-5 south to provide more safety.
- Detail of traffic signal impvt for protected face with no turn on red for bicyclists. Samples of raised barrier were shown.
- We are working on obtaining SDP and Mitigated Negative Declaration to be ready for public review later in the month. Construction to begin fall 2021.

Karl Lintveldt, environmental planner: We are preparing a MND; impacts to bio-resources will be fully mitigated. Vegetation classified as habitat and wetlands are impacted both permanent and temporary. Permanent impacts are from direct loss of habitat mitigated by replacement of vegetation with new impervious road surfaces on widened road. Temporary impacts are from grading downslope of widened road surface to east towards the drainage area in canyon that flows to Rose Creek; all will be restored subject to a revegetation plan. Permanent impacts to habitat will be mitigated through monetary

compensation, 1:1, to City's Habitat Acquisition Fund. Wetland impacts will be mitigated through credits to City's Stadium Wetland Mitigation site at 2:1 or 3:1 ratios.

Neil: Where is money to Habitat Acquisition fund going and how much is it?

Rebecca: Acquisition fund money goes to acquiring more land for incorporation into multi-habitat planning area. I estimate \$30,000

Boyd: Will SDP come back to this group for approval? **Reply:** As Process 2 it will be approved by Hearing Officer; we need a formal recommendation from this group and the University City planning Group. The UC group asked for some design revisions; we are here hoping to get the recommendation of approval to pass to DSD.

Boyd: Process 2 is a staff decision but must first come to planning groups.

Davidson: What is plan for Gnatcatcher? **Reply:** Rules are set by Fish and Wildlife Service for habitat with further explanation of procedures.

Serge Issakov: I'm wondering about the safety of this project. What is basis for safety of these improvements? What type of crashes have occurred here that will be avoided and how will this facility reduce them? **Reply:** Separation will provide safety, striping and additional warnings to drivers at intersections and driveways, signage and markings with improved facility.

Larry Thornberg: Barrier will reduce overtaking and sideswiping accidents. Class IV reduces conflict at right turns and driveways. Intend is to allow more people to ride, feel safer, reduce conflict zones, maximize visibility and provide warning.

James Baross: Will there be shared lane markings? **Reply:** We are considering that.

Issakov: My objection to the current plan is not based on safety but the perception of safety; the idea of what is safer is misconstrued. People will think they are safer when they are really less safe. There is no evidence that the lack of a barrier causes crashes; adding an expensive barrier will not make a difference in safety. Right hook and drive out will cause greater conflict. Best is extra wide regular bike lane with buffer like on Torrey Pines grade.

Baross: I sympathize with concern about additional hazards of Class IV bikeways. When this project goes forward with Class IV bikeways it will encourage many more people to ride. For many who want to avoid hazards of Class IV and to avoid harassment or problems when they do not use new bikeway, I recommend adding sharrows and 'bikes may use full lane' signs put in next to this facility so bicyclists can choose which path to use.

Burgess: I am on the board of Bike SD and the City's Mobility Board. Protected bikeways are what we are looking for. The Climate Action Plan goal is for 6% ridership now, 18% in next 10 years. We need to provide facilities where people feel safe to allow kids to ride to school. Vision 0 is to reduce fatalities of all, even drivers. That barrier will protect from being hit by a car going 50 mph where the risk of dying is 90%. I ask staff to be aggressive with conflict zones, look at good paint treatments. I recommend that width of travel lanes be reduced to minimum standards to reduce speed along this corridor.

Goese, Lehnerz: agree with Issakov: that barrier causes more hazards with right turns. Lehnerz adding that overtaking crashes usually occur at night or by drunk drivers and barriers are usually better in urban areas.

Jamason, Magnezi, Marsh: Concur with Burgess on safety of physical barrier and that studies do show that. We need to encourage new riders.

Shannon: I support barrier; it prevents cars from driving in bike lane.

Brady: What were UCPG questions? **Reply:** They wanted more information on interface at intersections, how parking was protected. Most concerns have been cleared; we will present to them next month.

Brady: Have you given more consideration of comments regarding the southbound bike lanes on Gilman Dr.? Because of questions from cyclists, I don't feel you have done enough to satisfy safety concerns. Overall, I think it is a good thing.

Neil: Gilman Dr. is heavily used by experienced bikers; we should not take away from them by creating an area that would cause accidents. Sharrows are a good idea. Narrowing traffic lanes and going less into fragile biological areas is a good idea. What is position of City on extra wide bike lane and reducing width of traffic lanes to accommodate shared bike lanes? **Reply:** We have reduced width of traffic lanes where possible; some are under the jurisdiction of Caltrans and have to remain. We are going to 11 ft. inside and, 12 – 13 ft. on outside lane because it is next to curb and gutter.

Jackson: Procedurally we cannot take a vote tonight that constitutes approval of the SDP; ordinarily we do not vote on projects until our appropriate subcommittees have reviewed them, PRC, DPR, or T & T. T & T did not vote last week. The dilemma here: we want incentives to encourage bike usage, many of whom need more protection than skilled riders. That kind of protection creates dangers for people who want to ride fast. We are stuck within that box because we must have 4 travel lanes on Gilman Dr. During major construction project a year ago, there were only 2 traffic lanes and traffic moved well except for a few minutes a day. Could we sacrifice some traffic capacity by reducing number of lanes? Complex trade-offs here that have not been fully considered. There is a dearth of agreed upon data; what do we actually know about statistical risks? We are not ready to make a decision yet; I recommend that the proper committees look at it.

Boyden: Width of bike lanes not adequate when 2 or more riders ride side by side. I agree with Greg about procedure.

Weiss: Many important issues not considered, such as sidewalk, scooters, more information needed.

Ahern: Many reasons for concern, possible liability for City.

Fitzgerald: Is bike lane usage limited to bikes? How does handicapped person get from vehicle parked next to bike lane to sidewalk? How can driver see bicycles on other side of parked cars? **Reply:** Intended for bike use only. No raised barrier where cars are parked. Parking not allowed before or after driveways and buffered striping maintained.

Manno: We do not have data necessary for reasonable decision.

Weissman: Can scooters use bikeway? **Reply:** Yes

More comments that we lack sufficient data for decision.

Motion: (a) ask the city to explore a full range of options for optimizing the automotive, pedestrian and bicycle utilization of the Gillman Dr. corridor in question, and (b) once the City has done so, follow standard procedure by discussing and requesting endorsement of its plans at PRC and T & T. Based on that, return to LJCPA for final review and action.
(Jackson/Fitzgerald)

Discussion items: Boyden: Can't support lane narrowing. **Courtney:** T & T issue; they should make call.

Vote: 13-2-1: Motion carries.

In Favor: Ahern, Brady, Costello, Fitzgerald, Ish, Jackson, Mangano, Manno, Neil, Shannon, Steck, Weiss, Weissman

Opposed: Courtney, Davidson

Abstain: Boyden, chair

5.5. Serial Permitting (Ish)

Report on Code revisions.

Ish: Serial permitting submitted for 2020 Code Revision. Gary Geiler, director of DSD, said serial permitting appeared to be a limited issue in LJ and did not apply citywide therefore would be dealt with as a policy issue within DSD. After sending some ideas to Mr. Geiler, I heard the serial permitting would be added to list for 2021 code revisions and would be sent to Rene Mezzo, project mgr. for Code Revisions. I communicated to Rene Mezzo that these were discussion ideas and had not been officially endorsed by the CPA. This was sent with intention that this would be a staff dialog and would come back as proposals and more clearly defined ideas.

Several other items were intended to be in the 2020 revisions but were not dealt with: 50% rule and CDP exemption; serial permitting; project sequencing; beachfront lot FAR; project noticing; Prop D height and residential height limit. We can now resubmit these items through mid-March. We need knowledgeable people to write concise proposals on issues, submit on city's website form and follow up with City staff. Please send me any issues (dish@san.rr.com) and I will make a list. This was a new process last year and technology should be improved so we should be on top of this. This is our opportunity to modify the rules.

6. Officer Reports

6.1. Treasurer (see Materials & Comments page for report)

Costello: No activity this month. Balance \$793.21. In Jan. I will submit a request to City for \$500 grant for reimbursement of our expenses. We have only \$220 of reimbursable expenses. Since City is short of money this year and we are doing pretty well here, is there support for me to not send request for \$220 reimbursement?

Boyden: We don't know what expenses we will have.

Jackson: Most of our GoDaddy expenses have been paid for 3 years in advance. I fear that things will not return the same as they have been when the pandemic ends. Sometime mid-year we may incur substantial expenses for video camera equipment, better microphones, etc. Let's estimate what we might need if we were to do a pitch to the City.

Boyden: We may lose the opportunity if we wait until we have a need and fiscal year ends.

Brady: I would apply for \$500 to build a reserve. **Reply:** We can only apply for amount of reimbursable expenses.

Fitzgerald: This is reimbursement for past expenses during the fiscal year; we cannot budget ahead. In past our big expense has been for overtime at the Rec. Center. We should

wait to apply as late as we can to determine our expenses. Contact City to find out deadline for requesting reimbursement.

Costello: I will do that.

6.2. Secretary

Weissman: Your attendance tonight will count toward your membership requirement. Details are on our website.

Steck left

6.3. President (action items as noted)

6.3.1. Ratify members for the 2021 Election Committee (action item)

Members: Donna Aprea, *Larry Davidson, David Dunbar, Janie Emerson, *Nancy Manno, *Kathleen Neil (*=Trustee)

Motion: Ratify members of Election Committee as listed in document provided by President: (Weiss/Jackson) **Vote:** Unanimous, 1 abstention, chair. Motion carries.

Neil: Marlon Pangilinan has reported that a draft election guide has been completed by City and is currently in review. Guidance will provide CPG's with options to conduct election process during Covid whereby intent of Council Policy will be upheld without a lengthy bylaw amendment process. City is considering allowing multiple polling times, days and locations, mail in ballots concurrently with in-person ballots. We should hear soon. We should allow committee members to gather in Covid safe manner and begin thinking about process and choose chairperson to be prepared for City issued guidance.

6.3.2. Endorse amendments to DPR Bylaws (action item)

DPR bylaws currently are inconsistent with the newer LJCPA bylaws in a few important respects, mostly related to quorums and voting. The proposed amendments correct this. To take effect, amendments must be approved by DPR (approved 17 Nov, 6-1-1), by the LJCPA Trustees, and by the Town Council Directors. (see Materials & Comments)

Proposed DPR Bylaws presented with changes in red.

Boyden: Reviewed the changes.

Motion: Adopt these changes with date of original adoption added on bottom.
(Jackson/Fitzgerald)

Costello: I oppose the concept that we have bylaws similar to any other organization, even the parent organization. DPR should not have to be in line with any other bylaws; they have served us well.

Neil: I agree

Vote: 11-3-1 Motion carries.

In Favor: Ahern, Courtney, Davidson, Fitzgerald, Ish, Jackson, Mangano, Manno, Shannon, Weiss, Weissman

Opposed: Brady, Costello, Neil

Abstain: Boyden, chair

7. Representatives of Elected Officials, City Agencies, & Other Entities

7.1. Council 1: Barbara Bry (Steve Hadley, 619-236-6611, srhadley@sandiego.gov)

Hadley: We are leaving offices tomorrow and are working on our own. I will have a spot with Mr. LaCava's office, but don't know what I will do. Neil & I will be on LJ Parkway & Hidden Valley Rd. picking up trash. We are archiving our hard drives.

7.2. 78th Assembly: Todd Gloria (Mathew Gordon 619-645-3090, mathew.gordon@asm.ca.gov) Not present

7.3. 39th Senate: Toni Atkins (Miller Saltzman, 619-645-3133, Miller.Saltzman@sen.ca.gov)
Not present

7.4. City of San Diego (Marlon Pangilinan, mpangilinan@sandiego.gov) Not present

7.5. UCSD (Planner: Anu Delouri, adelouri@ucsd.edu) Not present

8. Non-Agenda Trustee Comment

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

Costello: Does City have Renter Assistance program? **Hadley:** No

I commend you for your excellent service to this group. Trustees have always worked with Environmental documents.

Courtney: Regarding LJSPDO task force, the recommendation for FAR came up at end of the process. FAR should be a separate issue as it is a complex issue and will complicate the review process.

9. Reports from Standing, Ad Hoc, and Other Committees

None.

10. Adjourn at 8:42 to next LJCPA meetings

Regular meeting 7 January 2021, 6pm



City of San Diego
Development Services
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Attachment 7
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: Cardenas Residence **Project No. For City Use Only:** _____

Project Address: 7615 Neptune Place, La Jolla, CA 92037

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? AZ Corporate Identification No. 75-3034779
☐ 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: Machelle & Joseph Cardenas ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7615 Neptune Place

City: La Jolla State: CA Zip: 92037

Phone No.: 928-225-4902 Fax No.: _____ Email: jjandfcompany@aol.com

Signature: _____ Date: 7/15/2020

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

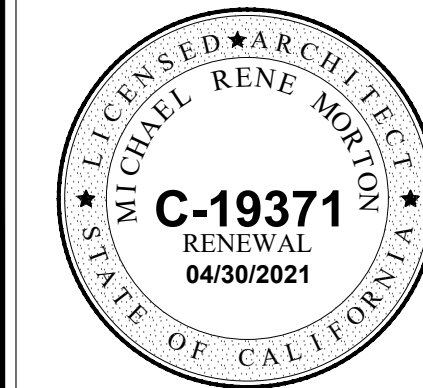
CARDENAS CUSTOM RESIDENCE

6715 NEPTUNE PLACE, LA JOLLA, CA 92037



Marengo Morton Architects

7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA



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CARDENAS RESIDENCE
6715 NEPTUNE PLACE
LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020
2ND COASTAL SUBM. - 02-26-2021



PHASE COASTAL

PROJECT NO. 2020-09

REVIEWED BY CAM

DRAWN BY MS

DATE 02/26/2021

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record.

SHEET TITLE
TITLE SHEET

T-1

SCOPE OF WORK

REMODEL AND ADDITION TO AN EXISTING ONE-STORY 2,638 S.F. SINGLE FAMILY RESIDENCE AND GARAGE. REMODEL INCLUDES 613 S.F. REDUCTION OF FIRST FLOOR, NEW 2,009 S.F. SECOND FLOOR AND 163 S.F. OF DECK AREA ON SECOND FLOOR.

COASTAL DEVELOPMENT PERMIT #1353913.

RECONFIGURE FIRST FLOOR AND SECOND FLOOR LAYOUT. RELOCATE ELEVATOR. REVISE ENTRY STAIRS AND SITE WALLS ALONG NEPTUNE PLACE. REVISE DOOR AND WINDOW CONFIGURATIONS AND LAYOUTS TO COORDINATE WITH RECONFIGURED FLOOR PLANS.

PROJECT DATA

PROJECT ADDRESS:	6715 NEPTUNE PLACE
ASSESSORS PARCEL NUMBER:	LA JOLLA, CA 92037
LEGAL DESCRIPTION:	351-384-02-00
LOT: 23 BLOCK 4 * LOTS 3 & 4 / LOT 2 OF LA JOLLA STRAND IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 18, 1909 AND AS MORE PARTICULARLY	
YEAR BUILT	1942
BUILDING CODE:	CALIFORNIA RESIDENTIAL CODE (CRC), 2019 EDITION & ASSOCIATED AMENDMENTS IN SDMC. CALIFORNIA BLDG. CODE (CBC) BASED ON 2019 IBC. NATIONAL ELECTRICAL CODE (NEC), 2019 EDITION NATIONAL MECHANICAL CODE (CMC), 2019 EDITION CALIFORNIA PLUMBING CODE (CPC), 2019 EDITION SAN DIEGO COUNTY MUNICIPAL CODE (SDC), PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CBC, 2019 CMC AND 2019 SPC AND THE 2019 CEC.

OCCUPANCY TYPE:	R-3 (SINGLE FAMILY) / U (PRIVATE GARAGE)
NUMBER OF DWELLINGS:	1 SDU
CONSTRUCTION TYPE:	TYPE V-B SPRINKLERED
NUMBER OF STORIES:	EXISTING SINGLE STORY / PROPOSED TWO STORY

LOT AREA:	5,820.4 S.F.
ZONING INFORMATION	
ZONE:	RM-1-1 / RM-4-10
OVERLAY ZONES:	Coastal Height Limit Overlay Zone, Coastal (Appealable)
LOT WIDTH:	58'-5" PER SDMC 113.0243(b)
LOT DEPTH:	99'-10 3/4" PER SDMC 113.0243(a)
GEO HAZARD ZONE:	12 - FAULT ZONE, 43 AND 53

SETBACKS	REQ'D	PROPOSED	
FRONT	15'-0"-20'-0"	15'-0"	PER SDMC 131.0443(d)(1)
INTERIOR SIDE:	5'-0"	5'-0"	PER SDMC 131.0443(g)
INTERIOR SIDE:	5'-0"	5'-0"	PER SDMC 131.0443(d)(2)(A)
STREET FRONTAGE:	15'-0"	17'-0"	
BUILDING HEIGHT LIMITATIONS:	30'-0"	26'-11"	
Max. FLOOR AREA RATIO (F.A.R.):	0.75	-	
PARKING SPACES:	2	4	

BUILDING AREAS:	EXISTING	PROPOSED	TOTAL	
FIRST FLOOR	2,638 S.F.	2,025 S.F.	2,025 S.F.	
SECOND FLOOR	0.00 S.F.	2,009 S.F.	2,009 S.F.	
TOTAL AREA:	2,638 S.F.	4,034 S.F.	4,034 S.F.	

SECOND FLOOR DECK AREA	0.00 S.F.	163 S.F.	163 S.F.	
TOTAL	0.00 S.F.	163 S.F.	4,197 S.F.	

LOT AREA	5,820.4
PROPOSED F.A.R.	0.69 (4,034 S.F.)
ALLOWABLE F.A.R.	0.75 (4,365 S.F.)
LOT AREA	5,820.4
LOT COVERAGE	2882 (49.5%)
ALLOWABLE LOT COVERAGE PER RM-4-10	50%

PROJECT TEAM

OWNER
Cardenas Family Investors, LLC
3370 W 13th Place
Yuma, AZ 85364

ARCHITECT
Marengo Morton Architects
7724 Girard Avenue, Second Floor
La Jolla, CA 92037
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Fax: (858) 459-3768
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Christian Wheeler
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San Diego Land Surveying & Engineering, Inc
9619 Chesapeake Drive, Suite 204
San Diego, CA 92123
Telephone: (858) 565-8362
Fax: (858) 565-4354
Contact: Robert Bateman

SHEET INDEX

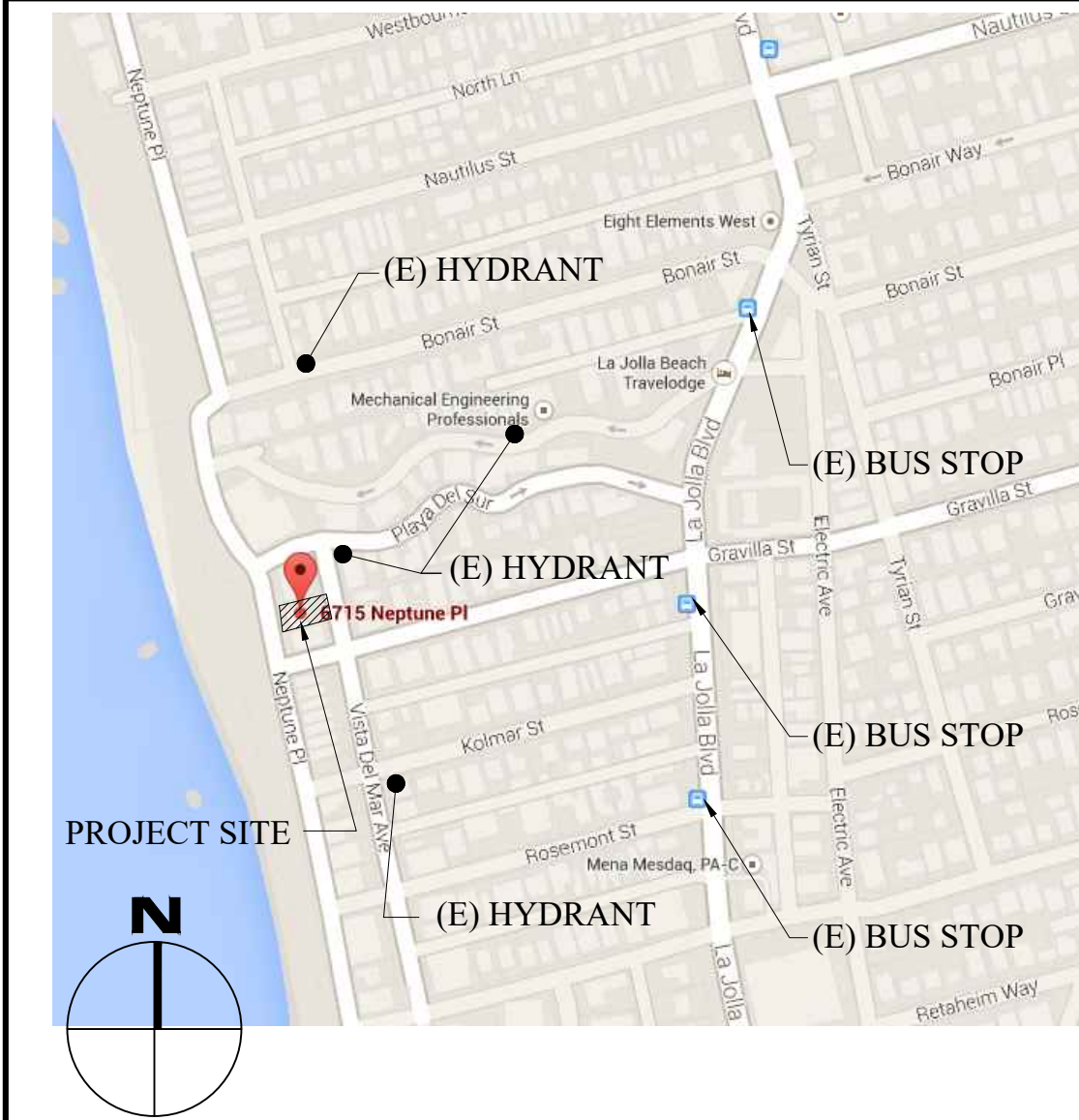
NAME	CONTENT
T-1	TITLE SHEET
CIVIL TOPO	CIVIL SURVEY
LANDSCAPE L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.1	PROPOSED SITE PLAN
A-1.2	PROPOSED BMP PLAN
A-2.0	PROPOSED DEMO PLAN
A-2.2	PROPOSED MAIN LEVEL FLOOR PLAN
A-2.3	PROPOSED UPPER LEVEL FLOOR PLAN
A-4.1	PROPOSED ROOF PLAN
A-5.1	PROPOSED EXTERIOR ELEVATIONS
A-5.2	PROPOSED EXTERIOR ELEVATIONS
A-5.3	PROPOSED EXTERIOR ELEVATIONS
A-5.4	PROPOSED EXTERIOR ELEVATIONS
A-6.1	PROPOSED BUILDING SECTION
A-6.2	PROPOSED BUILDING SECTION

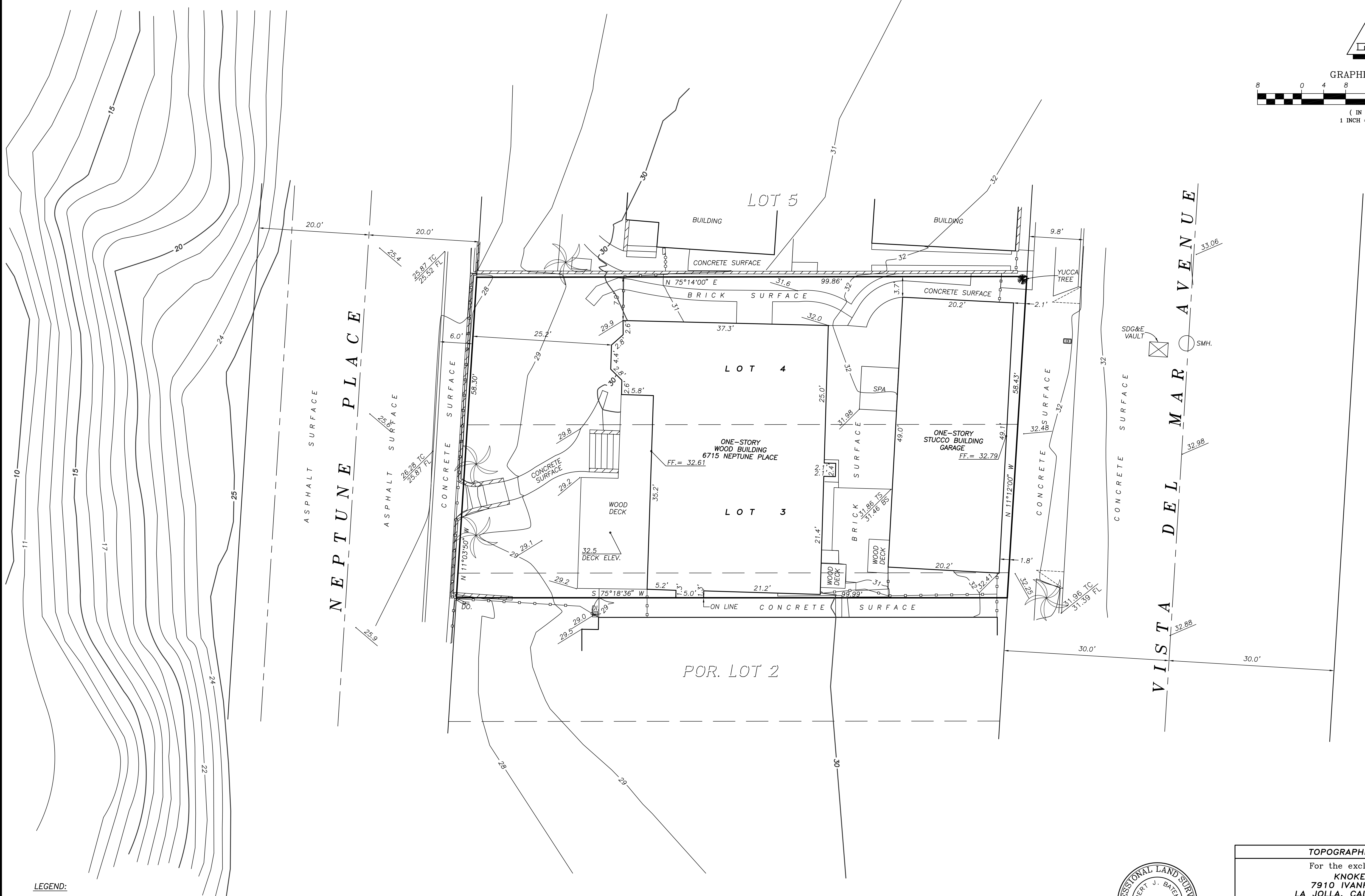
SCHOOL FEES

IN ACCORDANCE WITH INFORMATION BULLETIN 146

NEW ASSESSABLE SPACE = 1,532 S.F.

VICINITY MAP





- LEGEND:**
- INDICATES WATER METER
 - INDICATES POWER POLE
 - SMH. INDICATES SEWER MANHOLE
 - DI. INDICATES DRAIN INLET
 - INDICATES WOOD FENCE
 - INDICATES BLOCK WALL

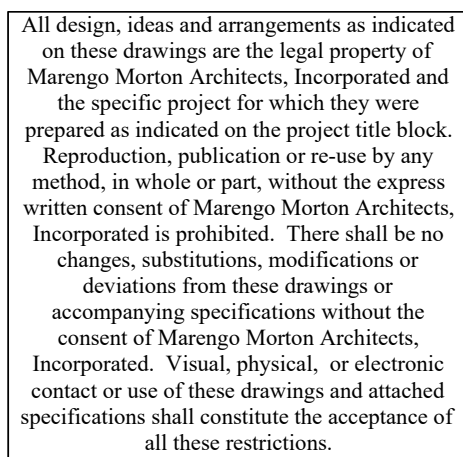
BENCH MARK:
NORTHEAST BRASS PLUG
NEPTUNE PLACE AND PLAYA DEL SUR STREET
ELEVATION= 27.469 M.S.L.



ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHICAL SURVEY		
For the exclusive use of KNOKE TRUST 7910 IVANHOE AVENUE LA JOLLA, CALIFORNIA 92037		
San Diego Land Surveying & Engineering, Inc.		
9619 Chesapeake Drive, Suite 204, San Diego, California 92123-1329 (858) 565-8362 FAX: (858) 565-4354		
Date: 4-4-02	Revised: 12-22-2014	Revised:
Scale: 1"=8'	Drawn by: M.S.S.	Sheet 1 of 1 Sheet
Drawing: NeptuneTS	A.P.N. 351-384-02	

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<p>REVISIONS</p> <p>START OF PROJECT - 03/09/2020</p> <p>COASTAL SUBMITTAL - 06/23/2020</p>

PHASE	COASTAL
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PROJECT NO. 2020-09

REVIEWED BY CAM

DRAWN BY CDW

DATE 10/23/2020

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SHEET TITLE

PROPOSED
LANDSCAPE PLAN

L-1.1

1. ENTRY STAIRS AND SITE WALLS ALONG NEPTUNE PLACE RECONFIGURED
2. JACUZZI REVISED TO SEMICIRCULAR SHAPE AND RELOCATED TOWARD FRONT OF YARD
3. TRASH ENCLOSURE RELOCATED FROM SOUTH SIDE YARD TO NORTH SIDE YARD
4. CABANA AND BUILT-IN BBQ AREA REMOVED FROM SOUTH COURTYARD
5. SKYLIGHTS ADDED; ALLOWS LIGHT FROM INTERIOR COURTYARD INTO BASEMENT

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN AND 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.
2. LONG TERM MAINTENANCE: ALL REQUIRED LANDSCAPE AND IRRIGATION 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 REMOVED AFTER THE CONDITIONS OF THE PERMIT, ALL LANDSCAPE AND IRRIGATION IN THE PUBLIC RIGHT OF WAY SHALL ALSO BE MAINTAINED BY THE OWNER.
3. TREE ROOT BARRIERS: A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION OF THIS AREA SHALL BE 5 FEET. PER LDC 142.0403(b)(5).
4. TREE GRATES AROUND STREET TREES SHALL BE A MINIMUM OF 40 S.F. WITH A MINIMUM 5' INSIDE DIMENSION.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2". EXCLUDING AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
STREET INTERSECTIONS	25 FEET
SEWER LINES	10 FEET
7. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, A COMPLETE SET OF LANDSCAPING AND IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY MANAGER FOR APPROVAL. THE LANDSCAPING AND IRRIGATION PLANS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN AND THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
8. ALL REQUIRED LANDSCAPED AREAS SHALL BE PERMANENTLY IRRIGATED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
9. IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(g) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY-DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
12. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04E AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
13. ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH CPD NO. 1314394, THE LA JOLLA SHORES PDC, THE COMMUNITY PLAN, AND THE CITY-WIDE LANDSCAPE STANDARDS.
14. ALL EXISTING PLANT MATERIAL TO BE REMOVED.

LOT AREA	5,818.2 SF
PROPOSED HOUSE FOOTPRINT	2,975.78 SF (51.18% OF LOT AREA)
PROPOSED HARDSCAPE AREA	1,792.11 SF (30.77% OF LOT AREA)
PROPOSED LANDSCAPE AREA	1,050.31 SF (18.05% OF LOT AREA)

LANDSCAPE

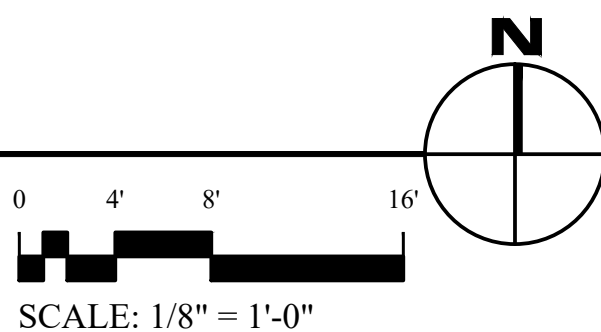
PLANTER

HOUSE FOOTPRINT

1	PLANTER
2	TRASH
3	RECYCLING
4	GATE 75% OPEN
5	PROPOSED SPA (OVERFLOW FOUR SIDES)
6	INTERIOR COURTYARD
7	OUTLINE OF BUILDING FOOTPRINT
8	EXISTING STREET TREE TO REMAIN



1 PROPOSED LANDSCAPE PLAN





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CARDENAS RESIDENCE
6715 NEPTUNE PLACE
LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020
2ND COASTAL SUBM. - 02-26-2021



PHASE COASTAL

PROJECT NO. 2020-09

REVIEWED BY CAM

DRAWN BY MS

DATE 02/26/2021

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SHEET TITLE
PROPOSED
SITE PLAN

A-1.1

BENCH MARK

NEPTUNE PLACE AND GRAVILLA STREET, NORTHEAST BRASS PLUG, ELEVATION: 26.915 M.S.L.

CONST. CHANGE NOTES

- ENTRY STAIRS AND SITE WALLS ALONG NEPTUNE PLACE RECONFIGURED
- JACUZZI REVISED TO SEMI-CIRCULAR SHAPE AND RELOCATED TOWARD FRONT OF YARD
- TRASH ENCLOSURE RELOCATED FROM SOUTH SIDE YARD TO NORTH SIDE YARD
- CABANA AND BUILT-IN BBQ AREA REMOVED FROM SOUTH COURTYARD
- SKYLIGHTS ADDED; ALLOWS LIGHT FROM INTERIOR COURTYARD INTO BASEMENT

DRAINAGE NOTES

- ALL DRAINAGE TO DISCHARGE AT NEPTUNE PLACE, TO FOLLOW NATURAL SLOPE OF SITE.

GENERAL SITE NOTES

- THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
- PROTECT AND MARK ALL EXISTING BUILDING STRUCTURE INCLUDING WALLS, BEAMS, COLUMNS, AREA SEPARATION WALLS, AND OTHER ITEMS THAT ARE PART OF THE EXISTING STRUCTURE AND NOT PART OF THE SCOPE OF THE TENANT IMPROVEMENT, AND MARK PERIMETER OF CONSTRUCTION ZONE. COORDINATE WITH OTHER TENANTS THE TEMPORARY SHUT-OFF OF ANY SITE UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL SERVICE, GAS SERVICE, WATER SERVICE, SEWER SERVICE, TELEPHONE SERVICE, CABLE OR OTHER DATA LINKS WITH ARE CONNECTED TO THE BUILDING.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILINGS AND OTHER ITEMS, WHICH WILL NOT BE CHANGED, SO THAT ANY ATTACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED LEVEL AND PLUMB.
- THE STRUCTURE SURROUNDING THE TENANT IMPROVEMENT ARE EXISTING AS ARE THE EXTERIOR, WINDOWS, DOORS, HVAC SYSTEM, SITE UTILITIES, WALKWAYS AND SIDEWALK CONDITIONS. THE ARCHITECT HAS NOT TAKE ANY RESEARCH INTO THE CONDITION OF THE EXISTING STRUCTURE AS TO ITS CONDITION, CONSTRUCTION OR SUITABILITY.
- ALL GRADES SHOWN / PROPOSED ARE EXISTING.

CDP PERMIT CONDITIONS

- THERE SHALL BE COMPLIANCE WITH THE REGULATIONS OF THE UNDERLYING ZONE(S) UNLESS A DEVIATION OR VARIANCE TO A SPECIFIC REGULATION(S) IS APPROVED OR GRANTED AS CONDITION OF THIS PERMIT. WHERE THERE IS A CONFLICT BETWEEN A CONDITION (INCLUDING EXHIBITS) OF THIS PERMIT AND A REGULATION OF THE UNDERLYING ZONE, THE REGULATION SHALL PREVAIL. UNLESS THE CONDITION PROVIDES FOR A DEVIATION OR VARIANCE FROM THE REGULATIONS.
- NO FEWER THAN (XX) OFF-STREET PARKING SPACES SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES IN THE APPROXIMATE LOCATIONS SHOWN ON THE EXHIBIT "A". PARKING SPACES SHALL COMPLY AT ALL TIMES WITH THE SDMC AND SHALL NOT BE CONVERTED FOR ANY OTHER USE UNLESS AUTHORIZED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE HEIGHT(S) OF THE BUILDING(S) OR STRUCTURE(S) SHALL NOT EXCEED THOSE SET FORTH IN THE CONDITIONS AND THE EXHIBITS (INCLUDING, BUT NOT LIMITED TO, ELEVATIONS AND CROSS SECTIONS) OR THE MAXIMUM PERMITTED BUILDING HEIGHT OF THE UNDERLYING ZONE, WHICHEVER IS LOWER, UNLESS A DEVIATION OR VARIANCE TO THE HEIGHT LIMIT HAS BEEN GRANTED AS A SPECIFIC CONDITION OF THIS PERMIT.
- A TOPOGRAPHICAL SURVEY CONFORMING TO THE PROVISIONS OF THE MUNICIPAL LAND DEVELOPMENT CODE 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 PERMITTEE.
- ANY FUTURE REQUESTED AMENDMENT TO THIS PERMIT SHALL BE REVIEWED FOR COMPLIANCE WITH THE REGULATIONS OF THE UNDERLYING ZONE(S) WHICH ARE IN EFFECT ON THE DATE OF THE SUBMITTAL OF THE REQUESTED AMENDMENT.

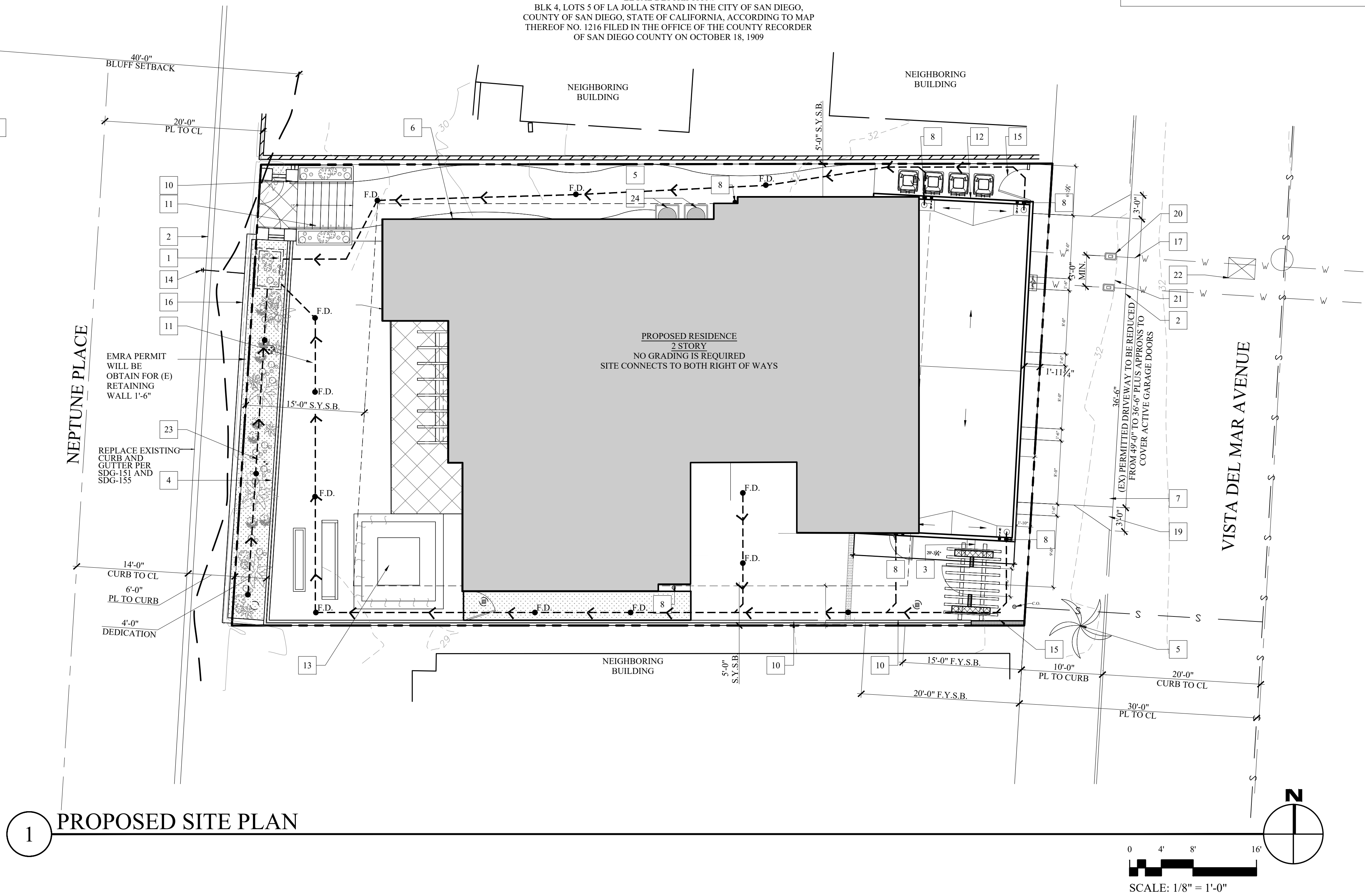
SITE PLAN LEGEND

- EXISTING 8" SITE WALL
- PROPOSED 8" SITE WALL
- EXISTING PLANTER WALL
- PROPOSED PLANTER WALL; ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT REQUIRED
- AREA DRAIN
- OUTLINE OF BUILDING FOOTPRINT
- 10'-0" X 10'-0" VISIBILITY TRIANGLE, NOTHING HIGHER THAN 36" WILL BE PROPOSED IN THIS AREA PER SDMC 113.0273 TYP.
- SLOPE
- DIRECTION OF DRAIN

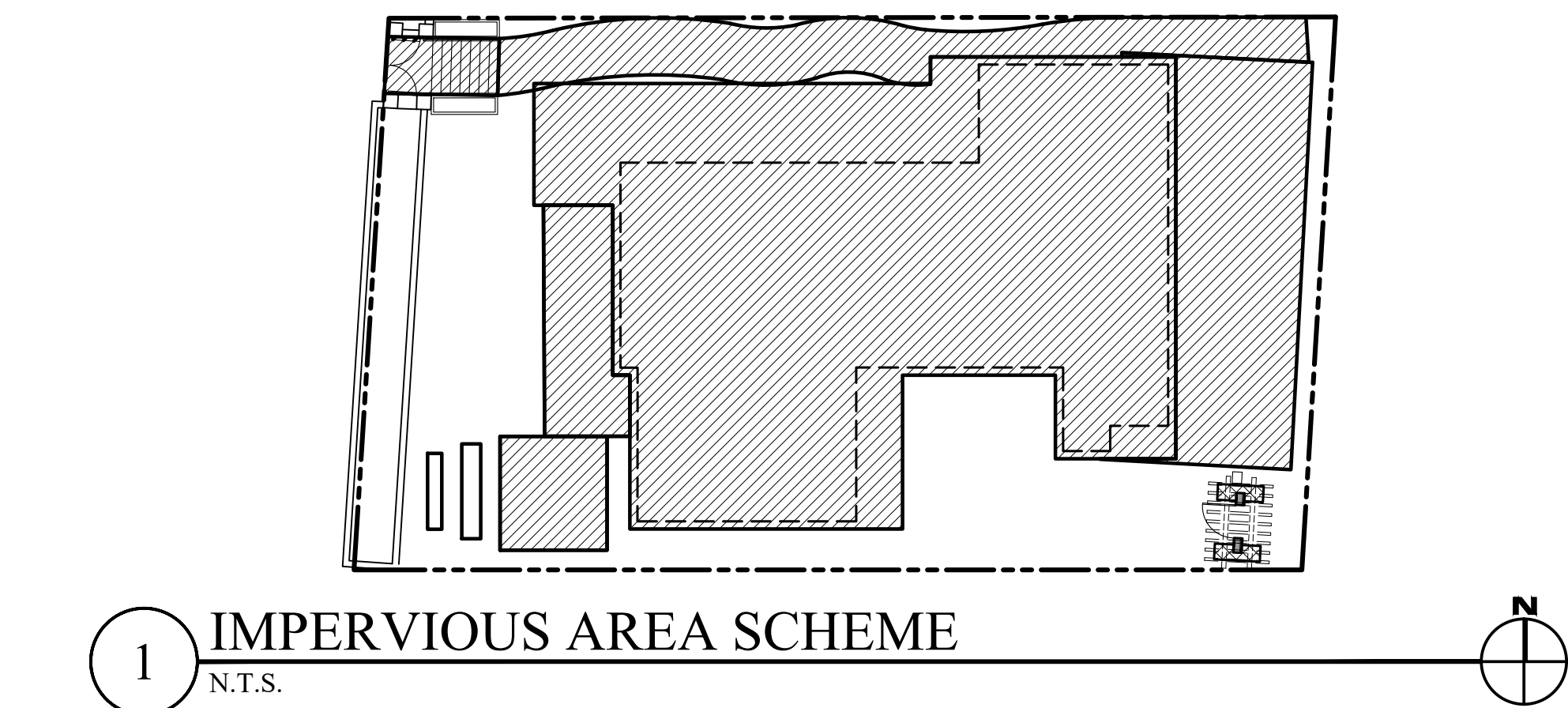
SITE PLAN KEYNOTES

- SITE DRAINAGE SYSTEM-SUMP PUMP, CONCRETE CATCH BASIN
- (E) CONCRETE CURB LINE AND SIDEWALK
- (P) MAIL SLOT
- (P) ADDRESS NUMBERS
- (E/P) LANDSCAPED & HARDESCAPED AREAS: SEE SHEET L-1.1
- (E) MAIN ELECTRICAL BOX, TELEPHONE BOX AND CABLE TO REMAIN
- (E) PERMITTED DRIVEWAY TO BE REDUCED FROM 49'-0" TO 36'-6" TO ONLY COVER ACTIVE GARAGE DOORS
- DECK AND ROOF DRAINS DISCHARGE
- BLUFF EDGE PER GEOTECHNICAL STUDY
- (P) 8" SITE WALL
- (P) 8" SITE WALL WITH 42" GLASS GUARDRAIL
- PREVIOUSLY CONFIRMING STRUCTURE ENCROACHING IN SETBACK
- (P) SPA; UNDER SEPARATE PERMIT
- SIDEWALK UNDERDRAIN PER D-27 TO DISCHARGE AT NEPTUNE PLACE Q=072 CFS, V=0.84 F/S (WITH A 4" PIPE)
- (P) GATE, 75% OPEN
- EMRA PERMIT WILL BE OBTAIN FOR (E) RETAINING WALL 1'-6"
- (E) WATER MAIN & LATERAL PER DRAWING #27216-2-D
- (E) SEWER MAIN & LATERAL PER DRAWING # 27216-2-D
- (P) DRIVEWAY APRON PER STANDARD DRAWINGS; SDG-164 & SDG-159
- (E) 1/2" WATER METER TO SERVE IRRIGATION SYSTEM. INSTALL NEW BACK FLOW PREVENTER PER STANDARD DRAWING SDW-155
- (P) 1" WATER METER AND LATERAL TO SERVE DOMESTIC ONLY. INSTALL NEW BACK FLOW PREVENTER PER STANDARD DRAWING SDW-155
- (E) SDG&E VAULT
- (N) ENTRY STEPS WITH GATE
- (N) CONDENSING UNITS
- (N) 10'-0"x10'-0" VISIBILITY TRIANGLE (NOTHING OVER 3'-0" HEIGHT IN THIS AREA)

LEGAL DESCRIPTION:
BLK 4, LOTS 5 OF LA JOLLA STRAND IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 18, 1909



1 PROPOSED SITE PLAN



1 IMPERVIOUS AREA SCHEME
N.T.S.

IMPERVIOUS AREA TABLE			GRADING DATA TABLE		
AREA	LEGEND	SQ. FT.			
A. TOTAL DISTURBANCE AREA:		828.6 SQ. FT.	A. CUT QUANTITIES:		0.0 C.YD.
B. EXISTING IMPERVIOUS AREA:		2,839 SQ.FT.	B. FILL QUANTITIES:		0.0 C.YD.
C. PROPOSED IMPERVIOUS AREA:		1,256 SQ. FT.	C. IMPORT/EXPORT:		0.0 C.YD.
D. TOTAL IMPERVIOUS AREA:		4,095 SQ. FT.	D. MAX CUT DEPTH:		0'-0" FT
E. IMPERVIOUS % INCREASE:		31 %	E. MAX FILL DEPTH:		0 FT
F. LOT AREA:		5,820.4 SQ. FT.	NOTES: 1. THE PROJECT PROPOSES TO EXPORT 0.00 CUBIC YARDS OF MATERIAL FROM THIS SITE. 2. KEEPING (E) GRADE FROM (E) HOUSE		
NOTE IMPERVIOUS AREA SHALL INCLUDE: ROOF, SIDEWALK, PARKING AREA, WALKWAYS, POOL, POOL DECKS, ETC.					



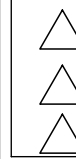
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LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020
COASTAL SUBMITTAL - 06/23/2020



PHASE CONSTRUCTION DOCUMENTS

PROJECT NO. 2020-09

REVIEWED BY CAM

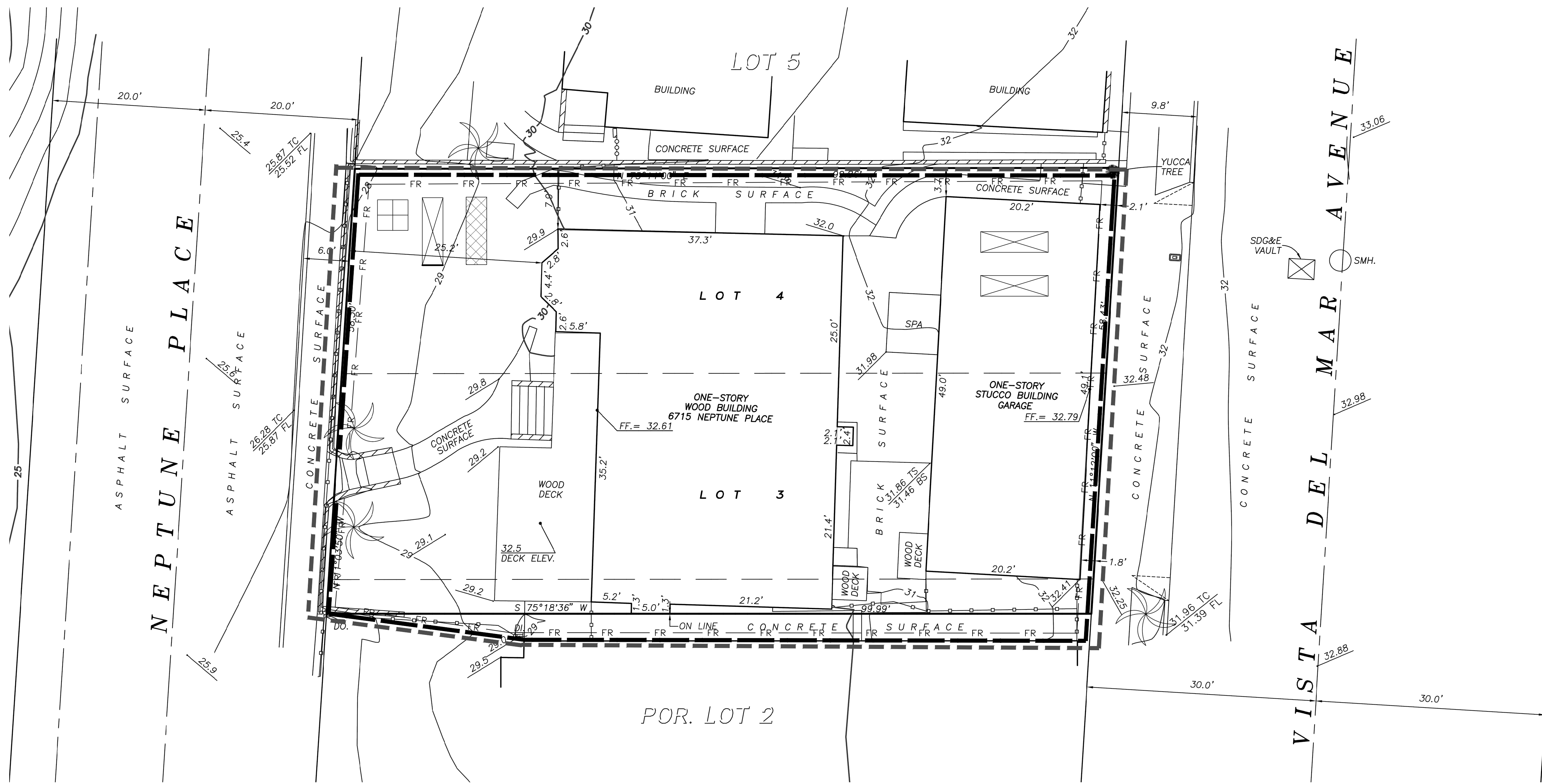
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DATE 10/23/2020

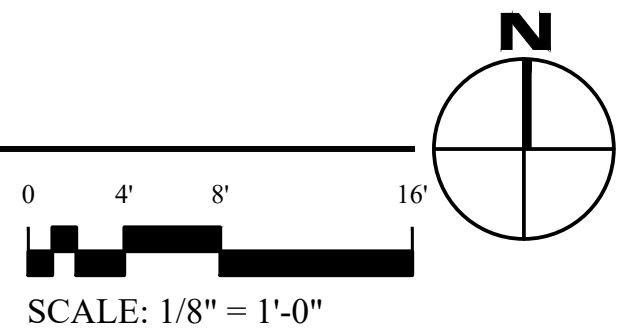
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SHEET TITLE
PROPOSED
BMP PLAN

A-1.2



1 PROPOSED BMP PLAN



BMP NOTES	BMP LEGEND
1. BMP SCHEDULE TO BE PROVIDED PER CALTRANS STORMWATER HANDBOOK DETAIL EC-1	6'-0" SITE FENCE
2. EXISTING VEGETATION TO BE MAINTAINED WHERE POSSIBLE PER CALTRANS STORMWATER HANDBOOK DETAIL EC-2	SILT FENCE PER CALTRANS STORMWATER HANDBOOK DETAIL SE-1
3. WATER USE TO BE MINIMIZED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-1	FR FIBER ROLLS PER CALTRANS STORMWATER HANDBOOK DETAIL SE-5
4. CONTRACTOR TO REPORT ILLEGAL DISCHARGE PER CALTRANS STORMWATER HANDBOOK DETAIL NS-6	WASHOUT AREA PER CALTRANS STORMWATER HANDBOOK DETAIL WM-8
5. POTABLE WATER TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-7	MATERIAL STORAGE AND STAGING AREA PER CALTRANS STORMWATER HANDBOOK DETAILS WM-1, WM-3, WM-1
6. CONCRETE CURING AND FINISHING TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-12, NS-14	PORTABLE TOILET PER CALTRANS STORMWATER HANDBOOK WM-9
7. SOLID AND HAZARDOUS WASTE TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-5, WM-6	
8. CONTAMINATED SOILS TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-7	
9. LIQUID WASTE FROM DRILLING TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-10	
10. SILT FENCE PER SC-1	
11. SEDIMENT/DESILTING BASIN PER SC-2	
12. SEDIMENT TRAP PER SC-3	
13. CHECK DAMS PER SC-4	
14. GRAVEL BAG BERM PER SC-6	
15. STREET SWEEPING AND VACUUMING PER SC-7	
16. MULCH PER SS-6	
17. PHYSICAL STABILIZATION (WINTER) PER SS-7	
18. STABILIZED CONSTRUCTION ENTRANCE/EXIT PER TC-1	
19. MATERIAL DELIVERY & STORAGE PER WM-1	
20. MATERIAL USE PER WM-2	
21. STOCKPILE MANAGEMENT PER WM-3	
22. SPILL PREVENTION AND CONTROL PER WM-4	
23. CONCRETE WASTE MANAGEMENT PER WM-8	
24. SANITARY/SEPTIC WASTE MANAGEMENT POWER WM-9	
25. WIND EROSION PER WE-1	

STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S	SITE LID NOTES
<p>THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.</p> <p>NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.</p> <p>1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.</p> <p>2) ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.</p> <p>3) A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.</p> <p>4) THE CONTRACTOR SHALL RESTORE ALL EROSION / SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.</p> <p>5) ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.</p> <p>6) THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.</p>	<p>PROPOSED SITE LOW IMPACT DEVELOPMENT AND BMP'S PER 2016 CITY OF SAN DIEGO STORMWATER MANUAL</p> <p>LOW IMPACT DEVELOPMENT DESIGN ELEMENTS</p> <p>1. PLANTER/LANDSCAPE AREA TO BE USED FOR RAINWATER INTERCEPTION AND EVAPOTRANSPIRATION</p> <p>2. DIRECT RUN-OFF FROM IMPERVIOUS AREAS TO BE DIRECTED TO LANDSCAPING AREAS</p> <p>3. ENERGY DISSIPATER AT DRAINAGE OUTLET TO REDUCE EROSION</p> <p>SOURCE CONTROL BMP'S</p> <p>1. AIR CONDITIONING CONDENSATE TO BE DISCHARGED INTO ADJACENT LANDSCAPE AREA</p> <p>2. LANDSCAPE AREA TO BE PLANTED WITH DROUGHT TOLERANT AND/OR NATIVE PLANT SPECIES FOR EROSION CONTROL</p> <p>PERMANENT BMP'S</p> <p>1. ALL STORMWATER TO BE DIRECTED TO AND DISCHARGED INTO ADJACENT LANDSCAPE AREAS.</p>

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04/30/2021

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CARDENAS RESIDENCE

6715 NEPTUNE PLACE
LA JOLLA, CA 92037

REVISIONS

START OF PROJECT - 03/09/2020

COASTAL SUBMITTAL - 06/23/2020

△
△
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PHASECOASTAL

PROJECT NO. 2020-09

REVIEWED BYCAM

DRAWN BYCDW

DATE10/23/2020

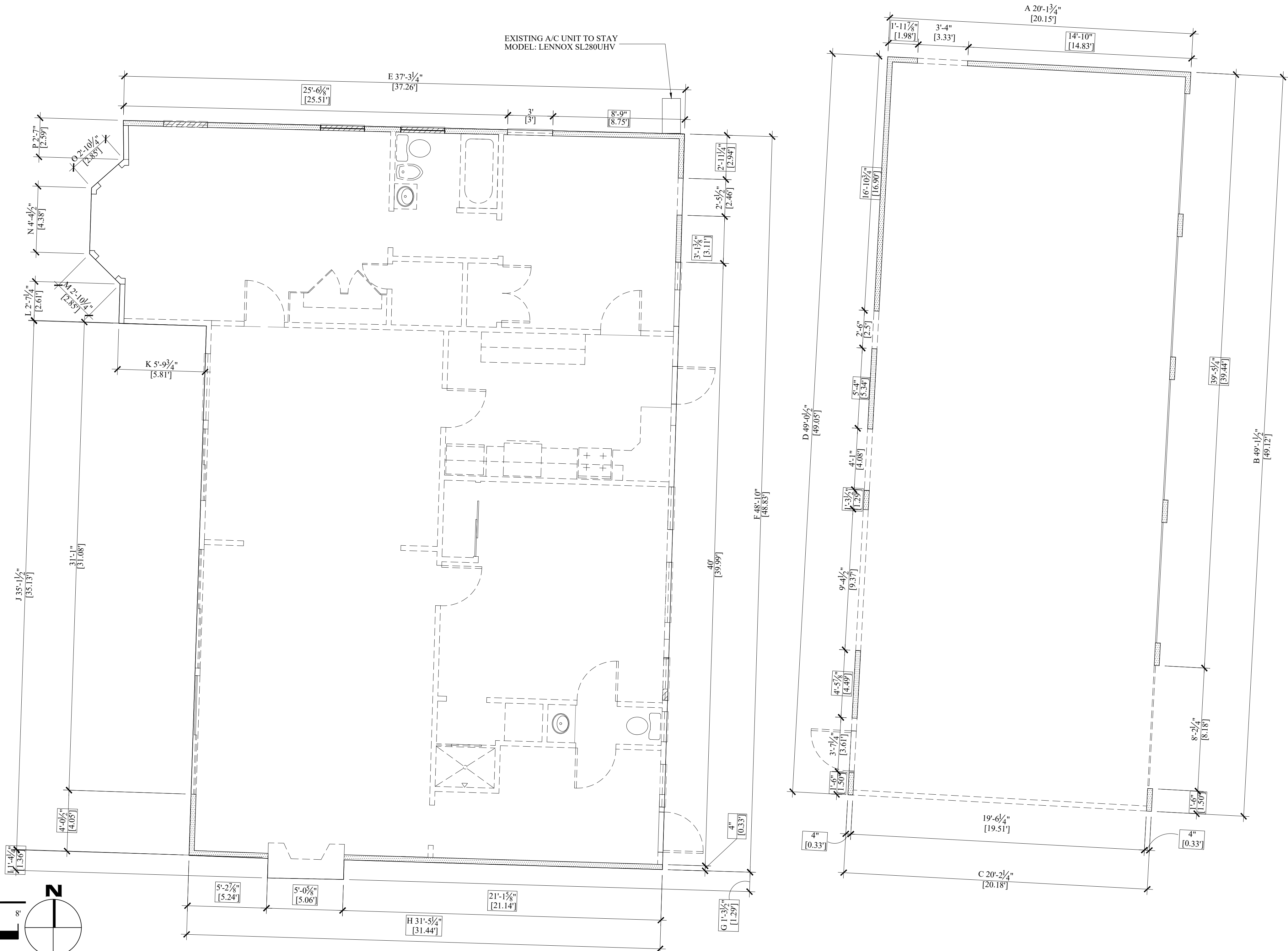
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SHEET TITLE

1ST FLOOR
DEMO PLAN

A-2.0

Main Structure Perimeter Calculation Worksheet				
Project Name	Cardenas-Neptune			
Project Address	6715 Neptune Place La Jolla, CA 92037			
Existing Residence Perimeter Lengths				
Direction Existing Wall Faces	Existing Length	Length Remaining	Length Removed	
E- North	37.26 LF	34.26 LF	3.00 LF	
F- East	48.83 LF	6.38 LF	42.45 LF	
G- East	1.29 LF	1.29 LF	0.00 LF	
H- South	31.44 LF	31.44 LF	0.00 LF	
I- West	1.36 LF	1.36 LF	0.00 LF	
J- West	35.13 LF	4.05 LF	31.08 LF	
K- South	5.81 LF	0.00 LF	5.81 LF	
L- West	2.61 LF	0.00 LF	2.61 LF	
M- West	2.85 LF	0.00 LF	2.85 LF	
N- West	4.38 LF	0.00 LF	4.38 LF	
O- West	2.85 LF	0.00 LF	2.85 LF	
P- West	2.59 LF	0.00 LF	2.59 LF	
Total Exist. Main Level Perimeter Length	176.40 LF	78.78 LF	97.62 LF	
Existing Perimeter Wall Remaining 78.78 LF -9.42 L.F. above 50%				
Total Existing Building Perimeter Length 176.40 LF				
45% Percentage of Existing Perimeter Wall Which Remains				
50% of existing wall must remain to qualify for coastal exemption				
Cumulative Perimeter Wall Remaining 166.70 LF				
Total Cumulative Building Perimeter 314.90 LF				
53% Percentage of Cumulative Perimeter Wall Which Remains				
50% of existing wall must remain to qualify for coastal exemption				
2.94% 9.25 L.F. above 50% min perimeter wall length to remain				
Garage Perimeter Calculation Worksheet				
Project Name	Cardenas-Neptune			
Project Address	6715 Neptune Place La Jolla, CA 92037			
Existing Residence Perimeter Lengths				
Direction Existing Wall Faces	Existing Length	Length Remaining	Length Removed	
A- North	20.15 LF	16.82 LF	3.33 LF	
B- East	49.12 LF	40.94 LF	8.18 LF	
C- South	20.18 LF	0.67 LF	19.51 LF	
D- West	49.05 LF	29.49 LF	19.56 LF	
Total Exist. Lower Floor Perimeter Length	138.50 LF	87.92 LF	50.58 LF	
Existing Perimeter Wall Remaining 87.92 LF 18.67 L.F. above 50%				
Total Existing Building Perimeter Length 138.50 LF				
63% Percentage of Existing Perimeter Wall Which Remains				
50% of existing wall must remain to qualify for coastal exemption				
Cumulative Perimeter Wall Remaining 166.70 LF				
Total Cumulative Building Perimeter 314.90 LF				
53% Percentage of Cumulative Perimeter Wall Which Remains				
50% of existing wall must remain to qualify for coastal exemption				
2.94% 9.25 L.F. above 50% min perimeter wall length to remain				



DEMOLITION NOTES FOR COASTAL EXEMPTION

- A. At least 50% of the existing exterior walls (from the foundation to the top plate) of the principal habitable floor must be left standing and in place throughout construction and incorporated into the completed structure.
- B. The wall must continue to be used as exterior walls in the completed project (may not be used as interior walls or used in a "double wall" configuration with any new wall)
- C. Any door or window located within a segment of the wall which is counted toward the length of an existing exterior wall to be left standing (at least 50%) cannot have their location or size modified.
- D. The surface of the wall can be modified or removed down to the studs but with both the top and bottom plates in place. Removal of the stud walls, even on a temporary basis does not meet exemption criteria (for coastal exemption) and is not to be done.
- E. Walls, which are designated to remain, cannot be replaced, heightened or relocated for any reason, including reasons of structural integrity (dry rot, termites).
- F. The "existing" walls are those walls, which were in existence on March 17, 1990 (the date of when the ordinance adding the 50 % provision became effective). Any walls added after that date will not count towards the required 50% for any remodels.
- G. Reinforcement in the form of sistering members (studs and plates) is permitted as long as they do not interrupt the assembly of top plate studs and sill.
- H. Penetration through top plate is permitted - only the width of the actual cut will be included in the calculation (e.g. only actual width of a 2x4 or a 4x4 going through the top plate will deduct that amount)

- I. Cripple walls are permitted (Placing a new bottom plate on an existing top plate together with new studs and a new top plate for the purposes of increasing floor to ceiling height).
- J. Foundation replacement is acceptable only if existing walls can be properly supported in their pre-existing position during replacement or repair.
- K. A window may be replaced or may be reduced in area or dimension or may be covered over (filled in) provided that the existing studs and headers are retained in their original position.
- L. Reinforcement in the form of furring is permitted for single wall construction only if it is done in such a manner that the wall is not extended outward. All furring is to the interior & verified by the Architect.

DEMOLITION NOTES

1. Architect shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until the architect issues directions.
2. Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
3. Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored, verify storage locations with owner before demolition commences.
4. Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.

5. All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
6. Contractor to verify Dumpster location with Architect before demolition commences.
7. Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
8. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
9. Contractor shall notify Architect if any of the exposed wood show evidence of active water leaks, termites or dry rot.
10. Prepare existing window framing openings (to remain) to receive new window units. See new floor plan and elevations for new window size.
11. When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
12. Remove all existing landscape and tree roots within in 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
13. Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
14. Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
15. Should any portion of the structure being removed produce unstable or unsafe conditions the contractor shall provide shoring and bracing.

DEMOLITION NOTES CONTIN.

16. Existing FAU & Water Heater shall be turned off and salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
17. Electrical service shall be turned off at residence and provisions for temporary power made during construction.
18. Please be advised this is a remodel project. Concealed conditions of all types shall be taken into account and/or verified prior to completion of final project bid.
19. Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of the architect and structural engineer.
20. Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled upon notification to the Architect and a written approval has been documented. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
21. Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify the Architect to make modifications and/or other corrective measures.
22. If soils report or survey not included with this set of documents, the Architect will not be held responsible for any changes, modifications, ordered reports or survey or other additional issues caused by lack of information from those documents.

COASTAL PROJECTS ADDITIONAL NOTES

- A. This is a COASTAL PROJECT. No exterior walls shall be demolished other than those specified on the demolition sheet without prior written instruction from Architect.
- B. It is the General Contractors sole responsibility that all existing wall shown to remain shall be protected and maintained at all times during the project construction.

DEMOLITION LEGEND

- | | |
|--|--|
| | EXISTING EXTERIOR PERIMETER WALLS TO REMAIN |
| | EXISTING INTERIOR WALLS TO REMAIN |
| | EXISTING WALLS TO BE REMOVED |
| | EXISTING WALL TO REMAIN, OPENING TO BE INFILLED |
| | INDICATES DIMENSION OF EXISTING WALLS THAT REMAIN IN PLACE |
| | INDICATES DIMENSION OF EXISTING WALLS TO BE REMOVED |
| | PERIMETER OF NEW WALLS |
| | HARDSCAPE TO BE REMOVED |



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CARDENAS RESIDENCE
6715 NEPTUNE PLACE
LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020
2ND COASTAL SUBM. - 02-26-2021



PHASE **COASTAL**

PROJECT NO. **2020-09**

REVIEWED BY **CAM**

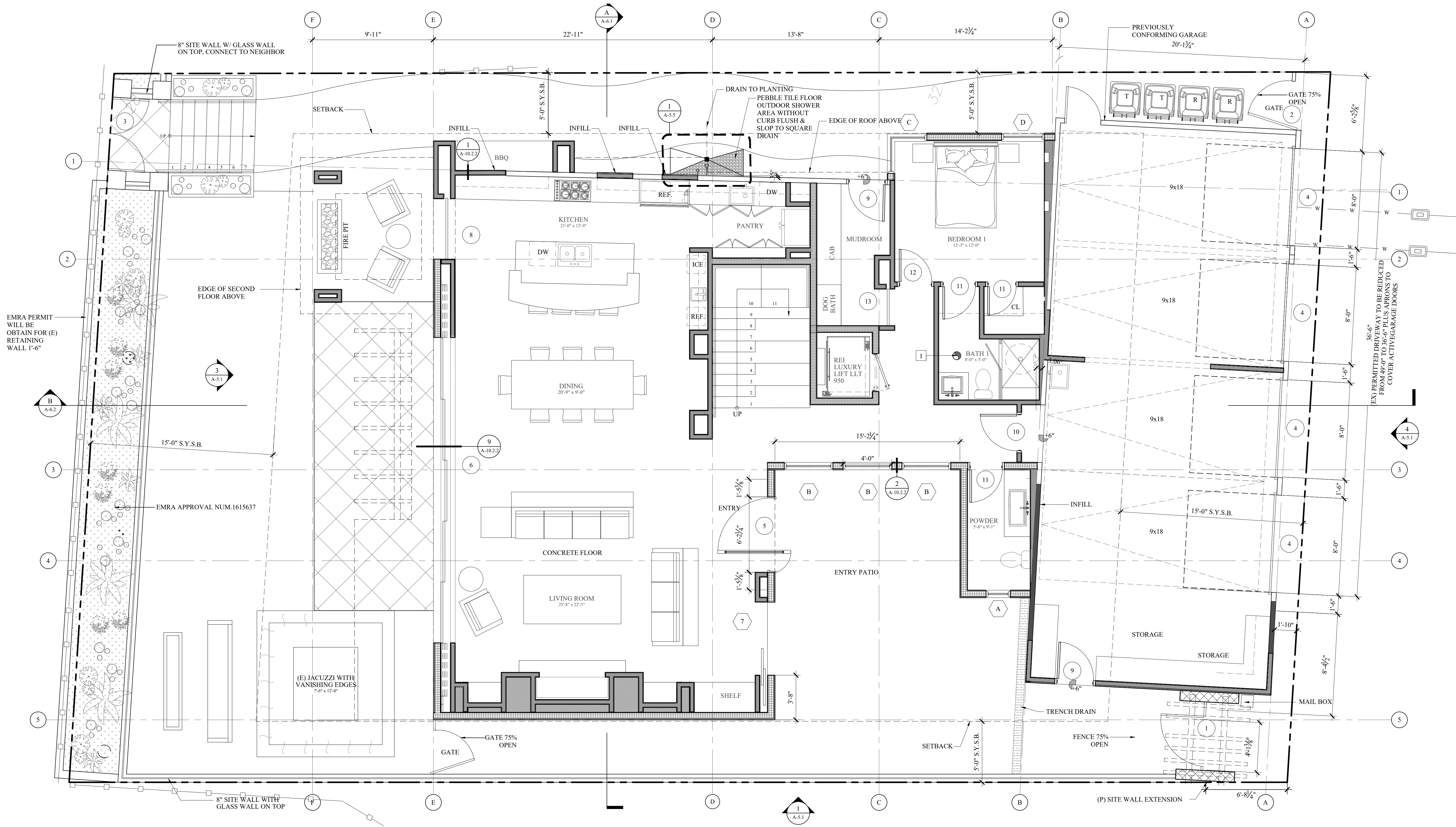
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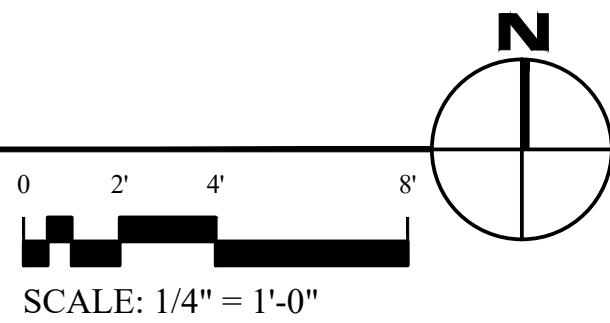
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SHEET TITLE **PROPOSED
MAIN FLOOR PLAN**

A-2.2



1 PROPOSED MAIN FLOOR PLAN - OPTION B (2,025 SQ. FT.)





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CARDENAS RESIDENCE
6715 NEPTUNE PLACE
LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020
2ND COASTAL SUBM. - 02-26-2021



PHASE COASTAL

PROJECT NO. 2020-09

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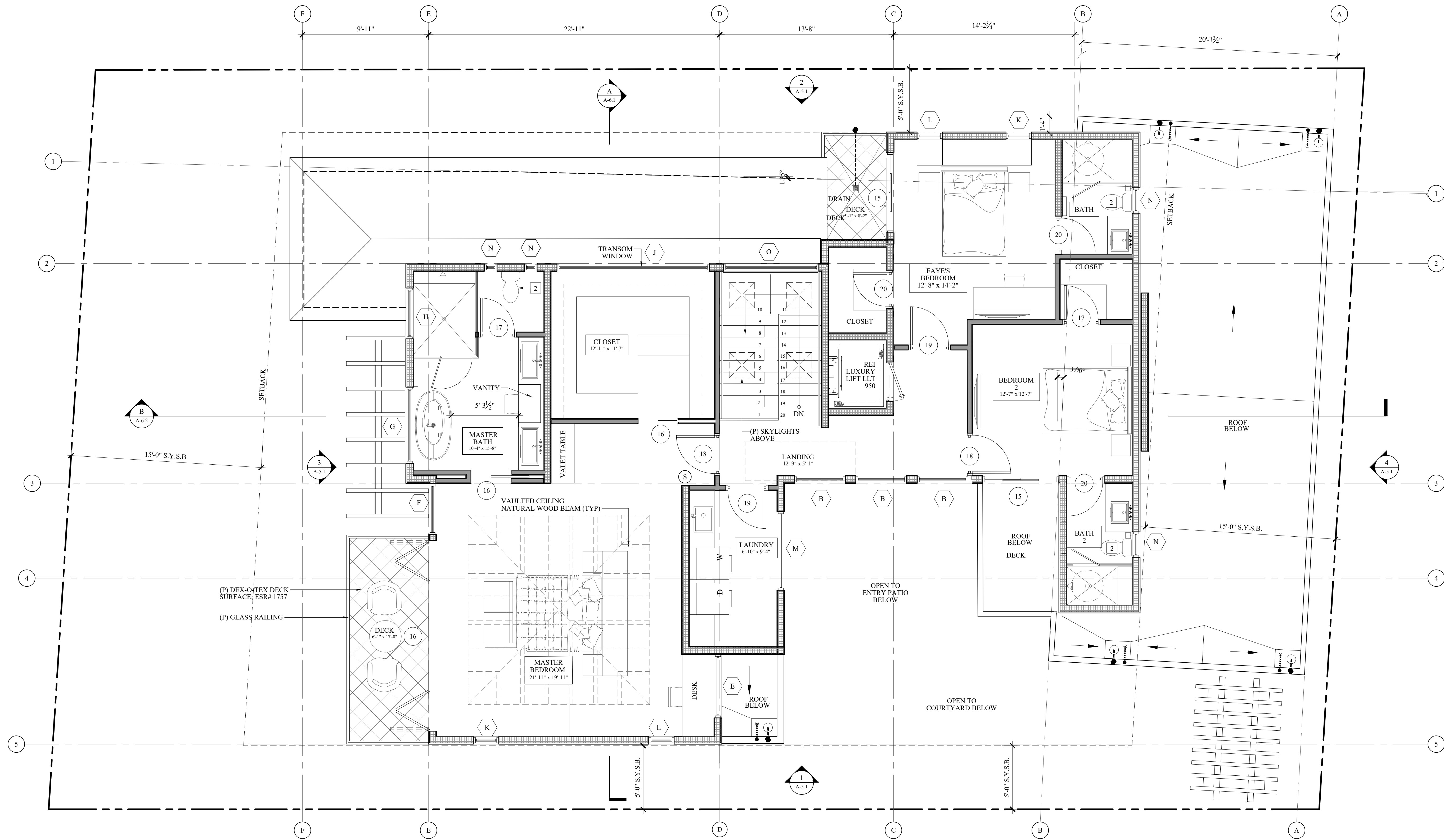
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DATE 02/26/2021

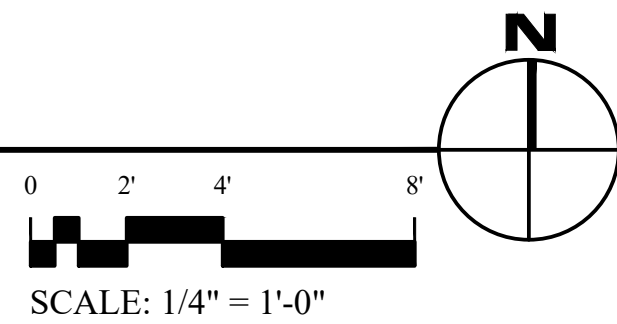
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SHEET TITLE PROPOSED
UPPER FLOOR PLAN

A-2.3



1 PROPOSED UPPER FLOOR PLAN - OPTION B (2,009 SQ. FT.)



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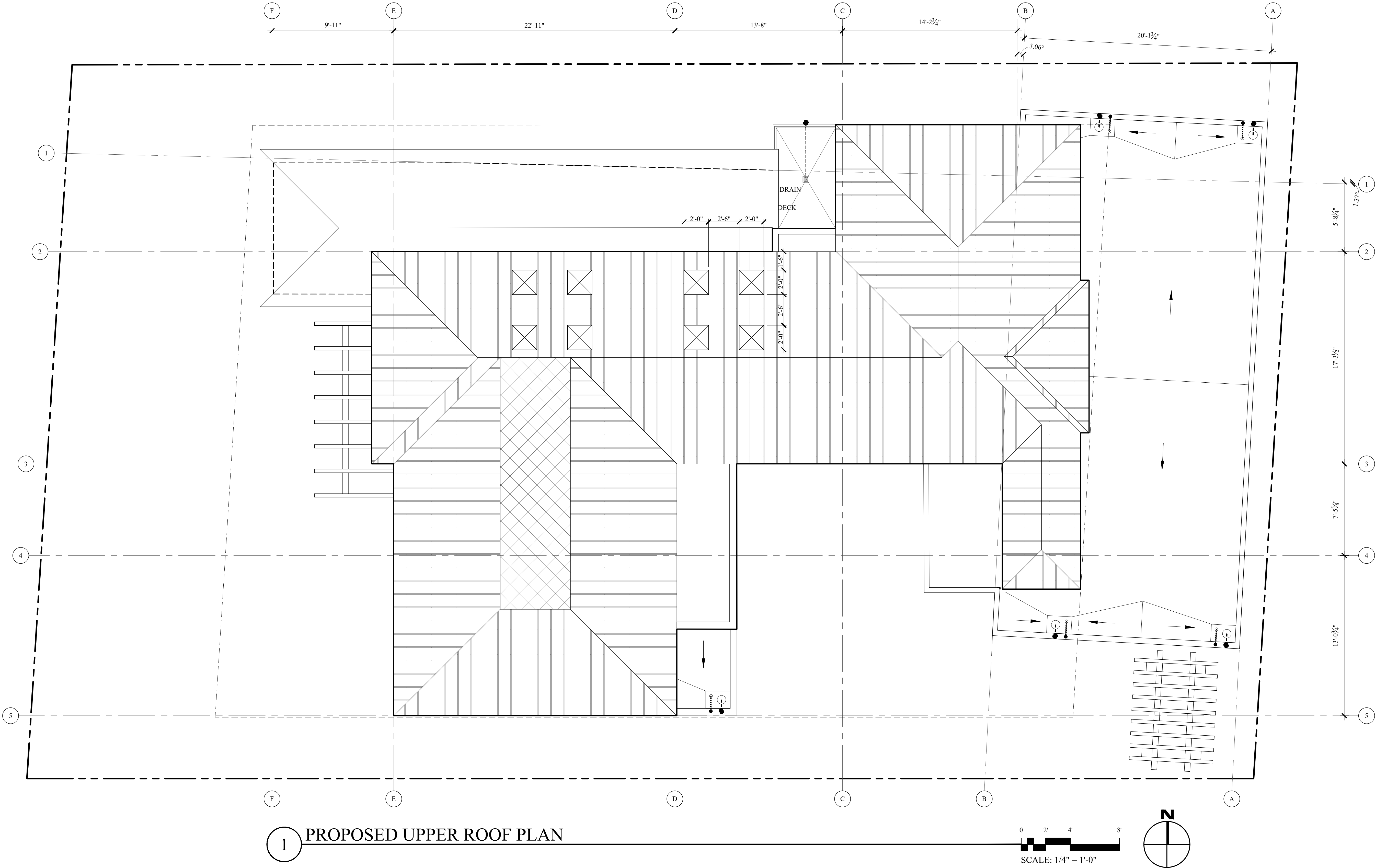
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CARDENAS RESIDENCE

6715 NEPTUNE PLACE
LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020
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SHEET TITLE PROPOSED ROOF PLAN
A-4.1



1 PROPOSED UPPER ROOF PLAN

ROOF NOTES

1. **Roofing Underlayment slope 3:12 or less: "Ice and Water Shield" by W.R. Grace, ESR-1677, or "Winter Guard HT" by Certain Teed Corp.** ESR-1492 (or architect approved equal). Install per manufacturer's instructions. Install a #40 fiberglass reinforced felt sheet over roof membrane.

2. **Counter-slopes:** ¼" per 12" (minimum) towards drains created using **G-26** (latex -cement) flooring underlayment by Crossfield Products Corp.

3. **Roof Edge Drip, Metal Flashing, Panel Clips and Counter Flashing:** All exterior flashing to be 16 oz copper unless otherwise noted. Solder or seal all seams. Hem all exposed edges.

4. **Built-Up Roofing System:** By GAF, GAFGLAS 4-Ply Hot Mopped Modified Bitumen Mineral Surfaced Roofing System. Proved a ¼" per foot minimum roof slope.
- Install per manufactures instruction . Roofing system shall have a minimum 10 year labor and material warranty. Per specification Division 7.1, section G. For Flashing, "Springlok" flashing system , Type STX. By **Fry Reglet Corp.** Material 26 ga. Provide "Windlok" clips and prefabricated mitered corner sections. Install per manufacturer's specifications. **Roofing system shall be a UL class "A" rated. ICC Report UL ER 1306-02.**

5. **Plumbing Vent:** ABS plastic to be flashed with Carlisle-Syntec TPO Pre-Molded pipe flashing.

6. **Parapet, Transitions and other Horizontal Stucco Surface Waterproofing:** Membrane waterproofing shall be JIFFY SEAL 140/60 by Protecto Wrap. Extend membrane a minimum of 6" below edge of parapet, each side. Provide a minimum end lap of 4" over
- adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap. ESR-1127.

7. **Roof Drain.** Roof drain shall be TPO-RD2NH - 2" TPO-clad no-hub bottom outlet drain by **Thunderbird Products** with A.B.S. dome strainer. Telephone (800) 658-2473. Provide 3" I.D. ABS drain lines with min.¼":1' slope. Connect to building storm water.

8. **Fireplace Vent:** Fireplace vent shall be Type B Stainless Steel as required by fireplace manufacturer. Minimum size mesh in spark arrestor shall be ¼". Mesh shall be stainless steel or copper.

9. Roof Vent: TPO Pre-molded roof venting see detail 6/A-10.4.1

10. **Metal Roofing:** MBCL LokSeam 12" Standing Seam Metal Roof Panels with

- continuous ridge vent, Signature 300 Kynar 500 in Natural Patina; UL 90 Rated.
11. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.
12. Drip edge flashing used at the free edges of roofing materials shall be non-combustible.
13. Valley flashings shall be not less than 0.019" (#26 galvanized sheet gauge) corrosion-resistant metal installed over a min. 36"-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
14. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
15. Enclosed rafter assemblies not required to be vented per CRC R806.5.
16. The entire roof shall be covered with a fire-retardant roof covering that is at least Class 'A' when the area of the addition to the existing building is more than twenty-five percent (25%) of the original floor area of the building [SDMC 149.0902(a)(2)].
17. **Deck Surface: "POLYCOAT-Aquatight"** by Polycoat Products. ICC-ESR# 2785. Extend a continuous membrane a minimum of 6" above edges of deck. Install in strict accordance with manufacturer's specifications by a manufacturer certified installer. General Contractor shall follow manufacturer's specification for plywood substrate.

STORM DRAINAGE NOTES

1. THE PRIMARY STORM DRAINAGE SYSTEM SHALL CONNECT TO THE BUILDING STORM WATER THAT CONNECTS TO AN UNDERGROUND PUBLIC STORM SEWER
2. THE SECONDARY ROOF DRAINAGE SYSTEM SHALL DISCHARGE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL

HEIGHT NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
2. NO PORTION OF THE PROPOSED STRUCTURE WILL EXCEED THE EXISTING BUILDING HEIGHT. PROPOSED HEIGHT TO BE FIELD VERIFIED TO ENSURE COMPLIANCE

ROOF PLAN LEGEND

- DRAIN LINE DOWN TO FIRST FLOOR OUTSIDE OF BUILDING IN SQUARE COPPER GUTTER.
- OVERFLOW LINE DOWN TO BOTTOM OF ROOF TO ADJACENT WALL HORIZONTALLY
- ROOF DRAIN WITH OVERFLOW, SEE SHEET A-104.2 DETAIL #1
- SLOPE: ¼":12", U.O.N.
- VCS VELUX SKYLIGHT, ICC-ES-199, SEE SHEET A-10.3.1 DETAIL #9
- FLOOR DRAIN

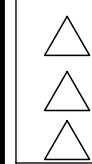
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<p>REVISIONS</p> <p>START OF PROJECT - 03/09/2020</p> <p>COASTAL SUBMITTAL - 06/23/2020</p>



PHASE	COASTAL
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PROJECT NO. 2020-09

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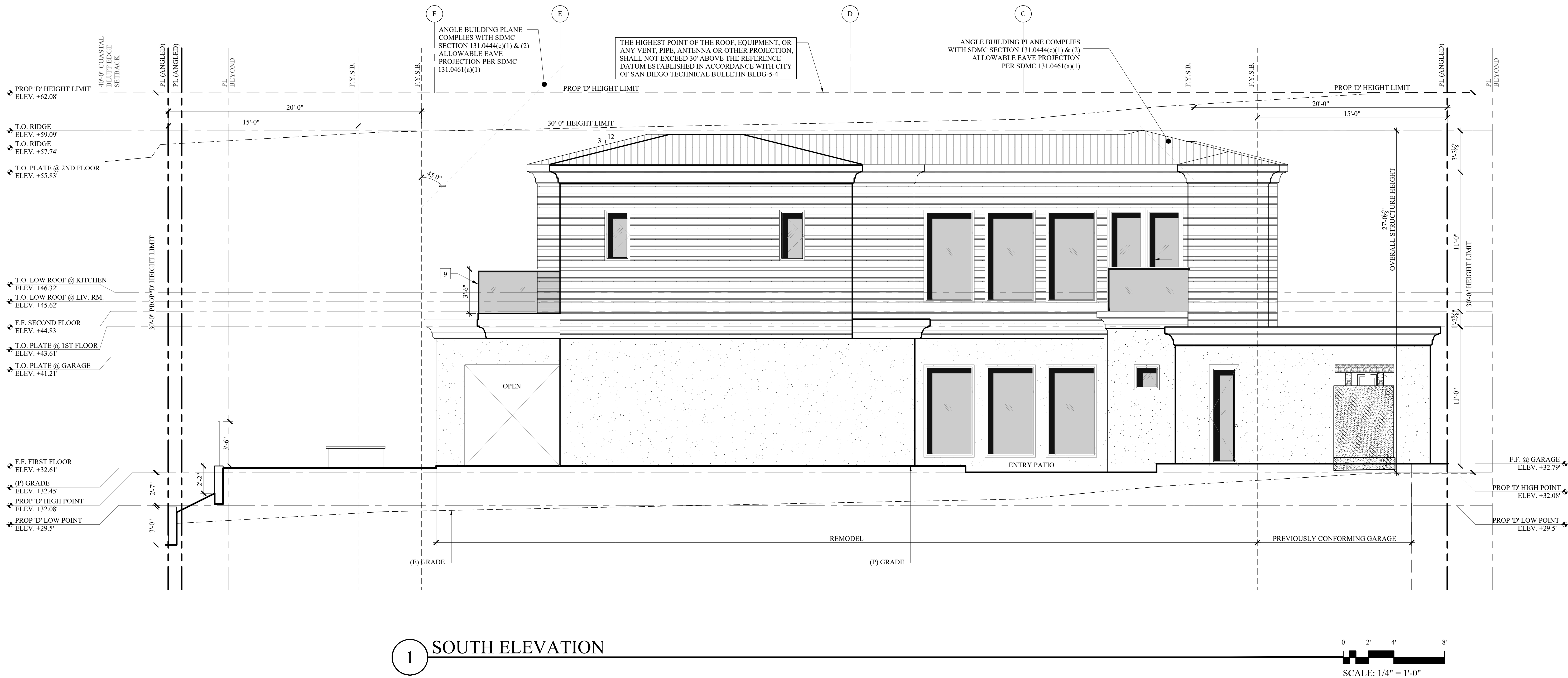
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SHEET TITLE EXTERIOR
ELEVATION

A-5.1



ELEVATION KEY NOTES

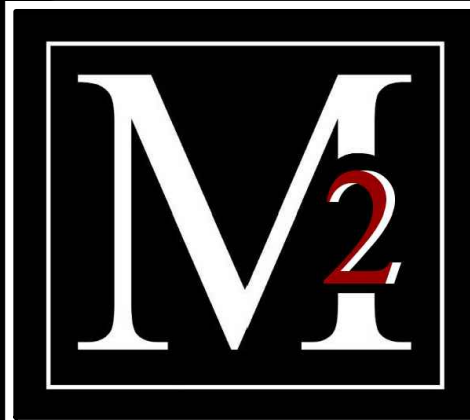
- | | | | |
|----|--|----|---|
| 1 | STONE WHITE WITH PUMICE 4" X 16" 2-5/8" THICK.
RCP BLOCK & BRICK INC. | 17 | OVERHEAD-GARAGE DOOR; SEE SHEET A-8.1 |
| 2 | DOORS & WINDOWS ALUMINUM CLEAR ANODIZED
FLEETWOOD SYSTEMS | 18 | EXISTING CHIMNEY TO REMAIN, WITH PROPOSED
WHITE VENER BLOCK FINISH |
| 3 | FIXED GLASS AND CLERESTORIES LAMINATED -
TEMPERED WITH A LOW-E FILM. | 19 | (E) EXISTING GRADE |
| 4 | GLASS GUARDRAIL, SEE DETAIL 2/A-10.3.1 | 20 | (P) GRADE |
| 5 | STANDING SEAM METAL ROOF | 21 | (P) UNDERGROUND
GARAGE OUTLINE |
| 6 | JACUZZI; UNDER SEPARATE PERMIT | 22 | DASHED LINE OF PREVIOUSLY CONFORMING WALL
TO REMAIN, HEIGHT DETERMINED BY EXISTING TOP
PLATE LOCATION, SITE VERIFY, APPROX. 8' |
| 7 | BREAK METAL | 23 | ANGLE BUILDING PLANE COMPLIES WITH SDMC
SECTION 131.0444(e)(1) & (2) ALLOWABLE EAVE
PROJECTION PER SDMC 131.0461(g)(1) |
| 8 | (P) TRELLIS; SEE DETAIL 8/A-10.4.1 | 24 | THE HIGHEST POINT OF THE ROOF. EQUIPMENT, OR
ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION,
SHALL NOT EXCEED 30' ABOVE THE REFERENCE
DATUM ESTABLISHED IN ACCORDANCE WITH CITY
OF SAN DIEGO TECHNICAL BULLETIN BLDG-5.4 |
| 9 | DECK | 25 | BUILDING BEYOND COMPLIES WITH ANGLED
PLANE; SEE A-5.1-A-5.4 AND ROOF PLAN A-4.1 FOR
GRADE DIFFERENTIAL |
| 10 | MAILBOX | | |
| 11 | SITE RETAINING WALL | | |
| 12 | PLANTER; SEE DETAIL 9/A-10.1 | | |
| 13 | SITE STAIR | | |
| 14 | GATE | | |
| 15 | CONCRETE; TYP. | | |
| 16 | LIGHTWALL; SEE DETAIL 2/A-10.1.2 | | |

ELEVATION NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for site and utility Information.
- C. Refer to A-6 sheets for building sections.
- D. For Door and Windows, see schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.

CONST. CHANGE NOTES

1. FACADE MATERIAL CHANGED FROM CONCRETE AND STUCCO TO STONE
2. ROOF MATERIAL CHANGED FROM COMPOSITE SHINGLES TO METAL STANDING SEAM
3. DOORS AND WINDOWS RELOCATED TO COORDINATE WITH REVISED FLOOR PLAN CONFIGURATIONS
4. WRAP AROUND ROOF DECK ADDED TO NORTH AND WEST ELEVATIONS



Marengo Morton Architects

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CARDENAS RESIDENCE
6715 NEPTUNE PLACE
LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020
COASTAL SUBMITTAL - 06/23/2020



PHASE COASTAL

PROJECT NO. 2020-09

REVIEWED BY CAM

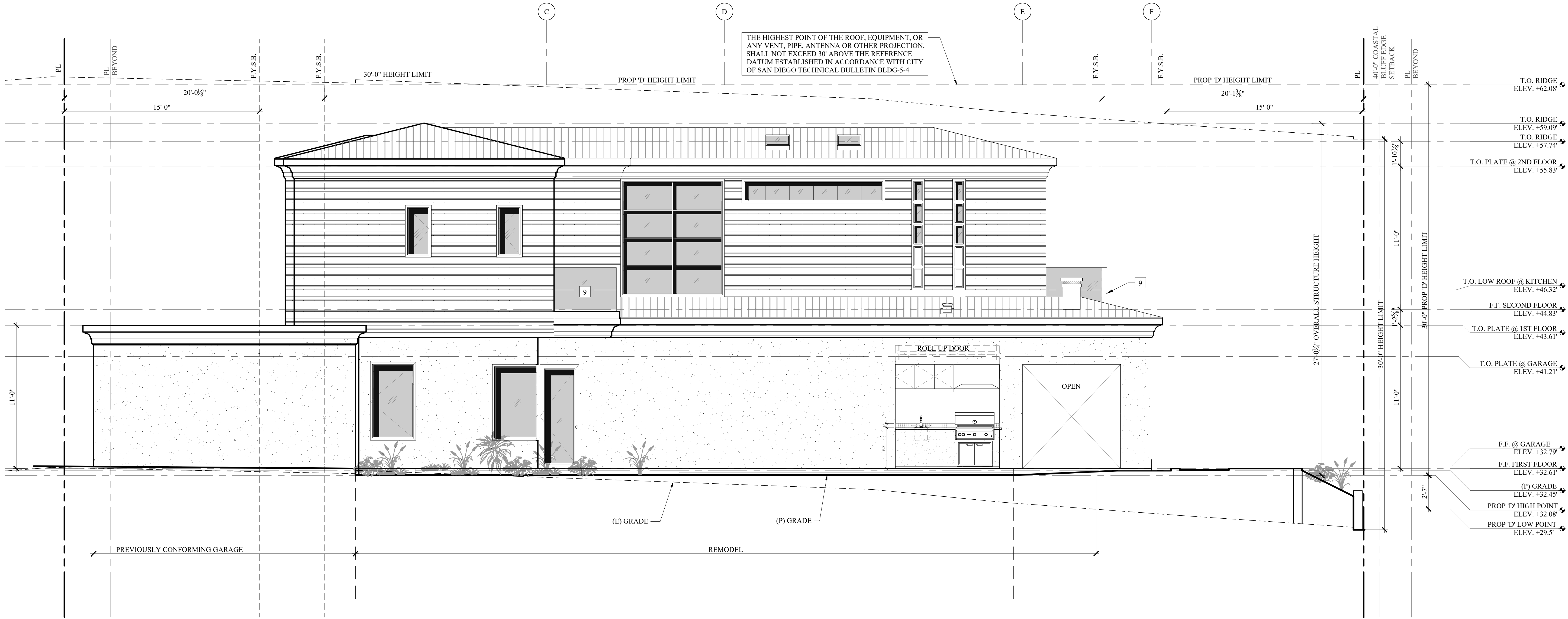
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DATE 5/27/2020

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SHEET TITLE EXTERIOR ELEVATION

A-5.2



1 NORTH ELEVATION

ELEVATION KEY NOTES

- STONE WHITE WITH PUMICE 4" X 16" 2-5/8" THICK. RCP BLOCK & BRICK INC.
- DOORS & WINDOWS ALUMINUM CLEAR ANODIZED FLEETWOOD SYSTEMS
- FIXED GLASS AND CLERESTORIES LAMINATED - TEMPERED WITH A LOW-E FILM.
- GLASS GUARDRAIL, SEE DETAIL 2/A-10.3.1
- STANDING SEAM METAL ROOF
- JACUZZI; UNDER SEPARATE PERMIT
- BREAK METAL
- (P) TRELLIS; SEE DETAIL 8/A-10.4.1
- DECK
- MAILBOX
- SITE RETAINING WALL
- PLANTER; SEE DETAIL 9/A-10.1
- SITE STAIR
- GATE
- CONCRETE; TYP.
- LIGHTWELL; SEE DETAIL 2/A-10.1.2
- OVERHEAD-GARAGE DOOR; SEE SHEET A-8.1
- EXISTING CHIMNEY TO REMAIN, WITH PROPOSED WHITE VENEER BLOCK FINISH
- (E) EXISTING GRADE
- (P) GRADE
- (P) UNDERGROUND GARAGE OUTLINE
- DASHED LINE OF PREVIOUSLY CONFORMING WALL TO REMAIN, HEIGHT DETERMINED BY EXISTING TOP PLATE LOCATION, SITE VERIFY, APPROX. 8'
- ANGLE BUILDING PLANE COMPLIES WITH SDMC SECTION 131.044(c)(1) & (2) ALLOWABLE EAVE PROJECTION PER SDMC 131.0461(a)(1)
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4
- BUILDING BEYOND COMPLIES WITH ANGLED PLANE; SEE A-5.1-A-5.4 AND ROOF PLAN A-4.1 FOR GRADE DIFFERENTIAL

ELEVATION NOTES

- All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question. Refer to Site Plan for site and utility information.
- Refer to A-6 sheets for building sections.
- For Door and Windows, see schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.

CONST. CHANGE NOTES

- FACADE MATERIAL CHANGED FROM CONCRETE AND STUCCO TO STONE
- ROOF MATERIAL CHANGED FROM COMPOSITE SHINGLES TO METAL STANDING SEAM
- DOORS AND WINDOWS RELOCATED TO COORDINATE WITH REVISED FLOOR PLAN CONFIGURATIONS
- WRAP AROUND ROOF DECK ADDED TO NORTH AND WEST ELEVATIONS

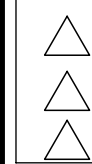
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Michael Morton AIA
Claude Anthony Marengo DESA



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6715 NEPTUNE PLACE
LA JOLLA, CA 92037

<p>REVISIONS</p> <p>START OF PROJECT - 03/09/2020</p> <p>COASTAL SUBMITTAL - 06/23/2020</p>



PHASE	COASTAL
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PROJECT NO. 2020-09

REVIEWED BY CAM

DRAWN BY CDW

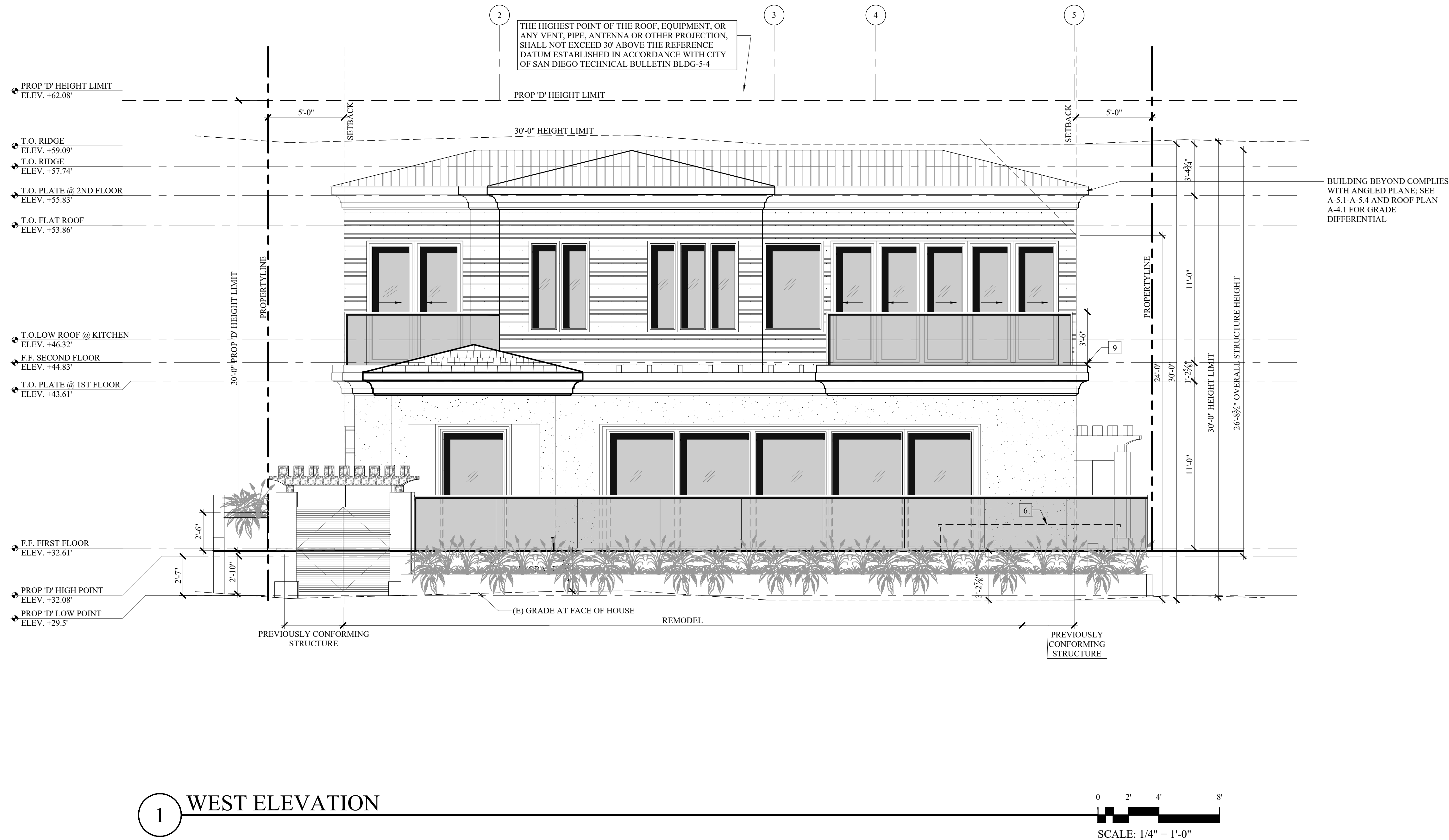
DATE	10/23/2020
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SHEET TITLE

EXTERIOR
ELEVATION

A-5.3



ELEVATION KEY NOTES

- | | | | |
|----|--|----|---|
| 1 | STONE WHITE WITH PUMICE 4" X 16" 2-5/8" THICK.
RCP BLOCK & BRICK INC. | 17 | OVERHEAD-GARAGE DOOR; SEE SHEET A-8.1 |
| 2 | DOORS & WINDOWS ALUMINUM CLEAR ANODIZED
FLEETWOOD SYSTEMS | 18 | EXISTING CHIMNEY TO REMAIN, WITH PROPOSED
WHITE VENER BLOCK FINISH |
| 3 | FIXED GLASS AND CLERESTORIES LAMINATED -
TEMPERED WITH A LOW-E FILM. | 19 | (E) EXISTING GRADE |
| 4 | GLASS GUARDRAIL, SEE DETAIL 2/A-10.3.1 | 20 | (P) GRADE |
| 5 | STANDING SEAM METAL ROOF | 21 | (P) UNDERGROUND
GARAGE-OUTLINE |
| 6 | JACUZZI; UNDER SEPARATE PERMIT | 22 | DASHED LINE OF PREVIOUSLY CONFORMING WALL
TO REMAIN, HEIGHT DETERMINED BY EXISTING TOP
PLATE LOCATION, SITE VERIFY, APPROX. 8' |
| 7 | BREAK METAL | 23 | ANGLE BUILDING PLANE COMPLIES WITH SDMC
SECTION 131.0444(e)(1) & (2) ALLOWABLE EAVE
PROJECTION PER SDMC 131.0461(g)(1) |
| 8 | (P) TRELLIS; SEE DETAIL 8/A-10.4.1 | 24 | THE HIGHEST POINT OF THE ROOF. EQUIPMENT, OR
ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION,
SHALL NOT EXCEED 30' ABOVE THE REFERENCE
DATUM ESTABLISHED IN ACCORDANCE WITH CITY
OF SAN DIEGO TECHNICAL BULLETIN BLDG-5.4 |
| 9 | DECK | 25 | BUILDING BEYOND COMPLIES WITH ANGLED
PLANE; SEE A-5.1-A-5.4 AND ROOF PLAN A-4.1 FOR
GRADE DIFFERENTIAL |
| 10 | MAILBOX | | |
| 11 | SITE RETAINING WALL | | |
| 12 | PLANTER; SEE DETAIL 9/A-10.1 | | |
| 13 | SITE STAIR | | |
| 14 | GATE | | |
| 15 | CONCRETE; TYP. | | |
| 16 | LIGHTWALL; SEE DETAIL 2/A-10.1.2 | | |

ELEVATION NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for site and utility Information.
- C. Refer to A-6 sheets for building sections.
- D. For Door and Windows, see schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.

CONST. CHANGE NOTES

1. FACADE MATERIAL CHANGED FROM CONCRETE AND STUCCO TO STONE
2. ROOF MATERIAL CHANGED FROM COMPOSITE SHINGLES TO METAL STANDING SEAM
3. DOORS AND WINDOWS RELOCATED TO COORDINATE WITH REVISED FLOOR PLAN CONFIGURATIONS
4. WRAP AROUND ROOF DECK ADDED TO NORTH AND WEST ELEVATIONS

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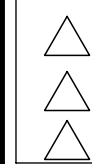


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CARDENAS RESIDENCE

6715 NEPTUNE PLACE
LA JOLLA, CA 92037

<p>REVISIONS</p> <p>START OF PROJECT - 03/09/2020</p> <p>COASTAL SUBMITTAL - 06/23/2020</p>



PHASE	COASTAL
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PROJECT NO. 2020-09

REVIEWED BY CAM

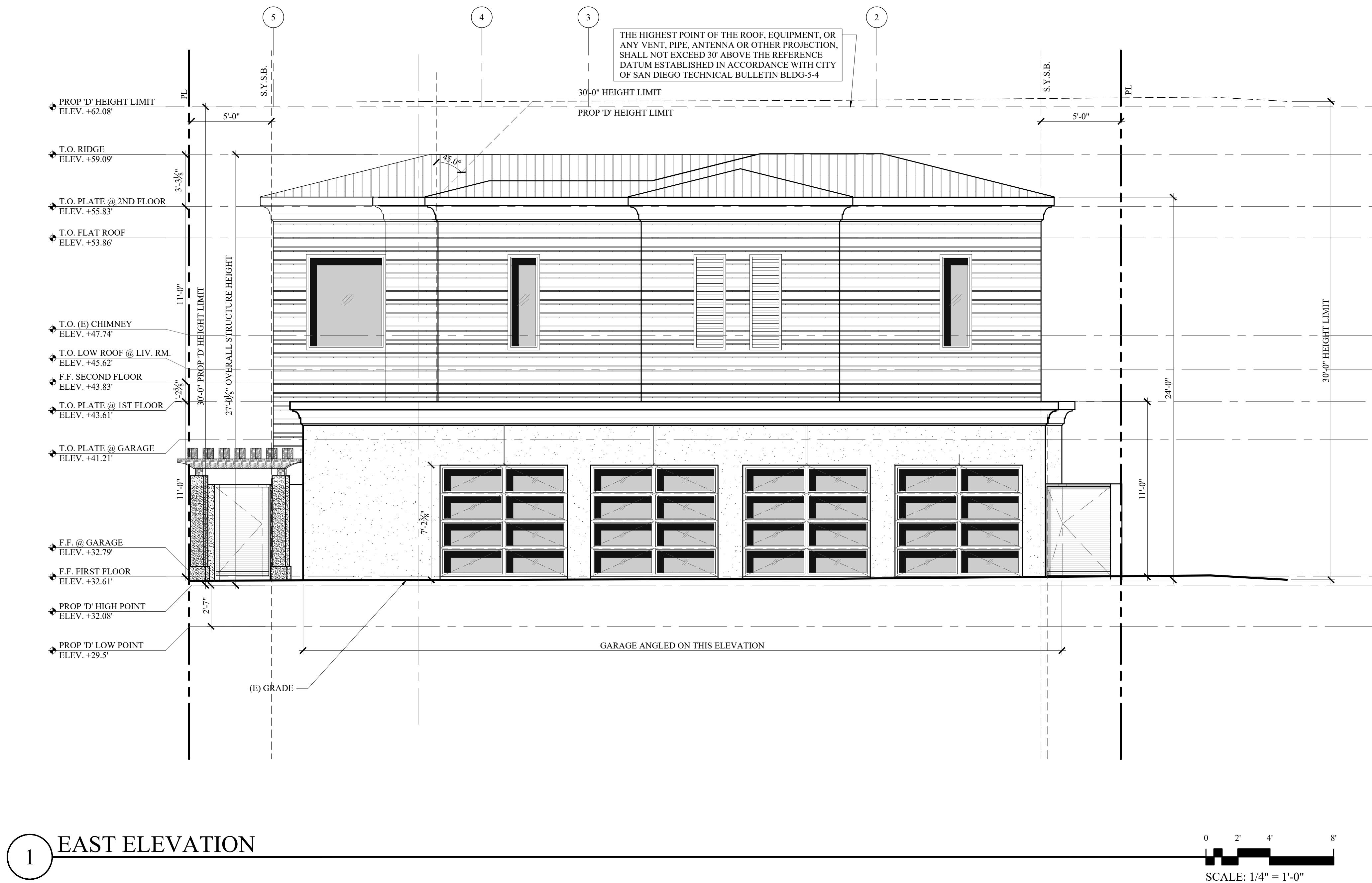
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DATE	10/23/2020
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SHEET TITLE EXTERIOR
ELEVATION

A-5.4



ELEVATION KEY NOTES

- | | | | |
|----|---|----|---|
| 1 | STONE WHITE WITH PUMICE 4" X 16" 2-5/8" THICK, RCP BLOCK & BRICK INC. | 17 | OVERHEAD-GARAGE DOOR; SEE SHEET A-8.1 |
| 2 | DOORS & WINDOWS ALUMINUM CLEAR ANODIZED FLEETWOOD SYSTEMS | 18 | EXISTING CHIMNEY TO REMAIN, WITH PROPOSED WHITE VENEER BLOCK FINISH |
| 3 | FIXED GLASS AND CLERESTORIES LAMINATED - TEMPERED WITH A LOW-E FILM. | 19 | (E) EXISTING GRADE |
| 4 | GLASS GUARDRAIL, SEE DETAIL 2/A-10.3.1 | 20 | (P) GRADE |
| 5 | STANDING SEAM METAL ROOF | 21 | (P) UNDERGROUND GARAGE OUTLINE |
| 6 | JACUZZI; UNDER SEPARATE PERMIT | 22 | DASHED LINE OF PREVIOUSLY CONFORMING WALL TO REMAIN, HEIGHT DETERMINED BY EXISTING TOP PLATE LOCATION, SITE VERIFY, APPROX. 8' |
| 7 | BREAK METAL | 23 | ANGLE BUILDING PLANE COMPLIES WITH SDMC SECTION 131.0444(e)(1) & (2) ALLOWABLE EAVE PROJECTION PER SDMC 131.0461(g)(1) |
| 8 | (P) TRELLIS; SEE DETAIL 8/A-10.4.1 | 24 | THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5.4 |
| 9 | DECK | 25 | BUILDING BEYOND COMPLIES WITH ANGLED PLANE; SEE A-5.1-A-5.4 AND ROOF PLAN A-4.1 FOR GRADE DIFFERENTIAL |
| 10 | MAILBOX | | |
| 11 | SITE RETAINING WALL | | |
| 12 | PLANTER; SEE DETAIL 9/A-10.1 | | |
| 13 | SITE STAIR | | |
| 14 | GATE | | |
| 15 | CONCRETE; TYP. | | |
| 16 | LIGHTWELL; SEE DETAIL 2/A-10.1.2 | | |

ELEVATION NOTES

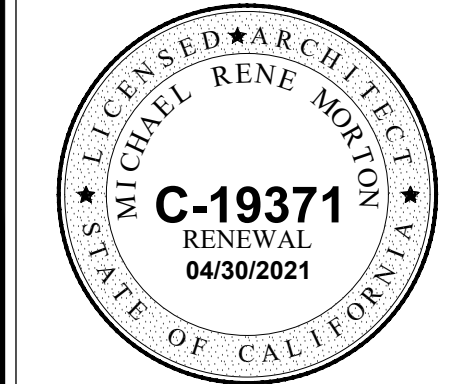
- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for site and utility Information.
- C. Refer to A-6 sheets for building sections.
- D. For Door and Windows, see schedules on sheet A-8.1 and A-8.2. All windows required for emergency egress per C.B.C. shall be verified by the window submittal process. The architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-2003B criteria with the approval of the architect for locations.

CONST. CHANGE NOTES

1. FACADE MATERIAL CHANGED FROM CONCRETE AND STUCCO TO STONE
2. ROOF MATERIAL CHANGED FROM COMPOSITE SHINGLES TO METAL STANDING SEAM
3. DOORS AND WINDOWS RELOCATED TO COORDINATE WITH REVISED FLOOR PLAN CONFIGURATIONS
4. WRAP AROUND ROOF DECK ADDED TO NORTH AND WEST ELEVATIONS



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CARDENAS RESIDENCE
6715 NEPTUNE PLACE
LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020



PHASE **COASTAL**

PROJECT NO. **2020-09**

REVIEWED BY **CAM**

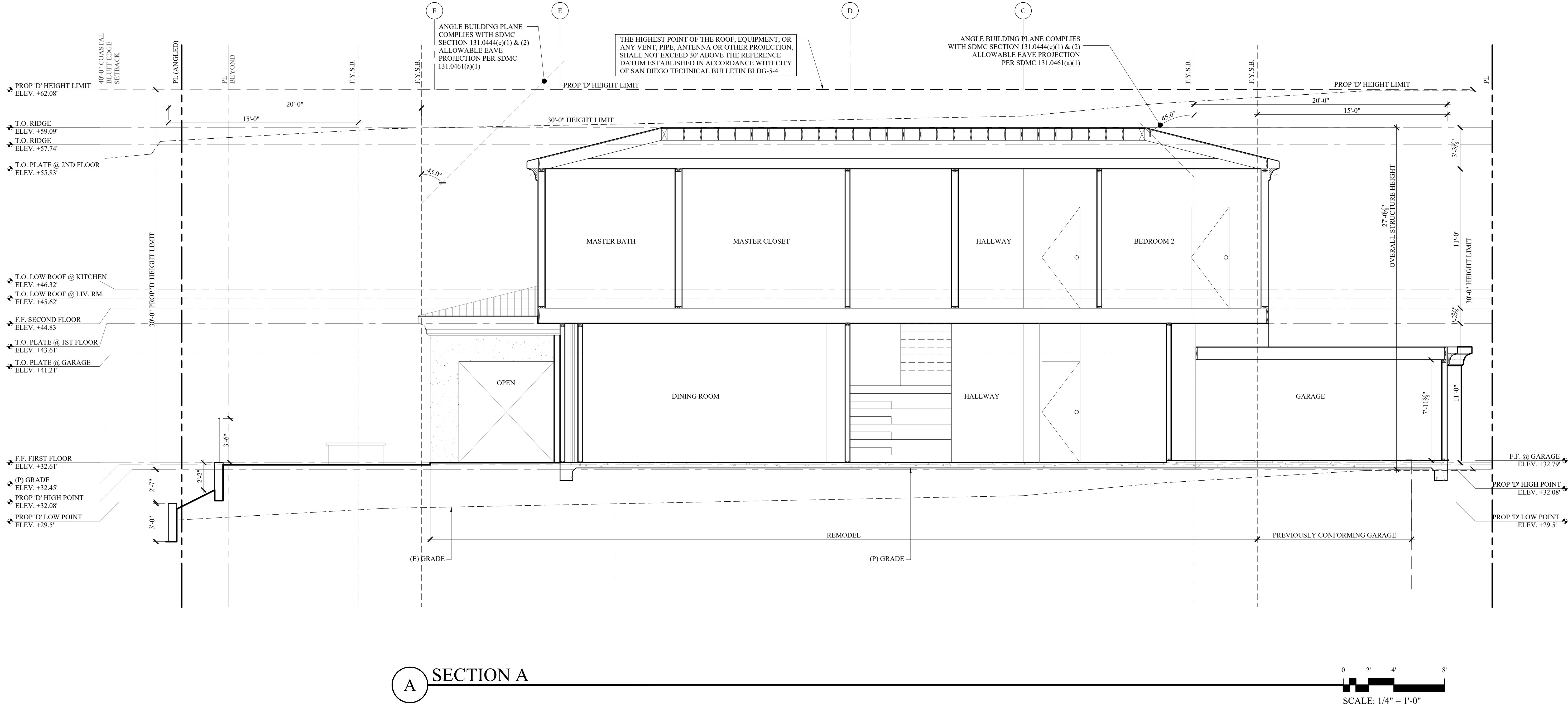
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SHEET TITLE
SECTION A

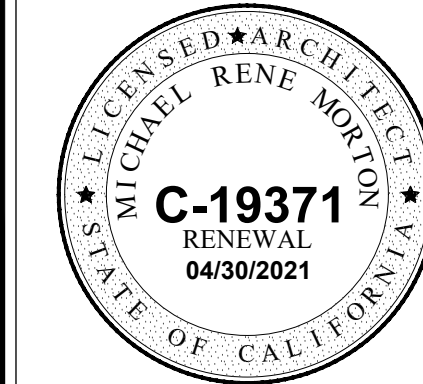
A-6.1





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CARDENAS RESIDENCE
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LA JOLLA, CA 92037

REVISIONS
START OF PROJECT - 03/09/2020



PHASE COASTAL

PROJECT NO. 2020-09

REVIEWED BY CAM

DRAWN BY MS

DATE 02/17/2021

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SHEET TITLE
SECTION B

A-6.2

