



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 30, 2022 REPORT NO. HO-22-008

HEARING DATE: April 6, 2022

SUBJECT: ASTALOS RESIDENCE, Process Three Decision

PROJECT NUMBER: [695191](#)

OWNER/APPLICANT: Ari G. Astalos and Dalia Astalos, Owner and Permittee.

### SUMMARY

Issue: Should the Hearing Officer approve the construction of a new 5,924 square foot, two-story single-family residence on a vacant lot located at the intersection of Avenida Kirjah and Woodford Drive within the La Jolla Community Planning area?

Staff Recommendation(s): APPROVE Site Development Permit No. 2573534.

Community Planning Group Recommendation: On October 7, 2021, the La Jolla Community Planning Association voted 16-0-1 to recommend approval of the proposed project without conditions/recommendations (Attachment 7).

La Jolla Shores Planned District Advisory Board Recommendation: On September 21, 2019, the La Jolla Shores Planned District Advisory Board voted 5-0-0 to recommend approval of the project (Attachment 8).

#### Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 15303 (New construction or conversion of small structures.) Section 15303(a) allows for the construction of one single family residence. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 21, 2022, and the opportunity to appeal that determination ended February 4, 2022.

### BACKGROUND

The project site is on a vacant located at 2995 Woodford Drive at the intersection of Avenida Kirjah and Woodford Drive (APN #346-82-0200) within the La Jolla Community Plan area (Attachment 1). The surrounding properties are fully developed in a well-established single-family residential neighborhood (Attachment 3). The 0.46-acre site is in the La Jolla Shores Planned District-SF [LJSPD-

SF] zone within the [La Jolla Community Plan and Local Coastal Program Land Use Plan](#) (Community Plan), the Coastal Height Limitation Overlay Zone (CHLOZ), MCAS Miramar - Airport Land Use Compatibility Overlay Zone (ALUCOZ), MCAS Miramar Review 2 - Airport Influence Area (AIA) La Jolla Community Plan Area. Pursuant to San Diego Municipal Code (SDMC) Section 1510.0201, a Process Three, Site Development Permit is required for the construction of the project within the La Jolla Shores Planned District. The project site is located outside of the Coastal Overlay Zone.

## DISCUSSION

The project includes the construction of a new two-story, 5,924 square-foot, single family residence on a vacant lot. The site is designated by the La Jolla Community Plan (Community Plan) for very low-density residential uses (0-5 dwelling units/acre). The project is consistent with the prescribed land use and density since the project includes one dwelling unit on a 0.46-acre site in an area that allows a density of approximately four dwelling units per acre. There are no public view corridors, vantage points, or physical access routes from the project site.

The Community Plan's Residential Land Use Element for development recommends that "structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air." The project complies with this recommendation by stepping back after the garage from the main structure and including a variety of features (i.e., large windows and skylights) that provides for natural light. In addition, the Community Plan recommends residential projects to consider the structure's site design and solar orientation to maximize energy efficiency. The project complies with this recommendation by orienting the front of the property east and adding features that allow for natural light. For example, nearly half of the front facade is covered with windows, as well as other transparent surfaces. In addition, there are several skylights on the second floor.

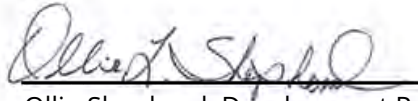
The project complies with all the development standards required by the La Jolla Shores Plan District Single Family Zone, including height, density, building setbacks, lot coverage, and parking. No deviations or variances are required.

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. Staff recommends that the Hearing Officer approve Site Development Permit No. 2573534 for the project.

## ALTERNATIVES

1. APPROVE Site Development Permit No. 2573534, with modifications.
2. DENY Site Development Permit No. 2573534, if the findings required to approve the project cannot be affirmed.

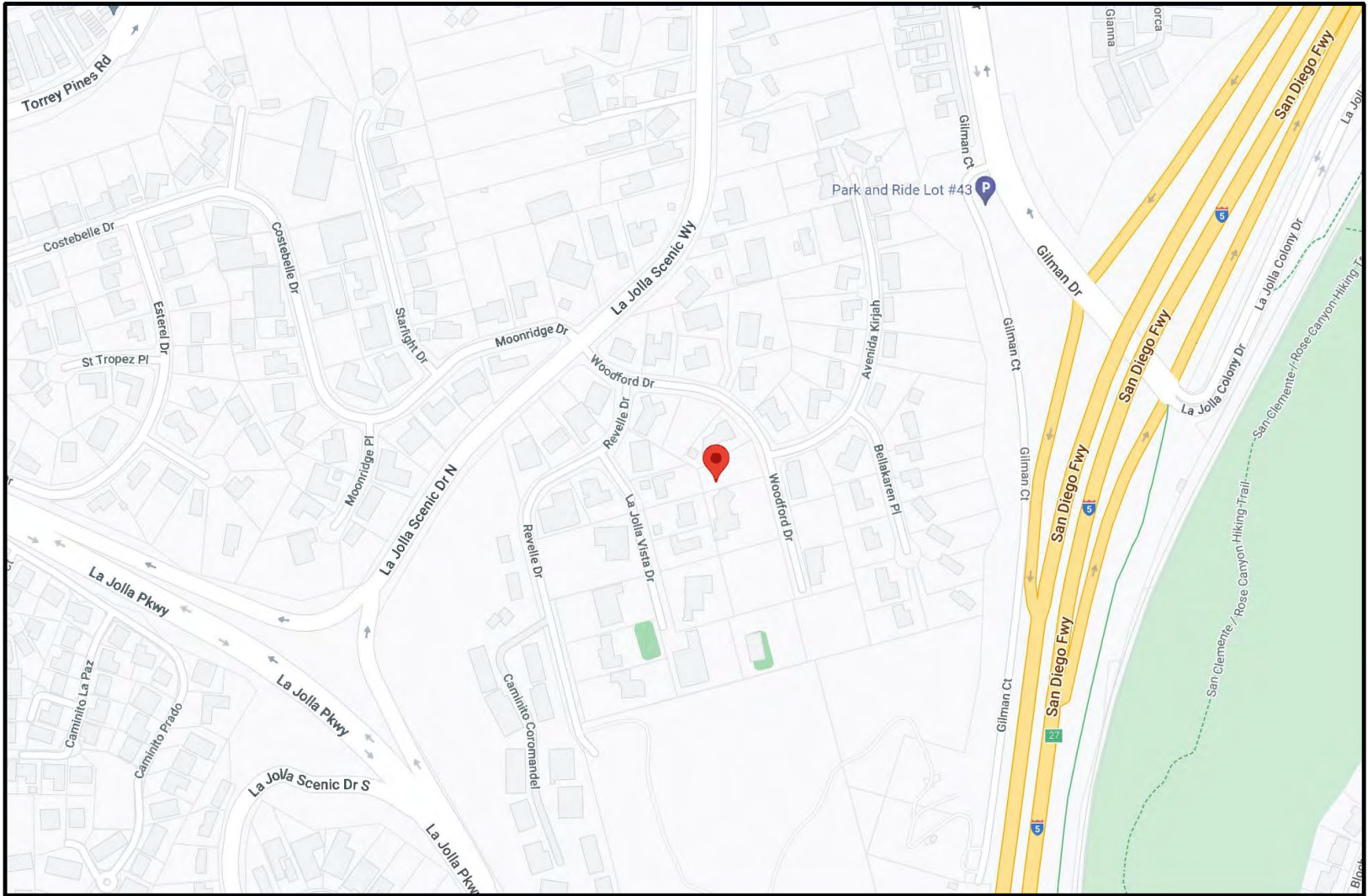
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ollie Shepherd", written over a horizontal line.

Ollie Shepherd, Development Project Manager

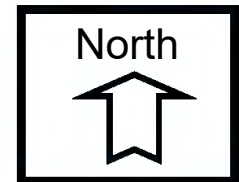
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial View Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. La Jolla Community Planning Group Recommendation
8. La Jolla Shores Plan District Single Family Zone Recommendation
9. Ownership Disclosure Statement
10. Project Plans



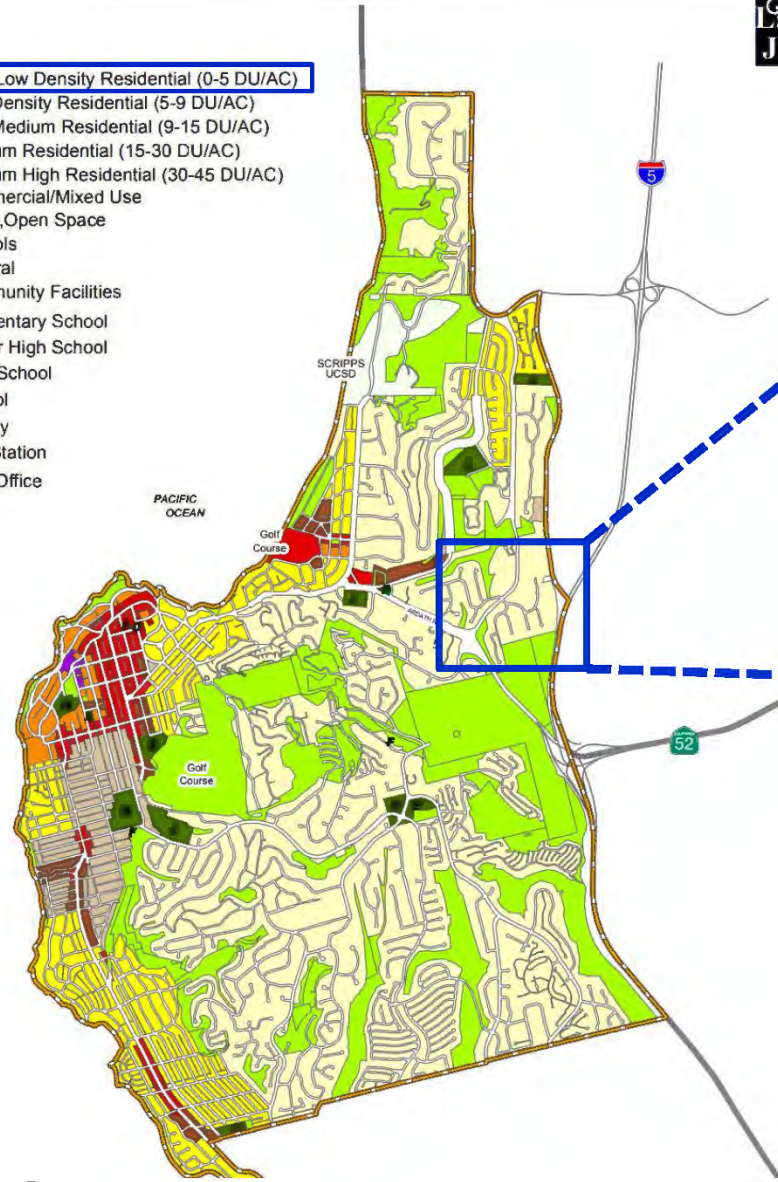
## Project Location Map

Astalos Residences SDP  
Project No. 695191 – 2989 Woodford Drive





- Legend**
- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities
  - Elementary School
  - Junior High School
  - High School
  - School
  - Library
  - Fire Station
  - Post Office

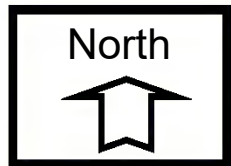


**Project Site**



# Land Use Map

Astalos Residences SDP  
Project No. 695191 - 2989 Woodford Drive

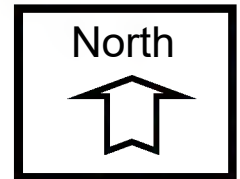






## Aerial Photograph

Astalos Residences SDP  
Project No. 695191- 2989 Woodford Drive



HEARING OFFICER  
RESOLUTION NO. [REDACTED]  
SITE DEVELOPMENT PERMIT NO. 2573534  
**DIGITAL-ASTALOS RESIDENCE SDP PROJECT NO. 695191**

WHEREAS, ARI G. ASTALOS AND DALIA ASTALOS, Owner/Permittee, filed an application with the City of San Diego for a permit for the construction of a new 5,924 – square - foot, two-story single-family residence on a vacant lot located at 2995 Woodford Drive, at the intersection of Avenida Kirjah and Woodford Drive. The 0.46-acre, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 2573534.), on portions of a 0.46-acre site;

WHEREAS, the project site is located at the intersection of Avenida Kirjah and Woodford Drive (APN #346-82-0200) in the La Jolla Shores Planned District-SF [LJSPD-SF] zone within the La Jolla Community Plan, the Coastal Height Limitation Overlay Zone (CHLOZ), MCAS Miramar - Airport Land Use Compatibility Overlay Zone (ALUCOZ), MCAS Miramar Review 2 - Airport Influence Area (AIA) La Jolla Community Plan Area.;

WHEREAS, the project site is legally described as Lot 1 of La Jolla Kerjah Park, In the City of San Diego, County of San Diego, State of California, According to Map Hereof No. 8192, filed in the Office of The County Recorder of San Diego County;

WHEREAS, on January 21, 2022 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 15303, new construction, or conversion of small structures; 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 April 6, 2022, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2573534. 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 Site Development Permit No. 2573534:

**A. Site Development Permit Findings - Section 126.0505**

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

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

The project proposes the construction of a new 5,924 square foot, two-story single-family residence on a vacant 0.46-acre site square foot lot located at the intersection of Avenida Kirjah and Woodford Drive (APN #346-82-0200) in the La Jolla Shores Planned District-SF [LJSPD-SF] zone within the La Jolla Community Plan.

The La Jolla Community Plan (LJCP) Plan Recommendations, designates the site as Very Low Density Residential (0-5 DU/AC). The project proposes the construction of a new 5,924 square foot, two-story single-family residence on a vacant 0.46-acre site square foot lot. The project is consistent with the prescribed land use and density.

The project meets the primary goal of the LJCP Residential Land Use, to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed single-family development is consistent with the density and designated land use. Therefore, the proposed project will not adversely affect the applicable land use plan.

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

The project proposes the construction of a new 5,924 square foot, two-story single-family residence on a vacant lot located at the intersection of Avenida Kirjah and Woodford Drive.

The Project is consistent with the La Jolla Community Plan, the City's environmental regulations, landscaping and brush management requirements, the fire protection policies, water and sewer study recommendations, and the City's policies and regulations. Prior to construction on the Project site, construction permit drawings

will be reviewed to ensure conformance with all applicable construction codes to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by the City to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area, and will therefore, not be detrimental to the public health, safety, and welfare.

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

The project proposes the construction of a new 5,924 square foot, two-story single-family residence on a vacant lot located at the intersection of Avenida Kirjah and Woodford Drive. The Project was designed to comply with all the development standards of the LJSPD-SF zone, including density, building setbacks, and height. The proposed development does not request any deviations to the Land Development Code. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The Project site is located approximately 1.3 miles inland of the Pacific Ocean and is not located within the coastal overlay zone. Thus, the proposed project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, SITE DEVELOPMENT PERMIT No. 2573534 is hereby GRANTED by the HEARING OFFICER to



the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2573534, a copy of which is attached hereto and made a part hereof.

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Ollie Shepherd  
Development Project Manager  
Development Services

Adopted on: April 6, 2022

IO#: 24008966

DRAFT

**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: 24008966

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2573534  
**DIGITAL-ASTALOS RESIDENCE SDP PROJECT NO. 695191**  
HEARING OFFICER

This Site Development Permit No. 2573534 is granted by the Hearing Officer of the City of San Diego to ARI G. ASTALOS AND DALIA ASTALOS, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502. The 0.46 -acre site is located at 2995 Woodford Drive (APN #346-82-0200); at the intersection of Avenida Kirjah and Woodford Drive in the La Jolla Shores Planned District-SF [LJSPD-SF] zone of the LJSPDO within the La Jolla Community Plan, the Coastal Height Limitation Overlay Zone (CHLOZ), MCAS Miramar - Airport Land Use Compatibility Overlay Zone (ALUCOZ), and MCAS Miramar Review 2 - Airport Influence Area (AIA). The project site is legally described as Lot 1 of La Jolla Kerjah Park, In the City of San Diego, County of San Diego, State of California, According to Map Hereof No. 8192, filed in The Office of The County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a new 5,924 square foot, two-story single-family residence on a vacant lot located at the intersection of Avenida Kirjah and Woodford Drive. The 0.46-acre site described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 6, 2022, on file in the Development Services Department.

The project shall include:

- a. Construction of a new 5,924 square foot, two-story single-family residence on a vacant lot;
- b. Landscaping (planting, irrigation and landscape related improvements) and pool;
- c. 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 April 20, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." on file at the Development Services Department 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:**

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of two new City Standard 12-foot driveways, adjacent to the site on Woodford Drive, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing curb, with current City Standard Curb and Gutter, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrain/curb outlets in the Woodford Drive Right-of-Way, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
16. The drainage system for this project, per approved Exhibit 'A', will be subject to approval by the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
18. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

19. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. (See below for continuation of condition).
20. Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.
21. 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 a Landscape Maintenance District or other approved entity. 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.
22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.



**PLANNING/DESIGN REQUIREMENTS:**

23. 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.
24. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
26. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
27. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
28. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer lateral encroaching into the Public Right-of-Way.
29. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**INFORMATION ONLY:**

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

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 6, 2022, and [Approved Resolution Number].

SITE DEVELOPMENT PERMIT NO. 2573534  
April 6, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Ollie Shepherd  
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.

By \_\_\_\_\_  
Ari G. Astalos  
Owner/Permittee

By \_\_\_\_\_  
Dalia Astalos  
Owner/Permittee

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

## NOTICE OF EXEMPTION

(Check one or both)

**TO:**  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** Astalos Residence SDP / 695191

**SCH No.:** N/A

**Project Location-Specific:** 2989 Woodford Drive San Diego, CA 92037

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** A SITE DEVELOPMENT PERMIT for La Jolla Shores for the construction of a new 5,924 sf two-story single-family residence on a vacant lot located at the intersection of Avenida Kirjah and Woodford Drive. The 0.46-acre (20,396.26 sf) site resides in the LJSPD-SF base zone of the LJSPDO within the La Jolla Community Plan, the Coastal Height Limitation Overlay Zone (CHLOZ), MCAS Miramar - Airport Land Use Compatibility Overlay Zone (ALUCOZ), MCAS Miramar Review 2 - Airport Influence Area (AIA) La Jolla Community Plan Area in Council District 1. The project is located at 2989 Woodford Drive (APN#346-820-2000) Lot#1 Map No.8192 Subdivision: La Jolla Kirjah Park.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Ari Astalos, 9155 Judicial Drive #5512, La Jolla, CA 92037; (858) 232-7374

**Exempt Status:** (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15303, new construction, or conversion of small structures
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The proposed activity is exempt from CEQA pursuant to Section 15303 (New construction or conversion of small structures) of the State CEQA Guidelines. Section 15303(a) allows for the construction of one single family residence. Since the proposed project is the construction of a new single dwelling unit on a vacant residential lot, the exemption is appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**Lead Agency Contact Person:** Sara Osborn

**Telephone:** (619) 446-5381

**If filed by applicant:**

## Attachment 6

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA


Sara Osborn Senior Planner  
Signature/Title

2/22/2022  
Date

**Check One:**

- Signed By Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3		City of San Diego · Information Bulletin 620		May 2020
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>
Project Name: 2989 Woodford Dr.			Project Number: 695191	
Community: La Jolla				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
16	0	1		
Conditions or Recommendations: Approved on Consent: Regular Trustee Meeting 10/7/21				
<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: October 10, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

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DS-5620 (08-18) ONLINE FORM



## LA JOLLA SHORES PERMIT REVIEW COMMITTEE LA JOLLA COMMUNITY PLANNING ASSOCIATION MINUTES FOR 9/20/21 MEETING

**Attendance** - A. Fotsch, J. Emerson, L. Davidson, T. Haas, J. Shannon, M. Edwards  
Absent - D. Courtney and A. Priesendorfer

1. **Adopt the Agenda** - **MOTION** to accept: Emerson/Davidson Vote: 6-0-0
2. **Approve the Minutes** - **MOTION** to approve July Minutes: Emerson/Haas Vote: 5-0-1  
NOTE - J. Shannon abstain because absent  
No meeting in August
3. **Non-Agenda Public Comment** - None
4. **Non-Agenda Committee Comment** - Emerson gave an overview of the Redistricting for City Council and its possible impacts on La Jolla Shores
5. **Chairs Comments** -  
Discussion of the proposed Municipal Code changes especially regarding set-backs  
Appeals process - If not recommend to LJCPA, they need help to write appeals  
Comment - That is LJCPA job and ask Trustees for help on this
6. **7902 Roseland Dr.** - Request for portion of Rosalind Drive be vacated - M. Pallamary (INFO)  
Discussion of street vacation Torrey Pine Rd and Rosalind Dr at the "Little Taj Mahal"  
Currently has an easement in the ROW - desire to repair the wall and improve the public walkway  
K. Neil - Do they intend to leave the existing pathway?  
MP - Objective is to preserve and enhance the walkway. EMRA not appropriate.  
Vacation so no cars & preserve the pedestrian usage with enhancements  
K. Adams - Driveway is off Torrey Pine Rd and to right. What happened to it?  
Historic - will changes affect this?  
MP - Driveway will be maintained as is  
If this is vacated will others ask the same?  
MP - No plans to build in this area  
All area owned by this property is fee ownership to middle of Rosalind Dr  
Committee - Questions about future development, historical nature, minimal benefit to public  
Others - Felt motive is good and sidewalk needs repair. Should be recorded with the property
7. **Baylor Residence at 7951 Paseo Del Ocas** - New house - C. DeHanzel (ACTION)  
**Project Description:** La Jolla (Process 3) Site Development Permit & Coastal Development Permit to demolish an existing single family residence including garage, pool and shed. Construction of a new 3,355 sq. ft., 2 story, single family residence with a roof access & attached 2 car garage. The 0.17 area site is located at 7951 Paseo Del Ocas in the LJSPD-SF Zone & Coastal Overlay Zone (Non-appealable-2) within the La Jolla Community Plan area. Council District 1  
**Presentation:** included description of destruction of existing home. Stated it was not historical. Showed neighborhood context with homes from all over the Shores. Many 2 stories and large FAR not in immediate area. Feedback only from 2 adjacent neighbors. Seated focus was materials & contemporary with variation of the massing indoors/outdoors. Stairway to roof. but no deck at this time. Sustainable & naturally ventilated. Lot is 7,200 sq. ft. and house 3,300 sq. ft.= FAR of .46%  
No public comment.  
Committee - M. Edwards - North set back 1' from property line & South 3'2" set back = problems  
Driveway setback length 20'?

Likes design

J. Emerson - Problems are straight vertical walls with no articulation, set backs way too small, lack of easy transitions with neighboring properties. Asked if they were aware of LJS PDO. Appeared they were not and suggested they review it and Design Manual for Shores requirements.

L. Davidson - 30' north wall with stairs is of great concern. Overhang over stair and roof is free floating, but adds to the mass.

T. Haas - Need bigger lot. Nice design, but lot too small.

Needs 4' side set backs on both sides. Currently violates the side set back requirements in the Shores PDO.

North side is a REAL problem.

J. Shannon - Straight on is a square box. Too much house for the lot.

Needs to comply with Shores PDO.

A. Fotsch - FAR good. Concerns & comments in Minutes.

When represent need to understand the nuances in the Shore PDO with Design Manual as guiding force.

**No vote taken today.**

**8. Astalos House at 2989 Woodford Dr** - New build on vacant lot - L. Bonnet (ACTION)

**Project Description:** a Jolla (Process 3) Site Development Permit for construction of a new 5/924 sq. ft. 2 story single family residence on a vacant lot located at the intersection of Agenda Kirjah & Woodford Dr. The 0.47 acre site is located in the LJSPD-SF Zone in the La Jolla Community Plan area. Council District 1.

**Presentation:** Open lot with proposed 2 story family home. Have worked with neighbors to design for maximum privacy and enjoyment for all parties involved. Side set backs are 3'-35' & 4'-38' with front 11'-100' and rear 6'-95'. Lot is 29,396.26 sq. ft.. House is 5,924 sq. ft. Lot coverage is 16.43% & FAR is .29. @nd story is set back from 1st story. Family dream home for young family.

Non public comment

Committee - A. Fotsch - Really conforms well

J. Shannon - Nice

L. Davidson - Looks good

2 stories with levels in front & stairs.

Lush landscaping & trees especially between neighbors

Front yard terraced with vegetable gardens

M. Edwards - Really great

J. Emerson - KUDOS! What a joy to have a lovely home that conforms to the Shores PDO & not crammed onto a lot that is too small.

T. Haas - Compliment on house & presentation.

**MOTION** that the findings can be made for an SDP and approval of the house. Edwards/Haas

Vote - 5-0-1

Meeting adjourned to October 18, 2021



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

# Ownership Disclosure Statement

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

**Project Address:** 2989 WOODFORD DRIVE, 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: Ari Astalos  Owner  Tenant/Lessee  Successor Agency

Street Address: 9155 Judicial Dr. #5512

City: San Diego State: CA Zip: 92122

Phone No.: 858-232-7374 Fax No.: \_\_\_\_\_ Email: ARIA@GARDENCOMMUNITIESCA.COM

Signature:  Date: 7/2/2021

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Ari Astalos  Owner  Tenant/Lessee  Successor Agency

Street Address: 9155 Judicial Dr. #5512

City: San Diego State: CA Zip: 92122

Phone No.: 858-232-7374 Fax No.: \_\_\_\_\_ Email: ARIA@GARDENCOMMUNITIESCA.COM

Signature:  Date: 7/2/2021

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

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

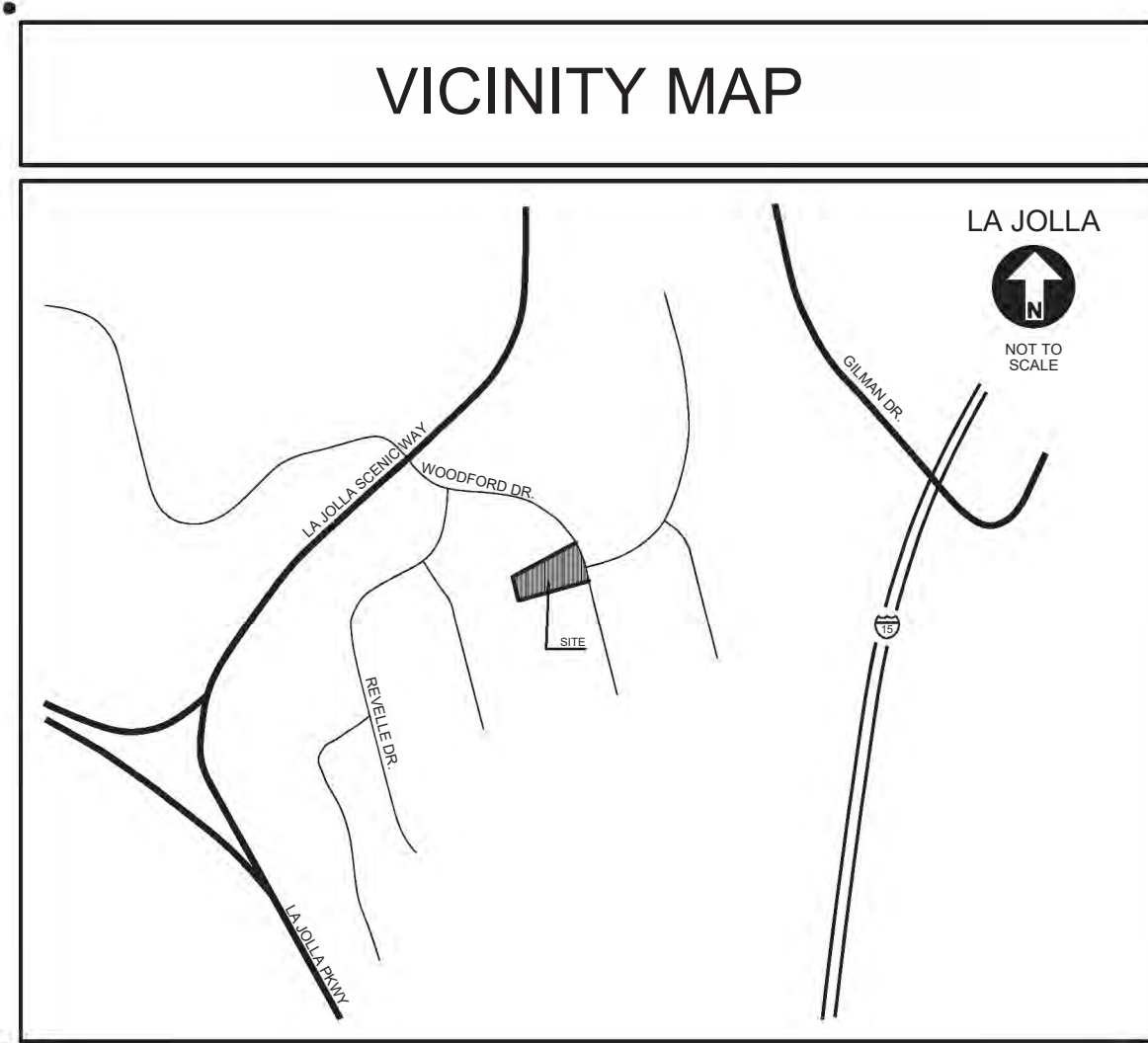
Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

Additional pages Attached:  Yes  No



## DEVELOPMENT SUMMARY

### SCOPE OF WORK

SITE DEVELOPMENT PERMIT FOR CONSTRUCTION OF A NEW 5,924.40 SQUARE FEET, TWO-STORY, SINGLE FAMILY RESIDENCE.

### PROJECT ADDRESS

2989 WOODFORD DRIVE  
LA JOLLA, CALIFORNIA 92037

### PROJECT TEAM

**ARCHITECT:**  
DESIGN LEAD, ARCHITECTS  
7661 GIRARD AVENUE, SUITE \*200\*  
LA JOLLA, CA 92037  
(658) 459-6114  
CONTACT: Siavash Khajezadeh

**LANDSCAPE ARCHITECT:**  
URBAN ARENA LLC  
11772 SORRENTO VALLEY RD, SUITE 212  
SAN DIEGO, CA 92121  
(858) 625-0112  
CONTACT: Jordan Lail

**CIVIL ENGINEER:**  
LEPPERT ENGINEERING  
6190 GOVERNOR DR., SUITE 205  
SAN DIEGO, CA 92122  
(858) 597-2001  
CONTACT: John Leppert

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA JOLLA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
LOT 1 OF LA JOLLA KERJAH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 8192, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

### ASSESSOR PARCEL NO.

346-820-20-00

### OWNER

ARI ASTALOS  
9155 JUDICIAL DRIVE #5512  
LA JOLLA, CA 92037

### SITE INFORMATION

TYPE OF CONSTRUCTION	TYPE "VB"
GROUP OCCUPANCY	R-3 (SINGLE FAMILY)
ZONING	LJSPD-SF
OVERLAY ZONES	MCAS MIRAMAR - AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ) MCAS MIRAMAR REVIEW 2 - AIRPORT INFLUENCE AREA (AIA) COASTAL HEIGHT LIMITATION OVERLAY ZONE (CHLOZ) LA JOLLA COMMUNITY PLAN AREA
HISTORIC	NO (NO EXISTING STRUCTURES ON THE SITE)
GROSS SITE AREA:	20,396.26 SQ. FT.
SETBACKS	ALL SETBACKS MUST BE IN CONFORMANCE WITH THE VICINITY PER 300 FEET RADIUS SURVEY. SEE SHEET A-4 FOR SURVEY.
BUILDING HEIGHT:	NO BUILDING SHALL BE CONSTRUCTED, ALTERED OR ENLARGED TO A HEIGHT GREATER THAN 30'-0"
FAR (FLOOR AREA RATIO)	PROPOSED FAR: 5,924.40 SQ. FT. / 20,396.26 SQ. FT. = 0.29
LOT COVERAGE	ALLOWED: 80% (20,396.26 * 0.80 = 12,237.75 ALLOWED) PROPOSED: 3,550.64 SQ. FT. = 17.41% (SEE SHEET A-7 FOR CALCULATION)
GEOLOGIC HAZARD CATEGORY	52
PROPOSED BUILDING AREAS	GROSS FLOOR AREA: RESIDENCE FIRST FLOOR AREA: 2,836.18 SQ. FT. GARAGE: 515.48 SQ. FT. SECOND FLOOR AREA: 2,573.76 SQ. FT. TOTAL: 5,924.40 SQ. FT.

## SHEET INDEX

Sheet Description	
<b>Architectural</b>	
A-1	PROJECT INFORMATION
A-2	SITE PLAN
A-3	PROPERTY SURVEY
A-4	SETBACK & FAR SURVEY
A-5	FIRST & SECOND FLOOR PLAN
A-6	ROOF PLAN
A-7	LOT COVERAGE CALCULATION (GROUND LEVEL FLOOR PLAN)
A-8	ELEVATIONS
A-9	SECTIONS
A-10	CLIMATE ACTION PLAN (CAP) CONSISTENCY CHECKLIST
A-11	STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST (DS-560)
A-12	PROJECT 3D IMAGES
<b>Landscape</b>	
L-1	LANDSCAPE PLANS
<b>Civil</b>	
1	GRADING PLAN
2	FORM I-4A & I-5A

**PROJECT TITLE**  

# Astalos Residence

2989 WOODFORD DRIVE  
LA JOLLA, CALIFORNIA 92037

APN# 346-820-20-00

APPLICANT  
**Design Lead Architects**  
7661 Girard Avenue, Suite 200  
La Jolla, California 92037

**DRAWING TITLE**  
PROJECT INFORMATION

JOB # 2021-111	DATE Nov 23, 2021	ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021
CITY PROJECT NUMBER PTS-0695191	SCALE 1/8" = 1'-0"	REVISION

**SHEET #**  
**A-1**  
1 OF 15

▲	10/04/2021
▲	11/23/2021
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\\proj\jct\1\2021\111 - Astalos Residence\Drawings\PLANNING PACKAGE\1st-41-50\Fo-PL-10wg -10y\_23\_2021 - 6:45pm DLA-14.txd



**NOTES**

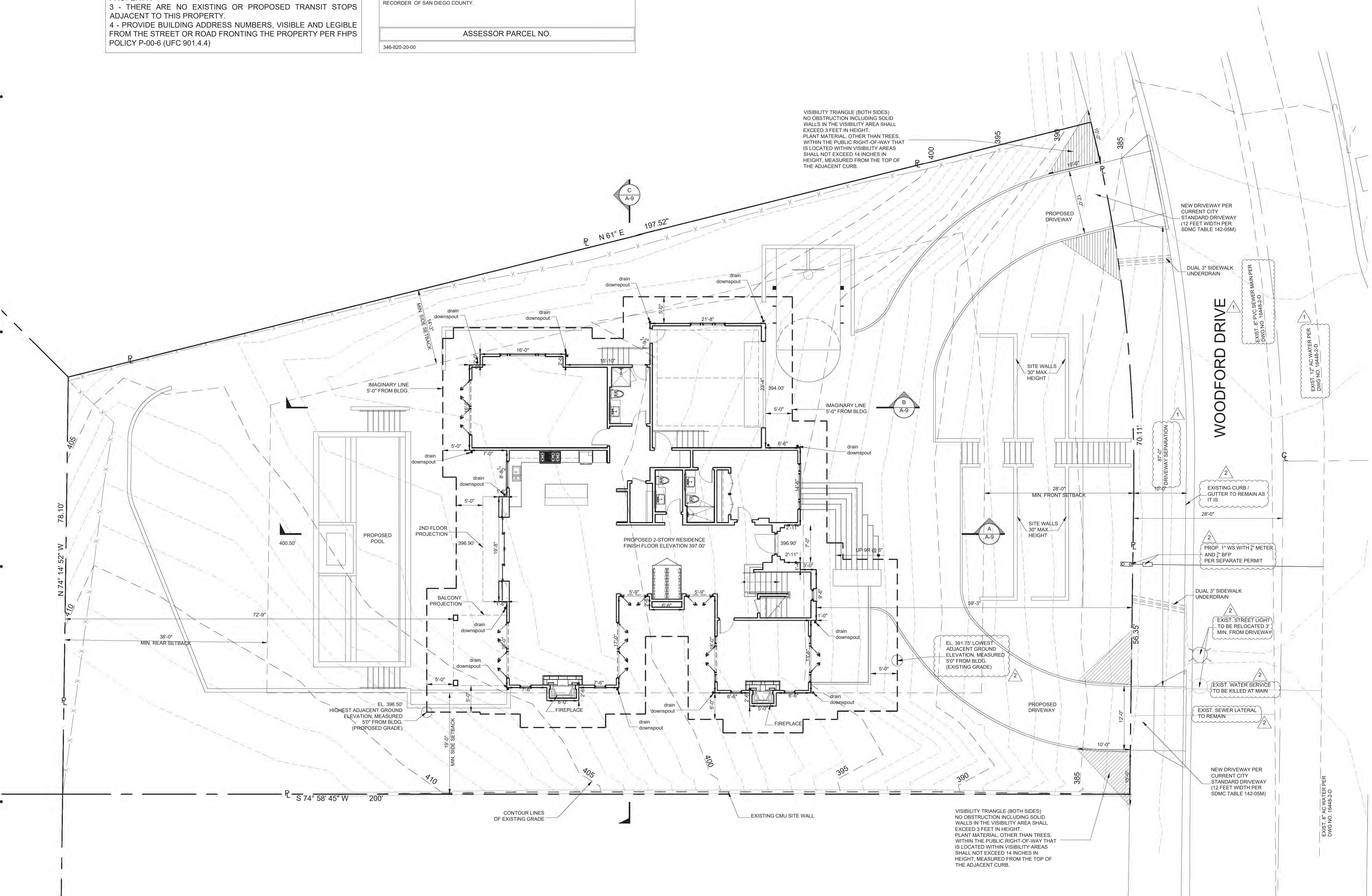
- 1 - THERE ARE NO EASEMENTS ON THE PROPERTY
- 2 - THERE ARE NO FIRE HYDRANTS WITHIN 600 FEET OF THE PROPERTY.
- 3 - THERE ARE NO EXISTING OR PROPOSED TRANSIT STOPS ADJACENT TO THIS PROPERTY.
- 4 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA JOLLA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 LOT 1 OF LA JOLLA KEUKUH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 8192, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

**ASSESSOR PARCEL NO.**

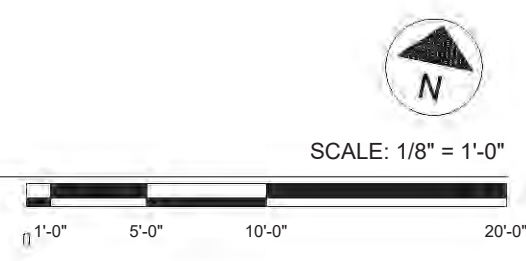
346-820-20-00



**SITE PLAN** SEE GRADING PLAN FOR MORE INFORMATION

GRADE DIFFERENTIAL (SDMC 113.0270 (2) (B))  
 396.50' - 391.75' = 4.75' < 10'

REFERENCE DATUM = 396.50' (PER BULLETIN BLDG-5-4)



**PROJECT TITLE**  
**Astalos Residence**

2989 WOODFORD DRIVE  
 LA JOLLA, CALIFORNIA 92037

APN# 346-820-20-00

**APPLICANT**  
 Design Lead Architects

7851 Grand Avenue, Suite 200  
 La Jolla, California 92037

**DRAWING TITLE**  
 SITE PLAN

JOB # 2021-111	DATE Nov 29, 2021	ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021
CITY PROJECT NUMBER PTIS-090191	SCALE 1/8" = 1'-0"	REVISION

**SHEET #**  
**A-2**  
 2 OF 15

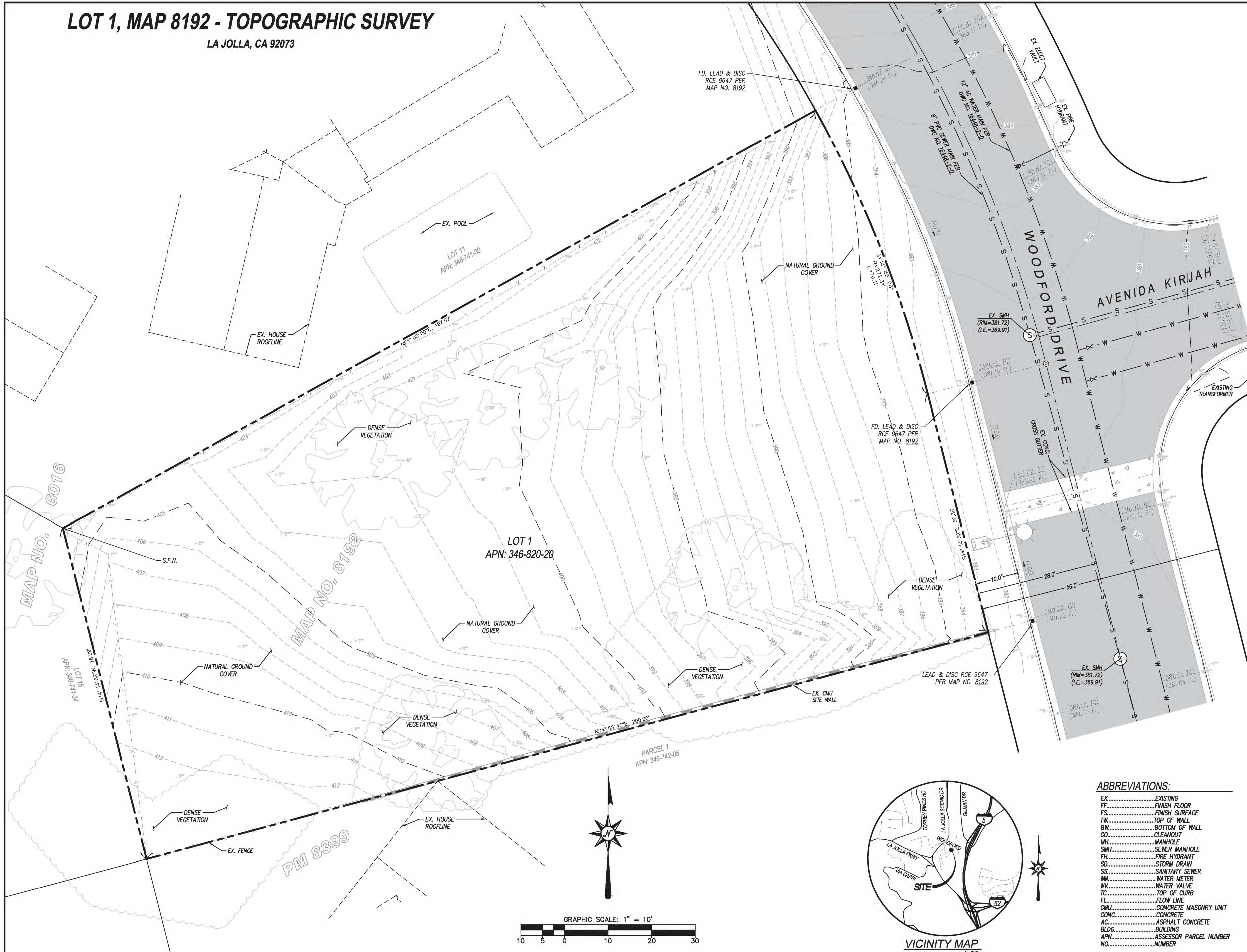


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# LOT 1, MAP 8192 - TOPOGRAPHIC SURVEY

LA JOLLA, CA 92073



### CLIENT INFORMATION:

ARI ASTALOS  
 9155 JUDICIAL DR., APT. 5512  
 SAN DIEGO, CA 92122

### OWNER INFORMATION:

JUSTIN P.A. CLEARY, DOUGLAS A. CLEARY, & OLIVER P. CLEARY  
 P.O. BOX 2064  
 PALM SPRINGS, CA 92263

### SITE INFORMATION:

SITE ADDRESS: VACANT LOT, WOODFORD DR. LA JOLLA, 92037  
 APN: 346-820-20  
 SITE AREA: 20,396 SQ.FT. / 0.47 ACRES

### LEGAL DESCRIPTION:

LOT 1 OF LA JOLLA KERJAH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 8192, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

### SURVEY NOTE:

SURVEY COMPLETED BY: VAN RYN ENGINEERING, INC. DATE COMPLETED: 03/11/2021  
 16786 BERNARDO CENTER DR., STE. 213  
 SAN DIEGO, CA 92128  
 656.367.3504

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE TANGENT CENTERLINE OF WOODFORD DRIVE BEARING S 14°14'32" E AS SHOWN ON MAP NO. 8192

### BASIS OF ELEVATIONS:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK  
 LOCATION: SOUTHWEST CURB RETURN OF LA JOLLA SCENIC DRIVE NORTH & WOODRIDGE DR  
 TYPE: BRASS PLUG IN TOP OF CURB  
 ELEVATION: 378.787' NGVD29 (M.S.L.)

### SURVEY NOTES:

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FIELD DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
2. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
3. NO TITLE COMMITMENT PROVIDED AT THE TIME OF THIS SURVEY.

### REFERENCE MAPS:

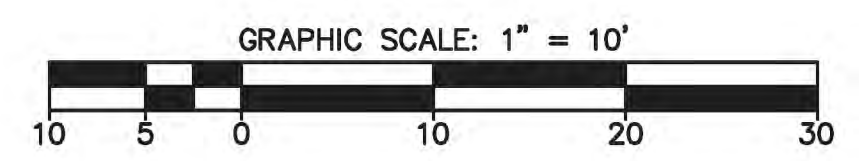
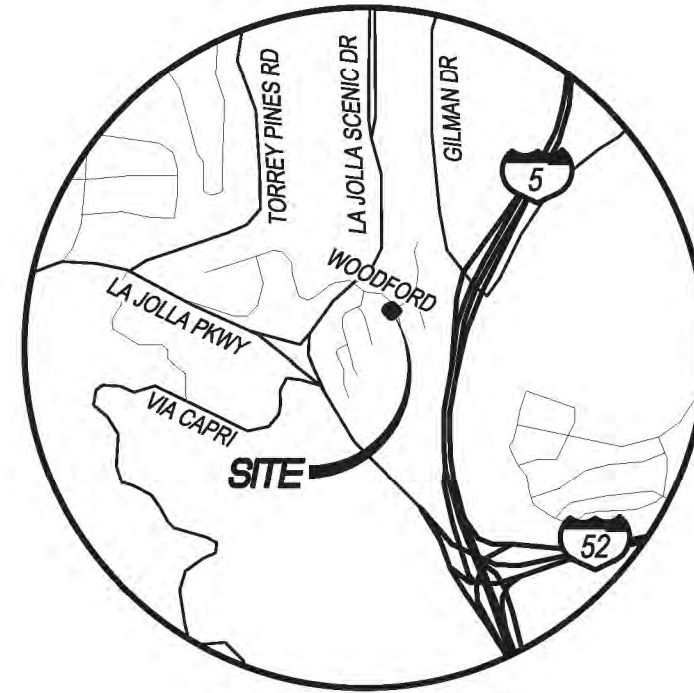
1. LA JOLLA KIRJAH PARK, MAP NO. 8192
2. PARCEL MAP NO. 8399
3. LA JOLLA VISTA ESTATES, MAP NO. 6016

### LEGEND:

FOUND LEAD & TACK AS NOTED	■
PROPERTY LINE	— · — · — ·
RIGHT OF WAY	— — — — —
ROAD CENTERLINE	— · — · — ·
ADJOINING PROPERTY LINE	— · — · — ·
EXISTING CONTOUR	— 100 —
SPOT ELEVATION	▲
CURB & GUTTER	— — — — —
EX. CONCRETE	▭
EX. ASPHALT PAVEMENT	▭
EX. SITE WALL	▬
EX. TREE	⊗
EX. FENCE	— x — x —
EX. WATER MAIN	— W — W —
EX. WATER VALVE	⊗
EX. FIRE HYDRANT	⊙
EX. SEWER MAIN	— S — S —
EX. SEWER MANHOLE	⊙
EX. STREET LIGHT	⊙

### ABBREVIATIONS:

EX.	EXISTING
FF.	FINISH FLOOR
FS.	FINISH SURFACE
TW.	TOP OF WALL
BW.	BOTTOM OF WALL
CO.	CLEANOUT
MH.	MANHOLE
SMH.	SEWER MANHOLE
FH.	FIRE HYDRANT
SD.	STORM DRAIN
SS.	SANITARY SEWER
WM.	WATER METER
WV.	WATER VALVE
FL.	FLOW LINE
CMU.	CONCRETE MASONRY UNIT
CONC.	CONCRETE
AC.	ASPHALT CONCRETE
BLDG.	BUILDING
APN.	ASSESSOR PARCEL NUMBER
NO.	NUMBER







300' RADIUS SURVEY					SETBACKS				
SITE	ADDRESS	LOT SIZE	TOTAL GROSS FLOOR AREA	FAR	NUMBER OF STORIES	FRONT	REAR	RIGHT	LEFT
1	OPEN LOT (PROJECT SITE)	20,396 SQ. FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	2975 WOODFORD DRIVE	20,383 SQ. FT.	4,036 SQ. FT.	0.20	01	20'-0"	25'-9"	6'-6"	7'-0"
3	OPEN LOT	20,300 SQ. FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	7887 REVELLE DRIVE	20,672 SQ. FT.	3,675 SQ. FT.	0.18	01	24'-3"	27'-6"	10'-0"	16'-0"
5	7867 LA JOLLA VISTA DR.	19,967 SQ. FT.	4,893 SQ. FT.	0.25	01	27'-3"	7'-6"	8'-0"	36'-0"
6	7855 LA JOLLA VISTA DR.	20,214 SQ. FT.	6,207 SQ. FT.	0.31	01	11'-0"	55'-6"	7'-0"	17'-0"
7	7845 LA JOLLA VISTA DR.	20,800 SQ. FT.	4,231 SQ. FT.	0.20	01	19'-6"	31'-3"	5'-0"	20'-0"
8	7835 LA JOLLA VISTA DR.	19,721 SQ. FT.	4,317 SQ. FT.	0.22	01	11'-3"	53'-9"	8'-0"	6'-0"
9	7819 LA JOLLA VISTA DR.	39,062 SQ. FT.	6,298 SQ. FT.	0.16	01	27'-0"	34'-9"	8'-0"	38'-0"
10	OPEN LOT	40,620 SQ. FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	3013 WOODFORD DRIVE	40,075 SQ. FT.	6,792 SQ. FT.	0.17	01	103'-0"	6'-0"	3'-0"	35'-0"
12	OPEN LOT	22,092 SQ. FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13	3010 WOODFORD DRIVE	21,009 SQ. FT.	5,160 SQ. FT.	0.25	01	17'-0"	71'-3"	8'-0"	17'-0"
14	7871 AVENIDA KIRJAH	22,651 SQ. FT.	4,900 SQ. FT.	0.22	02	35'-0"	36'-0"	30'-0"	23'-0"
15	7870 AVENIDA KIRAJAH	21,411 SQ. FT.	3,455 SQ. FT.	0.16	02	30'-9"	95'-6"	6'-0"	17'-0"
16	2994 WOODFORD DRIVE	18,716 SQ. FT.	4,030 SQ. FT.	0.22	01	17'-9"	30'-0"	32'-0"	4'-0"
17	2974 WOODFORD DRIVE	23,325 SQ. FT.	2,808 SQ. FT.	0.12	01	29'-6"	27'-6"	33'-0"	4'-0"
18	2940 WOODFORD DRIVE	20,223 SQ. FT.	3,302 SQ. FT.	0.16	01	20'-0"	32'-9"	35'-0"	26'-0"
TOTAL:			64,106 SQ. FT.	2.80		393'-3"	535'-0"	199'-6"	266'-0"
AVERAGE:			4,579 SQ. FT.	0.20		28'-0"	38'-3"	14'-3"	19'-0"
PROPOSED PROJECT:			5,924.40 SQ. FT.	0.29	02	59'-3"	72'-9"	14'-3"	19'-0"

**PROJECT TITLE**  
Astalos Residence

2989 WOODFORD DRIVE  
LA JOLLA, CALIFORNIA 92037

APN# 346-820-20-00

**APPLICANT**  
Design Lead Architects  
7861 Grand Avenue, Suite 200  
La Jolla, California 92037

**DRAWING TITLE**  
SETBACK & FAR SURVEY

JOB # 2021-111	DATE Nov 23, 2021	ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021
CITY PROJECT NUMBER PTIS-080191	SCALE 1/8" = 1'-0"	REVISION

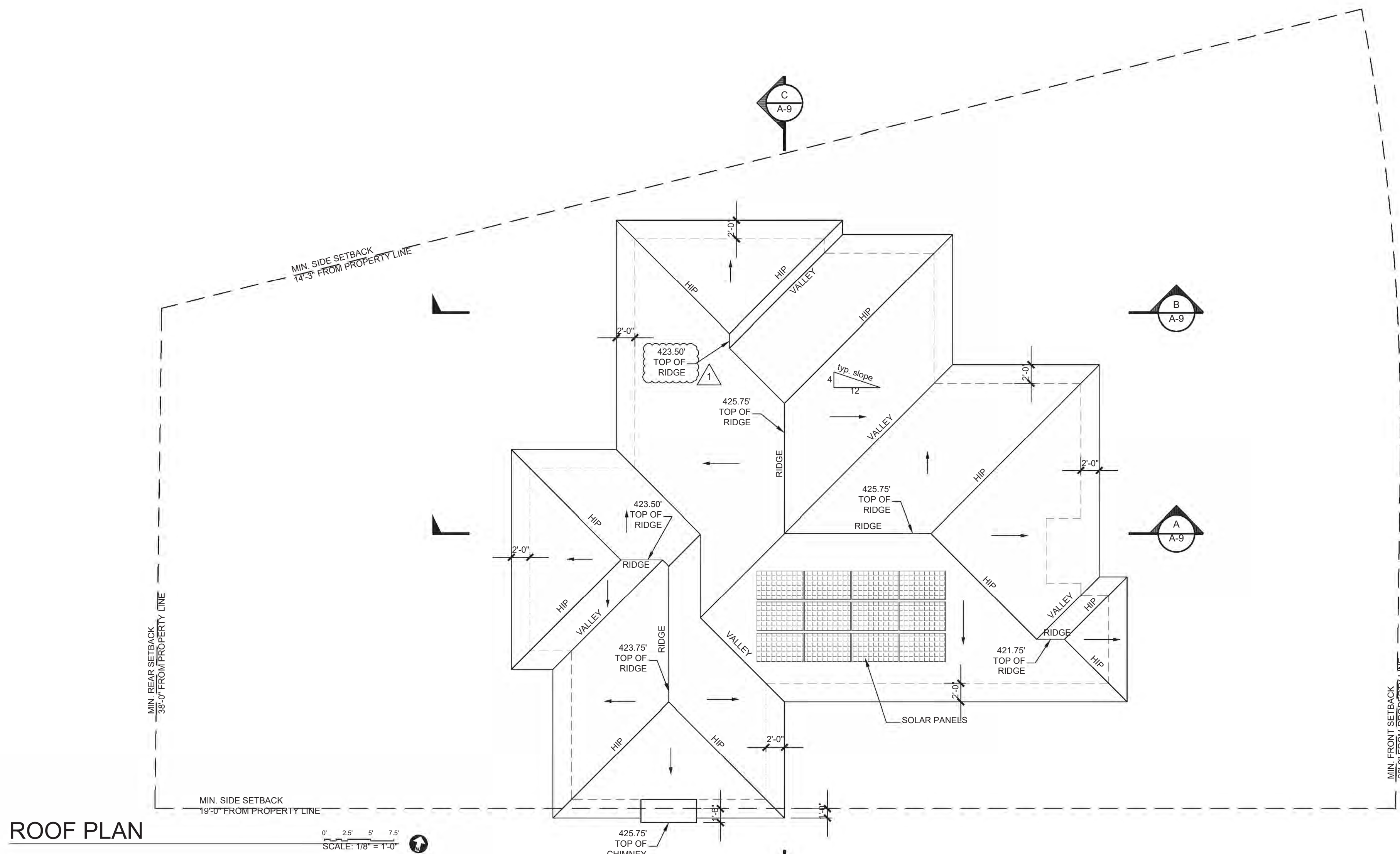
**SHEET #**  
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4 OF 15

**DESIGN LEAD ARCHITECTS**

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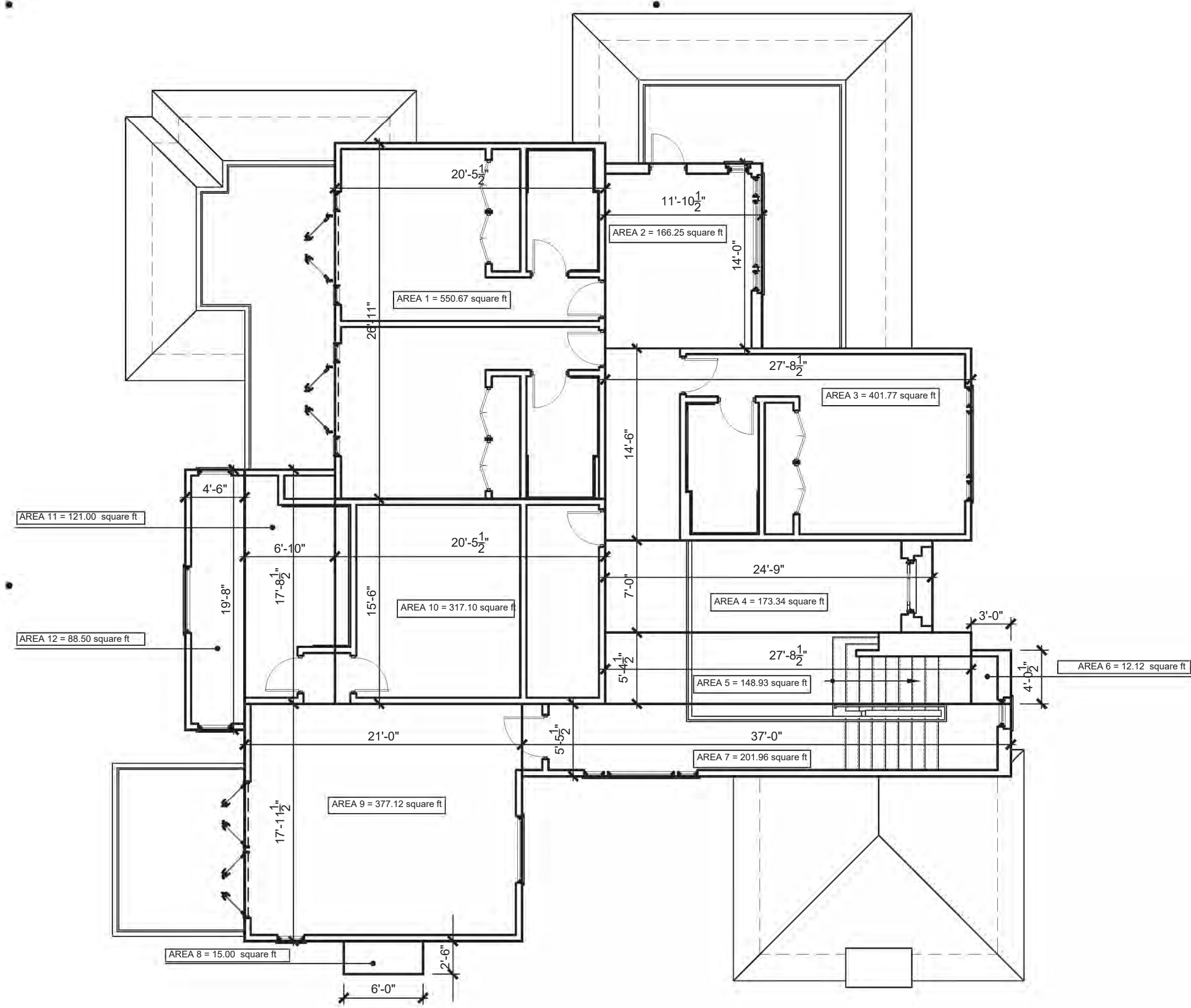


ROOF PLAN

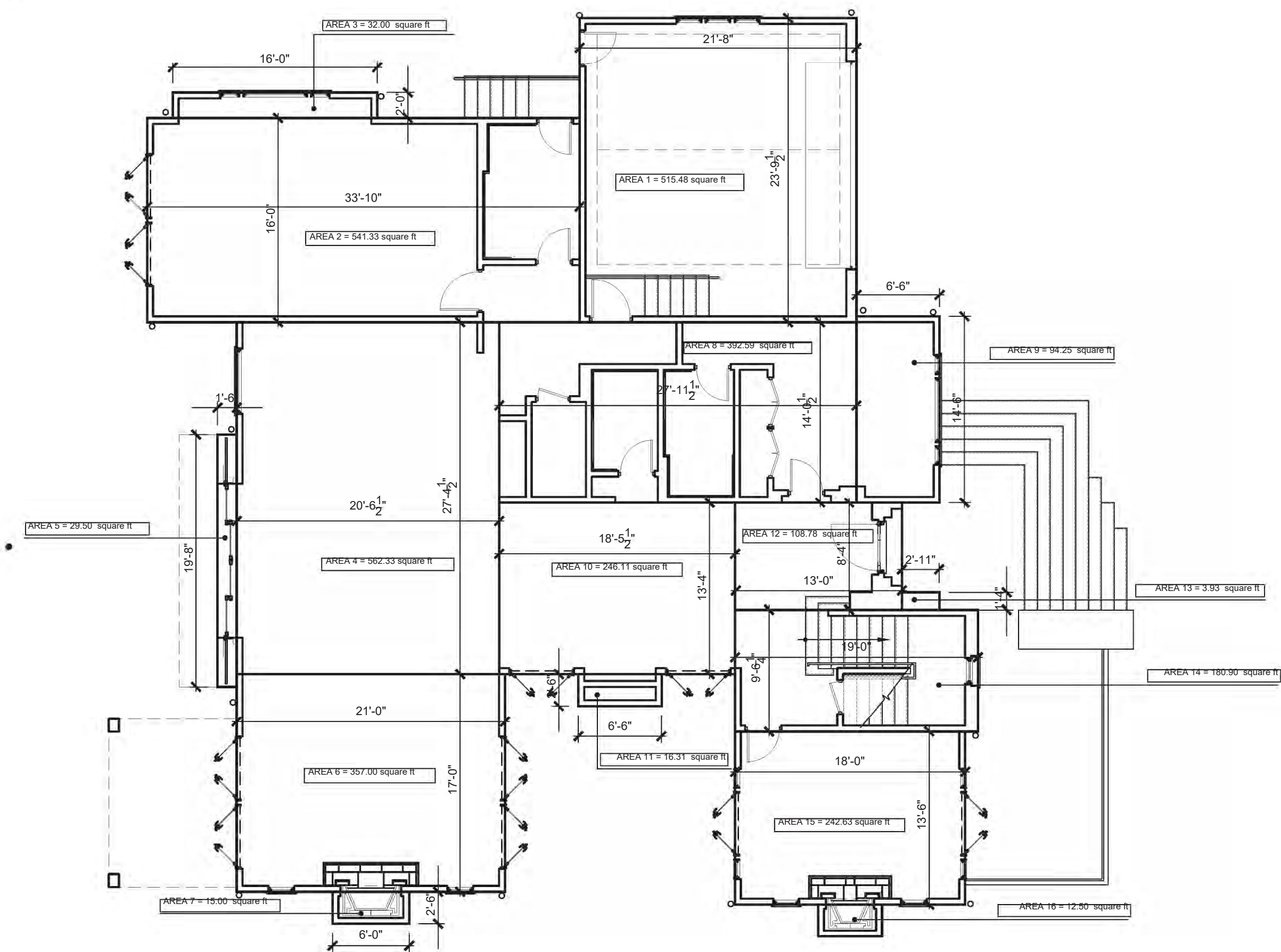
SCALE: 1/8" = 1'-0"

<p><b>PROJECT TITLE</b>  <b>Astalos Residence</b></p> <p>2989 WOODFORD DRIVE          LA JOLLA, CALIFORNIA 92037</p> <p>APN# 346-820-20-00</p> <p>APPLICANT  <b>Design Lead Architects</b></p> <p><small>7661 Girard Avenue, Suite 200          La Jolla, California 92037</small></p>																						
<p>DRAWING TITLE  <b>ROOF PLAN</b></p>																						
<p>JOB # 2021-111</p> <p>CITY PROJECT NUMBER PTS-0665191</p>	<p>DATE Nov 23, 2021</p> <p>SCALE 1/8" = 1'-0"</p>	<p>ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021</p>																				
<p>SHEET #  <b>A-6</b>          6 OF 15</p>		<p>REVISION</p> <table border="1"> <tr><td>▲</td><td>10/04/2021</td></tr> <tr><td>▲</td><td>11/23/2021</td></tr> <tr><td>▲</td><td></td></tr> <tr><td>▲</td><td></td></tr> <tr><td>▲</td><td></td></tr> <tr><td>▲</td><td></td></tr> <tr><td>▲</td><td></td></tr> <tr><td>▲</td><td></td></tr> <tr><td>▲</td><td></td></tr> <tr><td>▲</td><td></td></tr> </table>	▲	10/04/2021	▲	11/23/2021	▲		▲		▲		▲		▲		▲		▲		▲	
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<p><b>DESIGN LEAD ARCHITECTS</b></p> <p>ARCHITECTS &amp; PLANNERS</p> <p>www.designlead.com</p>		<p>ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, DESIGN LEAD ARCHITECTS AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT WRITTEN PERMISSION OF DESIGN LEAD ARCHITECTS.</p>																				

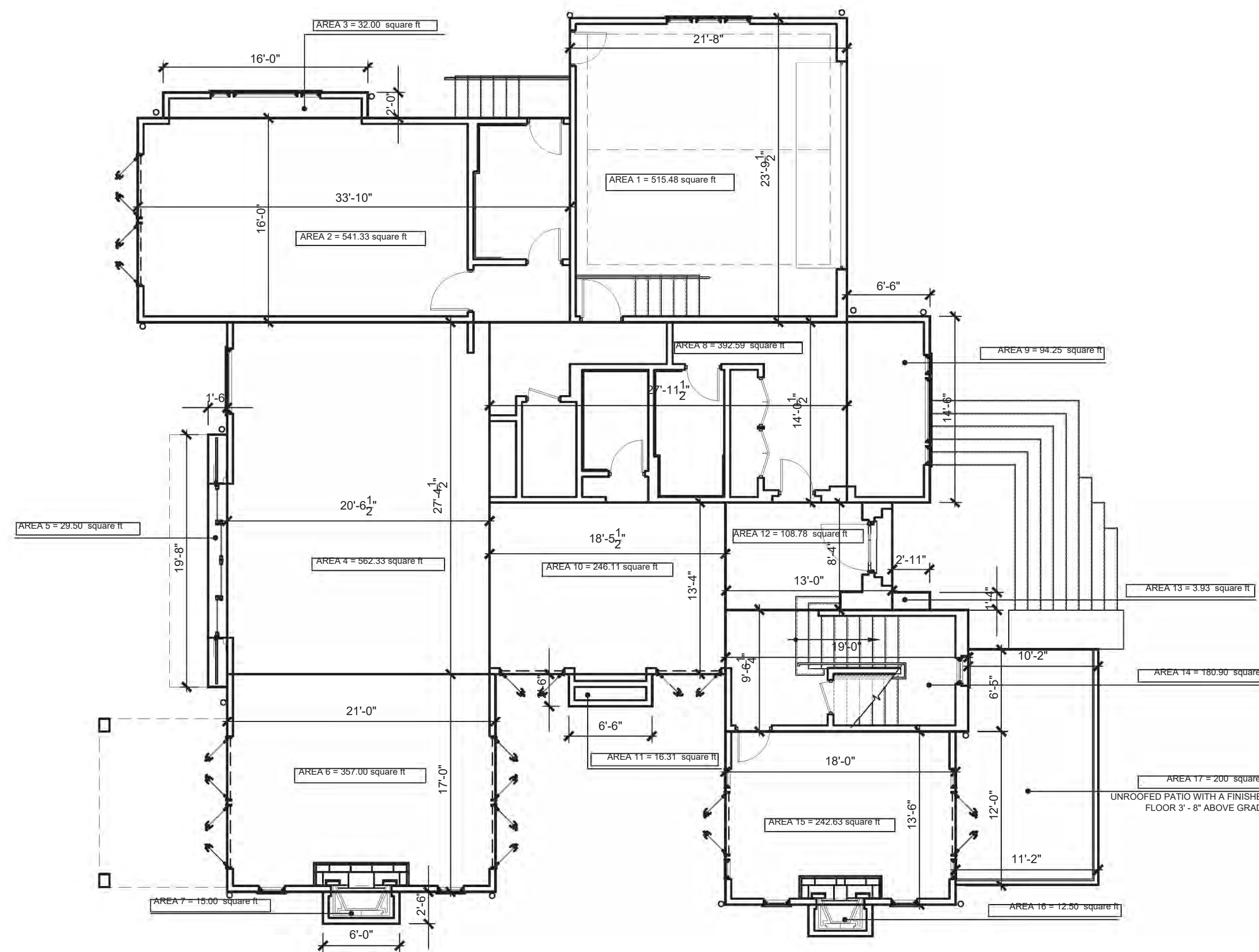




SECOND LEVEL GROSS FLOOR AREA CALCULATION:  
 $550.67 + 166.25 + 401.77 + 173.34 + 148.93 + 12.12 + 201.96 + 15.00 + 377.12 + 317.10 + 121.00 + 88.50 = 2,573.76 \text{ SQ. FT.}$



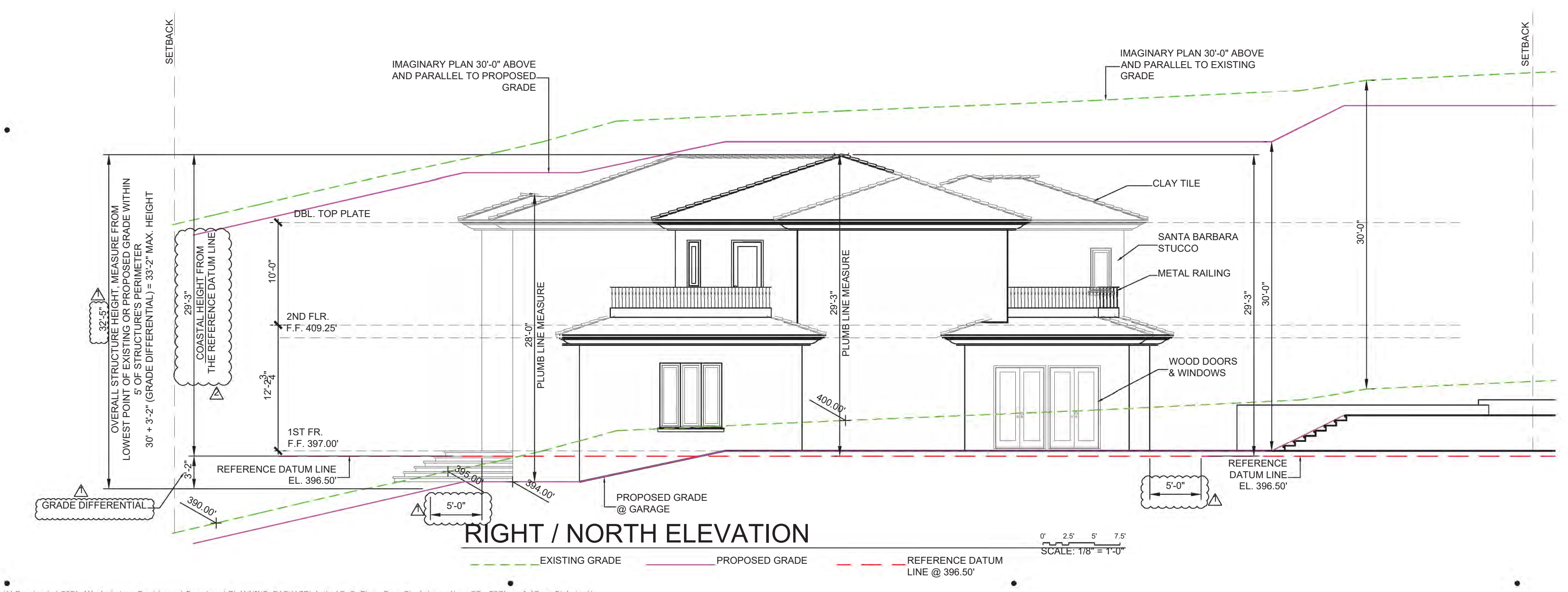
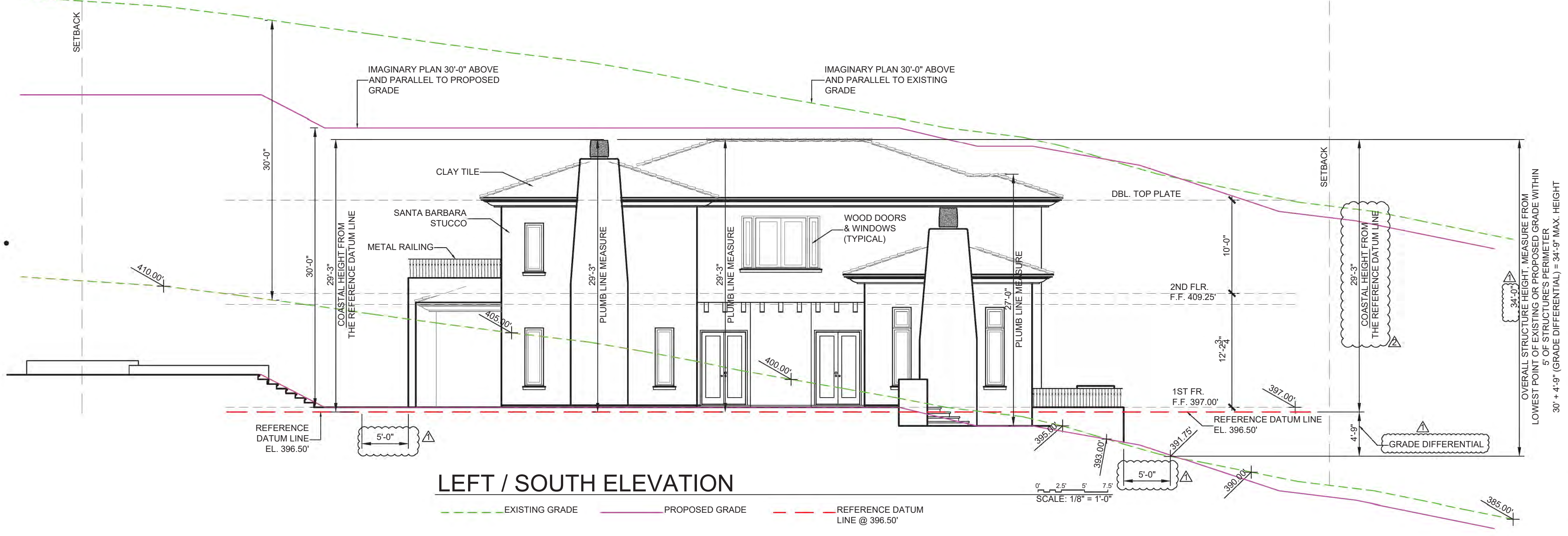
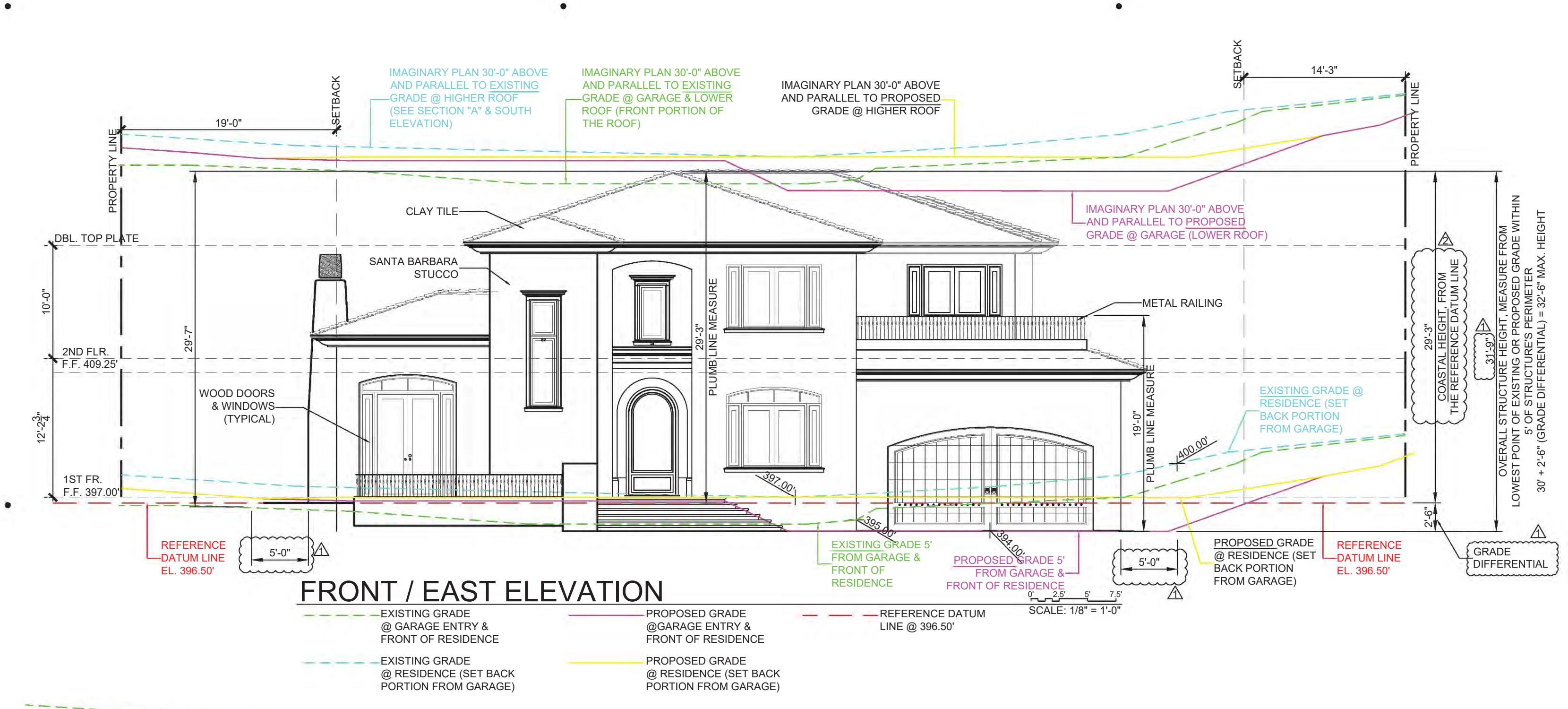
GROUND LEVEL GROSS FLOOR AREA CALCULATION:  
 $515.48 + 541.33 + 32.00 + 562.33 + 29.50 + 357.00 + 15.00 + 392.59 + 94.25 + 246.11 + 16.31 + 108.78 + 3.93 + 180.90 + 242.63 + 12.50 + 200 = 3,550.64 \text{ SQ. FT.}$



LOT COVERAGE CALCULATION:  
 $515.48 + 541.33 + 32.00 + 562.33 + 29.50 + 357.00 + 15.00 + 392.59 + 94.25 + 246.11 + 16.31 + 108.78 + 3.93 + 180.90 + 242.63 + 12.50 + 200 = 3,550.64 \text{ SQ. FT.}$   
 LOT COVERAGE AREA = 3,550.64 / 20,396.26 SQ. FT. (LOT AREA) = 17.41%

<b>PROJECT TITLE</b> <h1>Astalos Residence</h1>	
2989 WOODFORD DRIVE LA JOLLA, CALIFORNIA 92037  APN# 346-820-20-00	
<b>APPLICANT</b> Design Lead Architects  <small>7601 Girard Avenue, Suite 200                  La Jolla, California 92037</small>	
<b>DRAWING TITLE</b> GROSS FLOOR AREA & LOT COVERAGE CALCULATION	
JOB # 2021-111	DATE Nov 23, 2021
CITY PROJECT NUMBER PTS-0965191	SCALE 1/8" = 1'-0"
ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021	
SHEET # <h2>A-7</h2> 7 OF 15	
<b>DESIGN LEAD ARCHITECTS</b> <small>ARCHITECTS &amp; ENGINEERS</small>	
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**PROJECT TITLE**  
Astalos Residence

2989 WOODFORD DRIVE  
LA JOLLA, CALIFORNIA 92037

APN# 346-820-20-00

**APPLICANT**  
Design Lead Architects

7601 Girard Avenue, Suite 200  
La Jolla, California 92037

**DRAWING TITLE**  
ELEVATIONS

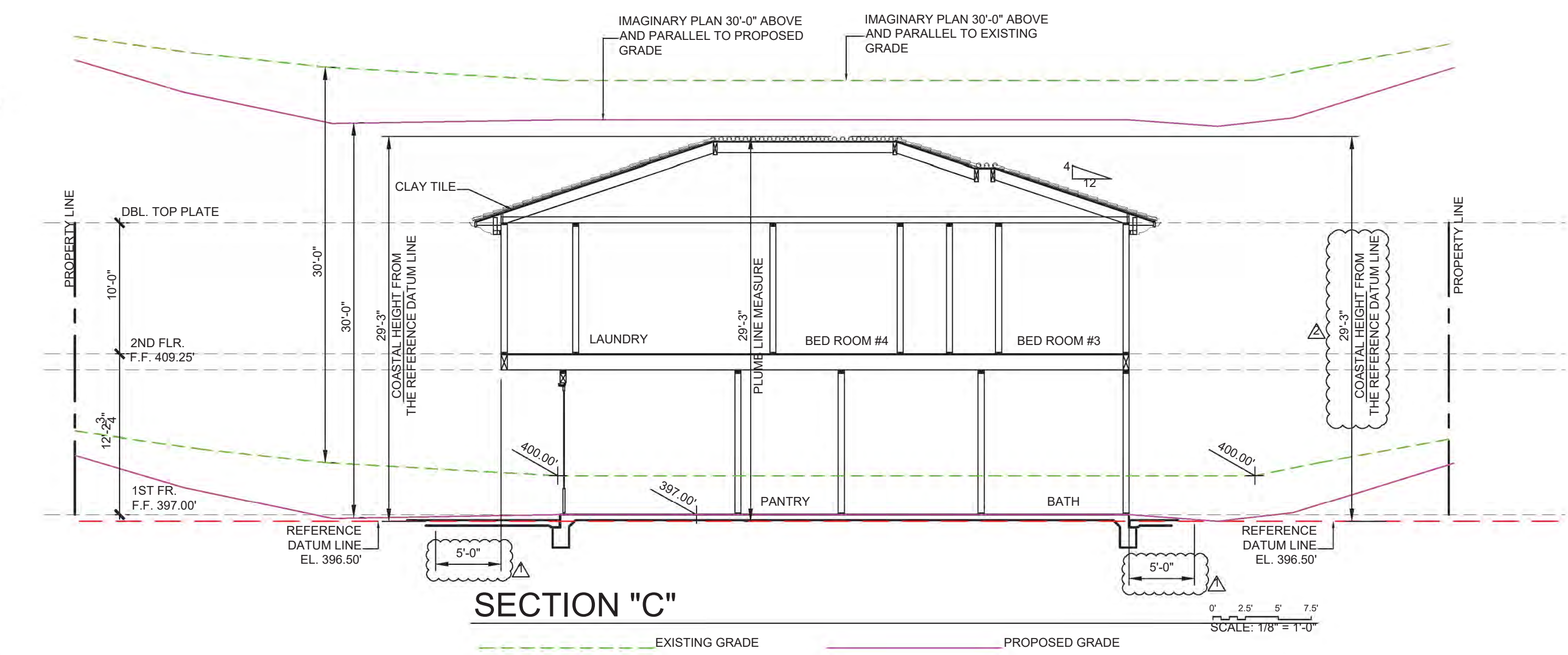
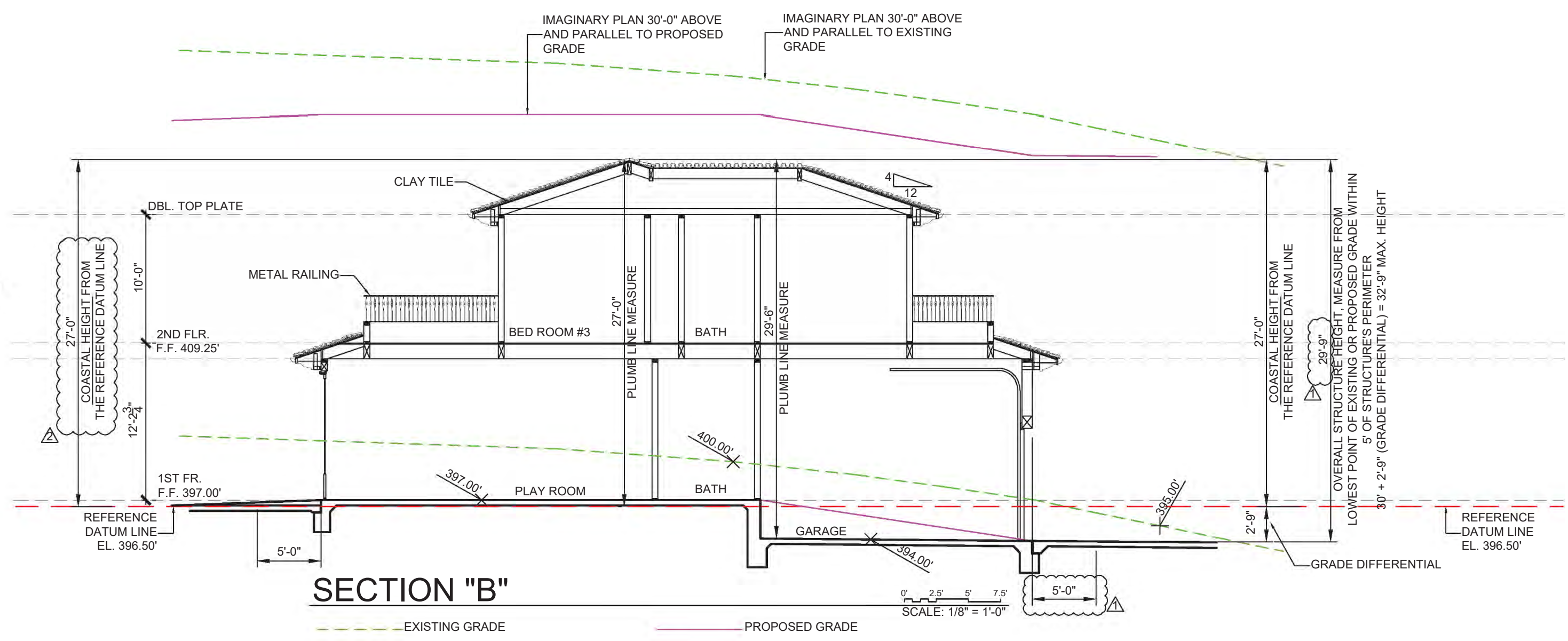
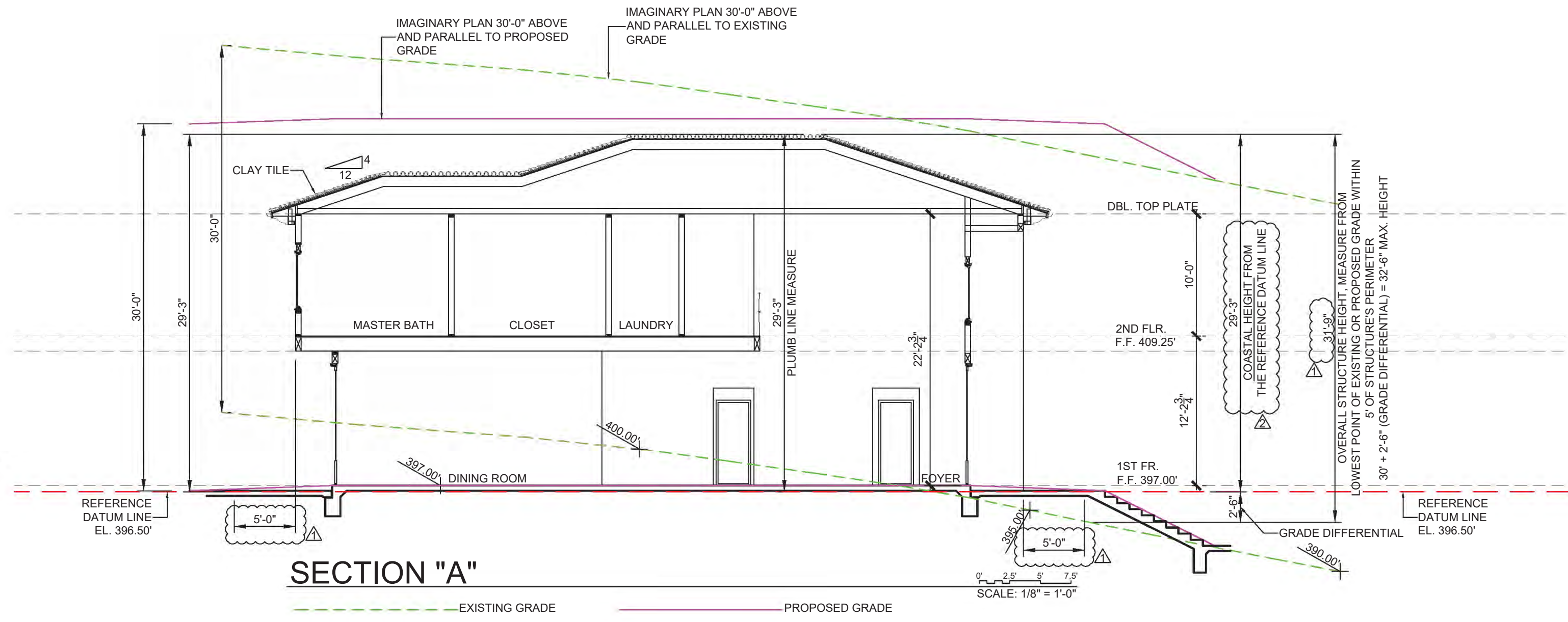
JOB # 2021-111	DATE Nov 23, 2021	ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021
CITY PROJECT NUMBER PTS-0665191	SCALE 1/8" = 1'-0"	REVISION

**SHEET #**  
A-8  
8 OF 15

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<p>APPLICANT</p> <p><b>Design Lead Architects</b></p> <p>7661 Girard Avenue, Suite 200 La Jolla, California 92037</p>																						
<p>DRAWING TITLE</p> <p><b>SECTIONS</b></p>																						
<p>JOB #</p> <p>2021-111</p>	<p>DATE</p> <p>Nov 23, 2021</p>	<p>ORIGINAL DRAWING PREPARATION DATE</p> <p>JULY 08, 2021</p>																				
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<p>SHEET #</p> <h2>A-9</h2> <p>9 OF 15</p>																						
<p><b>DESIGN LEAD ARCHITECTS</b></p> <p>ARCHITECTS</p> <p>www.designlead.com</p>		<p>www.designlead.com</p>																				
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### CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

The Checklist is required only for projects subject to CEQA review.  
 If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in Chapter 11.1 Land Development Procedures of the City's Municipal Code.  
 The requirements in the Checklist will be included in the project's conditions of approval.  
 The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information	
<b>Contact Information</b>	
Project No./Name: <b>Astalos Residence</b>	
Property Address: <b>2989 Woodford Drive, La Jolla, CA 92037</b>	
Applicant Name/Co.: <b>Design Lead Architects</b>	
Contact Phone: <b>858-459-6114</b>	Contact Email: <b>leticia@designlead.com</b>
Was a consultant retained to complete this checklist? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If Yes, complete the following</b>	
Consultant Name:	Contact Phone:
Company Name:	Contact Email:
<b>Project Information</b>	
1. What is the size of the project (acres)?	<b>0.47</b>
2. Identify all applicable proposed land uses:	
<input checked="" type="checkbox"/> Residential (indicate # of single-family units): <b>One Single Family Residence</b>	
<input type="checkbox"/> Residential (indicate # of multi-family units):	
<input type="checkbox"/> Commercial (total square footage):	
<input type="checkbox"/> Industrial (total square footage):	
<input type="checkbox"/> Other (describe):	
3. Is the project or a portion of the project located in a Transit Priority Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Provide a brief description of the project proposed:	
<b>Site Development Permit for construction of a new 5,924.40 sq. ft. two-story single family residence.</b>	

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### CAP CONSISTENCY CHECKLIST QUESTIONS

#### Step 1: Land Use Consistency

The first step in determining CAP Consistency for discretionary development projects is to assess the project's consistency with the land use assumptions used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		Yes	No	N/A
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)				
<b>1. A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

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#### Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwelling or townhouses as defined in the California Residential Code and their accessory structures. All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the GreenBook (for public projects).

Step 2: CAP Strategies Consistency		Yes	No	N/A
Checklist Item (Check the appropriate box and provide explanation for your answer)				
<b>Strategy 1: Energy &amp; Water Efficient Buildings</b>				
<b>1. CoolGreen Roofs:</b>	<ul style="list-style-type: none"> <li>Would the project include roofing materials with a minimum 3-year aged solar reflectance and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated green roof, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>Would the project include a combination of the above two options? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul>			

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#### 2. Plumbing Fixtures and Fixings

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

**Residential buildings:**

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi.
- Standard dishwashers: 4.25 gallons per cycle.
- Compact dishwashers: 3.5 gallons per cycle and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

**Nonresidential buildings:**

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A3.303.3.1.1, voluntary measures of the California Green Building Standards Code (See Attachment A), and
- Appliances and fixtures for commercial applications that meet the provisions of Section A3.303.3.1, voluntary measures of the California Green Building Standards Code (See Attachment A).

Check "N/A" only if the project does not include any plumbing fixtures or fittings.

The project low-flow fixtures/appliances will be consistent with the following:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi.
- Standard dishwasher: 4.25 gallons per cycle
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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#### Strategy 3: Bicycling, Walking, Transit & Land Use

##### 3. Electric Vehicle Charging

Multiple family projects of 17 dwelling units or less: Would 7% of the total parking spaces required or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking space with the electrical service in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?

Multiple family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?

Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking space with electrical service, e.g., projects requiring fewer than 10 parking spaces.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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##### Strategy 3: Bicycling, Walking, Transit & Land Use

Complete this section if project includes non-residential or mixed use:

#### 4. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?

Check "N/A" only if the project is a residential project.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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#### Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review is whether if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

- Would the proposed project implement the General Plan City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?**

Considerations for this question:

  - Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
  - Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan within the TPA?
  - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment densities within the TPA?
- Would the proposed project implement the General Plan Village Element in Transit Priority Areas to increase the use of transit?**

Considerations for this question:

  - Does the proposed project incorporate identified transit routes and stops?
  - Does the project include transit priority measures?
- Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?**

Considerations for this question:

  - Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers such as transit stations, schools, shopping centers, and libraries?
  - Does the proposed project urban design include features for walkability to promote a transit supportive environment?
- Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?**

Considerations for this question:

  - Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
  - Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?
- Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?**

Considerations for this question:

  - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
  - Does the land use and zoning associated with the proposed project increase the potential for such uses within the TPA?
  - Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.
- Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?**

Considerations for this question:

  - Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying canopy widths?
  - Does the proposed project include policies or strategies for preserving existing trees?
  - Does the proposed project incorporate tree planting that will contribute to the City's 20% urban tree canopy coverage goal?

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#### 5. Shower Facilities

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include change-room facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below?

Number of Tenant Occupants (Employees)	Change Room Facilities Required	Two-Tier (20' x 10' x 8')	Two-Tier (10' x 10' x 8')
0-10	0	0	0
11-50	1 shower stall	2	2
51-100	1 shower stall	3	3
101-200	1 shower stall plus 1 additional shower stall	4	4
Over 200	1 shower stall plus 1 additional shower stall for each 20 additional tenant occupants	1 two-tier locker plus 1 additional locker for each 50 additional tenant occupants	1 two-tier locker plus 1 additional locker for each 50 additional tenant occupants

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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#### 6. Designated Parking Spaces

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	8
101-150	11
151-200	16
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from equipped HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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#### 7. Transportation Demand Management Program

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpoolers or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rent or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG Commute program and promoting its benefits to tenants/employees
- On-site car-sharing vehicles or bike-sharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs

Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or child-care, either onsite or within 1/20 mile (1/4 mile) of the structure/lot?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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### CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	<2:12	0.55	0.75	64
High-Rise Residential Buildings, Hotels and Motels	<2:12	0.50	0.75	64
Non-Residential	<2:12	0.50	0.75	64
	>2:12	0.20	0.75	36

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#### Table 2: Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showers/Baths	1.8 gpm @ 80 psi
Laundry Fixtures	0.35 gpm @ 60 psi
Kitchen Fixtures	1.6 gpm @ 60 psi
Wash Urinals	1.6 (m equiv.) / 2.0 gpm @ 60 psi
Misting Fixtures	0.8 gpm @ 60 psi
Misting Fixtures for Wash Fixtures	0.38 (m equiv.) / 2.0 gpm @ 60 psi
Gravity Tank-Type Water Closets	1.2 gpm/flush
Flushometer Tank Water Closets	1.2 gpm/flush
Flushometer Valve Water Closets	1.2 gpm/flush
Electromechanical Hydraulic Water Closets	1.2 gpm/flush
Urinals	0.5 gpm/flush

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#### Table 3: Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard
Clothes Washers	Maximum Water Factor (WFI) that will reduce the use of water to 10 percent below the California Energy Commission's WFI standards for commercial clothes washers listed in the 2013 of the California Code of Regulations.
Combustion Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature) 0.62 maximum gallons per rack (2.4 L) (Chemical)
Door-type Dishwashers	0.05 maximum gallons per rack (0.6 L) (High-Temperature) 1.15 maximum gallons per rack (2.8 L) (Chemical)
Undercounter type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature) 0.98 maximum gallons per rack (3.7 L) (Chemical)
Combustion Ovens	Consume no more than 10 gallons per hour (38 L/hr) in the full operational mode.
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.02 L/s) at 60 psi (4.24 MPa) and: <ul style="list-style-type: none"> <li>Be equipped with an integral automatic shut-off.</li> <li>Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.2 gpm per minute (0.08 L/s) or less.</li> </ul>

14 City Council Approved July 12, 2016 Revised June 2017

**PROJECT TITLE**  
Astalos Residence

2989 WOODFORD DRIVE  
LA JOLLA, CALIFORNIA 92037

APN# 346-820-20-00

**APPLICANT**  
Design Lead Architects

7661 Grand Avenue, Suite 200  
La Jolla, California 92037

**DRAWING TITLE**  
CAP CONSISTENCY CHECK LIST

<b>JOB #</b> 2021-111	<b>DATE</b> Nov 25, 2021	<b>ORIGINAL DRAWING PREPARATION DATE</b> JULY 08, 2021
<b>CITY PROJECT NUMBER</b> PTES-0695191	<b>SCALE</b> NTS	<b>REVISION</b>

**SHEET #**  
A-10  
10 OF 15

**DESIGN LEAD ARCHITECTS**

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, DESIGN LEAD ARCHITECTS AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT WRITTEN PERMISSION OF DESIGN LEAD ARCHITECTS.



**FORM DS-560**  
November 2018

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

**Storm Water Requirements Applicability Checklist**

Project Address: 2989 Woodford Drive, La Jolla, CA 92037 Project Number:

**SECTION 1. Construction Storm Water BMP Requirements:**  
All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality Control Board.

**For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.**

**PART A: Determine Construction Phase Storm Water Requirements.**

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)  
 Yes; SWPPP required, skip questions 2-4  No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?  
 Yes; WPCP required, skip questions 3-4  No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)  
 Yes; WPCP required, skip question 4  No; next question

4. Does the project only include the following Permit types listed below?  
• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.  
• Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.  
• Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.  
 Yes; no document required

Check one of the boxes below, and continue to PART B:

If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 2-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

If you checked "No" for all questions 1-3, and checked "Yes" for question 4 PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: [www.sandiego.gov/stormwater/regulations/index.shtml](http://www.sandiego.gov/stormwater/regulations/index.shtml)

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
Upon request, this information is also available in alternative formats for persons with disabilities.  
DS-560 (11-18)

**PG 1**

Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

**PART B: Determine Construction Site Priority**  
This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

**Complete PART B and continued to Section 2**

1.  **ASBS**  
a. Projects located in the ASBS watershed.

2.  **High Priority**  
a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.  
b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.

3.  **Medium Priority**  
a. Projects that are not located in an ASBS watershed or designated as a High priority site.  
b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.  
c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.

4.  **Low Priority**  
a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

**SECTION 2. Permanent Storm Water BMP Requirements.**  
Additional information for determining the requirements is found in the Storm Water Standards Manual.

**PART C: Determine if Not Subject to Permanent Storm Water Requirements.**  
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

**If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".**  
**If "no" is checked for all of the numbers in Part C continue to Part D.**

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?  Yes  No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?  Yes  No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).  Yes  No

**PG 2**

Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

**PART D: PDP Exempt Requirements.**  
PDP Exempt projects are required to implement site design and source control BMPs.  
If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."  
If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:  
• Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;  
• Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;  
• Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?  
 Yes; PDP exempt requirements apply  No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?  
 Yes; PDP exempt requirements apply  No; project not exempt.

**PART E: Determine if Project is a Priority Development Project (PDP).**  
Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

**If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".**  
**If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".**

1. **New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.  Yes  No

2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.  Yes  No

3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface.  Yes  No

4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.  Yes  No

5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).**  Yes  No

6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).  Yes  No

**PG 3**

Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

7. **New development or redevelopment discharging directly to an Environmentally Sensitive Area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).  Yes  No

8. **New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.  Yes  No

9. **New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.  Yes  No

10. **Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces.  Yes  No

**PART F: Select the appropriate category based on the outcomes of PART C through PART E.**

1. The project is **NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.**

2. The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

3. The project is **PDP EXEMPT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

4. The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management

Leticia Bonnet Agent  
Name of Owner or Agent (Please Print) Title  
*Leticia Bonnet* 07/06/2021  
Signature Date

**PG 4**

**PROJECT TITLE**  
**Astalos Residence**

2989 WOODFORD DRIVE  
LA JOLLA, CALIFORNIA 92037

APN# 346-820-20-00

**APPLICANT**  
Design Lead Architects

7601 Girard Avenue, Suite 200  
La Jolla, California 92037

**DRAWING TITLE**  
STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST (DS-560)

JOB # 2021-111	DATE Nov 23, 2021	ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021
CITY PROJECT NUMBER PT5-0969191	SCALE NTS	REVISION

**SHEET #**  
**A-11**  
11 OF 15

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FRONT (EAST) ELEVATION



LEFT / SOUTH ELEVATION



LEFT / SOUTH ELEVATION



RIGHT / NORTH ELEVATION



RIGHT / NORTH ELEVATION



REAR / WEST ELEVATION



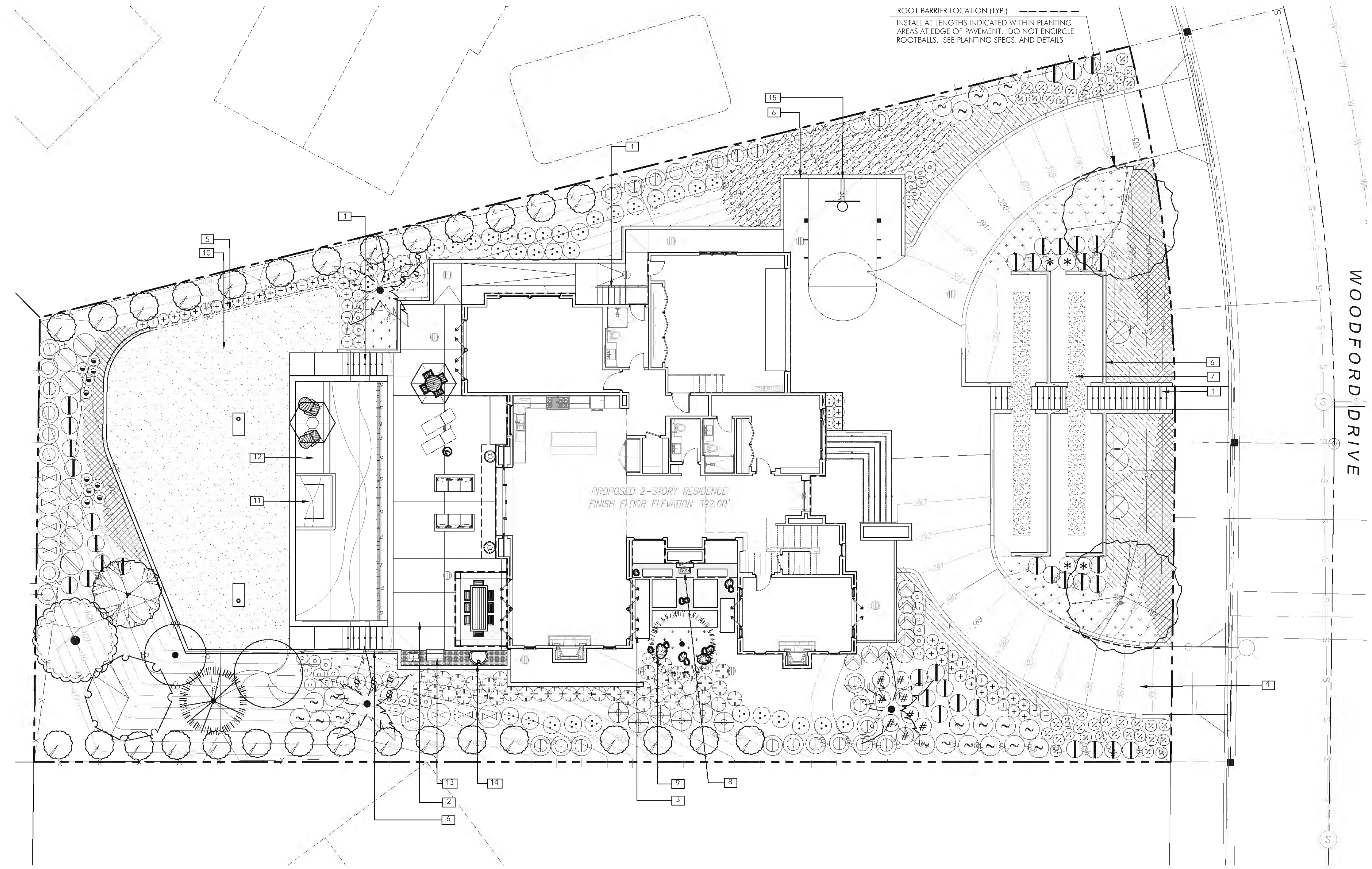
REAR / WEST ELEVATION

<b>PROJECT TITLE</b>		
<b>Astalos Residence</b>		
2989 WOODFORD DRIVE LA JOLLA, CALIFORNIA 92037		
APN# 346-820-20-00		
<b>APPLICANT</b>		
Design Lead Architects		
7561 Grand Avenue, Suite 200 La Jolla, California 92037		
<b>DRAWING TITLE</b>		
PROJECT 3D IMAGES		
JOB # 2021-111	DATE Nov 23, 2021	ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021
CITY PROJECT NUMBER PTS-0995191	SCALE 1/8" = 1'-0"	REVISION
<p style="text-align: center;">SHEET # <b>A-12</b> 12 OF 15</p>		<ul style="list-style-type: none"> <li>△ 10/04/2021</li> <li>△ 11/23/2021</li> <li>△</li> <li>△</li> <li>△</li> <li>△</li> <li>△</li> <li>△</li> <li>△</li> <li>△</li> <li>△</li> </ul>
<p style="text-align: center;"><b>DESIGN LEAD ARCHITECTS</b></p>		<p style="text-align: center;">www.designlead.com</p>
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	ACER PALMATUM 'FJELLHEIM'	FJELLHEIM JAPANESE MAPLE	24" BOX
	CITRUS X SPP	GRAFTED MULTI FRUIT	15 GAL
	ERIOBOTRYA JAPONICA	LOQUAT	15 GAL
	FICUS CARICA 'BLACK MISSION'	BLACK MISSION FIG	15 GAL
	FICUS NITIDA	WEeping FIG	15 GAL
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	36" BOX
	MALUS X DOMESTICA 'ANNA'	ANNA APPLE	15 GAL
	PERSEA AMERICANA 'HASS'	HASS AVOCADO	15 GAL
	PUNICA GRANATUM	POMEGRANATE	15 GAL
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	24" BOX
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ACACIA COGNATA 'ACCOG01'	COUSIN ITT LITTLE RIVER WATTLE	1 GAL
	AGASTACHE X 'FIREBIRD'	FIREBIRD ANISE HYSSOP	1 GAL
	AGAVE AMERICANA	CENTURY PLANT	5 GAL
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL
	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	1 GAL
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL
	BOUGAINVILLEA X 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	5 GAL
	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	1 GAL
	DIETES GRANDIFLORA	FORTNIGHT LILY	5 GAL
	LAVANDULA STOECHAS	SPANISH LAVENDER	1 GAL
	LEUCADENDRON X 'JESTER'	JESTER CONEBUSH	5 GAL
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	15 GAL
	LIMONIUM PEREZII	STATICE	1 GAL
	PHORMIUM X 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL
	RHODODENDRON X 'RUBICON'	RUBICON RHODODENDRON	1 GAL
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL
	STRELTIZIA REGINAE	BIRD OF PARADISE	5 GAL
	TAGETES LEMMONII	COPPER CANYON DAISY	5 GAL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL
	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL
	SENECIO MANDRAUSCAE	BLUE FINGERS	FLAT



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	CONCRETE STEPS
	CONCRETE PATIO
	CONCRETE STEPPERS
	CONCRETE DRIVEWAY
	4" CONCRETE HEADER
	RETAINING WALL
	D.G. WALKWAY
	DECORATIVE FOUNTAIN
	LANDSCAPE BOULDERS
	LAWN AREA
	SPA
	POOL WITH BAJA SHELF AND INFINITY EDGE
	OUTDOOR KITCHEN WITH BARBEQUE AND SINK
	OUTDOOR PIZZA OVEN
	BASKETBALL HOOP

PLANTING NOTES

- ALL LANDSCAPED AREAS, EXCEPT TURF AREAS, TO RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
- LANDSCAPED AREAS WITHIN THE PROJECT SHALL RECEIVE A FULLY AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE TO ALL PROPOSED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE ZONED ACCORDING TO PLANT TYPES, SOLAR EXPOSURE, SLOPE RATIO, AND TYPE OF SPRINKLER HEAD TO BE USED. DRIP AND LOW PRECIPITATION RATE SPRINKLER HEADS SHALL BE USED WHERE APPLICABLE TO ENCOURAGE WATER INFILTRATION INTO THE SOIL AND DECREASE WATER RUN-OFF. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC-RIGHT-OF-WAY SHALL BE MAINTAINED BY 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.
- NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA, AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS.
- LANDSCAPE AND IRRIGATION WITHIN THE STREET RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY DIRECTLY BEHIND THE R.O.W. LINE.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET X 8 FEET = 40 S.F., PER SDMC 142.04.03(B)(5).
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/ PERMITTEE SHALL REPAIR AND OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.

MINIMUM TREE SEPARATION DISTANCE

- 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 (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

SDMC 1510.0304(h)(1) LANDSCAPE AREA REQUIREMENT	QTY.
TOTAL PARCEL AREA:	20,325 S.F.
LANDSCAPE AREA REQUIRED (30% OF TOTAL AREA):	6,098 SF.
LANDSCAPE AREA PROVIDED:	10,470 SF.
EXCESS:	4,372 SF.

**PROJECT TITLE**  
Astalos Residence

WOODFORD DRIVE  
LA JOLLA, CALIFORNIA 92037

APN# 346-820-20-00

APPLICANT  
Design Lead Architects

7961 Grand Avenue, Suite 200  
La Jolla, California 92037

**DRAWING TITLE**  
LANDSCAPE PLAN

JOB # 2021-111	DATE 11/11/2021	ORIGINAL DRAWING PREPARATION DATE 09/20/2021
DRAWN UA	SCALE 1" = 10'-0"	REVISION

SHEET #  
**L1**


**URBAN ARENA** OC SD OAK  
11300 Sorrento Valley Road, Suite 230  
San Diego, CA 92121  
858 625 0112



**WORK TO BE DONE**

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO:

DOCUMENT NO.	DESCRIPTION
PMF010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PMF010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PMF010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PMF010119-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (REVISION 3), 2014 EDITION
PMF030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION
STANDARD DRAWINGS:	DESCRIPTION
PMF010119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PMF010119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2018 EDITION

**OWNER/APPLICANT:**

ARI ASTALOS  
9155 JUDICIAL DR., APT. 5512  
SAN DIEGO, CA 92037

**SITE ADDRESS:**

2888 WOODFORD DRIVE  
LA JOLLA, CA 92037

**PROJECT TEAM:**

CIVIL ENGINEER: LEPPERT ENGINEERING (858) 597-2001  
ARCHITECT: DESIGN LEAD, ARCHITECTS (858) 459-6114  
LANDSCAPE ARCHITECT: URBAN ARENA LLC (858) 625-0112

**TOPOGRAPHY SOURCE:**

SURVEY COMPLETED BY: VAN RYN ENGINEERING, INC.  
16766 BERNARDO CENTER DR., STE 213  
SAN DIEGO, CA 92129  
(858) 367-3504

DATE COMPLETED: MARCH 11, 2021

**BENCHMARK:**

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.

LOCATION: SOUTHWEST CURB RETURN OF LA JOLLA SCENIC DRIVE NORTH & MOONRIDGE DR.  
TYPE: BRASS PLUG IN TOP OF CURB  
ELEVATION: 378.787' MVD29 (M.S.L.)

**ASSESSOR PARCEL NUMBER:**

346-820-20-00

**LEGAL DESCRIPTION:**

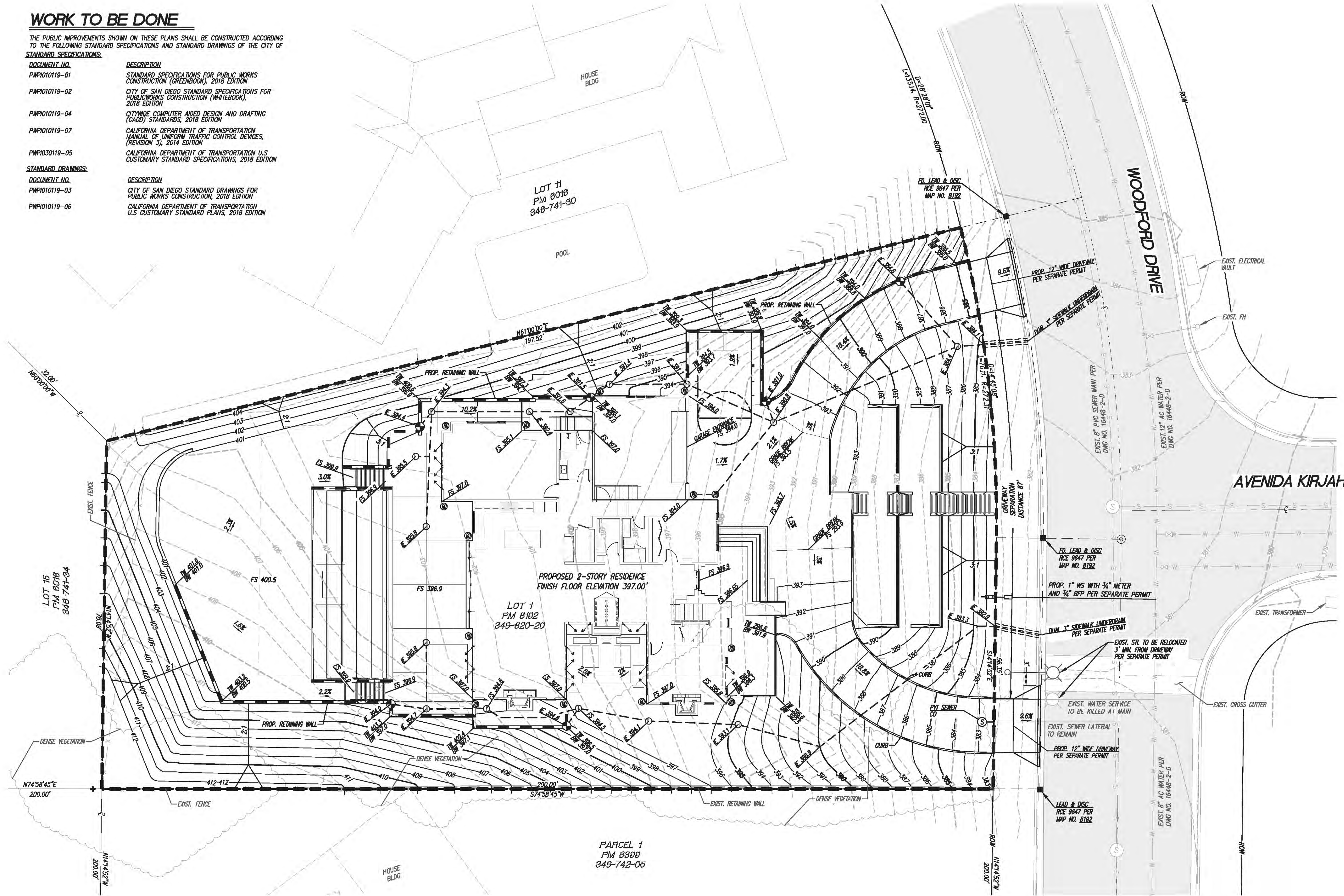
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA JOLLA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 1 OF LA JOLLA KIRJAH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. B192, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS OF THE SURVEY IS THE TANGENT CENTERLINE OF WOODFORD DRIVE BEARING S14°14'52"E AS SHOWN ON MAP NO. B192.

**REFERENCE DRAWINGS:**

WATER: 16448-2-D  
SEWER: 16448-2-D  
IMPROVEMENTS: PM 8192, PM 8399, PM 6016



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.

ROOF DRAINS, RETAINING WALL DRAINS AND DECKS SHOULD BE DISCHARGED INTO THE PRIVATE STORM DRAIN SYSTEM AND DOWN INTO PROPOSED SIDEWALK UNDERDRAINS TO THEN RUNOFF INTO WOODFORD DRIVE.

EXISTING WATER AND SEWER MAINS WILL REMAIN

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.

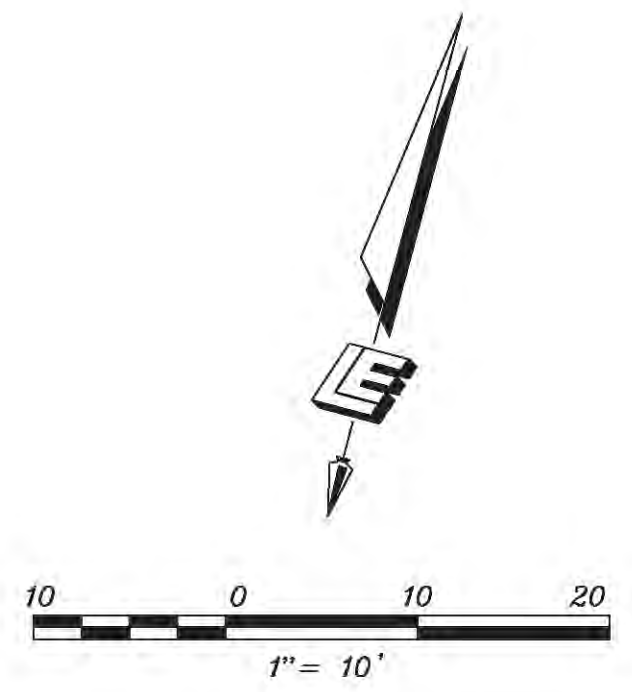
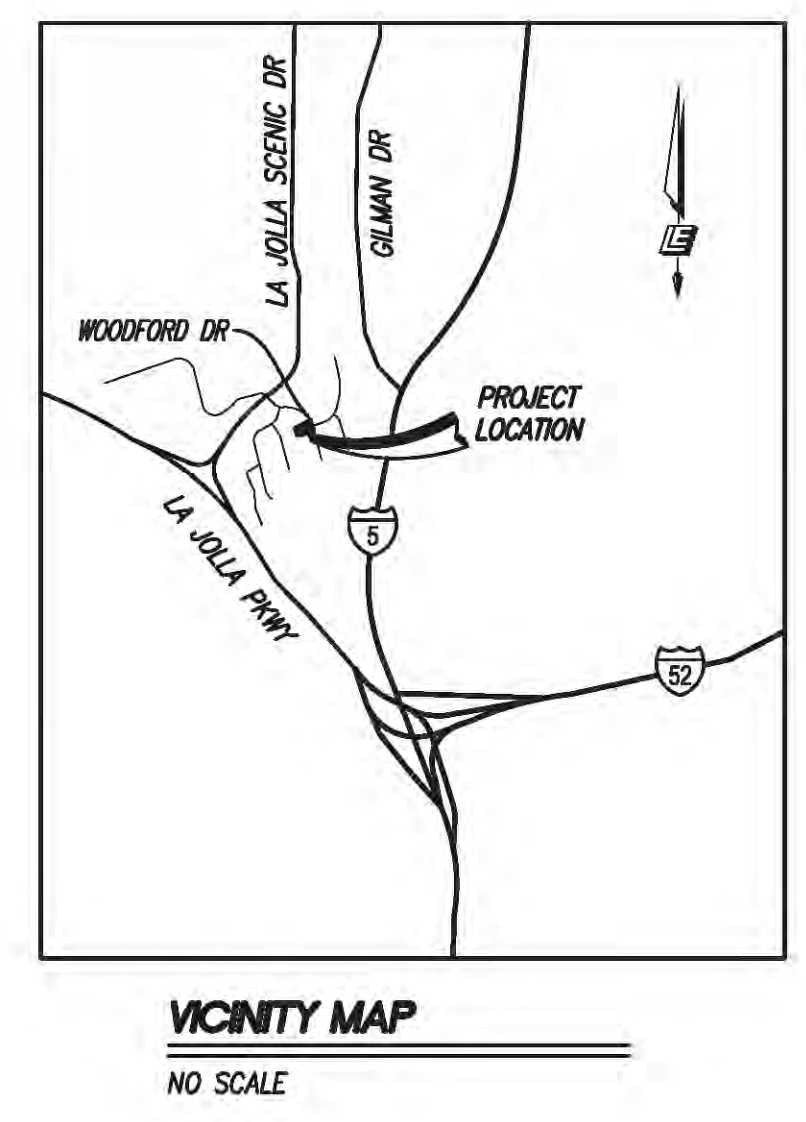
**GRADING NOTES**

TOTAL DISTURBED AREA:	0.486 AC. (20,396 SQ. FT.)
EXISTING IMPERVIOUS AREA:	0.0 SQ. FT.
EXISTING PERVIOUS AREA:	0.488 AC. (20,396 SQ. FT.)
PROPOSED IMPERVIOUS AREA:	0.212 AC. (9,259 SQ. FT.)
PROPOSED PERVIOUS AREA:	0.256 AC. (11,137 SQ. FT.)
CUT QUANTITIES:	2,007 C.Y.
FILL QUANTITIES:	725 C.Y.
IMPORT:	0.0 C.Y.
EXPORT:	1,282 C.Y.
PERCENT OF SITE TO BE GRADED:	100%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER:	0.142 AC. (ALL PREVIOUSLY GRADED)
PERCENT OF SITE WITH 25% SLOPES OR GREATER:	29.2% (ALL PREVIOUSLY GRADED)

THIS PROPOSAL FOR THIS PROJECT IS DESIGNED TO BE A STANDARD DEVELOPMENT PROJECT WHICH HAS LESS THAN 10,000 SQ. FT. OF IMPERVIOUS AREAS FOR A RESIDENTIAL DEVELOPMENT.

THIS PROJECT PROPOSES TO EXPORT 1,715 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THE PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

IMPROVEMENT	STANDARD DWGS.	SYMBOL
SUBDIVISION BOUNDARY		---
RIGHT-OF-WAY LINE		---
PROPERTY LINE		---
CENTER LINE		---
EXISTING MAJOR CONTOUR		---
EXISTING MINOR CONTOUR		---
EXISTING RETAINING WALL		---
EXISTING SEWER		---
EXISTING WATER		---
EXISTING WATER SERVICE		---
EXISTING SEWER LATERAL		---
PROPOSED MAJOR CONTOUR		---
PROPOSED MINOR CONTOUR		---
PROPOSED LIMITS OF WORK/LIMITS OF GRADING		---
PROPOSED RETAINING WALL (PRIVATE)		---
PROPOSED WATER SERVICE (PER SEPARATE PERMIT)		---
PROPOSED STORM DRAIN (PRIVATE)		---
PROPOSED SIDEWALK UNDERDRAIN (PER SEPARATE PERMIT)	D-27	---
PROPOSED SEWER LATERAL CLEANOUT		---
PROPOSED AREA DRAINS (PRIVATE)	(NDS OR EQUAL)	---
PROPOSED ROOF DRAIN POINT OF CONNECTION		---
PROPOSED RETAINING WALL DISCHARGE LOCATION		---
PROPOSED CONCRETE DRIVEWAY	SDG-161	---
FOUND LEAD & DISC RCE 9647 PER MAP B192		---
FOUND CENTER LINE MONUMENT		---



**PROJECT TITLE**  
Astalos Residence

WOODFORD DRIVE  
LA JOLLA, CALIFORNIA 92037

APN# 346-820-20-00

APPLICANT  
Design Lead Architects

7951 Grand Avenue, Suite 200  
La Jolla, California 92037

**DRAWING TITLE**  
GRADING PLAN FOR:  
ARI ASTALOS RESIDENCE  
WOODFORD DRIVE, LA JOLLA CA

JOB #	DATE	ORIGINAL DRAWING PREPARATION DATE
LA 80 02 05 21	Nov 29, 2021	

DRAWN	SCALE	REVISION
LEP	1" = 10'	

SHEET #  
1



Source Control BMP Checklist for Standard Projects		Form I-4A
All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. <b>Note: All selected BMPs must be shown on the construction plans.</b>		
Source Control Requirement	Applied <sup>(1)</sup> ?	
4.2.1 Prevention of Illicit Discharges into the MS4	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.2.2 Storm Drain Stenciling or Signage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4.2.6 BMPs based on Potential Sources of Runoff Pollutants		
On-site storm drain inlets	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Interior parking garages	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Need for future indoor & structural pest control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Landscape/Outdoor Pesticide Use	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Pools, spas, ponds, decorative fountains, and other water features	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Food service	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Refuse areas	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Industrial processes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Fuel Dispensing Areas	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Loading Docks	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Fire Sprinkler Test Water	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Miscellaneous Drain or Wash Water	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Plazas, sidewalks, and parking lots	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6A: Large Trash Generating Facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
SC-6B: Animal Facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
SC-6C: Plant Nurseries and Garden Centers	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
SC-6D: Automotive Facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above:		



Site Design BMP Checklist for Standard Projects		Form I-5A
All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. <b>Note: All selected BMPs must be shown on the construction plans.</b>		
Site Design Requirement	Applied <sup>(1)</sup> ?	
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.3.4 Minimize Soil Compaction	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.3.6 Runoff Collection	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4.3.8 Harvest and Use Precipitation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above:		

<sup>(1)</sup> Answer for each source control and site design category shall be pursuant to the following:

- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.



<b>PROJECT TITLE</b> <h1>Astalos Residence</h1> <p>2989 WOODFORD DRIVE LA JOLLA, CALIFORNIA 92037</p> <p>APN# 346-820-20-00</p>		
<b>APPLICANT</b> Design Lead Architects <small>7661 Grand Avenue, Suite 200 La Jolla, California 92037</small>		
<b>DRAWING TITLE</b> FORM I-4A (SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS), FORM I-5A (SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS)		
JOB # 2021-111	DATE Nov 25, 2021	ORIGINAL DRAWING PREPARATION DATE JULY 08, 2021
CITY PROJECT NUMBER PTS-0695191	SCALE NTS	<b>REVISION</b>
SHEET # <div style="border: 1px solid black; padding: 5px; display: inline-block;">                     2                      OF                      15                 </div>		10/04/2021 11/23/2021 . . . . . . . . . . .
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