



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 8, 2021 REPORT NO. HO-21-062

HEARING DATE: December 15, 2021

SUBJECT: Conant Residences CDP/NDP/TM, CEQA Exemption, Process Three Decision

PROJECT NUMBER: [655226](#)

OWNER/APPLICANT: Kim Conant, Owner / Hubbell & Hubbell Architects, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve demolishing an existing a one-story, 1,858 square-foot, single family dwelling unit with attached garage and subdividing the site into one lot for the construction of a new three-story, 4,493 square-foot, two-unit residential condominium building with a 2,241 square-foot underground basement garage at 420 Pearl Street within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2391066, Neighborhood Development Permit No. 2512930, and Tentative Map No. 2586678.

Community Planning Group Recommendation: On August 6, 2020, the La Jolla Community Planning Association voted 15-0-1 to support the project (Attachment 8).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities) and 15303 (New Construction). The environmental exemption determination for this project was made on October 18, 2021, and the opportunity to appeal the determination ended on November 2, 2021. There were no appeals to the environmental determination.

BACKGROUND

The 0.083-acre site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The site is in the La Jolla Planned District Zone 5, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone and Transit Priority Area. (Attachments 1-3).

The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the existing structure does not meet the local designation criteria as individually significant resource under any adopted Historical Resources Board Criteria. The project site does not contain any sensitive habitat and is not located within or adjacent to the Multi Habitat Planning Area.

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 [126.0402](#), a proposed deviation from the required driveway length requires a Neighborhood Development Permit. In addition, pursuant to SDMC Section [125.0410](#) and [125.0430](#), a Tentative Map is required for the subdivision of the site into one lot for a two-unit residential condominium building. 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 dwelling unit and constructing a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage. The project was designed to comply with all of the development standards required by the underlying La Jolla Planned District 5 Zone (LJPD-5), including density, building setbacks, and height (29 feet 2.5 inches) that is below the 30-foot height limit, and floor area ratio (1.25) that is below the maximum requirement (1.5).

The project proposes a deviation to SDMC section [142.0560](#) (Table 142-05M), which requires a 20-foot wide driveway for lots greater than 50 feet wide and serving multiple dwelling units. The project proposes a 12-foot wide driveway on a 60-foot wide lot. The deviation will result in a more desirable project since it will allow for the required parking for the residential condominium building to be provided in an underground parking garage, which consistent with the Community Plan goal of screening off-street parking areas that are visible from the public right-of-way. The underground parking garage for the building complies with City standards.

The Community Plan designates the project site for medium density residential land uses (15 to 30 dwelling units per acre), and the project complies with the prescribed density. The project is compatible with the surrounding land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development and maintaining the existing 30-foot height limit. The project also steps back additional floors to maintain the integrity of the streetscape and provides adequate amounts of light and air.

The project promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. The project also complies with the Community Plan goal of constructing energy efficient buildings by implementing a high reflective finish that will reduce solar gain. The main balconies in the front of the homes will protect the main bedrooms from solar heat gain during the warmer months, and solar panels will reduce energy use. The project site, which is located less than a quarter 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 Tentative Map for the project was reviewed and determined to be in compliance with the SDMC and Subdivision Map Act. The development of a two-unit residential condominium building on a previously developed residential site does not adversely impact public resources and is exempt from the Coastal Overlay Zone Affordable Housing Replacement Regulations.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring the construction of a new City standard driveway, curb, gutter and sidewalk; obtaining an Encroachment Maintenance Removal Agreement for the sidewalk underdrain/curb outlet, pavers, street trees and landscaping in the public right-of-way; constructing all public and private water and sewer facilities within the public right-of-way and/or public easement; requiring all water lines serving the development pass through a permitted, private, above ground, backflow prevention device; implementing storm water construction best management practices; and maintaining all landscape improvements.

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

ALTERNATIVES

1. Approve Coastal Development Permit No. 2391066, Neighborhood Development Permit No. 2512930, and Tentative Map No. 2586678, with modifications.
2. Deny Coastal Development Permit No. 2391066, Neighborhood Development Permit No. 2512930, and Tentative Map No. 2586678, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

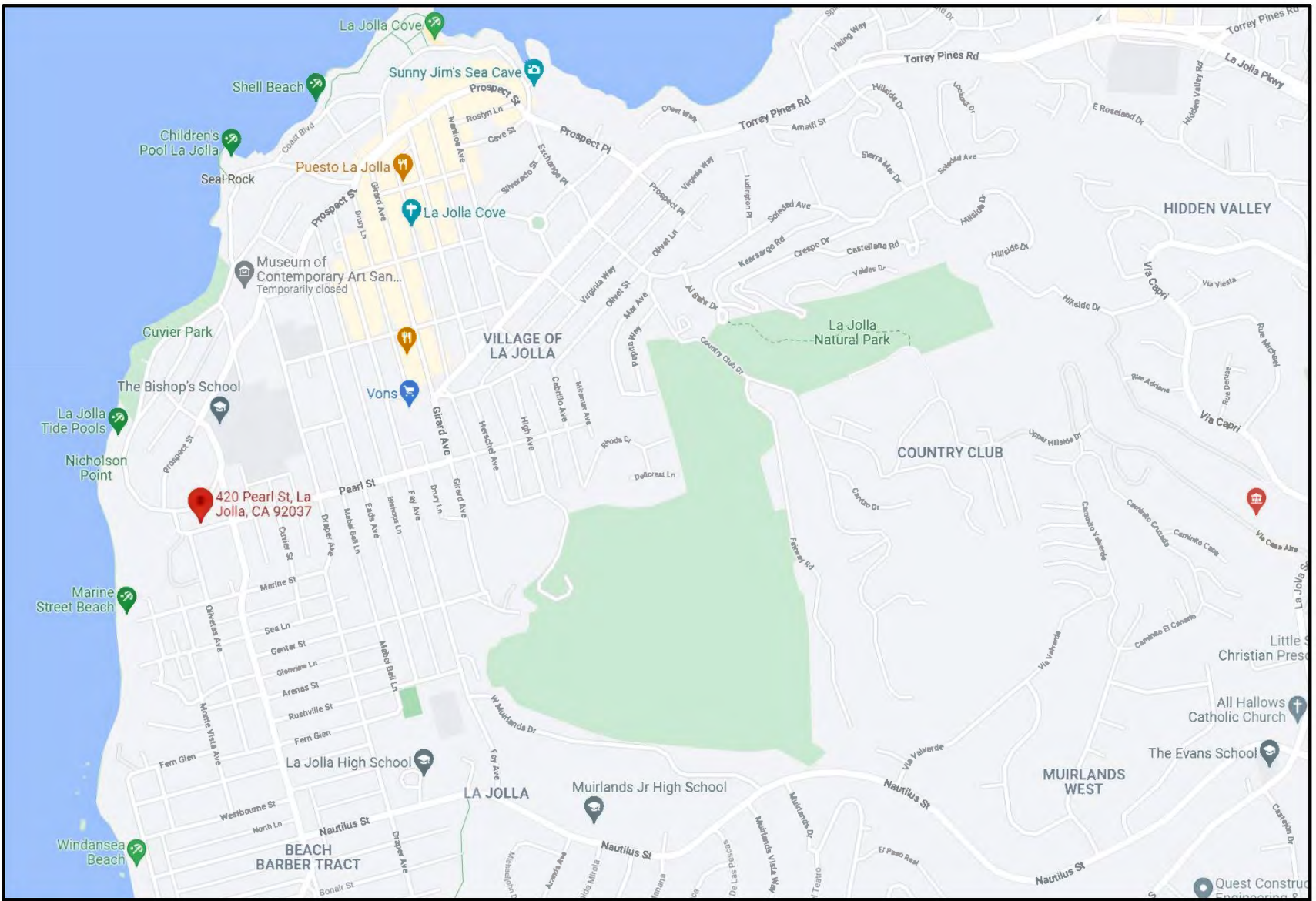


Xavier Del Valle, Development Project Manager

Attachments:

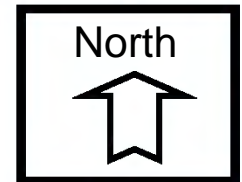
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings

5. Draft Permit with Conditions
6. Tentative Map Resolution
7. Tentative Map Conditions
8. Community Planning Association Recommendation
9. Ownership Disclosure Statement
10. Project Plans



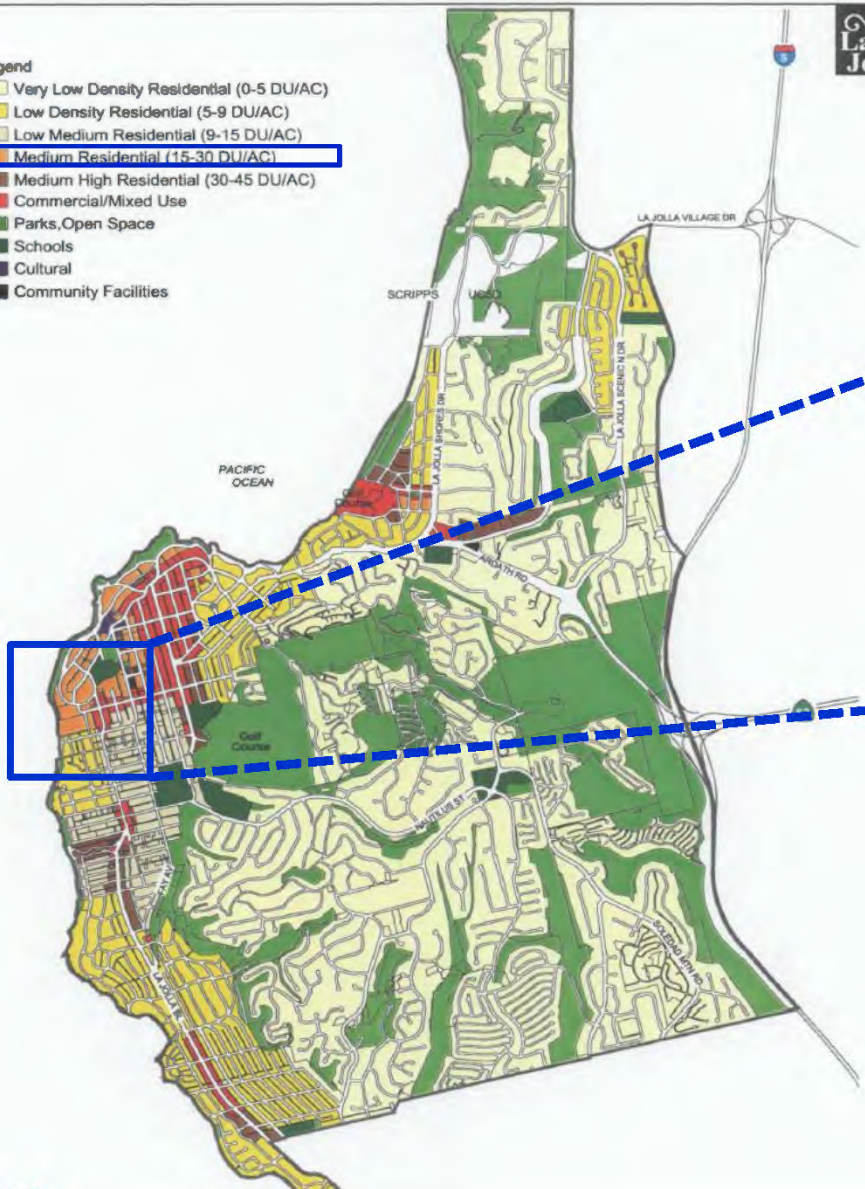
Project Location Map

Conant Residences CDP/NDP/TM
 Project No. 655226 - 420 Pearl Street



Legend

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

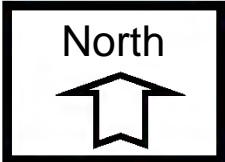


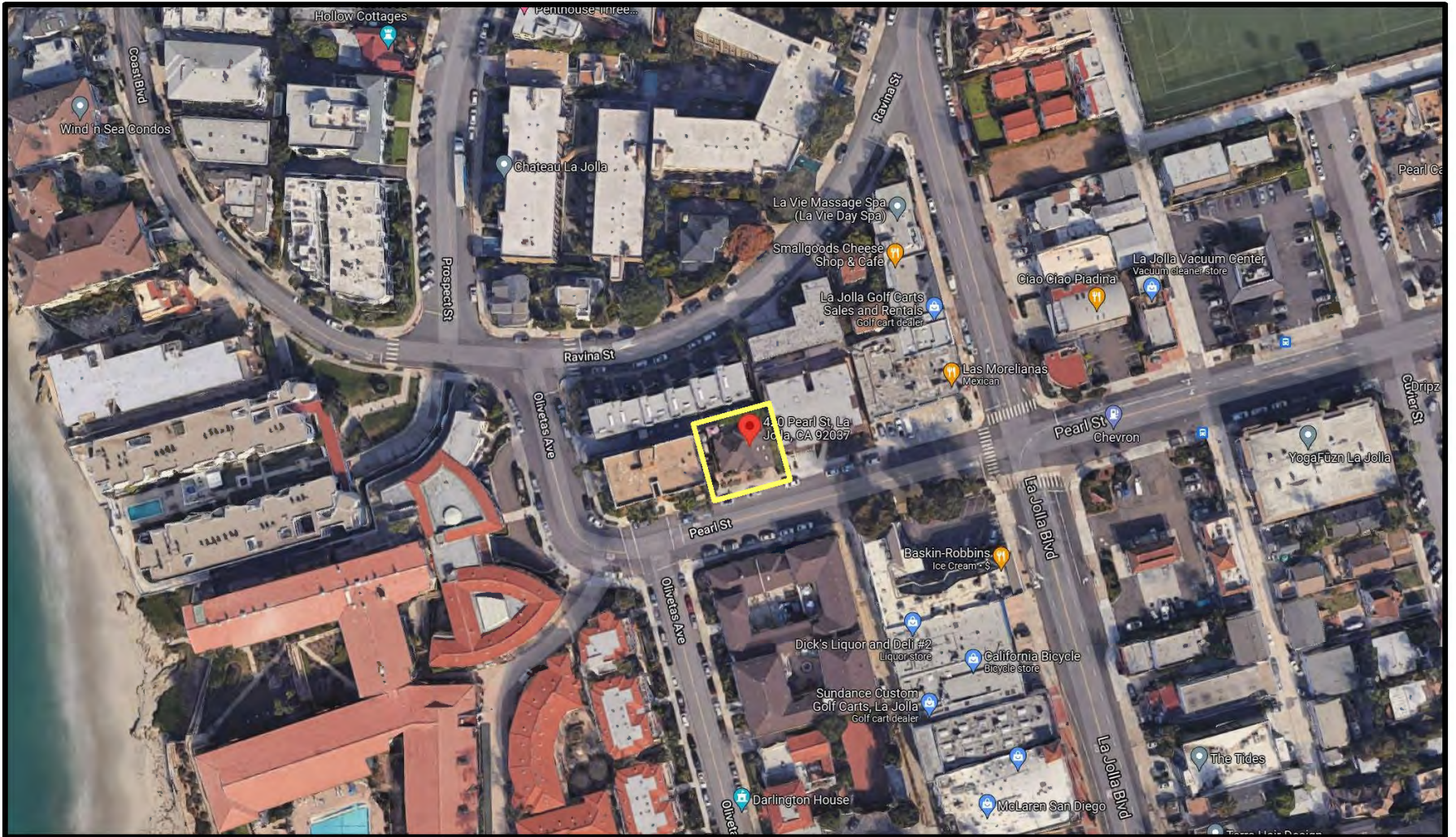
Project Site



Land Use Map

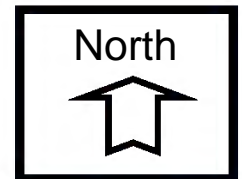
Conant Residences CDP/NDP/TM
Project No. 655226 - 420 Pearl Street





Aerial Photograph

Conant Residences CDP/NDP/TM
Project No. 655226 - 420 Pearl Street



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2391066
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2512930
PROJECT NO. 655226 – CONANT RESIDENCES CDP/NDP/TM

WHEREAS, KIM CONANT, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family dwelling unit and subdividing the site into one lot for the construction of a two-unit residential condominium building with an underground basement garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2391066 and Neighborhood Development Permit No. 2512930), on portions of a 0.083-acre site;

WHEREAS, the project site is located at 420 Pearl Street and is in the La Jolla Planned District Zone 5, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone and Transit Priority Area within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as that portion of the southerly 60.00 feet of Lots 2 and 3 in Block 14 of the La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 22, 1887;

WHEREAS, on October 18, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 15, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2391066 and Neighborhood Development Permit No. 2512930 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. 2391066 and Neighborhood Development Permit No. 2512930:

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 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage. The project site, which is located less than a quarter 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 complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with all of the development standards required by the underlying La Jolla Planned District 5 Zone (LJPD-5), including density, building setbacks, and height (29 feet 2.5 inches) that is below the 30-foot height limit, and floor area ratio (1.25) that is below the maximum requirement (1.5). 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 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage. The project site does not contain any sensitive habitat and is not located within or adjacent to the Multi Habitat Planning Area. 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 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage. The existing structure is more than 45 years old and was evaluated by City staff for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project site, which is located less than a quarter 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 Community Plan designates the project site for medium density residential (15 to 30 dwelling units per acre) land uses, and the project complies with the prescribed density. The project is compatible with the surrounding land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development and maintaining the existing 30-foot height limit. The project also steps back additional floors to maintain the integrity of the streetscape and provides adequate amounts of light and air.

The project was designed to comply with all of the development standards required by the underlying La Jolla Planned District 5 Zone (LJPD-5), including density, building setbacks, and height (29 feet 2.5 inches) that is below the 30-foot height limit, and floor area ratio (1.25) that is below the maximum requirement (1.5). The project includes a deviation to SDMC section 142.0560 (Table 142-05M), which requires a 20-foot wide driveway for lots greater than 50 feet wide and serving multiple dwelling

units. The project includes a 12-foot driveway on a 60-foot wide lot. The deviation will result in a more desirable project since it will allow for the required parking to be provided in an underground parking garage, which is consistent with the Community Plan goal of screening off-street parking areas that are visible from the public right-of-way. The underground parking garage for the building complies with City standards.

The project also promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage.

The project site, which is located less than a quarter mile east of the Pacific Ocean, is not located within the First Public Roadway nor the shoreline of any body of water. There is no public view or coastal access from the project site, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage. The existing structure is more than 45 years old and

was evaluated by City staff for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The Community Plan designates the project site for medium density residential land uses (15 to 30 dwelling units per acre), and the project complies with the prescribed density. The project is compatible with the surrounding land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development and maintaining the existing 30-foot height limit. The project steps back additional floors to maintain the integrity of the streetscape and provides adequate amounts of light and air. The development of an underground parking garage is also consistent with the Community Plan goal of screening off-street parking areas that are visible from the public right-of-way.

The project site, which is located less than a quarter 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 also promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. 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 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage.

The project site is developed and does not contain any sensitive habitat and is not located within or adjacent to the Multi Habitat Planning Area. The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring the construction of a new City standard driveway, curb, gutter and sidewalk; obtaining an Encroachment Maintenance Removal Agreement for the sidewalk underdrain/curb outlet, pavers, street trees and landscaping in the public right-of-way; constructing all public and private water and sewer facilities within the public right-of-way and/or public easement; requiring all water lines serving the development pass through a permitted, private, above ground, backflow prevention device; implementing storm water construction best management practices; and maintaining all landscape improvements. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage.

The project was designed to comply with all of the development standards required by the underlying La Jolla Planned District 5 Zone (LJPD-5), including density, building setbacks, and height (29 feet 2.5 inches) that is below the 30-foot height limit, and floor area ratio (1.25) that is below the maximum requirement (1.5). The project includes a deviation to SDMC section 142.0560 (Table 142-05M), which requires a 20-foot wide driveway for lots greater than 50 feet wide and serving multiple dwelling units. The project includes a 12-foot wide driveway on a 60-foot wide lot. The deviation will result in a more desirable project since it will allow for the required parking to be provided in an underground parking garage, which consistent with the Community Plan goal of screening off-street parking areas that are visible from the public right-of-way. The underground parking garage for the building complies with City standards.

The project site, which is located less than a quarter 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 comply with the regulations of the Land Development Code including any proposed deviations pursuant to the Land Development Code.

Supplemental Findings for Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation [SDMC Section 126.0404(f)]

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage.

The development of a two-unit residential condominium building on a previously developed residential site will materially assist in accomplishing the goal of providing

infill development. The project also complies with the Community Plan goal of constructing energy efficient buildings by implementing a high reflective finish that will reduce solar gain. The main balconies in the front of the homes will protect the main bedrooms from solar heat gain during the warmer months, and solar panels will reduce energy use. The project is exempt from Coastal Overlay Zone Affordable Housing Replacement Regulations. Therefore, the development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

b. Any proposed deviations are appropriate for the proposed location.

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858 square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493 square-foot, two-unit residential condominium building with a 2,241 square-foot underground basement garage.

The project was designed to comply with all of the development standards required by the underlying La Jolla Planned District 5 Zone (LJPD-5), including density, building setbacks, and height (29 feet 2.5 inches) that is below the 30-foot height limit, and floor area ratio (1.25) that is below the maximum requirement (1.5). The project includes a deviation to SDMC section 142.0560 (Table 142-05M), which requires a 20-foot wide driveway for lots greater than 50 feet wide and serving multiple dwelling units. The project includes a 12-foot wide driveway on a 60-foot wide lot. The deviation will result in a more desirable project since it will allow for the required parking to be provided in an underground parking garage, which is consistent with the Community Plan goal of screening off-street parking areas that are visible from the public right-of-way. The underground parking garage for the building complies with City standards. Therefore, the proposed deviation is appropriate for the proposed location.

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. 2391066 and Neighborhood Development Permit No. 2512930 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. 2391066 and

ATTACHMENT 4

Neighborhood Development Permit No. 2512930, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on December 15, 2021
IO#: 24008491

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: 24008491

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2391066
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2512930
PROJECT NO. 655226 – CONANT RESIDENCES CDP/NDP/TM
HEARING OFFICER

This Coastal Development Permit No. 2391066 and Neighborhood Development Permit No. 2512930 is granted by the Hearing Officer of the City of San Diego to KIM CONANT, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0404. The 0.083-acre site is located at 420 Pearl Street is in the La Jolla Planned District Zone 5, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone and Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as: That portion of the southerly 60.00 feet of Lots 2 and 3 in Block 14 of the La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 22, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing dwelling unit and subdivide the site into one lot for the construction of a two-unit residential condominium building with underground parking garage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 15, 2021, on file in the Development Services Department.

The project shall include:

- a. Demolishing an existing 1,858-square-foot single family dwelling unit and attached garage and constructing a new three-story, 4,493 square-foot residential condominium building with two units and a 2,241 square-foot shared basement garage; 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 December 30, 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.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The Coastal Development Permit shall comply with all conditions of Tentative Map No. 2586678.

LANDSCAPE REQUIREMENTS:

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

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

16. 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 and the LJPDP. 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.

17. 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."

18. 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.

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

PLANNING/DESIGN REQUIREMENTS:

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under

construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

TRANSPORTATION REQUIREMENTS

22. 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.

WATER AND SEWER DEVELOPMENT REQUIREMENTS:

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

24. Prior to issuance of Certificate of Occupancy, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD).

25. Prior to issuance of Certificate of Occupancy, any damages caused to the City's public water and/or sewer facilities due to the activities associated with this development shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with SDMC section 142.0607.

26. Prior to issuance of Certificate of Occupancy, the Owner/Permittee is required to ensure that any and all separately titled units which share private water and/or sewer service connections to the City's public water and/or sewer systems have their titles encumbered by Declaration of Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs must be written to ensure to the satisfaction of the Public Utilities Director that the operation and maintenance of the private water and/or sewer services will be provided in perpetuity.

27. The Owner/Permittee shall design and construct all proposed water and sewer facilities within the public right-of-way and/or public easement in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on December 15, 2021 and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Coastal Development Permit No. 2391066
Neighborhood Development Permit No. 2512930
December 15, 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.

Owner/Permittee

By _____
Kim Conant

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

HEARING OFFICER RESOLUTION NO. _____
TENTATIVE MAP NO. 2586678
CONANT RESIDENCES CDP/NDP/TMW – PROJECT NO. 655226

WHEREAS, KIM CONANT, Subdivider, and COFFEY ENGINEERING INC., submitted an application to the City of San Diego for Tentative Map No. 2586678 for a two-unit residential condominium building with underground parking garage. The project site is located at 420 Pearl Street and is in the La Jolla Planned District Zone 5 within the La Jolla Community Plan area. The project site is legally described as: That portion of the southerly 60.00 feet of Lots 2 and 3 in Block 14 of the La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 22, 1887; and

WHEREAS, the Map proposes the subdivision of a 0.083-acre site into one lot for a two-unit residential condominium development; and

WHEREAS, on October 18, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on December 15, 2021, the Hearing Officer of the City of San Diego considered Tentative Map No. 2586678 pursuant to section 125.0430 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing

Officer having fully considered the matter and being fully advised concerning the same; NOW

THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2586678:

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493 square-foot, two-unit residential condominium building with 2,241-square-foot underground basement garage. The existing structure is more than 45 years old and was evaluated by City staff for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The Community Plan designates the project site for medium density residential land uses (15 to 30 dwelling units per acre), and the project complies with the prescribed density. The project is compatible with the surrounding land uses and complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development and maintaining the existing 30-foot height limit. The project steps back additional floors to maintain the integrity of the streetscape and provides adequate amounts of light and air. The development of an underground parking garage is also consistent with the Community Plan goal of screening off-street parking areas that are visible from the public right-of-way.

The project site, which is located less than a quarter 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 also promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential

condominium building with a 2,241-square-foot underground basement garage. The project was designed to comply with all of the development standards required by the underlying La Jolla Planned District 5 Zone (LJPD-5), including density, building setbacks, and height (29 feet 2.5 inches) that is below the 30-foot height limit, and floor area ratio (1.25) that is below the maximum requirement (1.5).

The project includes a deviation to SDMC section 142.0560 (Table 142-05M), which requires a 20-foot wide driveway for lots greater than 50 feet wide and serving multiple dwelling units. The project includes a 12-foot wide driveway on a 60-foot wide lot. The deviation will result in a more desirable project since it will allow for the required parking to be provided in an underground parking garage, which is consistent with the Community Plan goal of screening off-street parking areas that are visible from the public right-of-way. The underground parking garage for the building complies with City standards. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with 2,241-square-foot underground basement garage.

The Community Plan designates the project site for medium density residential land uses (15 to 30 dwelling units per acre), and the project complies with the prescribed density. The project was also designed to comply with all of the development standards required by the underlying La Jolla Planned District 5 Zone (LJPD-5), including density, building setbacks, and height (29 feet 2.5 inches) that is below the 30-foot height limit, and floor area ratio (1.25) that is below the maximum requirement (1.5). Therefore, the site is physically suitable for the type and density of development.

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

The project site, which is located less than a quarter mile east of the Pacific Ocean, is not located within the shoreline of any body of water. The project site is developed and does not contain any sensitive habitat and is not located within or adjacent to the Multi Habitat Planning Area. Therefore, the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with 2,241-square-foot underground basement garage.

The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring the construction of a new City standard driveway, curb, gutter and sidewalk; obtaining an Encroachment Maintenance Removal Agreement for the sidewalk underdrain/curb outlet, pavers, street trees and landscaping in the public right-of-way; constructing all public and private water and sewer facilities within the public right-of-way and/or public easement; requiring all water lines serving the development pass through a permitted, private, above ground, backflow prevention device; implementing storm water construction best management practices; and maintaining all landscape improvements.

The Tentative Map for the project was reviewed and determined to be in compliance with the SDMC and Subdivision Map Act. The project must satisfy conditions of approval of Tentative Map No. 2586678, Coastal Development Permit No. 2391066 and Neighborhood Development Permit No. 2512930 to achieve compliance with the regulations of the SDMC. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The project site does not contain any easements acquired by the public at large for access or use of property within the subdivision. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage.

The Community Plan encourages residential projects to construct energy efficient buildings through design, building orientation as well as incorporating energy efficient appliances and technology. The project complies with this community goal by implementing a high reflective finish that will reduce solar gain. The main balconies in the front of the homes will protect the main bedrooms from solar heat gain during the warmer months, and solar panels will reduce energy use. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project site is located at 420 Pearl Street and is developed with a one-story, 1,858-square-foot, single family dwelling unit with attached garage in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the existing dwelling unit and subdividing the site into one lot for the construction of a new three-story, 4,493-square-foot, two-unit residential condominium building with a 2,241-square-foot underground basement garage.

The project promotes the Community Plan goal of creating home ownership opportunities and a range of housing types in La Jolla. The development of the two-unit residential condominium on a previously developed residential site does not adversely impact public resources. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2586678 is hereby granted to Subdivider subject to the attached conditions which are made part of this resolution by this reference.

By _____
Xavier Del Valle
Development Project Manager
Development Services

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008491

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2586678
PROJECT NO. 655226 – CONANT RESIDENCES CDP/NDP/TM
ADOPTED BY RESOLUTION NO. _____ ON DECEMBER 15, 2021

GENERAL

1. This Tentative Map will expire December 30, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map unless otherwise noted.
3. Prior to the expiration of the tentative map, if approved, a Parcel Map to consolidate and subdivide the properties into two residential condominium units shall be recorded in the Office of the San Diego County Recorder.
4. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
6. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 2391066 and Neighborhood Development Permit No. 2512930.
7. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

8. Compliance with all conditions shall be assured to the satisfaction of the City Engineer prior to the recordation of the Parcel Map, unless otherwise noted.
9. The Subdivider shall assure by permit and bond the construction of a new City standard 12-foot driveway adjacent to the site on Pearl Street, satisfactory to the City Engineer.

10. The Subdivider shall assure by permit and bond the closure of existing driveway with a City standard curb, gutter and sidewalk adjacent to the site on Pearl Street, satisfactory to the City Engineer.
11. The Subdivider shall reconstruct the existing damaged curb with a City Standard curb and gutter adjacent to the site on Pearl Street, satisfactory to the City Engineer.
12. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrain/curb outlet, pavers, street trees and landscape in the Pearl Street right-of-Way, satisfactory to the City Engineer.
13. The drainage system proposed for this development, as shown on the site plan is subject to approval by the City Engineer.
14. The Subdivider shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
15. The Subdivider 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.

MAPPING

16. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate recorded in the Office of the San Diego County Recorder must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.
17. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to SDMC Section 144.0311(d) and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with SDMC Section 144.0130.
18. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
19. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map


shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.


b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

INFORMATION:

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

Internal Order No. 24008491

Page 3	City of San Diego · Information Bulletin 620		May 2020
	<p>City of San Diego Development Services</p>	<p>Community Planning Committee Distribution Form</p>	
Project Name: 655226		Project Number: 420 Pearl St. Conant Res.	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<p><input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny</p>			
# of Members Yes 15	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Weissman			
TITLE: Secretary, LJCPA		DATE: August 12, 2020	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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

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

Project Title: Conant Residences **Project No. For City Use Only:** 655226

Project Address: 420 Pearl St 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: Kim Conant Trust Owner Tenant/Lessee Successor Agency

Street Address: 420 Pearl St

City: (858) 748-2509 State: Ca Zip: 92064

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

Signature: Kim A Conant, Trustee Date: 12/15/19

Additional pages Attached: Yes No

Applicant

Name of Individual: Kim Conant Owner Tenant/Lessee Successor Agency

Street Address: 14735 Poway Mesa Dr

City: Poway State: ca Zip: 92064

Phone No.: (858) 748-2509 Fax No.: _____ Email: Kim@conant.org / drew@hubbellandhubbell.com

Signature: Kim A Conant, Trustee Date: 12/15/19

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

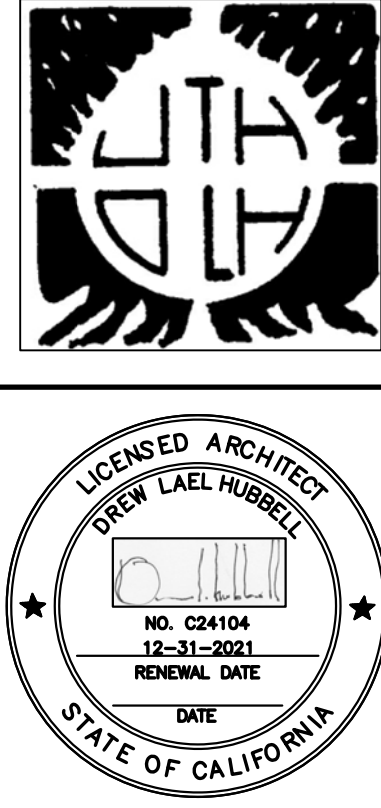
Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No



CONANT RESIDENCE

COASTAL DEVELOPMENT PERMIT SUBMITTAL

TYPICAL ABBREVIATIONS

AB ANCHOR BOLT	FDN FOUNDATION	NIC NOT IN CONTRACT	SC SOLID CORE
AFF ABOVE FLOOR FINISH	FN FINISHED	NOM NORMAL	S CONC SEALED CONCRETE
ALT ALTERNATE	FLR FLOOR	NON COMB NON-COMBUSTIBLE	SD STORM DRAIN
AL ALUMINUM	FLU FLUORESCENT	NTS NOT TO SCALE	SECT SECTION
AN ANODIZED	FP FIREPROOF	OC ON CENTER	SIM SIMILAR
ARCH ARCHITECT	FURR FURRING	OD OVERFLOW DRAIN	S N D SANITARY NAPKIN DISPENSER
AT BOARD	GA GAUGE/GAGE	OH OUTSIDE DIAMETER	S N DPL SANITARY NAPKIN DISPOSAL
BD BELOW FINISHED CEILING	GAL GALVANIZED	OP OPPOSITE HAND	SPECS SPECIFICATIONS
BDC BUILDING	GALGYB BO GYPSUM BOARD	OPN OPENING	SS STAINLESS STEEL
BLK BLOCK	GC GENERAL CONTRACTOR	OPV OPPOSITE	S & P SHELF AND POLE
BLKG BLOCKING	GI GALVANIZED IRON	OVHD OVERHEAD	S/S SERVICE SINK
BM BEAM	GL GLASS	P PARKING	STD STANDARD
BOT BOTTOM	GMMU GRASS MESH MORTAR UNIT	P.A. PLANTING AREA	STL STEEL
BTWN BETWEEN	GR GRADE	PART PARTITION	STRUC STRUCTURAL
BUR BUILT-UP ROOF	HDCP HANDICAPPED	PART BD PART BOARD	SUSP SUSPENDED
CB CONCRETE BLOCK	HOW HOLLOW METAL	PC PRECAST CONCRETE	T TREAD
CHAN CHANNEL	HORIZ HORIZONTAL	PIP POURED IN PLACE	T & B TOP & BOTTOM
CI CAST IRON	HR HOUR	PL PLATE	T & G TONGUE & GROOVE
CLG CEILING	HT HEIGHT	PLYW PLYWOOD	TEL TELEPHONE
CMP CORRUGATED METAL PIPE	HVAC HEATING, VENT, AIR COND.	FR PANEL	TEMP TEMPERED
COL CONCRETE MASONRY UNIT	HWH HOT WATER HEATER	FR PAIR	TD TRASH DISPOSAL
CONC CONCRETE	ID INSIDE DIAMETER	PSF POUNDS PER SQUARE FEET	TJ TOOLED JOINT
CONST CONSTRUCTION	INSUL INSULATION OR INSULATING	PSI POUNDS PER SQUARE INCHES	TLT TILE
CONTR CONTINUOUS	INT INTERIOR	FT FOOT TENSIONED	TOC TOP OF CONCRETE
CP/T/C CERAMIC TILE	INV INVERT	QT QUARRY TILE	TOM TOP OF MASONRY
DBL DOUBLE	JAN JANITOR	R RISKER OR RADIUS	TOW TOP OF WALL
DET DETAIL	JST JOINT	RA RETURN AIR	TOW D TOWEL DISPENSER
DM DIMENSION	JT CARPET	RB RUBBER BASE	TOW DPL TOWEL DISPOSAL
DN DOWN	KO KNOCKOUT	RD ROOF DRAIN	TRANSF TRANSFORMER
DR DOOR	LAM LAMINATED	REF REFER/REFERENCE	TYP TYPICAL
DWG DRAWING	LAV LAVATORY	REFL REFLECTED OR REFLECTIVE	VAT VINYL ASBESTOS TILE
E EXISTING	LH LEFT HAND	REINF REINFORCING	VB VAPOR BARRIER
EJ EXPANSION JOINT	LL LIVE LOAD	REQD REQUIRED	VERT VERTICAL
EL ELEVATION	LWC LIGHT WEIGHT CONCRETE	RET RETAINING	VIF VERIFY IN FIELD
ELEC ELECTRICAL	MAS MASONRY	REV REVISION, REVISED	VWC VINYL WALL COVERING
EQ EQUAL	MATL MATERIAL	RF RAISED FLOOR	W WITH
EQUIP EQUIPMENT	MAX MAXIMUM	RM ROOM	W/O WITHOUT
EXP EXPANSION	MECH MECHANICAL	RO ROUGH OPENING	WC WATER CLOSET
EXT EXTERIOR	MFR MANUFACTURER	ROW RIGHT OF WAY	WD WOOD
FD FLOOR DRAIN	MH MANHOLE	R T DPL RECESSED TRASH DISPOSAL	WF WALL FABRIC
	MN MINIMUM	R TOW D RECESSED TOWEL DISPENSER	WFP WATERPROOFING
	MISC MISCELLANEOUS	SAC SUSPENDED ACOUSTIC CEILING	WND WINDOW
	MO MASONRY OPENING	SAT SUSPENDED ACOUSTIC TILE	WWD WELDED WIRE FABRIC
	M METAL	SB SPLASH-BLOCK	
	N NORTH		

PROJECT DIRECTORY

OWNER CONTACT:
 KIM CONANT
 14735 POWAY MESA DR.
 POWAY, CA 92064
 PHONE: (H)(858) 748-2809
 (C)(858)-829-2509
 EMAIL:

ARCHITECT:
 CONTACT: DREW HUBBELL
 HUBBELL AND HUBBELL ARCHITECTS
 1970 SIXTH AVENUE
 SAN DIEGO, CA 92101
 PHONE: (619) 231-0446
 FAX: (619) 231-0264
 E-MAIL: drew@hubbellandhubbell.com

SURVEYOR:
 CONTACT: JAMIE NELSON
 ALTA LAND SURVEYING
 9517 GROSSMONT SUMMIT DR
 LA MESA CA 91941
 PHONE: (619) 713-2582
 EMAIL: jamie@altalandsurveying.com

TITLE 24 ENERGY COMPLIANCE:
 CONTACT: MARK GALLANT
 GALLANT ENERGY CONSULTING
 508 W MISSION AVE STE 201
 ESCONDIDO, CA 92025
 PHONE: (760) 743-5408
 EMAIL: mark@title-24.com

CIVIL ENGINEER:
 CONTACT: GARY CARR
 COFFEY ENGINEERING INC.
 9666 BUSINESS PARK AVE
 SUITE 210
 SAN DIEGO, CA 92131
 (858) 831-0111
 EMAIL: gary@coffeyengineering.com

LANDSCAPE ARCHITECT:
 CONTACT: GREG HEBERT
 GREG HEBERT LANDSCAPE ARCHITECT
 2031 COMMERCIAL ST
 OFFICE #202
 SAN DIEGO, CA 92113
 (619) 283-5083
 EMAIL: greg@greghebert.com

BLDG. DEPT. INFORMATION

PROJECT ADDRESS:
 420 PEARL ST.
 LA JOLLA, CA 92037

BUILDING OWNER:
 KIM CONANT
 14735 POWAY MESA DR.
 POWAY, CA 92064

LEGAL DESCRIPTION:
 BLK 14 LOT 35 60 FT OF ELY 10. 23FT OF LOT 2 & SLY 60 FT OF A.P.N.: 350-412-14-00

SCOPE OF WORK:

- DEMOLITION OF (E) 1610 SF HOUSE.
- (N) 3- STORY (TOTAL 4493 SF) RESIDENTIAL 2-UNIT W/ SHARED LOWER LEVEL 4-CAR GARAGE (2241 SF).
- (N) DRIVEWAY IN R.O.W.
- PROJECT INCLUDES COASTAL DEVELOPMENT PERMIT

ALL (E) STRUCTURES TO BE DEMOLISHED
 YEAR HOUSE BUILT: 1992
 PROPOSED LANDSCAPED AREA APPROX. 322 SF
 (E) SEWER - CITY OF SAN DIEGO

GOVERNING CODES USED IN DESIGN:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- CALIFORNIA STATE TITLE 24 - ENERGY CONSERVATION ACT
- CALIFORNIA STATE TITLE 19 - LIFE AND SAFETY UNIFORM FIRE CODE
- ASCE 7-16

BUILDING TYPE: V-B
OCCUPANCY TYPE: R-2 & S-2
ZONE: LJPD-5
COMMUNITY PLAN: LA JOLLA

OVERLAY ZONES: COASTAL HT LIMIT, COASTAL (CITY), PARKING IMPACT, RESIDENTIAL TANDEM PARKING, TRANSIT AREA, TRANSIT PRIORITY.
GEOLOGICAL HAZARD ZONE: 53.

MAX. ALLOWABLE BLDG. HT: 24'7"0"

SETBACKS:

FRONT YARD (MIN): 15 FT (50% @ 10 FT)
 SIDE YARD, WEST SIDE (MIN): 4 FT (7 FT. ABOVE 20' HT.)
 REAR YARD (MIN): 15 FT

MAX. FLOOR AREA RATIO: 15 (1.5 x 3600=5400 SF)	MAX. LOT COVERAGE: .6 (.6 x 3600= 2160 SF COVERAGE)
MAXIMUM PERMITTED DENSITY: 29 DU/ACRE	GRADING TOTALS: 1137 CUBIC YARDS CUT 0 CUBIC YARDS FILL
EXISTING BUILDING DESCRIPTIONS / PROJECT AREAS:	
CONDITIONED AREAS:	
FIRST FLOOR (EXTERIOR):	1,611 SQ. FT.
TOTAL CONDITIONED AREA:	1,611 SQ. FT.
UNCONDITIONED AREAS:	
GARAGE (EXTERIOR):	247 SQ. FT.
NEW BUILDING DESCRIPTIONS / PROJECT AREAS:	
CONDITIONED AREAS:	
FIRST FLOOR (EXTERIOR):	1,723 SQ. FT.
SECOND FLOOR (EXTERIOR):	1,794 SQ. FT.
THIRD FLOOR (EXTERIOR):	976 SQ. FT.
TOTAL CONDITIONED AREA:	4,493 SQ. FT.
MAX FAR IS 4,500 SQ. FT. PROPOSED IS 4,493 SQ. FT.	
UNCONDITIONED AREAS:	
UNDERGROUND GARAGE (EXTERIOR):	2,241 SQ. FT.

SHEET INDEX

T5	TITLE SHEET - PROJECT INFO
GN1	GENERAL NOTES
GN2	GENERAL NOTES
C1	TENTATIVE MAP
TPS	TOPOGRAPHICAL SURVEY
SP1	EXISTING AND PROPOSED SITE PLANS
SP2	PROPOSED SITE PLAN WITH ADJACENT BUILDINGS
A1	PROPOSED GARAGE AND 1ST FLOOR PLANS
A2	PROPOSED 2ND AND 3RD FLOOR PLANS (ROOF)
A3	BUILDING ELEVATIONS
A4	BUILDING SECTIONS/STREET ELEVATION RENDERING
L11	HYDROZONE & LANDSC. CALC PLAN
L12	LANDSCAPE PLAN

PROJECT NUM: PTS-0655226
 INCLUDES:
 TENTATIVE MAP NO. 2586678
 COASTAL DEV. PERMIT 2391066
 NEIGHBORHOOD DEV. PERMIT 2512930

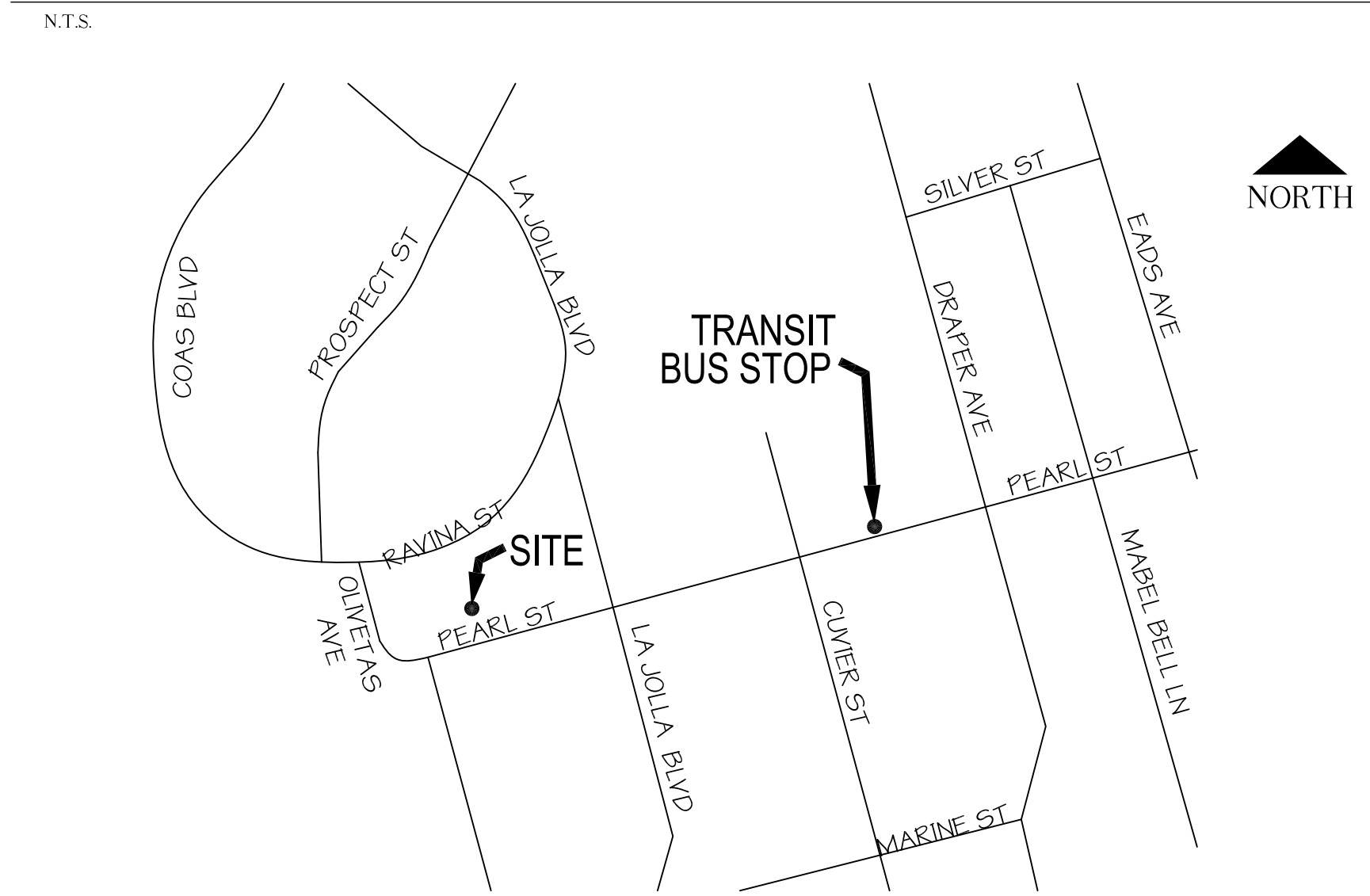
MATERIALS

CONCRETE	WOOD/ CONTINUOUS BLOCKING
AUTOCLAVED AERATED CONCRETE	WOOD BLOCKING
STEEL/ METAL	GYPSUM BOARD
ALUMINUM	BATT INSULATION
FINISH WOOD	RIGID INSULATION
PLYWOOD	STRAWBALE
CMU/ BRICK MASONRY UNIT	EARTH

SYMBOLS LEGEND

DETAIL SYMBOL	BUILDING SECTION
REVISION SYMBOL	DOOR SYMBOL
GRID BUBBLE	WINDOW SYMBOL
	HIGH WINDOW OR SKYLIGHT SYMBOL

VICINITY MAP



CONANT RESIDENCE
 420 PEARL STREET
 LA JOLLA, CA 92037

HUBBELL & HUBBELL
 1970 Sixth Avenue
 San Diego, CA 92101
 (619)231-0446 & (760)765-0171
 Drawn: AC Job#: 1911
 10-08-19

Bldg Dept Rev.
 Date: 8-15-21
 5/20/20

TS

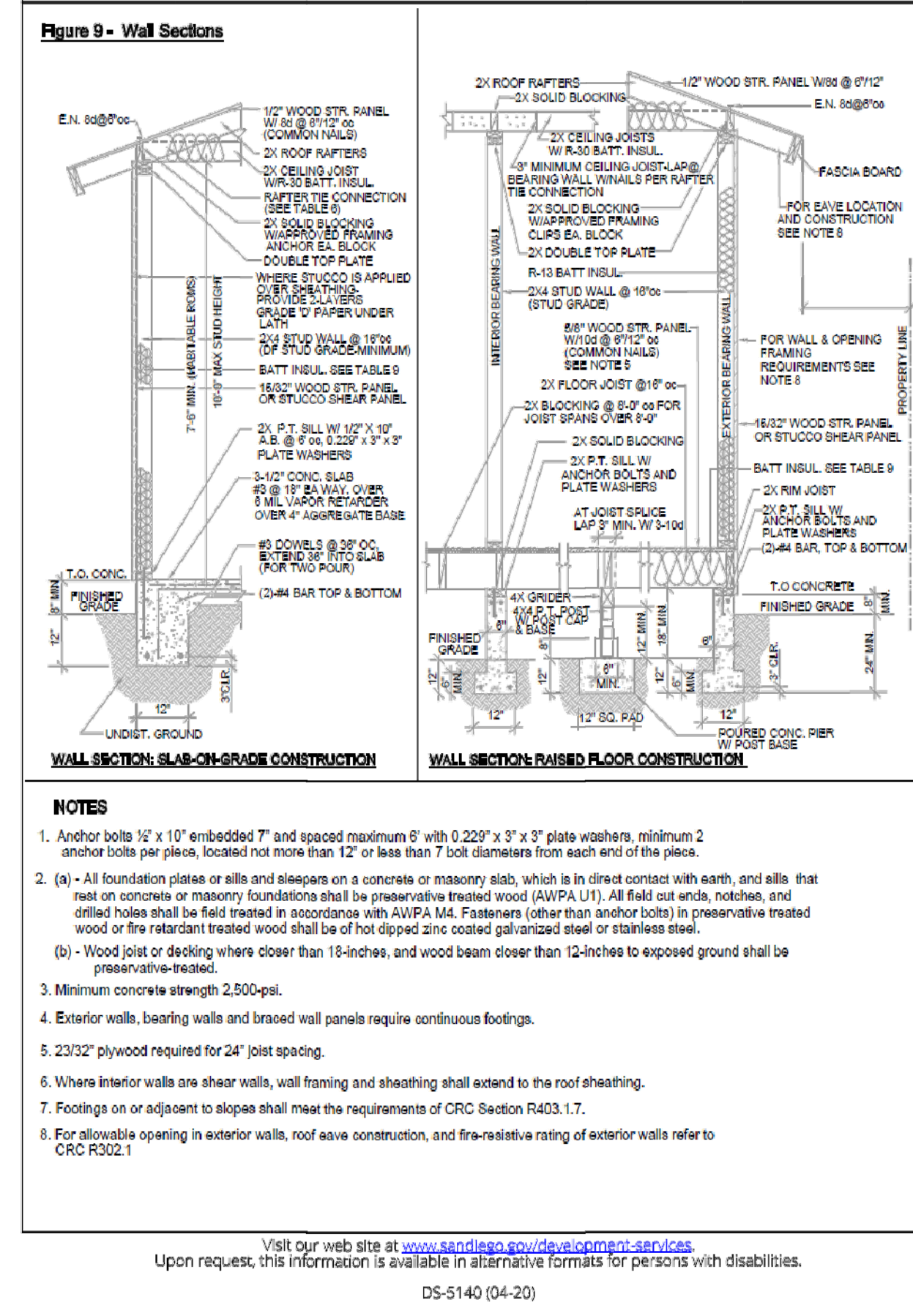
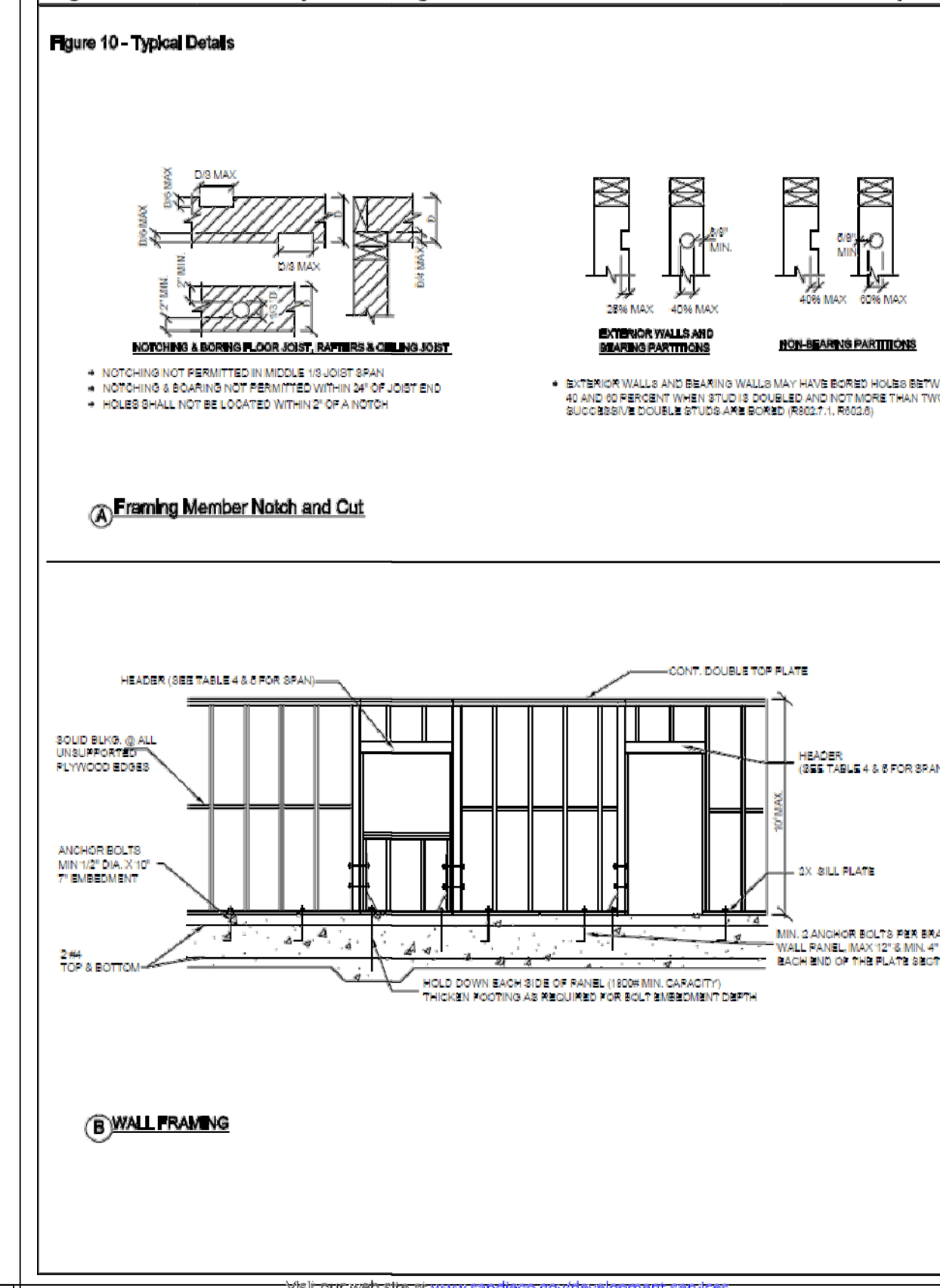
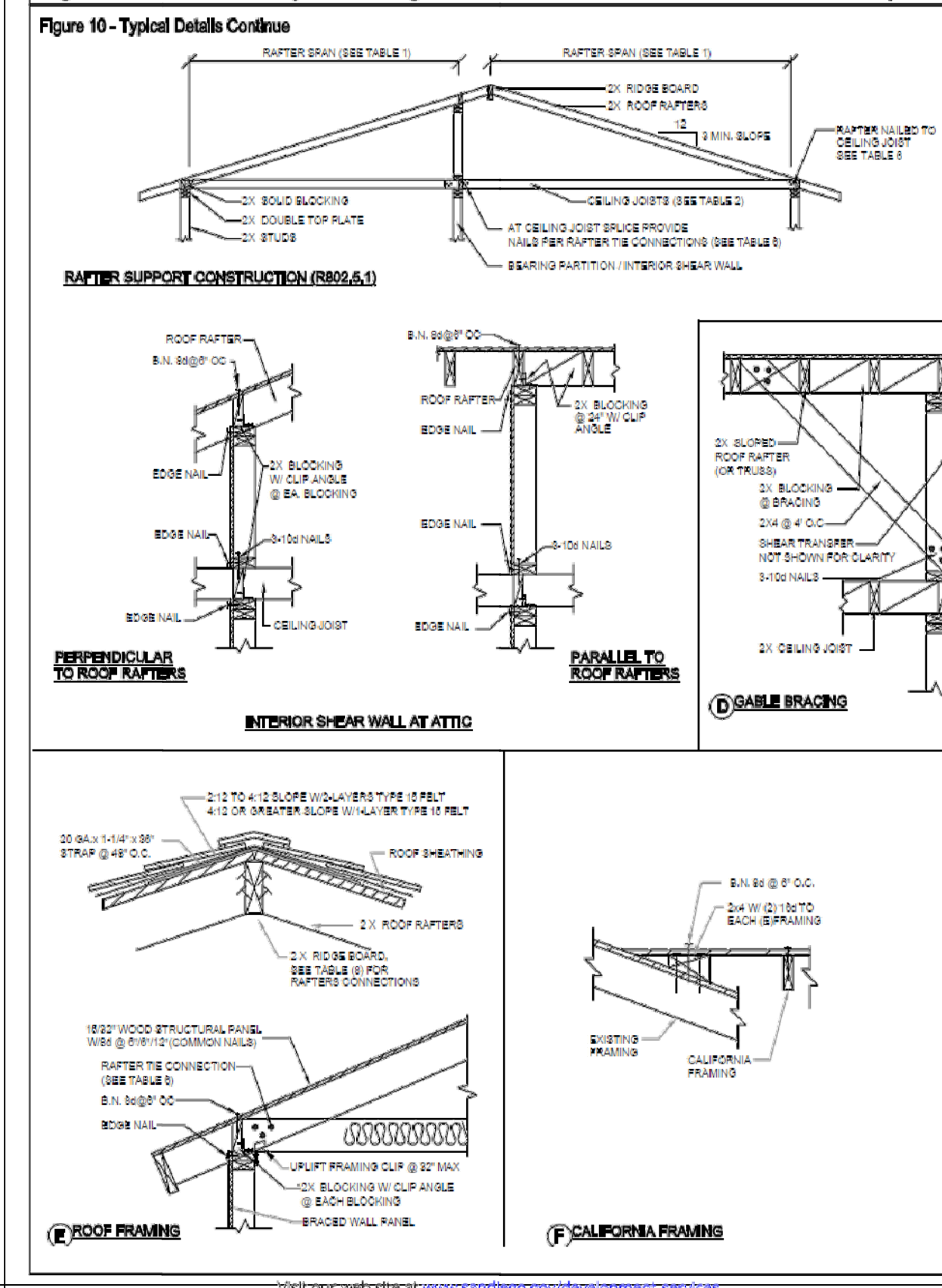
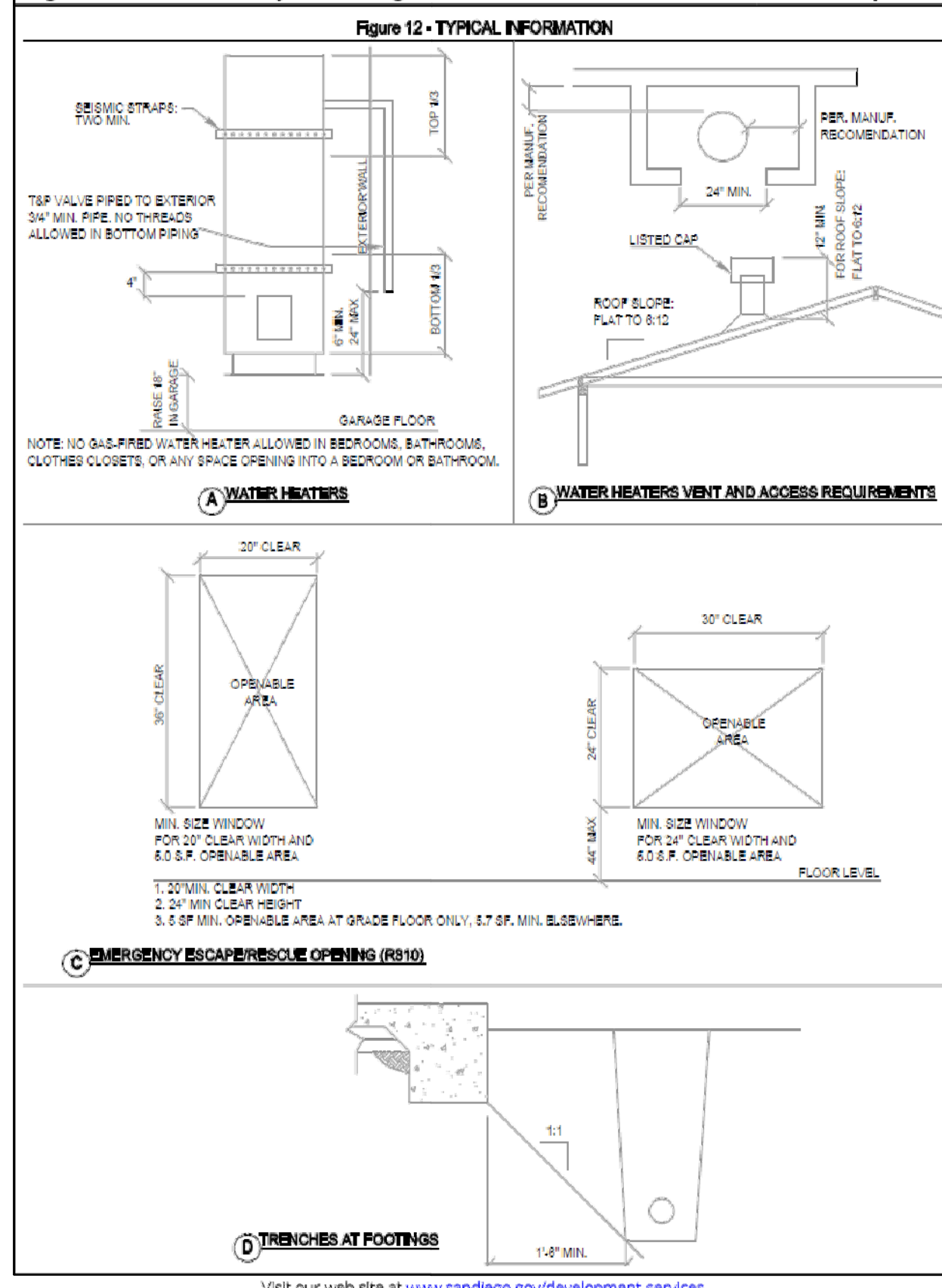
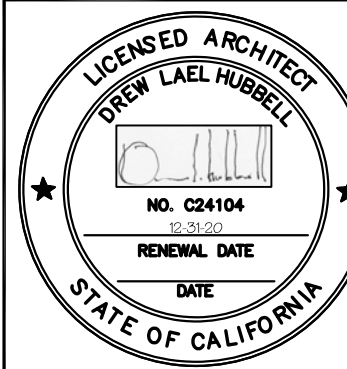


TABLE 8 - Nailing Schedule

CONNECTION (T-R602.3(1))	FASTENING	REMARKS
ROOF		
Blocking between joists or rafters to top plate	3-8d (2-1/2" x 0.113")	Toe nail
Ceiling joist to plate	3-8d (2-1/2" x 0.113")	Toe nail
Ceiling joist not attached to parallel rafter, laps over partitions	4-10d (3" x 0.128")	Toe nail
Collar tie rafter, face nail or 20-gage ridge strap	3-10d (3" x 0.128")	Face nail
Rafter to plate	2-16d (3-1/2" x 0.135")	Toe nail
Roof rafters to ridge, valley or hip rafters:		
Toe nail	4-16d (3-1/2" x 0.135")	Toe nail
Face nail	3-16d (3-1/2" x 0.135")	End nail
WALL		
Built-up corner studs	10d (3" x 0.128")	16" o.c.
Built-up header two pieces with 1/2" spacer	16d (3.5"x0.162")	16" o.c. along each edge
Continued Header two pieces	16d (3.5"x0.162)	16" o.c. along each edge
Continuous header to stud	4-8d (2-1/2" x 0.113")	Toe nail
Double Studs	16d (3.5"x0.162")	12" o.c.
Double top plates	10d (3" x 0.128")	12" o.c. Face nail
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3-1/1" x 0.135")	Face nail
Sole plate to joist or blocking	16d (3-1/1" x 0.135")	12" o.c. Face nail
Sole plate to joist or blocking at braced wall panels	3-16d (3-1/1" x 0.135")	12" o.c. Face nail
Stud to sole plate	4-8d (2-1/2" x 0.113") or 3-16d (3-1/2" x 0.135")	Toe nail
Top or sole plate to stud	3-16d (3-1/2" x 0.135")	End nail
Top plates, lap at corners and intersections	3-10d (3" x 0.128")	Face nail
FLOOR		
Joist to sill or girder	4-8d (2-1/2" x 0.113")	Toe nail
Rim joist to top plate (roof application also)	8d (2-1/2" x 0.131")	8" o.c. Toe nail
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 24" o.c. at top and bottoms and staggered. Two nails at ends and at each splice
Ledger strip supporting joists or rafters	4-16d (3-1/2" x 0.135")	At each joist or rafter
TABLE 9 - Title 24 Energy Requirements - Prescriptive for Climate Zone 7 & 10		
Insulation:		
Ceiling	Climate Zone 7	R-30
	Climate Zone 10	R-38 for Option B, R-30 for Option C
Wall	Climate Zone 7 & 10	R-13 + R8 Cont.
Floor	Climate Zone 7 & 10	R-19
Roof	Climate Zone 7 & 10	Radiant barrier is required in new roof
Fenestration:		
Type	Dual Pane	
Maximum Sq.Ft.	20% of FA* total & 5% West Facing	UF 0.30 or lower SHGC 0.23 or lower
Doors:		
Type	No Glazing	UF .20 or lower
	Glazing Door	*Treated as fenestration
1. All buildings shall comply with the Quality Insulation Installation (QII) requirements in TABLE 150.1-A or B. *The area of any glass removed, as a direct result of the room addition, may be added to 20% total.		

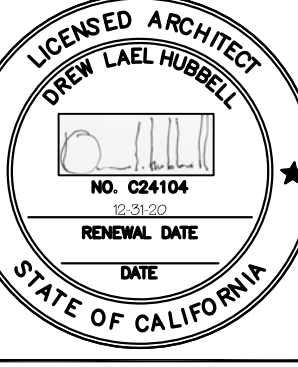


CONANT RESIDENCE
420 PEARL STREET
LA JOLLA, CA 92037

HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101
(619)231-0446 & (760)765-0171
Date: 1-1-11 Drawn: RB Job#: 0000

Bldg Dept Rev.
Date: 6-17-20

GN1



CONANT RESIDENCE
 420 PEARL STREET
 LA JOLLA, CA 92037

HUBBELL & HUBBELL
 1970 Sixth Avenue
 San Diego, CA 92101
 (619)231-0446 & (760)765-0171
 Drawn: RB Job#: 0000

Bldg Dept Rev.
 Date: 6-17-20

GN2

SPECIAL CALGREEN NOTES- ALSO SEE SHT GN2

1. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPT.
2. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN CALGREEN 4.504.2.2 AND TABLE 4.504.3.
3. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN CALGREEN 4.504.2.3.
4. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPT.

FAA NOTIFICATION

1. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

I, _____ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

GENERAL NOTES

NOTE: THE FOLLOWING SPECIFICATIONS SHALL APPLY UNLESS NOTED OTHERWISE ON THE DRAWINGS.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORMS PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DISCREPANCIES OF ERROR AND OMISSIONS IN THE PLANS AND SPECIFICATIONS FOR THE WORK PRIOR TO SUBMITTING BID.
2. CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL TRADES AGAINST DAMAGE OR INJURY CAUSED BY HIS ACTIVITY AND THE ACTIVITY OF THE SUBCONTRACTOR.
3. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE DURATION OF CONSTRUCTION OF THIS PROJECT; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
4. CONTRACTORS SHALL INDIVIDUALLY WARRANT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREED.
5. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, ON, OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR TIMELINESS OF PERFORMANCE OF THE WORK.
6. IN CASE OF CONFLICT, NOTES AND SPECIFIC DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE "GENERAL NOTES AND SPECIFICATIONS" AND OVER TYPICAL DETAILS.
7. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
8. THE OWNER RESERVES THE RIGHT TO CHANGE, INCREASE OR REDUCE THE WORK AS MAY BE NECESSARY.
9. CONTRACTOR SHALL NOT MAKE CHANGES NOR DO EXTRA WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR HIS REPRESENTATIVE.
10. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY DISCREPANCY OR OMISSION HE MAY DISCOVER.
11. THE SUBCONTRACTORS ARE CONSIDERED TO BE EXPERTS IN THEIR RESPECTIVE FIELDS AND SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY OF ANY WORK DESIGNED BY ARCHITECT WHICH CANNOT BE FULLY COMPLIED WITH OR GUARANTEED PRIOR TO THE INSTALLATION OF THE WORK.
12. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS.
13. WHERE NO DETAILS ARE SHOWN OR NOTED, FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK.
14. THE GENERAL CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION AND NOTIFY THE ARCHITECT OF ALL REGULATORY AGENCIES INVOLVED OF DISCREPANCIES PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT 24 HOURS PRIOR TO THE PLACEMENT OF ANY CONCRETE.
16. CONTRACTOR SHALL NOT USE OLD-GROWTH WESTERN RED CEDAR, SITKA SPRUCE, WESTERN HEMLOCK, PACIFIC SILVER FIR, OR COASTAL REDWOOD, UNLESS IT IS RECYCLED.
17. THE HIGHEST PART OF ANY PART OF THE BUILDING INCLUDING CHIMNEYS, VENTS, TOWERS, ETC., SHALL NOT EXCEED 35'-0" ABOVE GRADE.
18. OPENINGS TO BE CAULKED AND SEALED; I.E., AROUND JOINTS IN WINDOWS, WALL SOLE PLATES, OPENINGS FOR UTILITY PIPING AND WIRING, ETC.
19. MASONRY AND FACTORY BUILT FIREPLACES MUST HAVE A CLOSABLE METAL OR GLASS DOOR COVERING FIREBOX OPENINGS. COMBUSTION AIR INTAKE DUCTS ARE REQUIRED (6" SQ. IN. MIN) WITH DAMPERS IF THE FIREPLACE IS ON AN EXTERIOR WALL. FLUE DAMPERS ARE REQUIRED.

20. CEMENTITIOUS BACKER BOARD SHALL BE USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WALTER COMPARTMENT WALLS WITH THE EXCEPTION OF BALE WALL SURFACES.
21. ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER (WITH THE EXCEPTION OF STRAWBALE WALLS) TO PROTECT THE INTERIOR WALL COVERING, AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
22. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING (typical).
23. ALL DIMENSIONS SHALL BE FACE OF STUD UNLESS OTHERWISE NOTED.
24. SAFETY GLAZING (SECT. 2406) SHALL BE USED WITHIN 24" OF A DOOR AND WHEN THE BOTTOM EDGE OF GLAZING IS WITHIN 60" OF THE WALKING SURFACE.
25. ALL DEBRIS TO BE REMOVED FROM SITE.

26. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.

27. "THE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY." SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS THE CONTRACTOR'S RESPONSIBILITY.

28. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SUBJECT TO EXISTING FIELD CONDITIONS BEFORE STARTING WORK, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

29. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION. THIS PROJECT SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES INCLUDING THE COUNTY OF SAN DIEGO CODE WHICH ADOPTS THE FOLLOWING:

- 2016 CALIFORNIA BUILDING CODE / 2013 CALIFORNIA RESIDENTIAL CODE/ 2013 INTERNATIONAL BUILDING CODE
- 2016 NATIONAL ELECTRIC CODE
- 2016 UNIFORM MECHANICAL CODE
- 2016 UNIFORM PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE/ NATIONAL FIRE PROTECTION CODE / UNIFORM FIRE CODE
- CALIFORNIA STATE TITLE 24 - ENERGY CONSERVATION ACT
- CALIFORNIA STATE TITLE 24 - ACCESS BY THE PHYSICALLY HANDICAPPED
- CALIFORNIA STATE TITLE 19 - LIFE AND SAFETY UNIFORM FIRE CODE

31. IF THE BUILDING IS TO BE FULLY FIRE SPRINKLED, SEE FIRE PREVENTION NOTES THIS SHEET AND SP SHEET FOR FURTHER INFORMATION.
32. FIRE DAMPERS, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
33. FIRE RESISTIVE WALL CONSTRUCTION SHALL BE MAINTAINED AT ALL BUILT-IN FIXTURES, (WHERE OCCURS)
34. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT, SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.
35. THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 35' ABOVE GRADE. (ORD. 10960 NS) WITH THE EXCEPTION OF STRUCTURES WHERE THE GRADE DIFFERENTIAL BETWEEN THE HIGHEST AND LOWEST GRADE IS FROM THE PERIMETER WALL IS GREATER THAN 10', IN WHICH CASE THE HIGHEST POINT SHALL NOT BE GREATER THAN 40' ABOVE GRADE OR ADJACENT SIDEWALK.

- FLASHING**
1. ALL FLASHING, COUNTER-FLASHING AND COPING OF METAL SHALL BE NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL AND CONFORM TO ASTM A525.
 2. FLASH AND COUNTER-FLASH AT ALL ROOF TO WALL CONDITIONS, G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTED THROUGH EXTERIOR WALLS OR ROOF SURFACES.
 3. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH APPROVED METHOD AND MATERIALS, WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES.

- GREEN MATERIALS**
1. ALL CONSTRUCTION MATERIALS TO BE FORMALDEHYDE-FREE.
 2. LOW VOC PAINTS ONLY.
 3. INSULATION TO BE OF A NATURAL MATERIAL.
 4. ALL WATER FIXTURES TO BE LOW FLOW.

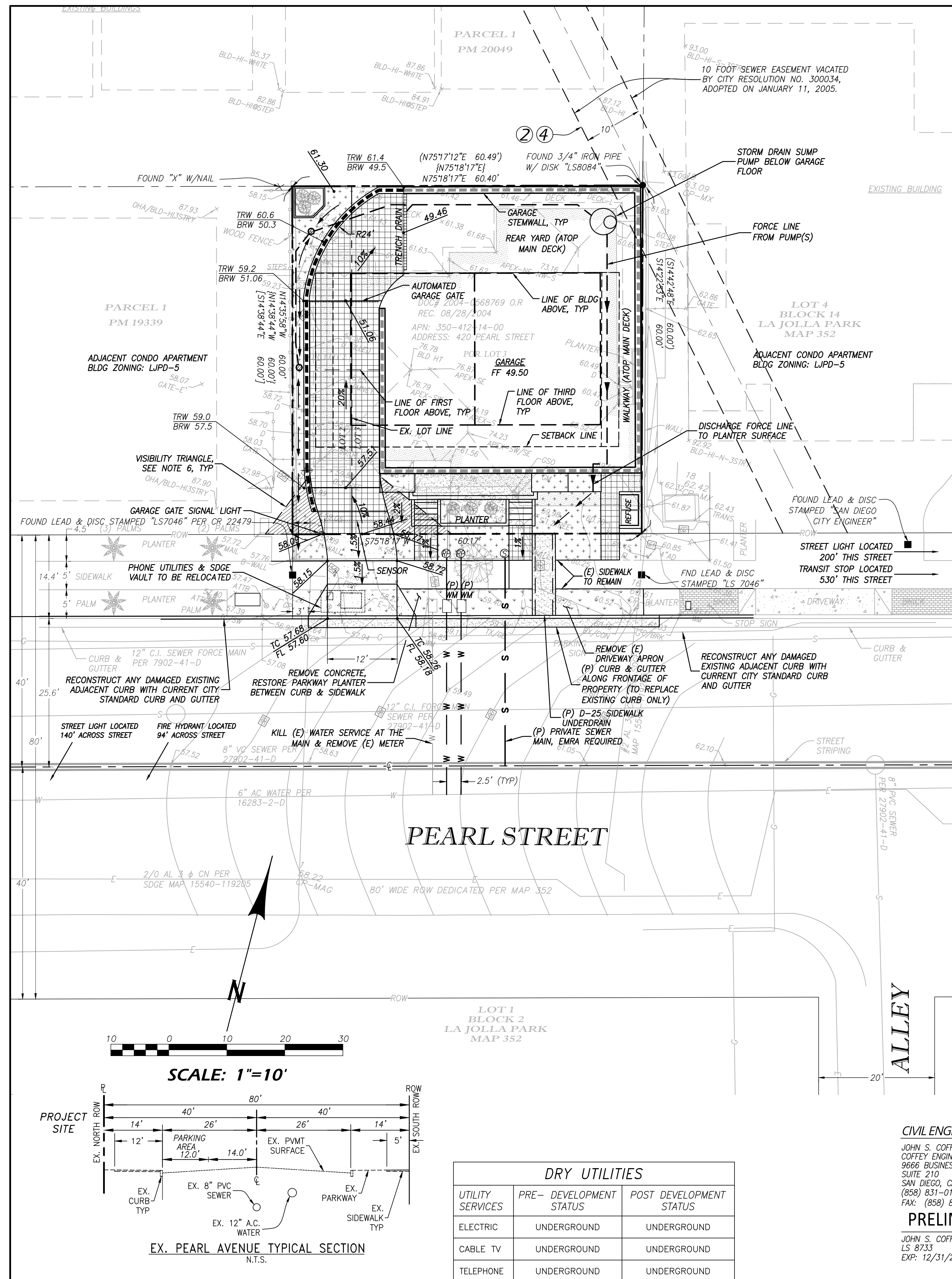
FIRE NOTES

1. DRIVEWAYS SHALL PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 16 FEET.
2. DRIVEWAYS SHALL PROVIDE A MINIMUM OF 13'-6" UNOBSTRUCTED HEIGHT.
3. DRIVEWAYS IN EXCESS OF 150' SHALL PROVIDE TURNAROUNDS.
4. DRIVEWAYS IN EXCESS OF 200' SHALL NOT BE LESS THAN 24' IN WIDTH AND IN ADDITION TO TURNAROUNDS SHALL PROVIDE TURNOUTS.
5. DRIVEWAYS TURNAROUNDS SHALL HAVE AN INSIDE TURNING RADIUS OF NOT LESS THAN 28' AND AN OUTSIDE TURNING RADIUS OF 45'. (DRIVEWAYS CONNECTED TO A ROAD OR ROADS AT MORE THAN ONE POINT MAY MEET THE TURNAROUNDS IF MEET THE TURNAROUND RADIUS).
6. TURNOUTS SHALL BE ALL WEATHER SURFACES AND 10 FEET WIDE AND 30 FEET LONG, SECTION 402.2.1.
7. ROOF COVERINGS SHALL NOT BE LESS THAN A CLASS "A" ROOF ASSEMBLY.

8. ALL EXTERIOR ATTACHED OVERHEAD COVERS FOUR-FEET OR GREATER IN DEPTH SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR FIRE SPRINKLER HEAD (TEFLON OR WAX COATED).
9. A RESIDENTIAL FIRE SPRINKLER SYSTEM WITH A ONE-INCH METER WILL BE REQUIRED. PLANS SHALL BE SUBMITTED TO THE COUNTY OF SAN DIEGO FIRE DEPARTMENT PRIOR TO INSTALLATION. (IF A ONE-INCH LATERAL OFF THE STREET MAIN IS CURRENTLY NOT PRESENT, ONE WILL HAVE TO BE INSTALLED.) IF A PRESSURE PUMP IS REQUIRED FOR FIRE SPRINKLER OPERATION, AUXILIARY POWER IS REQUIRED.

10. PERMANENTLY WIRED SMOKE ALARMS WITH BATTERY BACKUP IN EACH SLEEPING ROOM, AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR/ HALLWAY AREA LEADING TO EACH SLEEPING AREA ARE REQUIRED. THE SMOKE DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACKUP AND SHALL BE WIRED IN SUCH A MANNER THAT IF ONE DETECTOR ACTIVATES, ALL DETECTORS ACTIVATE.

11. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN HALLWAYS ADJOINING BEDROOMS AND ON EVERY FLOOR. THE CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED, WITH A BATTERY BACKUP, AND SHALL BE WIRED IN SUCH A MANNER THAT IF ONE DETECTOR ACTIVATES, ALL DETECTORS ACTIVATE. (COMBO SMOKE/ CARBON MONOXIDE ALARMS MAY BE USED)



OWNER:
 DIANA KIM CONANT
 DIANA K. CONANT, TRUSTEE OF THE DIANA K. CONANT TRUST DATED MARCH 21, 1990
 14735 POWAY MESA DRIVE
 POWAY, CA 92064
 PHONE: (858) 748-2509

PROJECT DATA:
 SITE ADDRESS: 420 PEARL STREET
 LA JOLLA, CA 92037
 APN: 350-412-14-00
 EXISTING BUILDING: NONE
 CONSTRUCTION DATE: N/A
 CALIFORNIA/LAMBERT COORDINATES: 246-1683
 NAD83 COORDINATES: 1886-6243

SITE DATA:
 LOT AREA = 3,617 SF (0.083 ACRES)

PROPOSED USE:
 MULTI-FAMILY RESIDENTIAL

CONDOMINIUM STATEMENT:
 THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.
 TOTAL NUMBER OF RESIDENTIAL UNITS IS 2.

PARKING:
 TOTAL NUMBER OF PARKING SPACES PROVIDED = 4
 TOTAL NUMBER OF UNITS WITH 2 BEDROOMS = 2
 (2) X 2 = 4.0 PARKING SPACES REQUIRED.

ZONING:
 DESIGNATION: LJPD-5
 PLANNED DISTRICT: LA JOLLA
 PROPOSED LOTS: 1
 T.M. ACREAGE: 0.083 ACRES

OVERLAY ZONES:
 • COASTAL HEIGHT LIMIT AREA
 • COASTAL (CITY)
 • PARKING IMPACT (BEACH & COASTAL IMPACT AREA)
 • RESIDENTIAL TANDEM PARKING
 • TRANSIT AREA
 • TRANSIT PRIORITY AREA

ENVIRONMENTALLY SENSITIVE LANDS:
 HISTORIC DISTRICT: VILLAGE
 DESIGNATED HISTORIC: NO
 GEO. HAZARD CATEGORIES: 53
 EARTHQUAKE FAULT BUFFER: NO
 FAA PART 77 NOTIFICATION AREA: NO

DEVELOPMENT DATA:
 BUILDING AREA
 TOTAL BLDG FOOTPRINT: 2,241 SF
 BASEMENT LEVEL FOOTPRINT: 2,241 SF

UNIT AREAS (INCLUDES BASEMENT & GARAGES)

	ABOVE GROUND	BASEMENT	TOTAL
UNIT 1	2,189 SF	1,099 SF	3,288 SF
UNIT 2	2,304 SF	1,142 SF	3,446 SF
TOTAL	4,493 SF	2,241 SF	

IMPERVIOUS AREA
 EXISTING: 3,458 SF
 PROPOSED: 3,075 SF
 DECREASE: -383 SF

DISTURBANCE AREA
 0.083 AC (3,600 SF)

PROPOSED PROJECT IMPERVIOUS AREA < 10,000 SF TOTAL

MAPPING NOTE:
 A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

UTILITY NOTES:

- ALL EXISTING SEWER AND WATER UTILITY SERVICES FRONTING THE SITE ARE UNDERGROUND. ALL EXISTING ELECTRIC, CABLE, AND PHONE UTILITY SERVICES ARE CURRENTLY BY UNDERGROUND WIRES.
- ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
- ALL PROPOSED UTILITY SERVICES TO THE SITE WILL BE UNDERGROUND WITH PROPER UTILITY PERMITS.
- EXISTING STREET LIGHTS ARE LOCATED APPROXIMATELY 130 FEET SOUTHWEST OF PROJECT AT INTERSECTION OF PEARL & OLIVETAS, AND APPROXIMATELY 210 FEET EAST OF SITE AT INTERSECTION OF PEARL & LA JOLLA BOULEVARD.
- THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 80 FEET SOUTHWEST OF THE PROJECT SITE, NEAR THE INTERSECTION OF PEARL & OLIVETAS.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
APRX	APPROXIMATELY	N/A	NOT APPLICABLE
BC	BOTTOM OF CURB ELEVATION	P/ PR	PROPOSED
CO	CLEANOUT	PVT	PRIVATE
DN	DOWN	SD	STORM DRAIN
DW	DRIVEWAY	SDGE	SAN DIEGO GAS & ELECTRIC
EL	ELEVATION	SMH	SEWER MANHOLE
ESMT	EASEMENT	TYP	TYPICAL
(E); EX	EXISTING	U.N.O.	UNLESS NOTED OTHERWISE
FF	FINISH FLOOR	W/	WITH
FL	FLOW LINE	W/O	WITHOUT
FND	FOUND	WM	WATER METER
IE	INVERT ELEVATION		
L&D	LEAD & DISC		
MH	MANHOLE		

CIVIL ENGINEER / LAND SURVEYOR:
 JOHN S. COFFEY, PE, PLS
 COFFEY ENGINEERING, INC.
 9066 BUSINESSPARK AVENUE
 SUITE 210
 SAN DIEGO, CA 92131
 (858) 831-0111
 FAX: (858) 831-0179

PRELIMINARY

JOHN S. COFFEY DATE
 LS 8733
 EXP: 12/31/22

PROFESSIONAL LAND SURVEYOR
 JOHN S. COFFEY
 No. 8733
 STATE OF CALIFORNIA

LEGAL DESCRIPTION:
 SOUTH 60' OF THE EASTERLY 10.23' OF LOT 2 AND SOUTHERLY 60' OF LOT 3, BLOCK 14, PER TRACT MAP NO. 352, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887.

SOURCE OF TOPOGRAPHY:
 ALTA CONSULTANTS
 1283 E. MAIN ST., SUITE 109
 EL CAJON, CA 92021
 PHONE: (619) 749-8818 FAX: (619) 749-8813
 FROM ALTA SURVEY DATED 11/26/19

BENCHMARK:
 BRASS PLUG ON NW CURB RETURN AT THE INTERSECTION OF PEARL STREET AND LA JOLLA BOULEVARD AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER 2011.
 ELEVATION: 69.828
 DATUM: MEAN SEA LEVEL

BASIS OF BEARING:
 THE BASIS OF BEARING FOR THIS TENTATIVE MAP IS THE 7 FOOT OFFSET LINE TO THE NWLY RIGHT-OF-WAY OF PEARL STREET AS SHOWN ON PARCEL MAP 19339
 I.E. N 75°18'17" E

EASEMENTS:
 THE TITLE REPORT USED FOR THIS PLAN IS THE "UPDATED PRELIMINARY REPORT" BY LAWYERS TITEL, FILE NO.: 320325142, DATED FEBRUARY 16, 2021.

PLOTTED EASEMENT(S) ARE INDICATED WITH A CIRCLE SYMBOL. EASEMENTS AND EXCEPTIONS FROM SCHEDULE "B" ARE AS FOLLOWS:

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- AN EASEMENT(S) TO THE CITY OF SAN DIEGO FOR SEWER AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JULY 9, 1909, AS RECORDING NO. BOOK 462, PAGE 415, OF DEEDS.
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- THE FACT THAT SAID LAND LIES WITHIN THE LA JOLLA BUSINESS IMPROVEMENT DISTRICT, AS DISCLOSED BY INSTRUMENT RECORDED JULY 20, 1992 AS FILE NO. 92-0450841, OF OFFICIAL RECORDS.
- AN EASEMENT VACATION OF A SEWER EASEMENT IN LOTS 3 AND 4, BLOCK 14, OF MAP 352, AUTHORIZED IN THAT CERTAIN DOCUMENT ENTITLED RESOLUTION NUMBER R-300034, ADOPTED ON JANUARY 11, 2005, RECORDED JANUARY 20, 2005 AS "NO. 2005-0051412, OF OFFICIAL RECORDS.

GENERAL NOTES:

- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- THERE ARE NO BUS STOPS ADJACENT TO THE PROJECT SITE. THE NEAREST EXISTING BUS STOP IS LOCATED ON PEARL STREET, APPROXIMATELY 500 FEET EAST OF SITE.
- TRASH CONTAINERS TO BE STORED WITHIN TRASH STORAGE AREA AT SOUTHEAST CORNER OF SITE.
- NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMG SECTION 142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OF 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 TABULATIONS

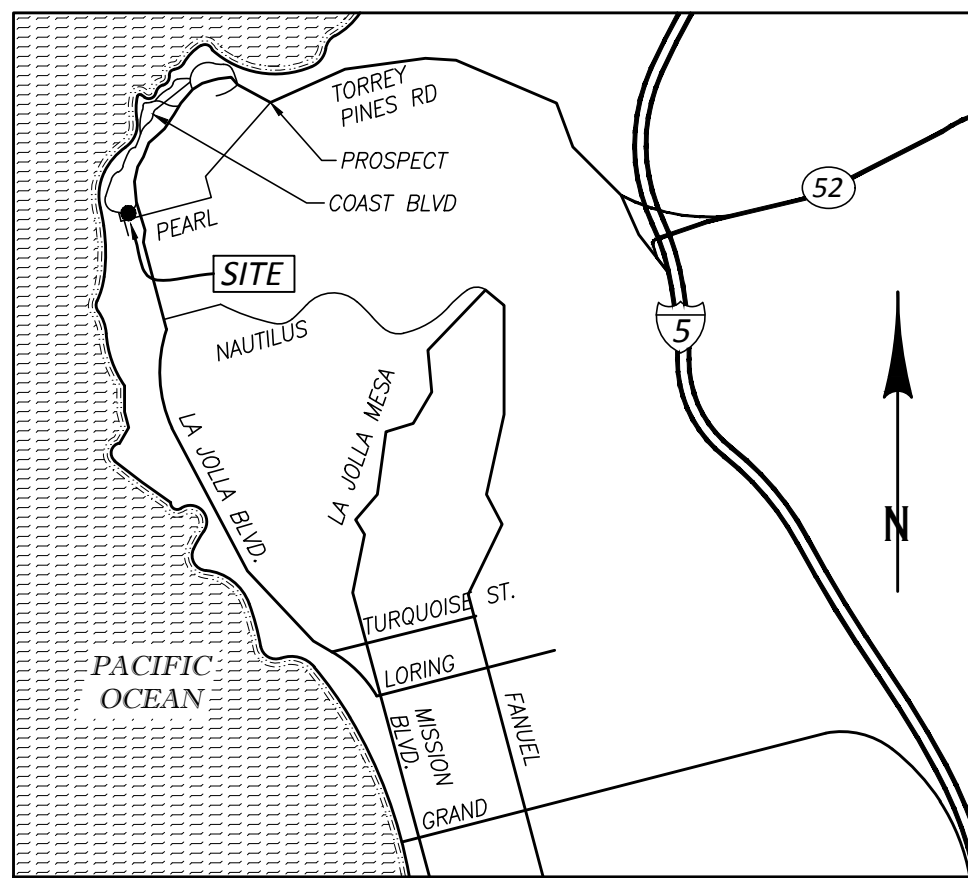
TOTAL AMOUNT OF SITE TO BE GRADED: 3,600 SF

AMOUNT OF CUT:	1,200 CUBIC YARDS	% OF TOTAL SITE:	99.5%
AMOUNT OF FILL:	0 CUBIC YARDS	MAXIMUM DEPTH OF CUT:	11.9' FEET
MAXIMUM HEIGHT OF FILL (SLOPE(S)):	0 FEET	MAXIMUM DEPTH OF FILL:	0 FEET
MAXIMUM HEIGHT OF CUT (SLOPE(S)):	0 FEET	SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	1,200 CUBIC YARDS	SLOPE RATIO:	N/A
RETAINING/CRIB WALLS:	LENGTH 60 FEET	MAXIMUM HEIGHT:	11.9 FEET

* WITHIN THE BUILDING FOOTPRINT, THE MAXIMUM CUT IS 13.5 FEET.

TENTATIVE MAP
PROJECT NO. 655226
420 Pearl Street
La Jolla, CA. 92037
Tentative Map No. 2465343
LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE/ TM BOUNDARY		N45°45'45"W
STREET CENTERLINE		90
LOT CONTOUR		
(E) SPOT ELEVATION		
(E) FENCE TO REMAIN		
(E) WATER LINE		
(E) SEWER LINE		
(E) SURVEY MONUMENT (TYPE NOTED)	LEAD & DISC	3/4" I.P.
(E) BUILDING		
(E) FIRE HYDRANT		
(E) STREET LIGHT		
(P) ABOVE GROUND BUILDING FOOTPRINT		
(P) SPOT ELEVATION		
(P) DRAINAGE SWALE OR DIRECTION OF FLOW		
(P) 1" WATER SERVICE W/BFPD (COMBINED DOMESTIC, FIRE & IRR.)	SDW-150, WR-01	
(P) PVT. SEWER MAIN PER EMRA	SDS-104	
(P) 24 LF (E) DRIVEWAY CLOSURE WITH SIDEWALK, CURB AND GUTTER PER CITY STANDARDS		
(P) 3" SIDEWALK UNDERDRAIN	D-27	
(P) 6" LANDSCAPE DRAIN		
(P) 6" HARDSCAPE DRAIN		
(P) PAVERS		
(P) LANDSCAPING		
(P) PARKWAY PLANTING		
(P) FREE STANDING WALL		
(P) RETAINING WALL		
(P) CMU STEMWALL		
(P) CURB OUTLET TYPE A	D-25	
(P) SUMP PUMP		
EASEMENT LINE		
EASEMENT CENTER LINE		



COASTAL DEVELOPMENT NO. 2391066
TENTATIVE MAP NO. 2465343 I.O.

CITY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP	
PORTIONS OF LOTS 2 and 3 In Block 14 of Map 352 420 Pearl Street La Jolla, CA 92037	
TENTATIVE MAP	C.1
DRAWN BY: GC	SHEET 1 OF 1
CHECKED BY: JSC	

COFFEY ENGINEERING, INC.
 9626 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

TOPOGRAPHICAL SURVEY

420 PEARL STREET, LA JOLLA, CA. 92037

LEGEND

- PROPERTY LINE
- - - ADJOINING LOT LINES/RIGHT-OF-WAY
- - - CENTERLINE OF RIGHT-OF-WAY
- - - BUILDING OVERHANG
- 400 ELEVATION CONTOUR LINE (1 FOOT INTERVAL)
- 400 ELEVATION CONTOUR LINE (1/2 FOOT INTERVAL)
- ○ ○ WOOD FENCING
- - - MONUMENT OFFSET/TIE LINE
- ⊕ GATE
- CONCRETE SURFACE
- ○ ○ EXISTING TREES (TRUNKS OF VARYING DIAMETERS)
- X 4.39.24 SPOT ELEVATION
- () INDICATES RECORD DATA PER PM 20049
- { } INDICATES RECORD DATA PER PM 19339
- [] INDICATES RECORD DATA PER CR 22479

OWNER:

DIANA K. CONANT, TRUST

ASSESSOR'S PARCEL NUMBER:

350-412-14-00

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE 7' FOOT OFFSET LINE TO THE NEWLY RIGHT-OF-WAY OF PEARL STREET AS SHOWN ON PARCEL MAP 19339 I.E. N 75°18'17" E

BENCHMARK

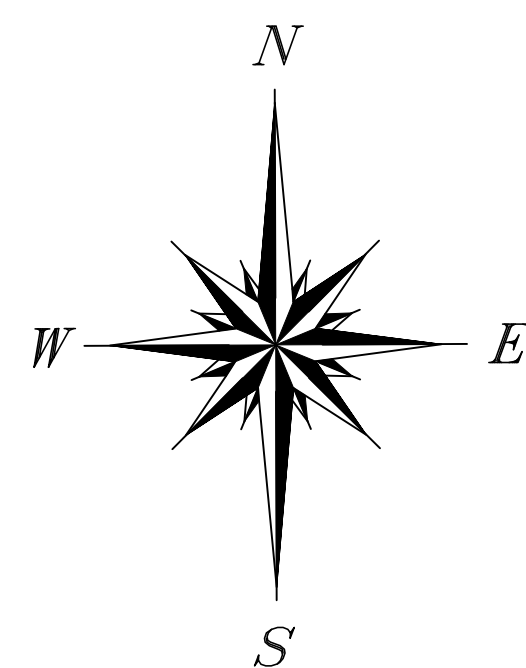
THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS PLUG ON NW CURB RETURN AT THE INTERSECTION OF PEARL STREET AND LA JOLLA BOULEVARD AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER 2011. ELEVATION: 69.828 DATUM: MEAN SEA LEVEL

LEGAL DESCRIPTION:

SOUTH 60' OF THE EASTERLY 10.23' OF LOT 2 AND SOUTHERLY 60' OF LOT 3, BLOCK 14, PER TRACT MAP NO. 352

ABBREVIATIONS

- AC= ASPHALT PAVEMENT
- AD= AREA DRAINS
- AVAC= AIR VACUUM VALVE
- BF/C= BACKFLOW DEVICE IN CAGE
- BC= BEGIN CURVE
- BW= BACK OF WALK
- BX= BOTTOM OF CURB TRANSITION
- C-VLT= COMMUNICATIONS VAULT
- COM-BX= COMMUNICATIONS BOX
- CON, CONC= CONCRETE
- CONA= CONCRETE ANGLE POINT
- DL= DAYLIGHT
- D= DRAIN
- EC= END CURVE
- EB= ELECTRIC BOX
- EM= ELECTRIC METER
- EMH= ELECTRIC MANHOLE
- EP= EDGE OF PAVEMENT
- E-PNL= ELECTRIC PANEL
- E-VLT= ELECTRIC VAULT
- FF= FINISH FLOOR
- FSBC= FIRE SERVICE BACKFLOW CONTROL
- G= GROUND
- GB= GRADE BREAK
- GBA= GRADE BREAK ANGLE POINT
- GVA= GAS VALVE
- GB= GRADE BREAK
- GM= GAS METERS/REGULATORS
- GP= GAURD POST
- GSO= GAS SHUT OFF
- HCLD= HANDICAP LOADING
- IE= INVERT ELEVATION
- IRB= IRRIGATION BOX
- IRC= IRRIGATION CONTROL CABINET
- IRV= IRRIGATION VALVE
- JB= JUNCTION BOX
- OH= ROOF OVERHANG
- MT= MULTIPLE TREE
- PB-RSR= PACBELL RISER
- PED= PEDISTAL/PAD
- PL= PROPERTY LINE
- SCO= SEWER CLEAN OUT
- SDI/MH= STORM DRAIN INLET W/MANHOLE
- SDMH= STORM DRAIN MANHOLE
- SL= STREET LIGHT
- SLB= STREET LIGHT BOX
- SMH= SEWER MANHOLE
- RSR= UTILITY RISER
- T= TREE
- TB= TELEPHONE BOX
- TC= TOP FACE OF CURB
- TCA= TOP FACE CURB @ ANGLE POINT
- TC2= TOP FACE OF CURB (POINT ON CURVE)
- TCR= TELECOMM RISER
- TG= TOP OF GRADE
- TR= ELECTRIC TRANSFORMER
- TS= TRAFFIC SIGNAL
- TSB= TRAFFIC SIGNAL BOX
- TSC= TRAFFIC SIGNAL CONTROL
- TX= TOP FACE OF CURB @ DWY CUT/TRANSITION TO 0" CURB
- TW= TOP OF WALL
- WM= WATER METER
- WMH= WATER MANHOLE
- WV= WATER VALVE



PARCEL 1
PM 20049

PORTION
LOT 3
BLOCK 14
LA JOLLA PARK
MAP 352

LOT 4
BLOCK 14
LA JOLLA PARK
MAP 352

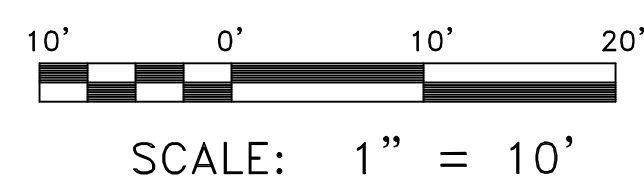
LOT 2
BLOCK 14
LA JOLLA PARK
MAP 352

PARCEL 1
PM 19339
CR 22479

LOT 1
BLOCK 14
LA JOLLA PARK
MAP 352

DOC# 2004-0568769 O.R.
REC. 08/28/2004
APN: 350-412-14-00
ADDRESS: 420 PEARL STREET

PEARL STREET
80' WIDE ROW DEDICATED PER MAP 352



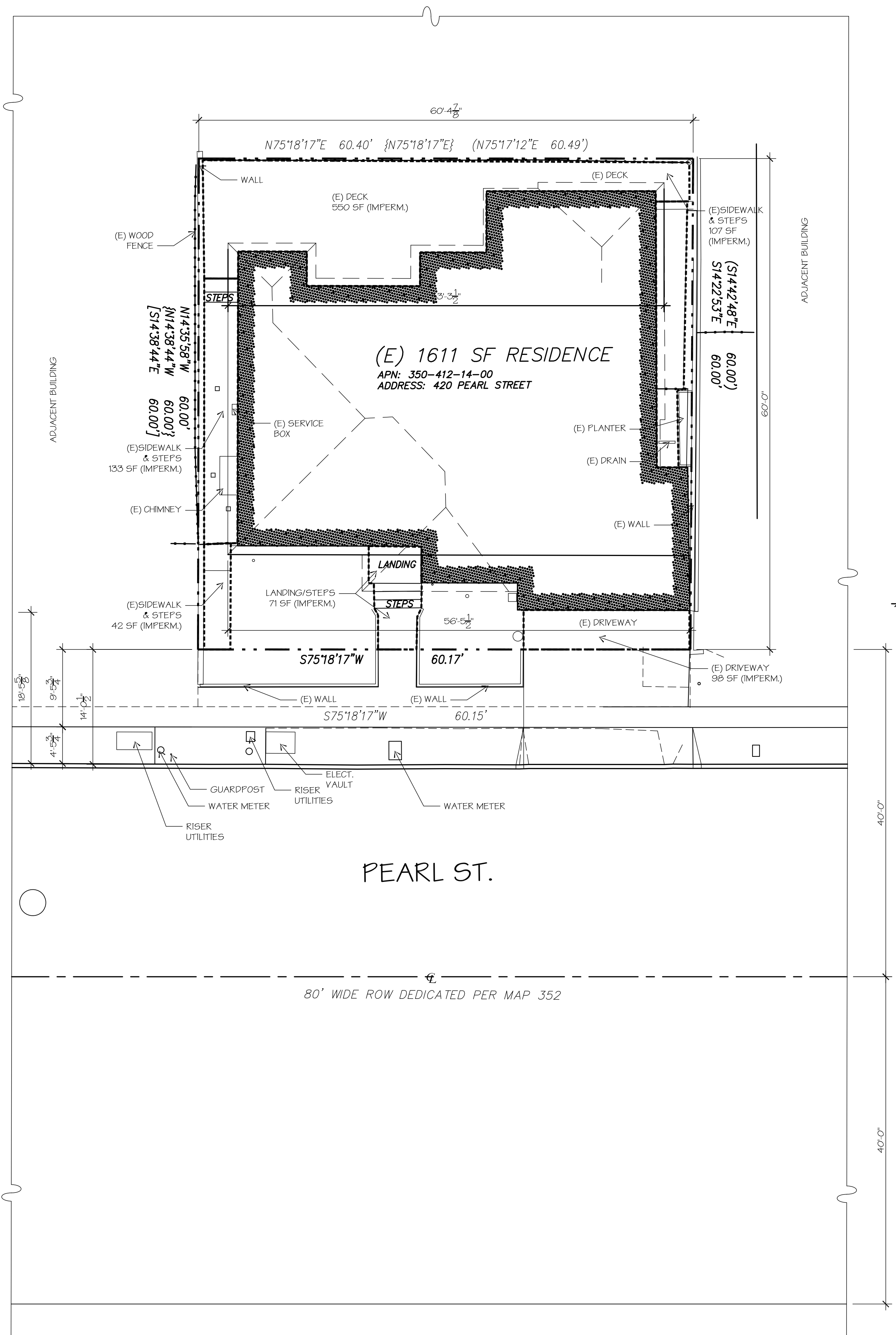
MIGUEL A. MARTINEZ
L.S. 7443
LIC. EXP. 6/30/20

11/26/19

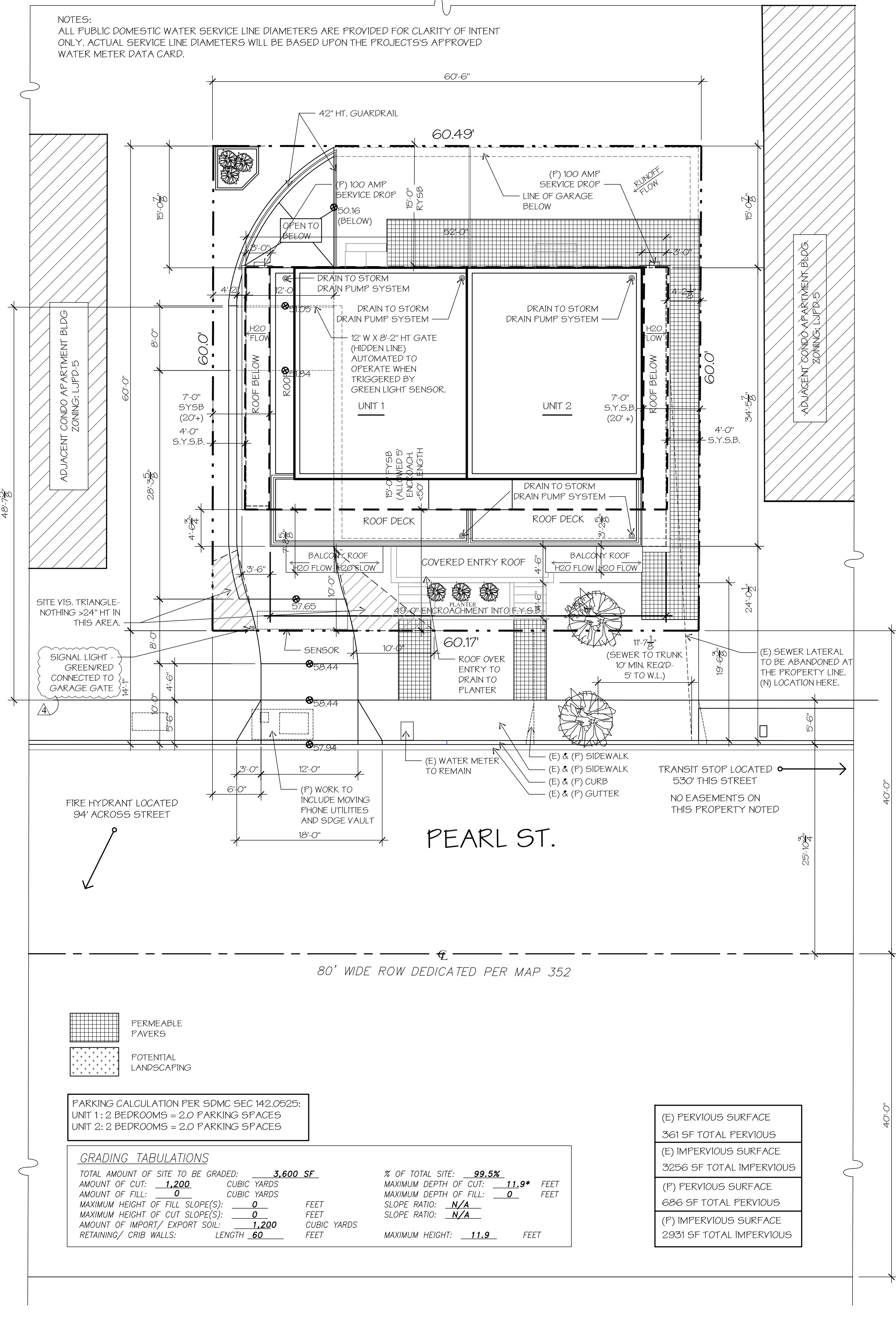
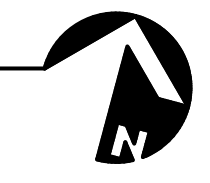
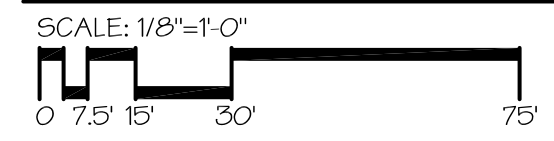
DATE:



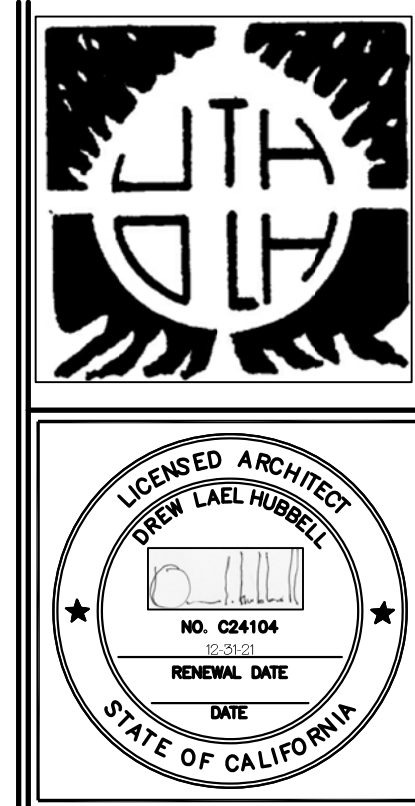
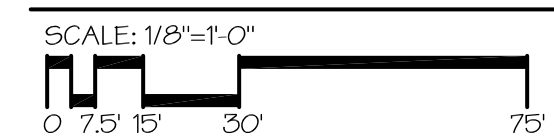
ALTA LAND SURVEYING, INC.
9517 Grossmont Summit Dr.
La Mesa, CA 91941
Phone/fax: (619) 713-2582
altalandsurveying.com



EXISTING SITE PLAN



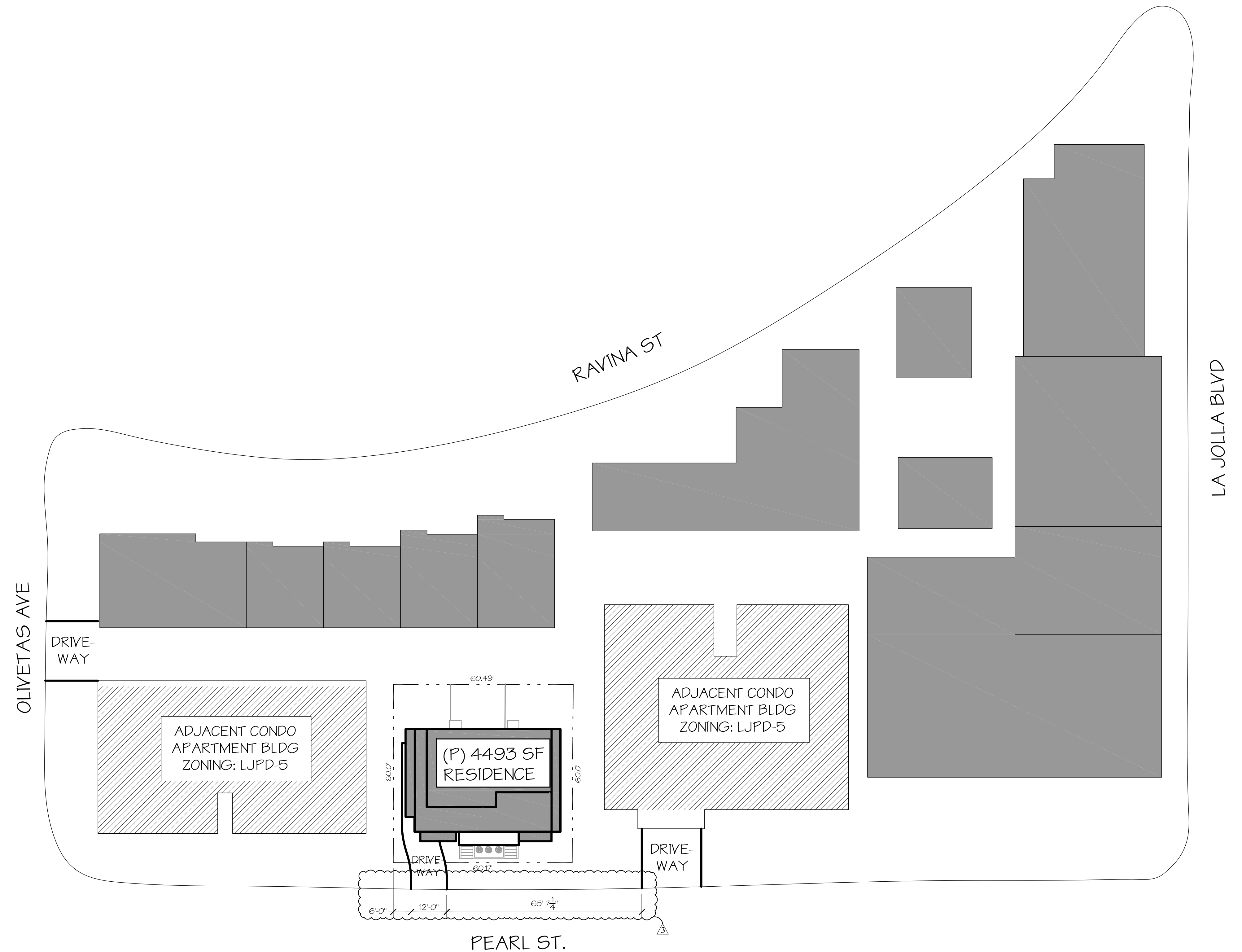
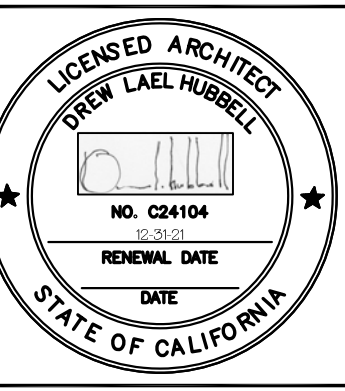
PROPOSED SITE PLAN



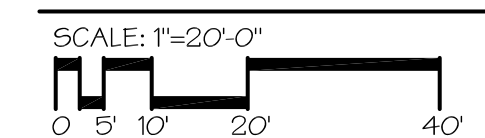
CONANT RESIDENCE
420 PEARL STREET
LA JOLLA, CA 92037

HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101
(619)231-0446 & (760)765-0171
Date: 10-08-2019 Drawn: AC Job#: 1911

Bldg Dept Rev.
Date: 6-10-21



(E) SITE PLAN WITH ADJACENT BUILDINGS

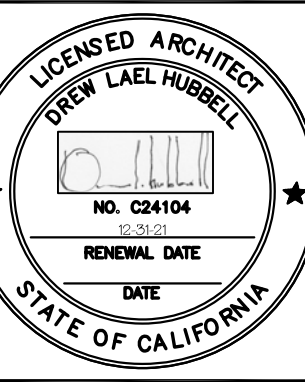


CONANT RESIDENCE
420 PEARL STREET
LA JOLLA, CA 92037

HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101
(619)231-0446 & (760)765-0171
Date: 10-08-2019 Drawn: AC Job#: 1911

Bldg Dept Rev.
Date: 2-25-21

SP2

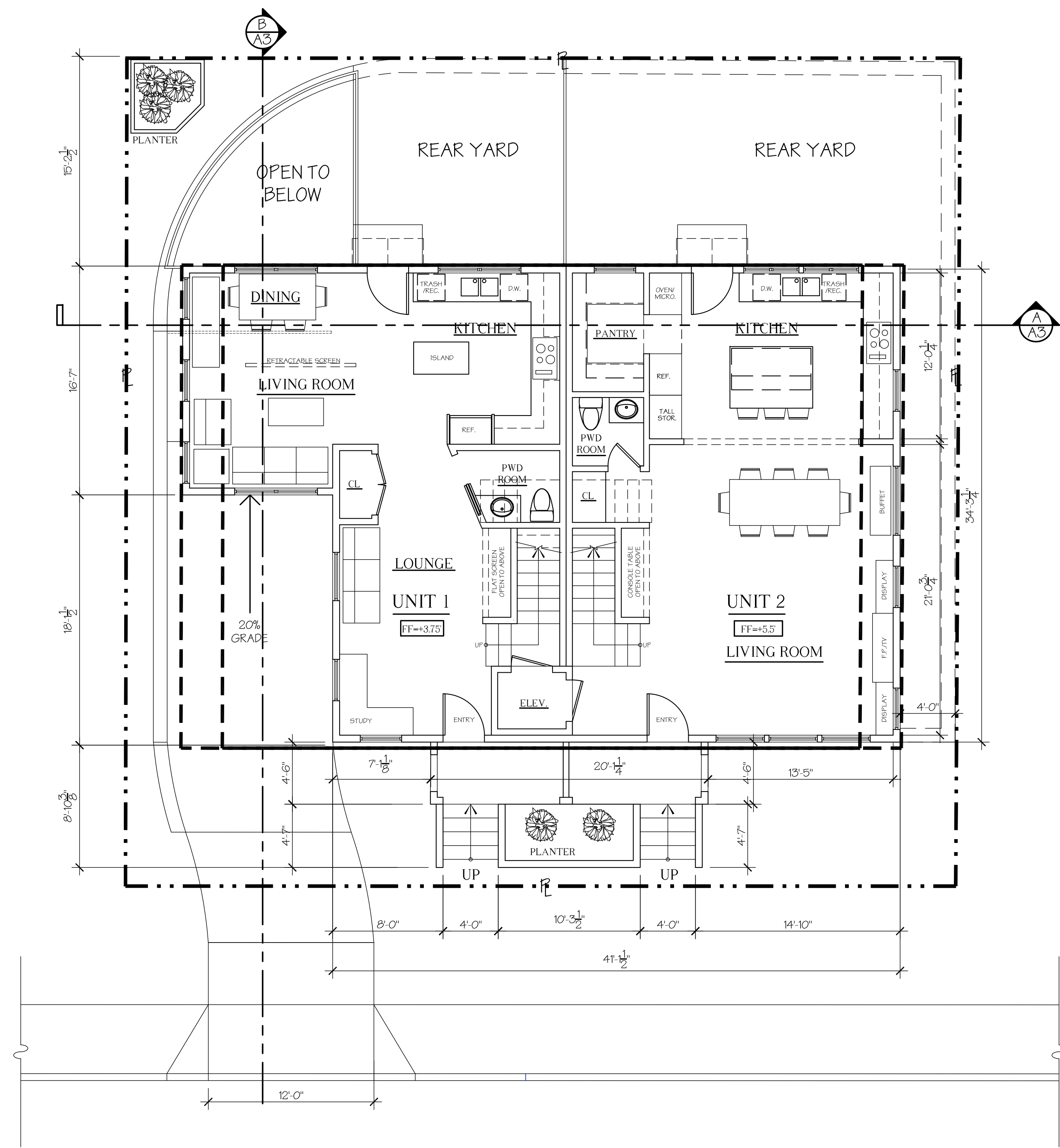
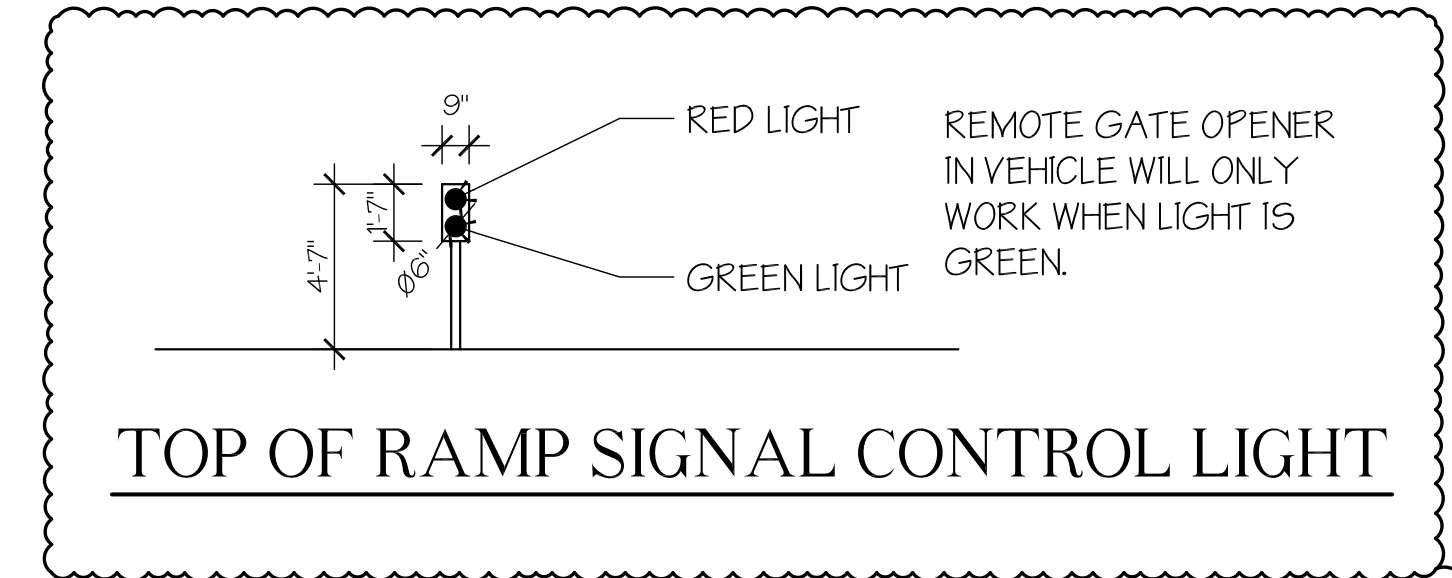


CONANT RESIDENCE
420 PEARL STREET
LA JOLLA, CA 92037

HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101
(619)231-0446 & (760)765-0171
Date: 10-08-19 Drawn: AC Job#: 1911

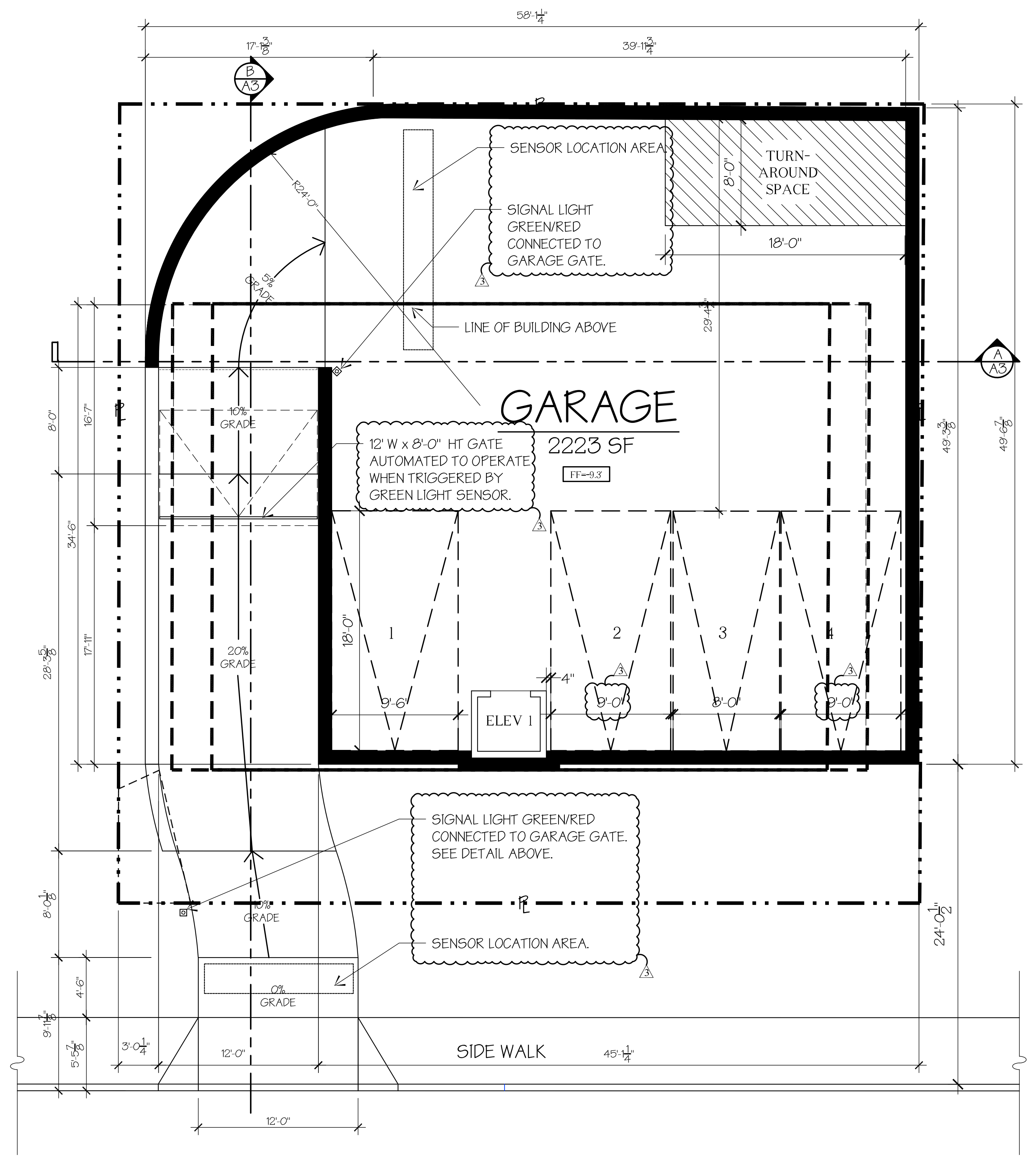
Bldg Dept Rev.
Date: 2-25-21
1/28/21

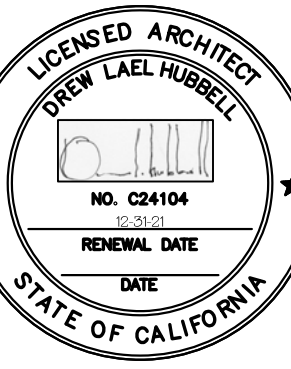
A1.0



WALL LEGEND

[Symbol]	1" CMU BLOCK
[Symbol]	3/4" WOOD STUDS
[Symbol]	3/4" WOOD STUDS





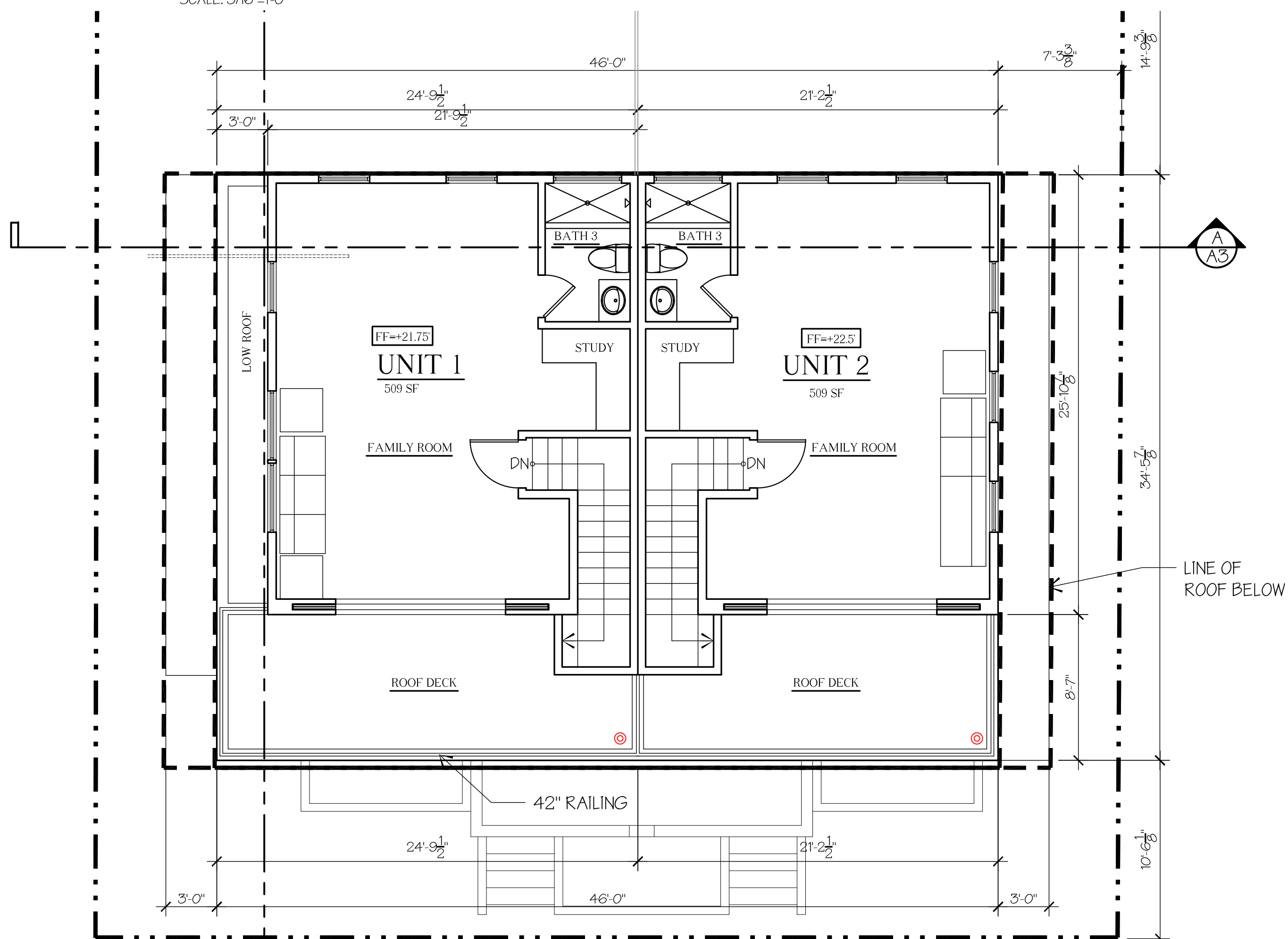
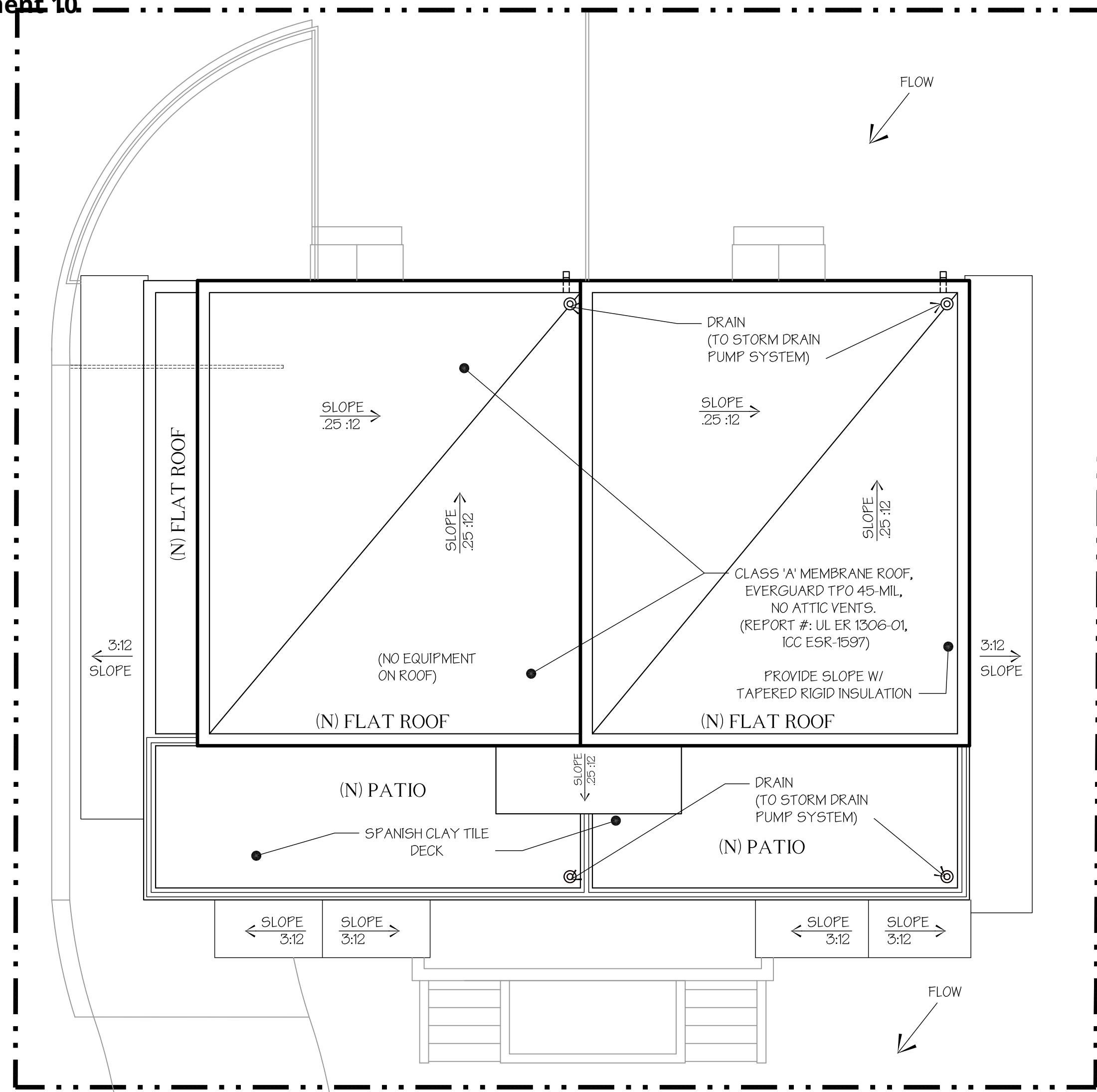
CONANT RESIDENCE
420 PEARL STREET
LA JOLLA, CA 92037

HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101
(619)231-0446 & (760)765-0171

Date: 10-08-19 Drawn: AC Job#: 1911

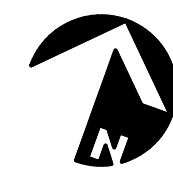
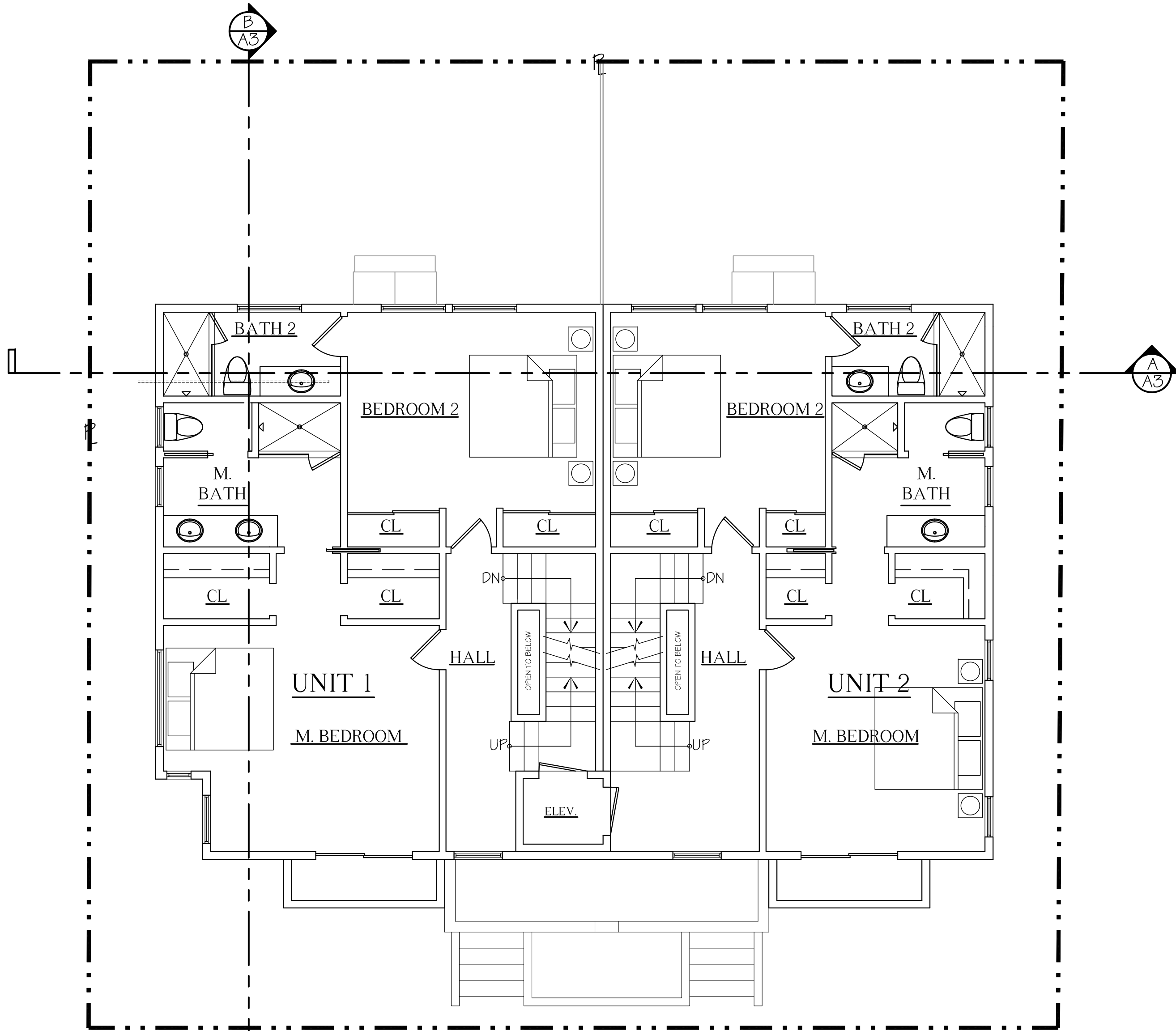
5/14/20

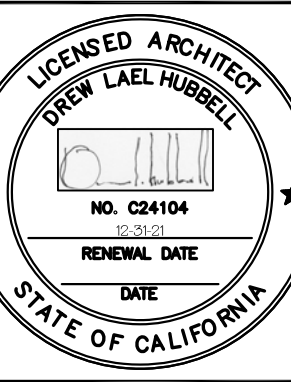
A2



WALL LEGEND

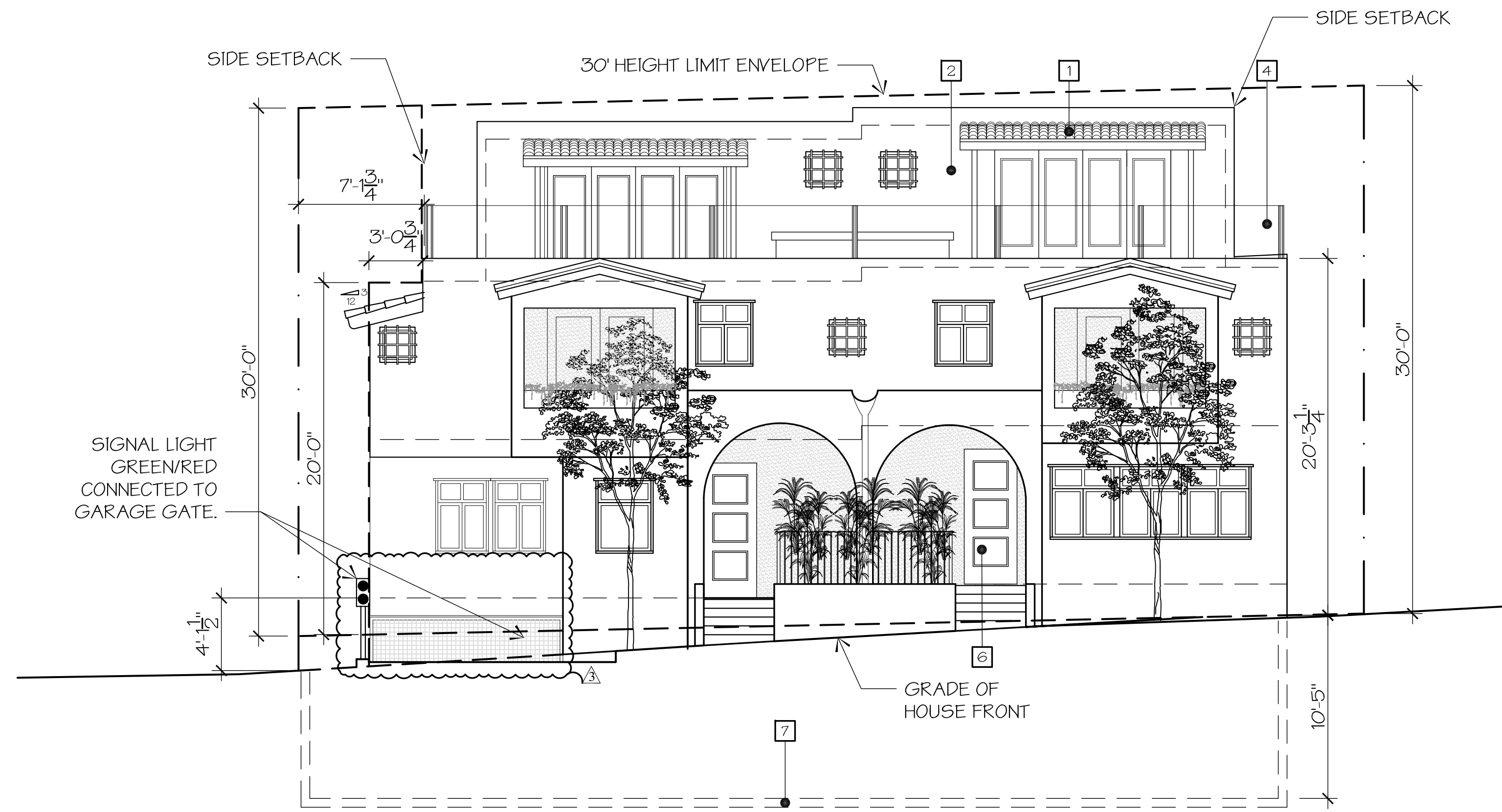
[Symbol]	12" CMU BLOCK
[Symbol]	24" WOOD STUDS
[Symbol]	24" WOOD STUDS





EXTERIOR ELEVATION KEYNOTES

- 1 CLASS "A" SPANISH CLAY TILE
- 2 STUCCO EXTERIOR PLASTER - (SHADOW WHITE)
- 3 DUAL GLAZED ALUM. WINDOWS
- 4 CLEAR TEMPERED GLASS ROOF DECK GUARD
- 5 BLACK CAST IRON METAL RAILING
- 6 EXTERIOR STAINED WOOD DOOR
- 7 BASEMENT PARKING GARAGE BELOW
- 8 APPROX. LOCATION NEIGHBOR WINDOWS (MIRRORED IMAGE)



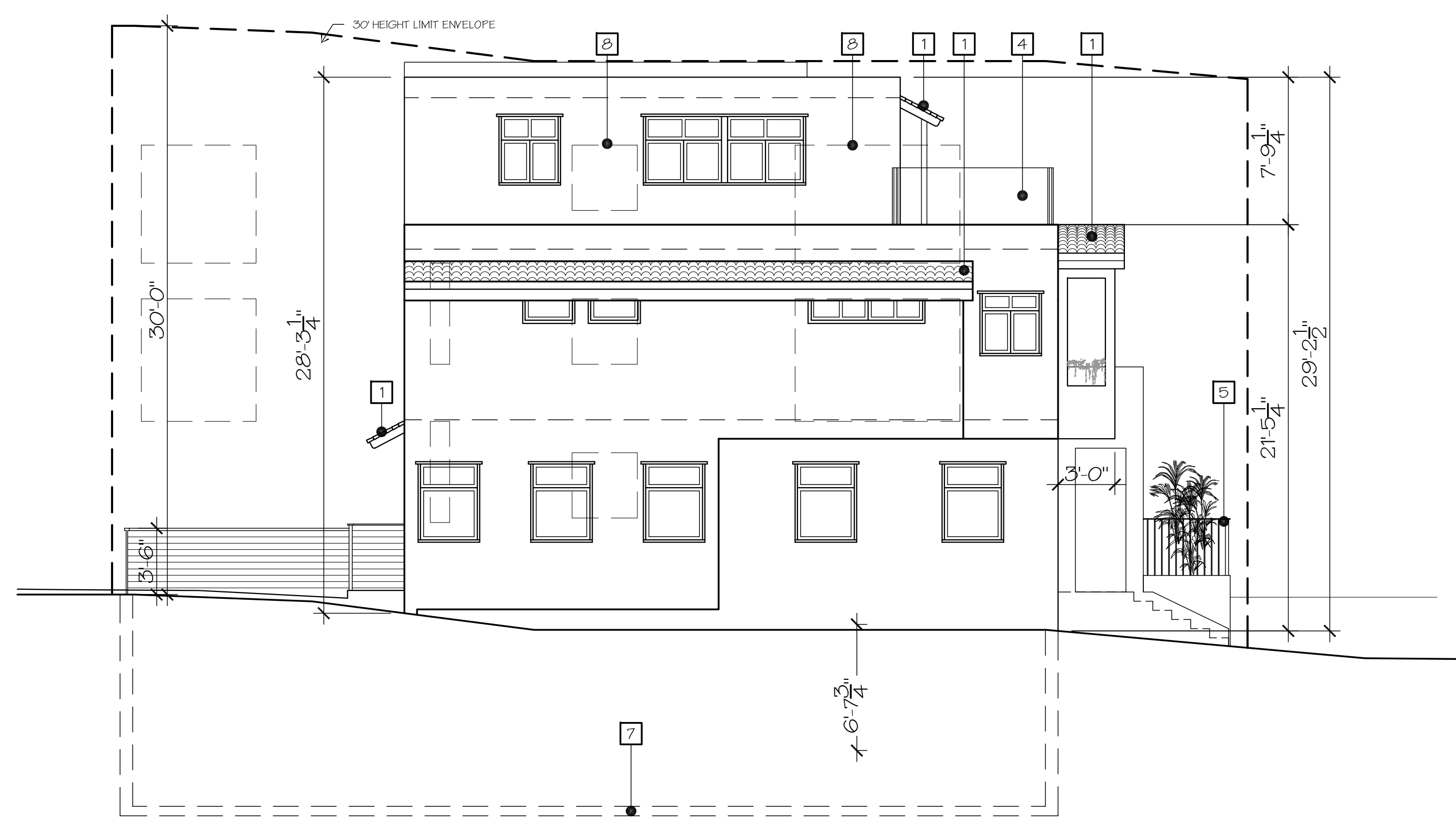
SOUTH ELEVATION

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



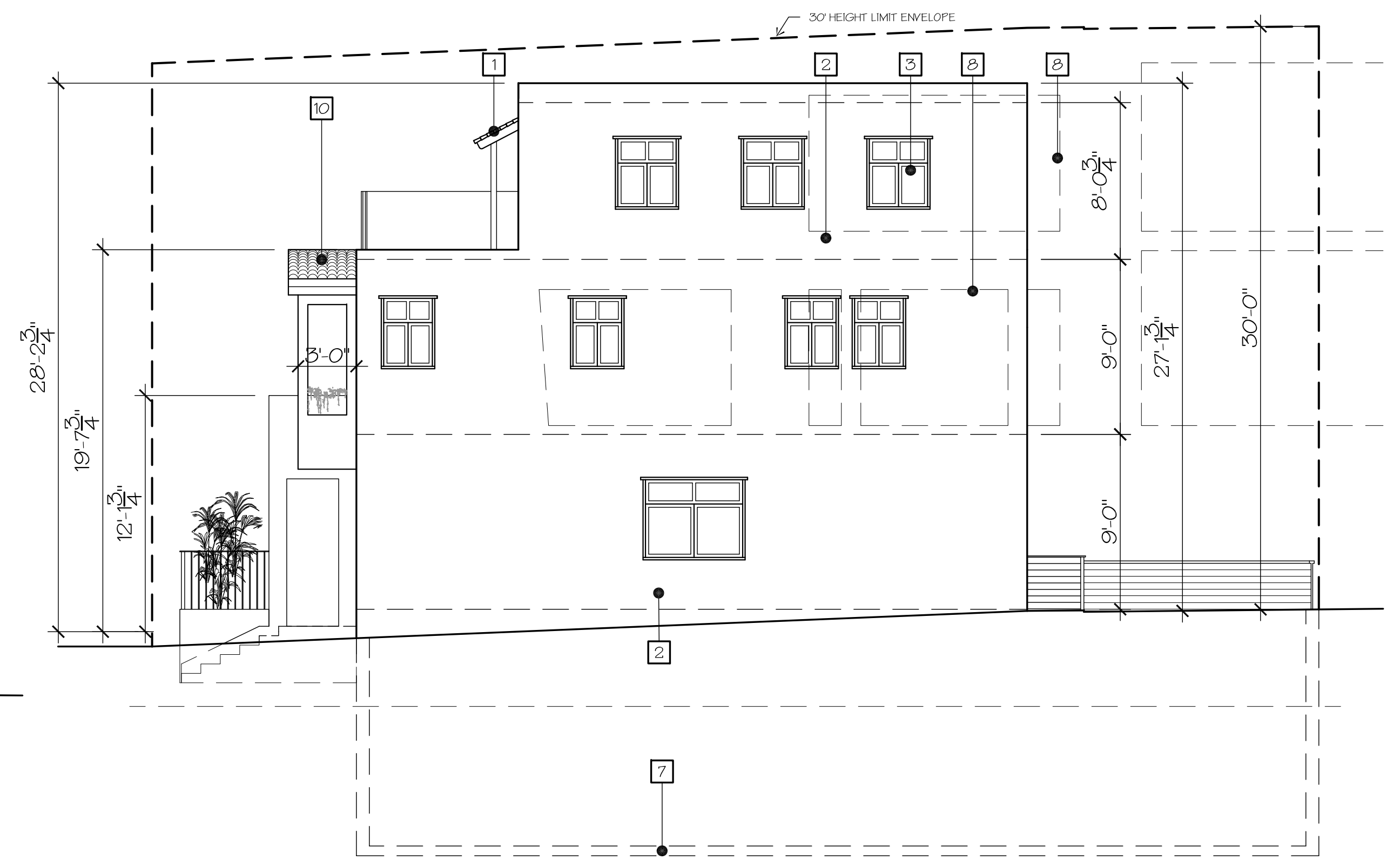
NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

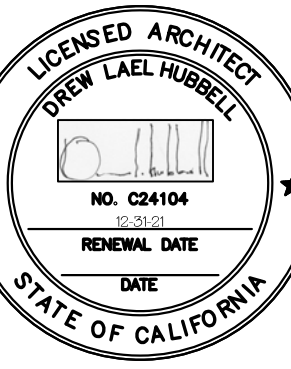
SCALE: 3/16"=1'-0"

CONANT RESIDENCE
420 PEARL STREET
LA JOLLA, CA 92037

HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101
(619)231-0446 & (760)765-0171

Date: 10-08-19 Drawn: AC Job#: 1911

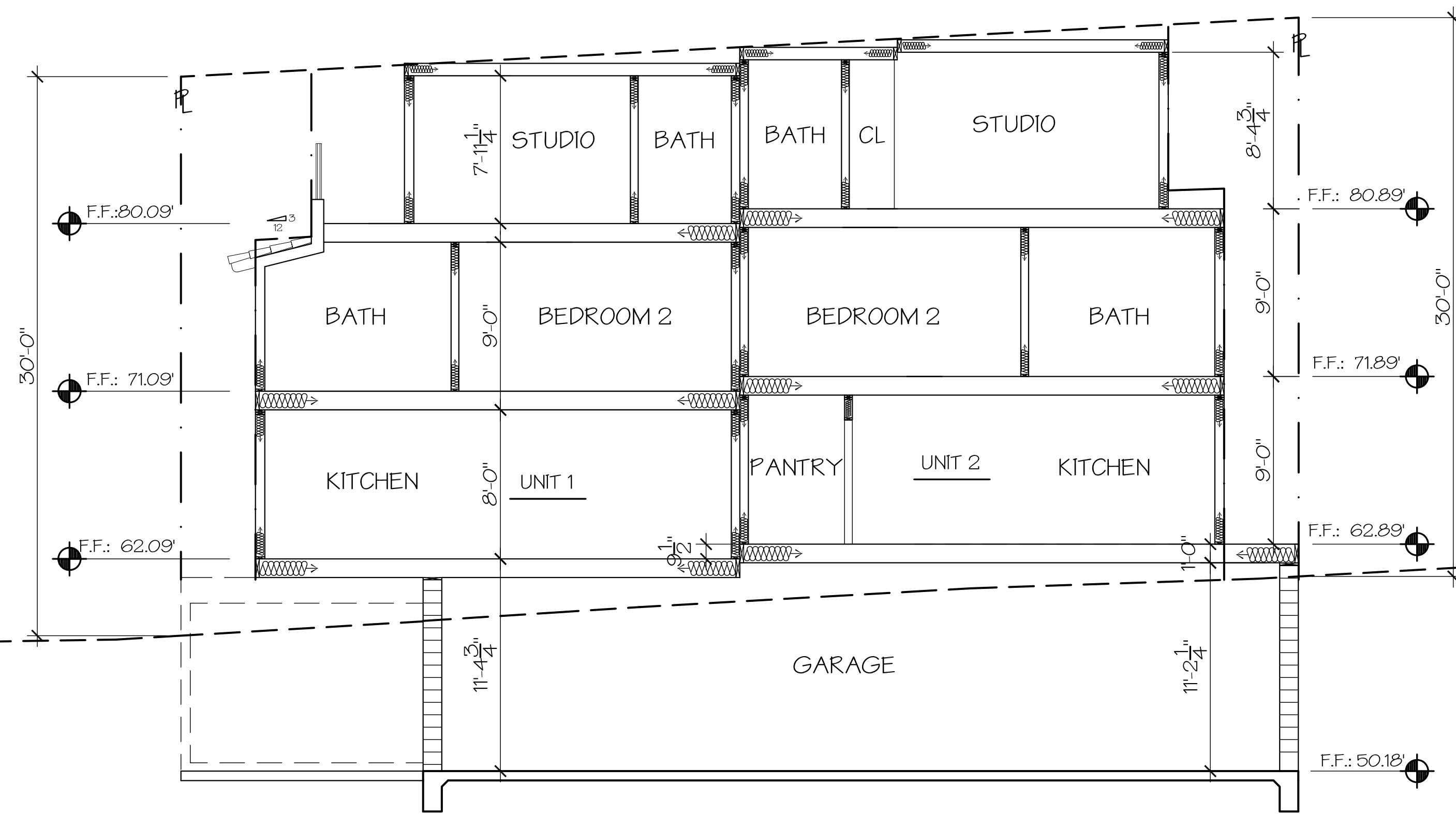
Bldg Dept Rev.
Date: 2-25-21



CONANT RESIDENCE
420 PEARL STREET
LA JOLLA, CA 92037

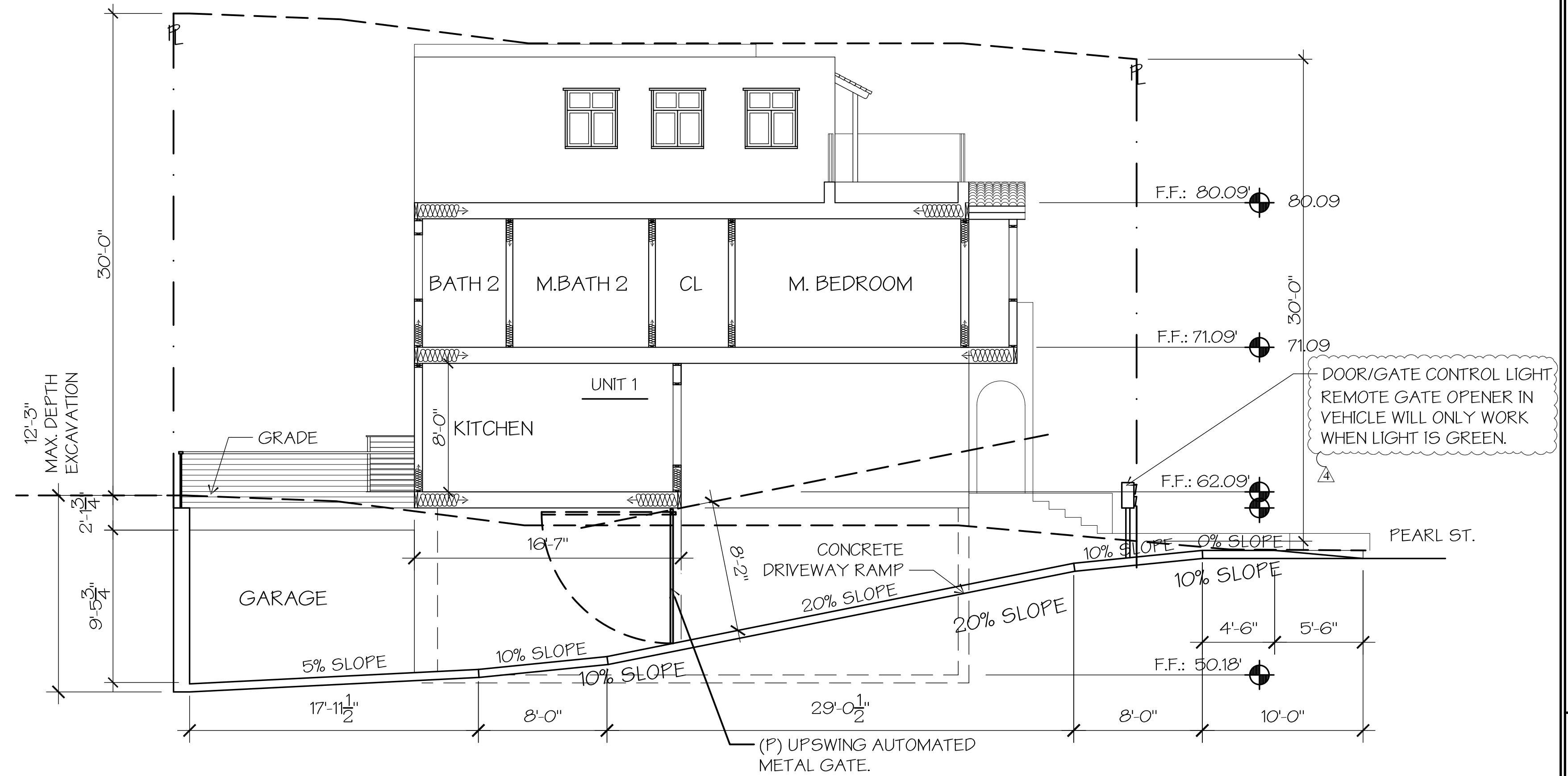
STREET ELEVATION RENDERING

SCALE: NOT TO SCALE



SECTION A

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



SECTION B

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



HUBBELL & HUBBELL
1970 Sixth Avenue
San Diego, CA 92101
(619)231-0446 & (760)765-0171

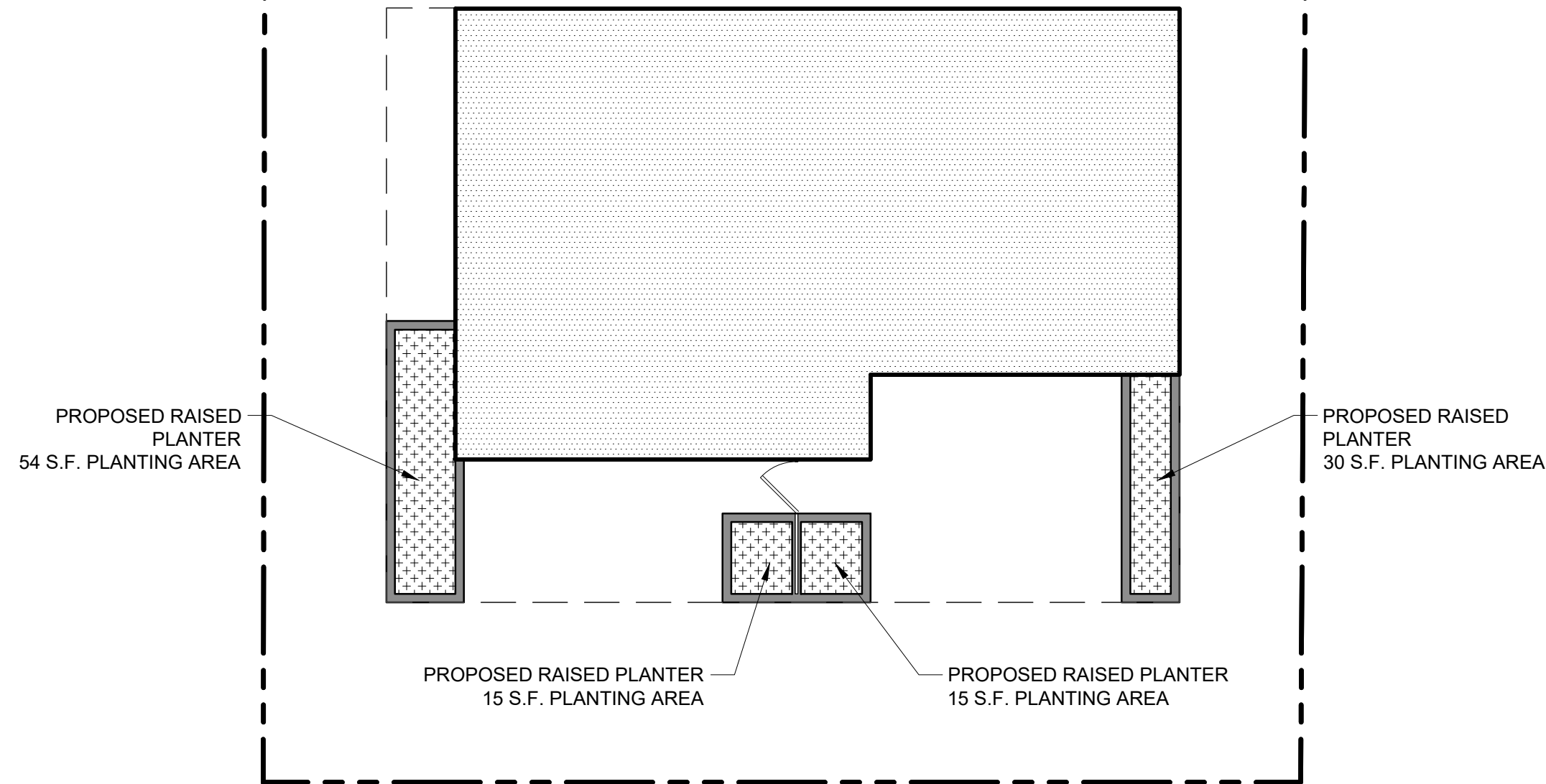
Date: 10-08-19 Drawn: AC Job#: 1911

Bldg Dept Rev.
Date: 6-10-21

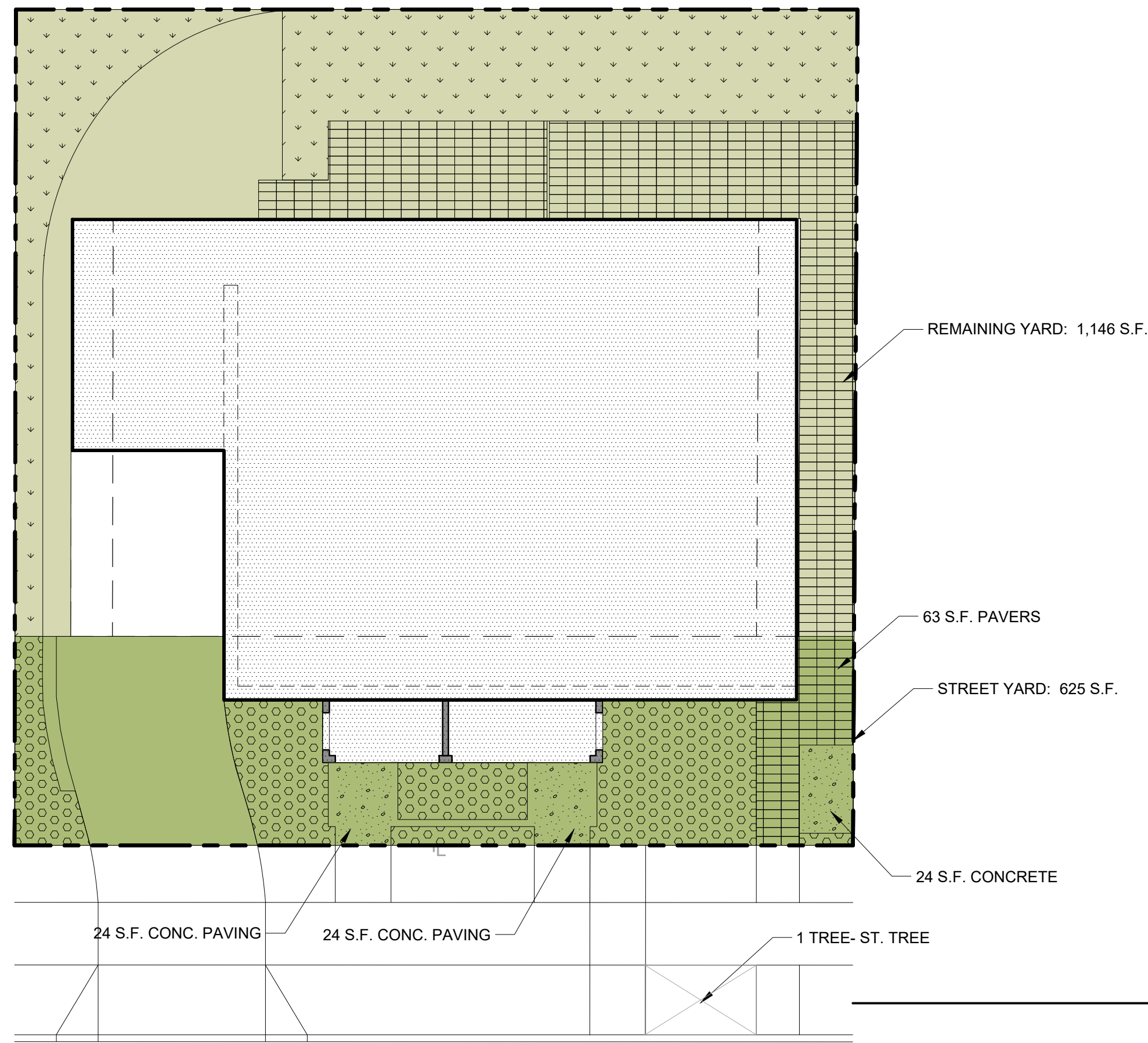
LANDSCAPE CALCULATION / DIAGRAM SCHEDULE

SYMBOL	03 PAVING DESCRIPTION	QTY
	PROPOSED PEDESTRIAN CONCRETE PAVING	72 SF
	PROPOSED PEDESTIAN PAVERS	462 SF

SYMBOL	09 OTHER DESCRIPTION	QTY
	STREET YARD - TOTAL AREA	625 SF
	REMAINING YARD - TOTAL AREA	1,146 SF
	STREET YARD - PLANTING AREA	284 SF
	REMAINING YARD - PLANTING AREA	511 SF
	OPTION "A" - PLANTING AREAS IN PERMANENT PLANTERS ON UPPER LEVEL DECK	113 SF



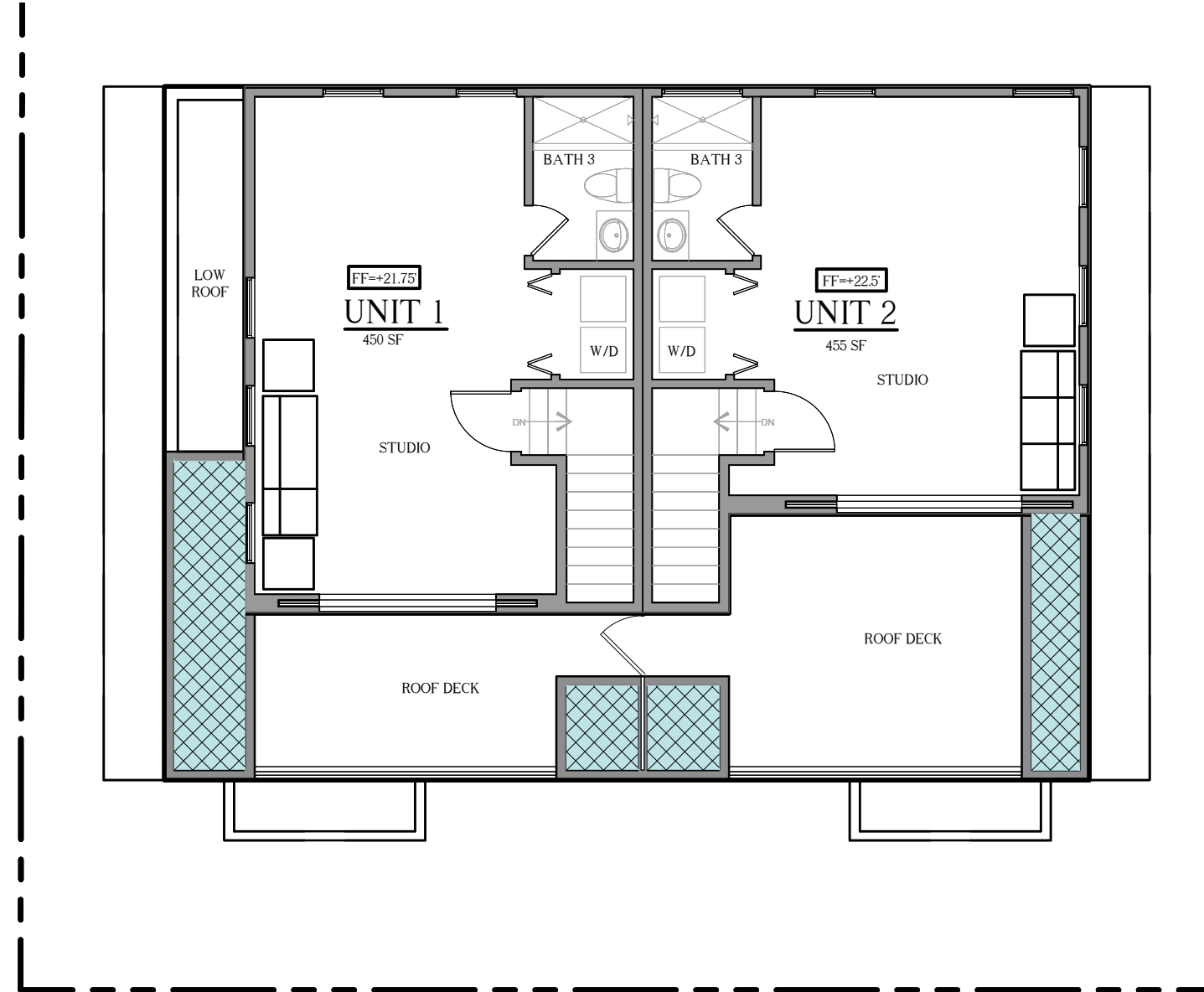
THIRD FLOOR LEVEL



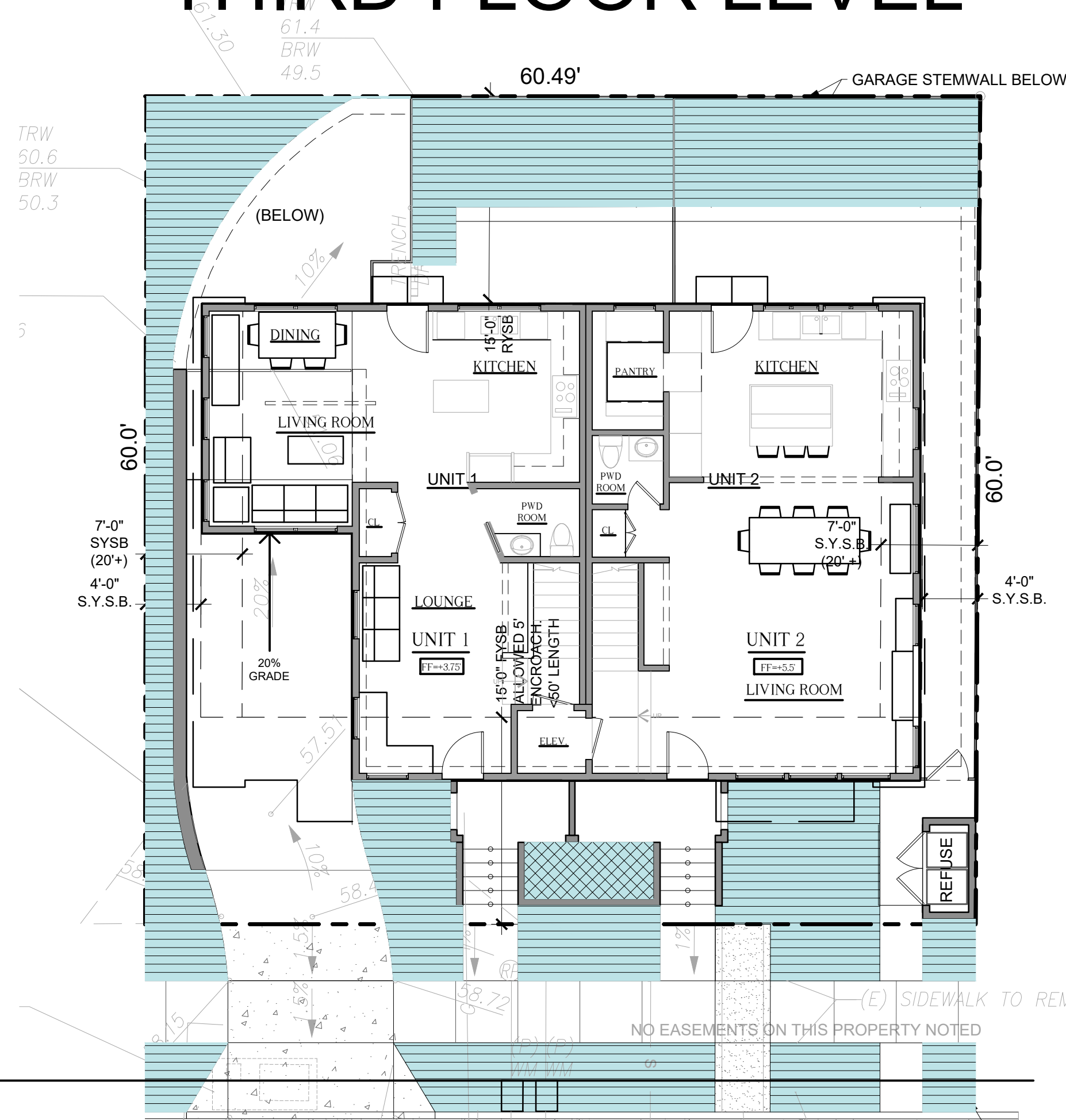
PEARL ST.
LANDSCAPE CALCULATION /DIAGRAM

REFERENCE NOTES SCHEDULE HYDROZONE PLAN

SYMBOL	09 OTHER DESCRIPTION	QTY
	HYDROZONE 1 - LOW LOW WATER USE, PLANT FACTOR 0.2 - 0.3, DRIP SYSTEM DEVICE IRRIGATION	1,070 SF
	HYDROZONE 2 - MODERATE MODERATE WATER USE, PLANT FACTOR 0.4 - 0.6, DRIP SYSTEM DEVICE IRRIGATION	151 SF
	IRRIGATED LANDSCAPE AREAS	1,221 SF



THIRD FLOOR LEVEL



HYDROZONE PLAN

City of San Diego Water Budget Calculations

Project: CONANT
Date: 10/16/2020

1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA) WATER BUDGET CALCULATION
Residential MAWA=[(Eto)(0.62)]+[(0.55)(LA) + (0.45)(SLA)]

Controller							Result in	
	No.	Eto	(0.62)	PF	LA	PF	SLA	Gallons per Year
NA	47	0.62	0.55	1,221.00	0.45	0		19,569
Total MAWA gallons per year:								19,569

2. SYSTEM CONTROLLER INFORMATION TABLE

Controller	Hydrozone	Valve	Plant	Hydrozone	Irrigation	Irrigation	% Total
No.	No.	Circuit	Factor	Area in s.f.	Method	Efficiency	Landsc
NA	1	NA	0.3	1,070.00	DRIP	0.81	0.88
NA	2	NA	0.6	151.00	DRIP	0.81	0.12
				1,221.00	S.F.		100%

3. ESTIMATED TOTAL WATER USE (ETWU) CALCULATIONS
ETWU=[(Eto)(0.62)]+[(PF X HA) / IE + SLA]

Hydrozone							Result in	
	No.	Eto	(0.62)	PF	HA	IE	SLA	Gallons per Year
1	47	0.62	0.30	1,070.00	0.81	NA		11,548
2	47	0.62	0.60	151.00	0.81	NA		3,259
				T. S.F.:	1,221.00	S.F.		14,807
Total ETWU gallons per year:								14,807

NOTES:

1. PER LA JOLLA PLANNED DISTRICT (LJPD) [159.0403(d)&(e)]: LJPD-ZONE 5 LANDSCAPE REQUIREMENTS:

OPTION "A": PROVIDE A LANDSCAPED AREA EQUIVALENT TO 50 PERCENT OF THE TOTAL LOT AREA. THE LANDSCAPED AREA MAY BE LOCATED AT THE GROUND LEVEL OR ON UPPER LEVEL BALCONIES, DECKS, ROOFS WITH PERMANENTLY AFFIXED PLANTER BOXES OR ANY COMBINATION THEREOF PROVIDED THE LANDSCAPED AREA IS VISIBLE FROM THE OPPOSITE SIDE OF ADJACENT PUBLIC RIGHTS-OF-WAY (STREETS). A MINIMUM OF 50 PERCENT OF THE LANDSCAPED AREA SHALL BE VEGETATED.

3,600 S.F. = TOTAL LOT AREA

1,800 S.F. = REQUIRED 50% OF TOTAL LOT AREA

1,884 S.F. = PROPOSED LANDSCAPED AREA (STREET YD. + REMAINING YD. + OPTION "A" PLANTS)

900 S.F. = REQUIRED 50% OF LANDSCAPED AREA

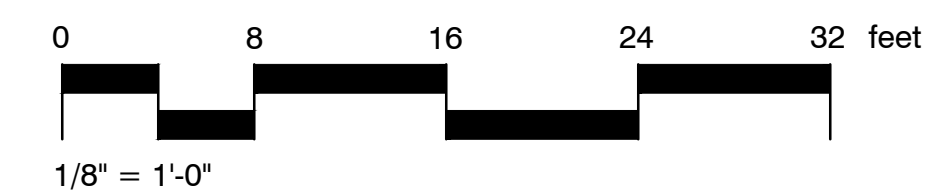
908 S.F. = PROPOSED VEGETATED LANDSCAPED AREA (STREET YD. P.A. + REMAINING YD. P.A. + OPTION "A" P.A.)

2. PER LJPD [159.0403(h)(3)]: "A MINIMUM OF 50 PERCENT OF ALL PAVED SURFACES USED FOR PEDESTRIAN ACTIVITY SHALL BE COMPOSED OF A TEXTURED MATERIAL SUCH AS BRICK, STONE, OR TILE."

534.0 S.F. - TOTAL PROPOSED PEDESTRIAN PAVING

267.0 S.F. - REQUIRED TEXTURED PAVING MATERIAL

462.0 S.F. - PROPOSED TEXTURED PAVING MATERIAL



PLOT DATE:	06/03/19
ORIGINAL DATE:	06/03/19
REV DATE:	10/16/20
REV DATE:	01/04/21

GREG HEBERT
LANDSCAPE ARCHITECT
CA LICENSE 3932
2031 COMMERCIAL STREET, OFFICE 2202
SAN DIEGO, CALIFORNIA 92116
TEL: 619-283-5083
FAX: 619-283-5084
ghe@greghebert.com
www.greghebert.com

CONANT RESIDENCE
420 Pearl Street, La Jolla, California 92037

HYDROZONE & LANDSC. CALCULATION PLAN
PROJECT NBR: 655226

PROJECT # 2030

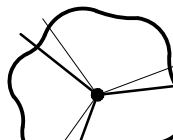

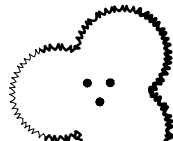
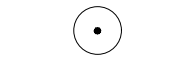






DRAWN GHA

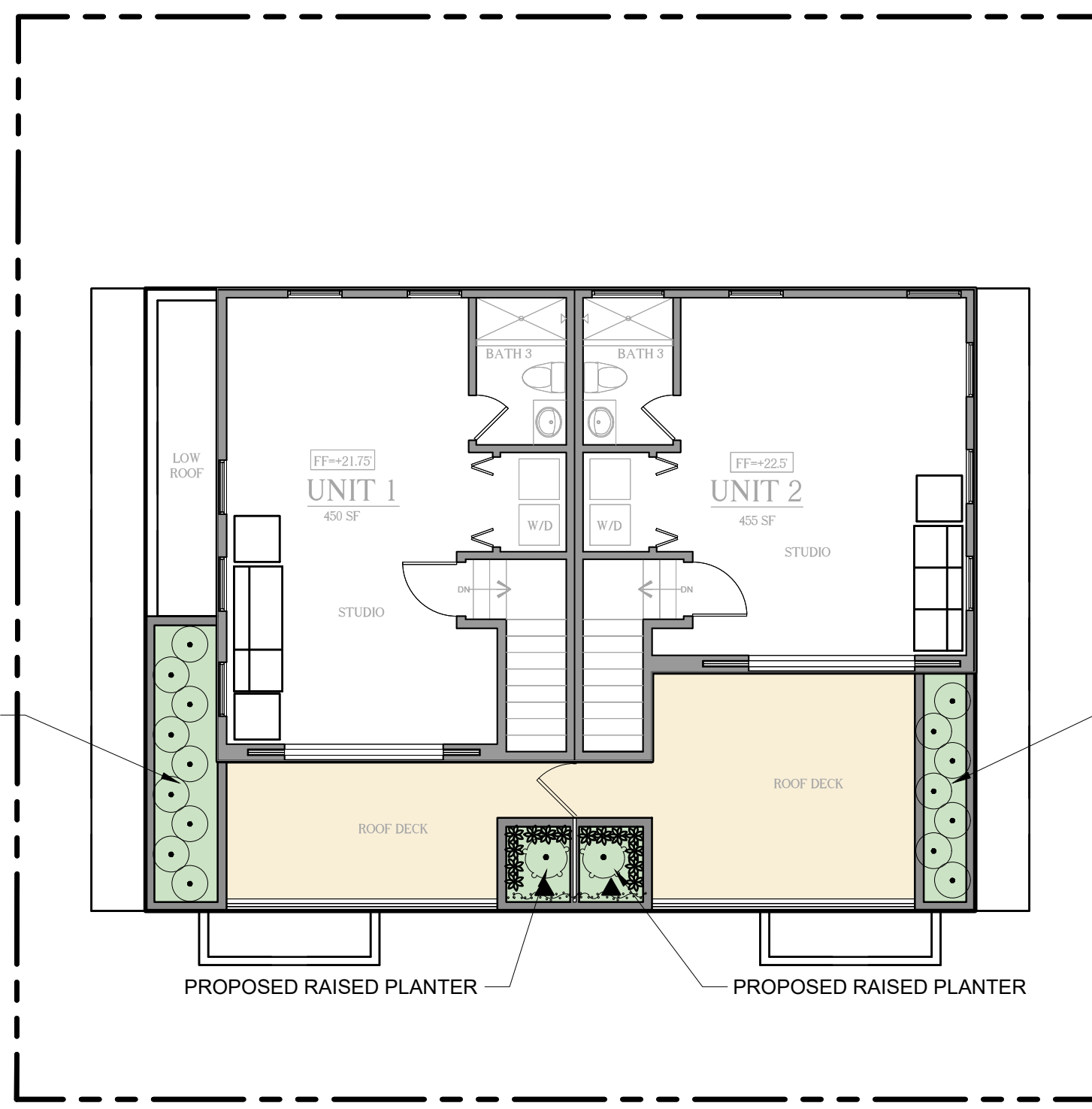
SCALE 1/8" = 1'-0"

L 1.1

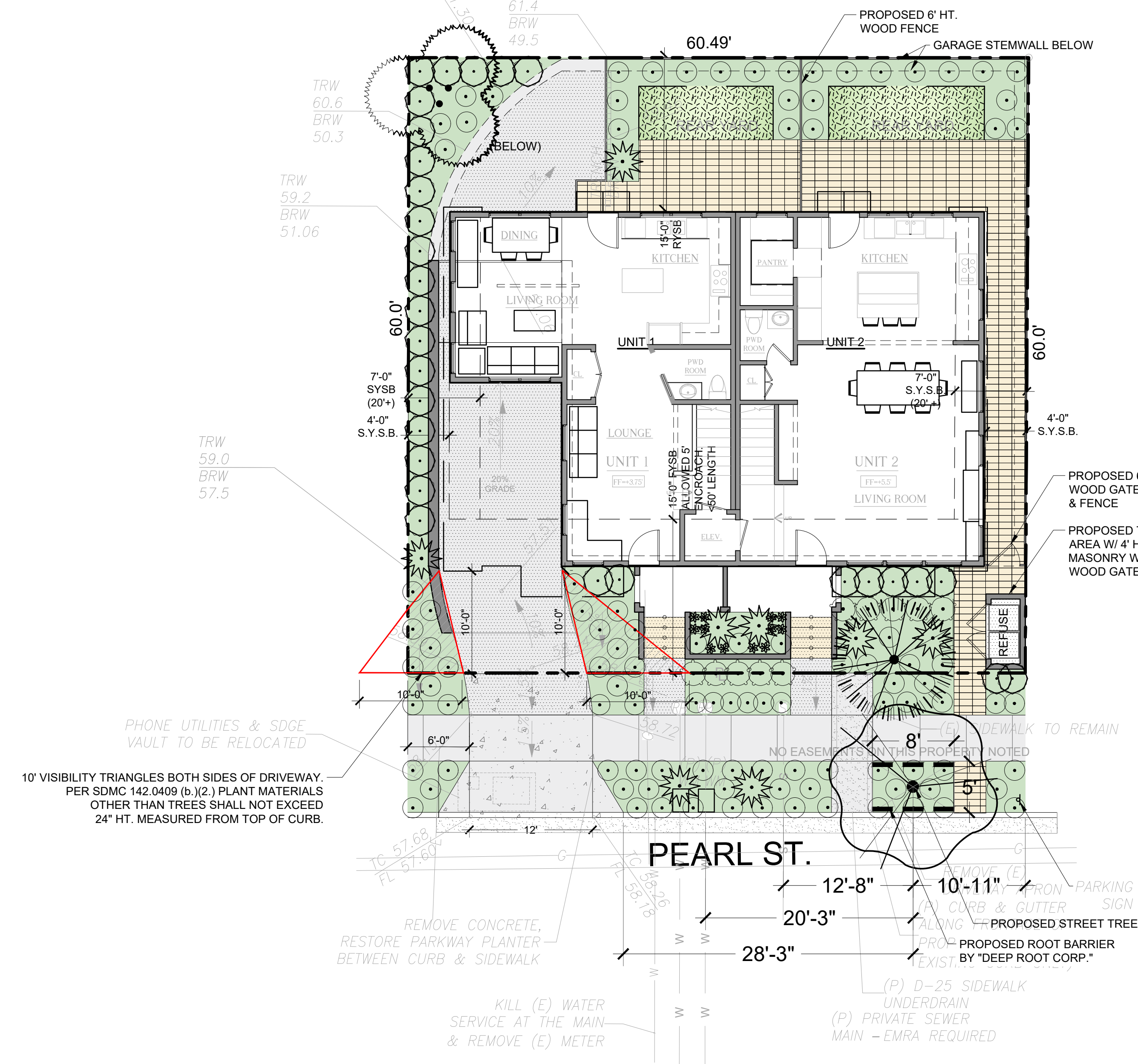
SHEET 1 OF 2

CONCEPT PLANT SCHEDULE

	STREET TREE 100% @ 24" BOX JACARANDA MIMOSIFOLIA / JACARANDA	1
	TREES 100% @ 15 GALLON ALOE BARBERAE / TREE ALOE DRACAENA DRACO / DRAGON TREE EUPHORBIA INGENS / CANDELABRA TREE	1
	PALM TREE 100% @ 36" BOX ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM PHOENIX RECLINATA / SENEGAL DATE PALM	1
	LOW GROUNDCOVER 100% - 1 GALLON, SPACED @ 4" O.C. CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM LANTANA X 'NEW GOLD' / NEW GOLD LANTANA MAHONIA X 'SOFT CARESS' / MAHONIA 'SOFT CARESS' ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY RUSSELLIA EQUISETIFORMIS / FIRECRACKER PLANT TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	130
	SMALL SHRUB 100% - 1 GALLON ALOE RUDIKOPPE / LITTLE RED RIDING HOOD ALOE CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH CRASSULA OVATA 'CROSBY'S DWARF' / LARGE JADE PLANT POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / SWEET PEA SHRUB SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY	12
	MEDIUM / SCREENING SHRUB 100% - 1 GALLON EUPHORBIA TRIGONA / AFRICAN MILK TREE GREVILLEA X 'ROBYN GORDON' / ROBYN GORDON GREVILLEA PEDILANTHUS MACROCARPUS / SLIPPER PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN STRELITZIA REGINAE / BIRD OF PARADISE	29
	ACCENT SHRUB-LARGE 100% - 1 GALLON BEAUCARNEA RECURVATA / PONY TAIL PALM DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON EUPHORBIA TRIGONA / AFRICAN MILK TREE FURCRAEA FOETIDA 'MEDIOPICTA' / MAURITIUS HEMP HESPERALOE PARVIFLORA / RED YUCCA	8
	ACCENT SHRUB - SMALL 100% - 1 GALLON AEONIUM X 'MINT SAUCER' / MINT SAUCER AEONIUM AEONIUM X 'SUNBURST' / AEONIUM AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE ALOE RUDIKOPPE / LITTLE RED RIDING HOOD ALOE FESTUCA GLAUCA / BLUE FESCUE	26
	VINE 100% - 1 GALLON BOUGAINVILLEA X 'LA JOLLA' / BOUGAINVILLEA TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	2
	WALKABLE GROUNDCOVER 100% SOD LIPPIA NODIFLORA 'KURAPIA' / KURAPIA	147 SF



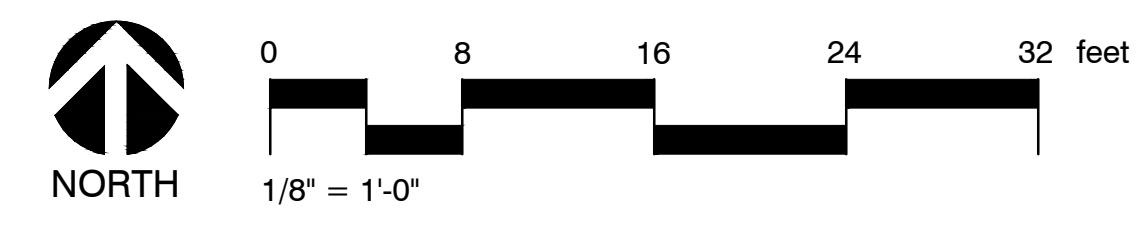
THIRD FLOOR LEVEL



- NOTES:
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
 - NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENT INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREE. DO NOT WRAP BARRIER AROUND THE ROOT BALL.
 - IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING RE-VEGETATION PER SDMC 142.0411.

MINIMUM TREE SEPARATION DISTANCE

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



PROJECT # 2030
DRAWN GHA
SCALE 1/8" = 1'-0"
L2.1
SHEET 2 OF 2

CONANT RESIDENCE
420 Pearl Street, La Jolla, California 92037

LANDSCAPE PLAN
PROJECT NBR: 655226