



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 13, 2021 REPORT NO. HO-21-041

HEARING DATE: October 20, 2021

SUBJECT: PASEO DEL OCASO, Process Three Decision

PROJECT NUMBER: [670715](#)

OWNER/APPLICANT: Gary Gallagher, Trustee of The Ellen Mitchell Gallagher Revocable Trust  
/Joshua Kordasiewicz

### SUMMARY

Issue: Should the Hearing Officer approve construction of a 1,179 square-foot addition and attached 388-square-foot companion unit to an existing one-story, 2,010-square-foot single-family residence located at 7946 Paseo Del Ocaso within the La Jolla Community Planning area?

#### Staff Recommendation(s):

1. Adopt Mitigated Negative Declaration No. 670715 with the Mitigation, Monitoring, and Reporting Program; and
2. Approve Coastal Development Permit No. 2554358 and Site Development Permit No. 2471986.

Community Planning Group Recommendation: On May 6, 2021, the La Jolla Community Planning Group voted 15-0-1 to recommend approval of the proposed project without any conditions

La Jolla Shores Advisory Board: On February 17, 2021, the La Jolla Shores Advisory Board voted 4-0-0 to recommend approval of the proposed project.

Environmental Review: A Mitigated Negative Declaration (MND) No. 670715 has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines that addresses potential impacts to Cultural Resources (Archaeology) and Tribal Resources. A Mitigation, Monitoring and Reporting program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

## BACKGROUND

The 0.12-acre site is located at 7946 Paseo Del Ocaso and is developed with a one-story, 2,010 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 site is in the La Jolla Shores Planned District-Single-Family Zone, the Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone, and Transit Priority Area. (Attachments 1-3).

The existing residence is more than 45 years old, requiring City staff to evaluate the proposal for historic significance in accordance with San Diego Municipal Code (SDMC) Section [143.0212](#). Staff determined that the existing residence does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project is within the Coastal Overlay Zone and requires a Coastal Development Permit pursuant to SDMC Section [126.0702](#), and a Process Three, Site Development Permit is required pursuant to SDMC Section [1510.0201](#). The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission. For decisions involving coastal development within the appealable area, the entire consolidated decision is appealable to the Coastal Commission.

## DISCUSSION

The project proposes a first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179 square feet. The project also includes a 388 square-foot attached companion unit and a 362-square-foot, second story deck. The properties surrounding the project site are one and two-story homes with a variety of architectural features. As required by the La Jolla Shores Planned District, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the proposed additions were determined to be in general conformance with setbacks and bulk and scale, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone (LJSPD-SF), including a building height of 29 feet, which is below the 30-foot height limit. No deviations or variances are required.

The project conforms with the development regulations of the LJSPD-SF Zone, and the Coastal Overlay Zone, and is consistent with the land use designation of single-family residential development (5-9 DU/AC) in the Community Plan. The project site is not located within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring by permit and bond the reconstruction of existing damaged/unaligned pavers adjacent to the site on Paseo Del Ocaso, implementing construction best management practices, and entering into an Encroachment Maintenance Removal Agreement for the existing and proposed pavers, existing non-standard driveway, landscape and irrigation in the Paseo Del Ocaso Right of Way.

The project site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in SDMC Section [113.0103](#). MND, Project No. 670715 has been prepared for the project in accordance with the state of California Environmental Quality Act (CEQA) Guidelines which addresses potential impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources. A MMRP has been prepared and will be implemented which will reduce any potential impacts to a below level of significance.

#### CONCLUSION

City staff has reviewed this application for a Coastal Development Permit and Site Development Permit, 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 MND No. 670715 and Adopt the MMRP, and Approve Coastal Development Permit No. 2554358 and Site Development Permit No. 2471986 with modifications.
2. Deny MND No. 670715 and Deny the MMRP, and Deny Coastal Development Permit No. 2554358 and Site Development Permit No. 2471986, if the findings required to the approve the project cannot be affirmed.

Respectfully submitted,



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Denise Vo, Development Project Manager

#### Attachments:

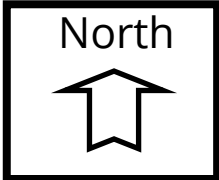
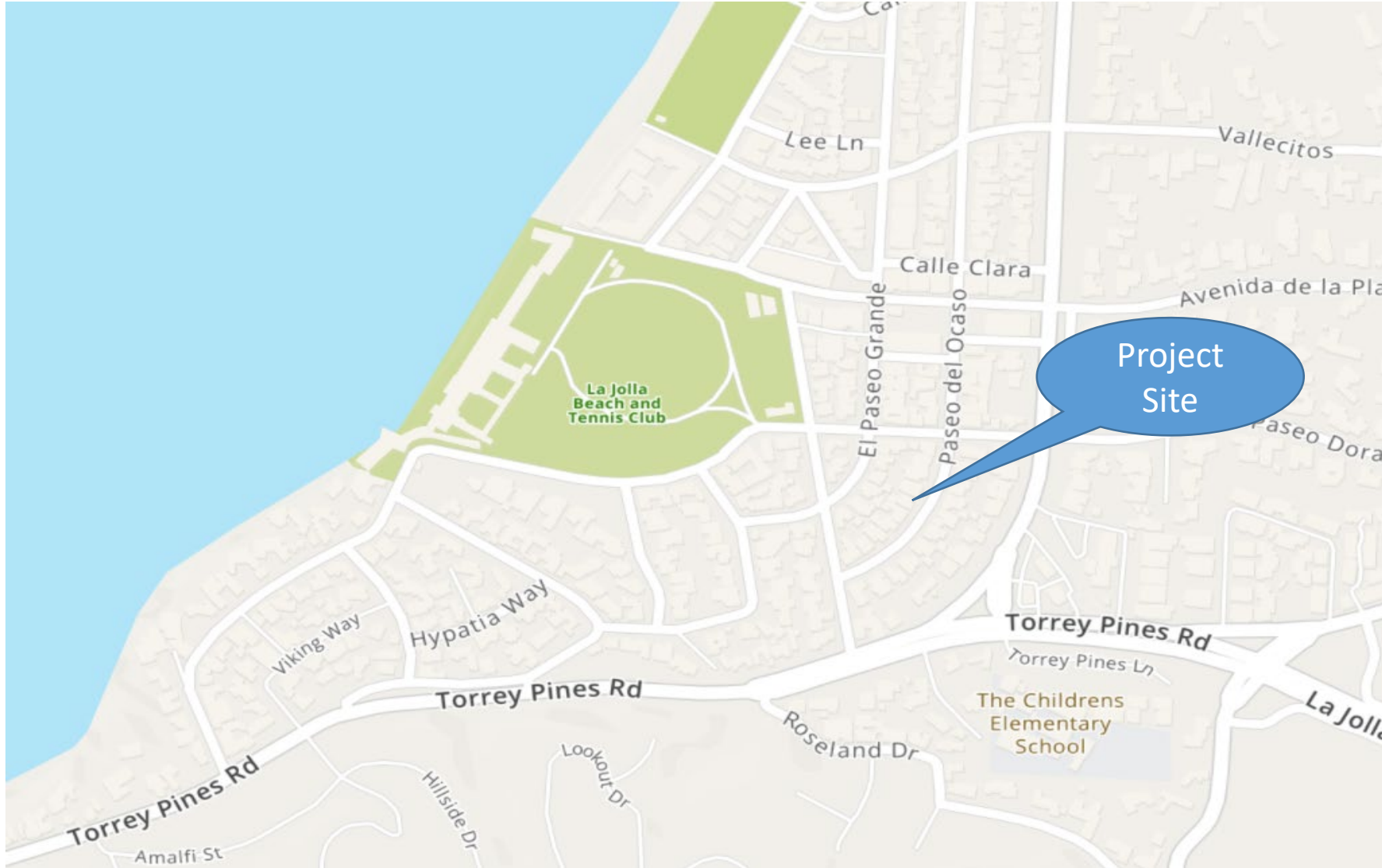
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph

4. Draft Environmental Resolution with MMRP
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Group Recommendation
8. La Jolla Shores Planned District Advisory Board
9. Ownership Disclosure
10. Project Plans





# Project Location Map



**Paseo Del Ocaso, Project Number 670715**  
**7946 Paseo Del Ocaso**



# Community Plan



Project Site

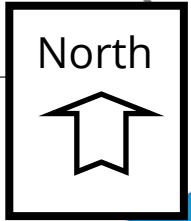
- Legend
- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities



## Community Land Use Map



La Jolla Community Plan  
City of San Diego · Planning Department



ATTACHMENT 2

**Paseo Del Ocaso, Project Number 670715**  
**7946 Paseo Del Ocaso**

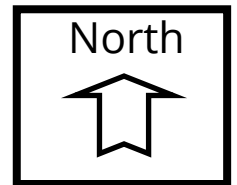




# Aerial Photo



**Paseo Del Ocaso, Project Number 670715**  
**7946 Paseo Del Ocaso**



RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on November 12, 2020, GARY GALLAGHER, Trustee of The Ellen Mitchell Gallagher Revocable Trust submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the Paseo Del Ocaso (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on October 20, 2021; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 670715 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

## ATTACHMENT 4

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101 or City Clerk, 202 C Street, San Diego, CA 92101.

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

By: \_\_\_\_\_  
Denise Vo  
Development Project Manager

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

**EXHIBIT A**

**MITIGATION MONITORING AND REPORTING PROGRAM**

Coastal Development Permit No. 2554358  
Site Development Permit No. 2471986

PROJECT NO. 670715

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 670715 shall be made conditions of Coastal Development Permit No. 2554358 and Site Development Permit No. 2471986 as may be further described below.

**V. MITIGATION, MONITORING AND REPORTING PROGRAM:**

**A. GENERAL REQUIREMENTS – PART I**

**Plan Check Phase (prior to permit issuance)**

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

the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**

**1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO**

**BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent and the following consultants:

- Qualified Archaeologist*
- Qualified Native American Monitor*

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

CONTACT INFORMATION:

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

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #670715 and /or Environmental Document #670715, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder

obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

***None Required***

**4. MONITORING EXHIBITS**

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

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

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

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

**HISTORICAL RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING**

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

- A. Entitlements Plan Check



1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
  1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
  2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
  3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

**II. Prior to Start of Construction**

- A. Verification of Records Search
  1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
  2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
  3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
  1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
    - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
  2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)

The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
  3. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native

American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).

MMC shall notify the PI that the AME has been approved.

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

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
  4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
  4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
    - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.  
**Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
      - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
    - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
      - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
      - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within

the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:

1. Procedures for documentation, curation and reporting
  - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
  - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
  - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
  - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

**IV. Discovery of Human Remains**

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

- A. Notification
  1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
  2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
  1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
  4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
  5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
    - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains, and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
    - c. To protect these sites, the landowner shall do one or more of the following:
      - (1) Record the site with the NAHC;
      - (2) Record an open space or conservation easement; or
      - (3) Record a document with the County. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
    - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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

- A. If night and/or weekend work is included in the contract
  - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - 2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

**VI. Post Construction**

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

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

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

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2471986  
COASTAL DEVELOPMENT PERMIT NO. 2554358  
**PASEO DEL OCASO PROJECT NO. 670715**

WHEREAS, GARY GALLAGHER, Trustee of The Ellen Mitchell Gallagher Revocable Trust, Owner/Permittee, filed an application with the City of San Diego for a permit for a companion unit and additions 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 Site Development Permit No. 2471986 and Coastal Development Permit No. 2554358), on portions of a 0.12-acre site;

WHEREAS, the project site is located at 7946 Paseo Del Ocaso in the La Jolla Shores Planned District Single-Family Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lot 12 in Block 5 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926;

WHEREAS, on October 20, 2021 the Hearing Officer of the City of San Diego considered Site Development Permit No. 2471986 and Coastal Development Permit No. 2554358 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2471986 and Coastal Development Permit No. 2554358:



**A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0505]**

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

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

The project is located at 7946 Paseo Del Ocaso and is developed with a one-story, 2,010 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) and La Jolla Shores Planned District areas. The project proposes a first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179 square feet. The project also includes a 388-square-foot attached companion unit and a 362-square-foot, second story deck.

The project site is surrounded by single-family residences and is not located within the first public roadway, and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan. The project complies with the development standards required by the underlying LJSPD-SF Zone regulations including height, density, building setbacks, floor area ratio, and lot coverage. Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the proposed additions were determined to be in general conformance with setbacks and bulk and scale, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone, including a building height of 29 feet, which is below the 30-foot height limit.

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

The project is located at 7946 Paseo Del Ocaso and is developed with a one-story, 2,010 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 proposes a first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179 square feet. The project also includes a 388-square-foot attached companion unit and a 362-square-foot, second story deck.

The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring by permit and bond the reconstruction of existing damaged/unaligned pavers adjacent to the site on Paseo Del Ocaso, implementing construction best management practices, and entering into an Encroachment Maintenance Removal Agreement for the existing and proposed pavers, existing non-standard driveway, landscape and

irrigation in the Paseo Del Ocaso Right of Way. Therefore, the project will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project is located at 7946 Paseo Del Ocaso and is developed with a one-story, 2,010 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 proposes a first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179square feet. The project also includes a 388-square-foot attached companion unit and a 362-square-foot, second story deck.

Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the proposed additions were determined to be in general conformance with setbacks and bulk and scale, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone (LJSPD-SF), including a building height of 29 feet, which is below the 30-foot height limit. No deviations or variances are required. Therefore, the project will comply with the regulations of the Land Development Code.

**B. COASTAL DEVELOPMENT PERMIT DEVELOPMENT PERMIT [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 is located at 7946 Paseo Del Ocaso and is developed with a one-story, 2,010 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 proposes a first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179 square feet. The project also includes a 388-square-foot attached companion unit and a 362-square-foot, second story deck.

The project site, is located approximate 0.4 miles from the Pacific Ocean, is not located within the First Public Roadway or within a visual access corridor, as identified within the Community Plan. Additionally, the site is not located near any existing or proposed physical accessway that is legally utilized by the public or within or adjacent to any public vantage points as identified in Figure 9 of the Community

Plan. Based on a submitted neighborhood survey of the existing development patterns, and bulk and scale comparisons within the neighborhood, the proposed additions were determined to be in general conformance with setbacks and bulk and scale, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone (LJSPD-SF), including a building height of 29 feet, which is below the 30-foot height limit. Therefore, 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 the 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.

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

The project is located at 7946 Paseo Del Ocaso and is developed with a one-story, 2,010 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 proposes a first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179 square feet. The project also includes a 388-square-foot attached companion unit and a 362-square-foot, second story deck.

The environmental effects of the project were evaluated per the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. Staff determined that on the basis of the entire record, including the Initial Study and any comments received, that the project may have potentially significant effects to Cultural Resources (Archaeology) and Tribal Cultural Resources. A Mitigation, Monitoring, and Reporting Program will be implemented to reduce any potential impacts identified in the environmental review process to a below level of significance.

The project site does not contain and is not adjacent to any sensitive biological resources, sensitive coastal bluffs, steep hillsides, or special flood hazard areas, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Therefore, the project 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 is located at 7946 Paseo Del Ocaso and is developed with a one-story, 2,010 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 proposes a first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179 square feet. The

project also includes a 388-square-foot attached companion unit and a 362-square-foot, second story deck.

The property is not located between the sea and the first public roadway paralleling the sea and does not impact any view corridor, intermittent or partial vistas, view sheds or scenic overlooks as identified in the adopted Community Plan.

The Community Plan designates the site for low residential development allowing 5 to 9 dwelling units per acre (du/ac). The project proposes a remodel and a companion unit, which is consistent with the land use designation and complies with the allowable density.

The proposed project is located within the existing disturbed and developed site and is designed in conformance with the LJSPD-SF Zone development regulations, including required setbacks, floor area ratio, and height. It is also consistent with the bulk, scale, and style of the surrounding community. The residence will be below the allowed 30-foot height limit.

The project site, located approximate 0.4 miles east of the Pacific Ocean, is not located within the First Public Roadway or within a visual access corridor, as identified within the Community Plan. Additionally, the site is not located near any existing or proposed physical accessway that is legally utilized by the public or within or adjacent to any public vantage points as identified in Figure 9 of the Community Plan.

The project meets all applicable regulations and policy documents, and is consistent with the land use designation, design guidelines, and development standards for this site. Therefore, the development 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 is located at 7946 Paseo Del Ocaso and is developed with a one-story, 2,010 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 proposes a first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179 square feet. The project also includes a 388-square-foot attached companion unit and a 362-square-foot, second story deck.

The project site is located approximately 0.4 miles east of the Pacific Ocean and not located within the First Public Roadway or within a visual access corridor, as

## ATTACHMENT 5

identified within the Community Plan. Additionally, the site is not located near any existing or proposed physical accessway that is legally utilized by the public or within or adjacent to any public vantage points as identified in Figure 9 of the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project is in conformity 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, Site Development Permit No. 2471986 and Coastal Development Permit No. 2554358 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 2471986 and Coastal Development Permit No. 2554358, a copy of which is attached hereto and made a part hereof.

---

Denise Vo  
Development Project Manager  
Development Services

Adopted on October 20, 2021

IO#: 24008735

**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: 24008735

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2471986  
COASTAL DEVELOPMENT PERMIT NO. 2554358  
**PASEO DEL OCASO PROJECT NO. 670715 MMRP**  
HEARING OFFICER

This Site Development Permit No. 2471986 and Coastal Development Permit No. 2554358 are granted by the Hearing Officer of the City of San Diego to GARY GALLAGHER, Trustee of The Ellen Mitchell Gallagher Revocable Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 and 126.0702. The 0.12-acre site is located at 7946 Paseo Del Ocaso in the La Jolla Shores Planned District Single-Family Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as: Lot 12 in Block 5 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct additions to an existing single-family residence that includes a companion unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 20, 2021 on file in the Development Services Department. The project shall include:

- a. A first-floor addition of 158 square-foot and a second-floor addition of 1,021 square-foot, for a total of 1,179 square feet. The project also includes a 388-square-foot attached companion unit and a 362-square-foot, second story deck; 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:**

## ATTACHMENT 6

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 \_\_\_\_\_.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

11. The mitigation measures specified in the **MMRP** and outlined in **Mitigated Negative Declaration No. 670715** shall be noted on the construction plans and specifications under the heading **ENVIRONMENTAL MITIGATION REQUIREMENTS**.

12. The Owner/Permittee shall comply with the **MMRP** as specified in **Mitigated Negative Declaration No. 670715** to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the **MMRP** shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the **MMRP** shall be implemented for the following issue areas: Cultural Resources (Archaeology) and Tribal Cultural Resources.

**CLIMATE ACTION PLAN REQUIREMENTS:**

13. 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:**

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged sidewalk panels per current city standards, maintaining existing scoring pattern, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged/unaligned pavers, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.



16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing and proposed pavers, existing non-standard driveway, landscape and irrigation in the Paseo Del Ocaso Right of Way, satisfactory to the City Engineer.

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

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.

**LANDSCAPE REQUIREMENTS:**

19. Prior to issuance of any grading permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

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

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

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

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

a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

**PLANNING/DESIGN REQUIREMENTS:**

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

26. 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.

27. The companion unit may not be sold or conveyed separately from the primary dwelling unit.

28. The companion unit shall not be used for a rental term of less than 30 consecutive days.

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on October 20, 2021 and Resolution No. HO- XXXX.

DRAFT

**ATTACHMENT 6**

SITE DEVELOPMENT PERMIT NO. 2471986  
COASTAL DEVELOPMENT PERMIT NO. 2554358  
PTS NO. 670715

Date of Approval: October 20, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Denise Vo, 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.

**GARY GALLAGHER**  
Owner/Permittee

By \_\_\_\_\_  
Gary Gallagher  
Owner

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

Page 3		City of San Diego · Information Bulletin 620		May 2020
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>
Project Name: 7946 Paseo Del Ocaso			Project Number: 670715	
Community: La Jolla				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
15	0	1		
Conditions or Recommendations: Approved on Consent, May 6, 2021 at regular LJCPA meeting.				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Suzanne Weissman				
TITLE: Secretary, LJCPA			DATE: May 07, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**APPROVED** Meeting Minutes for February 17, 2021  
 615 Prospect Street Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present

**1. Call to Order:** 10:00 a.m.

Potter called the meeting to order at 10:00 a.m.

**2. Approval of the Agenda:**

Lazerow moved to approve, Moser seconded. Motion passed 4-0-0.

**3. Non-agenda public comment:**

Staff reported no non-agenda public comment was received.

**4. Approval of the minutes for January 2021**

Lazerow said on last page of previous minutes, where motion, should read, Lazerow moved that, "findings could not be made because the project was not in conformity with the neighborhood." For project one Moser requested to clarify that comment referred to air conditioning. Lazerow requested text to read, north side is not articulated.

**Motion:**

Lazerow moved to approve as corrected, Moser seconded. Motion passed 4-0-0.

**5. Project Review:**

**ACTION ITEM A -PTS 678156 – Pendleton Addition**

**Location:** 8636 Cliffridge Avenue

APN: 344-230-52-00

## ATTACHMENT 8

**Presented by:** John McKelvey, Maximilian Brandt, [maximilian@andmck.com](mailto:maximilian@andmck.com) (831) 325- 6892

**Description:** Proposal to remodel and expand an existing single-family residence to include a new kitchen, master bath, additional powder room/bath, enclosure of a portion of the front patio, expansion of the existing garage, an inclusion of a new 311 sf Accessory Dwelling Unit on a 0.20-acre lot. The Applicant is seeking a recommendation from the Advisory Board that the proposed project is Minor in Scope (Process 1).

**Presentation:**

- McKelvey said detail was added to show footprints of all adjacent properties, as requested to provide comparison and context
- FAR increased from .33 to .39
- Project is one-story
- Owners showed plans to neighbors and received no negative comments
- Proposal is unchanged from previous presentation, with exception of detail showing footprint of adjacent properties

**Comments and discussion from the Advisory Board included:**

- Owner outreach was thought adequate

**Public Comment:** Staff reported that no public comment was received.

**Motion:**

Lazerow moved to recommend approving as a minor project. Moser seconded.. Motion passed 4-0-0.

**ACTION ITEM B – PTS 670715– Gallagher Residence SDP**

**Location:** 7946 Paseo Del Ocaso

APN: 346-503-11-00

**Description:** This project proposes a remodel of an existing single-family residence consisting of a second story master suite addition with 2 story addition at the rear of the property that includes guest quarters on a 0.12-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit.

**Presented by:** Joshua Kordasiewicz, [josh@axonarch.com](mailto:josh@axonarch.com) (619) 208-3222

**Presentation:**

- Applicant pulled master bedroom 3 feet on side and 18 inches in the back in response to board concerns

## ATTACHMENT 8

- Also, the roof was sloped to erase boxy appearance
- FAR was lowered slightly due to changes
- Owner received approval from neighbor to the rear of the site

### **Comments and discussion from the Advisory Board included:**

- Request for clarification on the reduced setback from street. Applicant responded that the setback was reduced approximately about 5 feet equal to neighboring properties
- Request for previous FAR. Applicant responded that the FAR was .65 with lot coverage of 45%
- Request for whether second story with sloped roof would be visible from the street. Applicant replied that it would not.

### **Public Comment:**

- Staff reported that no public comment was received

### **Motion:**

Moser moved to approval as presented. Potter seconded. Motion passed 4-0-0

### **ACTION ITEM C - PTS 560839 -Hicks Residence SDP/CDP**

**Location:** Location: 8405 Paseo Del Ocaso  
082-01-00

APN: 346-

**Description:** Proposed demolition of an existing single dwelling unit and garage and construction of a new 4,123 sf two-story, single dwelling unit plus 486 sf garage on a 0.14-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit.

**Presented by:** Tony Sanshey, [tsanshey@islandarch.com](mailto:tsanshey@islandarch.com), (858) 869-2861

### **Presentation:**

- Applicant adjusted setbacks based on previous meeting. Side setback was increased from 5 inches to 4 feet. Front yard setback was increased from 15 feet to 17 feet.
- FAR reduced from .77 to .74
- Second story stepped back
- Neighbor meetings and outreach was reiterated
- Height as discussed by Davis was above sea level, thus misleading

### **Public Comment:**

- Peggy Davis said the proposal is not compatible with existing neighborhood
- Davis said the height, particular, was incompatible



## ATTACHMENT 8

- Davis requested a rear setback compatible with neighbors
- Staff reported Phillip Merten's presentation of issues on behalf of neighbor Mr. Caviola's, including insufficient setbacks, excessive bulk and scale, excessive FAR, view blockage, need for street trees, lack of findings for SDP

### **Comments and discussion from the Advisory Board included:**

- The applicant addressed all issue areas raised previously by the Advisory Board
- Revisions made to the project, made the project more compatible with the neighborhood
- Concern expressed over the street trees required of City staff along Camino Del Oro affecting public views

### **Motion:**

An initial motion to approve the project as revised was offered by Weissman and seconded by Moser. The motion was subsequently amended after Board member discussion to address the City's landscape reviewer's requirement to add street trees along Camino Del Oro to which the Board members felt would obstruct the public view corridor along the street. The Advisory Board's final recommendation was to approve the project as revised, as long as there are no street trees along Camino del Oro. Motion passed 4-0-0.

### **Action Item D – PTS 677858 – Grusd Addition & Remodel**

**Location:** 8157 Prestwick Drive

APN:346-4313-11-00

**Description:** Proposed construction of a 45 sf second-story addition, 620sf of open, covered lanai, 550sf detached gym, and sport court on a 0.49-acre lot. The Applicant is seeking a recommendation from the Advisory Board that the proposed project is Minor in Scope (Process 1).

**Presented by:** Tim Martin, [tim@martinarchitecture.com](mailto:tim@martinarchitecture.com), (858)349-3474

### **Presentation:**

- Site is sloped with topography at rear of site
- 554 sf gym proposed to extend out over sloping site
- View deck to extend over slope

### **Public Comment:**

None received

### **Board Comment:**

## **ATTACHMENT 8**

- Question raised as to what would enclose proposed stilts. Applicant responded they would be covered with stucco.
- No effect on neighborhood represented by proposal

**Motion:**

Moser moved to approve as a minor project. Potter seconded. Passed 4-0-0

**Next meeting date:** March 17, 2021.

**Adjournment:** 11:31 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department



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

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

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

**Project Title:** Gallagher Residence Remodel

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

**Project Address:** 7946 Paseo del Ocaso, La Jolla, CA 92037

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual  Trust

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: The Ellen Mitchell Gallagher Trust  Owner  Tenant/Lessee  Successor Agency

Street Address: 7946 Paseo del Ocaso

City: La Jolla

State: CA

Zip: 92037

Phone No: 612-237-5158 Fax No.: \_\_\_\_\_

Email: garyg8090@gmail.com

Signature: Gary Gallagher Trustee

Date: August 7, 2020

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Gary Gallagher  Owner  Tenant/Lessee  Successor Agency

Street Address: 7946 Paseo del Ocaso

City: La Jolla

State: CA

Zip: 92037

Phone No.: 612-237-5158 Fax No.: \_\_\_\_\_

Email: garyg8090@gmail.com

Signature: Gary Gallagher Trustee

Date: August 7, 2020

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

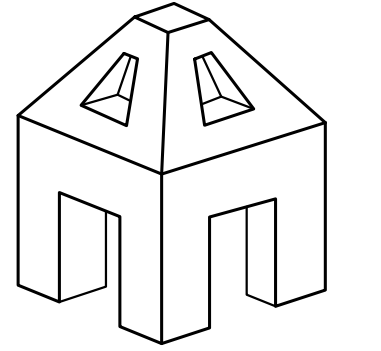
Additional pages Attached:  Yes  No

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



# GALLAGHER RESIDENCE

## 7946 PASEO DEL OCASO LA JOLLA, CA 92037



**AXON  
ARCHITECTURE**

4344 ROBBINS STREET  
SAN DIEGO, CA 92122

CONTACT:  
JOSHUA J KORDASIEWICZ

619-208-3222  
JOSH@AXONARCH.COM

STAMP

**GALLAGHER RESIDENCE**  
7946 Paseo Del Ocaso  
La Jolla CA, 92037

**Cycle Issues**  
THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154  
11/17/19 8:25 am  
Page 1 of 2

L64A-003A

Project Information  
Project No: 473716 Title: Gallagher Addition  
Project Mgr: Valenciano, Lauren (818) 446-5297 LNValenciano@sandiego.gov

Review Information  
Cycle Type: 9 Hist. Site Specific Study Detem Submitted: 03/04/2016 Deemed Complete on 03/04/2016  
Reviewing Discipline: Plan-Historic Cycle Distributed: 03/04/2016  
Reviewer: Stanco, Kelley Assigned: 03/14/2016  
(619) 236-6545 Started: 03/18/2016  
Kotanco@sandiego.gov Review Due: 03/18/2016  
Hours of Review: 0.50 Completed: 03/18/2016 COMPLETED ON TIME  
Next Review Method: Hist. Site Specific Study Detem Closed: 03/18/2016  
Last month Plan-Historic performed 436 reviews, 87.8% were on-time, and 91.3% were on projects all less than <3 complete submittals.

Clearance?	Issue Num	Issue Text
	1	The property located at 7946 Paseo Del Ocaso is not an individually designated resource and is not located within a designated historic district. San Diego Municipal Code Section 143.0312 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)
	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: <a href="http://www.sandiego.gov/development-services/industry/historical/2015/02/01/0201enr1aguidelines.pdf">http://www.sandiego.gov/development-services/industry/historical/2015/02/01/0201enr1aguidelines.pdf</a> (Informational Only, No Response or Action Required) (New Issue)
	3	More information regarding this review process can be found in Information Bulletin 580: <a href="http://www.sandiego.gov/development-services/industry/infobulletin/580.pdf">http://www.sandiego.gov/development-services/industry/infobulletin/580.pdf</a> (Informational Only, No Response or Action Required) (New Issue)
	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only, No Response or Action Required) (New Issue)
	5	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
	6	(continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only, No Response or Action Required) (New Issue)
	7	Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
	8	Due to previous alterations, including additions on the front, sides and rear, the property does not retain integrity and does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. (continued...) (New Issue)
	9	(continued) Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)

For questions regarding the "Plan-Historic" review, please call Kelley Stanco at (818) 236-6545. Project No: 473716 / Cycle: 9  
v 02.03.38 Emma Haggerty 236-7173

**Cycle Issues**  
THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154  
11/17/19 8:25 am  
Page 2 of 2

L64A-003A

Clearance?	Issue Num	Issue Text
	10	Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required) (New Issue)

For questions regarding the "Plan-Historic" review, please call Kelley Stanco at (818) 236-6545. Project No: 473716 / Cycle: 9  
v 02.03.38 Emma Haggerty 236-7173

**OWNER:**  
GARY GALLAGHER & MARLA BINGHAM  
7946 PASEO DEL OCASO  
LA JOLLA, CA 92037

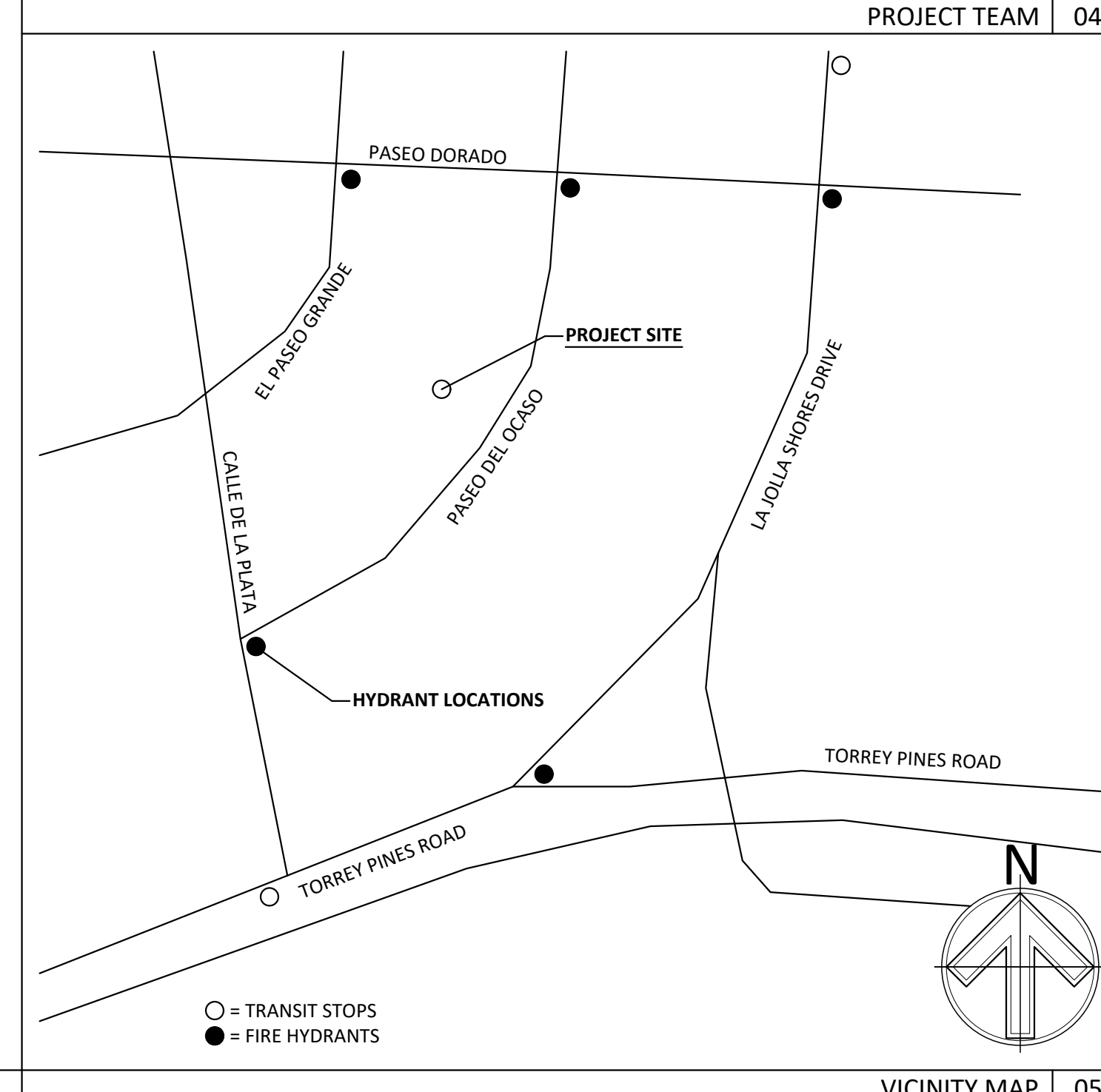
**ARCHITECT:**  
AXON ARCHITECTURE  
4344 ROBBINS STREET  
SAN DIEGO, CA 92122  
JOSHUA KORDASIEWICZ  
JOSH@AXONARCH.COM  
619-208-3222

**SURVEY:**  
MATT SAWYER  
CA LICENSE NO. 8739  
8427 HOVENWEEP CT  
SAN DIEGO, CA 92129  
858-692-6922

**LANDSCAPE ARCHITECT:**  
ABOVE IT ALL DESIGN, INC.  
6479 DWANE AVENUE  
SAN DIEGO, CA 92120  
BRIAN KATZ  
BKATZ524@HOTMAIL.COM  
619-995-9773

INFO	CIVIL	ARCHITECTURAL	LANDSCAPE
A-0.1	TOPO	A-1.1 A-2.0 A-2.1 A-2.2 A-4.1 A-5.1 A-5.2 A-5.3 A-5.4 A-5.5 A-5.6 A-6.1 A-6.2 A-6.3	LCP-1 LCP-2 LCP-3 LCP-4
TITLE SHEET	SURVEY	SITE PLAN DEMOLITION PLAN PROPOSED FIRST FLOOR PLAN PROPOSED SECOND FLOOR PLAN PROPOSED ROOF PLAN PROPOSED ELEVATIONS PROPOSED ELEVATIONS PROPOSED ELEVATIONS PROPOSED ELEVATIONS PROPOSED ELEVATIONS PROPOSED SECTIONS PROPOSED SECTIONS PROPOSED SECTIONS	LANDSCAPE CONCEPT PLAN LANDSCAPE NOTES LANDSCAPE AREA DIAGRAM HYDROZONE AREA DIAGRAM / CALCULATIONS

SCOPE OF WORK	01
ADDRESS:	7946 PASEO DEL OCASO LA JOLLA, CA 92037
LEGAL DESCRIPTION:	LOT 12, IN BLOCK 5 OF THE LA JOLLA SHORES UNIT NO.1 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, MAP THEREOF NO. 1918
A.P.N.:	346-503-11
YEAR BUILT:	1918
TYPE OF CONSTRUCTION:	V-B, NON-SPRINKLERED
OCCUPANCY:	R-3/U
NUMBER OF STORIES:	SINGLE STORY SINGLE FAMILY RESIDENCE
APPLICABLE CODES:	2019 CALIFORNIA RESIDENTIAL CODE, WHICH ADOPTS THE 2016 IRC, 2016 UMC, 2016 UPC AND THE 2011 NEC, SAN DIEGO MUNICIPAL CODE
LOT SIZE:	5,422.5 SF
ZONES:	LJSPDO-SF
OVERLAY ZONES:	COASTAL HEIGHT LIMIT, COASTAL (CITY), TRANSIT AREA, TRANSIT PRIORITY AREA
PLANNED DISTRICT:	LA JOLLA SHORES PLANNED DISTRICT
GEO. CATEGORY:	52
HEIGHT LIMIT:	30'-0"
SETBACKS:	LEFT SIDEYARD: 0'-0" (EXISTING) RIGHT SIDEYARD: 4'-6" FRONT: 19'-1" REAR: 9'-5" (EXISTING)
PARKING:	EXISTING 2 PROPOSED 2
PROPOSED FAR:	.66 SF
PROPOSED AREA:	3,588.5 SF
AREA:	EXISTING 2,010.2 SF
	PROPOSED FIRST FLOOR 2,179.5 SF PROPOSED SECOND FLOOR 1,021 SF TOTAL 3,200.5 SF
	PROPOSED GUEST QUARTERS 388 SF TOTAL AREA OF ADDITION 1,021 SF TOTAL AREA 3,588.5 SF
	EXISTING GARAGE 229.6 SF PROPOSED GARAGE 387.5 SF
	PROPOSED DECK 362.3 SF
LOT COVERAGE:	47% (<60% PER SDMC 1510.0304(b)(d))



VICINITY MAP | 05

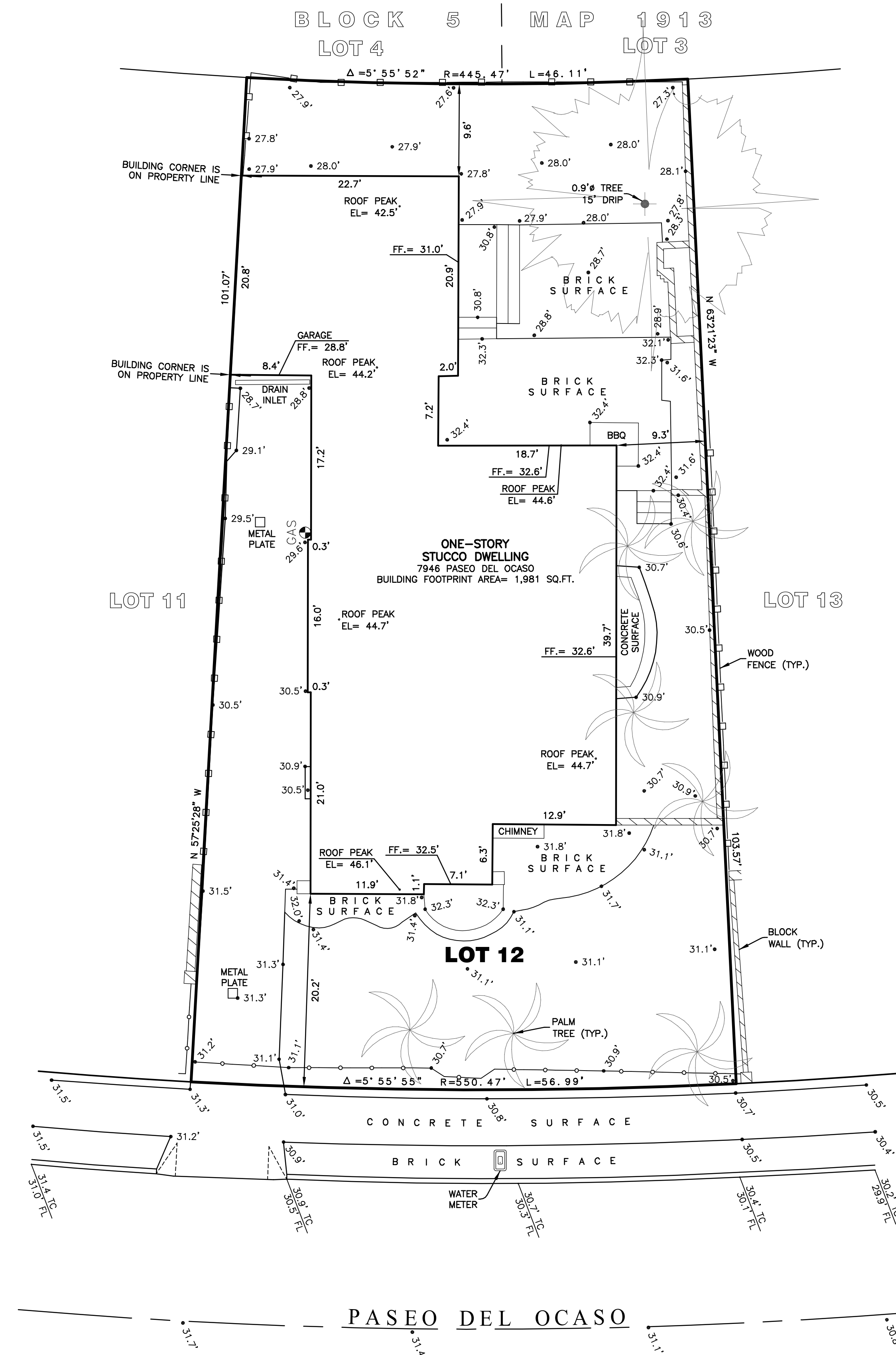
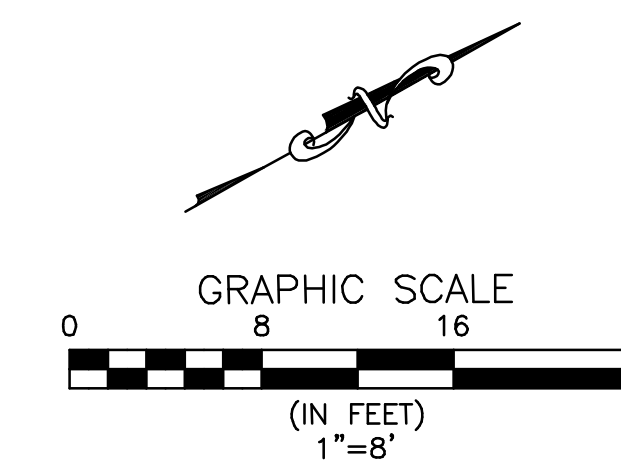
SHEET INDEX	03
HISTORICAL CLEARANCE   06	
PROJECT INFORMATION   02	

PHASE	CONSTRUCTION DOCS
REVISIONS	
2019-09-06 OWNER MEETING	
2019-12-05 OWNER REVS.	
2020-02-12 OWNER MEETING	
2020-02-19 OWNER REVS.	
2020-05-07 OWNER REVS.	
2020-06-19 OWNER REVS.	
2020-09-02 CITY SUBMITTAL	
2020-11-6 CITY SUBMITTAL	
2021-01-18 TO COMM. GRP.	
2021-02-02 SDP RESUBMIT	
DRAWN BY	CHECKED BY
AB/JK	JK

PROJECT NO.	19-05
AUGUST 9, 2021	
SHEET TITLE	
TITLE SHEET	
SHEET NO.	
<b>A-0.1</b>	
SHEET: OF	

HISTORICAL CLEARANCE | 06

PROJECT INFORMATION | 02



**BENCH MARK:**  
 CITY OF SAN DIEGO VERTICAL CONTROL  
 SOUTHEAST BRASS PLUG  
 AT PASEO DEL OCASO AND CALLE DE LA PLATA  
 ELEVATION= 35.851'  
 DATUM: MEAN SEA LEVEL

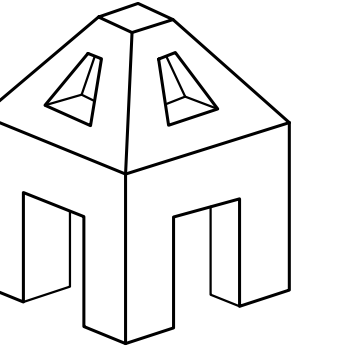
**LEGAL DESCRIPTION:**  
 LOT 12 OF BLOCK 5 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THERE NO. 1913 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 3, 1926 OF OFFICIAL RECORDS.



MATHEW S. SAWYER, P.L.S. 8739

TOPOGRAPHICAL SURVEY		
For the exclusive use of <b>ELLEN M. GALLAGHER REVOCABLE TRUST 7-31-06</b> 7946 PASEO DEL OCASO LA JOLLA, CALIFORNIA 92037		
<b>Sawyer Land Surveying, Inc.</b> 8427 Hovenweep Ct., San Diego, California 92129 (858) 692-6922, EMAIL: msawyerpls@yahoo.com		
Date: 6-25-2020	Revised:	Revised:
Scale: 1"=8'	Drawn by: M.S.S.	Sheet 1 of 1
Drawing: 7946PaseoDelOcasoTS.dwg	A.P.N.: 346-503-11-00	





**AXON  
ARCHITECTURE**

4344 ROBBINS STREET  
SAN DIEGO, CA 92122

CONTACT:  
JOSHUA J KORDASIEWICZ

619-208-3222  
JOSH@AXONARCH.COM

STAMP

**GALLAGHER RESIDENCE**  
7946 Paseo Del Ocaso  
La Jolla CA, 92037

PHASE  
CONSTRUCTION DOCS

REVISIONS

2019-09-06 OWNER MEETING
2019-12-05 OWNER REVS.
2020-02-12 OWNER MEETING
2020-02-19 OWNER REVS.
2020-05-07 OWNER REVS.
2020-06-19 OWNER REVS.
2020-09-02 CITY SUBMITTAL
2020-11-6 CITY SUBMITTAL
2021-01-18 TO COMM. GRP.
2021-02-02 SDP RESUBMIT

DRAWN BY AB/JK	CHECKED BY JK
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PROJECT NO. 19-05

AUGUST 9, 2021

SHEET TITLE  
SITE PLAN

SHEET NO.

**A-1.1**

SHEET: OF

1. REFERENCE OTHER DRAWINGS FOR ADDITIONAL GENERAL NOTES.
2. SITE PLAN IS FOR REFERENCE ONLY. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
3. SURFACE WATER TO DRAIN AWAY FROM BUILDING.
4. CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES, SITE DIMENSIONS AND CONDITIONS. MARK LOCATIONS OF PROPERTY LINES, EASEMENTS, UNDERGROUND UTILITIES. ALSO MARK ANY NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT THE CONSTRUCTION OF THE PROPOSED BUILDING.
5. ALL DIMENSIONS AND CONDITIONS ON THE PLANS TO BE VERIFIED BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DIMENSIONS SHOWN AND SITE CONDITIONS.
6. DO NOT PROCEED WITH WORK THAT HAS A CONFLICT BETWEEN THE PLANS AND SITE CONDITIONS UNTIL ARCHITECT PROVIDES WRITTEN OR VERBAL INSTRUCTIONS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS FOUND.
7. LOCATE REFUSE BIN AT APPROVED ON SITE LOCATION. CONTRACTOR TO DISPOSE OF ALL REFUSE AT CITY APPROVED LOCATIONS.
8. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY.
9. VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILINGS AND OTHER ITEMS WHICH WILL NOT BE CHANGED SO THAT AN ATTACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED LEVEL AND PLUMB.
10. NO PROPOSED GRADING OR SITE WORK
11. NO PROPOSED WORK IN ROW
12. NO TRANSIT STOPS ON SITE; SEE TITLE SHEET A-0.1 FOR NEARBY TRANSIT STOPS
13. NO EASEMENTS ON SITE
14. 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)
15. NO FIRE HYDRANTS ON SITE. SEE TITLE SHEET FOR NEARBY FIRE HYDRANTS
16. THIS PROJECT IS LOCATED WITHIN THE ASBS WATERSHED. THE APPLICANT/PERMITEE WILL BE REQUIRED TO COMPLY WITH ALL THE ASBS WATERSHED REQUIREMENTS ACCORDINGLY.
17. NO GATES SHALL SWING OPEN IN THE PUBLIC RIGHT OF WAY.
18. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

NOTES | 01

- PROPERTY LINE
- - - - - SETBACK
- DRAINAGE DIRECTION
- EXISTING FENCE
- (P) ROOF DRAIN AND DIRECTION

LEGEND | 02

CUT QUANTITIES:	0 CUBIC YARDS (UNDER BUILDING)
FILL QUANTITIES:	7.19 CUBIC YARDS (UNDER BUILDING)
IMPORT/EXPORT:	7.19 CUBIC YARDS
MAX. CUT DEPTH:	0
MAX. FILL DEPTH:	1.0'

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THE SITE.

NOTES:

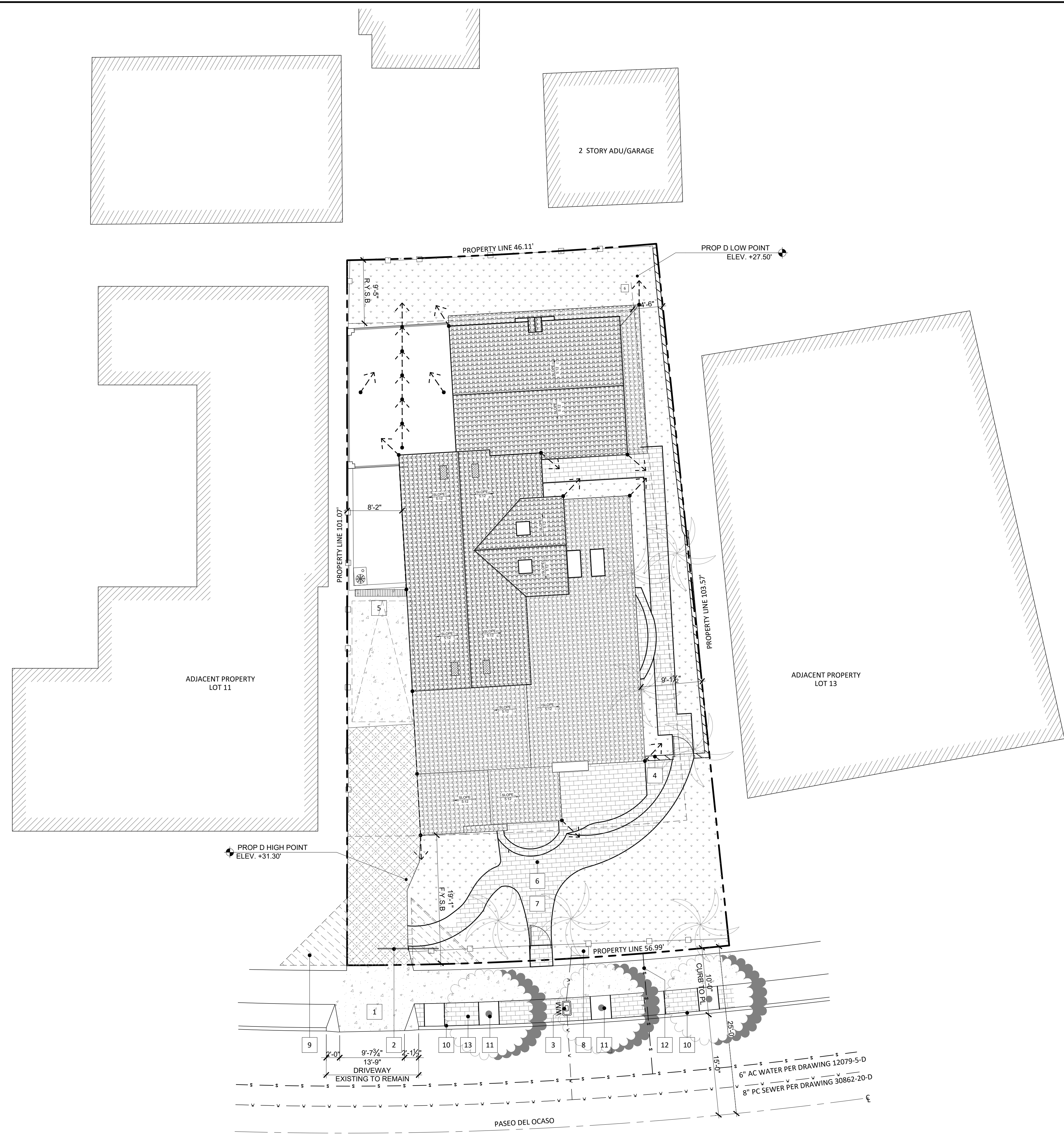
1. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE.
2. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT

TOTAL DISTURBANCE AREA: 475 S.F.

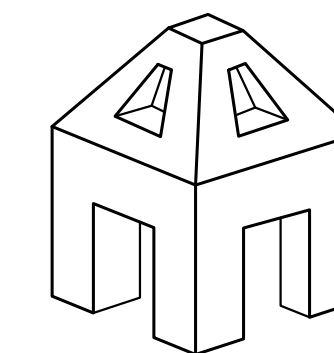
	EXISTING	PROPOSED
HARDSCAPE AREA:	1,627 SF	1,297 SF
DECK AREA:	132.5 SF	362 SF
ROOF AREA:	1,981 SF	2,284.5 SF
<b>TOTAL IMPERVIOUS AREA:</b>	<b>3,740.5 SF</b>	<b>3,943.5 SF</b>

CUT/FILL QUANTITIES & DISTURBANCE AREA | 03

- |    |   |
|----|---|
| 1  | (E) 13'-9" EXISTING DRIVEWAY TO REMAIN                              |
| 2  | (E) SITE FENCE GATE AND DRIVEWAY GATE                               |
| 3  | (E) 3/4" WATER METER  |
| 4  | (E) SITE WALL, MAX 6'-0" AND GATE                                   |
| 5  | (E) TRENCH DRAIN  |
| 6  | (E) CONCRETE STEPS  |
| 7  | (E) CONCRETE WALKWAY  |
| 8  | (P) BACKFLOW PREVENTION DEVICE                                      |
| 9  | (P) 10'-0" X 10'-0" VISIBILITY TRIANGLE                             |
| 10 | (E) SIDEWALK TO REMAIN; RECONSTRUCT SIDEWALK & GUTTER WHERE DAMAGED |
| 11 | (P) STREET TREE, 24" BOX TREE PER CITY STANDARDS                    |
| 12 | (E) EXISTING SEWER TO REMAIN  |
| 13 | (P) REPLACE DAMAGED/UNALIGNED PAVERS, TYPICAL                       |







**AXON ARCHITECTURE**

4344 ROBBINS STREET  
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**GALLAGHER RESIDENCE**  
7946 Paseo Del Ocaso  
La Jolla CA, 92037

PHASE  
CONSTRUCTION DOCS

REVISIONS

- 2019-09-06 OWNER MEETING
- 2019-12-05 OWNER REVS.
- 2020-02-12 OWNER MEETING
- 2020-02-19 OWNER REVS.
- 2020-05-07 OWNER REVS.
- 2020-06-19 OWNER REVS.
- 2020-09-02 CITY SUBMITTAL
- 2020-11-6 CITY SUBMITTAL
- 2021-01-18 TO COMM. GRP.
- 2021-02-02 SDP RESUBMIT

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PROJECT NO. 19-05

AUGUST 9, 2021

SHEET TITLE  
PROPOSED DEMO PLAN

SHEET NO.

**A-2.0**

SHEET: OF

**BUILDING Demo Worksheet**

Existing Residence Perimeter Lengths					
Direction Existing Wall Faces	Existing Length	Length Remaining	Length Removed		
A- East	13.29	LF	13.29	LF	0.00
B- East	7.19	LF	7.19	LF	0.00
C- East	5.37	LF	5.37	LF	0.00
D- East	7.48	LF	7.48	LF	0.00
E- North	6.21	LF	6.21	LF	0.00
F- North	1.42	LF	1.42	LF	0.00
G- North	38.57	LF	38.57	LF	0.00
H- North	7.27	LF	0.00	LF	7.27
I- North	20.53	LF	0.00	LF	20.53
J- West	18.23	LF	2.83	LF	15.40
K- West	23.35	LF	20.35	LF	3.00
L- South	20.81	LF	20.81	LF	0.00
M- South	20.86	LF	2.76	LF	18.10
N- South	9.08	LF	0.00	LF	9.08
O- South	22.87	LF	22.87	LF	0.00
P- East	8.62	LF	0.00	LF	8.62
Q- West	1.00	LF	0.00	LF	1.00
R- East	1.00	LF	0.00	LF	1.00
S- East	2.00	LF	0.00	LF	2.00
T- North	1.04	LF	1.04	LF	0.00
U- South	1.33	LF	1.33	LF	0.00
<b>Total Exist. Main Level Perimeter Length</b>	<b>237.52</b>	<b>LF</b>	<b>151.52</b>	<b>LF</b>	<b>86.00</b>
	118.76		32.76	LF above 50%	
<b>Existing Perimeter Wall Remaining</b>	<b>151.52</b>	<b>LF</b>			
<b>Total Existing Building Perimeter Length</b>	<b>237.52</b>	<b>LF</b>			
<b>64% Percentage of Existing Perimeter Wall Which Remains</b>					
50% of existing wall must remain to qualify for coastal exemption					
0.00% #REF! LF above 50% min perimeter wall length to remain					

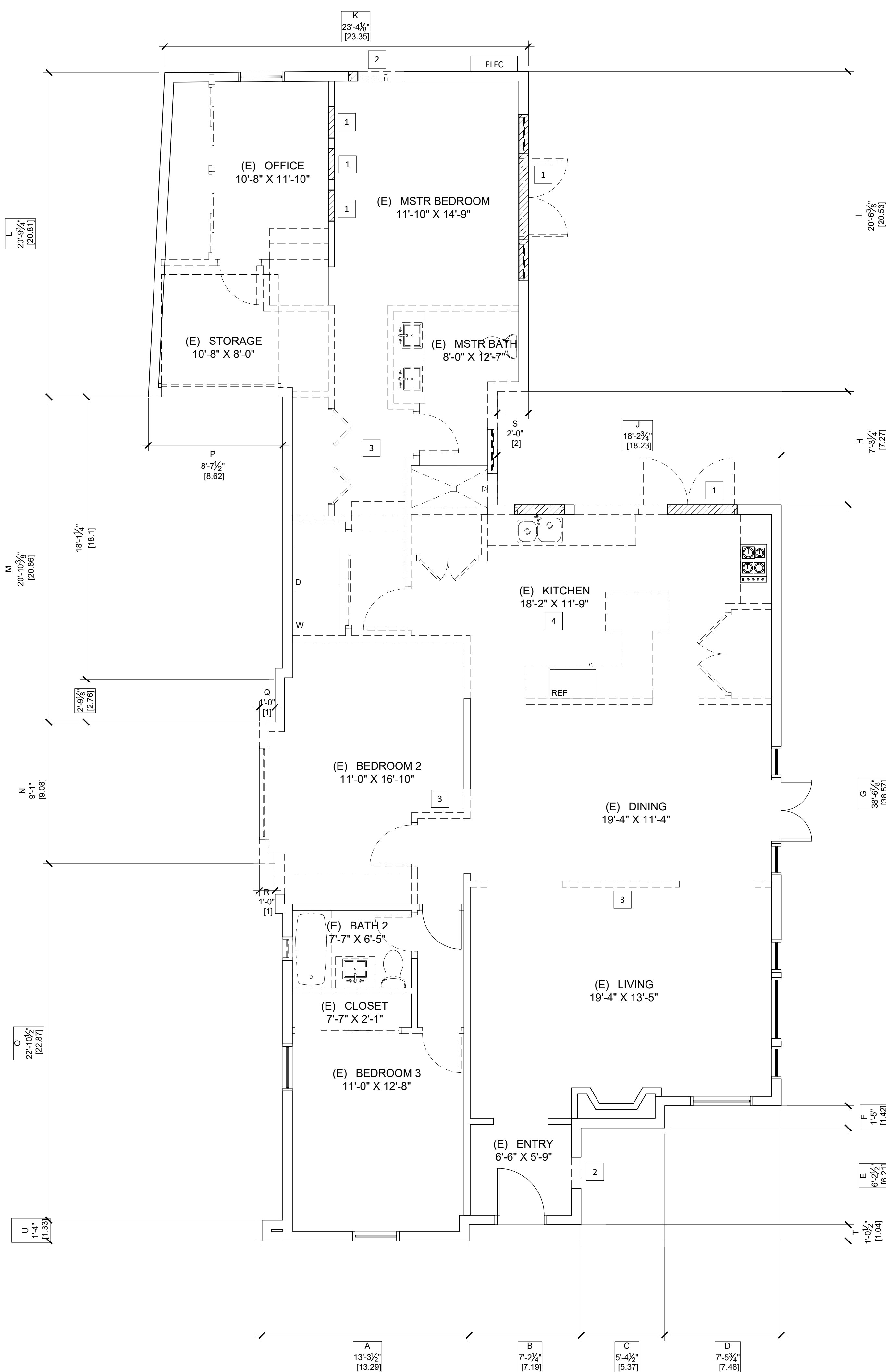
1. REFERENCE OTHER DRAWINGS FOR ADDITIONAL GENERAL NOTES.
2. SITE PLAN IS FOR REFERENCE ONLY. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
3. SURFACE WATER TO DRAIN AWAY FROM BUILDING.
4. CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES. SITE DIMENSIONS AND CONDITIONS. MARK LOCATIONS OF PROPERTY LINES, EASEMENTS, UNDERGROUND UTILITIES. ALSO MARK ANY NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT THE CONSTRUCTION OF THE PROPOSED BUILDING.
5. ALL DIMENSIONS AND CONDITIONS ON THE PLANS TO BE VERIFIED BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DIMENSIONS SHOWN AND SITE CONDITIONS.
6. DO NOT PROCEED WITH WORK THAT HAS A CONFLICT BETWEEN THE PLANS AND SITE CONDITIONS UNTIL ARCHITECT PROVIDES WRITTEN OR VERBAL INSTRUCTIONS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS FOUND.
7. LOCATE REFUSE BIN AT APPROVED ON SITE LOCATION. CONTRACTOR TO DISPOSE OF ALL REFUSE AT CITY APPROVED LOCATIONS.
8. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY.
9. VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILINGS AND OTHER ITEMS WHICH WILL NOT BE CHANGED SO THAT AN ATTACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED LEVEL AND PLUMB.
10. NO TRANSIT STOPS LOCATED ON SITE.

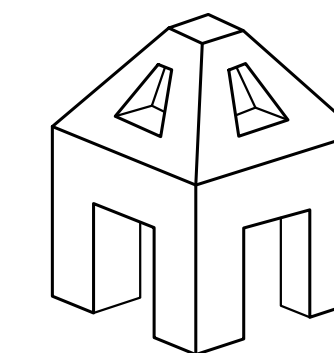
DEMOLITION NOTES 01

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN, OPENING TO BE INFILLED
- DIMENSION OF EXISTING WALL TO REMAIN IN PLACE
- DIMENSION OF EXISTING WALL TO BE REMOVED

LEGEND 02

- 1** REMOVE EXISTING WINDOW / DOOR AND PREP OPENING FOR INFILL
- 2** REMOVE EXISTING WINDOW / DOOR AND PREP FOR NEW WINDOW / DOOR
- 3** REMOVE EXISTING WALLS PER PROPOSED PLAN
- 4** REMOVE EXISTING KITCHEN PER PROPOSED PLAN





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AB/JK

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JK

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PROJECT NO. 19-05

AUGUST 9, 2021

SHEET TITLE  
FIRST FLOOR PLAN

SHEET NO.

**A-2.1**

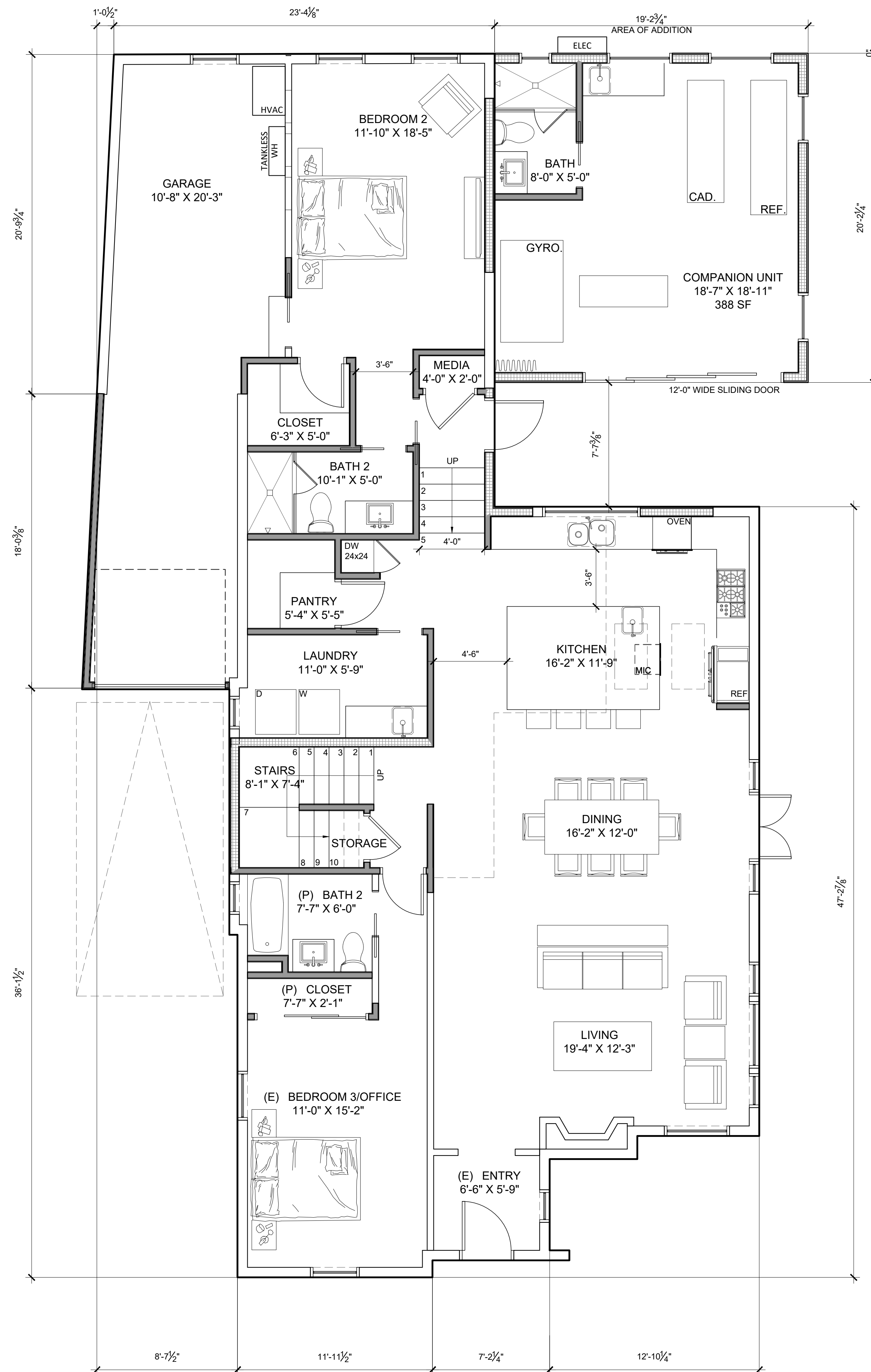
SHEET# OF

- ALL DIMENSIONS TO BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CONFLICT RESOLVED PRIOR TO PROCEEDING WITH AFFECTED WORK
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD OR FOUNDATION WALL  
INTERIOR WALL DIMENSIONS TO FACE OF STUD
- REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION
- INSULATION:
  - R-13 BATT AT PROPOSED EXTERIOR 2x4 WALLS
  - R-19 BATT AT PROPOSED EXTERIOR 2x6 WALLS
  - R-13 BATT AT INTERIOR WALLS FOR SOUND ATTENUATION
  - R-30 BATT AT CEILING AND ROOF
  - R-22 BATT AT FLOORS
  - R-4.5 BATT AT HOT WATER PIPING AND SUPPLY DUCTS
- FOR DOOR AND WINDOW SCHEDULES SEE SHEETS
- FOR INTERIOR FINISH SCHEDULES SEE SHEET
- FOR APPLIANCE AND FIXTURE SCHEDULES SEE SHEET
- FOR HVAC EQUIPMENT SEE TITLE 24 CALCULATIONS
- WATER HEATER;
- PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOMS AND LAUNDRY ROOM VENTILATION
- PROVIDE EXHAUST FAN WITH VENTILATION RATE OF 120 CFM FOR WHOLE HOUSE VENTILATION
- SHOWER COMPARTMENT AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6'-0" ABOVE THE FLOOR PER CRC R307.2
- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CBC 907.2.10.3
- THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4.

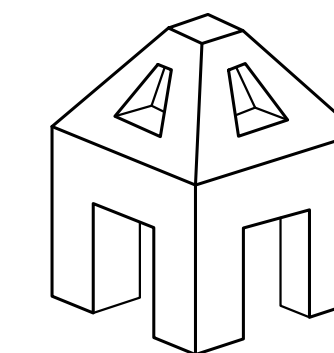
FLOOR PLAN NOTES 01

- EXISTING WALL TO REMAIN
- PROPOSED 2x4 STUD WALL W/ SHEATHING PER STRUCTURAL ENGINEER. EXTERIOR FINISH STUCCO, INTERIOR FINISH 5/8" GYP BD. PROVIDE TILE BACKER BOARD AT WET LOCATIONS
- PROPOSED 2x6 STUD WALL W/ SHEATHING PER STRUCTURAL ENGINEER. INTERIOR FINISH 5/8" GYP BD. PROVIDE TILE BACKER BOARD AT WET LOCATIONS
- ADHERED STONE VENEER
- PROPOSED DOOR, INSTALL 4 3/4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
- COMBINATION SMOKE AND CARBON MONOXIDE ALARM
- DOOR NUMBER, SEE DOOR SCHEDULE ON A-8.1 FOR ADDITIONAL INFORMATION
- WINDOW NUMBER, SEE WINDOW SCHEDULE ON A-8.2 FOR ADDITIONAL INFORMATION
- FLOOR OR DECK DRAIN, SLOPE 1/4" : 1'-0" MIN. TO LOCATION SEE DETAILS 02/A-10.1.1 AND 04/A-10.2.1
- PROPOSED HOSE BIB LOCATION, INSTALL INTO RECESSED VALVE BOX, BEST ACCESS DOORS MODEL #BA-BTA
- NUTONE "QTX" (OR EQUAL) LIGHT/EXHAUST FAN COMBO, MIN 80 CFM, DUCT TO EXTERIOR, INTEGRAL HUMIDISTAT PER CGBSC

FLOOR PLAN LEGEND 02







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AUGUST 9, 2021

SHEET TITLE  
FIRST FLOOR PLAN

SHEET NO.

**A-2.2**

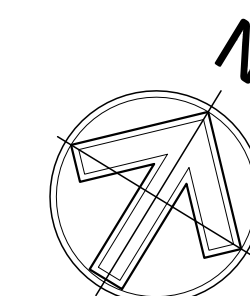
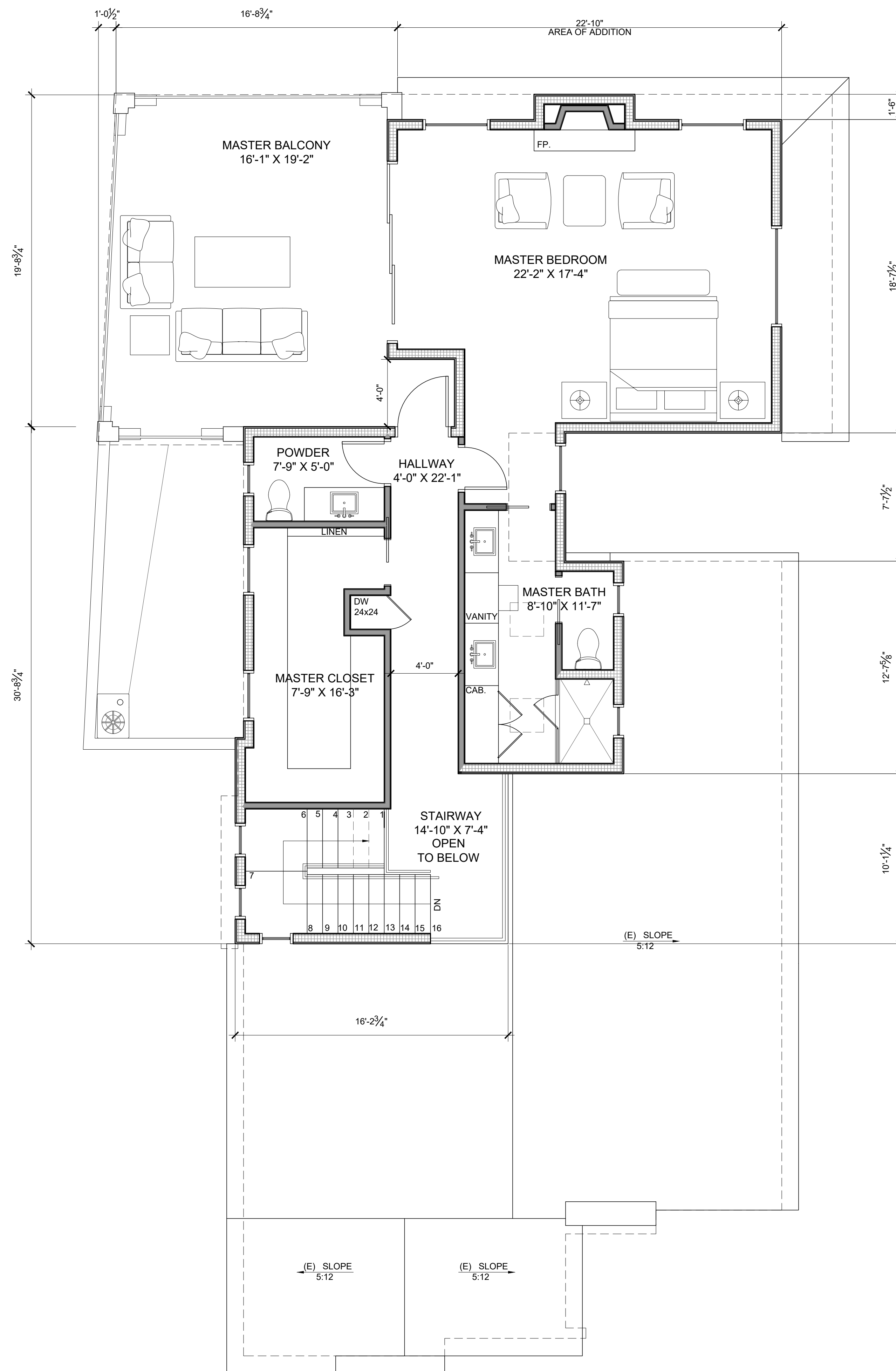
SHEET# 9 OF

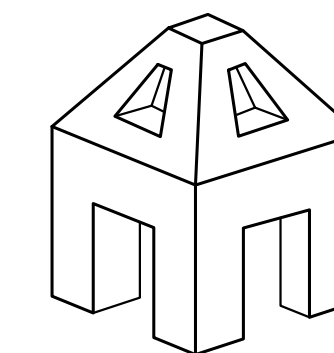
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  - 4.4. R-30 BATT AT CEILING AND ROOF
  - 4.5. R-22 BATT AT FLOORS
  - 4.6. R-4.5 BATT AT HOT WATER PIPING AND SUPPLY DUCTS
5. FOR DOOR AND WINDOW SCHEDULES SEE SHEETS
6. FOR INTERIOR FINISH SCHEDULES SEE SHEET
7. FOR APPLIANCE AND FIXTURE SCHEDULE SEE SHEET
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13. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
14. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
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16. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4.

FLOOR PLAN NOTES 01

- EXISTING WALL TO REMAIN
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FLOOR PLAN LEGEND 02





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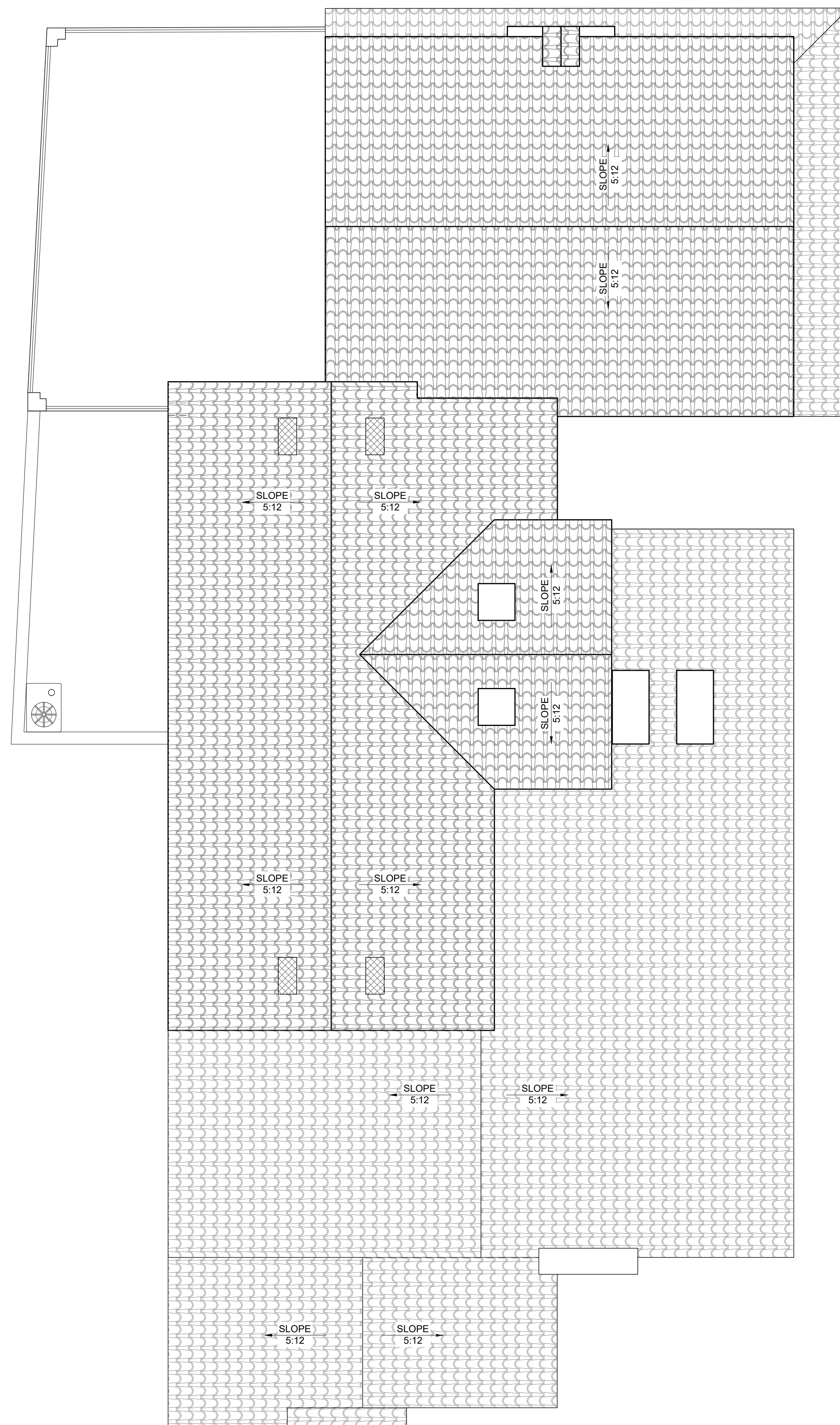
AUGUST 9, 2021

SHEET TITLE  
ROOF PLAN

SHEET NO.

**A-4.1**

SHEET 1 OF

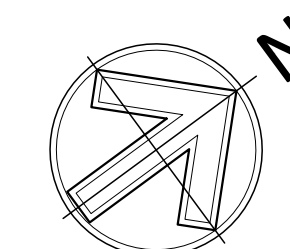


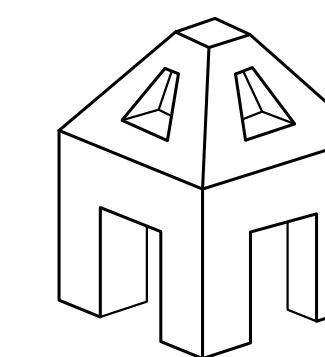
1. ROOFING UNDERLAYMENT SLOPE 3:12 OR LESS. "ICE AND WATER SHIELD" BY WR GRACE, ESR-1677, OR "WINTER GUARD HT" BY CERTAINTEED CORP, ESR-1492. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL A #40 FIBERGLASS REINFORCED FELT SHEET OVER ROOF MEMBRANE. ALSO SEE NOTE #12.
2. COUNTER-SLOPES 1/2" PER 1'-0" (MINIMUM) TOWARDS DRAINS CREATED USING G-26 (LATEX -CEMENT) FLOORING UNDERLAYMENT BY CROSSFIELD PRODUCTS CORP.
3. ROOF DRIP EDGE, 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. PLUMBING VENT: ABS PLASTIC TO BE FLASHED PER ROOF MANUFACTURER RECOMMENDATIONS.
5. PARAPET, TRANSITIONS AND OTHER HORIZONTAL STUCCO SURFACE WATERPROOFING: MEMBRANE WATERPROOFING SHALL BE JIFFY SEAL 140/60 BY PROTECTO WRAP, ESR-1127. 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.
6. 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.
7. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
8. 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.
9. ENCLOSED RAFTER ASSEMBLIES NOT REQUIRED TO BE VENTED PER CRC R806.5.
10. 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 145.0902(A)(2)).
11. ASPHALT SHINGLES TO BE OWENS CORNING "DURATION", COLOR TO BE SANDSTONE. SHINGLES ARE CLASS 'A' PER UL REPORT ER-2453-01.
12. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, STARTING AT THE EAVE. APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.

FLOOR PLAN NOTES | 01

- SLOPE 5/12 = 1'-0" → DIRECTION OF ROOF SLOPE FOR DRAINAGE
- ROOF DRAIN PER ROOF NOTES
- DECK DRAIN, SLOPE TOWARD 2% MIN.

FLOOR PLAN LEGEND | 02





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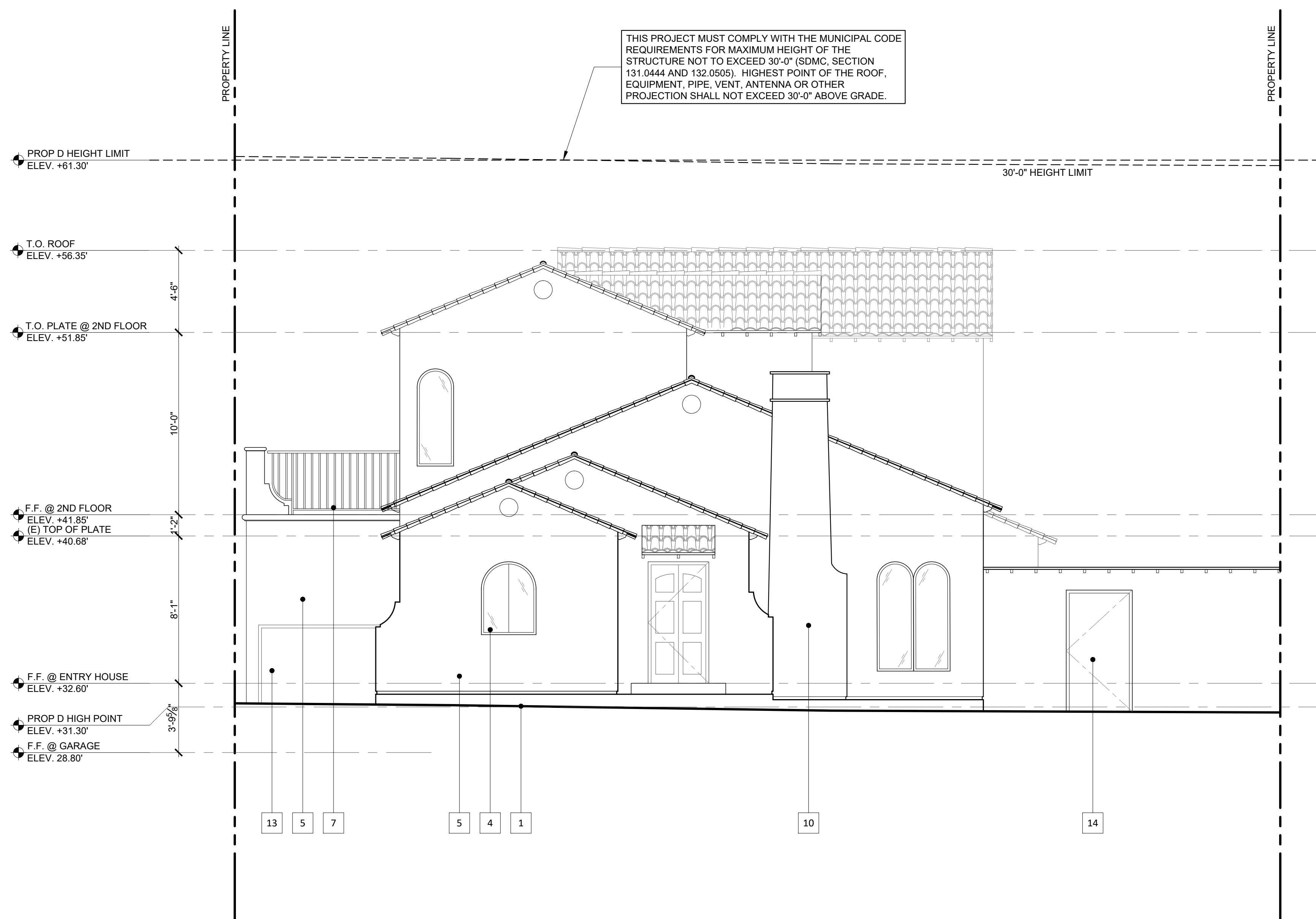
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SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NO.

**A-5.1**

SHEET: OF



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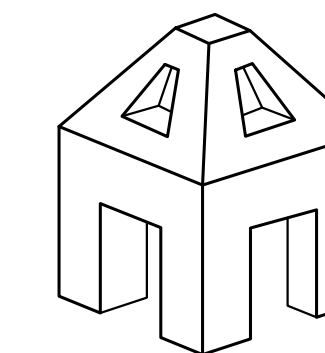
EAST ELEVATION SCALE: 1/4" = 1'-0" 04

- |  |                                     |
|--|-------------------------------------|
| 1 (E) GRADE NOT TO BE MODIFIED                                 | 13 (E) GARAGE DOOR TO BE REPLACED   |
| 2 (P) GRADE  | 14 (E) SITE WALL AND GATE TO REMAIN |
| 3 (P) DOOR PER SCHEDULE  | 15 (P) FIREPLACE SIDEWALL EXHAUST   |
| 4 (P) WINDOW PER SCHEDULE                                      |                                     |
| 5 (P) EXTERIOR CEMENT PLASTER, MATCH EXISTING FINISH AND COLOR |                                     |
| 6 (P) WOOD TRELLIS, DARK BROWN STAIN                           |                                     |
| 7 (P) WROUGHT IRON RAILING                                     |                                     |
| 8 (P) CLAY ROOF TILE TO MATCH EXISTING                         |                                     |
| 9 (P) WOOD RAFTER TAIL TO MATCH EXISTING                       |                                     |
| 10 EXTEND EXISTING CHIMNEY UP                                  |                                     |
| 11 (P) STUCCO CROWN MOLDING                                    |                                     |
| 12 (P) STUCCO MOLDING BAND                                     |                                     |

EXTERIOR ELEVATION NOTES 01

EXTERIOR ELEVATION LEGEND 02

EXTERIOR ELEVATION KEYNOTES 03



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STAMP

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La Jolla CA, 92037

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PROJECT NO. 19-05

AUGUST 9, 2021

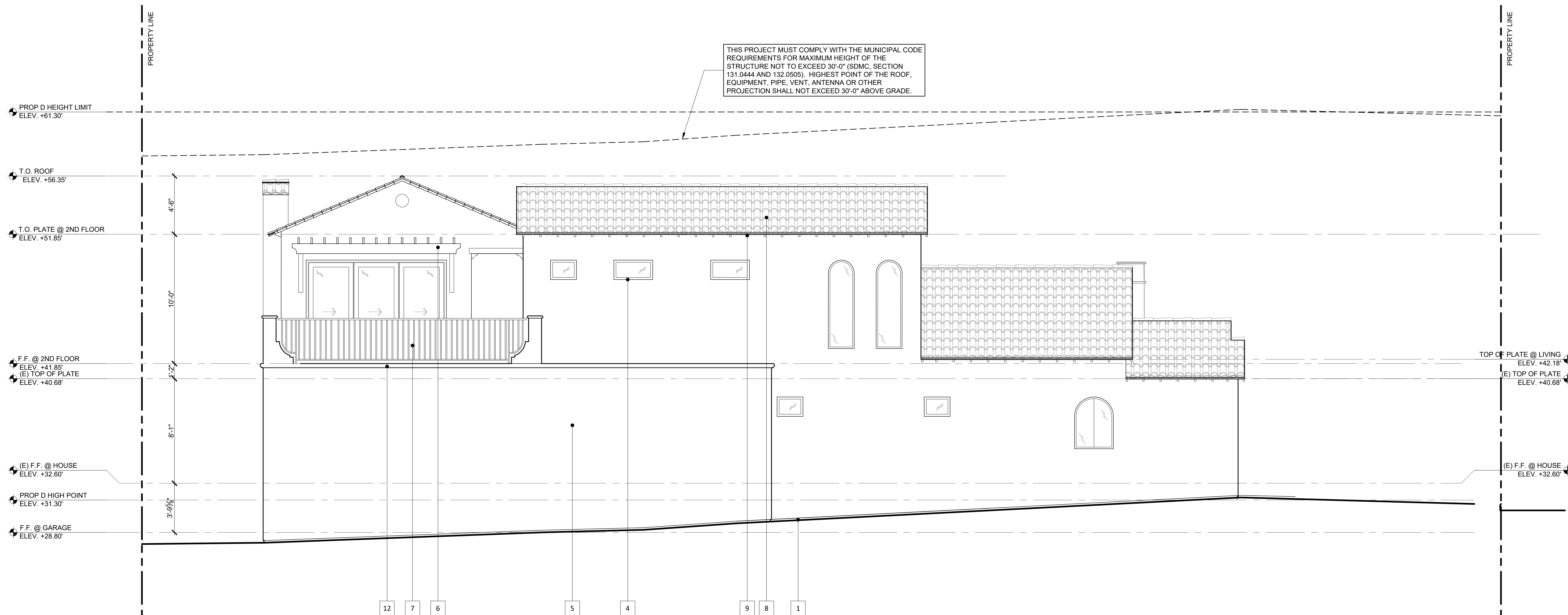
SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NO.

**A-5.2**

SHEET: OF

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SOUTH ELEVATION SCALE: 1/4" = 1'-0" 04

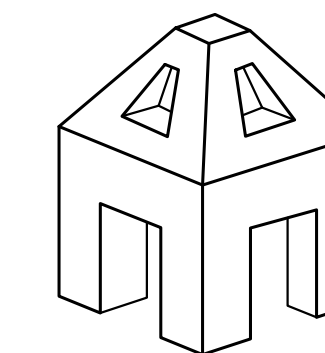
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| 9 (P) WOOD RAFTER TAIL TO MATCH EXISTING                       |                                     |
| 10 EXTEND EXISTING CHIMNEY UP                                  |                                     |
| 11 (P) STUCCO CROWN MOLDING                                    |                                     |
| 12 (P) STUCCO MOLDING BAND                                     |                                     |

EXTERIOR ELEVATION NOTES 01

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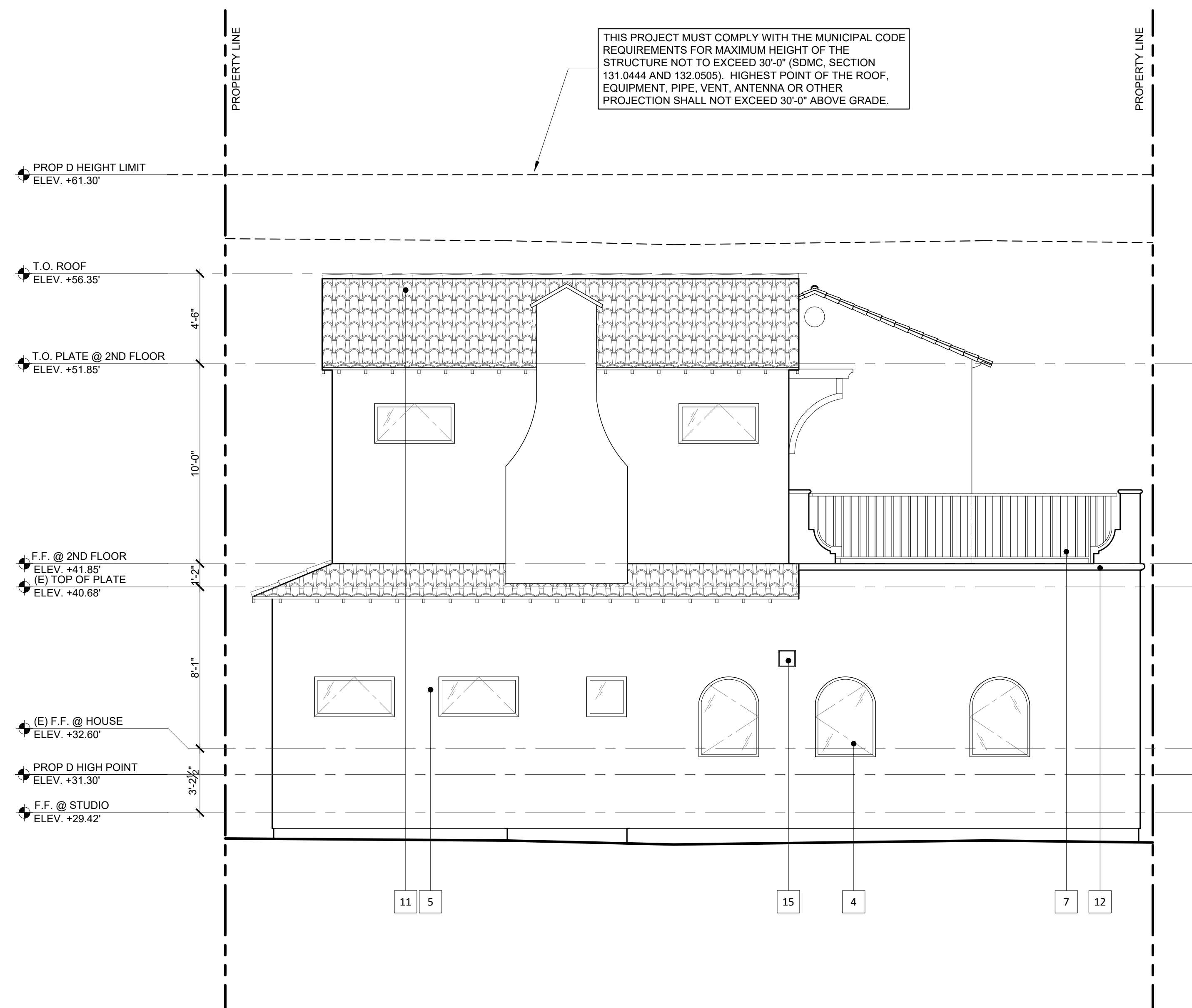
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SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NO.

**A-5.3**

SHEET: OF



WEST ELEVATION SCALE: 1/4" = 1'-0" 04

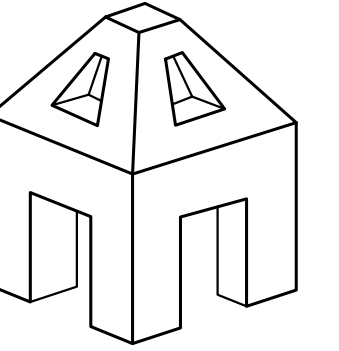
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| 10 EXTEND EXISTING CHIMNEY UP                                  |                                     |
| 11 (P) STUCCO CROWN MOLDING                                    |                                     |
| 12 (P) STUCCO MOLDING BAND                                     |                                     |

EXTERIOR ELEVATION NOTES 01

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PROJECT NO. 19-05

AUGUST 9, 2021

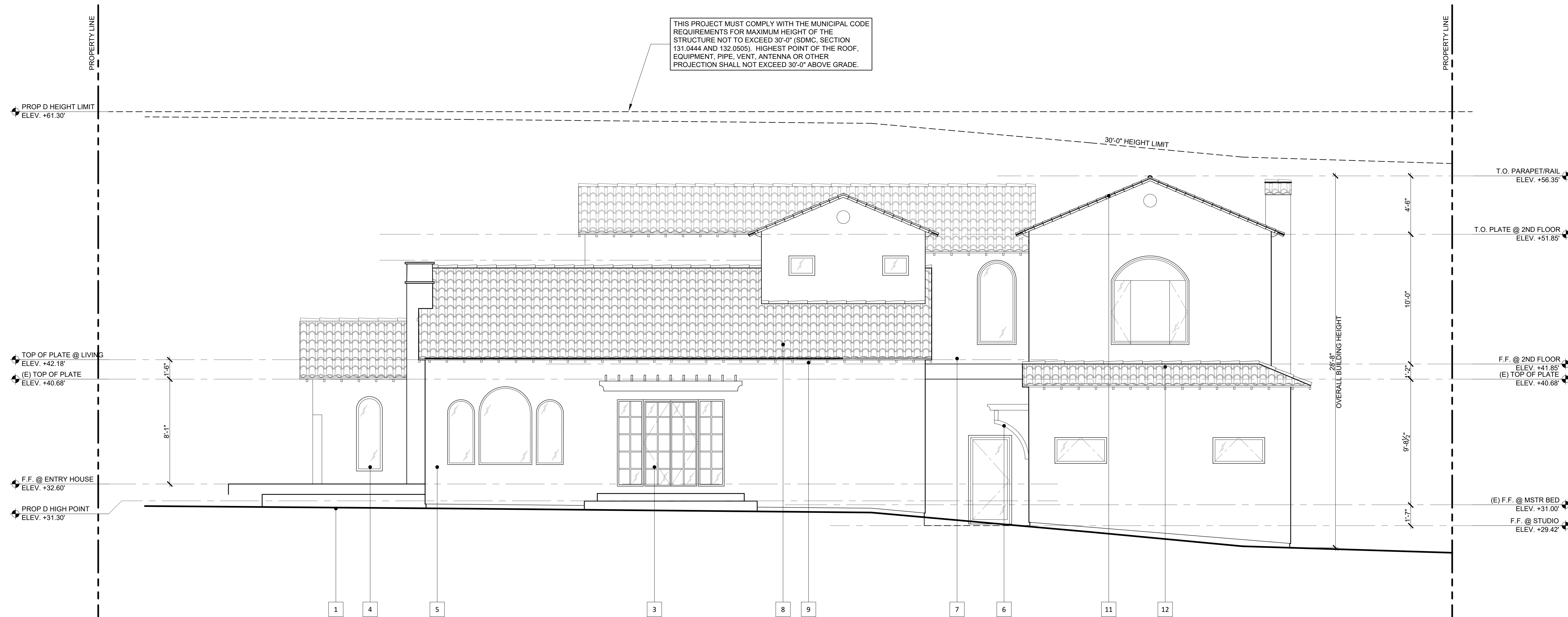
SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NO.

**A-5.4**

SHEET: OF

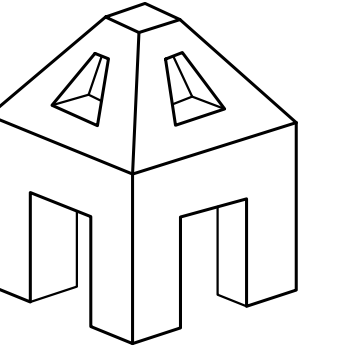
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NORTH ELEVATION SCALE: 1/4" = 1'-0" 04

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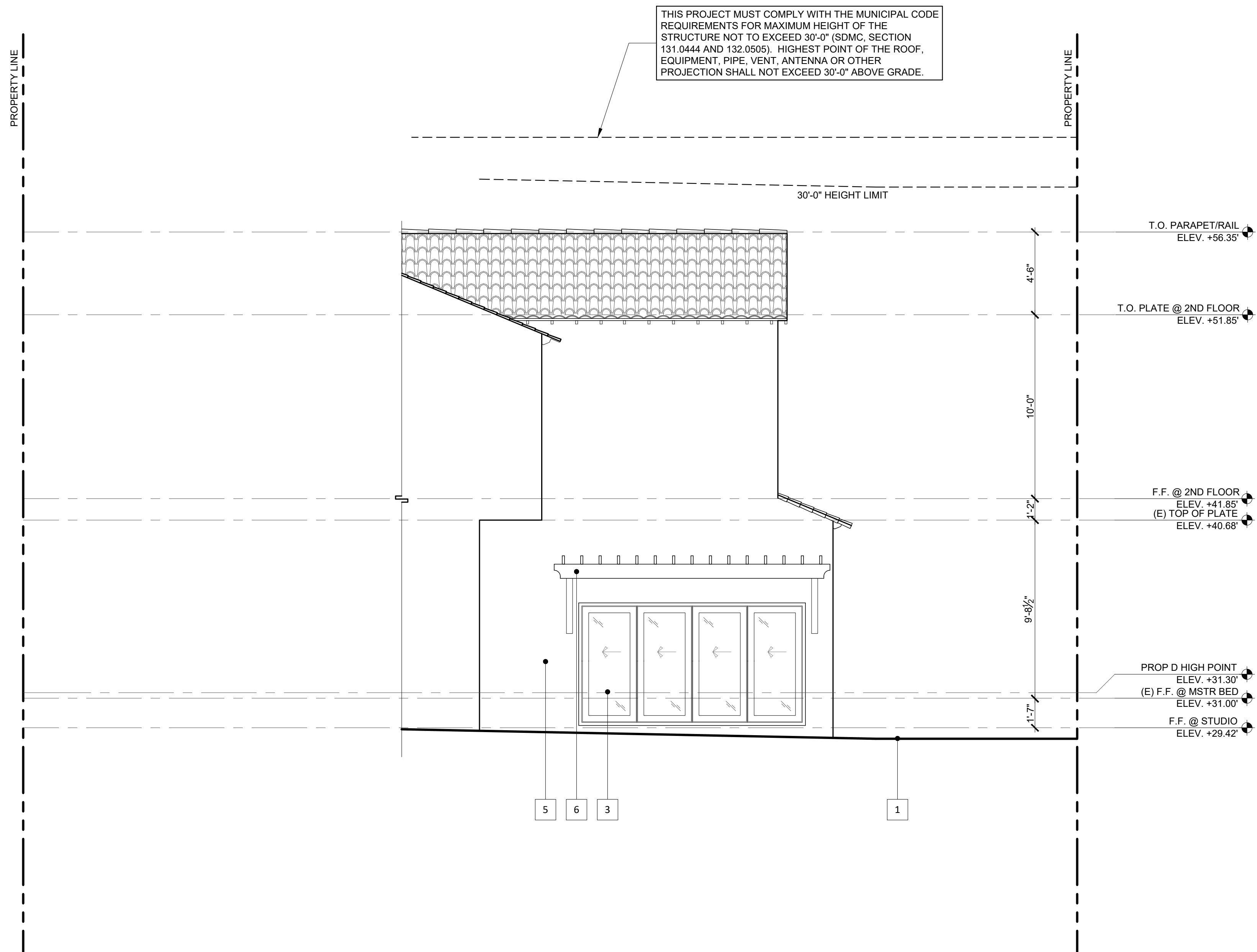
AUGUST 9, 2021

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NO.

**A-5.5**

SHEET: OF



EAST STUDIO FRONT ELEVATION SCALE: 1/4" = 1'-0" 04

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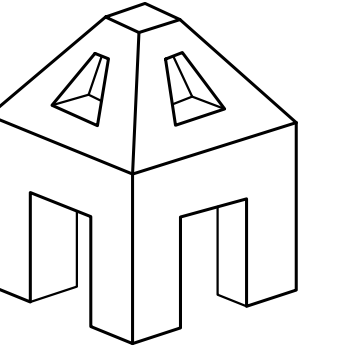
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| 10 EXTEND EXISTING CHIMNEY UP                                  |                                     |
| 11 (P) STUCCO CROWN MOLDING                                    |                                     |
| 12 (P) STUCCO MOLDING BAND                                     |                                     |

EXTERIOR ELEVATION NOTES 01

EXTERIOR ELEVATION LEGEND 02

EXTERIOR ELEVATION KEYNOTES 03





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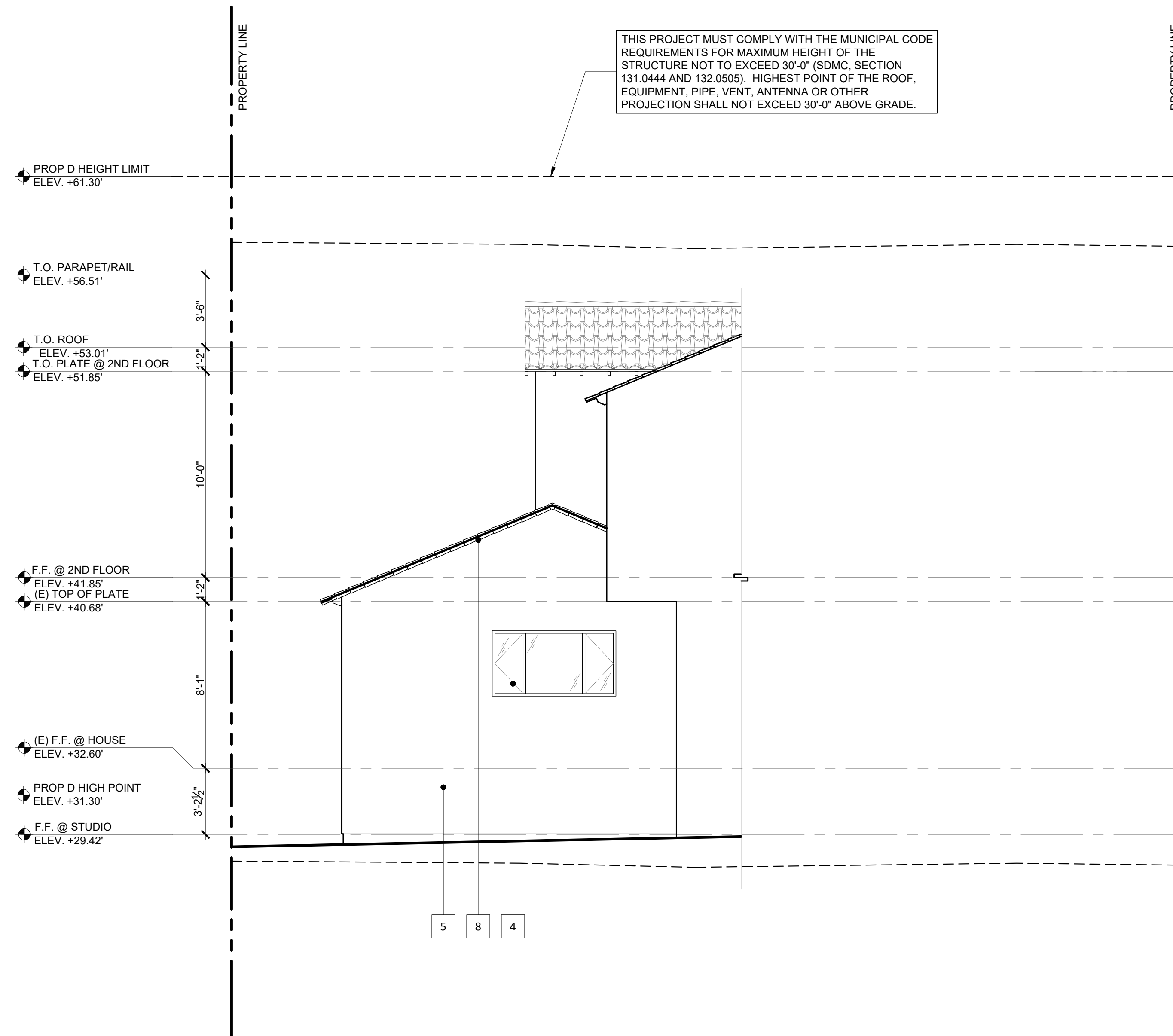
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SHEET NO.

**A-5.6**

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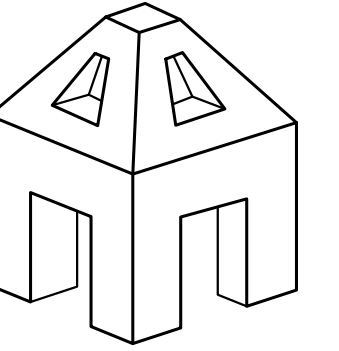


WEST KITCHEN REAR ELEVATION SCALE: 1/4" = 1'-0" 04

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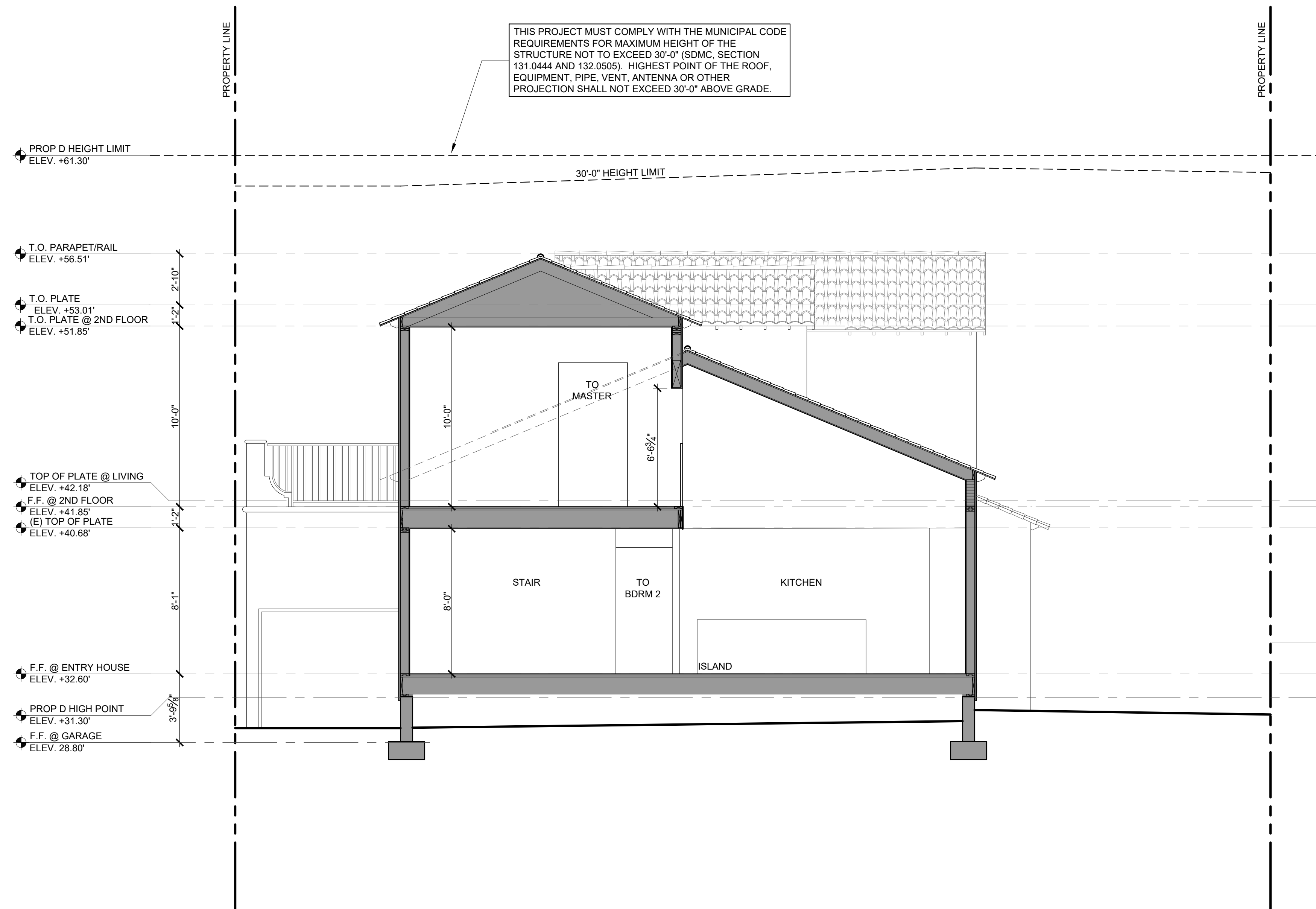
AUGUST 9, 2021

SHEET TITLE  
BUILDING SECTIONS

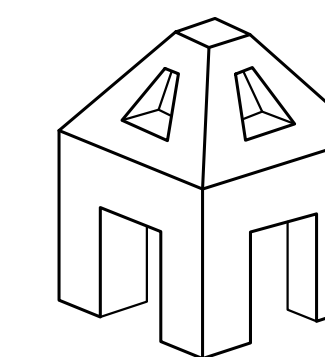
SHEET NO.

**A-6.1**

SHEET: OF



BUILDING SECTION SCALE: 1/4" = 1'-0" 04



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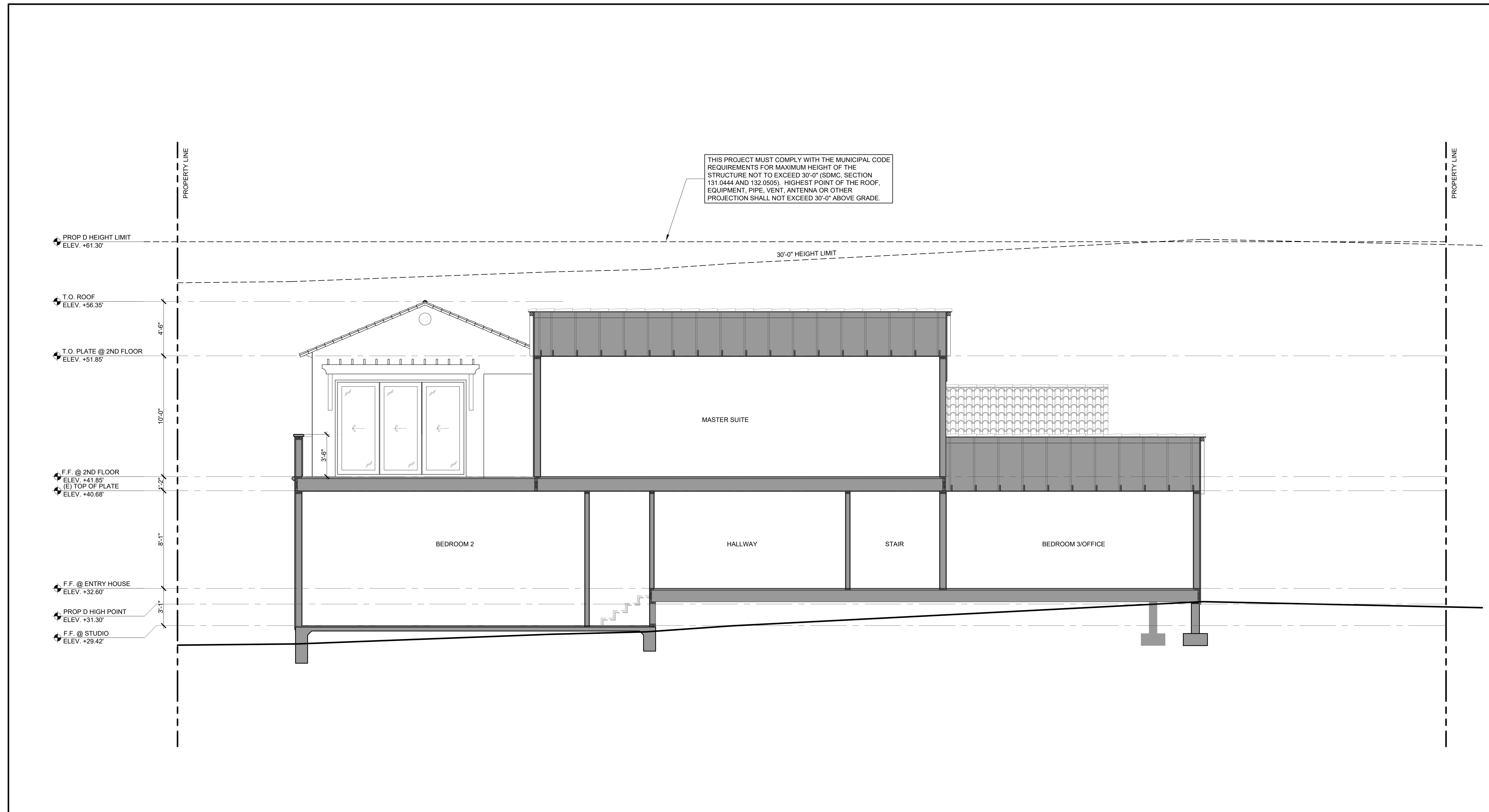
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SHEET TITLE  
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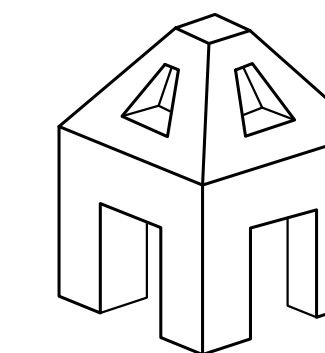
SHEET NO.

**A-6.2**

SHEET: OF



BUILDING SECTION SCALE: 1/4" = 1'-0" 04



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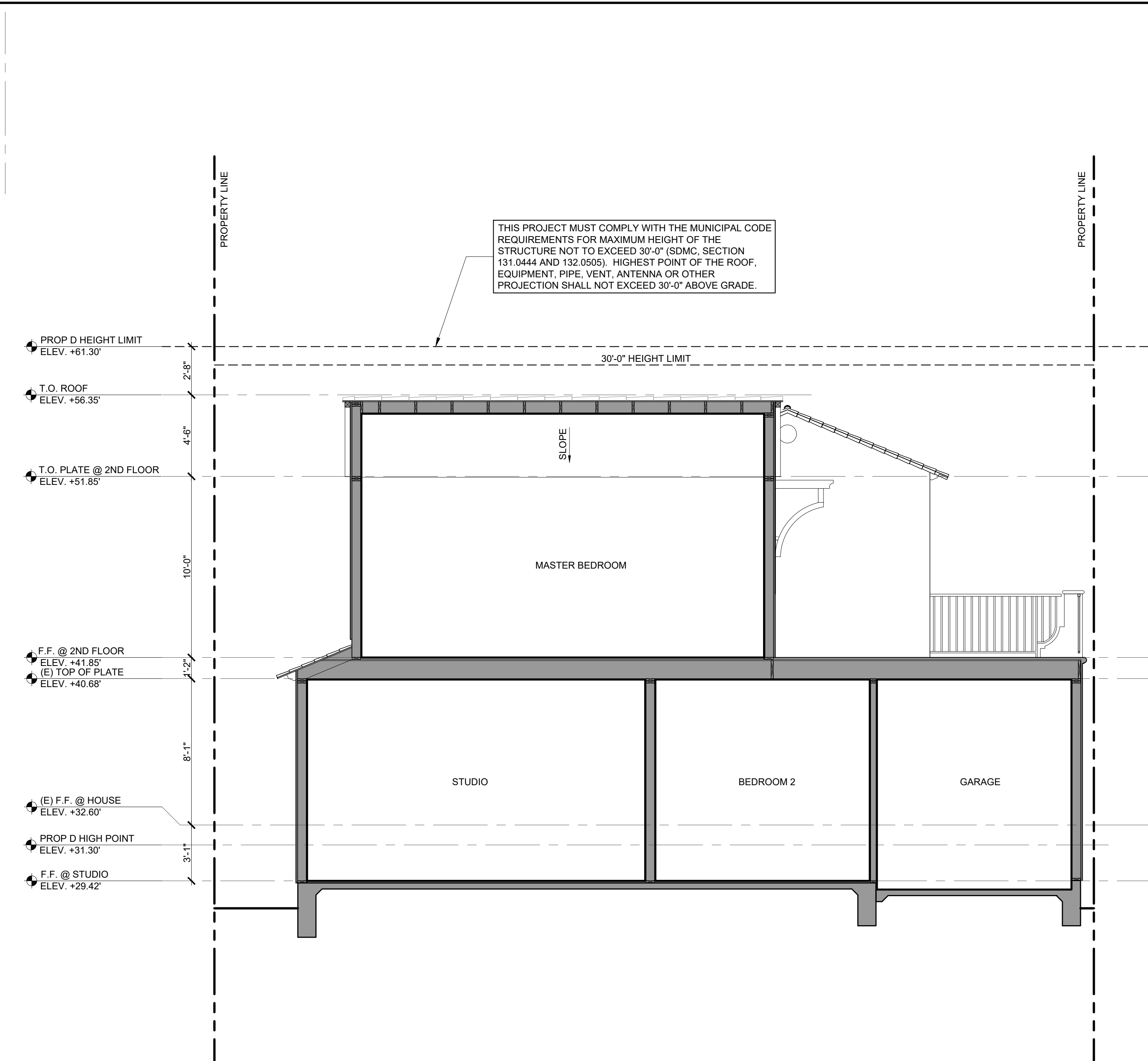
AUGUST 9, 2021

SHEET TITLE  
BUILDING SECTIONS

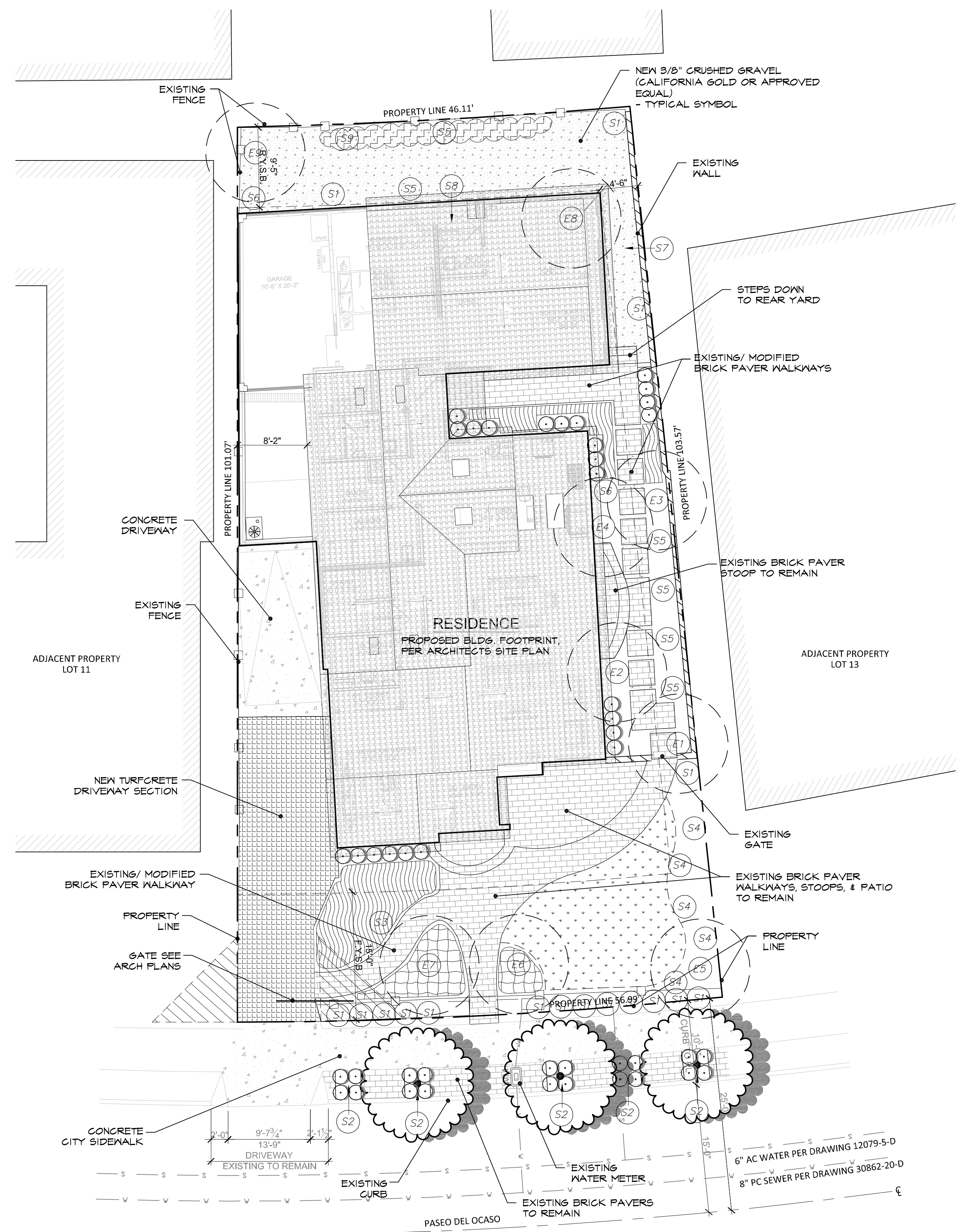
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**A-6.3**

SHEET: OF



BUILDING SECTION SCALE: 1/4" = 1'-0" 04



PROPOSED CONCEPTUAL PLANT LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE/ CONT	MATURE H X S	QTY.	MULCH (Kc)
<b>STREET TREES</b>					
	- LASERSTROEMIA INDICA / CRAPE MYRTLE (STANDARD)	100%/ 24"BOX	20' X 18'	3	MOD (4)
	- CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE (STANDARD)	100%/ 24"BOX	18' X 16'		MOD (4)
	- AGONIS FLEXIOSA/ PEPPERMINT TREE (STANDARD)	100%/ 24"BOX	20' X 18'		LOW (2)
<b>SHRUBS</b>					
	BOTANICAL NAME/ COMMON NAME	SIZE/ CONT	MATURE H X S	QTY.	MULCH (Kc)
	- DIANELLA C. 'CASSA BLUE'/ CASSA BLUE DIANELLA	100%/ 1 GAL	2' X 3'	48	MOD (4)
	- LANTANA MONTEVIDENSIS 'YELLOW'/ YELLOW TRAILING LANTANA	100%/ 1 GAL	2' X 6'		LOW (2)
	- ROSA X 'FLOWER CARPET RED'/ RED CARPET ROSE	100%/ 1 GAL	2' X 4'		LOW (2)
<b>GROUNDCOVERS</b>					
	BOTANICAL NAME/ COMMON NAME	SIZE/ CONT	MATURE H X S	QTY.	MULCH (Kc)
	- ROSMARINUS O. 'PROSTRATUS'/ DWARF ROSEMARY	100%/ 1 GAL@24" O.C.	2' X 6'	160 S.F.	LOW (2)
	- CUPHEA HYSSOPIFOLIA/ FALSE MEXICAN HEATHER	100%/ 1 GAL@24" O.C.	1.5' X 2'		LOW (2)
	- CAREX TUMILICOLA/ BERKELEY SEDGE	100%/ 1 GAL @24" O.C.	1.5' X 2'		LOW (2)
	- DYMONDIA MARGARETAE/ DYMONDIA SILVER CARPET (AS TURF/CONCRETE GROUNDCOVER)	100%/ FLATS@2" O.C.	6' X 6"	100 S.F.	LOW (2)
	PLATINUM PASPALUM/ SEASHORE PASPALUM (WARM SEASON SOD)	100%/ ROLLS	N/A	260 S.F.	MOD (4) (WARM SEASON SOD)

EXISTING/ ESTABLISHED PLANT MATERIAL ON SUBJECT PROPERTY

BOTANICAL NAME	COMMON NAME	HT./ DIA. / CALIPER	NOTES	MULCH (Kc)	
<b>TREES</b>					
E#	TYP. SYMBOL				
E1	HOWEA FORSTERIANA	KENTIA PALM (DOUBLE TRUNK)	10' BTH/ 15/ 8"	TR	MOD (4)
E2	HOWEA FORSTERIANA	KENTIA PALM (DOUBLE TRUNK)	6' BTH/ 8/ 8"	TR	MOD (4)
E3	HOWEA FORSTERIANA	KENTIA PALM (SINGLE TRUNK)	18' BTH/ 15/ 8"	TR	MOD (4)
E4	HOWEA FORSTERIANA	KENTIA PALM (DOUBLE TRUNK)	6' BTH/ 6/ 8"	TR	MOD (4)
E5	BEAUCARNEA RECURVATA	PONYTAIL PALM (SINGLE TRUNK)	10' BTH/ 6/ 24"	TR	LOW (2)
E6	TRACHYCARPUS FORTUNEI	WINDMILL PALM	18' BTH/ 5/ 8"	TR	LOW (2)
E7	TRACHYCARPUS FORTUNEI	WINDMILL PALM	18' BTH/ 5/ 8"	TR	LOW (2)
E8	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	30' / 18/ 12"	TBR	MOD (4)
E9	MUSA X PARADISIACA	BANANA TREE	6' BTH/ 8/ 8"	TR	HIGH (7)
<b>SHRUBS</b>					
S1	ABELIA GRANDIFLORA	GLOSSY ABELIA	3' / 4'	TR	MOD (4)
S2	NERIUM OLEANDER 'PINK'	PINK OLEANDER	3' / 4'	TBR	MOD (4)
S3	POLYGALA GRANDIFLORA	SWEAT PEA	3' / 4'	TR	MOD (4)
S4	FELJOA SELLOWIANA	PINEAPPLE GUAVA	6' / 5'	TR	MOD (4)
S5	PENNISETUM S. 'RUBRUM'	PURPLE FOUNTAIN GRASS	3' / 3'	TR	LOW (2)
S6	CAMELIA JAPONICA	CAMELIA	4' / 2'	TR	MOD (4)
S7	CITRUS SINENSIS 'DWARF'	DWARF ORANGE	6' / 6'	O	MOD (4)
S8	CITRUS LIMON 'DWARF'	DWARF LEMON	6' / 6'	O	MOD (4)
S9	BUXUS M. 'JAPONICA'	BOXWOOD	4' / 4'	TR	MOD (4)
<b>GROUNDCOVERS</b>					
	FESTUCA GLAUCA	BLUE FESCUE	18" / 18"	TR	LOW (2)
	MIXED ANNUAL PLANTINGS	MIXED ANNUAL PLANTINGS	12" / 12"	TR	MOD (4)

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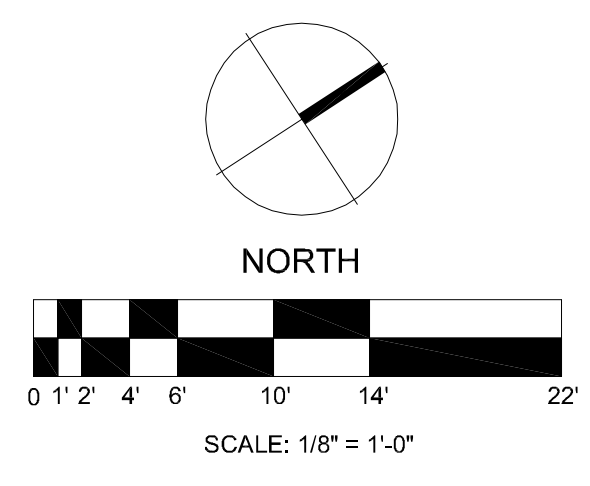


DATE:	10/28/20
CONCEPT PLAN	10/28/20
STUDIES	1/19/21
CITY 2 REVS.	2/1/21
CITY 3	3/16/21
ARCH. REVS	5/19/21
ARCH. REVS	8/10/21

LANDSCAPE  
 CONCEPT  
 PLAN

7946 PASEO DEL OCASO  
 LA JOLLA, CA 92037

LCP-1



SEE SHEET LCP-2 FOR PROPOSED CONCEPTUAL PROJECT NOTES

NOTES:

BUILDINGS, HARDSCAPE, EASEMENT INFORMATION SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. SEE BUILDING ARCHITECTS SITE PLANS FOR ADDITIONAL INFORMATION.



STANDARD NOTES

CONSTRUCTION NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
2. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE AND IRRIGATION INSTALLATION AND MAINTENANCE. IF ANY EXISTING HARDSCAPE OR LANDSCAPE IDENTIFIED TO REMAIN ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE ORIGINALLY APPROVED PLANS FOR THE PROJECT.
3. CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INC. BUILDING/WALL FOOTPRINTS, PAVING, MOWSTRIPS, FENCINGS, UTILITIES, ETC.) AND NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE (OAR) OF ANY DISCREPANCIES FOUND PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY THE OAR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OAR, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE PLANS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL ARRANGE FOR PAYMENT OF ANY PERMIT FEES, AND RELATED EXPENSES, WITH THE OAR.
7. ALL LOCAL MUNICIPAL, COUNTY, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK DEPICTED ON THESE PLANS SHALL BE CARRIED OUT BY THE CONTRACTOR.
8. ALL WORKMANSHIP SHALL COMPLY WITH INDUSTRY STANDARDS EXCEPT WHEN MORE RESTRICTIVE TOLERANCES OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.
9. CONTRACTOR SHALL ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, SIDEWALKS AND ADJACENT FACILITIES.
10. CONTRACTOR SHALL POST SIGNS AS REQUIRED TO ALERT TRAFFIC TO CONSTRUCTION ACTIVITIES, AND TO DIRECT TRAFFIC THROUGH AND AROUND THE CONSTRUCTION AREAS.
11. CONTRACTOR SHALL REMOVE TEMPORARY MATERIALS, EQUIPMENT, SERVICES, AND CONSTRUCTION PRIOR TO SUBSTANTIAL COMPLETION INSPECTION BY THE OAR.
12. CONTRACTOR SHALL CONTROL THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH ON THE PROJECT SITE AND SHALL PERIODICALLY DISPOSE OF ALL WASTE MATERIAL OFF-SITE AT AN APPROVED LEGAL DISPOSAL PLANTING AND DISPOSAL OPERATIONS COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND ANTI-POLLUTION LAWS.
13. CONTRACTOR SHALL USE ONLY THOSE CLEANING MATERIALS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY AND WHICH WILL NOT DAMAGE SURFACES.
14. CONTRACTOR SHALL USE CLEANING MATERIALS ONLY ON SURFACES RECOMMENDED BY THE CLEANING MATERIAL MANUFACTURER.
15. DURING CONSTRUCTION, CONTRACTOR SHALL CLEAN SPACES ADJACENT TO CONSTRUCTION AREAS AS CONSTRUCTION PROGRESSES, AND SHALL CONTINUE CLEANING ON A DAILY BASIS UNTIL CONSTRUCTION IS FINISHED.
16. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN PROJECT ROADWAYS AND WALKWAYS FREE FROM CONSTRUCTION OR EXCAVATED MATERIALS, EXCEPT IN DESIGNATED STORAGE OR STOCK-PILING AREAS.
17. CONTRACTOR SHALL EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION BY THE OAR.
18. CONTRACTOR SHALL REMOVE ALL TOOLS, UNINSTALLED MATERIALS, AND CONSTRUCTION DEBRIS, ETC. FROM THE PROJECT SITE.
19. CONTRACTOR SHALL REMOVE GREASE, MASTIC, ADHESIVES, DUST, DIRT, STAINS, FINGERPRINTS, LABELS, AND OTHER FOREIGN MATERIALS FROM SIGHT-EXPOSED SURFACES.
20. PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL CONDUCT AN INSPECTION OF SITE-EXPOSED SURFACES, AND ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK AREA IS CLEAN.

GENERAL PLANTING NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF SAN DIEGO PLANNED DISTRICT ORDINANCE, 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. A MINIMUM ROOT ZONE OF 40 SF. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION OF THIS AREA SHALL BE 5' PER 50MG (42.0403(6)5).
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY IRRIGATED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
4. IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY 50MG (42.0403(6)) 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.
5. ALL GRAZED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.044F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
6. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3'-0" AT MATURITY SHALL BE INSTALLED WITHIN 5'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
7. ALL LEVEL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH. LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF BARK MULCH.
8. ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEIOUS MATERIALS.
9. ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OAR PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OAR.
10. ALL LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, THE CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
11. ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OAR.
12. ALL TREES SHALL BE LOCATED MIN. 6' (FEET) FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING FOUNDATIONS, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE/ APPLICABLE. ANY TREE PLANTED WITHIN 5' (FEET) OF HARDSCAPE SURFACES AND BUILDING FOUNDATIONS SHALL RECEIVE A ROOT BARRIER (BIO-BARRIER) INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS ADJACENT AND PARALLEL TO THE HARDSCAPE, FOUNDATION, AND/OR UTILITY AND 8' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES, IMMEDIATELY NOTIFY THE OAR. IN ADDITION, TREES SHALL BE LOCATED MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL, AND CABLE TV, MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES, MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES, MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES. CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
13. ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURER'S SPECIFICATIONS OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR.
14. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
15. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.
16. ALL BUILDING AND HARDSCAPE SHOWN ON THESE PLANS IS BASED UPON THE MOST CURRENT CIVIL ENGINEERING SURVEY PLAN RECEIVED FROM THE CIVIL ENGINEER. LANDSCAPE CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT INCLUDING BUILDING FOOTPRINTS, WALKWAYS, STAIRWAYS, FENCING, UTILITIES, ETC. PRIOR TO CONSTRUCTION.

GENERAL IRRIGATION NOTES:

1. ALL PIPE, VALVES, ETC. SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
2. CONTRACTOR SHALL NOT INSTALL ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, PERMANENT IMPROVEMENTS OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS. SPRAY HEADS SHALL NOT BE SCALED OFF THE PLANS, BUT LOCATED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALKS, AND STRUCTURES. DO NOT LOCATE TREES OR TALLER SHRUBS IN LOCATIONS WHERE THEY WILL BLOCK IRRIGATION HEADS AND PREVENT ADEQUATE COVERAGE.
3. CONTRACTOR SHALL MAINTAIN THE LATEST EDITION OF THE LOCAL GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENTS AT THE SITE AT ALL TIMES.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, BUILDINGS, RETAINING WALLS, PAVING, WALKS, CURBS, FENCES, WOOD STRUCTURES, CONCRETE STRUCTURES, ETC. IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND ANY OTHER SUBCONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER PAVING AND OTHER STRUCTURES.
5. CONTRACTOR SHALL VERIFY ALL PRESSURES AND POINTS OF CONNECTION ON SITE PRIOR TO CONSTRUCTION AND PROVIDE THESE TO THE OAR IN WRITING. IF AVAILABLE STATIC PSI EXCEEDS 75 P.S.I., THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF A PRESSURE REGULATOR AND IF INADEQUATE OR NONE, INSTALL A WILKINS PRESSURE REGULATOR (OR APPROVED EQ) DOWNSTREAM OF BACKFLOW ASSEMBLY AND WYE FILTER.
6. MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY THE GOVERNING WATER DISTRICT.
7. CONTRACTOR SHALL FIELD VERIFY WITH THE OAR AND THE LOCAL GOVERNING AGENCY REPRESENTATIVE, ALL LOCATIONS OF POINTS OF CONNECTION, WATER METERS, MAIN WATER SUPPLY LINE, BACKFLOW PREVENTERS, AUTOMATIC CONTROLLER, RAIN SWITCH, AND VALVES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL PAVED AREAS PRIOR TO PAVING INSTALLATION. SLEEVING SHALL BE SCHEDULE 40 PVC PIPE, TWICE THE LINE OR WIRE BUNDLE CARRIED, GROUPED TOGETHER WHERE FEASIBLE AND BURIED MIN. 18" OR PER LOCAL GOVERNING CODES AND REGULATIONS BELOW PAVEMENT, WHICHEVER IS MORE STRINGENT.
9. CONTRACTOR SHALL THOROUGHLY FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM SYSTEM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO ALL FIXED OBJECTS IE WALKS, STREETS, CURBS, WALLS, FENCINGS, STRUCTURES, ETC. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADUS/PATTERN TO ACCOMMODATE UNUSUAL SITE CONDITIONS.
10. ALL CONTROL EQUIPMENT IE. REMOTE CONTROL VALVES, BALL VALVES, AND QUICK COUPLER VALVES SHALL BE LOCATED IN SHRUB PLANTED AREAS WHEREVER POSSIBLE.
11. CONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION PIPING WITH THE LOCATION OF TREES (REFER TO PLAN) AND SHALL MAINTAIN A MIN. OF 5 FEET CLEARANCE BETWEEN PIPING AND TRUNKS OF TREES WHEREVER POSSIBLE. CONTRACTOR SHALL NOTIFY THE OAR OF ANY DISCREPANCIES BETWEEN PIPING AND TREE LOCATIONS PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL INSTALL BELOW HEAD CHECK VALVES AND/OR IN-LINE CHECK VALVES (SIZE AS REQ'D) TO IRRIGATION LATERALS, AS REQUIRED, TO ELIMINATE ANY LOW HEAD DRAINAGE.
13. POINT OF CONNECTION TO BE AT THE SERVICE LINE DOWNSTREAM OF WATER METER. VERIFY LOCATION, SIZE, TYPE AND AVAILABLE STATIC P.S.I. OF SERVICE LINE AND WATER METER PRIOR TO CONSTRUCTION.
14. ALL IRRIGATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND REGIONAL GOVERNING CODES.
15. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
16. LOCATE ALL IRRIGATION HEADS AND LINES 8" FROM SIDEYARD PL'S WHERE FEASIBLE.
17. CONTRACTOR/OPERATOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME SHALL THE CONTRACTOR/OPERATOR APPLY WATER AT A RATE OR FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.
18. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
19. CONTRACTOR SHALL INSTALL IN-LINE CHECK VALVES TO IRRIGATION LATERALS, AS REQUIRED, TO PREVENT ANY LOW HEAD DRAINAGE.
20. MINIMUM DIAMETER LATERAL PIPE FOR ALL MP-ROTATER ZONES WHERE OCCURS SHALL BE 3/4" SIZE.

IRRIGATION SYSTEM NOTES:

CONTRACTOR TO INSTALL LOW VOLUME, DRIP TYPE AUTOMATIC IRRIGATION SYSTEMS FOR ALL LEVEL LANDSCAPE PLANTED AREAS. RECOMMENDED SYSTEM EQUIPMENT INCLUDES RAIN BIRD XEB-BIRD 8 MULTI-OUTLET EMITTER MOUNTED ON SCH. 80 RISER AND DOUBLE SWING JOINT ASSEMBLY WITH RAINBIRD SUBTERRANEAN DRIP EMITTER BOX, RAINBIRD XFS SUBSURFACE INLINE DRIP TUBING (WHERE NEEDED 4' BELOW FINISH GRADE), FEBCO REDUCED PRESSURE VACUUM BREAKERS (1" SIZE), RAIN BIRD CONTROL ZONE KIT (XGZ-075-PRF) AND RAIN BIRD DV SERIES REMOTE CONTROL VALVES INSTALLED WITHIN STD. SIZE RECTANGULAR VALVE BOXES, WILKINS MODEL 850 FULL PORT BRASS BALL VALVES INSTALLED WITHIN STD. 10" DIA. VALVE BOXES AND HUNTER WEATHER-BASED CONTROLLERS (OR EQ.), CLASS 200 PVC LATERAL LINE BURIED 12" BELOW FINISH GRADE. SCHEDULE 40 PVC PRESSURE MAINLINE BURIED 18" BELOW FINISH GRADE. SCHEDULE 40 PVC SLEEVINGS TWICE LINE SIZE FOR WIRES UNDER PAVING (1" MIN. SIZE). CONTRACTOR SHALL VERIFY TYPE, SIZE AND LOCATION OF EXISTING WATER SERVICE LINE AND AVAILABLE PSI PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY AVAILABLE CONTROLLER POWER SOURCES AND FINAL LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

LANDSCAPE CONDITIONS:

1. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL ALL REQUIRED LANDSCAPE AND OBTAIN ALL REQUIRED INSPECTIONS. A NO FEE STREET TREE PERMIT SHALL BE OBTAINED FOR THE INSTALLATION, ESTABLISHMENT, AND ON-GOING MAINTENANCE OF ALL STREET TREES.
2. THE OWNER SHALL MAINTAIN ALL LANDSCAPE IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF NEW OR EXISTING TREES IS NOT PERMITTED. ALL TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
4. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE PERMITTEE OR SUBSEQUENT OWNER IS RESPONSIBLE TO REPAIR AND/OR REPLACE ANY LANDSCAPE IN KIND AND EQUIVALENT SIZE PER APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR PRIOR TO A CERTIFICATE OF OCCUPANCY.

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS/STOP SIGNS - 20 FEET  
 UNDERGROUND UTILITY LINES - 5 FEET  
 ABOVE GROUND STRUCTURES - 10 FEET  
 DRIVEWAYS (ENTRIES/EXITS) - 10 FEET  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET  
 SEWER LINES - 10 FEET  
 EACH TREE LOCATED ALONG A STREET SHALL HAVE A MINIMUM OF 40 SQUARE FEET OF AIR AND WATER PERMEABLE AREA WITH A MINIMUM DIMENSION OF 5 FEET, MEASURED FROM THE INSIDE FACE OF A CURB.

SPECIAL NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. EACH TREE LOCATED IN A VEHICULAR USE AREA OR ALONG A STREET SHALL HAVE A MINIMUM OF 40 SQUARE FEET OF AIR AND WATER PERMEABLE AREA WITH A MIN. DIMENSION OF 5 FEET, MEASURED FROM THE INSIDE FACE OF A CURB WHERE APPLICABLE.
3. A MINIMUM OF 40 SF. WITH A MINIMUM DIMENSION OF 5 FEET, SHALL BE PROVIDED FOR ALL TREES. ALL OTHER REQUIRED PLANTING AREAS SHALL BE GREATER THAN 30 SF. IN SIZE WITH A MINIMUM DIMENSION OF 3 FEET.
4. IRRIGATION: AN AUTOMATIC, ELECTRICALLY 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. EQUIPMENT FOR THIS PROJECT SHALL INCLUDE A WEATHER BASED CONTROLLER WITH RAIN SHUT-OFF DEVICE, REDUCED PRESSURE BACKFLOW PREVENTER, GATE VALVES, REMOTE CONTROL VALVES, QUICK COUPLER VALVE, INLINE DRIP TUBING, ADJUSTABLE BUBBLER HEADS, SCHEDULE 40 MAINLINE AND SLEEVING, AND CLASS 200 LATERAL LINE PIPING.
5. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:  
 A. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND THE DRIP LINE.  
 B. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.  
 C. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.  
 D. THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.  
 E. ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINTAS MANUFACTURED BY FLINTKOTE OR APPROVED EQUAL.  
 F. A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 6-IN OR GREATER IN DIAMETER.  
 G. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.  
 H. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

MAINTENANCE NOTES:

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

Above It All Design, Inc.  
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 (619) 595-9173  
 bkatz524@hotmail.com



DATE:	
CONCEPT PLAN	10/28/20
STUDIES	1/19/21
CITY 2 REVS.	2/1/21
CITY 3	3/16/21
ARCH. REVS	5/19/21
ARCH. REVS	8/10/21

CITY STANDARD NOTES

7946 PASEO DEL OCASO  
 LA JOLLA, CA 92037



**LEGEND LANDSCAPE DIAGRAM CALCS**

N/A SEE PLAN	PROPERTY/ SITE AREA 5,422.5 S.F.
	PLANTING AREA 1,465 S.F. + 187.5 (50% TURFCRETE S.F.) = 1,652.5 S.F.
	HARDSCAPE AREA 845 S.F. + 187.5 (50% TURFCRETE S.F.) = 1,032.5 S.F.
	TURFCRETE DRIVEWAY 975 S.F.

CALCULATION:  $\frac{1,652.5 \text{ S.F. (P.A.)}}{5,422.5 \text{ S.F. (SITE AREA)}} = 30\%$

CALCULATION DOES NOT INCLUDE PLANTING AREAS IN R.O.W.

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LANDSCAPE AREA  
DIAGRAM

7946 PASEO DEL OCASO  
LA JOLLA, CA 92037

SEE SHEET LCP-1 FOR LANDSCAPE CONCEPT PLAN & ADDITIONAL SITE INFORMATION

NOTES:

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CITY OF SAN DIEGO WATER BUDGET CALCULATIONS:



**WATER BUDGET LANDSCAPE WORKSHEET**

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: GALLAGHER RESIDENCE Project #: \_\_\_\_\_  
 Project Address: 7946 PASEO DEL OCASO LA JOLLA, CA 92037  
 Individual/Business Completing the Worksheet: BRIAN L. KATZ  
 Phone Number: 619-995-9113

**I. DEFINITIONS:**

**Estimated Total Water Use (ETWU):** The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

**Evapotranspiration:** The quantity of water as measured in average inches per year that evaporated from adjacent soil surfaces and transpired by plants during a specific time period. (Evapotranspiration data may be found at [www.cimms.water.ca.gov](http://www.cimms.water.ca.gov). You may obtain a free password from the Department of Water Resources. The site also holds an abundance of informational links and complete instructions.)

**Evapotranspiration Adjustment Factor (ETAF):** A factor that when applied to reference evapotranspiration adjusts for plant water requirements and irrigation efficiencies, two major influences on the amount of water that is required for a healthy landscape.

**Hydrozone:** A section or zone of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of manmade water features (see LDM Section 1.8) are included in the high water use hydrozone, and the surface area of artificial turf and temporary irrigation is included in the low water use hydrozone.

**Irrigation Audit:** An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes:

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**Legend for Estimated Total Water Use (ETWU) Calculation Formula**

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area (square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
1	1	TBD	.2	195	DRIP	.81	11.9%
1	2	TBD	.4	1,210	DRIP	.81	68.2%
1	3	TBD	.7	15	DRIP	.81	0.4%
1	4	TBD	.1	340	NONE	1.0	14.7%
<b>Total</b>							<b>100%</b>

NOTE: HYDROZONE AREA S.F. INCLUDES PLANTERS IN R.O.W.

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**Legend for MAWA Water Budget Calculation Formula**

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year); see Table 6 or ETo Map
0.62	Conversion factor to gallons
ETAF	Evapotranspiration Adjustment Factor 0.45 for residential landscape areas; 0.45 for non-residential landscape areas
LA	Landscape Area (square feet)
1-ETAF	Additional Evapotranspiration Adjustment Factor for Special Landscape Areas and Reclaimed Water
SLA	Special Landscape Area (square feet)

In the calculation below provide the values for the water budget calculation used for the proposed project. The ETo for the calculation may be based on the precise location of the project using the ETo Map or based on the ETo for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

ETo=40.0 (LA JOLLA)

MAWA Water Budget calculation = (ETo)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] = gallons per year

MAWA = 40.0 (0.62) [(0.55)(1,760) + (1-0.55)(0)]  
 MAWA = (24.8)(968+0)  
 MAWA = 24,006 GAL/YR

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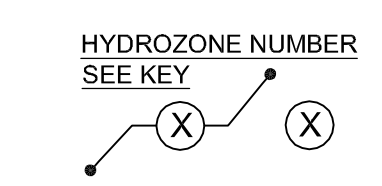
Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. The total ETWU cannot exceed the total Water Budget-MAWA.

Controller No.	ETWU [(ETo)(0.62)] [(PF+HA)/IE + SLA]	Result in Gallons per Year
1	(40.0)(0.62) [(2 X .95)/.81] + 0	1194
1	(40.0)(0.62) [(4 X 1.210)/.81] + 0	14,818.8
1	(40.0)(0.62) [(7 X .15)/.81] + 0	321.5
1	(40.0)(0.62) [(1 X 340)/1.0] + 0	843.2
<b>Total ETWU gallons per year</b>		<b>17,178</b>

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**HYDROZONE KEY (POC 1)**

HYDROZONE #	VALVES	PLANTING DESCRIPTION	HYDROZONE CATEGORY	HYDROZONE PLANT FACTOR	HYDROZONE S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY
1	TBD	TURFCRETE (50%) & BETWEEN STEPPERS (DYMONDIA G.C.)	LOW WATER USE	.2	195	DRIP	.81
2	TBD	TREES, SHRUBS, & G.C. (INCLUDES R.O.W.)	MOD WATER USE	.4	1,210	DRIP	.81
3	TBD	BANANA TREE	HIGH WATER USE	.7	15	DRIP	.81
4	TBD	NON-IRRIGATED G.C. (GRAVEL, D.G. ETC)	LOW WATER USE	.1	340	NONE	1.0



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HYDROZONE AREA  
 DIAGRAM/ CALCS.

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 LA JOLLA, CA 92037

LCP-4