



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 13, 2021 REPORT NO. HO-21-051

HEARING DATE: October 20, 2021

SUBJECT: Pfister Residence, Process Three Decision

PROJECT NUMBER: [684563](#)

OWNER/APPLICANT: Pfister Family Trust, Owner / Atlantis Group, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve demolition of an existing 2,728 square-foot, single family residence with accessory structures (6051 Folsom Drive), consolidation of two lots at 6031 and 6051 Folsom Drive, and construction of a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet within the La Jolla Community Plan area?

### Staff Recommendation:

1. Adopt Mitigated Negative Declaration No. 684563 with the Mitigation, Monitoring, and Reporting Program; and
2. Approve Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353.

Community Planning Group Recommendation: On June 3, 2021, the La Jolla Community Planning Association recommended 15-0-1 to support the project (Attachment 7).

Environmental Review: A Mitigated Negative Declaration has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines that addresses potential impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented that will reduce potential impacts to below a level of significance.

## BACKGROUND

The 0.54-acre site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla community. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The site is in the RS-1-7 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and contains Environmentally Sensitive Lands (sensitive biological resources) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas (Attachments 1-3).

On September 24, 2020, the Historical Resources Board determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria (Attachment 8).

Pursuant to San Diego Municipal Code (SDMC) Section [126.0702](#), a Coastal Development Permit is required for all coastal development of a premises within the Coastal Overlay Zone. Pursuant to SDMC Section [143.0110](#), a project that contains Environmentally Sensitive Lands (sensitive biological resources) within the Coastal Overlay Zone requires a Process Three, Site Development Permit. 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.

## DISCUSSION

The project includes demolishing the existing single-family residence with accessory structures located at 6051 Folsom Drive, consolidating the two lots at 6031 and 6051 Folsom Drive, and construction of a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet. The project was designed to comply with all of the development standards required by the underlying RS-1-7 Zone, including height (26 feet 9¾ inches) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (.27) that is below the .45 maximum requirement. No deviations or variances are required.

The project site is designated as Low-Density Single Family Residential (5 to 9 dwelling units per acre), and the project conforms with the prescribed density. The project is compatible with the surrounding residential land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas and maintaining the existing 30-foot height limit of single dwelling unit zones. The project is also consistent with the Community Plan policies that address hardscape and landscape to preserve the community character through plantings, pavement types, and colors and materials. The project site, which is located approximately half-mile east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan.

The project does not adversely impact environmentally sensitive lands. The site at 6051 Folsom Drive site is developed with a single family residence and 6031 Folsom Drive is vacant and previously graded. The site is not adjacent to Multi Habitat Planning Area lands, nor is the site in a Special Flood

Hazard Area or designated floodway. The site is in a high fire severity zone and includes a permit condition that requires implementing a Brush Management Program. A Mitigation Monitoring and Reporting Program will also be implemented for archaeological resources that will reduce any potential impacts to less than significant. A geotechnical investigation for the site determined that the project is not located within an Alquist-Priolo Fault Zone and will implement engineering design and standard construction practices to ensure that any potential impacts remain less than significant.

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 includes obtaining an Encroachment Maintenance Removal Agreement for improvements in the public right-of-way; assure by permit and bond the construction of a City standard driveway, curb and gutter along the property frontage on Folsom Drive; all proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code; require that excavated material be exported to a legal disposal site; maintenance of all landscape improvements; requiring a geotechnical report to address the construction plans during the ministerial phase; and implementing storm water construction best management practices.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code and SDMC. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

#### ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 684563 with the Mitigation, Monitoring, and Reporting Program, and approve Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353, with modifications.
2. Deny Mitigated Negative Declaration No. 684563 with the Mitigation, Monitoring, and Reporting Program, and deny Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353, if the findings required to approve the project cannot be affirmed.

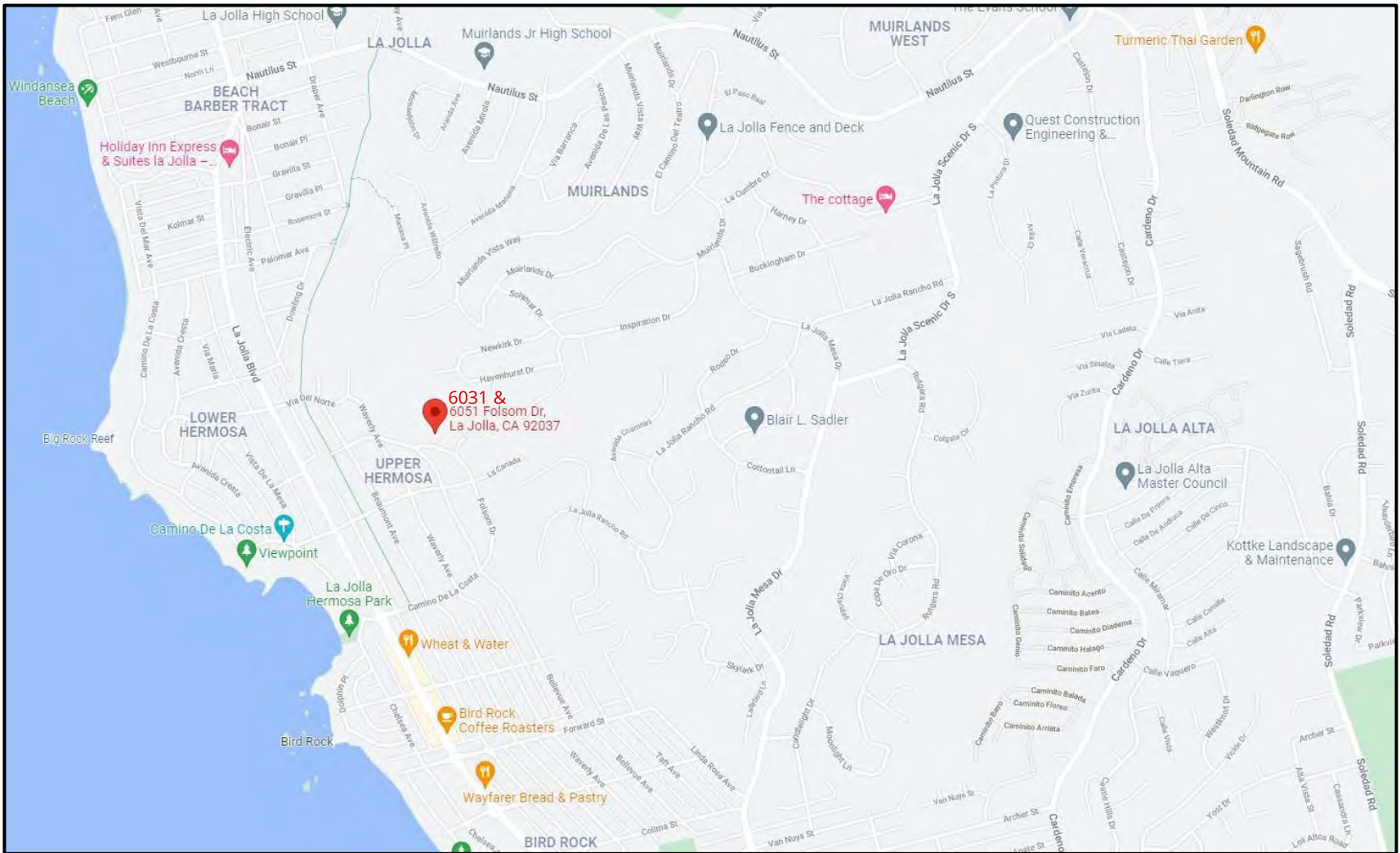
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Xavier Del Valle', is written over a horizontal line.

Xavier Del Valle, Development Project Manager

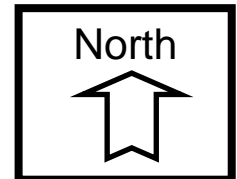
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Association Recommendation
8. Historical Resources Board Determination Letter
9. Ownership Disclosure Statement
10. Project Plans



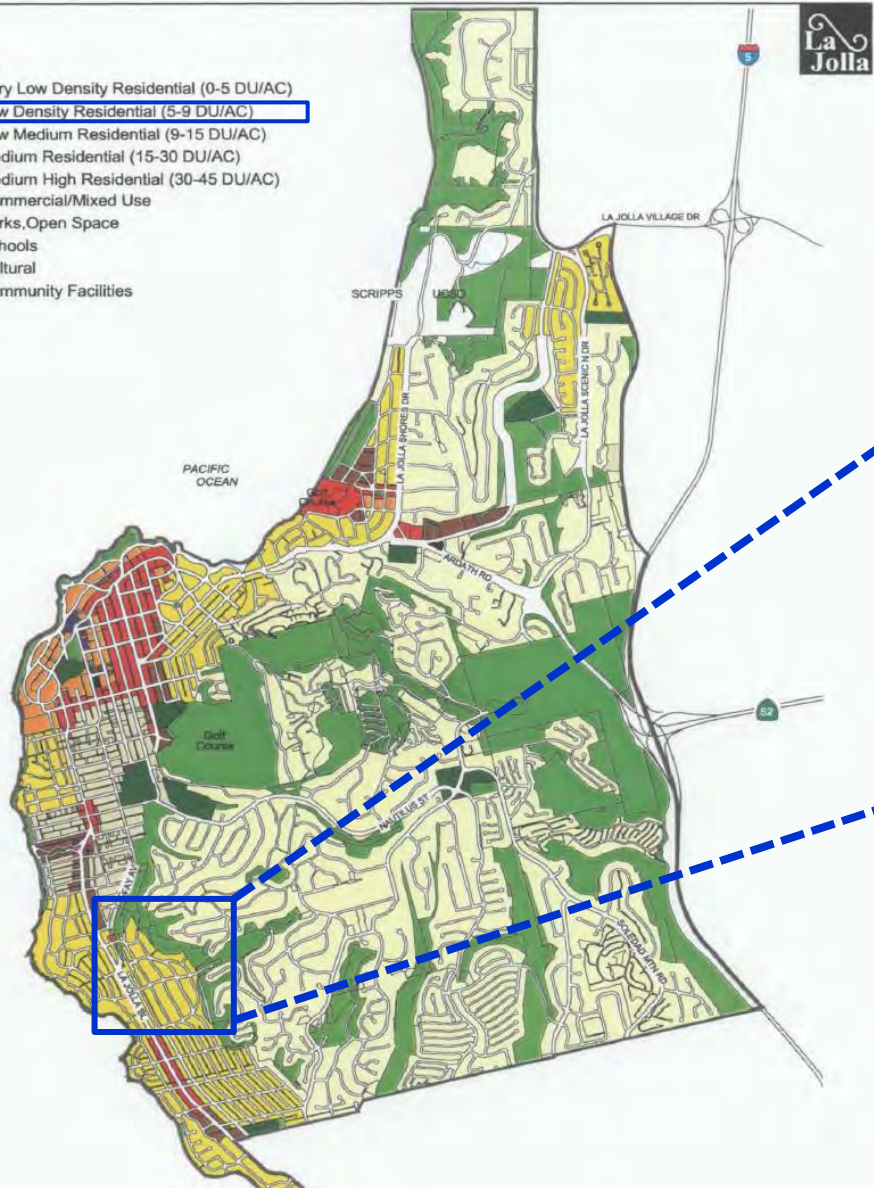
## Project Location Map

Pfister Residence  
Project No. 684563 – 6031 and 6051 Folsom Drive

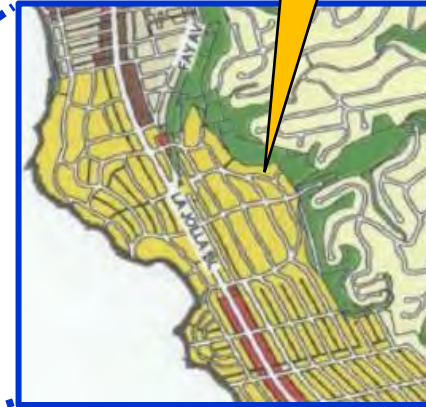


- Legend
- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)**
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities

La Jolla



**Project Site**



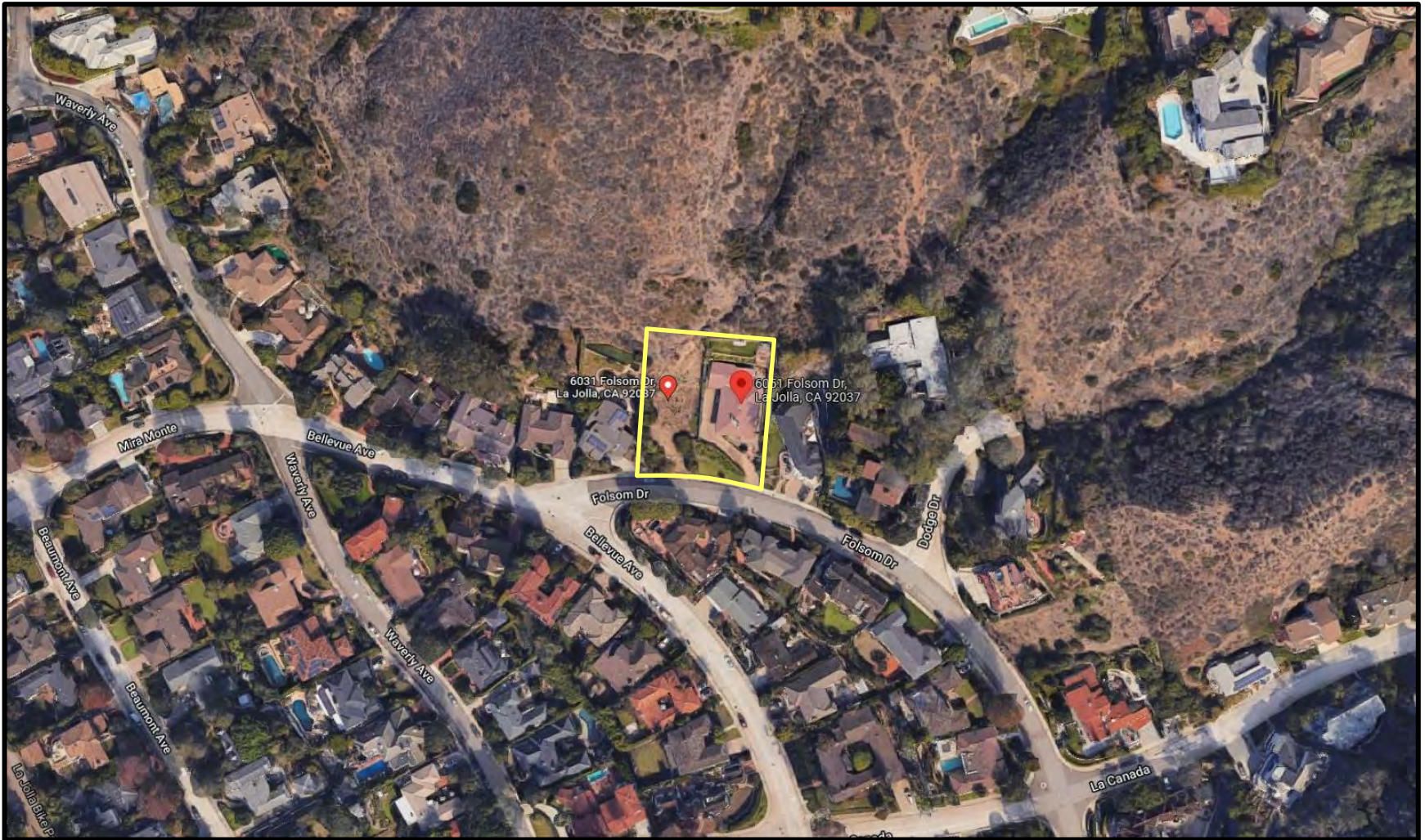
## Land Use Map

Pfister Residence

Project No. 684563 - 6031 and 6051 Folsom Drive

North

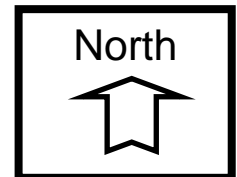




## Aerial Photograph

Pfister Residence

Project No. 684563 - 6031 and 6051 Folsom Drive



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

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

WHEREAS, on October 20, 2021, THE PFISTER FAMILY TRUST, submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the Pfister Residence (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. 684563 (Declaration) prepared for the 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.

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

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

**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM**

COASTAL DEVELOPMENT PERMIT NO. 2531069

SITE DEVELOPMENT PERMIT 2574353

PROJECT NO. 684563

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. 684563 shall be made conditions of Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353 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) #684563 and /or Environmental Document #684563, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

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

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

**None Required**

**4. MONITORING EXHIBITS**

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

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

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

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

**HISTORICAL RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING**

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

**A. Entitlements Plan Check**

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the

requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

- B. Letters of Qualification have been submitted to ADD
  - 1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
  - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
  - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

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

- A. Verification of Records Search
  - 1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
  - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
  - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
  - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
    - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
  - 2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)  
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
  - 3. Identify Areas to be Monitored  
Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored

including the delineation of grading/excavation limits.

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

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

4. When Monitoring Will Occur

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

5. Approval of AME and Construction Schedule

After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

### III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

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

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging,

trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

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

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

#### IV. Discovery of Human Remains

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

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

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

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

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.
  - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV 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.

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. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2531069  
SITE DEVELOPMENT PERMIT 2574353  
**PFISTER RESIDENCE - PROJECT NO. 684563 (MMRP)**

WHEREAS, the PFISTER FAMILY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish a single-family residence, consolidate two lots and construct a new single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353), on portions of a 0.54-acre site;

WHEREAS, the site is located at 6031 and 6051 Folsom Drive and is in the RS-1-7 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and contains Environmentally Sensitive Lands (sensitive biological resources) within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lots 15 and 16 in Block 34 of La Jolla Hermosa Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2055, filed in the Office of the County Recorder of San Diego County, September 15, 1927;

WHEREAS, on October 20, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353:

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

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

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive is developed with an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project site, which is located approximately half-mile east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. The project will enhance and protect public views since the project was designed to comply with all of the development standards required by the underlying RS-1-7 Zone. No deviations or variances are required. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive is developed with an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project does not adversely impact environmentally sensitive lands. The site at 6051 Folsom Drive site is developed with a single family residence and 6031 Folsom

Drive is vacant and previously graded. The site is not adjacent to Multi Habitat Planning Area lands, nor is the site in a Special Flood Hazard Area or designated floodway. The site is in a high fire severity zone and includes a permit condition that requires implementing a Brush Management Program. A Mitigation Monitoring and Reporting Program will also be implemented for archaeological resources that will reduce any potential impacts to less than significant. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. On September 24, 2020, the Historical Resources Board determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project includes demolishing the existing single-family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet. The project was designed to comply with all of the development standards required by the underlying RS-1-7 Zone, including height (26 feet 9¾ inches) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (.27) that is below the .45 maximum requirement. No deviations or variances are required.

The project site is designated as Low-Density Single Family Residential (5 to 9 dwelling units per acre), and the project conforms with the prescribed density. The project is compatible with the surrounding residential land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas and maintaining the existing 30-foot height limit of single dwelling unit zones. The project is also consistent with the Community Plan policies that address hardscape and landscape to preserve the community character through plantings, pavement types, and colors and materials.

The project site, which is located approximately half-mile east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. Therefore, 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.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single-family residence and accessory structures, consolidating the two lots, and construction of a new two story, 6,256 square-foot single-family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project site, which is located approximately half-mile mile east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. The project site not located within a coastal bluff or shoreline and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

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

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. On September 24, 2020, the Historical Resources Board determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project includes demolishing the existing single-family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single-family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet. The project site is designated as Low-Density Single Family Residential (5 to 9 dwelling units per acre), and the project conforms with the prescribed density. The project is compatible with the surrounding residential land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas and maintaining the existing 30-foot height limit of single dwelling unit zones. The project complies with all of the development standards required by the underlying

RS-1-7 Zone, including height (26 feet 9¾ inches) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (.27) that is below the .45 maximum requirement. The project is also consistent with the Community Plan policies that address hardscape and landscape to preserve the community character through plantings, pavement types, and colors and materials.

The project site, which is located approximately half-mile east of the Pacific Ocean, is not located within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence with accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The proposed project will not be detrimental to the public health, safety, and welfare. The site at 6051 Folsom Drive site is developed with a single family residence and 6031 Folsom Drive is vacant and previously graded. The site is not located in a Special Flood Hazard Area or designated floodway. The site is in a high fire severity zone and includes a permit condition that requires implementing a Brush Management Program. A geotechnical investigation for the site determined that the project is not located within an Alquist-Priolo Fault Zone and the project will implement engineering design and standard construction practices to ensure that any potential impacts remain less than significant.

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 includes obtaining an Encroachment Maintenance Removal Agreement for improvements in the public right-of-way; assure by permit and bond the construction of a City standard driveway, curb and gutter along the property frontage on Folsom Drive; all proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code; require that excavated material be exported to a legal disposal site; maintenance of all landscape improvements; requiring a geotechnical report to address the construction plans; and implementing storm water construction best management practices. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project was designed to comply with all of the development standards required by the underlying RS-1-7 Zone, including height (26 feet 9¾ inches) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (.27) that is below the .45 maximum requirement. No deviations or variances are required. Therefore, the project will comply with the regulations of the Land Development Code.

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

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project does not adversely impact environmentally sensitive lands. The site at 6051 Folsom Drive site is developed with a single family residence and 6031 Folsom Drive is vacant and previously graded. The site is not adjacent to Multi Habitat Planning Area lands, nor is the site in a Special Flood Hazard Area or designated floodway. The site is in a high fire severity zone and includes a permit condition that requires implementing a Brush Management Program. A geotechnical investigation for the site determined that the project is not located within an Alquist-Priolo Fault Zone and will implement engineering design and standard construction practices to ensure that any potential impacts remain less than significant.

The project was also designed to comply with all of the development standards required by the underlying RS-1-7 Zone, including height (26 feet 9¾ inches) that is

below the 30-foot height limit, density, building setbacks, and floor area ratio (.27) that is below the .45 maximum requirement. No deviations or variances are required. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The site at 6051 Folsom Drive site is developed with a single family residence and 6031 Folsom Drive is vacant and previously graded. The site is not in a Special Flood Hazard Area or designated floodway. The site is in a high fire severity zone and includes a permit condition that requires implementing a Brush Management Program. A geotechnical investigation for the site determined that the project is not located within an Alquist-Priolo Fault Zone and will implement engineering design and standard construction practices to ensure that any potential impacts remain less than significant. Therefore, the proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project does not adversely impact environmentally sensitive lands. The site at 6051 Folsom Drive site is developed with a single family residence and 6031 Folsom Drive is vacant and previously graded. The site is not adjacent to Multi Habitat Planning Area lands, nor is the site in a Special Flood Hazard Area or designated

floodway. The site is in a high fire severity zone and includes a permit condition that requires implementing a Brush Management Program. A geotechnical investigation for the site determined that the project is not located within an Alquist-Priolo Fault Zone and will implement engineering design and standard construction practices to ensure that any potential impacts remain less than significant.

The project was also designed to comply with all of the development standards required by the underlying RS-1-7 Zone, including height (26 feet 9¾ inches) that is below the 30-foot height limit, density, building setbacks, and floor area ratio (.27) that is below the .45 maximum requirement. No deviations or variances are required. Therefore, the proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence with accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project does not adversely impact environmentally sensitive lands. The site at 6051 Folsom Drive site is developed with a single family residence and 6031 Folsom Drive is vacant and previously graded. The site is not adjacent to Multi Habitat Planning Area lands, nor is the site in a Special Flood Hazard Area or designated floodway. The site is not subject to the Vernal Pool Habitat Conservation Plan, and no vernal pools are located on or adjacent to the project site. Therefore, the proposed development will be consistent with the City's Multiple Species Conservation Program Subarea Plan and Vernal Pool Habitat Conservation Plan.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The project site, which is located approximately a half mile east of the Pacific Ocean and is not located adjacent to a beach or shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project site is located at 6031 and 6051 Folsom Drive within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site at 6051 Folsom Drive has an existing 2,728 square-foot, single family residence with accessory structures, and 6031 Folsom Drive is vacant and previously graded. The project includes demolishing the existing single family residence and accessory structures and consolidating the two lots to construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet.

The site is in a high fire severity zone and includes a permit condition that requires implementing a Brush Management Program. A Mitigation Monitoring and Reporting Program will also be implemented for archaeological resources that will reduce any potential impacts to less than significant. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonable related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on October 20, 2021  
IO#: 24008852

**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: 24008852

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2531069

SITE DEVELOPMENT PERMIT 2574353

**PFISTER RESIDENCE PROJECT NO. 684563 (MMRP)**

HEARING OFFICER

This Coastal Development Permit No. 2531069 and Site Development Permit No. 2574353 is granted by the Hearing Officer of the City of San Diego to THE PFISTER FAMILY TRUST, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0505. The 0.54-acre site is located at 6031 and 6051 Folsom Drive and is in the RS-1-7 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and contains Environmentally Sensitive Lands (sensitive biological resources) within the La Jolla Community Plan area. The project site is legally described as: Lots 15 and 16 in Block 34 of La Jolla Hermosa Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2055, filed in the Office of the County Recorder of San Diego County, September 15, 1927.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a single-family residence, consolidate two lots and construct a new single-family residence, as 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. Demolishing an existing 2,728 square-foot, single family residence with accessory structures (6051 Folsom Drive), consolidate two lots at 6031 and 6051 Folsom Drive, and construct a new two story, 6,256 square-foot single family residence over a 2,260 square-foot below grade parking garage for a total of 8,525 square feet; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 3, 2024.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until the Owner/Permittee signs and returns the Permit to the Development Services Department and the Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

12. The mitigation measures specified in the **MMRP** and outlined in **MITIGATED NEGATIVE DECLARATION NO. 684563**, shall be noted on the construction plans and specifications under the heading **ENVIRONMENTAL MITIGATION REQUIREMENTS**.

13. The Owner/Permittee shall comply with the **MMRP** as specified in **MITIGATED NEGATIVE DECLARATION NO. 684563**, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the **MMRP** shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the **MMRP** shall be implemented for the following issue areas: Cultural Resources (Archeology) and Tribal Cultural Resources.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the curb outlet, landscape, and irrigations located within the public right-of-way, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveway on Folsom Drive and install a City standard curb, gutter and sidewalk, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the installation of a new 12-foot wide City standard driveway on Folsom Drive, satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged sidewalk with a City standard sidewalk along the property frontage on Folsom Drive, satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb and gutter with a City standard curb and gutter along the property frontage on Folsom Drive, satisfactory to the City Engineer.
20. The project proposes to export 3,900 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
21. The proposed drainage system as shown on the site plan is private and subject to approval by the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the proposed grading. All grading shall conform to the requirements of the San Diego Municipal Code, satisfactory to the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
24. Prior to the issuance of any building permits, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer based on the Storm Water Standards in effect at the time of the construction permit issuance.

**LANDSCAPE REQUIREMENTS:**

25. Prior to issuance of any construction permits, the Owner/Permittee shall submit for Development Services Department 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.

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

27. 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.

28. 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.

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

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

30. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

- a) The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under SDMC Sections 142.0412(f), 142.0412(i), and 142.0412(j). Zone One shall range from 15 feet to 20 feet in width with a corresponding Zone Two of 75 feet to 80 feet in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the

full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

- b) Prior to issuance of any construction permits, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
- c) Prior to issuance of any construction permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City's Landscape Regulations and the Landscape Standards.
- d) In Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to the Fire Marshal approval.
- e) The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**GEOLOGY REQUIREMENTS:**

31. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit an addendum geotechnical investigation report that specifically addresses the proposed construction plans. The addendum geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services.

**PLANNING/DESIGN REQUIREMENTS:**

32. 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.

33. 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 buildings 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. 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.

**WATER AND SEWER DEVELOPMENT REQUIREMENTS:**

34. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

35. Owner/Permittee Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

36. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

37. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**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 [Approved Resolution Number].

**ATTACHMENT 6**

Coastal Development Permit No. 2531069  
Site Development Permit No. 2574353  
October 20, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
Development Project Manager

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

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**PFISTER FAMILY TRUST  
OWNER/PERMITTEE**

By \_\_\_\_\_  
Irwin H. Pfister

By \_\_\_\_\_  
Maryanne C. Pfister

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

# La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038

<https://lajollacpa.org>

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

## Final Minutes

## Trustee Meeting

3 June 2021, 6pm

President: Diane Kane

1st Vice President: Greg Jackson

2nd Vice President: Brian Will

Secretary: Suzanne Weissman

Treasurer: Bob Steck

Regular Monthly Meetings: 1st Thursday, LJ Recreation Center, 615 Prospect St  
(Meetings are being held online during the pandemic health emergency)

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

**Materials:** <https://lajollacpa.org/ljcpa-trustee-meeting-6-3-2021-materials-comments/>

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

**Refer to projects or issues, not to applicants or opponents.** For action items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by roll call or show of hands.

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

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

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

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

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

**Quorum Present:** Ahern, Boyden, Costello, Courtney, Hostomska, Ish, Jackson, Kane, Manno, Neil, Rasmussen, Rudick, Shannon, Steck, Weiss, Weissman **Absent:** Davidson, Will

### 1 Call to Order (6:00pm, action items)

#### 1.1 Approve Agenda (action)

**Motion:** Approve Agenda: (Jackson/Neil) Vote: Unanimous, Chair abstains, Motion carries.

#### 1.2 Approve Minutes (action)

**Motion:** Approve Minutes: (Jackson/Boyden) Vote: Unanimous, Chair abstains, Motion carries.

#### 1.3 Nominate & Elect Treasurer (action)

Dave Ish nominates Larry Davidson for Treasurer (Ish/Costello) **Vote:** Unanimous,

**Larry Davidson approved as Treasurer.**

### 2 Non-Agenda Public Comment (information only)

*Opportunity for public to speak on matters not on the agenda, 2 minutes or less. No votes or action unless properly noticed at least 72 hours in advance.*

**Merten:** DSD has failed to comply with the Land Development Code by issuing construction permits without Coastal Development Permits required by the Code and for issuing construction permits for projects that clearly violate the Municipal Code. Examples are contained in a letter I sent to you recently. I request that you place on a future meeting agenda a discussion on what you, as a planning group, should do to protect La Jolla and our city from DSD's failure to comply with the LDC.

**Kane:** I would like to add that to the July agenda. I have found additional examples; the Coastal View Overlook Committee has found a lot of discrepancies with that program. It

appears that Code Compliance has been systematically dismantled over the last 10 years, a systematic failure of Government that demands some response from our officials. I would like some investigation from this group and support for raising the issue at the Community Planners Committee to see what other groups are experiencing.

**Sally Miller:** I feel it is a horrendous idea to allow any private business to commandeer our public land for their profit. The proposal put forth by Whisk & Ladle and Puesto to take over parking for a 'plaza' in front of their businesses is selfish. Previously we have held valet parking spaces to row to four spaces. If this project passes more restaurants will follow with a domino effect.

### **3 Consent Agenda (consolidated action item)**

The Consent Agenda enables LJCPA to ratify recommendations from joint Committees or Boards that findings CAN or CANNOT be made. Those recommendations thereby become LJCPA's. The public may comment on consent items, but there is no presentation or debate. Anyone may request a consent item be pulled for full discussion by LJCPA at a subsequent meeting.

#### **3.1 Cuvier St Vacation (679621, Williams) pulled**

(Process 5) Cuvier Street right-of-way vacation, CDP, and lot-line adjustment located south of Prospect Street, next to the La Jolla Recreational Center (615 Prospect) and The Bishop's School. The site is located in the LJPd-6 and OP-1-1 Zones, and Coastal (Non-appealable-2) Overlay zone within the La Jolla Community Plan and CD 1.

- **DPR 5/11/21: findings CAN be made, 5-0-2**
- **T&T 5/19/21: APPROVE the proposed vacation of Cuvier St and the redistribution of diagonal parking spaces on Prospect Street and La Jolla Blvd, 10-0-0**

#### **3.2 6309 Hartley Dr (675657, Ragan/Hayer)**

(Process 2) Coastal Development Permit for a proposed detached 911-square-foot Accessory Dwelling Unit with covered patio for an existing single-family residence located 6309 Hartley Drive. The 0.9-acre site is in the RS-1-2 Zone and Coastal (Non-Appealable) Overlay Zone, within the La Jolla Community Plan area and CD 1.

- **DPR 5/18/21: findings CAN be made, 7-0-1**

#### **3.3 6031/6051 Folsom Dr (684563, Temple/Crocker)**

(Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single family residence and consolidate two lots located at 6031 and 6051 Folsom Drive for the construction of a new 2 story single family residence over a new below grade parking garage for a total of 8,409-sf. The 0.54-acre site contains ESL and is in the RS-1-7 zone. *(Applicant note: the total floor area comprises 6,457 sq ft GFA plus 1,952 sq ft of basement.)*

- **DPR 5/18/21: findings CAN be made, 7-0-1**

#### **3.4 La Jolla Blvd Pedestrian Safety (Parker)**

Accept the LJ Blvd Pedestrian Safety Subcommittee Report and Recommendations regarding pedestrian safety and enhancements on La Jolla Boulevard and forward to the City for review and implementation.

- **T&T 5/19/21: APPROVE, 9-0-0**

### **3.5 Roundabout by “The Cross” (Issakov)**

Recommend the City move forward with the installation of a Roundabout at the Intersection of La Jolla Scenic Dr South/Via Capri/Soledad Park Rd as funding becomes available

- **T&T 5/19/21: APPROVE, 9-0-0**

3.1 Pulled

3.5 Pulled by Courtney

**Motion:** Approve items 3.2, 3.3, 3.4 (Jackson/Courtney) **Vote:** Unanimous, Chair abstains, Motion carries

## **4 Elected Officials, Agencies & Other Entity Representatives**

**4.1 Council 1 (Joe LaCava):** Steve Hadley, 619-236-6611, [srhadley@sandiego.gov](mailto:srhadley@sandiego.gov)

**Hadley:** No report. I am here for questions.

**4.2 SD Mayor’s Office (Todd Gloria):** Matt Griffith, [griffithm@sandiego.gov](mailto:griffithm@sandiego.gov) not present

**4.3 Assembly 78 (Chris Ward):** Rachel Granadino, 619-413-0674, [rachel.granadino@asm.ca.gov](mailto:rachel.granadino@asm.ca.gov)

**Granadino:** Assembly member Ward was appointed Majority Whip in the Assembly. Many bills are on the way to the Senate. Visit our website for a complete list of our legislative package. If you have any issues with any state related agencies, feel free to send an email to me.

**Kane:** Can you give a brief description of housing related bills put forth by Assembly Member Ward?

**Granadino:**

- AB 482 extends sunset date of legis. enacted in 2017 which authorized housing authorities in City of SD and County of Santa Clara to develop mixed income housing including middle income individuals.
- AB 500 requires local governments to amend their local coastal programs by a specified date to identify circumstances and locations under which ADU's, Jr.ADU's, and supportive housing projects would be exempt or would qualify for waiver of CDP. It also returns Coastal Commission's statutory authority to provide affordable housing for low and moderate income individuals in Coastal Zone.

- AB 724 requires relevant state agencies to establish by Jan. 1, 2023, an expedited track for local governments cities, counties, and established continuum of care entities to receive funding when approved for homelessness services.

**Rasmussen:** How does Mr. Ward feel about downzoning as a means of densification?

**Reply:** I can't answer; please send questions to me.

**Costello:** Ask Mr. Ward about people leaving state due to high taxes required to fund these many programs.

**4.4 Senate 39 (Toni Atkins):** Cole Reed, 619-645-3133, [cole.reed@sen.ca.gov](mailto:cole.reed@sen.ca.gov) see below

**4.5 SD Planning:** Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov) not present

**4.6 UCSD Planning:** Anu Delouri, 858-610-0376, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu) not present

## **5 Policy Discussions & Reviews (action items as noted)**

### **5.1 TIME CERTAIN 7PM**

#### **Proposed housing-related State legislation, especially SB9 (Sen. Atkins) (action)**

**Atkins:** Let me begin with some context. Housing has always been an Issue. I have wanted to help CA residents achieve homeownership. We need 1.8 million homes to meet our own housing demand; we build about 80,000 per year. Most of the work I have done has been about funding, subsidizing low-income affordable housing in urban core. Housing prices, homelessness and housing insecurity continue to increase. SB9 incorporates concerns from similar bill last year and builds on ADU law:

- It streamlines process for homeowners to create a duplex or subdivide existing lot.
- It benefits homeowners, not investors, prevents profiteers from evicting tenants by excluding properties where tenant has resided in last 3 years, removes issue of speculation by investors.
- It has established a maximum number of units allowing no more than 4 units on a single-family lot. Currently a sf parcel can allow 3 units; this adds one more unit.
- It protects historic districts, preserves environmental quality and the look of communities, prevents tenants from being displaced.
- It provides opportunities for the 'missing middle.'
- Not every lot is conducive for this; not everyone will want to turn their home into a duplex.
- It considers single-family neighborhoods for character, setbacks, FAR's, height to comply with local ordinances. Prohibits development of small lot subdivisions, ministerial lot splits on adjacent lots by the same individual; will not be a tool for investors.

- Excludes very high fire hazard severity zones, prime agricultural land, hazard waste sites, earthquake, and flood zones.
- It supports increasing production, respects neighborhood character, provides homeownership opportunities for family use.

**Merten:** A zoning ordinance is a covenant between Government and the people. People work for years to achieve homeownership in a single-family neighborhood. Changes in zoning covenants should only be made by the government with the consent and a vote of the people. Additional housing units should be constructed in existing underdeveloped multi-family zones in accordance with existing zoning regs. **Reply:** We have looked at underdeveloped multifamily, but we still have not produced enough housing to accommodate people who want to live here. Zoning is a function of state and local government with goal that it be a partnership. We are looking at all options.

**Jackson:** We have had bad experiences in LJ with quality of ministerial approvals. Folks downtown exercise ministerial approvals in situations when they should not or incorrectly, or in ways that do not serve the community. SB 9 moves many things to ministerial review and that is worrisome. Also we found a lot of unused capacity in LJ where existing zoning permits more housing than is there now. We hope that you investigate why this existing capacity is not being used effectively. **Reply:** I would like to hear examples of ministerial approval issues. I have heard complaints about DSD as long as I have been in SD. Mayor Todd Gloria now has responsibility to oversee DSD and Planning. I want to be a partner able to provide resources to communities to do things the right way. I will have conversation with him again. I understand trust issues with communities; I will take a look.

**Kane:** The ADU ordinance is working well in LJ because it requires a CDP and comes to the community for review. People adding ADU's are homeowners who have lived in LJ a long time and are building units for family members. Units are high quality, architect designed. Community input helps get high quality development. What will ensure that the property is affordable when built? **Reply:** SB9 is part of a package of bills; it will not solve every problem. Production does help over time with costs. Some bills for larger projects do have a percentage requirement for affordable housing. Smaller units will cost less.

**Boyden:** Ministerial review will not consider neighborhood character. Planning Commission will not pay attention to our Community Plan

**Courtney:** Clarify maximum number of units on single-family lot. **Reply:** only 4 total, 2 and 2 on one single-family lot. Cannot do a duplex and ADU on one split lot. There are also minimum lot sizes.

**Atkins:** In response to concerns about density, loss of local control, parking, not every homeowner will take this opportunity to split lot and build duplexes. We are not restricting local jurisdictions from addressing issues such as need for parking, requirements for affordable units and other items related to local characteristics. I appreciate the work you do; I take your concerns seriously. I want to continue to work

with you. The big crisis in CA is the lack of housing. We don't have enough affordable housing to attract workers in many fields.

**Kane:** Can your staff send us a list of things that allow for community control? **Reply:** I will have Deanna in our office and Cole get you that information.

*Further discussion after Senator Atkins left*

**Wampler:** How will this build intergenerational wealth for homeowners rather than speculative builders acquiring the property, splitting the lot, building 4 units and selling for a profit? The Sunshine factor will bring investment and high costs. Have they considered how much of SD housing stock is already owned by corporations, investors, Air B&B?

**Rick Kent:** I am concerned about affordability for teachers, firefighters etc. who cannot afford to live in the community they serve. I question if a blanket bill across the whole state changing everyone's zoning will do that. More units may bring prices down temporarily, demand will increase and soon prices will rise again to establish a new equilibrium.

**Fitzgerald.** This will mean commercialization and densification of single-family neighborhoods. Single-family owners or their heirs will sell to highest bidder and single-family neighborhoods will become multi-family.

**Kane:** Increasing supply to meet demand will only increase demand. There is unlimited demand for coastal property. Applying law statewide is draconian, an assault on local control, zoning, and planning.

**Rasmussen:** Currently a 6,000 sf. lot can be split into 2 3,000 sf. lots with one unit and an ADU on each. That is 4 units. How is SB9 different?

**Shannon:** Adding more homes will bring more people, congestion without necessary infrastructure.

**Costello:** This is an action item. I move we send a letter of nonsupport opposing this bill including comments made tonight. Manno 2<sup>nd</sup>.

**Kane:** In the interest of time should we draft letter and get ratification later?

**Emerson:** We need to send to heads of appropriate committees in the Assembly as well as Atkins. Assembly can amend; speed is important.

**Jackson:** Have President designate group of no more than 3 people to summarize points made tonight and write letter on our behalf to all necessary parties in the assembly, Senator Atkins, and the Governor. We do not have time to draft this tonight.

Discussion continued as to whether the letter express opposition to the bill or just list the comments all of which expressed our concerns and did not support the bill.

**Ahern:** State reasons for opposition then say therefore we oppose the bill.

**Weiss:** Add to letter: unintended consequences of this bill have not been adequately investigated and are likely to cause serious, irreversible problems.

Committee: Emerson, Costello, Weissman, Weiss, Kane

**Motion:** Draft letter stating that we oppose this bill as written summarizing our comments made at this meeting expressing our concerns as reasons for our opposition: (Costello/Manno)

**Vote:** 13-2-1: Motion carries

**In favor:** Ahern, Boyden, Costello, Hostomska, Ish, Manno, Neil, Rasmussen, Rudick, Shannon, Steck, Weiss, Weissman

**Opposed:** Courtney, Jackson

**Abstain:** Kane (Chair)

## **6 City/State/UCSD Project Reviews (action items as noted)**

### **6.1 Scripps Park Comfort Station (action)**

Approve letter to City requesting changes in construction fencing around this project; draft letter is on Materials page.

**Ahern:** Showed pictures of Scripps Park with fencing around Comfort Station construction project that blocked views to the ocean. The fencing has remained even though much of the construction is finished. Several people visited the site and offered a plan to reduce the fence to allow park features, views and easier movement. The letter asks to expedite completion of sidewalk, remove fencing along the bridge club, reduce footprint of current construction site, open bridge club and its facilities including the wedding part and widen useable area overlooking La Jolla Cove. Further explanation of the plan to modify the fencing to open the views while the Comfort Station construction continues. We are asking the City to help us to use the park for residents and visitors.

**Neil:** This will greatly improve the park.

**Jackson:** Is the City's hesitancy because of liability? **Reply:** We did discuss ways to reduce the liability.

**Shannon:** Pleased to see City respond favorably.

**Miller:** How wide is sidewalk just poured? Could it be widened? **Reply:** Probably too late for that. It is the standard width.

**Motion:** Approve Letter shown in Materials. (Steck/Jackson) **Vote:** Unanimous, Chair abstains: Motion carries.

## **7 Local Project Reviews (action items as noted)**

### **7.1 7362 Brodiaea Way (680384, Sammon) (action)**

(Process 2) Substantial Conformance Review in reference to CDP 1367758 & SDP 1466667. Change in plans consisting of removal of proposed driveway and garage at Encelia Dr.

Garage is now proposed as a complete underground structure within the approved building envelope.

- **DPR 4/20/21: findings CAN be made, 5-1-1**

**Roger Sammon:** Architect with Island Architects for project.

Presented slides showing plans with changes overlaid on original plan:

- Property located next to La Jolla Heights Natural Park open space in Community Plan
- Originally approved by DPR in Dec.2018, by CPA Feb. 2019.
- Design changes required review by CPA for Substantial Conformance:
- Garage removed from main building pad and placed in a basement no longer visible from public view.
- Driveway moved from high part of slope down to south end.
- Basement plan not visible except for small clerestory windows on north elevation.
- Main difference in main level is removal of garage, height increased 1 inch, no change in pool cabana, no change in retaining walls, setbacks, FAR decreased from .34 to .32, ~5,000 sq. ft. basement added not visible, disturbing little area, less import of dirt.
- Drawings presented showing driveway looking up with retaining walls and views from La Jolla Shores beach and Torrey Pines Rd.

**Neil:** Project does not meet criteria for SCR. It should instead have been heard as an amendment to the SDP/CDP. Its stormwater, landscaping and visuals require more than the few hours allotted under SCR. Changes in new project involve digging a new underground garage, changes to stormwater retention vault both of which will impact stormwater. The northwest property line abuts top of LJ Heights Natural Park so any increases in height, changes to landscape or stormwater will impact this very high fire severity zone and an area of special biological significance. We need to send a message to DSD that we care about development, public and private, next to our important parks just as we have done with our extensive reviews of the La Jolla View Reservoir.

**Courtney:** How much living space in addition to the garage is in basement? What is total square footage including basement? **Reply:** Around 2,000 sf. of living space. I can't answer total sq. footage because it is not included in FAR calculation. Per slide, total sf. is ~14,000sf, lot size 27,878.

**Merten:** Retaining walls adjacent to new driveway not shown fully on west elevation contribute to impact of this building on this sensitive site. **Reply:** Retaining walls have not changed from original project.

**Sammon:** To address questions in Chat: The driveway is a bioswale at the same elevation. The elevation of retaining walls and slope is same as original project. Previous project had

a .34 FAR; FAR as proposed is .32, allowable is .45. Entire lot size is 27,878 sf.; total sf of structure is 14,607: that is the ratio of sq. footage to lot area, not FAR. All slopes are manufactured, were previously graded, therefore not considered steep slopes.

**Motion:** LICPA does not recommend a SCR for this project due to addition of underground parking and living space, stormwater and landscaping in this very high severity fire zone and area of special biological significance near the LJ Nature Reserve. (Neil/Courtney)

*Discussion on motion:*

**Kane:** Do you want to add that it should be an amendment? **Neil:** I don't want to endorse an amendment; if it were an amendment, it would involve a lot more staff review time.

**Costello:** Why will the city staff pay attention to this? How can we defend this? **Neil:** I am not opposed to saying it should be an amendment to the CDP if that makes it clearer. City staff indicated in the cycle issues they looked at stormwater, landscaping, fire zone and area of biological significance as stated in my motion. We need to let them know we think these issues are important, otherwise they will pay no attention. An amendment will get more review time.

**Boyden:** What are we asking for in this motion? **Neil:** I am saying that we do not consider this project suitable for a SCR process – that the changes are not so minor that it qualifies as a substantially conforming project.

**Weissman:** We do not agree that this project substantially conforms to the prior project. The big change is the 6,000 sq.ft. basement and required excavation.

**Boyden:** This rewording is helpful because this project does not conform to previous project.

**Neil:** This project will also have an impact on the stormwater vault; this is not the same project.

**Motion (restated)** This project does not substantially conform to the prior project because it adds a 6,000 Sq. ft. basement/garage requiring excavation that was not in the prior project; it also raises stormwater retention issues that have not been resolved. (Neil/Courtney - agreed to restatement of motion) **Vote:** 14-1-1: Motion carries.

**In favor:** Ahern, Boyden, Costello, Courtney, Hostomska, Ish, Manno, Neil, Rasmussen, Rudick, Shannon, Steck, Weiss, Weissman

**Opposed:** Jackson

**Abstain:** Kane (Chair)

## **8 Officer Reports (action items as noted)**

### **8.1 Treasurer**

Beginning Balance as of May 1, 2021      \$729.70

No activity during period

Ending Balance of May 31, 2021      \$729.70

Donations can be made by mailing a check made out to the LJ CPA. Email the Treasurer via [info@lajollacpa.org](mailto:info@lajollacpa.org) for instructions and address.

### **8.2 Secretary**

**Weissman:** Membership information is on website. Your attendance tonight will count toward your membership.

### **8.3 President**

### **8.4 Committee appointments (action)**

**Motion:** Approve committee appointments as shown in Materials (Jackson/Boyden) **Vote:** Unanimous, Chair abstains: Motion carries

### **8.5 City budget priorities & LJ requests**

**Motion:** Approve City Budget Proposals as shown in Materials. (Jackson/Boyden) **Vote:** Unanimous, Chair abstains: Motion carries

**Kane:** I want to follow up on Mr. Merten's comments about Code Compliance and add a few more items that have been ignored, then add this to next month's agenda as an action item and to share it with the CPG's to see if citywide problem.

**Jackson:** Could we ask the LJ Light to write an article about this and ask for replies from others regarding Code Compliance issues that have been ignored? More examples would be helpful.

**Kane:** The revised Draft Master Parks Plan has been released. Our group consisting of retired planners, landscape architects still have concerns. Mainly that it will go to City Council in July leaving less than 30 days for community review. I would like approval to work with Parks and Beaches to draft a response to this plan to get to City Council and Mayor in advance of Council meeting in July.

**Motion:** Approve President Kane to work with P & B and LJSA to draft a response to the revised Draft Master Parks Plan. (Costello/Jackson) **Vote:** Unanimous, Chair abstains. Motion carries.

## **9 Reports from Standing, Ad Hoc, and Other Committees (information only)**

### **9.1 View Corridors No report**

### **9.2 La Jolla View Reservoir**

**Ahern:** Representatives from City of SD and community members met last week about the proposed 3.1 million gallon reservoir located in LJ Heights Natural Park. There has been a lot of resistance from hikers, Sierra Club, Natural Plant Society and more. Jack McGrory and I and others have been working with the City to reassess need for a 3.1 million gallon reservoir. City Reps said they had preliminary information that, due to reduced water usage, there is a triple reduction in need for water and the possibility to build a smaller water tank although the reservoir still needs to be elevated to perform if pumps go out. Other options, alternative locations, and safety concerns were discussed at this meeting.

It will take time to get a final report. This is setting a precedent for the community to work with the City to find a win-win on City projects.

Also, after a long delay, the improvements needed for safety on the beach access walkway on Spindrift to the beach by the Marine Room is getting some traction from the City Transportation and Storm Water Department who is responsible for this. The Committee will now be part of the LJSA with Brian Earley as chair and several other residents working together.

**Hadley:** Joe LaCava encouraged City staff to work directly with the community on the Reservoir Project and is pleased with the progress.

## **10 Non-Agenda Trustee Comment (information only)**

*Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less. No votes or action unless properly noticed at least 72 hours in advance.*

**Courtney:** Consider merchants other than restaurants and pedestrians who will be impacted by takeover of sidewalks and parking by proposed plaza project.

**Rasmussen:** On the bike path going south from fire station past Bonair, past drainage, to paths going east there is an area where a group of kids has destroyed native plants, cut down trees, left garbage all over. We tried to clean some of it and are working with Steve trying to get Environmental Services to remove the fire hazard. Go take a look.

## **11 Adjourn to next LJCPA meeting**

Regular meeting 1 July 2021, 6pm

Prepared by:

Suzanne Weissman

Secretary

## Historical Resources Board

October 6, 2020

Foit/Bobin-Foit Family Trust 12-18-14  
6051 Folsom Drive  
La Jolla, CA 92037

Dear Homeowner:

Subject: Historical Resources Board Hearing of 9/24/2020

The City of San Diego Historical Resources Board held a noticed public hearing on 9/24/2020 to consider the historical site designation for the following property:

**6051 FOLSOM DRIVE, LA JOLLA, CA 92037**  
**ASSESSOR PARCEL NUMBER: 357-182-07-00**


At the hearing the Board voted not to designate this property as a historical resource. In arriving at their decision, the Board considered the information submitted including the historical report prepared by the applicant, the staff report and recommendation, and all other materials submitted prior to and at the public hearing, including public testimony. Additionally, the members of the Board voting on the designation personally inspected the property prior to the hearing. **The action of the Board is final and is not subject to appeal.** If you have any questions, please feel free to call me at (619) 321-3227, or email me at [santoss@sanidiego.gov](mailto:santoss@sanidiego.gov).

Sincerely,



Sheila Santos  
Interim Historical Resources Board Secretary

cc: Consultant  
Council District  
File

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

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

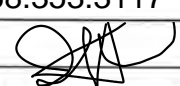
**Project Address:** 6031/6051 Folsom Ave., La Jolla, CA 92037

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

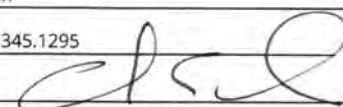
☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☐ Individual

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

**Property Owner**

Name of Individual: Irwin and Maryanne Pfister ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 5944 Bellevue Ave.  
 City: La Jolla State: CA Zip: 92037  
 Phone No.: 858.353.3117 Fax No.: \_\_\_\_\_ Email: ipfister@earthlink.net  
 Signature:  Date: 3/18/21  
 Additional pages Attached: ☐ Yes ☐ No

**Applicant**

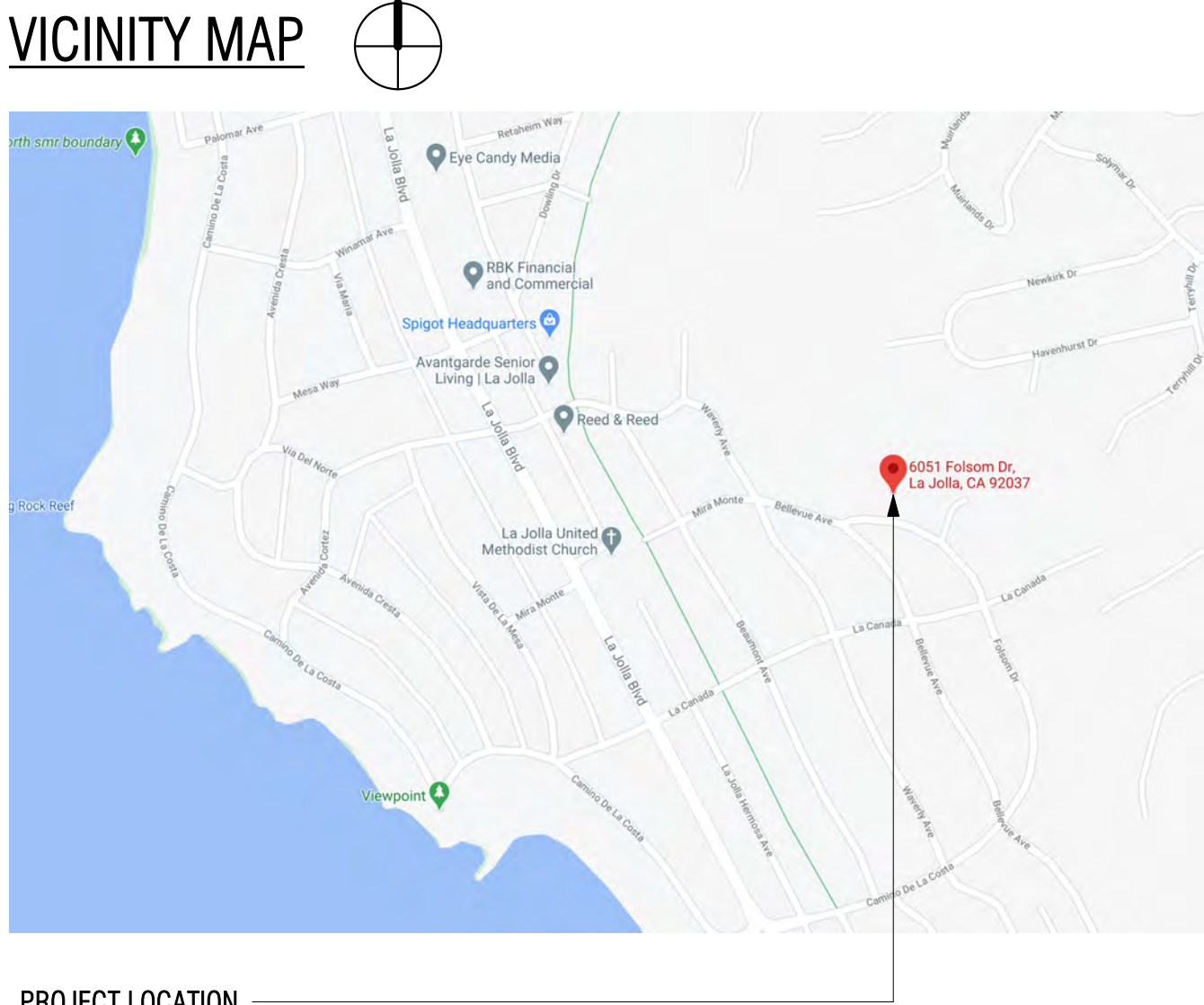
Name of Individual: Andrew E. Crocker, AIA ☐ Owner ☐ Tenant/Lessee ☒ Successor Agency  
 Street Address: 646 Valley Ave., Suite A  
 City: Solana Beach State: CA Zip: 92075  
 Phone No.: 858.345.1295 Fax No.: \_\_\_\_\_ Email: andy@t7architecture.com  
 Signature:  Date: 2021-03-18  
 Additional pages 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

PFISTER FOLSOM RESIDENCE  
6031 & 6051 FOLSOM DRIVE  
LA JOLLA, CA 92037  
APN: 357-182-07-00 AND 357-182-06-00  
JULY 23, 2021  
COASTAL DEVELOPMENT PERMIT

VICINITY MAP



PROJECT VIEW



GENERAL NOTES

- THE FOLLOWING GENERAL NOTES APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SPECIFIED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CURRENT FEDERAL, STATE, COUNTY, AND CITY ORDINANCES HAVING JURISDICTION, AND IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS ISSUED HERewith. THE CONTRACTOR SHALL OBTAIN AND COORDINATE AND THE OWNER SHALL PAY FOR ALL REQUIRED PERMITS.
- WORK SHALL BE PERFORMED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE SAFETY AND PROTECTION OF ALL PERSONNEL. EXISTING SURFACES, MATERIALS, AND EQUIPMENT, PROTECTIVE DEVICES SHALL BE INSTALLED AND MAINTAINED AS NECESSARY, AND AS REQUIRED BY THE OWNER OR AUTHORITIES.
- THE CONTRACTOR SHALL REVIEW DOCUMENTS, FIELD VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS OR DISCREPANCIES IN WRITING TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
- SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ARCHITECTURAL OR ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S, ENGINEERS, OR OWNERS JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE, AND LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER DETAILS.
- SHOULD THE CONTRACTOR ENCOUNTER THE PRESENCE, OR POSSIBLE PRESENCE, OF POTENTIALLY HAZARDOUS MATERIALS, THE CONTRACTOR SHALL NOTIFY THE CLIENT FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
- NO PRODUCTS CONTAINING ASBESTOS SHALL BE USED ON THIS PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ASBESTOS FOUND IN ANY ITEM CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS.
- GENERALLY, ALL DIMENSIONS ON FLOOR PLANS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- ALL CONDUITS AND PIPING SHALL BE CONCEALED.
- SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE PRIOR ACCEPTANCE OF THE ARCHITECT. ALL REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN THE JOBSITE IN A CLEAN CONDITION AT ALL TIMES AND SHALL NOT LEAVE CONSTRUCTION DEBRIS ON THE PROPERTY.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE OF INTERRUPTING UTILITIES SUCH AS WATER, POWER OR HEATING, AND MUST SCHEDULE SUCH WORK WITH THE OWNER.
- THE CONTRACTOR SHALL REPLACE ANY EXISTING LANDSCAPING OR SITEWORK THAT IS DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE HIS OWN RESTROOM FACILITIES. THE CONTRACTOR IS ALLOWED TO USE OWNER'S ELECTRICITY. THE CONTRACTOR IS NOT TO USE THE OWNER'S TELEPHONE.
- CONTRACTOR WORK HOURS SHALL BE FROM 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 8:00 PM SATURDAY, SUNDAY AND HOLIDAYS.
- THE CONTRACTOR SHALL BE INSURED AND HAVE WORKMAN'S COMPENSATION.
- THE CONTRACTOR SHALL ACQUIRE AND REVIEW THE TENANT HANDBOOK AND ANY OTHER LANDLORD DOCUMENTS AS APPLICABLE.

GOVERNING CODES

2019 CALIFORNIA BUILDING CODE (CBC)  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2019 CALIFORNIA ELECTRICAL CODE (CEC)  
2019 CALIFORNIA MECHANICAL CODE (CMC)  
2019 CALIFORNIA PLUMBING CODE (CPC)  
2019 CALIFORNIA FIRE CODE (CFCO)  
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE  
THE CITY OF SAN DIEGO MUNICIPAL CODE

FINANCIALLY RESPONSIBLE PARTY

PFISTER FAMILY TRUST  
5944 BELLEVUE AVE., LA JOLLA, CA 92037  
CONTACT: IRWIN PFISTER  
TELEPHONE: 858.353.3117  
EMAIL: I.PFISTER@EARTHLINK.NET

DRAWING ISSUANCE

CITY OF SAN DIEGO - CDP	03-17-2021
CITY OF SAN DIEGO - CDP REV 1	06-08-2021
CITY OF SAN DIEGO - CDP REV 2	07-23-2021

PROJECT TEAM

OWNER:	IRWIN AND MARYANNE PFISTER 5944 BELLEVUE AVE LA JOLLA, CA 92037 CONTACT: IRWIN AND MARYANNE PFISTER TELEPHONE: 858.353.3117 EMAIL: MAP@SUNLINK.NET IPFISTER@EARTHLINK.NET
ARCHITECT:	LUCE et Studio JENNIFER LUCE, FAIA 5070-A, SANTA FE STREET SAN DIEGO, CA 92109 CONTACT: JENNIFER LUCE, FAIA TELEPHONE: 858.274.0223 EMAIL: JENNIFER@LUCESTUDIO.COM
ARCHITECT:	T7 ARCHITECTURE, INC. ANDREW E. CROCKER, AIA 646 VALLEY AVE, SUITE A SOLANA BEACH, CA 92075 CONTACT: ANDREW E. CROCKER TELEPHONE: 858.345.1295 EMAIL: ANDY@T7ARCHITECTURE.COM
STRUCTURAL:	KPFF CONSULTING ENGINEERS 3131 CAMINO DEL RIO N # 1080 SAN DIEGO, CA 92108 CONTACT: BRYON SPICER, S.E. TELEPHONE: 619.521.8500 EMAIL: BRYON.SPICER@KPFF.COM
SOILS ENGINEER:	CHRISTIAN WHEELER ENGINEERING 3380 HOMIE AVE. SAN DIEGO, CA 92105 CONTACT: MICHAEL B. WHEELER, PRINCIPAL ENGINEER TELEPHONE: 619.550.1700 EMAIL: MWHEELER@CHRISTIANWHEELER.COM
CIVIL ENGINEER:	SOWARDS AND BROWN ENGINEERING 2187 NEWCASTLE AVE., STE 103 CARDIFF BY THE SEA, CA 92007 CONTACT: RANDY BROWN TELEPHONE: 760.436.8558 EMAIL: BROWN@SOWARDSANDBROWN.COM
LANDSCAPE ARCHITECT:	CARSON DOUGLAS LANDSCAPE ARCHITECTURE 4407 ORCHARD AVE. SAN DIEGO, CA 92107 CONTACT: WILLIAM CARSON JOYCE, PLA MICHAEL DOUGLAS BENNAN, PLA TELEPHONE: 805.705.3564   619.395.1306 EMAIL: WILLIAM@CD-LA.COM MICHAEL@CD-LA.COM
LAND USE CONSULTANT:	ATLANTIS GROUP LAND USE CONSULTANTS 2488 HISTORIC DECATUR RD #220 SAN DIEGO, CA 92106 CONTACT: JEANNETTE TEMPLE, PRINCIPAL PROJECT MANAGER PHONE: 619.861.6734 EMAIL: JTEMPL@ATLANTISSD.COM

DRAWING INDEX - CDP

G000	TITLE SHEET
G001	NOTES
G006	AREA PLAN
G007	DISTURBED LAND
C-1	TOPOGRAPHIC PLAT
C-2	PRELIMINARY GRADING PLAN
C-3	SLOPE ANALYSIS
C-4	IMP-PRE
C-5	IMP-POST
L1	CONCEPTUAL LANDSCAPE PLAN
L2	CONCEPTUAL HYDROZONE PLAN
L3	BRUSH MANAGEMENT NOTES AND PHOTOS
L4	BRUSH MANAGEMENT PLAN
A100	SITE PLAN
A101	GARAGE LEVEL
A102	MAIN LEVEL
A103	UPPER LEVEL
A104	ROOF PLAN
A300	ELEVATIONS
A301	ELEVATIONS
A400	SECTIONS
A401	SECTIONS

SCOPE OF WORK

THE PROJECT PROPOSES THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 6051 FOLSOM DR., AND THE CONSOLIDATION OF THE ADJACENT LOT AT 6031 FOLSOM DR., IN ORDER TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE. THE HOME, NEW CONSTRUCTION CONSISTING OF 2 LEVELS ABOVE GRADE AND ONE BELOW GRADE, GARAGE LEVEL, WILL ENCOMPASS A TOTAL OF 6,126 SF. SEPARATE GRADING AND POOL PERMITS WILL BE PULLED FOR THEIR RESPECTIVE SCOPE OF WORK. A CDP WILL BE REQUIRED FOR THIS DEVELOPMENT.

SITE DATA

APN:	357-182-07-00 & 357-182-06-00
LEGAL DESCRIPTION:	TR 2055 BLK 34*LOT 16*, TR 2055 BLK 34*LOT 15*
LOT AREA:	6051 FOLSOM DR.: 12,693 SF   0.29 ACRE 6031 FOLSOM DR.: 10,700 SF   0.24 ACRE CONSOLIDATED: 23,393 SF   0.54 ACRE
EXISTING HOME:	2,728 SF

BUILDING CODE DATA

CONSTRUCTION TYPE:	VA
OCCUPANCY GROUP:	R3   U
STORIES:	2 ABOVE GRADE, GARAGE BELOW GRADE
FIRE SPRINKLERS:	YES

ZONING CODE DATA

ZONING BASE:	R-S-1-7
OVERLAY ZONES:	COASTAL HEIGHT LIMIT (CITY), COASTAL OVERLAY ZONE, FIRE HAZARD SEVERITY ZONE, PARKING IMPACT, TRANSIT AREA, TPA, PALEONTOLOGICAL SENSITIVE AREA, RTPD,
GEOLOGICAL HAZARD SITE:	52/53
MAX FAR:	45%   TABLE 131-04J (19,001 SF AND GREATER) LOT SIZE: 23,393 SF 23,393 SF(45) = 10,527SF
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	SINGLE FAMILY RESIDENCE
PROPOSED FLOOR AREA:	GARAGE LEVEL: 2,068 SF MAIN LEVEL: 4,948 FS UPPER LEVEL: 1,317 SF AT STAIR 1&2: 8,525 SF
PHANTOM FLOOR AREA: SUBTOTAL: EXEMPTIONS:	GARAGE EXEMPTION: -400 SF BASEMENT EXEMPTION: -1860 SF
TOTAL PROPOSED FAR:	27%   6,265 SF

COVERAGE:	131.0445(A) IN ALL RE ZONES, THE RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, AND RS-1-7 ZONES, AND IN SMALL LOT SUBDIVISIONS IN ACCORDANCE WITH SECTION 143.0365, THE MAXIMUM PERMITTED LOT COVERAGE IS 50 PERCENT ON ANY PREMISES WHERE MORE THAN 50 PERCENT OF THE PREMISES CONTAINS STEEP HILLSIDES." 40.1% OF PREMISE IS 25% OR GREATER, REFER TO C-3: SLOPE ANALYSIS 21%   4,948 SF/23,393 SF = 0.21
PROPOSED LOT COVERAGE:	
DENSITY:	1 DWELLING UNIT PER LOT 1 DWELLING UNIT PROPOSED
SETBACKS:	FRONT YARD: 6'-0"; FOR LOTS WHERE AT LEAST ONE-HALF OF THE FRONT 50 FEET OF THE LOT DEPTH HAS A MINIMUM SLOPE GRADIENT OF 25 PERCENT, THE SETBACK CLOSEST TO THE STREET FRONTAGE MAY BE REDUCED TO A MINIMUM 6 FEET. (FOOTNOTES FOR TABLE 131-04D), REFER TO C-3: SLOPE ANALYSIS SIDE YARD: .08(145'-0') = 11'-6" REAR YARD: 10% LOT DEPTH = 16'-10 13/16"
MAX HEIGHT:	24'-0"/30'-0 ENVELOPE MAX PROPOSED HEIGHT: 26'-9 3/4
PARKING PROVIDED: PARKING REQUIRED:	3 OFF-STREET 2 OFF-STREET
YEAR BUILT:	1960
HISTORIC DESIGNATION:	NO HISTORICAL DESIGNATION PER CoSD: HISTORICAL RESOURCES BOARD HEARING OF 9/24/2020

PFISTER FOLSOM RESIDENCE

6031-6051 FOLSOM DRIVE, LA JOLLA, CA 92037

LUCE et Studio  
T7 Architecture

5070-a santa fe street, san diego, ca 92109 +858.274.0223  
646 Valley ave suite a, solana beach, ca 92057 +858.945.1295

KEYPLAN

These documents may not be reproduced in any form without the written consent of LUCE et Studio, Architects, Inc. This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

STAMP:

PLAN NORTH

ISSUANCE

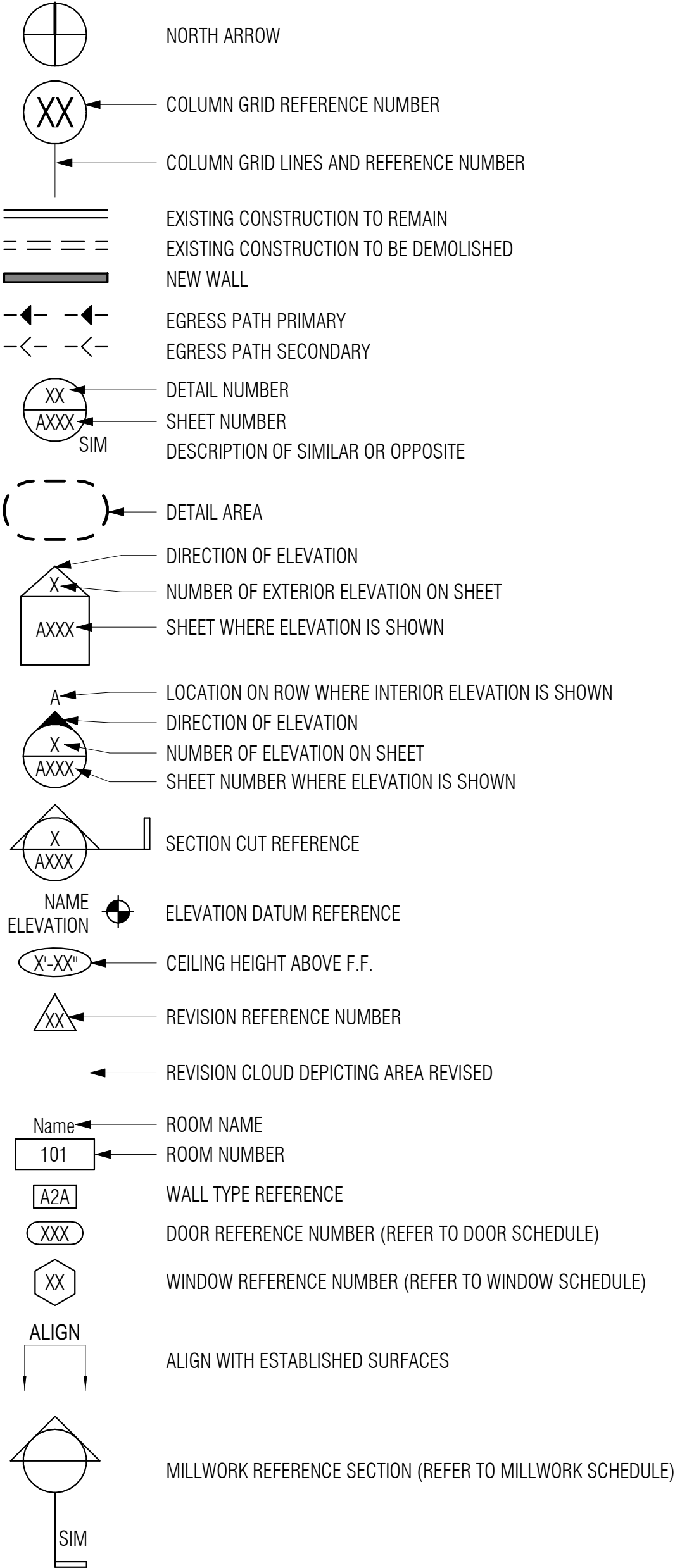
TITLE SHEET

G000

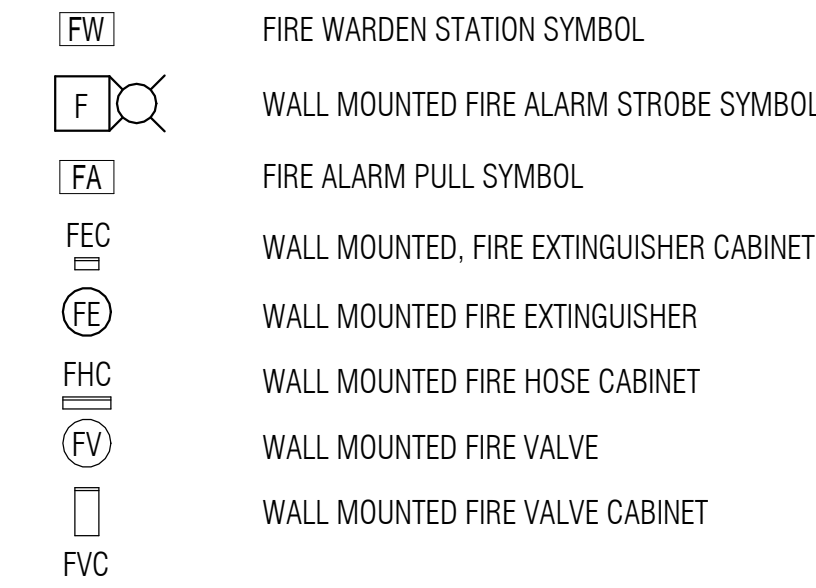
ABBREVIATIONS

ANCHOR BOLT	A.B.	INVERT ELEVATION	I.E.
ASPHALTIC CONCRETE	A.C.	INSULATION	INSUL.
AIR CONDITIONING	A.C.	INTERIOR	INT
ACOUSTIC	ACOUST.	JANITOR	JAN.
ACCESS DOOR	A.D.	JOIST	JST
ADDENDUM	ADD.	JOINT	JT
ADJUSTABLE	ADJ.	KITCHEN	KIT
ABOVE FINISH FLOOR	A.F.F.	LAMINATED	LAM
ALUMINUM	AL.	LAG BOLTS	L.G.
ALTERNATIVE	ALT.	LIVE LOAD	L.L.
ANODIZED	ANOD.	LONG LEG HORIZONTAL	L.L.H.
ARCHITECTURAL	ARCH.	LONG LEG VERTICAL	L.L.V.
ASPHALT	ASPH.	LONGITUDINAL	LONGIT.
AT		LOW POINT	L.P.
@		LIGHT WEIGHT CONCRETE	L.W.C.
BOARD		MASONRY	MAS
BETWEEN	BD.	MATERIAL	MATL
BOTTOM OF FOOTING	BET.	MAXIMUM	MAX
BUILDING	B.F.	MECHANICAL	MECH
BLOCKING	BLDG.	MEMBRANE	MEMB.
BEAM	BLKG.	METAL	MET
BOUNDARY NAIL	BM.	MANUFACTURER	MFR
BOTTOM	BN.	MINIMUM	MIN
BEARING	BOT.	MISCELLANEOUS	MISC.
BASEMENT	BRG.	NORTH	N
BUILT UP	BSMT.	NOT IN CONTRACT	N.I.C.
CABINET	B.U.	NUMBER	NO.
CENTERLINE		NOT TO SCALE	N.T.S.
CERAMIC	CAB.	ON CENTER	O.C.
CONTROL JOINT	C.L.	OUTSIDE DIAMETER	O.D.
CEILING	CER.	OVERFLOW OR OUTSIDE FACE	O.F.
CONCRETE MASONRY UNIT	C.J.	OPPOSITE HAND	O.H.
COLUMN	C.L.G.	OPENING	OPG
CONCRETE	CMU.	OPPOSITE	OPP
CONSTRUCTION	COL.	OVERHEAD LINE	OHD
CONTINUOUS	CONC.	PROPERTY LINE OR PLATE	OHL
COORDINATE	CONSTR.	POWER POLE	P.P.
CORRIDOR	CONT.	PLYWOOD	PWD
COUNTERSINK	COORD	POUNDS PER SQUARE FOOT	P.S.F.
CENTER	CORR.	POUNDS PER SQUARE INCH	P.S.I.
CHANNEL	CSK.	PRESSURE TREATED	P.T.
PENNY (NAIL)	CTR.	PERIMETER	PERIM
DOUBLE	C.	PERPENDICULAR	PERP
DETAIL		PLASTIC	PLAST
DIAMETER	D.	ROOF DRAIN	R.D.
DIAGONAL	DBL.	REFERENCE	REF
DIAPHRAGM	DET.	REFLECTED CEILING PLAN	RCP
DOUGLAS FIR	DIA.	REINFORCING	REINF
DIMENSION	DIAG.	RESILIENT	RESIL
DEAD LOAD	DIAPH.	RETAINING	RET
DOWN	D.F.	REQUIRE OR REQUIRED	REQ(D)
DOWNSPOUT	DIM	REQUIREMENTS	REQUMTS
DRAWING	D.L.	ROOM	RM
DOWELS	DN.	ROUGH OPENING	RO.
DRAWER	D.S.	RADIUS POINT	RP.
EAST	DWG.	SOUTH	S
EACH	DWLS.	SOLID CORE	S.C.
EXPANSION BOLT	DWR.	SEWER CLEAN OUT	S.C.O.
EXPANSION JOINT		SCHEDULE	SCHED
ELEVATOR	E	SHEET	SHT
ELEVATION	EA.	SHEET METAL SCREW	S.M.S.
ELECTRICAL	E.B.	SQUARE FEET	S.F.
EDGE NAIL	E.J.	SLIDING GLASS DOOR	S.G.D.
ENCLOSURE	EL	SIMILAR	SIM
EQUAL	ELEV	SPACING	SPG
EACH WAY	ELEC	SPECIFICATION	SPEC.
EXTERIOR	E.N.	SQUARE	SQ
EXISTING	ENC	STAINLESS STEEL	S.S.
FLAT BAR	EQ	STAGGERED	STAGG
FLOOR DRAIN	E.W.	STANDARD	STD
FINISH FLOOR	EXT.	STIFFED	STIFF
FOUNDATION	EX.	STRUCTURAL	SR
FIRE EXTINGUISHER		STEEL	STL
FIRE EXTINGUISHER CABINET	F.B.	TREAD	T
FINISH FLOOR ELEVATION	F.D.	TO BE DETERMINED	T.B.D.
FINISH SURFACE ELEVATION	F.F.	TONGUE AND GROOVE	T & G
FLOOR	FDN.	TEMPERED	TEMP.
FLOOR AREA RATIO	F.E.	THRESHOLD	THR
FLUORESCENT	F.E.C.	TOOLED JOINT	T.J.
FIELD NAILING	FIN	TOE NAIL	T.N.
FACE OF (ITEM)	F.F.E.	TOP OF (ITEM)	T.O.
FACE OF BRICK	F.S.E.	TOP OF CURB	T.O.C.
FACE OF CONCRETE	FLR	TOP OF FOOTING	T.O.F.
FACE OF MASONRY	F.A.R.	TOP OF SLAB	T.O.S.
FACE OF PANEL	FLUOR	TO OF WALL	T.O.W.
FACE OF STUD	F.N.	TRANSVERSE	TRANS
FIREPROOFING	F.O.	TYPICAL	TYP
FOOT OR FEET	F.O.B.	UNLESS OTHERWISE NOTED	U.O.N.
FIELD VERIFY	F.O.C.	UNIFORM BUILDING CODE	U.B.C.
GAUGE	F.O.M	VINYL ASBESTOS TILE	V.A.T.
GALVANIZED	F.O.P.	VAPOR BARRIER	V.B.
GLASS	F.O.S.	VENTILATION	VENT
GLUE LAMINATED BEAM	F.P.	VERTICAL	VERT
GROSS FLOOR AREA	FT	WEST	W
GYP SUM BOARD	F.V.	WITH	W/
HOSE BIBB		WOOD	WD
HOLLOW CORE	GA	WIRE GLASS	W.GL.
HEADER	GALV	WATER HEATER	W.H.
HARDWARE	GL	WITHOUT	W/O
HANGER	GLB	WATERPROOF	WP
HOLLOW METAL	G.F.A	WEAKENED PLANE JOINT	W.P.J.
HORIZONTAL	GYP.BD.	WATER RESISTANT	W.R.
HEIGHT		WEIGHT	WT
HEATING, VENTILATING	H.B.	W.W.F.	W.W.F.
AND AIR CONDITIONING	H.C.	YARD	YD
HOT WATER	HDWR		
HDR			
INSIDE DIAMETER			
INCH			
INCLUDED			

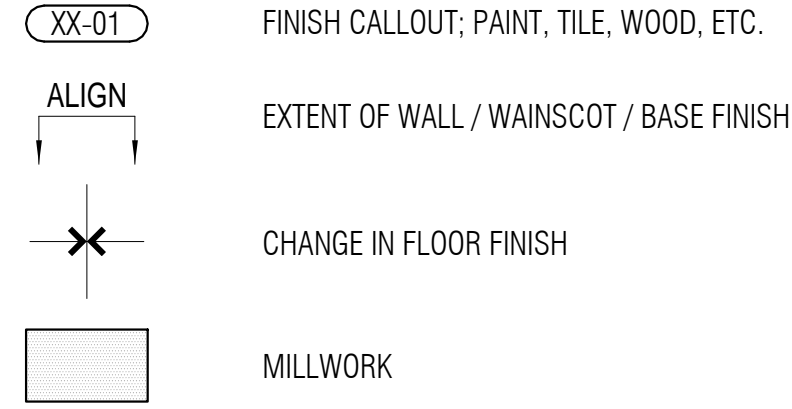
CONSTRUCTION LEGEND



WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES



FINISH LEGEND



PFISTER FOLSOM RESIDENCE

6031 60th FOLSOM DRIVE, LA JOLLA, CA 92037

LUCE et Studio 5070-a santa fe street, san diego, ca 92109 +858.274.0223

T7 Architecture 646 Valley ave suite a, solana beach, ca 92057 +858.345.1295

KEYPLAN

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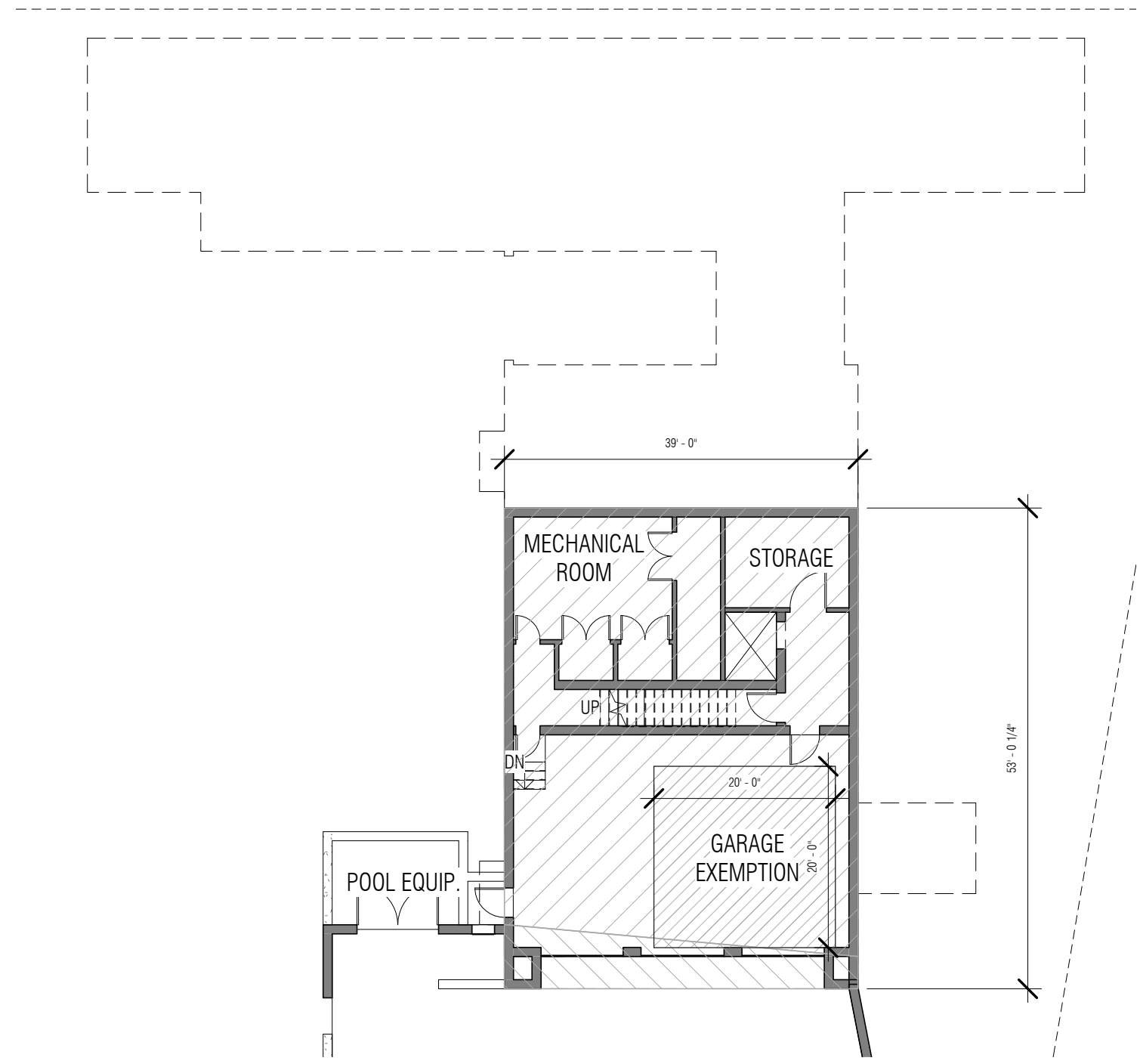
STAMP:

PLAN NORTH

ISSUANCE

NOTES

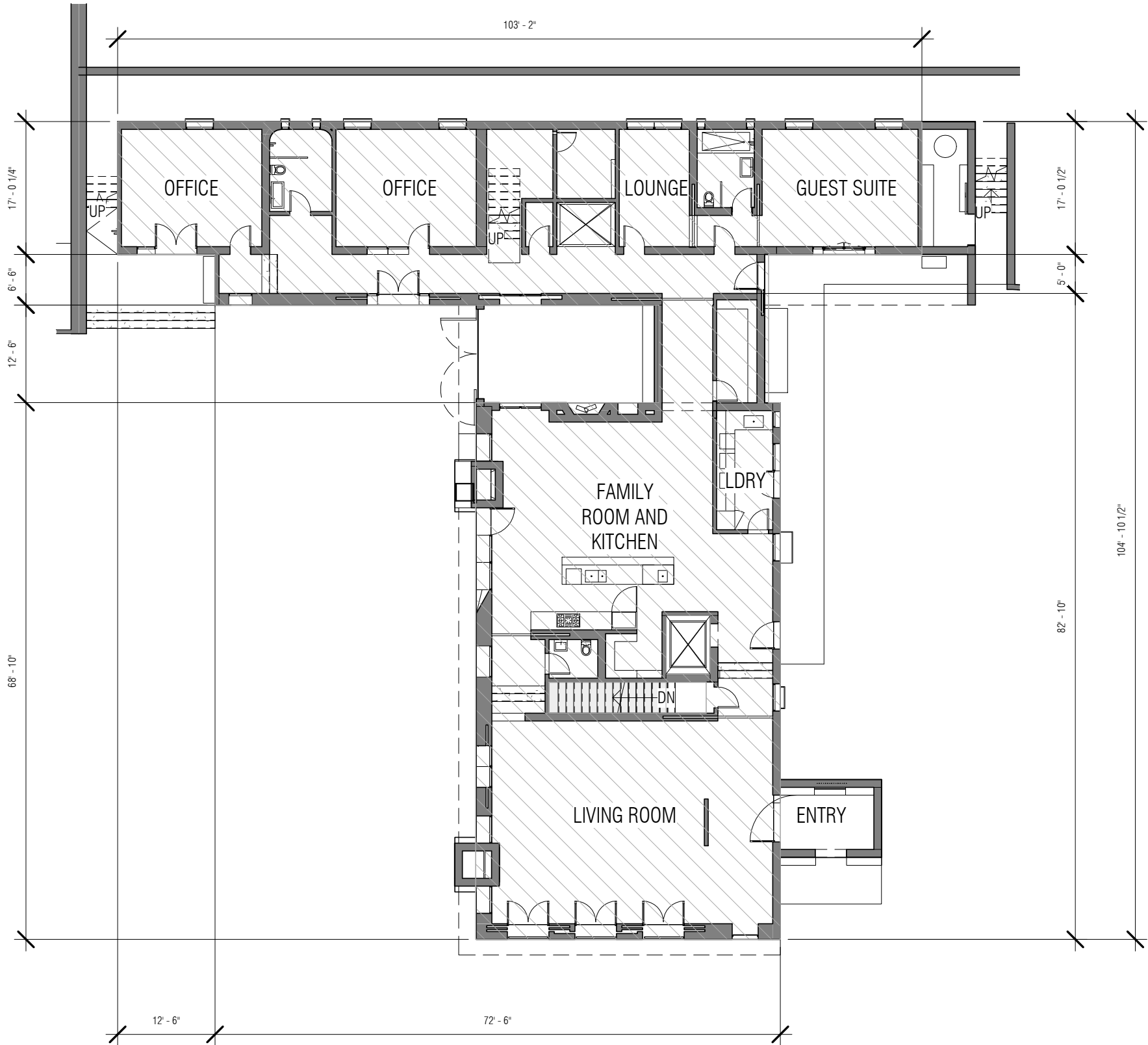
G001



1 GARAGE LEVEL  
1/16" = 1'-0"

AREA CALCULATION BREAKDOWN - GARAGE LEVEL

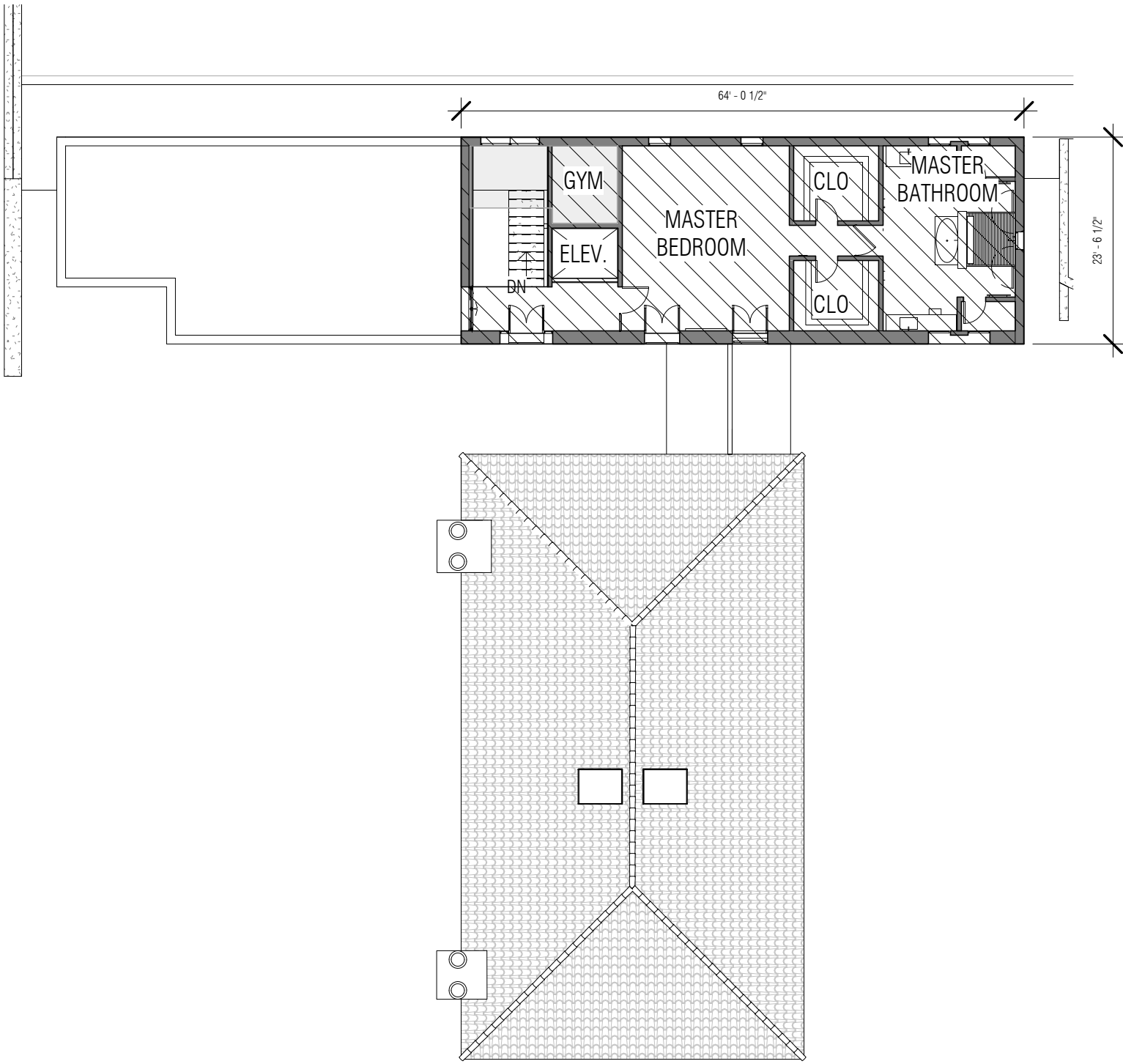
GROSS FLOOR AREA: 2,068 SF



2 MAIN LEVEL  
1/16" = 1'-0"

AREA CALCULATION BREAKDOWN - MAIN LEVEL

GROSS FLOOR AREA: 4,948 SF  
PHANTOM FLOOR: 60 SF  
NET FLOOR AREA: 5,008 SF



3 UPPER LEVEL  
1/16" = 1'-0"

AREA CALCULATION BREAKDOWN - UPPER LEVEL

GROSS FLOOR AREA: 1,317 SF  
PHANTOM FLOOR: 132 SF  
NET FLOOR AREA: 1,449 SF

AREA PLAN GENERAL NOTES

- ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR SURFACES. PLANS HAVE BEEN CALCULATED FOR GROSS FLOOR AREA
- COVERED DECK AREA AND UNCOVERED DECK AREA ARE NOT INCLUDED AS FLOOR AREA
- PHANTOM FLOORS: WHEN THE VERTICAL DISTANCE BETWEEN THE FINISH-FLOOR ELEVATION AND THE FINISH-FLOOR OR FLAT ROOF IMMEDIATELY ABOVE DOES NOT EXCEED 15 FEET, THE AREA OF ONE FLOOR (THE ACTUAL FLOOR) IS INCLUDED IN GROSS FLOOR AREA
- FOR LOTS THAT SLOPE 5 PERCENT OR MORE ALONG ANY EDGE OF THE BUILDING FOOTPRINT, GROSS FLOOR AREA INCLUDES THE AREA OF ALL PORTIONS OF A BASEMENT WHERE THE VERTICAL DISTANCE BETWEEN EXISTING GRADE OR PROPOSED GRADE, WHICHEVER IS LOWER, AND THE FINISH-FLOOR ELEVATION ABOVE EXCEEDS 5 FEET, AS SHOWN IN DIAGRAM 113.02J OF THE SDMC
- STAIRS AND ELEVATOR SHAFTS TO BE COUNTED ONCE AT THE LEVEL THAT EACH ELEMENT BEGINS.

AREA CALCULATION BREAKDOWN - TOTAL

GARAGE LEVEL: 2,068 SF  
MAIN LEVEL: 5,008 SF  
UPPER LEVEL: 1,449 SF  
SUBTOTAL: 8,525 SF

EXEMPTIONS:  
GARAGE: -400 SF  
BASEMENT: -1,860 SF  
TOTAL: 6,265 SF

MAX FAR: 45% | TABLE 131-04J (19,001 SF AND GREATER)  
LOT SIZE: 23,393 SF  
23,393 SF(45) = 10,527 SF

PROPOSED FAR: 27% | 6,265 SF/23,393 SF = 0.27

HATCH LEGEND

- GARAGE EXEMPTION: -400 SF
- AREA TOWARDS FAR
- PHANTOM FLOOR: +15'-0"
- BASEMENT EXEMPTION

PFISTER FOLSOM RESIDENCE

6031 6051 FOLSOM DRIVE, LA JOLLA, CA 92037

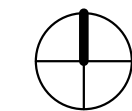
LUCE et Studio 5070-a santa fe street, san diego, ca 92109 +658.274.0223

T7 Architecture 646 Valley ave suite a, solana beach, ca 92057 +658.345.1295

KEYPLAN

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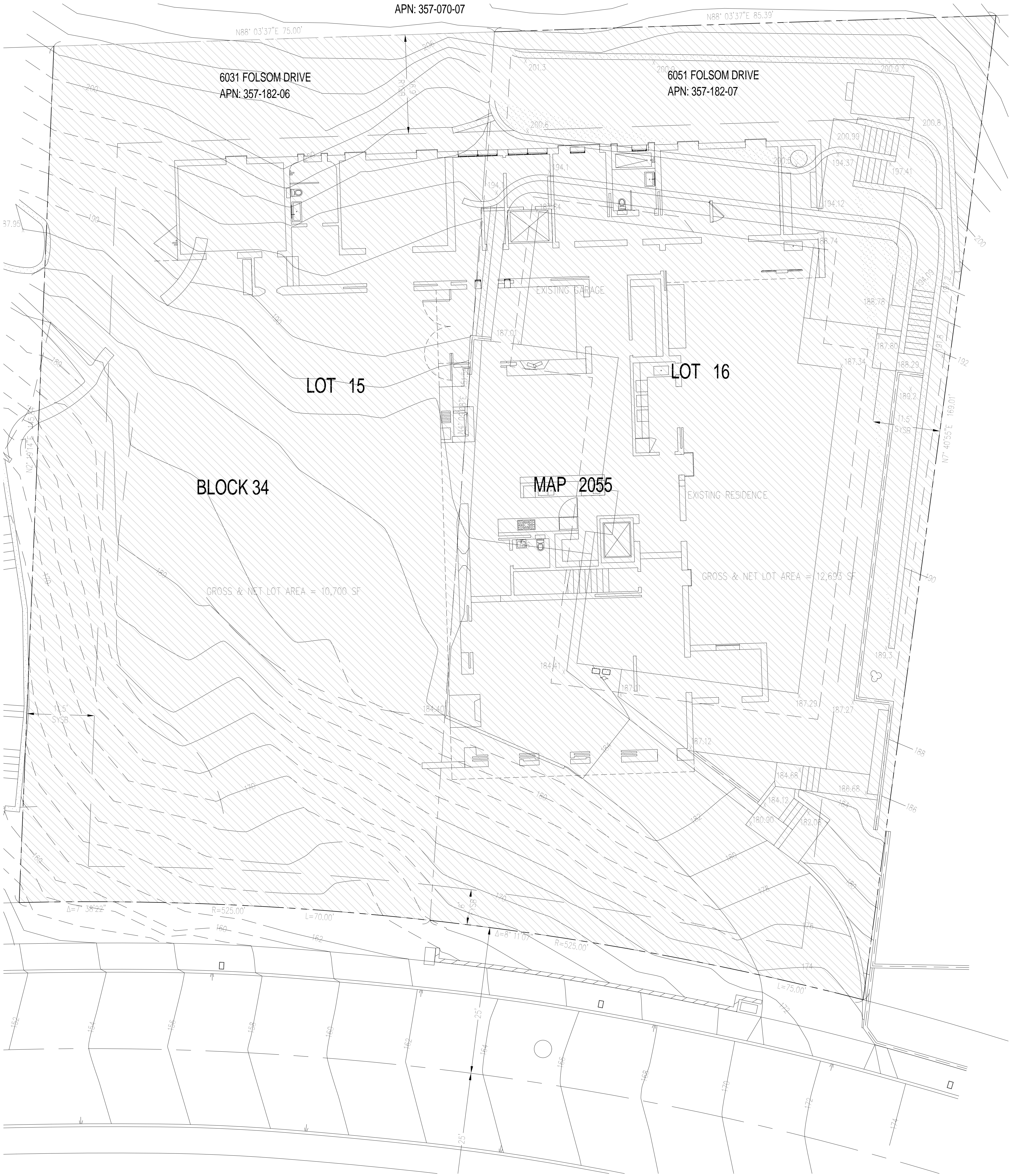
PLAN NORTH

1 CoSD - CDP 06-08-21

ISSUANCE

AREA PLAN

G006



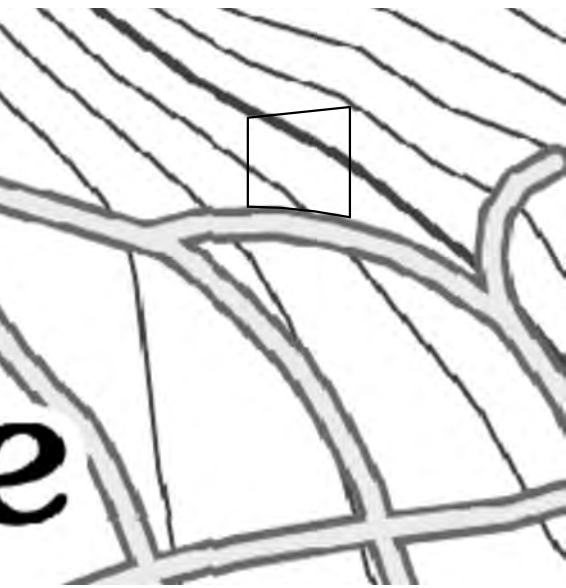
SITE TOPOGRAPHY



1943



1970



2012

AERIAL PHOTOGRAPHY



1953



1996



2014

ENVIRONMENTALLY SENSITIVE LANDS ANALYSIS PER:

- ALDEN ENVIRONMENTAL, INC., "BIOLOGICAL REPORT", PAGE 13 - FIGURE 3 BIOLOGICAL RESOURCES.
- CHRISTIAN WHEELER ENGINEERING, INC., "REPORT OF PRELIMINARY FINDINGS AND RECOMMENDATIONS", PAGE 11 - SITE PLAN AND PROPOSED IMPROVEMENTS.

PROPOSED PFISTER RESIDENCE, 6031 AND 6051 FOLSOM DRIVE, LA JOLLA, CALIFORNIA.

HATCH LEGEND

 DISTURBED LAND

PFISTER FOLSOM RESIDENCE

6031-6051 FOLSOM DRIVE, LA JOLLA, CA 92037  
LUCE et Studio 5070-a santa fe street, san diego, ca 92109 +658.274.0223  
T7 Architecture 646 valley ave suite a, solana beach, ca 92057 +658.345.1295

KEYPLAN

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STAMP:

PLAN NORTH

ISSUANCE

DISTURBED LAND

G007

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION PER RECORD DATA.
2. THE PROPERTY LINES SHOWN HEREON WERE CALCULATED FROM RECORD DATA USING A MIN. OF TWO (2) TIES TO CERTAIN FOUND SURVEY MONUMENTS.
3. THERE ARE NO EASEMENTS SHOWN ON THIS PLAT BASED ON PRELIMINARY TITLE REPORTS PREPARED BY LAWYERS TITLE DATED JUNE 9, 2020.

APN: 357-182-05

LOT 15

BLOCK 34

GROSS @ NET LOT AREA = 10,700 SF

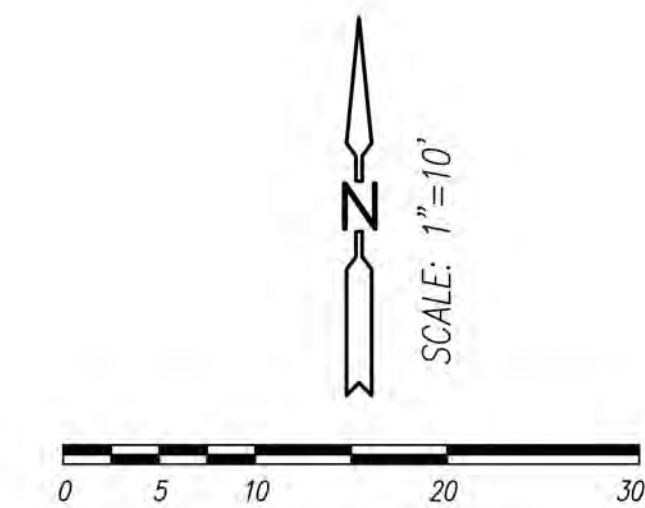
LOT 16

MAP ✓ 2055

~~EXISTING RESIDENCE~~

GROSS @ NET LOT AREA = 12,693 SF

APN: 357-182-08



CLIENT: PFISTER FAMILY TRUST DATED APRIL 9, 2002  
5944 BELLVUE AVENUE  
LA JOLLA, CA 92109

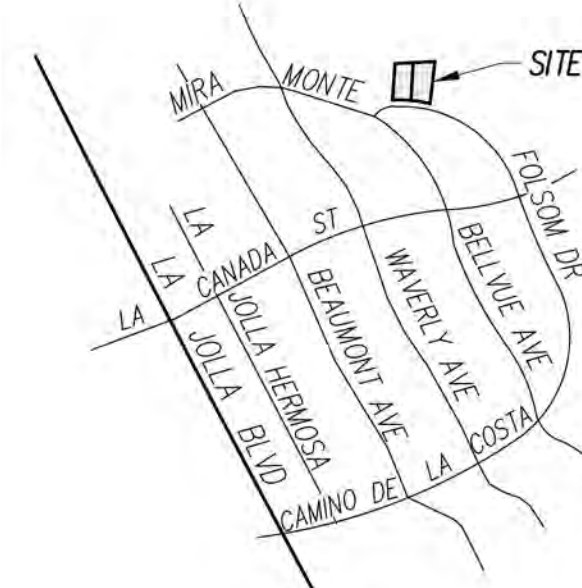
**SITE ADDRESS:** 6031 AND 6051 FOLSOM DRIVE  
LA JOLLA, CA 92037

ASSESSORS PARCEL NUMBER: 357-182-06 & 07

**LEGAL DESCRIPTION:** LOTS 15 AND 16 IN BLOCK 34 OF LA JOLLA HERMOSA UNIT NO. 2, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 2055, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 15, 1927.

**BENCHMARK:** SAN DIEGO CITY BENCHMARK  
A BRASS PLUG IN THE EAST CURB OF THE INTERSECTION OF BELLWUE  
AVENUE AND FOLSOM DRIVE  
ELEV: 149.027 DATUM: MSL

LEGEND	SYMBOL
ON GRADE ELEV.	X 82.33
PROPERTY LINE	_____
ADJACENT PROPERTY LINE	_____
KEYSTONE WALL	_____
RETAINING WALL	_____
SITE WALL	_____
FENCE	—X—X—X—
EXISTING BUILDING	_____
EXISTING ROOF	_____
OBSOURED AREA LIMITS	_____

VICINITY MAP

5 of 22

C - 1

JOB NO. 20-029 7-26-21

**SOWARDS & BROWN ENGINEERING**

CONSULTING ENGINEERS  
2187 NEWCASTLE AVENUE SUITE 103  
CARDIFF BY THE SEA, CA., 92007

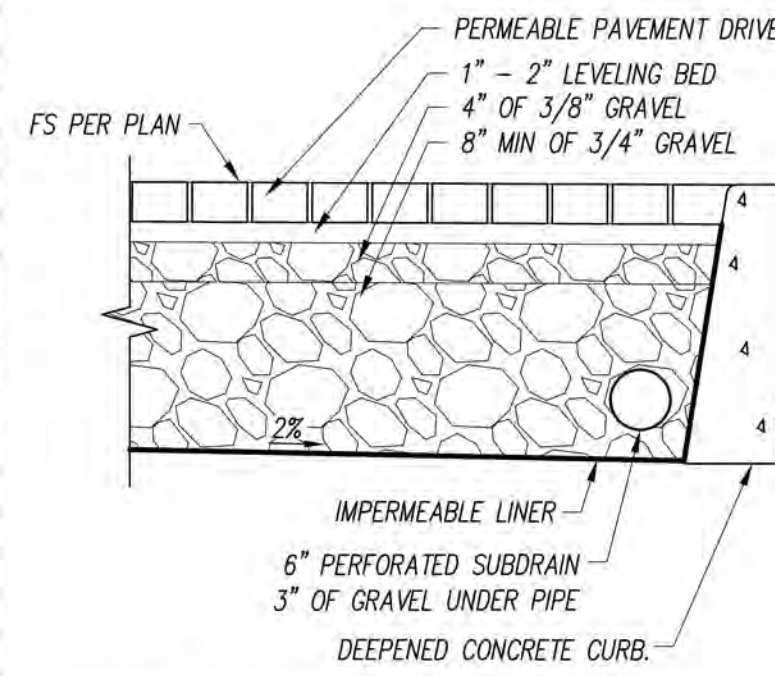
TEL. 760/436-8500 FAX 760/436-8603

SPECIAL NOTES:

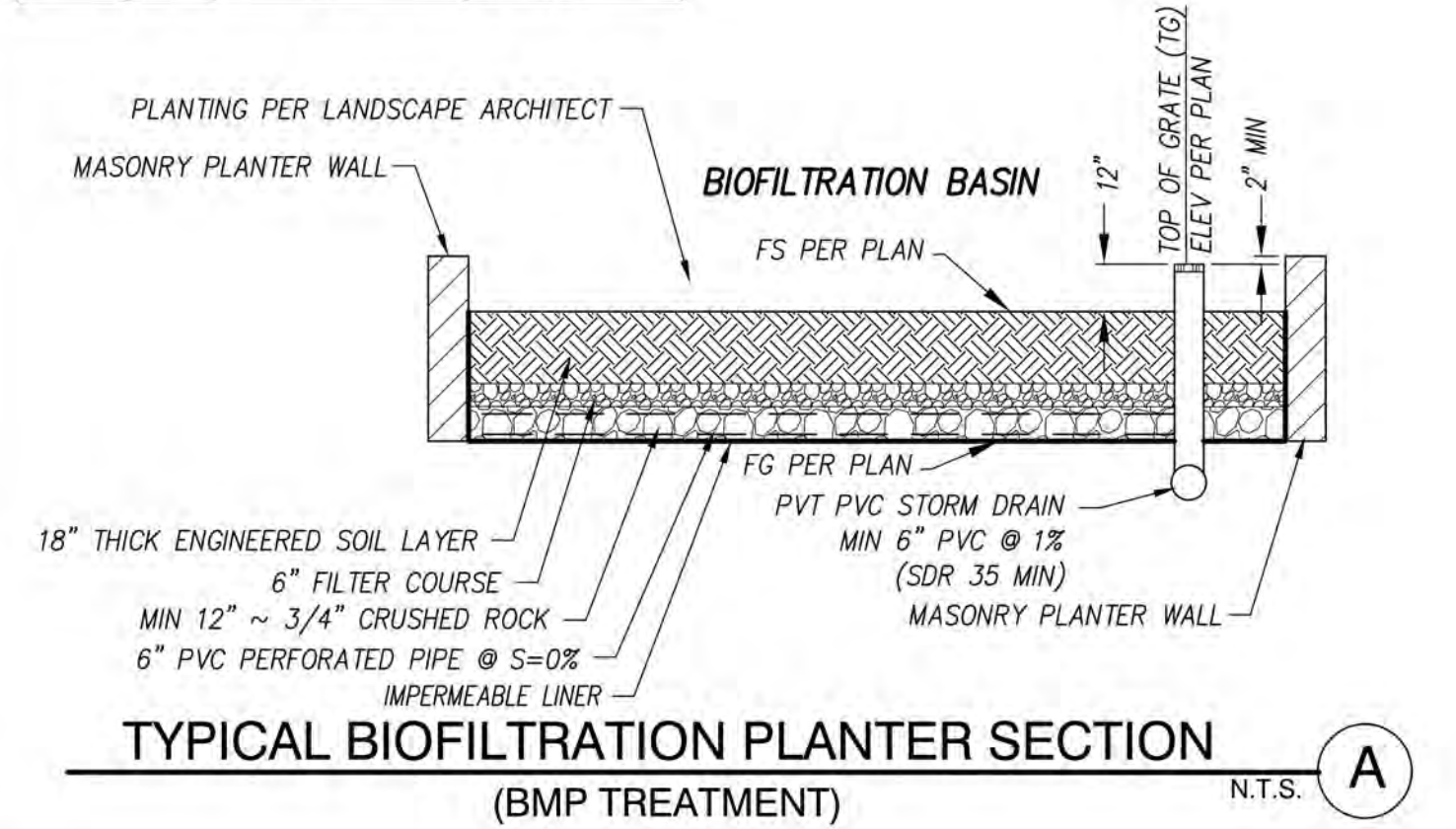
1. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED PRIOR TO START OF WORK WITHIN PUBLIC R/W.
2. WATER SERVICE TO BE EXTENDED FROM EXISTING METER TO NEW RESIDENCE WITH SCHEDULE 40 PVC HAVING 24" COVER (MIN.)
3. CONTRACTOR TO LOCATE EXISTING SEWER LATERAL & CLEANOUT PRIOR TO CONSTRUCTION.
4. ALL PRIVATE SERVICES TO BE INSTALLED UNDERGROUND.
5. THE GROUND ADJACENT TO BUILDINGS SHOULD SLOPE AWAY AT A MINIMUM GRADIENT OF 5%.
6. PAVER MOTOR COURT PER DETAIL 'B'. SECTION MAY VARY BASED ON 'R' VALUE TESTS IN FIELD.
7. BUILDING DOWNSPOUTS TO BE PIPED TO BIOFILTRATION BASINS SHOWN HEREON WITH 6" PVC (SDR 35) @ 1% SLOPE, MIN. SEE DETAIL 'A' FOR BIOFILTRATION BASIN SECTION.
8. WALL DRAINS SHALL BE CONNECTED TO PRIVATE STORM DRAIN SYSTEM SHOWN HEREON.
9. ALL STORM DRAIN PIPE TO BE 6" MIN PRIVATE PVC (SDR 35) @ 1% MIN., UNLESS NOTED OTHERWISE. REFER TO PLAN FOR PIPE SIZES & SLOPES.
10. ALL ONSITE DRAINAGE ASSOCIATED WITH THIS PROJECT INCLUDING BMP TREATMENT AREAS WILL BE PRIVATELY MAINTAINED.
11. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS/ADJACENT PROPERTIES.

RETAINING & PLANTER WALL DATA TABLE		
DESCRIPTION	LOWER FINISHED GRADE	PROPOSED TOP OF WALL
(A1)	170.59	TW 171.5
(A2)	164.0	TW 170.9
(A3)	166.7	TW 176.4
(A4)	171.41	TW 177.4
(A5)	171.41	TW 175.6
(A6)	161.58	TW 175.6
(B1)	170.84	TW 171.3
(B2)	170.84	TW 173.8
(B3)	171.35	TW 181.3
(C1)	177.0	TW 178.5
(C2)	178.4	TW 182.5
(C3)	180.5	TW 185.0
(D1)	185.1	TW 184.6
(D2)	182.7	TW 190.0
(D3)	189.1	TW 190.0
(E1)	182.9	TW 189.6
(E2)	183.3	TW 190.3
(E3)	183.6	TW 191.5
(E4)	183.9	TW 191.9
(F)	183.3	TW 186.8
(G1)	190.8	TW 191.3
(G2)	191.0	TW 195.0
(G3)	193.7	TW 200.0
(G4)	197.3	TW 200.5
(G5)	208.0	TW 208.5
(H1)	193.7	TW 197.8
(H2)	184.0	TW 193.8
(H3)	188.5	TW 189.0
(J1)	196.06	TW 198.6
(J2)	188.4	TW 204.5
(K1)	204.3	TW 206.5
(K2)	204.1	TW 206.5
(L1)	188.40	TW 194.0
(L2)	189.10	TW 194.0
(M1)	196.5	TW 206.0
(M2)	196.5	TW 206.7
(M3)	196.5	TW 203.4
(M4)	188.40	TW 198.5
(M5)	185.75	TW 191.5
(M6)	184.0	TW 184.5
(P1)	184.5	TW 190.0
(P2)	185.2	TW 185.7
(Q1)	184.0	TW 184.5
(Q2)	176.5	TW 177.0
(Q3)	177.8	TW 181.5
(R1)	176.0	TW 184.0
(R2)	172.0	TW 184.0
(S1)	183.9	TW 189.0
(S2)	179.0	TW 189.0
(T1)	183.0	TW 184.2
(T2)	183.3	TW 184.2
(V1)	169.50	TW 177.5
(V2)	166.7	TW 172.5
(V3)	164.1	TW 169.0

STORM DRAIN DATA TABLE			
No	LENGTH	SLOPE	DESCRIPTION
(1)	27'	46%	6" PVC PIPE (SDR 35 MIN)
(2)	68'	6.7%	6" PVC PIPE (SDR 35 MIN)
(3)	46'	13%	6" PVC PIPE (SDR 35 MIN)
(4)	16'	13%	6" PVC PIPE (SDR 35 MIN)
(5)	22'	31%	6" PVC PIPE (SDR 35 MIN)
(6)	67'	6.7%	6" PVC PIPE (SDR 35 MIN)
(7)	8'	38%	6" PVC PIPE (SDR 35 MIN)
(8)	31'	13%	6" PVC PIPE (SDR 35 MIN)
(9)	6'	44%	6" PVC PIPE (SDR 35 MIN)
(10)	7'	43%	6" PVC PIPE (SDR 35 MIN)
(11)	62'	1.0%	6" PVC PIPE (SDR 35 MIN)
(12)	18'	57%	6" PVC PIPE (SDR 35 MIN)
(13)	73'	1.0%	6" PVC PIPE (SDR 35 MIN)
(14)	51'	3.0%	8" PVC PIPE (SDR 35 MIN)
(15)	12'	70%	6" PVC PIPE (SDR 35 MIN)
(16)	36'	3.0%	8" PVC PIPE (SDR 35 MIN)
(17)	112'	1.0%	6" PVC PIPE (SDR 35 MIN)
(18)	36'	14%	6" PVC PIPE (SDR 35 MIN)
(19)	51'	1.0%	6" PVC PIPE (SDR 35 MIN)
(20)	35'	1.0%	6" PVC PIPE (SDR 35 MIN)
(21)	29'	3.1%	6" PVC PIPE (SDR 35 MIN)
(22)	85'	1.0%	6" PVC PIPE (SDR 35 MIN)
(23)	73'	18%	6" PVC PIPE (SDR 35 MIN)
(24)	48'	20%	6" PVC PIPE (SDR 35 MIN)



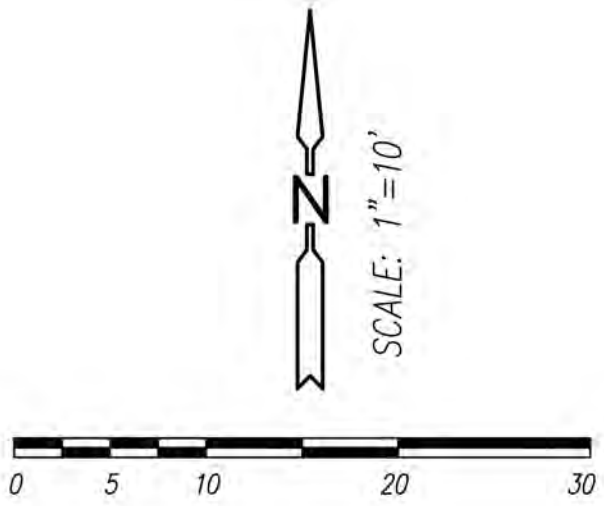
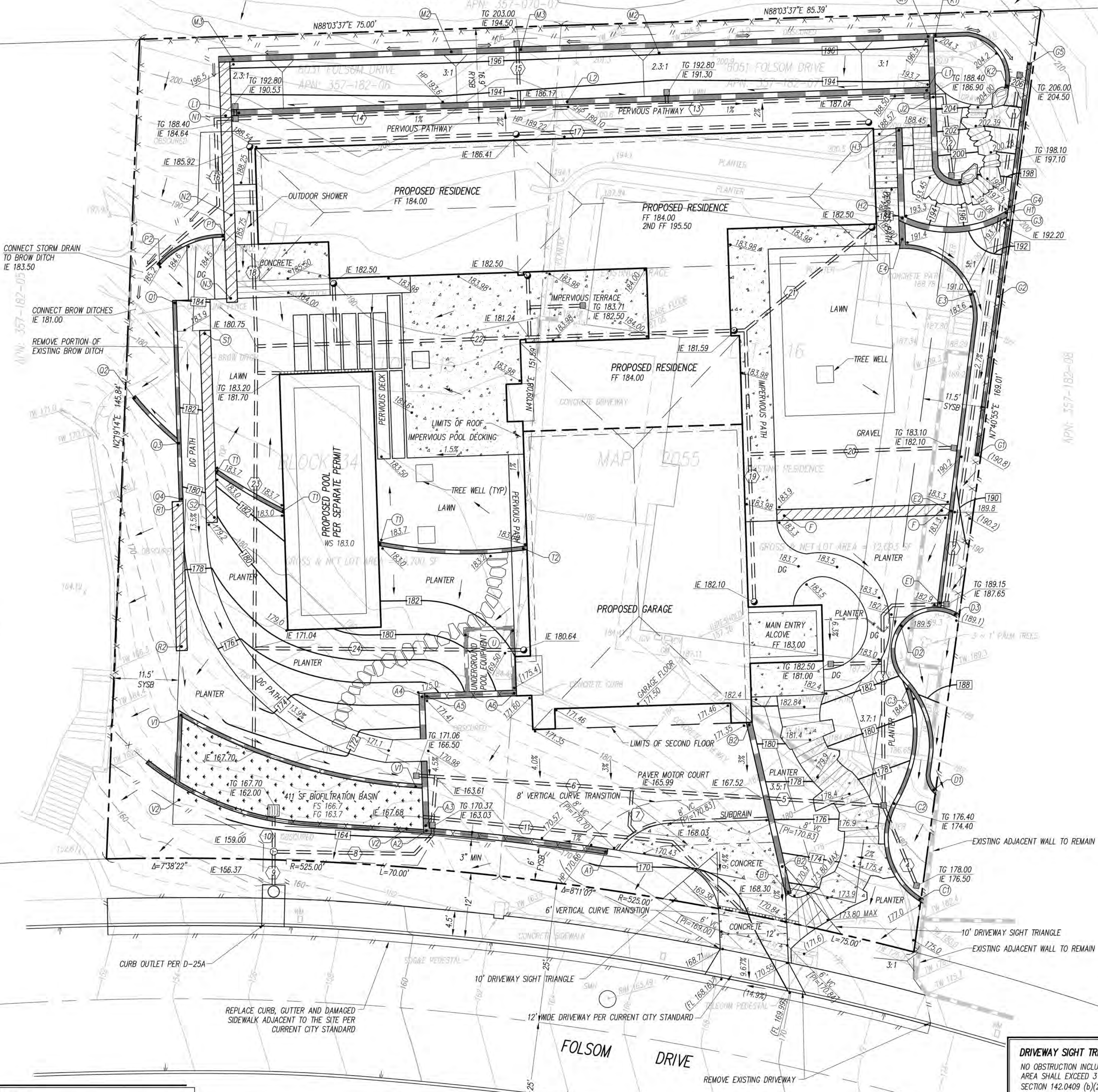
PAVER MOTOR COURT  
N.T.S. (B)



TYPICAL BIOFILTRATION PLANTER SECTION  
(BMP TREATMENT)  
N.T.S. (A)

NOTE:  
PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT FOR PRIVATE IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY.

PRELIMINARY GRADING PLAN  
FOR  
PFISTER RESIDENCE



CLIENT: PFISTER FAMILY TRUST DATED APRIL 9, 2002  
5944 BELLVUE AVENUE  
LA JOLLA, CA 92039

SITE ADDRESS: 6031 AND 6051 FOLSOM DRIVE  
LA JOLLA, CA 92037

ASSESSORS PARCEL NUMBER: 357-182-06 & 07

LEGAL DESCRIPTION: LOTS 15 AND 16 IN BLOCK 34 OF LA JOLLA HERMOSA UNIT NO. 2, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 2055, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 15, 1927.

BENCHMARK: SAN DIEGO CITY BENCHMARK  
A BRASS PLUG IN THE EAST CURB OF THE INTERSECTION OF BELLVUE AVENUE AND FOLSOM DRIVE  
ELEV: 149.02' DATUM: MSL

LEGEND :	
PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
LIMITS OF AC PAVEMENT	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING ELEVATION	---
PROPOSED ELEVATION	---
DAYLIGHT LINE	---
SANUCUT LINE	---
PROPOSED BUILDING OUTLINE	---
PROPOSED ROOFLINE	---
PROPOSED BASEMENT OUTLINE	---
EXISTING RETAINING WALL	---
PROPOSED RETAINING WALL	---
PROPOSED PLANTER WALL	---
PROPOSED WOODEN FENCE	---
ROOF DOWNSPOUTS	---
LANDSCAPE SWALE	---
IMPERVIOUS SURFACE	---
BMP REGION	---
DIRECTION OF FLOW	---
PVC STORM DRAIN PIPE	---
12" SQ DRAIN INLET	(BY 'NDS')
TRENCH DRAIN	(BY 'NDS')
CLEANOUT	(BY 'NDS')

GRADING TABULATION:

CUT : 4,000 CY  
FILL : 100 CY  
EXPORT : 3,900 CY

MAXIMUM DEPTH OF CUT : 17.6'  
MAXIMUM DEPTH OF FILL : 6.8'

GRADED AREA: 22,143 SF  
% OF TOTAL SITE: 95%

MAX HEIGHT OF FILL SLOPE: 12.0' @ 2.8:1  
MAX HEIGHT OF CUT SLOPE: 11.5' @ 3.5:1

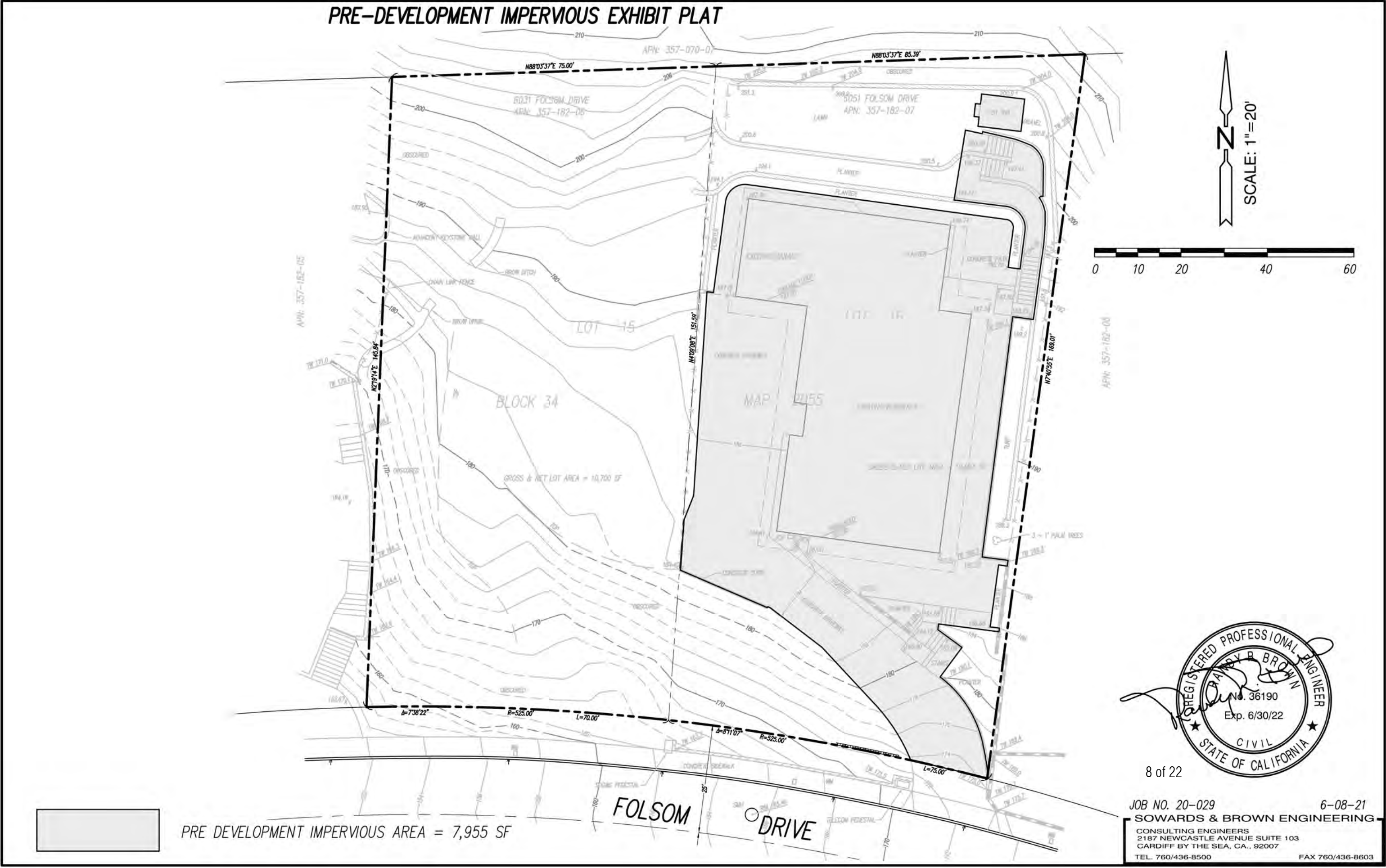
DRIVEWAY SIGHT TRIANGLE NOTE:  
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0408 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.



6 of 22 C - 2

JOB NO. 20-029 7-25-21  
SOWARDS & BROWN ENGINEERING  
CONSULTING ENGINEERS  
2187 NEWCASTLE AVENUE SUITE 103  
CANDIDIFF BY THE SEA, CA., 92007  
TEL: 760.436-8600 FAX: 760.436-8603







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07.22.2021	plan revisions
06.08.2021	plan revisions
04.22.2021	plan revisions
01.11.2021	plan review


## ISSUANCE

## CONCEPTUAL LANDSCAPE PLAN


L-1

10 of 22


## STREET TREES AND TALL BROADLEAF TREES

QTY. SYM.	BOTANICAL NAME	COMMON NAME	FUNCTION	FORM	MATURE SIZE
 50% - 38" BOX 50% - 48" BOX	QUERCUS AGRIFOLIA	CALIFORNIA OAK	SHADE	ROUND	35' TALL X 35' WIDE
	PLATANUS RACEMOSA	WESTERN SYCAMORE	SHADE	ROUND	50' TALL X 35' WIDE
	ULMUS PARVIFOLIA	CHINESE ELM	SHADE	ROUND	40' TALL X 40' WIDE
	JACARANDA MIMOSIFOLIA	BLUE JACARANDA	SHADE	ROUND	35' TALL X 35' WIDE

QTY.	SYM.	BOTANICAL NAME	
------	------	----------------	--

 <p>50% - 24" BOX 50% - 38" BOX</p>	MULTI-TRUNK OLEA SWAN HILL	FRUITLESS OLIVE	ACCENT	ROUND	25" TALL X 25" WIDE
	CERCIS OCCIDENTALIS	WESTERN REDBUD	COLOR	ROUND	15" TALL X 10" WIDE
	PYRUS KAWAKAMI	EVERGREEN PEAR	ACCENT	OVAL	25" TALL X 20" WIDE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	ACCENT	VASE SHAPE	25" TALL X 25" WIDE


QTY.	SYM.	BOTANICAL NAME	
------	------	----------------	--

	LEPTOSPERMUM PETERSONII	LEMON-SCENTED TEA TREE	SHADE	COLUMNAR	25' TALL X 15' WIDE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	SHADE	STANDARD	25' TALL X 25' WIDE
50% - 24" BOX	QUERCUS TOMENTILLA	CHANNEL ISLAND OAK	SHADE	STANDARD	25' TALL X 25' WIDE

QTY.	SYM.	BOTANICAL NAME	
------	------	----------------	--

	ARCTOSTAPHYLOS 'DR. HURD'	MANZANITA	NATIVE	ROUND	15' TALL X 15' WIDE
	CEANOTHUS 'CONCHA'	CEANOTHUS	NATIVE	ROUND	8' TALL X 10' WIDE
	CEANOTHUS 'RAY HEARTMAN'	CEANOTHUS	NATIVE	ROUND	15' TALL X 10' WIDE
	CITRUS SPECIES	CITRUS	FRUIT	ROUND	15' TALL X 15' WIDE

QTY.	SYM.	BOTANICAL NAME	
------	------	----------------	--

 <p>50% - 24" BOX 50% - 15 GALLON</p>	HETEROMELES ARBUTIFOLIA	TOYON	NATIVE	ROUND	10' TALL X 8' WIDE
	LAURUS NOBILIS	SWEET BAY	HEDGE	UPRIGHT	15' TALL X 8' WIDE
	ACCA SELLOWIANA	PINEAPPLE GUAVA	HEDGE	UPRIGHT	15' TALL X 8' WIDE


SYM.	BOTANICAL NAME	
------	----------------	--

 <p>50% - 5 GALLON 50% - 1 GALLON</p>	CEANOTHUS SPECIES	CALIFORNIA WILD LILAC
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY
	LAVANDULA SPECIES	LAVENDER
	HYDRANGEA SPECIES	HYDRANGEA
	IRIS DOUGLASIANA	DOUGLAS IRIS
	MAHONIA REPENS	CREEPING BARBERRY
	PENSTEMON 'MARGARITA BOY'	BEARD TONGUE
	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SALVIA


SYM.	BOTANICAL NAME	
------	----------------	--

  50% - 5 GALLON 50% - 1 GALLON	CHONDROPETALUM TECTORUM	CAPE RUSH	<b><u>NOTE:</u></b>  ALL PLANTS IN ROW WILL BE LESS THAN 36" HEIGHT MAXIMUM.
RHAMNUS SPECIES	COFFEEBERRY		
MUHLENBERGIA SPECIES	MUHLY		
LYGEUM SPARTUM	ESPARTO		
JUNCUS PATENS	CALIFORNIA GRAY RUSH		
CAREX TUMULICOLA	SEDGE		
LOMANDRA SPP.	LOMANDRA SPECIES		
ROSMARINUS SPP.	ROSEMARY		
ZANTEDESCHIA	CALLA LILY		

SYM.	BOTANICAL NAME	
------	----------------	--

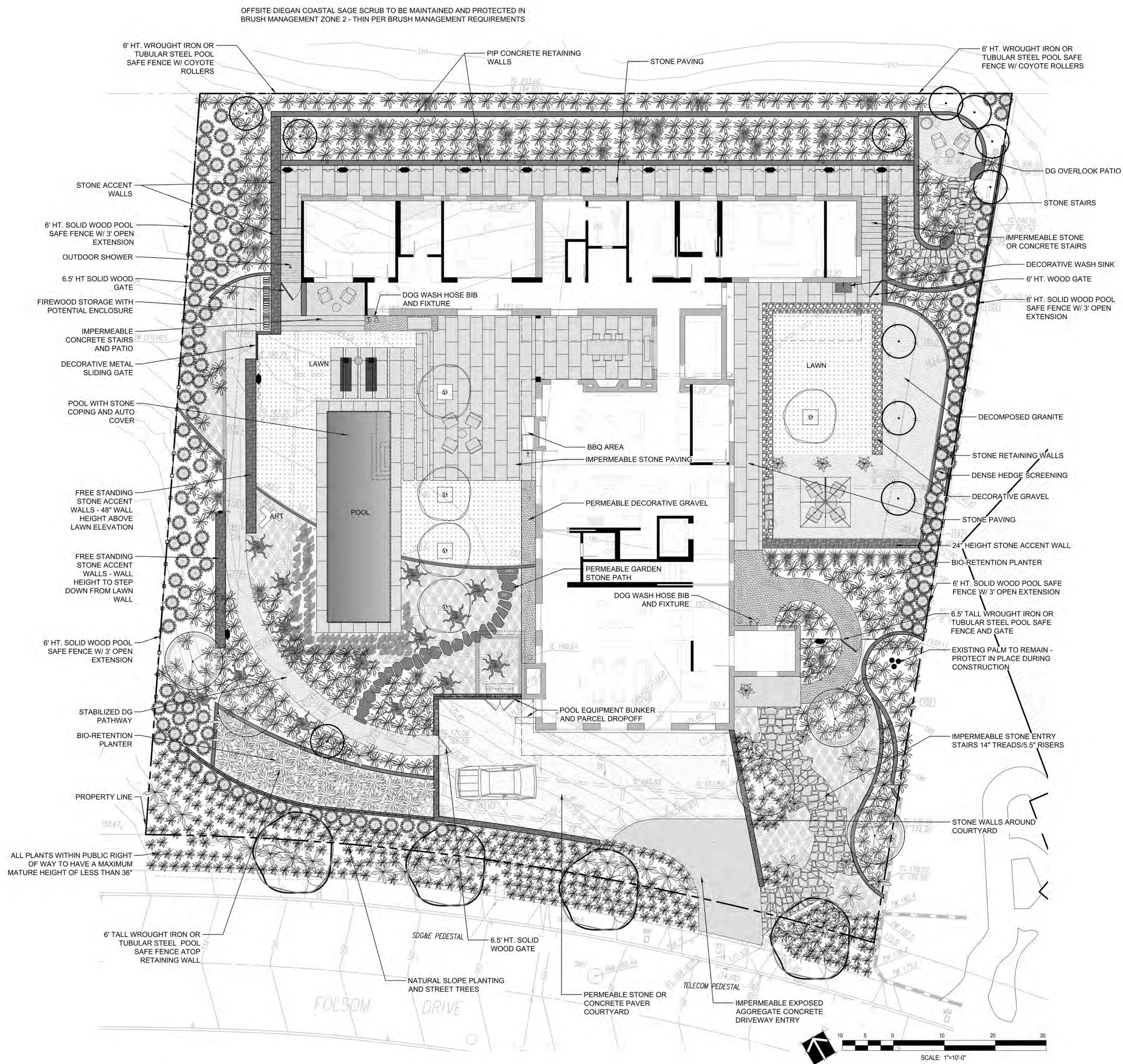
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	<b>NOTE:</b> PLANT 18" ON CENTER THROUGHOUT BMP PLANTER
	CAREX TUMULICOLA	SEDGE	

SYM.	BOTANICAL NAME	C
------	----------------	---

 50% - 15 GALLON 30% - 5 GALLON	AGAVE SPECIES	AGAVE	<b>NOTE:</b>
	ALOE SPECIES	ALOE	ALL PLANTS IN ROW WILL BE LESS THAN 36" HEIGHT MAXIMUM.
	COTYLEDON ORBICULATA	PIGS EAR	
	CRASSULA 'SILVER DOLLAR'	JADE PLANT	
	PACHYCREUS SPECIES	CACTUS	
	DUDLEYA SPECIES	LIVE FOREVER	
	SEDUM SPECIES	SEDUM	

SYM.	BOTANICAL NAME	C
------	----------------	---

	PANDOREA JASMINOIDES	BOWER VINE
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
	PASSIFLORA	PASSION VINE
	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA



**NOTES:**

1. SLOPES GREATER THAN 4:1 AND GREATER THAN 15' IN HEIGHT TO BE HYDROSEEDED AND PLANTED WITH NATIVE PLUGS.
2. LAVENDER SHALL ONLY BE PLANTED DURING FALL OR WINTER SEASON TO ENSURE HEALTHY ESTABLISHMENT

LANDSCAPE CALCULATIONS:

TOTAL LOT AREA: 23,392 SF  
BUILDING LOT COVERAGE: 5,361 SF  
VEGETATED LANDSCAPE AREA: 10,941 SF  
PERMEABLE PAVING AREA PROVIDED: 4,614 SF  
IMPERMEABLE PAVING AREA PROVIDED: 2,476 SF

HYDROSEED MIX		
PLS LBS/ACRE	BOTANICAL NAME	COMMON NAME
0.25	ABRONIA MARITIMA	SAND VERBENA
1.00	ACHILLEA MILLEFOLIUM	YARROW
2.00	ACMISPON GLABER	DEERWEED
2.00	ACMISPON HEERMANNII	HERMANN'S LOTUS
1.50	CAMISSONIOPSIS CHEIRANTHIFOLIA	BEACH EVENING PRIMROSE
1.00	CLARKIA BOTTAE	PUNCHBOWL GODETIA
2.00	COLLINSIA HETEROPHYLLA	CHINESE HOUSES
2.00	ESCHSCHOLZIA MARITIMA	COASTAL CALIFORNIA POPPY
8.00	FESTUCA MICROSTACHYS	SMALL FESCUE
0.50	LASTHENIA CALIFORNICA	DWARF GOLDFIELDS
0.50	LAYIA PLATYGLOSSA	TIDY TIPS
3.00	LUPINUS BICOLOR	BICOLOR LUPINE
1.00	PHACELIA PARRYI	PARRY'S PHACELIA
0.25	MIMULUS AURANTIACUS PUNICEUS	MISSION RED MONKEYFLOWER
1.00	MUHLENBERGIA MICROSPERMA	LITTLESEED MUHYL
2.00	NEMOPHILA MACULATA	FIVESPOT
2.00	SISYRINCHIU BELLUM	BLUE EYED GRASS

GENERAL NOTES:

1. THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BINS PER PLANS, IF APPLICABLE.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO A MINIMUM DEPTH OF 3 INCHES.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
14. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
15. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
16. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. PER SDMC 142.0403(b)(5)
17. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - 17.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - 17.2. STOCKPILING, TOPSOIL, DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
  - 17.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - 17.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IRRIGATION NOTES:

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

LANDSCAPE DESIGN STATEMENT:

THE LANDSCAPE FOR THIS NEW SINGLE FAMILY HOME IS CONTEMPORARY AND NATURAL. THE GOAL FOR THE HARDSCAPE AND PLANT PALETTE IS TO REFLECT A MEDITERRANEAN STYLE UTILIZING LOCAL STONE AND REGIONALLY APPROPRIATE PLANTS. THE STRONG LINES OF THE ARCHITECTURE, POOL AND ACCENT WALLS WILL BE BROKEN UP BY NATURAL PATTERNED TERRACES AND SOFT NATURAL MATERIAL AND PLANTS. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES ARE PROPOSED FOR THE TREATMENT BASINS. NEW STREET TREES ARE PROPOSED GIVING SHADE TO SIDEWALKS AND VEHICULAR AREAS, AVOIDING CONFLICTS WITH UTILITIES, AND MAINTAINING SIGHT LINES IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

DRAINAGE NOTES:

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

STREET TREE CALCULATION:

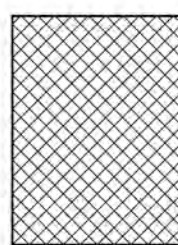

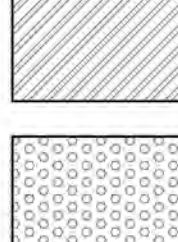
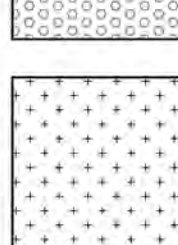

- (1) 24" BOX TREE (CANOPY FORM) REQUIRED FOR EVERY 30' STREET FRONTAGE OR
- (1) 10' BTH PALM FOR EVERY 20' STREET FRONTAGE

FOLSOM DRIVE  
STREET FRONTAGE: 145'  
STREET TREES REQUIRED: 4.83  
PROVIDED: 5 TREES

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE  
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

IRRIGATION HYDROZONES

- 
- HYDROZONE 1 - LOW WATER
- 
- HYDROZONE 2 - TREES (40 SF/TREE)
- 
- HYDROZONE 3 - MEDIUM WATER
- 
- HYDROZONE 4 - LOW WATER BMP
- 
- HYDROZONE 5 - MEDIUM WATER - LAWN

WATER EFFICIENT LANDSCAPE WORKSHEET							
Irrigation Point of Connection (P.O.C.) 1							
Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area
REGULAR LANDSCAPE AREAS							
1	LOW WATER	0.20	DRIP	0.81	0.25	5329	1315.80
2	LOW WATER TREES	0.20	BUBBLER	0.75	0.27	1000	266.67
3	MEDIUM WATER	0.50	DRIP	0.81	0.62	2421	1494.44
4	LOW WATER BMP	0.20	DRIP	0.81	0.25	411	101.46
5	MEDIUM WATER LAWN	0.50	ROTATOR	0.75	0.67	2467	1644.67
TOTAL						11628	4823.06
SPECIAL LANDSCAPE AREAS							
						1.00	0
						0	0
TOTAL						0	0
ETWU TOTAL						122602	
MAXIMUM WATER ALLOWANCE (MAWA)						162571	
IRRIGATION EFFICIENCY (IE) AVERAGE						73.1	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ET o = 41 in/yr  
LA = 11628 sq ft  
SLA = 0 sq ft  
ETAF = 0.55

RESIDENTIAL 0.55  
NON RESIDENTIAL 0.45

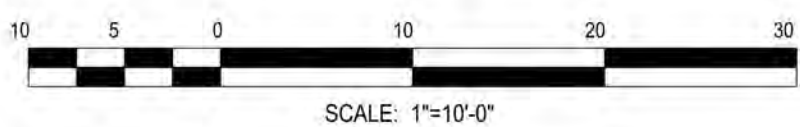
MAWA =  $\frac{(ET o)(0.62)(ETAF \times LA) + (1 - ETAF) \times SLA]}{(ET o)(0.62)[(0.55 \times LA) + (1 - 0.55) \times SLA]}$

MAWA =  $\frac{41(0.62)(0.55 \times 11628)}{41(0.62)[(0.55 \times 11628) + (1 - 0.55) \times 0]} = 0.45$

MAXIMUM APPLIED WATER ALLOWANCE = 162571 gal. per year

Hydrozone Category	PF-Plant Factor
High Water Use	0.7-1.0
Moderate Water Use	0.4-0.6
Low Water Use	0.1-0.3
Very Low Water Use	0-0.1
Special Landscape Area	1.00
*Artificial Turf & Temporary Irrigated areas = low water	

Irrigation Method Code	IE - Irrigation Efficiency
Filter Pipe for Pools/Spa	1.00
Drip/Subsurface	0.81
Bubblers	0.75
Rotors	0.75
Overhead Spray	0.75



PFISTER FOLSOM RESIDENCE

6031-6051 FOLSOM DRIVE, LA JOLLA, CA 92037

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07.22.2021 plan revisions  
06.08.2021 plan revisions  
04.22.2021 plan revisions  
01.11.2021 plan review

ISSUANCE

CONCEPTUAL  
HYDROZONE PLAN

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San Diego Municipal Code  
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



- (f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width.
- (g) Zone One Requirements
- The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.
  - Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, *palapas*, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
  - Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
  - Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
  - Permanent irrigation is required for all planting areas within Zone One except as follows:
    - When planting areas contain only species that do not grow taller than 24 inches in height, or
    - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
  - Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
  - Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.
  - No *structures* shall be constructed in Zone Two.
  - Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
  - Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
  - The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:
    - All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.
    - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
    - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonnage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

San Diego Landscape Standards  
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

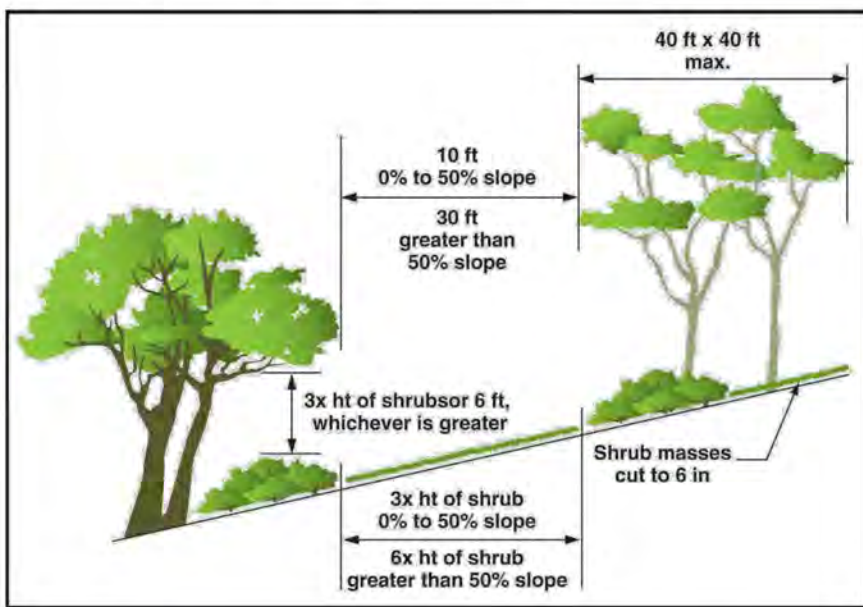
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements – All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

Figure 3-1  
Pruning Trees to Provide Clearance for Brush Management



- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements - All Structures
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- 3.2-3 Zone 2 Requirements – All Structures
- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

- General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of **OWNER** [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.



1. EXISTING CONDITIONS LOOKING EAST



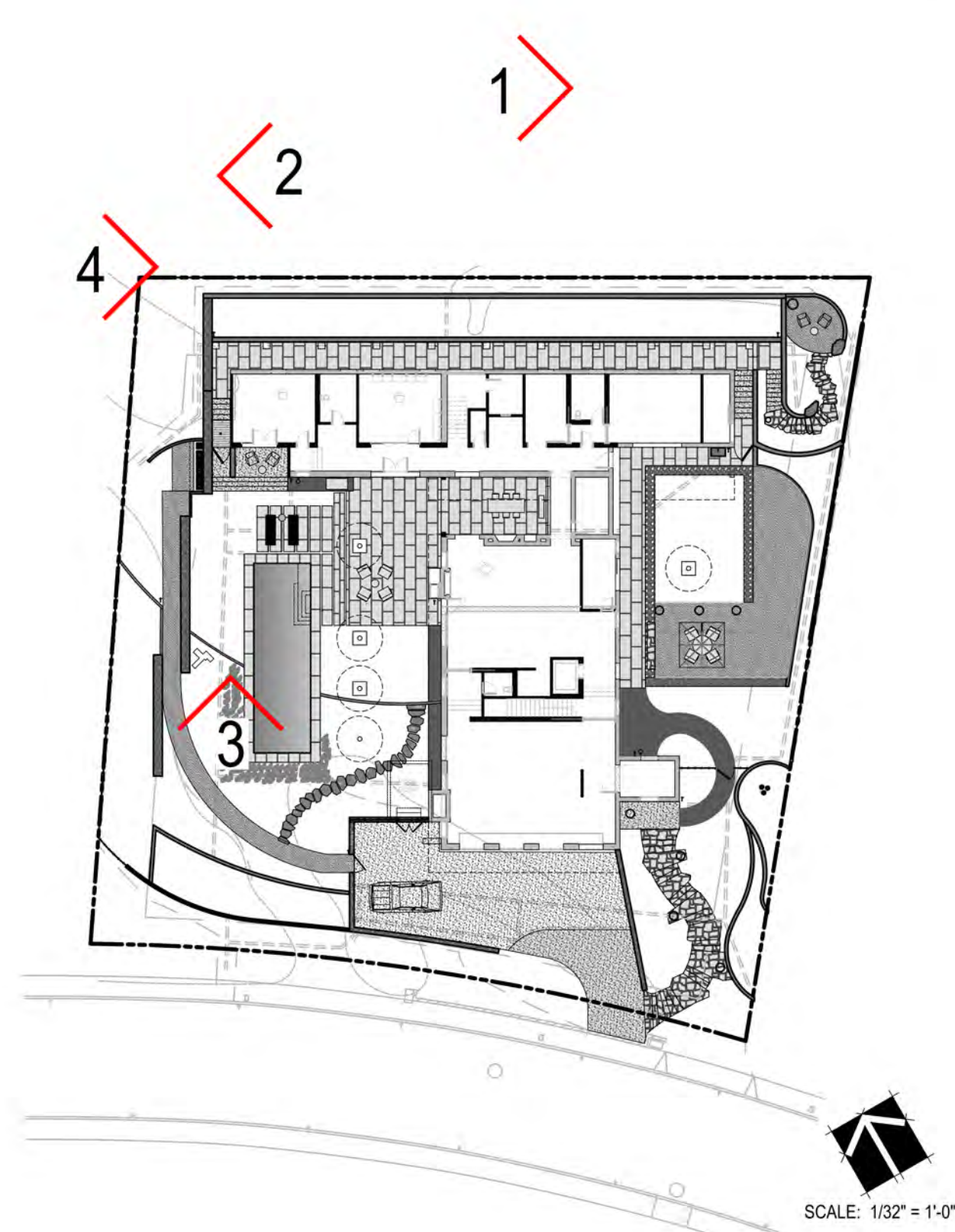
3. EXISTING CONDITIONS LOOKING NORTH ALONG WESTERN PROPERTY LINE



2. EXISTING CONDITIONS LOOKING WEST



4. EXISTING CONDITIONS AT REAR PROPERTY LINE LOOKING EAST



PFISTER FOLSOM RESIDENCE

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PLAN NORTH

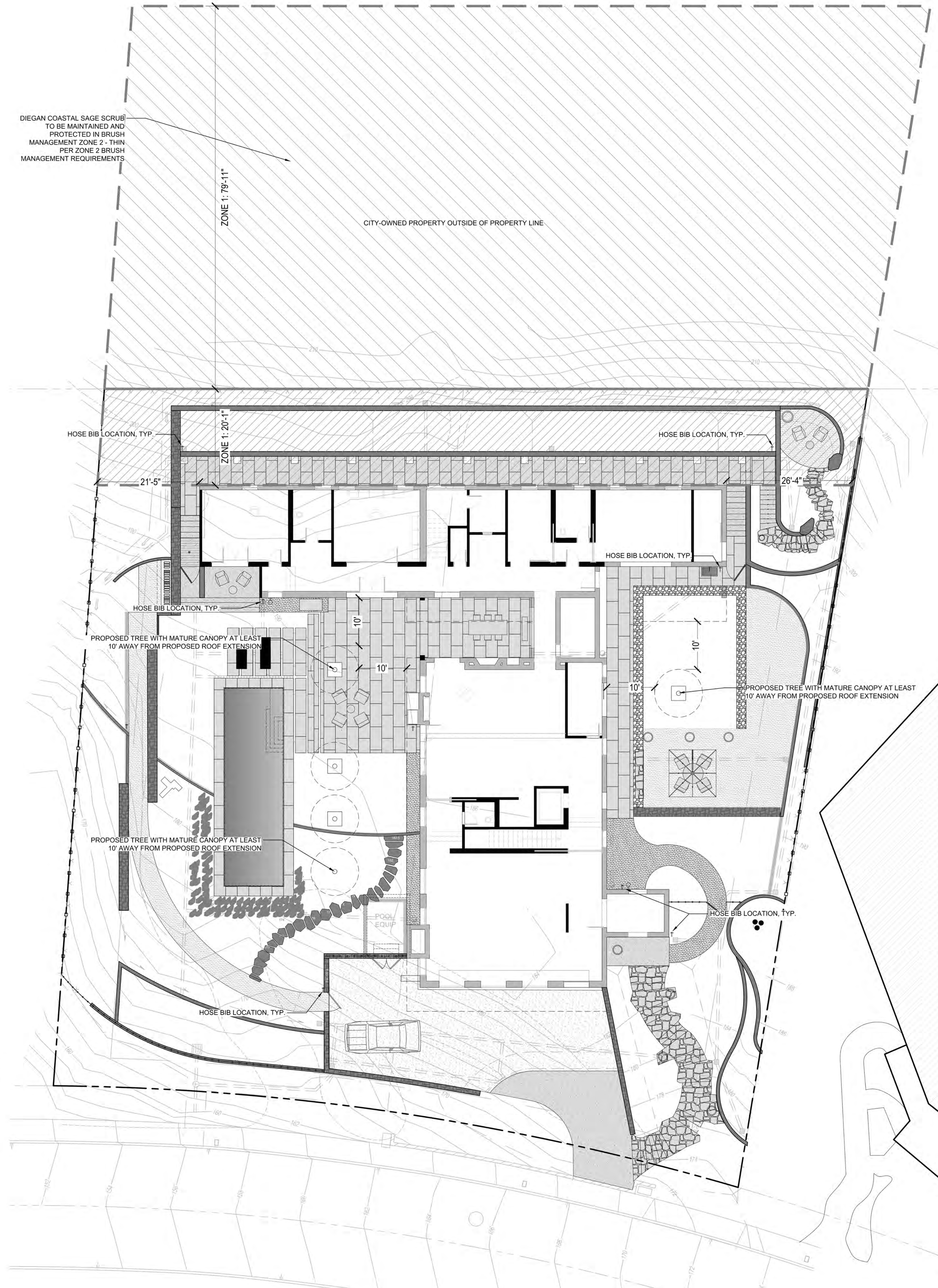
07.22.2021	plan revisions
06.08.2021	plan revisions
04.22.2021	plan revisions
01.11.2021	plan review

ISSUANCE

BRUSH MANAGEMENT  
NOTES & PHOTOS

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NOTES:

1. OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSHWEED COMPLIANT LINE AT: (619) 533-4444.
2. ALL REQUIRED ONSITE LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PROPERTY OWNER. OFFSITE BRUSH MANAGEMENT ON CITY OPEN SPACE TO THE NORTH SHALL BE CONDUCTED BY THE PARK AND RECREATION DEPARTMENT. OPEN SPACE DIVISION BASED ON PRIORITY MAPS AND SCHEDULED DETERMINED BY THE FIRE-RESCUE DEPARTMENT. ALTERNATIVELY, OWNER MAY ELECT TO OBTAIN A RIGHT-OF-ENTRY PERMIT TO PERFORM SEASONAL BRUSH MANAGEMENT IN THE AREA. CONTACT PARK AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619) 685-1313.
3. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB AREA PLAN.
4. §142.0412(i)(1) THE PROPOSED ALTERNATIVE COMPLIANCE PROVIDES SUFFICIENT DEFENSIBLE SPACE BETWEEN ALL STRUCTURES ON THE PREMISES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION AS DEMONSTRATED TO THE SATISFACTION OF THE FIRE CHIEF BASED ON DOCUMENTATION THAT ADDRESSES THE TOPOGRAPHY OF THE SITE, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS RELATED TO FIRE PROTECTION AND THE CONTEXT OF THE PROPOSED DEVELOPMENT.
5. DIEGAN COASTAL SAGE SCRUB TO BE MAINTAINED AND PROTECTED IN BRUSH MANAGEMENT ZONE 2 - THIN PER ZONE 2 BRUSH MANAGEMENT REQUIREMENTS.
6. RESIDENCE TO BE CONSTRUCTED WITH THE FOLLOWING MITIGATION METHODS PER FPB POLICY B-18-01:

V. MITIGATION C

- 1 HOUR FIRE RATED CONSTRUCTION
- DUAL GLAZED WINDOWS
- CLASS "A" ROOF
- PROTECTED EAVES
- FIRE SPRINKLERS IN THE HOUSE

PFISTER FOLSOM RESIDENCE

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PLAN NORTH

07.22.2021	plan revisions
06.08.2021	plan revisions
04.22.2021	plan revisions
01.11.2021	plan review

ISSUANCE

BRUSH MANAGEMENT  
PLAN

L-4

BRUSH MANAGEMENT NOTE:

- REFER TO L-4 FOR BRUSH MANAGEMENT PLAN.
- OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR BRUSH/WEED COMPLIANT LINE AT: (619) 583-4444.
  - ALL REQUIRED ONSITE LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PROPERTY OWNER. OFFSITE BRUSH MANAGEMENT ON CITY OPEN SPACE TO THE NORTH SHALL BE CONDUCTED BY THE PARK AND RECREATION DEPARTMENT. OPEN SPACE DIVISION BASED ON PRIORITY MAPS AND SCHEDULED DETERMINED BY THE FIRE-RESCUE DEPARTMENT. ALTERNATIVELY, OWNER MAY ELECT TO OBTAIN A RIGHT-OF-ENTRY PERMIT TO PERFORM SEASONAL BRUSH MANAGEMENT IN THE AREA. CONTACT PARK AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619) 685-1313.
  - BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB AREA PLAN.
  - S142.0412(i)(1) THE PROPOSED ALTERNATIVE COMPLIANCE PROVIDES SUFFICIENT DEFENSIBLE SPACE BETWEEN ALL STRUCTURES ON THE PREMISES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION AS DEMONSTRATED TO THE SATISFACTION OF THE FIRE CHIEF BASED ON DOCUMENTATION THAT ADDRESSES THE TOPOGRAPHY OF THE SITE, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS RELATED TO FIRE PROTECTION AND THE CONTEXT OF THE PROPOSED DEVELOPMENT. DIEGAN COASTAL SAGE SCRUB TO BE MAINTAINED AND PROTECTED IN BRUSH MANAGEMENT ZONE 2 - THIN PER ZONE 2 BRUSH MANAGEMENT REQUIREMENTS.
  - RESIDENCE TO BE CONSTRUCTED WITH THE FOLLOWING MITIGATION METHODS PER FPB POLICY B-18-01:  
V. MITIGATION C  
- 1 HOUR FIRE RATED CONSTRUCTION  
- DUAL GLAZED WINDOWS  
- CLASS "A" ROOF  
- PROTECTED EAVES  
- FIRE SPRINKLERS IN THE HOUSE

SITE PLAN GENERAL NOTES

- THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK BEFORE COMMENCING ANY SITE FOUNDATION EXCAVATION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES, AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONTRACTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY), UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- PROTECT EXISTING VEGETATION AND MARK PERIMETER OF CONSTRUCTION ZONE. REMOVE ALL TREES AND VEGETATION WITHIN 5' OF PROPOSED NEW STRUCTURES, UNLESS OTHERWISE SHOWN.
- GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS. DRAINAGE SWALES ARE TO BE DIRECTED AS SHOWN, PROVIDE 2% SLOPE.
- LOCATE REFUSE BIN AT APPROVED ON SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR ANY OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- 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.

GRADING QUANTITIES

CUT:	4,000 C.Y.
CUT EXPORT:	3,900C.Y.
FILL:	100 C.Y.

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACT (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SELL FACTORS. ALL EXCAVATION SHALL BE DISPOSED OF AT A LEGAL DISPOSAL FACILITY.

SITE PLAN AREA BREAKDOWN

TOTAL PROJECT AREA	
GROSS:	23,393 SQ FT ( .54 ACRES)
BUILDING LOT COVERAGE:	5,361 SQ FT
IMPERMEABLE PAVING AREA:	2,476 SQ FT
PERMEABLE PAVED AREA:	4,614 SQ FT
VEGETATED LANDSCAPE AREA:	10,941 SQ FT

ADDRESS NUMBERS

NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" INCH STROKE WIDTH FOR RESIDENTIAL BUILDINGS; 8" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS; 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS.

DRIVEWAY SIGHT TRIANGLE NOTE:

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. SEE SITE PLAN KEY NOTE #16

SITE PLAN KEY NOTES

XX

- STANDARD CURB AND GUTTER PER CITY OF SAN DIEGO: ACCROSS DISTURBED EXISTING FRONATAGE; 12'-0" WIDE DRIVEWAY.
- GRAVEL WALKWAY
- PLANTER
- BIORETENTION BASIN - 411 SF
- SITE ACCESS
- UTILITIES TO REMAIN: SD&E AND TELECOM PEDESAL
- SITE STAIR
- PERMEABLE PAVERS
- LAWN
- WATER METER
- 50% PERMEABLE TRELLIS SHADING
- CANVAS SHADING
- NEW DRIVEWAY
- AUTO-COURT
- SITE WALL: LANDSCAPE AND CIVIL
- 10'-0" DRIVEWAY VISIBILITY TRIANGLES

1 SITE PLAN

1/8" = 1'-0"

PFISTER FOLSOM RESIDENCE

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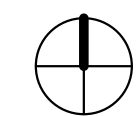
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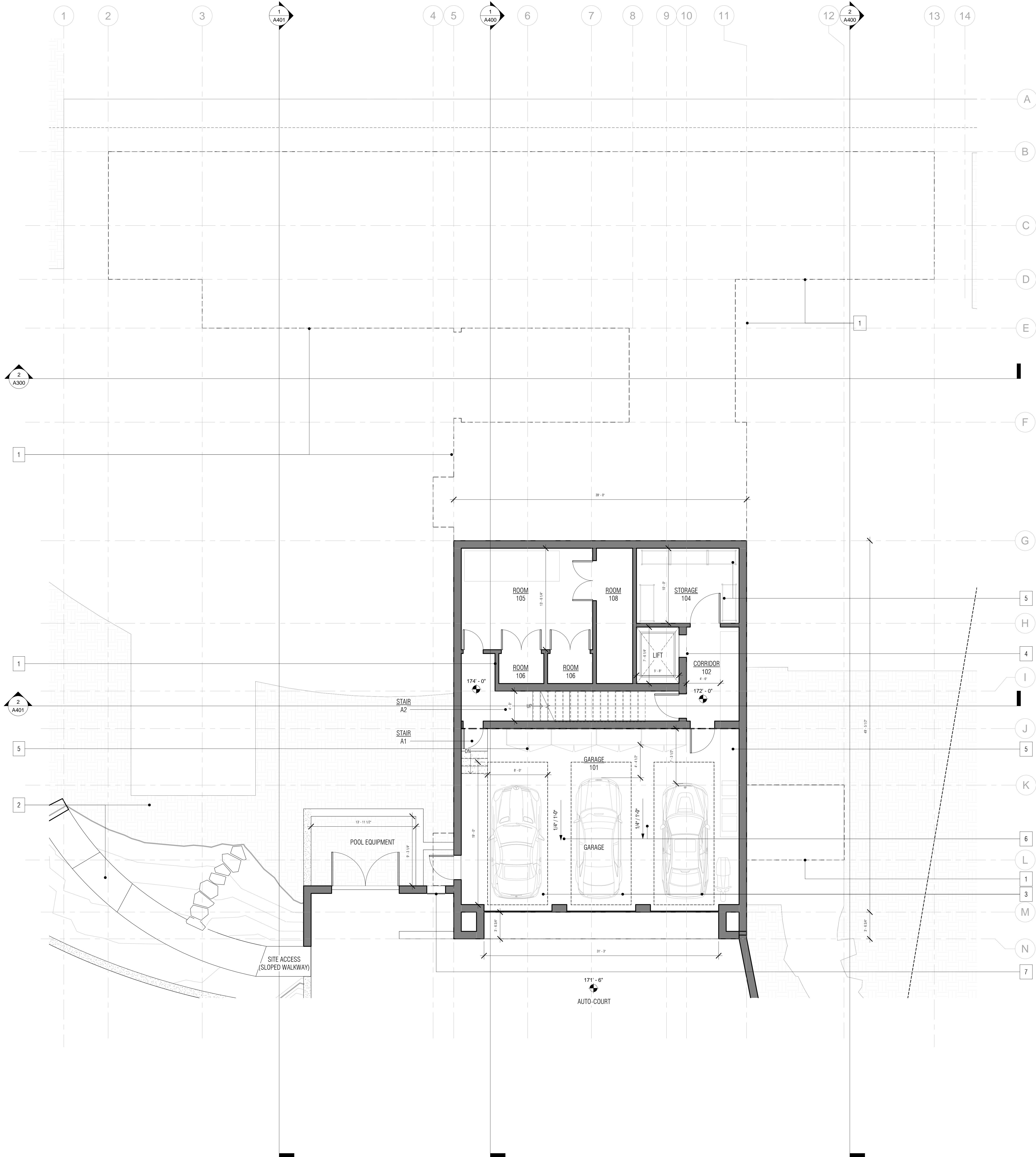
1	CoSD - CDP	06-08-21
2	CoSD - CDP	07-23-21

ISSUANCE

SITE PLAN

A100

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FLOOR PLAN GENERAL NOTES

- FOR SITE WORK, REFER TO SITE PLAN A100 AND ALL C SHEETS.
- THE TERM LIFT REFERS TO THE PROPOSED RESIDENTIAL ELEVATOR

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FLOOR PLAN KEY NOTES

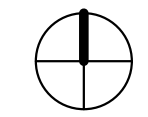
XX

- BUILDING FOOTPRINT ABOVE GRADE
- PLANTER WALLS, REFER TO LANDSCAPE AND CIVIL ENGINEERING DRAWINGS FOR FURTHER DETAIL
- REQUIRED 8'-0"X19'-0" PARKING AREA
- FIRE SEPARATION
- STORAGE ELEMENTS
- 1/4"=12" SLOPE DRAINAGE
- PARCEL DROP-OFF

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL

1 PLAN - GARAGE LEVEL  
3/16" = 1'-0"



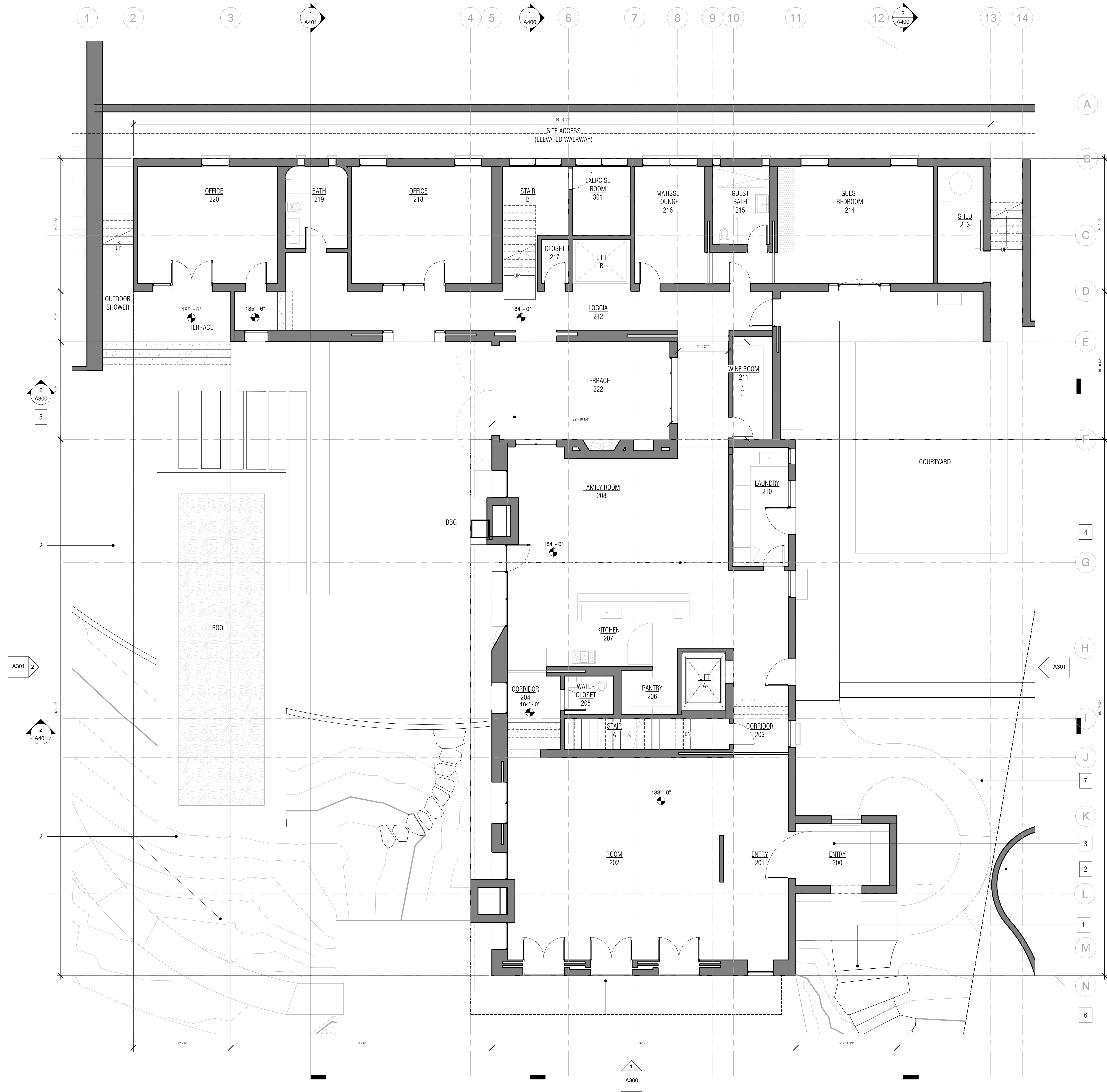
PLAN NORTH

ISSUANCE

GARAGE LEVEL

A101

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FLOOR PLAN GENERAL NOTES

1. FOR SITE WORK, REFER TO SITE PLAN A100 AND ALL C SHEETS.
2. THE TERM LIFT REFERS TO THE PROPOSED RESIDENTIAL ELEVATOR.

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FLOOR PLAN KEY NOTES

XX

1. SITE STAIR
2. PLANTER WALLS, REFER TO LANDSCAPE AND CIVIL ENGINEERING DRAWINGS FOR FURTHER DETAIL.
3. MAIN ENTRY ALCOVE TO BE OPEN TO THE ELEMENTS
4. EXTENT OF GARAGE LEVEL BELOW
5. TERRACE TO BE COVERED BY PERMEABLE FABRIC SHADE
6. MAIN LEVEL LOOKOUT TO AUTO-COURT BELOW
7. BIORETENTION PIT - SEE PGP

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL



PLAN NORTH

ISSUANCE

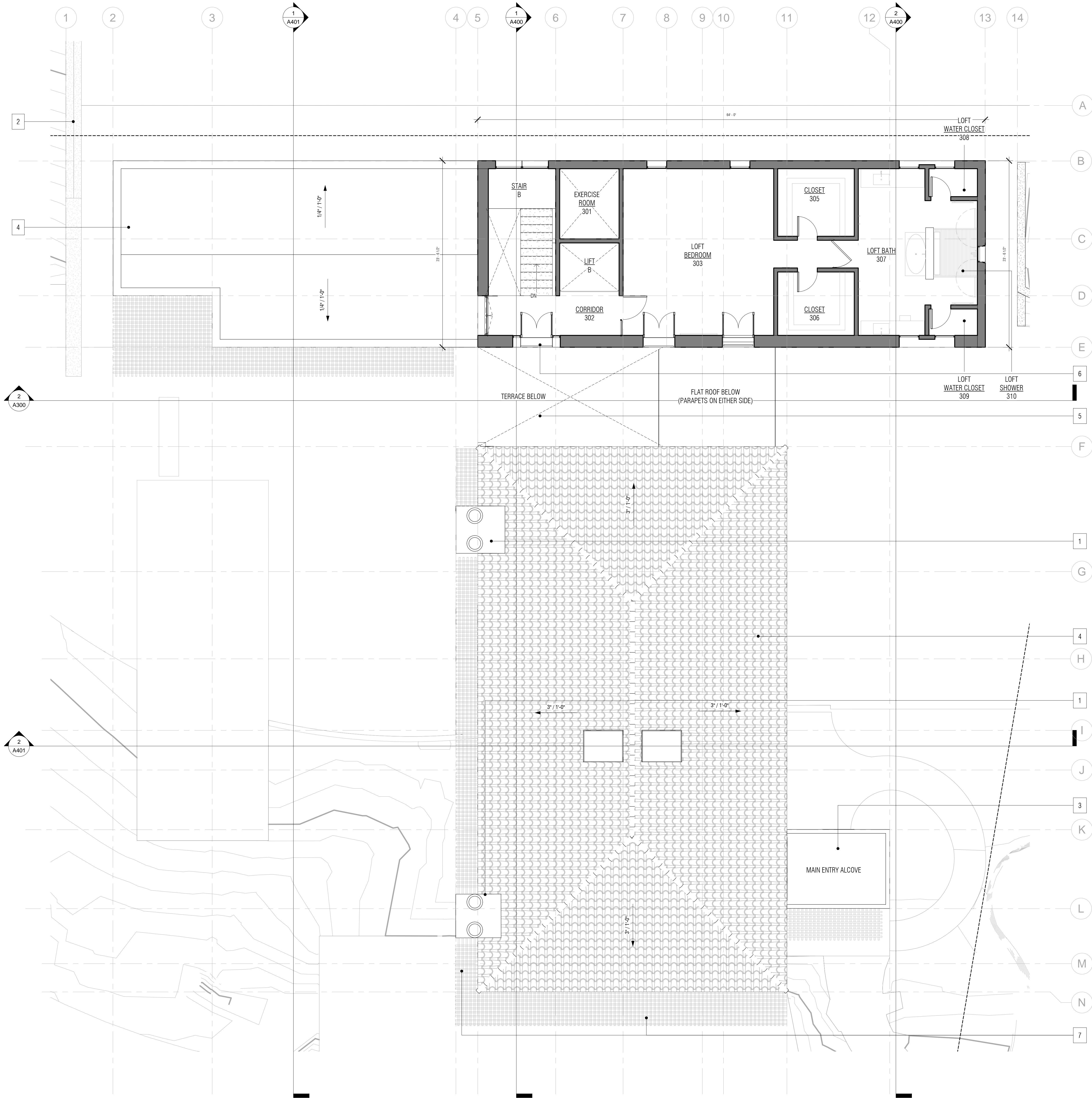
MAIN LEVEL

A102

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1 PLAN - MAIN LEVEL

3/16" = 1'-0"



FLOOR PLAN GENERAL NOTES

1. FOR SITE WORK, REFER TO SITE PLAN A100 AND ALL C SHEETS.
2. THE TERM LIFT REFERS TO THE PROPOSED RESIDENTIAL ELEVATOR.
3. NO LOFT PROPOSED ON THE UPPER LEVEL - LOFT REFERS TO PLACEMENT OF THE SUITE ON THE SECOND LEVEL.

FLOOR PLAN KEY NOTES

XX

1. CHIMNEY FLUE
2. PLANTER/RETAINING WALLS, REFER TO LANDSCAPE AND CIVIL ENGINEERING DRAWINGS FOR FURTHER DETAIL
3. MAIN ENTRY ALCOVE TO BE OPEN TO THE ELEMENTS
4. 1/4"-12" SLOPED FLAT ROOF
5. TERRACE TO BE COVERED BY PERMEABLE FABRIC SHADE
6. UPPER LEVEL LOOKOUT TO TERRACE BELOW
7. TRELLIS SHADING SYSTEM

WALL LEGEND

- |       |                                |
|-------|--------------------------------|
| [---] | EXISTING WALL TO BE DEMOLISHED |
| [---] | EXISTING WALL TO REMAIN        |
| [---] | NEW WALL                       |

1 PLAN - UPPER LEVEL

3/16" = 1'-0"

PFISTER FOLSOM RESIDENCE

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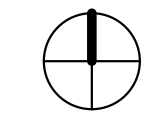
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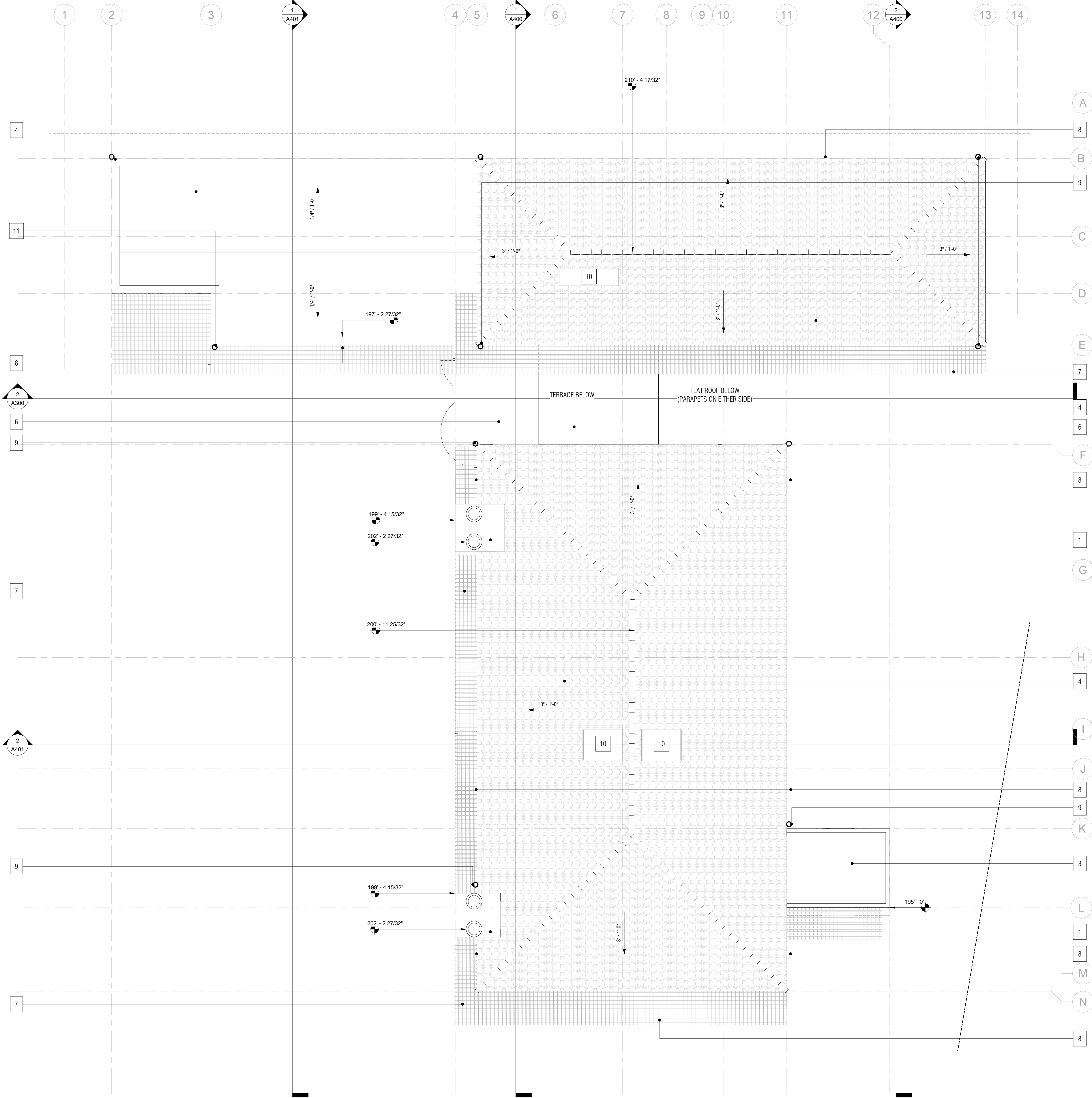
PLAN NORTH

ISSUANCE

UPPER LEVEL

A103

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ROOF PLAN GENERAL NOTES

- FOR SITE WORK, REFER TO SITE PLAN A100 AND ALL C SHEETS
- GUTTERS TO BE CONNECTED TO BMP'S - REFER TO C SHEETS

ROOF PLAN LEGEND

- DECK / ROOF DRAINAGE: SLOPE = 1/4" / FT TYP. U.O.N
- ROOF DRAIN: 6" DRAIN SLOPE = 1/8" / FT MIN. TYP. TO DOWNSPOUT.
- OVERFLOW DRAIN: LOCATE UPSLOPE OF ROOF DRAIN +1'. 3" DRAIN SLOPE = 1/8" / FT MIN. TYP. TO EXIT AT WALL IN OBSERVABLE LOCATION BY OCCUPANTS OR MAINTENANCE PERSONNEL.
- 3" ROUND DOWNSPOUT TO LANDSCAPING AT GRADE. PROVIDE SPLASH BLOCK TOWARDS LANDSCAPING.
- ROOF SCUPPER MIN. 3" WIDE X 4" HIGH OPENING TO D.S. NOTED ABOVE. SEE DETAIL 4/A702
- OVERFLOW SCUPPER MIN. 3" WIDE X 4" HIGH OPENING TO EXIT AT WALL IN OBSERVABLE LOCATION BY OCCUPANTS OR MAINTENANCE PERSONNEL. SEE DETAIL 4/A702
- 3"X3" S.S. GUTTER: SLOPE = 1/8" / FT MIN. TYP. TO DOWNSPOUT STAINLESS STEEL
- ROOF VENT = 0.67 SQ. FT. OF NET FREE VENTILATION PER 1 LINEAR FOOT OF VENT. VENT TO BE COVERED WITH CORROSION-RESISTANT SCREENING MATERIAL HAVING OPENINGS OF 1/8" AND NOTE MORE THAN 1/4". SEE ATTIC CALC. FOR EACH AREA OF L.F. OF VENT REQUIRED.
- PLUMBING VENT OR MISC. VENT
- FAU FLUE

PFISTER FOLSOM RESIDENCE

6031 6051 FOLSOM DRIVE, LA BOLLA, CA 92037

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ISSUANCE

ROOF PLAN KEY NOTES

XX

- CHIMNEY FLUE
- FLAT ROOF
- MAIN ENTRY ALCOVE - FLAT ROOF WITH PARAPET
- 1/4"/12" SLOPED FLAT ROOF
- TERRACE TO BE COVERED BY PERMEABLE FABRIC SHADE
- FABRIC SHADING SYSTEM OVER TERRACE
- TRELLIS SHADING SYSTEM
- GUTTERS TO DOWNSPOUTS
- DOWNSPOUTS TO BMP
- SKYLIGHTS
- SCUPPERS

ELEVATION GENERAL NOTES

1. LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE TAKEN FROM EXTERIOR FACE OF STRUCTURE AND OFFSET 9'-0".
2. DISTANCE FROM LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE GREATER THAN 10'-0". WHEN THE LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE GREATER THAN 10'-0" IN DIFFERENCE, THE 30'-0" COASTAL HEIGHT LIMIT THEN BEGINS 10'-0" ABOVE THE LOWEST ADJACENT ELEVATION.
3. REFER TO A100 FOR LOCATIONS OF LOWEST AND HIGHEST ADJACENT ELEVATIONS ON PLAN

ELEVATION KEY NOTES

1. WHITE SANTA BARBARA STUCCO
2. BLACK FINISH WINDOWS/DOORS
3. WROUGHT IRON FINISH
4. TERRACOTTA TILE ROOF
5. NATURAL WOOD TRELLIS

XX

1 SOUTH ELEVATION  
3/16" = 1'-0"

2 SOUTH ELEVATION - STABLE  
3/16" = 1'-0"

3 NORTH ELEVATION  
3/16" = 1'-0"

PFISTER FOLSOM RESIDENCE

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ISSUANCE

ELEVATIONS

A300

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ELEVATION GENERAL NOTES

1. LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE TAKEN FROM EXTERIOR FACE OF STRUCTURE AND OFFSET 5'-0".
2. DISTANCE FROM LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE GREATER THAN 10'-0". WHEN THE LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE GREATER THAN 10'-0" IN DIFFERENCE, THE 30'-0" COASTAL HEIGHT LIMIT THEN BEGINS 10'-0" ABOVE THE LOWEST ADJACENT ELEVATION.

ELEVATION KEY NOTES

1. WHITE SANTA BARBARA STUCCO
2. BLACK FINISH WINDOWS/DOORS
3. WROUGHT IRON FINISH
4. TERRACOTTA TILE ROOF
5. NATURAL WOOD TRELLIS

XX

1 EAST ELEVATION  
3/16" = 1'-0"

2 WEST ELEVATION  
3/16" = 1'-0"

PFISTER FOLSOM RESIDENCE

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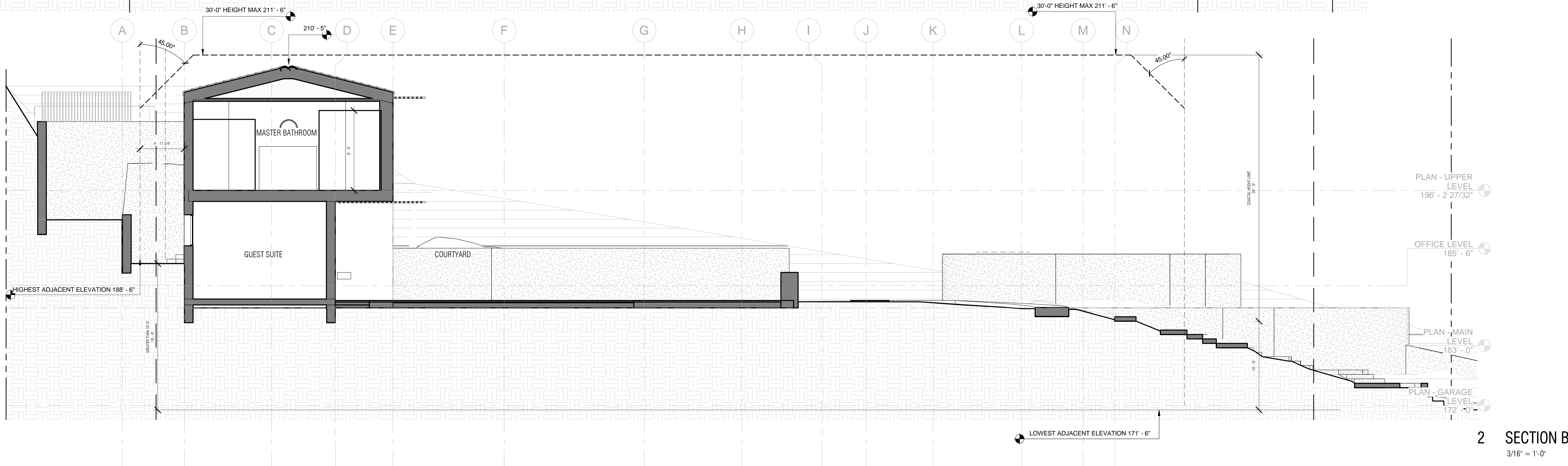
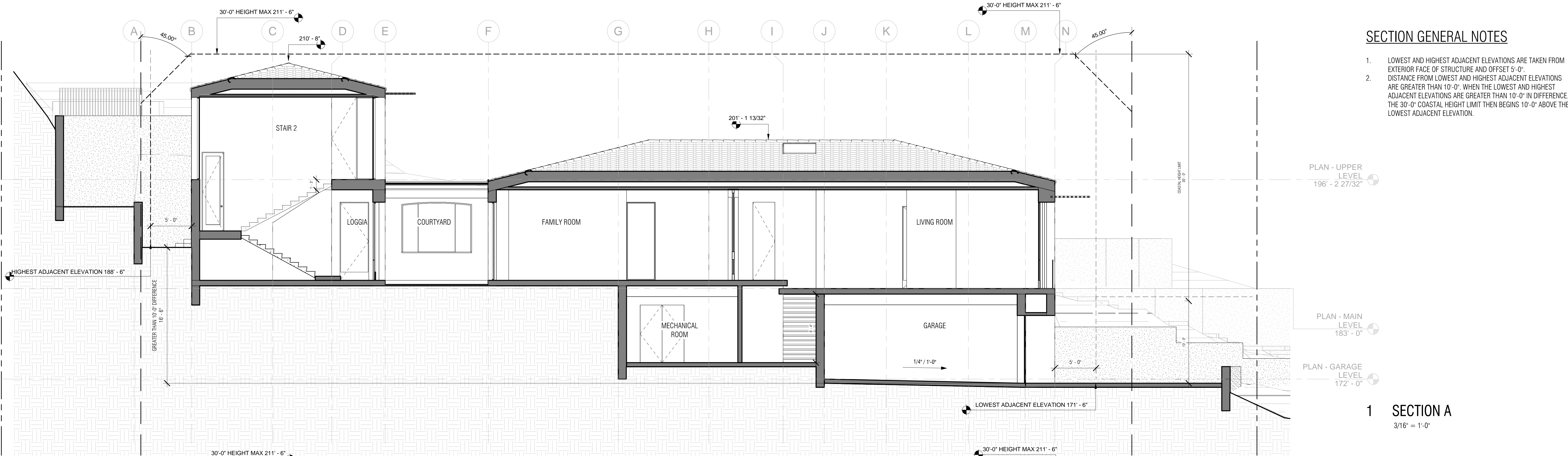
PLAN NORTH

ISSUANCE

ELEVATIONS

A301

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PFISTER FOLSOM RESIDENCE

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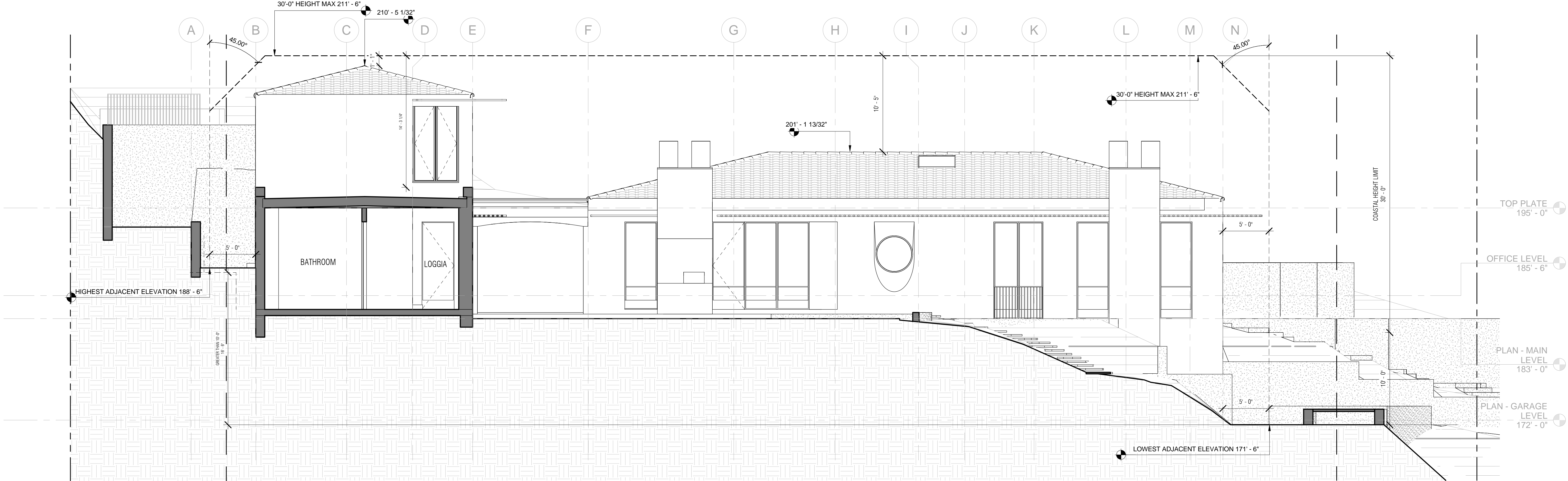
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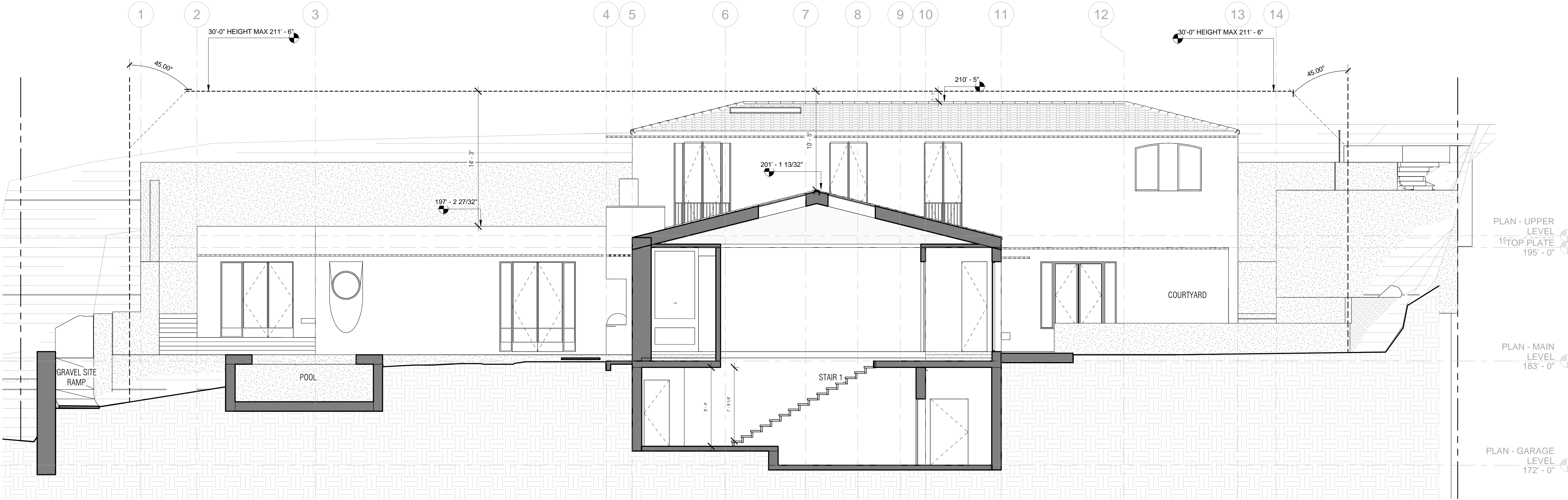
ISSUANCE



SECTION GENERAL NOTES

1. LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE TAKEN FROM EXTERIOR FACE OF STRUCTURE AND OFFSET 5'-0".
2. DISTANCE FROM LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE GREATER THAN 10'-0". WHEN THE LOWEST AND HIGHEST ADJACENT ELEVATIONS ARE GREATER THAN 10'-0" IN DIFFERENCE, THE 30'-0" COASTAL HEIGHT LIMIT THEN BEGINS 10'-0" ABOVE THE LOWEST ADJACENT ELEVATION.

1 SECTION C  
3/16" = 1'-0"



2 SECTION D  
3/16" = 1'-0"

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ISSUANCE

SECTIONS

A401