



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 13, 2022 REPORT NO. HO-22-015

HEARING DATE: April 20, 2022

SUBJECT: Barba Lowther Residence SDP/CDP. Process Three Decision

PROJECT NUMBER: [0670093](#)

OWNER/APPLICANT: Barlow Capital Investments, LLC

### SUMMARY

Issue(s): Should the Hearing Officer approve an application to demolish an existing 3,044 square-foot single family residence and construct a 5,530 square-foot, two-story residence with a 1,155 square-foot garage located at 8561 El Paseo Grande within the La Jolla Community Plan area?

### Staff Recommendations:

- 1) Adopt Mitigated Negative Declaration No. 670093 and associated Mitigation Monitoring and Reporting Program; and
- 2) Approve Site Development Permit No. 2460235 and Coastal Development Permit No. 2454824.

### Community Planning Group Recommendation:

La Jolla Shores Permit Review Committee: On February 4, 2021, La Jolla Community Planning Group voted 6-0-1 that permit findings could not be made due to bulk and scale.

La Jolla Shores Planned District Advisory Board: On June 16, 2021, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the project with a condition of an increased 2 foot setback for the second floor deck.

Environmental Review: Mitigated Negative Declaration No. 670093 has been prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines that addresses potential significant impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources. A Mitigation, Monitoring and Reporting Program has been prepared and

upon implementation, will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

### SUMMARY

The project will demolish an existing 3,044-square-foot single-family residence and construct a new 5,530-square-foot, two-story, single-family residence with 1,155-square-foot garage at 8561 El Paseo Grande. The 0.15-acre site is zoned LJSPD-SF (La Jolla Shores Planned District), Coastal Overlay Zone (Non-appealable - N-APP-2), Coastal Height Limit, Parking Impact (Coastal and Beach), Residential Tandem Parking, Transit Area, and Transit Priority Area Overlay Zones within the La Jolla Community Plan (LJCP) area in Council District 1.

### DISCUSSION

As required by the La Jolla Shores Planned District Ordinance, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. Based on the submitted neighborhood survey of the existing development patterns and bulk and scale comparisons within the neighborhood, the proposed home was determined by City Staff to be in general conformance with the setbacks and bulk and scale of the surrounding neighborhood, as specified in the La Jolla Shores Planned District Ordinance Single Family Zone (LJSPD-SF), including a building height of 28'10" feet, which is below the 30-foot height limit. The proposed floor area ratio of 0.87 (FAR) is in keeping with the varied FARs of established FAR's in the vicinity. In addition, the project lot coverage would be 55.6%, under the 60% maximum allowable lot coverage.

[SDMC section 1510.0304 \(b\)\(4\)](#) states, "*setbacks shall be in general conformity with those in the vicinity.*" A variety of established setbacks exist in the surrounding neighborhood ranging from 15 to 100 feet for front yard setbacks, with 15 to 20 being standard for the immediate block of El Paseo Grande, and 5 to 50 feet for rear yard setbacks. The proposed residence has a 15-foot front yard setback, with a 30-foot setback to the second floor. The development therefore follows the established neighborhood pattern.

No deviations are requested. The La Jolla Community Plan (LJCP) designates the site as Low Density Residential (5-9 DU/AC). The project site, located within 300 feet of Pacific Ocean, is not located between the shoreline and the First Public Roadway or within a Visual Access corridor, as identified within the Community Plan. The project complies with the community goals regarding public view preservation and enhancement by providing a view easement at the north of the property as a condition of approval.

The Development Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety, and welfare. Permit requirements include the reconstruction of existing damaged/unaligned pavers adjacent to the site on El Paseo Grande and implementation of construction best management practices.

The project is within the Coastal Overlay Zone, within the Non-appealable area, and pursuant to SDMC section [126.0702](#), a Process Three Coastal Development Permit is required. A Process Three Site Development Permit is required pursuant to SDMC section [1510.0201](#) for the proposed

development within the La Jolla Shores Planned District. These actions are consolidated and processed concurrently according to Process Three pursuant to SDMC section [112.0103](#), with the decision to approve, conditionally approve, or deny the project made by the Hearing Officer.

### Community Plan Discussion

A primary goal in the La Jolla Community Plan (LJCP) is 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 (LJCP p. 67) The project is consistent with this goal through the design and character consistent with structures in the surrounding vicinity. The surrounding development, except for the Scripps Institute of Oceanography, is developed with single family residences, both single and multi-story. The residences are constructed in a range of materials, with stucco and wood siding a common material, and the colors are primarily earth-toned. The size of the structures varies, with newer homes tending to be larger than older homes, maintaining setbacks that are in conformity with the existing development.

The LJCP recommends transitions in scale between new and older structures, creating visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements. The project's first level is stepped back with an open terrace at the front, at the top of a small slope from the sidewalk. The second level is set back 30 feet from the front yard, to reduce the intensity of development on the street. The project includes an over-hang of open terrace/deck on the second level creating a transition. The project implements the LJCP recommendation with building articulation and variation within the front yard setback and conforms.

The LJCP recommends garage access from the alleyway rather than along the street front whenever possible (LJCP p. 127). The proposed 5-car garage takes access directly from the alley. The project maintains the existing parking on the premises and provides two additional parking when compared to the existing conditions, and conforms to the LJCP.

The project site is located east of existing houses and a developed street from the Pacific Ocean. The project site is in an area identified as a view corridor on El Paseo Grande and has intermittent views through the project setbacks. The proposed project is required to record a 10-foot-wide view easement as a condition of approval. The project will not impact any existing public beach access. City Staff determined the project will not have a negative impact on any identified public view or public access. Due to these factors, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed improvements will not obstruct coastal or scenic views from any identified public vantage point, and no public view to and along the ocean will be impacted. The proposed development complies with all development regulations and will observe height and setback requirements. The permit has been conditioned, via a View Corridor easement, to specify that all existing/proposed vegetation placed in the side yards shall not exceed the requisite three-foot height limit. The proposed home will therefore protect and enhance the visual quality of the site and surrounding area.

The home's design will be compatible with the appearance of the existing neighborhood and incorporate façade, articulation, and architectural details that will improve the aesthetic appeal when viewed from the street and along the coast. The proposed home will not adversely affect any visitor-serving or recreational facility. No coastal scenic resources, recreational, or visitor-serving facilities were identified on the project site. Therefore, no adverse impacts to such resources would occur due to project implementation.

### CONCLUSION

The proposed single-family residence as conditioned will be in conformance with all relevant regulations, including floor area ratio, setbacks, height, parking, and all other relevant regulations. The project's development has been designed to comply with the land use regulations of the City of San Diego and the adopted LCP and La Jolla Community Plan. Therefore, the proposed development complies with the applicable regulations of the San Diego Municipal Code/Land Development Code.

### ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 670093 with the Mitigation, Monitoring, and Reporting Program, and approve Site Development Permit No. 2460235 and Coastal Development Permit No. 2454824 with modifications.
2. Deny Mitigated Negative Declaration No. 670093 with the Mitigation, Monitoring, and Reporting Program, and deny Site Development Permit No. 2460235 and Coastal Development Permit No. 2454824, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

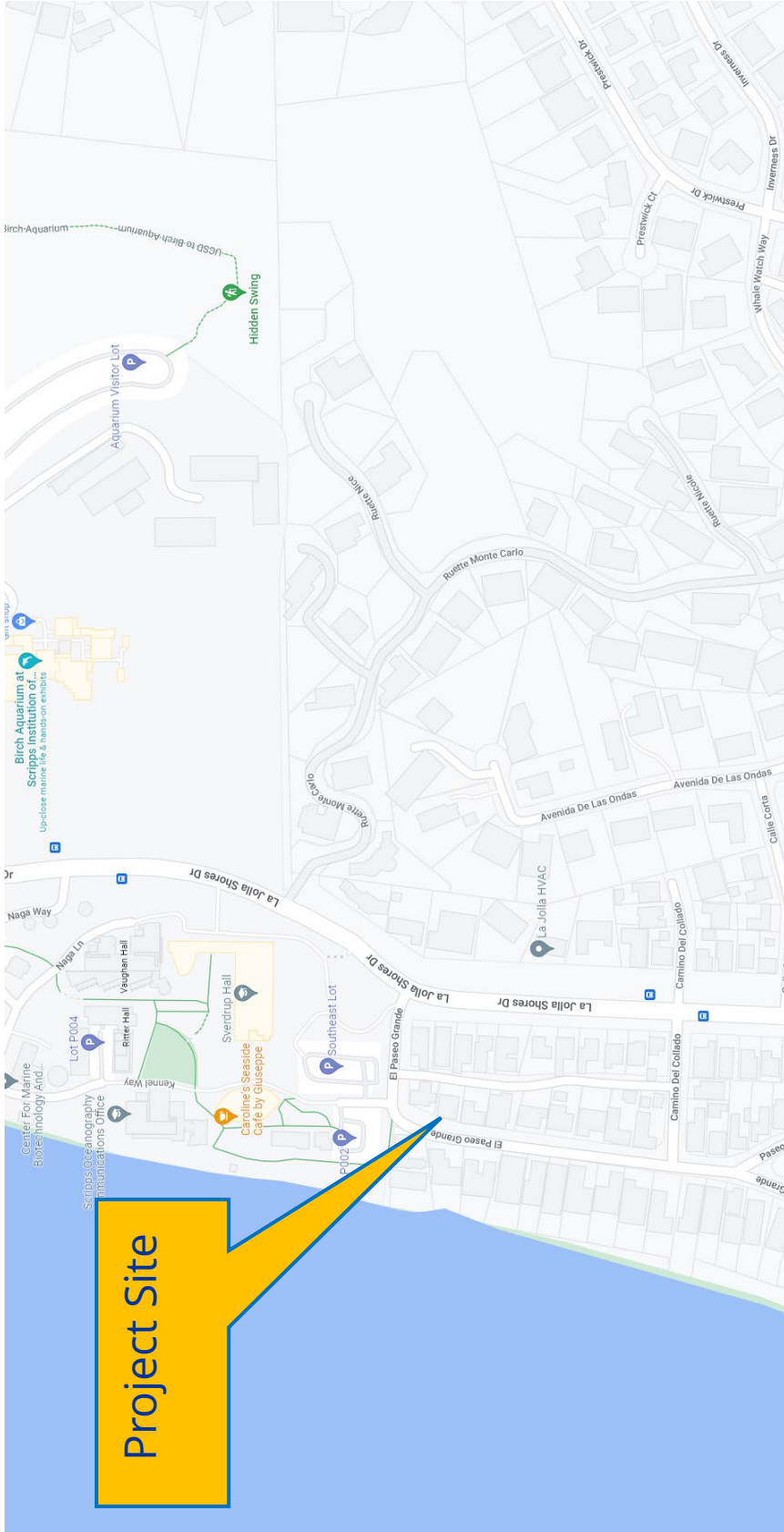
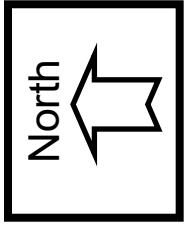


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Martha Blake, Development Project Manager

### Attachments:

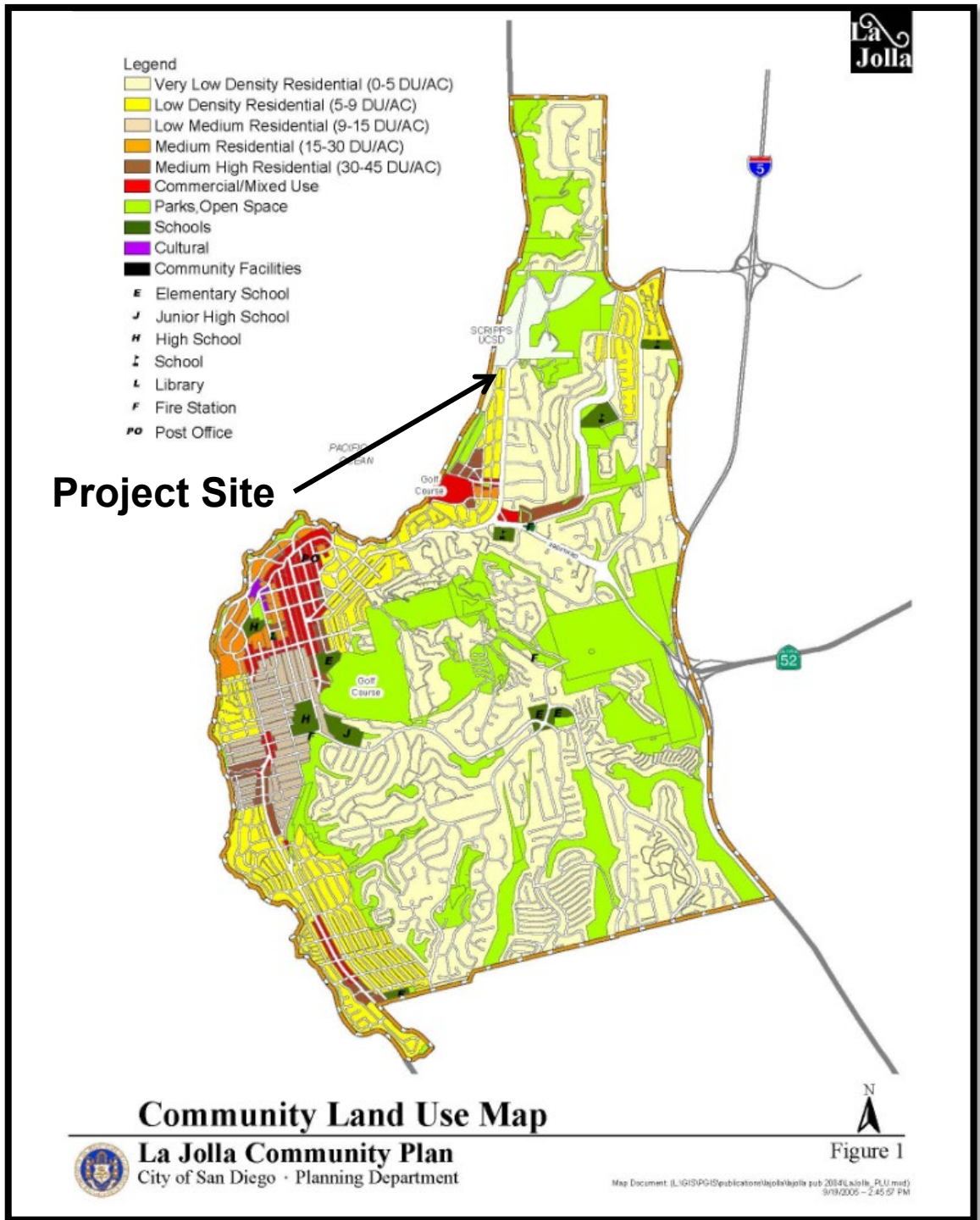
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP (MND)
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



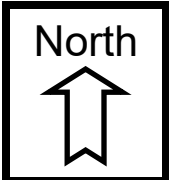
# Project Location Map

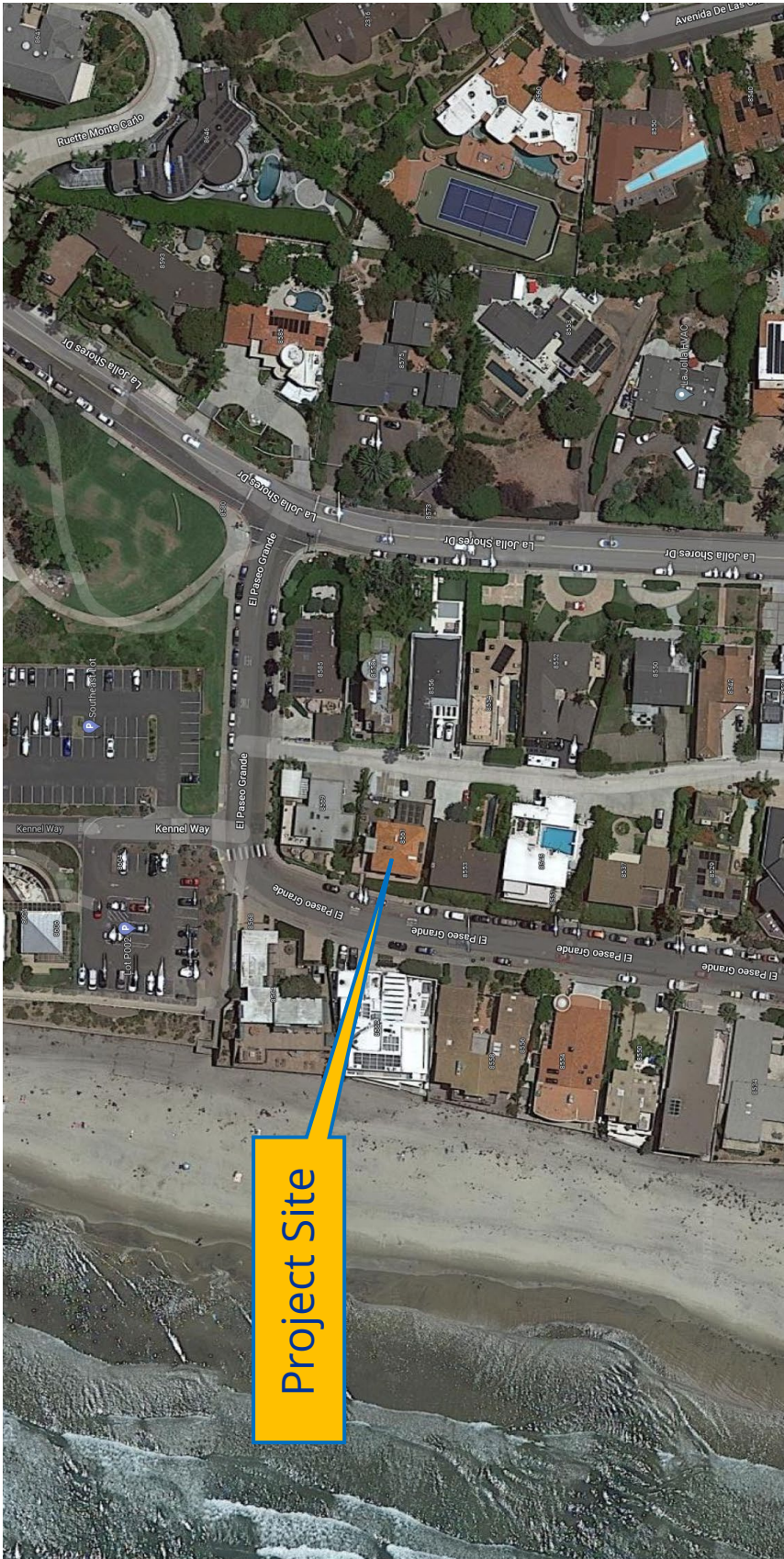
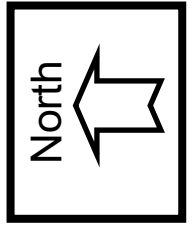
Barba/Lowther Residence  
PROJECT NO. 670093





**Land Use Map**  
Barba/Lowthy  
PROJECT NO. 670093





**Aerial Photo**  
Barba/Lowthy Residence  
PROJECT NO. 670093



HEARING OFFICER RESOLUTION NO. [REDACTED]  
SITE DEVELOPMENT PERMIT NO. 2460235  
COASTAL DEVELOPMENT PERMIT NO. 2454824  
**BARBA LOWTHER RESIDENCE SDP/CDP – PROJECT NO. 670093 [MMRP]**

WHEREAS, BARLOW CAPITAL INVESTMENTS. LLC., Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 3,044-square-foot dwelling unit and construct a new, 5,530-square-foot, two-story dwelling unit, with a 1,155-square-foot parking garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2460235 and 2454824), on portions of a 0.15-acre site; and

WHEREAS, the project site is located at 8561 El Paseo Grande in the SF Zone of the La Jolla Shores Planned District, the Coastal Non-Appealable Overlay, and the Coastal Height Limitation Overlay of the La Jolla Community Plan; and

WHEREAS, the project site is legally described as Lot 14 of La Jolla Shores Sea-Cliff Terrace in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6087; APN 346-090-20-00; and

WHEREAS, on April 20, 2022, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2460235 and Coastal Development Permit No. 2454824, and 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. 2460235 and Coastal Development Permit No. 2454824:



**A. SITE DEVELOPMENT PERMIT [SDMC §126.0505]**

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

The project will demolish an existing 3,044-square-foot, single-family residence, and construct a new 5,530-square-foot, two-story single-family residence, with a 1,155-square-foot (sq. ft.) parking garage, located at 8561 El Paseo Grande. The 0.15-acre site is zoned LJSPD-SF (La Jolla Shores Planned District), Coastal Overlay Zone (N-APP-2), Coastal Height Limit, Parking Impact (Coastal and Beach), Residential Tandem Parking, Transit Area, and Transit Priority Area Overlay Zones within the La Jolla Community Plan area in Council District 1. The proposed floor area ratio (FAR) complies with the variety of established FAR's in the vicinity.

Based on a submitted neighborhood survey of the existing neighborhood development pattern, and bulk and scale comparisons, the proposed single dwelling unit was found by City staff to be in conformity with setbacks, bulk, and scale as recommended by the La Jolla Community Plan. The proposed single dwelling unit was found consistent with the SF Zone of the Planned District development regulations, allowed density, and design recommendations. Therefore, the proposed development will not adversely affect the applicable land use plan.

A primary goal in the La Jolla Community Plan (LJCP) is 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 (LJCP p. 67) The project is consistent with this goal through design and character that is harmonious with structures in the surrounding vicinity. Development along the block is comprised primarily of 2-story and 3-story residences with a range of architectural styles.

The LJCP recommends transitions in scale between new and older structures, creating visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements. The project is consistent with this recommendation. The project's first level is stepped back with an open terrace and includes an open deck on the second level. The first level open terrace and second level deck create a transition in scale from the street level. In addition, the building's articulation provides visual relief from the street view by sitting slightly farther back than the surrounding buildings.

The project design palette includes wood siding, stucco finish, aluminum (window frames), concrete, landscape integrated with design (planters, etc.), marble, steel, and glazing (clear and frosted insulated glass). The design palette conforms to SDMC Section 1510.0301(c)(1)&(2), which indicates exterior wall materials shall be limited to wood siding, concrete, stucco, white and natural earth colors, and other materials which contribute to unifying the character of the surrounding neighborhood. The surrounding neighborhood while featuring diverse architectural styles, consists of residences in conformance with these broad building materials and colors, primarily stucco with some wood, with colors ranging from off-white to brown.

SDMC Section 1510.0301(c) states no building or structure shall be erected, constructed, altered, moved in, or enlarged to cover more than 60% of the lot or parcel. The project proposes a 3,518 sq. ft residence on a 6,330 sq. ft. lot, with lot coverage of 55.6%. The proposed project conforms with the LJSPDO lot coverage requirements.

The project proposes no deviations or variances from the applicable regulations and is consistent with the relevant LJCP and LJSPDO policy documents' goals and recommendations. The project complies with SDMC Section 1510.0304(b)(4), which states, *"setbacks shall be in general conformity with those in the vicinity."* A variety of established setbacks exist in the vicinity and the LJSPDO allows for the proposed setbacks of 15 feet at the front (with a second floor setback of 30 feet); 7 and 5 feet on the south side yard; 4 feet and 11'-6" at the north side yard; and 4 feet and 5'-10" at the rear property line

The home's design will be compatible with the appearance of the existing neighborhood and incorporate façade, articulation, and architectural details that will improve the aesthetic appeal when viewed from the street and the coast. The proposed home will not adversely affect any visitor-serving or recreational facility. No coastal scenic resources, recreational, or visitor-serving facilities were identified on the project site. Therefore, no adverse impacts to such resources would occur due to project implementation.

The LJCP recommends garage access from the alleyway rather than along the street front whenever possible (LJCP p. 127) The site proposes a 5-car garage with access directly from the alley.

The proposed development plans will not conflict with the LJCP and Local Coastal Program Land Use Plan. Review by City staff determined the proposed project to be consistent with the plan's land use designation and the development regulations of the LJSPD-SF (La Jolla Shores Planned District). Therefore, the proposed development will not adversely affect the applicable Land Use Plan.

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

The proposed development has been designed to comply with all applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District.

The SDP and CDP contain specific conditions addressing 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 the review and approval of all construction plans by staff prior to building permit issuance to determine that the development of the project will comply with all applicable regulations. The construction will be inspected by certified building and engineering inspectors to assure development is in accordance with the approved plans and with all applicable regulations. Therefore, the project will not be detrimental to public health, safety, and welfare.

All aspects of the development comply with the land use regulations so that the proposed development with the conditions of the permits, which include compliance with all applicable building codes, regulations, and standards, will 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 LJPDO does not contain quantifiable development standards for building setbacks and lot size, and floor area ratio. Instead, the LJPDO states, "*setbacks shall be in general conformity with those in the vicinity.*" SDMC Section 1510.0304(b)(4), A variety of established setbacks exist in the vicinity and the LJPDO allows for the proposed setbacks of 15 feet at the front (with a second floor setback of 30 feet); 7 and 5 feet on the south side yard; 4 feet and 11'-6" at the north side yard; and 4 feet and 5'-10" at the rear property line.

The LJPDO contains language in the General Design regulations which reference the character of the area and a design principle of "unity with variety" SDMC Section 1510.0301. Based on a submitted neighborhood survey of the existing neighborhood development pattern, and bulk and scale comparisons, the proposed development was found by City staff to be in conformity with the surrounding area setbacks, bulk, and scale. As designed, the project complies with the General Design regulations.

At 28 feet and 10 inches in height and with lot coverage of 55.6%, the proposed project complies with all height and bulk regulations in the LJPDO (SDMC Section 1510.0304) and there are no proposed variances or deviations to any Land Development Code regulation..

The proposed improvements will not obstruct coastal or scenic views from any identified public vantage point, and no public view to and along the ocean will be impacted. The permit has been conditioned, via a View Corridor easement, to specify that all existing/proposed vegetation placed in the side yards shall not exceed the requisite three-foot height limit. Through the required view corridor and landscape requirements, the proposed home will enhance the visual quality of the site and surrounding area.

With the adoption of the permit conditions, the proposed single-family residence will be in conformance with all relevant regulations, including, setbacks, height, bulk, parking, and all other relevant regulations. The project's development has been designed to comply with the land use regulations of the City of San Diego and the adopted LCP and La Jolla Community Plan. Therefore, the proposed development complies with the applicable regulations of the San Diego Municipal Code/Land Development Code.

**B. COASTAL DEVELOPMENT PERMIT [SDMC §126.0708]**

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

The La Jolla Community Plan (LJCP) designates the site as Low-Density Residential (5-9 DU/AC) (LJCP p. 75). The project proposes demolition of an existing dwelling unit and construction of a two-story single dwelling unit on a 6,330square foot lot. The project is consistent with the prescribed land use and density.

The proposed development is contained within the legal lot area. The proposed residence therefore will not encroach upon, negatively alter, or reduce any existing or future physical access to the coast as identified by the La Jolla Coastal Land Use Plan.

The lot is directly adjacent to an identified public view corridor. However, the project is designed with an enhanced view area on the alley side toward the ocean providing enhanced views beyond what is required. The visual corridor runs down the north end of the project street, El Paseo Grande. The permit has been conditioned, via a View Corridor easement, to specify that all existing/proposed vegetation placed in the side yards shall not exceed the requisite three-foot height limit. Through the required view corridor and landscape requirements, along with the setback ranging from 5' to 11'6", the project does not impact the view corridor.

The project proposes no deviations or variances from the applicable LJSPDO regulations and is consistent with the relevant LJCP and Local Coastal Program Land Use Plan policy documents' goals and recommendations. Also, it complies with section 1510.0304(b)(4), which states, "setbacks shall be in general conformity with those in the vicinity." A variety of existing, established setbacks allow for the currently proposed setbacks. Although the proposed second floor of the residence is set back further than existing residences, the 15 foot front yard setback is consistent with established trend of 15 to 18 feet in the immediate vicinity, per the survey reviewed by city staff Therefore, the proposed development will not adversely affect the applicable land-use plan.

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

The project site was previously graded and developed with a residence since 1969. A resource maps aerial and street-level photography review show that the project site does not contain environmentally sensitive lands or sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat communities. Furthermore, the project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA) designated lands. The project proposes demolishing the existing residence and constructing a two-story residential dwelling unit with an attached garage in approximately the same location on the lot as the existing residence. The proposed project will not adversely affect environmentally sensitive lands.

Due to its location in the La Jolla Shores Spindrift Area, the project required a Cultural Resources Survey Report in accordance with the City's Historical Resources Guidelines. The report identified the potential for significant archaeological and/or tribal cultural resources to be present on the site and recommended the following mitigation measures regarding monitoring during soil disturbance, as detailed in the project Mitigated Negative Declaration and associated Mitigation, Monitoring, and Reporting program. . These mitigation measures have been applied to the project for construction monitoring.

**3. The proposed coastal development conforms with the certified Local Coastal Program land use plan and complies with the certified Implementation Program regulations.**

The proposed demolition of the existing single-family residence and the construction of a new two-story, single-family residence is located on a site with a residential- low density (5-9 DU-AC) land use designation, which allows for low-density residential development. The proposed residence will not encroach upon, negatively alter, or reduce any existing or future physical access to the coast as identified by the LJCP and Local Coastal Program Land Use Plan and LJSPDO.

The proposed residence will ensure visual access down the side yard setbacks through the recordation of a 10-foot-wide view easement as a condition of approval. Due to these factors, the proposed 2-story residence over garage structure was found to be in compliance with the City of San Diego adopted LJCP, the certified Local Coastal Program Land Use Plan, and General Plan.

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

The site is currently developed with an existing single-family residential structure. The development proposes to demolish the existing structure and construct a new two-story single-family residence with garage structure, which is part of a single-family neighborhood.

The premises are located within Coastal Access Subarea C - La Jolla Shores of the La Jolla Community Plan on the east side of El Paseo Grande which is categorized as the road from which a coastal body of water can be seen. The project is between a scenic overlook and view corridor and is considered part of the La Jolla Beach View Corridor since the project site and adjacent properties abut a scenic roadway as identified in the La Jolla Community Plan. (LJCP p. 142). However, the proposed development of the project will be fully within private property and will not negatively impact or encroach on these stated resources.

The project site is in an area identified as a view corridor at the north end of El Paseo Grande and a scenic roadway that has intermittent views through existing residences setbacks. The proposed residence will provide visual access down the side yard setbacks through a view

easement as a condition of approval. The project was determined by City Staff to not have a negative impact on any identified public view or public access. The proposed single-family residence is designed to take access off the existing alley, with adequate off-street parking. The existing character and pedestrian design will remain open and improved to maintain public access. Due to these factors, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Site Development Permit No. 2460235, and Coastal Development Permit No. 2454824, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit No. 2460235, and Coastal Development Permit No. 2454824, a copy of which is attached hereto and made a part hereof.

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Martha Blake  
Development Project Manager  
Development Services

Adopted on: April 20, 2022

IO#: 24008678

**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: 24008678

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2460235  
COASTAL DEVELOPMENT PERMIT NO. 2454824  
**BARBA LOWTHER RESIDENCE SDP/CDP – PROJECT NO. 670093 [MMRP]**  
HEARING OFFICER

This Site Development Permit No. 2460235 and Coastal Development Permit No. 2454824 are granted by the Hearing Officer of the City of San Diego to Barlow Capital Investments, LLC, a California limited liability company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505, 126.0708, and 1510.0201(c). The 6,330-square-foot lot is located at 8561 El Paseo Grande in the LJSPD-SF zone and the Coastal Overlay Zone within the La Jolla Community Plan Area and Council District 1. LEGAL DESCRIPTION: Lot 14 of La Jolla Shores Sea-Cliff Terrace in the City of San Diego, County of San Diego, State of California, according to Map thereof No.6087; APN 346-090-20-00.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to demolish an existing 3,044-square-foot dwelling unit and construct a new 5,530-square-foot, two-story dwelling unit with a 1,155-square-foot parking garage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 20, 2022, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 3,044-square-foot dwelling unit and construction of a new 5,530-square-foot, two-story dwelling unit over a 1,155-square-foot parking garage at;
- b. Ingress to the project site via the alley east of El Paseo Grande to a 5-car garage;
- b. Landscaping (planting, irrigation, and landscaping related improvements);
- 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 May XX, 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 the Owner/Permittee.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 670093 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 670093 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for Cultural Resources (Archaeology), Tribal Cultural Resources.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

15. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional right of way on El Paseo Grande to provide a 10-foot curb-to-property-line distance, and additional right of way on the adjacent Alley to provide a 20-foot property line-to-property line distance, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged and unaligned sidewalk panels per current city standards, maintaining existing scoring pattern and preserving any contractor's stamp, adjacent to the site on El Paseo Grande, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing and proposed retaining walls, stairs, gate, landscape, irrigation, sidewalk underdrains and private storm drain system in the El Paseo Grande Right of Way and newly dedicated area, satisfactory to the City Engineer.

18. 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.

19. 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:**

20. 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. 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.

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

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

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents are damaged or removed, 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.

**PLANNING/DESIGN REQUIREMENTS:**

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. Prior to the issuance of any construction permits, the Owner/Permittee shall record a 10-foot-wide View Corridor Easement as shown on Exhibit "A," in accordance with SDMC section 132.0403.

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

**INFORMATION ONLY:**

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

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

APPROVED by the Hearing Officer of the City of San Diego on April 20, 2022 and [Approved Resolution Number].

DRAFT

**ATTACHMENT 5**

Site Development Permit No. 2460235  
Coastal Development Permit No. 2454824  
Date of Approval: April 20, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Martha Blake  
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.

Barlow Capital Investments, LLC  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

Barlow Capital Investments, LLC  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

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

ADOPTED ON APRIL 20, 2022

**A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO**

**ADOPTING MITIGATED NEGATIVE DECLARATION NO. 670093/SCH NO.2022020135**

**AND THE MITIGATION, MONITORING, AND REPORTING PROGRAM**

WHEREAS, on September 23, 2020, Claude-Anthony Marengo, submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the Barbra/Lowther Residence (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on April 20, 2022; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 670093/SCH. 2022020135 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: \_\_\_\_\_  
Martha Blake, Development project manager

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

**EXHIBIT A**

## MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2454824  
 SITE DEVELOPMENT PERMIT NO. 2460235

PROJECT NO. 670093

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 670093 shall be made conditions of Coastal Development Permit No. 2454824 and Site Development Permit No. 2460235 as may be further described below.

**A. GENERAL REQUIREMENTS – PART I****Plan Check Phase (prior to permit issuance)**

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



programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

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

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

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

*Qualified Archaeologist*  
*Qualified Native American Monitor*

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

CONTACT INFORMATION:

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

- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #670093 and /or Environmental Document #670093, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

***None Required*****4. MONITORING EXHIBITS**

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

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

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

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS  
TRIBAL CULTURAL AND CULTURAL RESOURCES (ARCHAEOLOGICAL)**

**I. Prior to Permit Issuance**

## A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

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

**II. Prior to Start of Construction**

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

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

### III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

- 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
- 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall

stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA Guidelines Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### **IV. Discovery of Human Remains**

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

##### **A. Notification**

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

##### **B. Isolate discovery site**

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

**C. If Human Remains ARE determined to be Native American**

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
  - c. To protect these sites, the landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement; or
    - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

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

**A. If night and/or weekend work is included in the contract**

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

2. The following procedures shall be followed.
  - a. No Discoveries
 

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
  - b. Discoveries
 

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
  - c. Potentially Significant Discoveries
 

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV- Discovery of Human Remains shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## **VI. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.



- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
- b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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: 8561 El Paseo Grande (Corrected)			Project Number: 670093	
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 type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
16	0	1		
Conditions or Recommendations: Reason for Denial: Bulk & Scale not compatible with neighborhood				
<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: February 06, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**APPROVED** Meeting Minutes for June 16, 2021  
 615 Prospect Street Jolla, CA 92037

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

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

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

**2. Agenda:**

Potter requested to place ‘non-agenda’ before Public Comment (No. 4). Lazerow moved to approve, Moser seconded. Motion passed 4-0-0.

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

Staff reported there was no non-agenda public comment received.

**4. Approval of the minutes for May, 2021**

Lazerow discussed/questioned use of passive voice (page 5). Potter requested staff to describe the purpose of minutes. Staff said the minutes should relate the issues of concern of the board during their deliberation on project reviews. They should not be a list of ‘he’ said ‘she’ said commentary. Lazerow said comments from neighbors, public and board members should be separate. Potter and Moser agreed that the board and public comment is separated. Potter suggested focusing on inaccuracies. Weissman moved to approve minutes. Moser seconded. Motion passed 4-0-0.

## 5. Project Review:

### **ACTION ITEM A – PTS 670093 – Barba/Lowther**

**Location:** 8561 El Paseo Grande

APN: 346-417-1111

**Description:** Proposal to demolish a 3,044 sf house and construct a new 5,530 sf 2-story single-family dwelling on a 0.15-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

**Presented by:** Claude-Anthony Marengo, [CAMarengo@M2A.io](mailto:CAMarengo@M2A.io), (619) 417-1111

### **Presentation:**

- Presenter said they are returning with a new proposal with more landscape coverage than previously
- The building is also stepped back more though it is now higher by 4 feet for view enhancement
- The courtyard has been moved back to help with minimizing bulk and scale
- The building was basically pushed back to move it up by 4 feet
- The setback on the north was increased by 1 foot and the setback on the south by 2 feet
- Uncovered deck space is now counted in lot coverage, balconies not counted
- Garage has been deleted addressing Peggy Davis' concerns about water damage

### **Public Comments:**

- It was expressed that the landscape plan doesn't match site plan, so there is a problem with the exhibits and that the basement plan was not correct as well.
- It was mentioned that elevations of adjacent homes need to be viewed in context with the proposal, as the proposal is very different and disruptive in terms of bulk and scale
- Additionally, it was also mentioned that the retaining wall at 9 feet is too big and should be considered carefully by the board
- A concern was expressed that the elevated deck would disrupt the neighborhood and that the jacuzzi is not allowed in the front yard
- Presenter replied that the jacuzzi was setback to enjoy the view and should not be an issue. Also, as long as the deck met the height limit and was stepped back it should not be an issue, plus houses on opposite side of street are below grade

**Board Comments:**

- The elevated deck was thought huge and would cause noise for neighbors, as the dwelling could be a party house
- The retaining wall was considered as an issue although presenter said the grade would mask the wall
- Neighbors behind the proposal could be impacted by the bulk and scale of the proposal, as the setbacks were reduced there
- Presenter said the building was raised by 4 feet for views as a correction to the previously lower building height, which the owner disliked.
- Plans were said to not meet the 72-hour notice requirement though presenter disagreed and said annotations were added for benefit of LJSAB

**Motion:**

In response to board question regarding what they are to consider, the presenter said that if they denied this proposal he would revert back to the previous proposal with a lower building height. Lazerow moved to postpone vote to next month in order to respond to board questions raised. Lazerow requested moving the deck back by 2 feet to further reduce bulk and scale. Presenter agreed. Moser moved to approve with stipulation that the deck is moved 2 feet back. Potter made a friendly amendment to approve the project as presented today with the addition of the 2-foot setback for the deck. Lazerow asked for the conditions regarding landscaping coverage, lot coverage and whether the jacuzzi complied with the Municipal Code be part of the motion. Presenter said nothing would be approved that didn't meet code regarding Bert's conditions. Potter called the question regarding Moser's original motion. Potter seconded the motion. Motion passed 4-0-0.

**ACTION ITEM B – PTS 690406 – Mohedin Addition****Location:** 7341 Rue Michael

APN: 352-332-0400

**Description:** Proposal for a 79-sf kitchen and great room addition, 402 sf bedroom addition, 221 covered open loggia addition, and 654 sf deck addition to an existing single-story, single family dwelling on a 0.31-acre lot. The Applicant is seeking a recommendation that the proposed project is minor in scope (Process 1) from the Advisory Board.

**Presented by:** Brendan Coen, brendan@MartinArchitecture.com, (858) 349-3474

**Presentation:**

- Project is adding a deck and 3 feet at rear of house
- Cantilevered deck will be supported by caissons/shore pins
- A chimney would slightly raise the building height of the 1-story house
- No neighbors' views would be impacted

- Applicant is seeking approval as a minor project
- Applicant did not approach neighbors but is willing

**Public Comment:**

None

**Board Comment:**

- It was expressed by one of the Board Members that the project could be supported as a minor project.

**Motion:**

Moser moved to approve as presented. Weissman seconded. Motion passed 4-0-0.

**Next meeting date:** To be determine due to a quorum issue. Staff would coordinate with the Chair on alternative meeting dates.

**Adjournment:** 11:23 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department



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

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

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

**Project Title:** Barba/Lowther Residence **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 8561 El Paseo Grande, La Jolla, CA 92037

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

Corporation  Limited Liability -or-  General - What State? Ca **TEIN #** 27-3534874  
 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: Sasha Lowther  Owner  Tenant/Lessee  Successor Agency

Street Address: 8561 El Paseo Grande

City: La Jolla State: CA Zip: 92037

Phone No.: 619-770-4036 Fax No.: \_\_\_\_\_ Email: sasha\_lowther@yahoo.com

Signature: Sasha Lowther Date: 7/16/2020

Additional pages Attached:  Yes  No

**Applicant**

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

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

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

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

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

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

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

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

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

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

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

Additional pages Attached:  Yes  No



# BARLOW CAPITAL INVESTMENTS LLC

8561 EL PASEO GRANDE, LA JOLLA, CA 92037



## Marengo Morton Architects

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

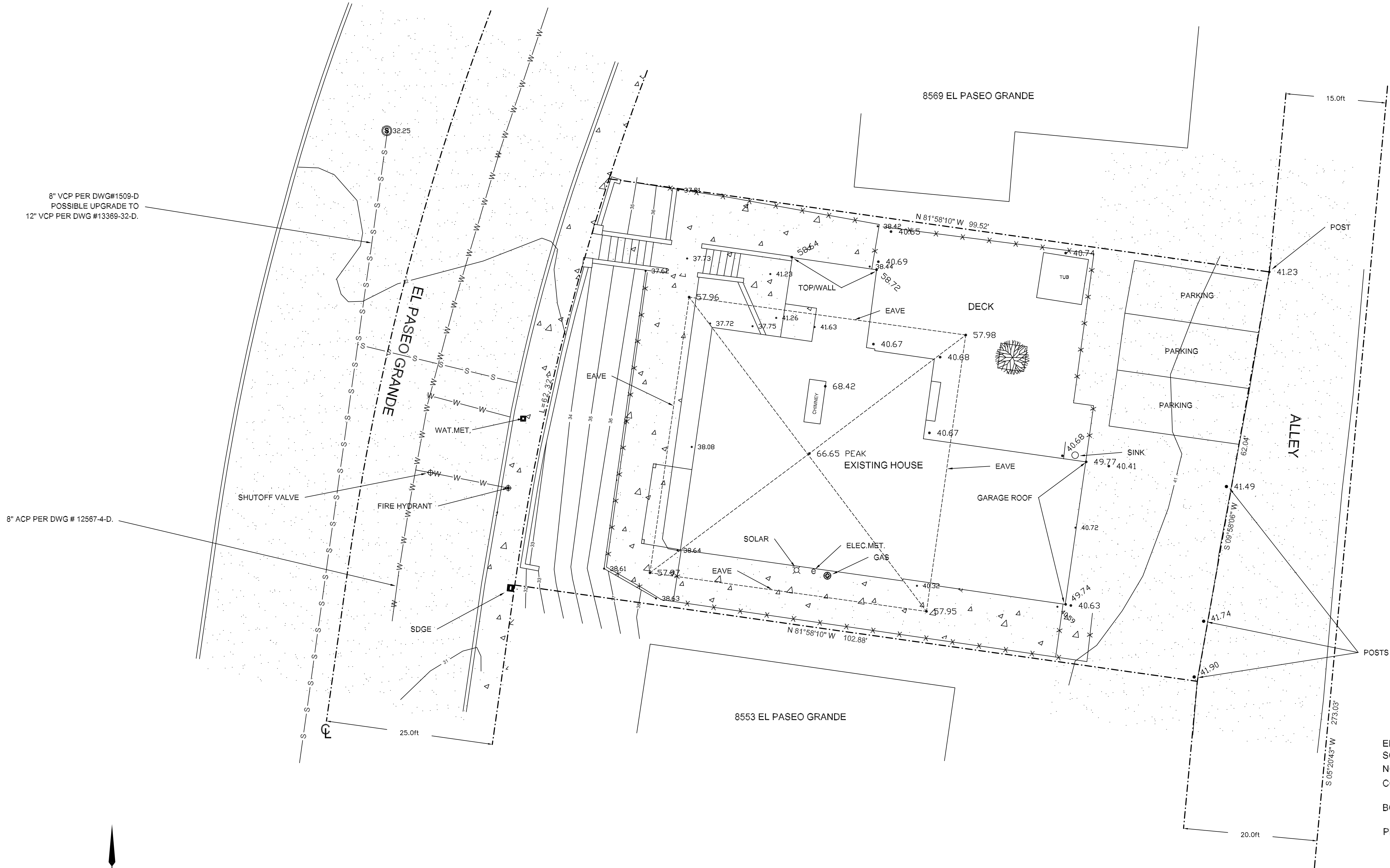


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BARLOW CAPITAL INVESTMENTS LLC  
8561 EL PASEO GRANDE  
LA JOLLA, CA 92037

SHEET INDEX		PROJECT TEAM		SCOPE OF WORK		PROJECT DATA	
NAME	CONTENT	<b>OWNERS</b> Barlow Capital Investments LLC Ms. Sasha Lowther 8561 El Paseo Grande La Jolla, CA 92037 Telephone: (619) 770-4036	<b>GEOTECHNICAL ENGINEER</b> Accutech Engineering Systems, Inc. 3435 Carleton St. San Diego, CA 92106 Telephone: (619) 261-2619 Fax: (619) 224-6888 info@accutechengineering.com	<ul style="list-style-type: none"> <li>THE PROPOSED DEVELOPMENT SHALL REQUIRE A PROCESS THREE: A SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT FOR DEMOLITION OF 3,044 SQ.FT. HOUSE.</li> <li>CONSTRUCTION OF A 5,530 SQ FT 2-STORY SINGLE FAMILY DWELLING UNIT OVER BASEMENT WITHIN LA JOLLA SHORES PLANNED DISTRICT.</li> <li>REQUEST A NEIGHBORHOOD DEVELOPMENT PERMIT.</li> </ul>	<b>PROJECT INFORMATION</b> PROJECT ADDRESS: 8561 EL PASEO GRANDE LA JOLLA, CA 92037 ASSESSORS PARCEL NUMBER: 346-090-20-00 LEGAL DESCRIPTION: LOT: 14 MAP No. 6087		YEAR BUILT: 1969 BUILDING CODE: CALIFORNIA RESIDENTIAL CODE (CRC), 2019 EDITION & ASSOCIATED AMENDMENTS IN SDMC. CALIFORNIA BLDG. CODE (CBC) BASED ON 2019 IBC. NATIONAL ELECTRICAL CODE (NEC), 2019 EDITION NATIONAL MECHANICAL CODE (CMC), 2019 EDITION CALIFORNIA PLUMBING CODE (CPC), 2019 EDITION SAN DIEGO COUNTY MUNICIPAL CODE (SDC), PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CBC, 2019 CMC AND 2019 SPC AND THE 2019 CEC.
TOPO	TOPOGRAPHICAL SURVEY	<b>ARCHITECT</b> Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo CAMarengo@m2a.io Cell: (619) 417-1111	<b>SURVEYOR</b> Spencer-Lucey Inc. 220 Linda Mar Dr. Solana Beach, CA 92075 Telephone: (858) 792-9242		OCCUPANCY TYPE: GROUP R-1 (RESIDENTIAL) No. OF DWELLINGS & BEDROOMS: 1 SDU W/ 4 BEDROOMS CONSTRUCTION TYPE: TYPE V OVER TYPE 1 NUMBER OF STORIES: EXISTING TWO STORY / PROPOSED TWO STORY OVER SUBTERRANEAN GARAGE.		
LANDSCAPE	LANDSCAPE	<b>DESIGNER</b> Gracia Studio Calle Coahuila 8206 Int. 201, Zona Centro C.P. 22100 Tijuana, BC, Mexico Contact: Benjamin Huerta Telephone: (664) 638-4663	4492 Camino de la Plaza, Suite 281 San Ysidro, CA 92173 Telephone: (619) 795-7864	<b>ZONING INFORMATION</b> ZONE: L1SPD-SF BASE ZONE IN THE L1SPDO OVERLAY ZONES: COASTAL (N-APP-2), COASTAL HEIGHT, PARKING COASTAL IMPACTS, PARKING BEACH IMPACT, PARKING CAMPUS IMPACT, RESIDENTIAL TANDEM, AFFORDABLE HOUSING PARKING DEMAND, LA JOLLA SHORES ARCHAEOLOGICAL STUDY AREA, GEOHAZARD ZONE S2, TRANSIT STOP (BUS STOP AT LA JOLLA SHORES DR & CAMINO DEL COLLADO) IS 536 FEET AWAY.			
L-1.1	LANDSCAPE			<b>VICINITY MAP</b> 1. The project will meet water and energy efficiency at submittal of the building permit per CBC		SETBACKS FRONT (STREET FRONTAGE): 21'-3" EXISTING 15'-0", 30'-0" PROPOSED DIFFERENCE 6'-3" - +8'-9" INTERIOR SIDE NORTH: 7'-10" EXISTING 5'-0" / 11'-6" 2'-10" / + 2'-8" INTERIOR SIDE SOUTH: 8'-8" EXISTING 5'-0" / 7'-0" 3'-8" / 1'-8" REAR: 21'-0" EXISTING 4'-0" / 5'-10" 17'-0" BUILDING HEIGHT LIMITATIONS: 30'-0" EXISTING 28'-10" PROPOSED DIFFERENCE 1'-2" PARKING SPACES: 5 EXISTING 9 PROPOSED DIFFERENCE 3 OVERALL MEASURING STRUCTURE HEIGHT: 28'-10"	
A-1.1	PROPOSED SITE PLAN			BUILDING AREAS: FIRST FLOOR: 1,776 S.F. EXISTING 834 S.F. ADDITION TOTAL 2,610 S.F. SECOND FLOOR: 1,268 S.F. EXISTING 1,652 S.F. 2,920 S.F. TOTAL AREA: 3,044 S.F. EXISTING 2,486 S.F. 5,530 S.F.		GARAGE AREA: 561 S.F. EXISTING 2,681 S.F. 3,242 S.F. FIRST FLOOR DECK AREA (N.C.): 1,282 S.F. -961 S.F. -299 S.F. SECOND FLOOR DECK AREA: 71 S.F. -63 S.F. -8 S.F. TOTAL: 1,914 S.F. 1,657 S.F. 2,935 S.F.	
A-1.1.1	PROPOSED LOT COVERAGE PLAN			LANDSCAPE REQUIRED: 1,899.18 S.F. (30%) LANDSCAPE PROVIDED: 1,915 S.F. (30.25%) LOT AREA: 6,330 S.F. EXISTING F.A.R.: 3,044 S.F. (0.48) PROPOSED F.A.R.: 5,530 S.F. (0.87) EXISTING IMPERVIOUS AREA: 3,945 S.F. (E) & PROPOSED IMPERVIOUS AREA: 4,548 S.F.		PHASE: COASTAL PROJECT NO. 2020-17 REVIEWED BY: CAM DRAWN BY: PC DATE: 06/09/2021	
A-1.2	SITE DEMOLITION PLAN			SHEET TITLE TITLE SHEET T-1		MARENGO MORTON ARCHITECTS, INC. IS PROVIDING, BY AGREEMENT WITH CERTAIN PARTIES, MATERIALS STORED ELECTRONICALLY. THE PARTIES RESERVE THE RIGHT, WITHOUT LIMITATION, TO REPRODUCE, COPY, TRANSMIT, OR OTHERWISE DISSEMINATE ANY INFORMATION RECORDED IN OR TRANSMITTED AS ELECTRONIC MEDIA (INCLUDING BUT NOT LIMITED TO "CAD DOCUMENTS") AND TO SUBJECT TO UNPREDICTABLE ALTERATION, OTHER INTENTIONAL OR UNINTENTIONAL, DUE TO, AMONG OTHER THINGS, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN INTERVENTION. ACCORDINGLY, ALL SUCH DOCUMENTS ARE PROVIDED TO THE PARTIES FOR INFORMATIONAL PURPOSES ONLY AND NOT AS AN END PRODUCT OR AS A RECORD DOCUMENT. ANY RELIANCE THEREON IS DEEMED TO BE UNREASONABLE AND UNENFORCEABLE. THE SIGNED AND STAMPED HARD COPIES WITH THE SIGNATURE OF THE ARCHITECT OF RECORD ARE THE ARCHITECT'S INSTRUMENTS OF SERVICE AND ARE THE ONLY TRUE COPY OF THE ORIGINAL DOCUMENTS OF RECORD.	

8561 EL PASEO GRANDE



8" VCP PER DWG#1509-D  
POSSIBLE UPGRADE TO  
12" VCP PER DWG #13369-32-D.

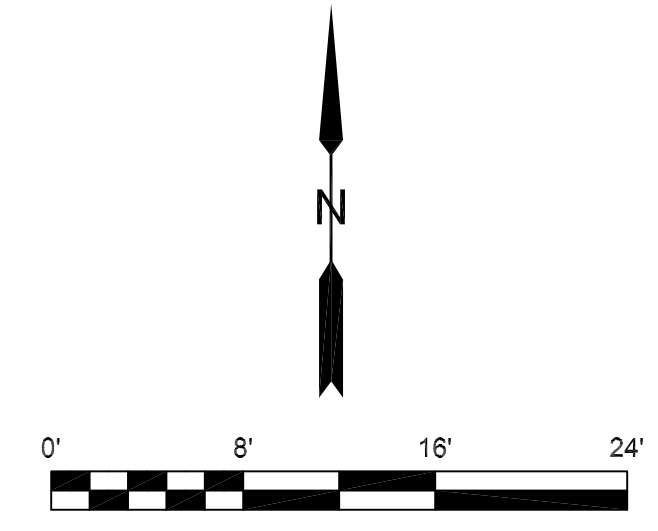
8" ACP PER DWG # 12567-4-D.

ELEVATIONS TIED TO BRASS PLUG LOCATED AT THE  
SOUTHEAST CORNER OF CAMINO DEL COLLADO & EL PASEO GRANDE.  
NGVD29 ELEVATION=37.88 FEET PER CITY OF SAN DIEGO VERTICAL  
CONTROL BOOK PAGE 228.

BOUNDARY TIED TO MAP NO. 6087.

PLOT BY SPENCER-LUEY SURVEY. 858-792-9242

ROBERT SUKUP  
RCE 28302-EXP: 3/31/22



11/5/20



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**BARLOW CAPITAL INVESTMENTS LLC**  
8561 EL PASEO GRANDE  
LA JOLLA, CA 92037

REVISIONS	DATE	DESCRIPTION
06/18/2020	START OF PROJECT	
12/21/2020	COMMUNITY SUBMITTAL	
1/18/21	2nd COMMUNITY SUBMITTAL	



PHASE **COASTAL**

PROJECT NO. **2020-17**

REVIEWED BY **CAM**

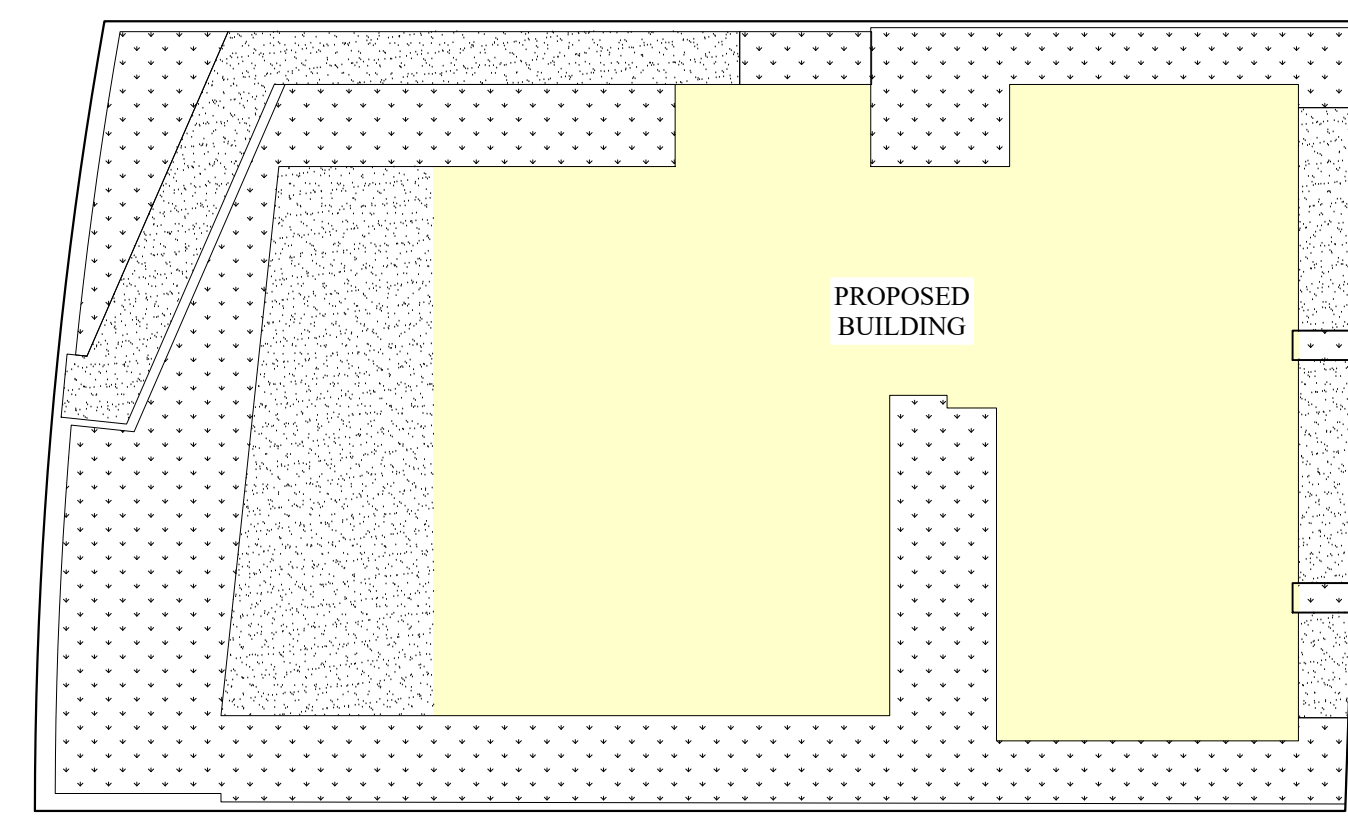
DRAWN BY **PC**

DATE **06/09/2021**

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SHEET TITLE  
**PROPOSED LANDSCAPE PLAN**  
**L-1.1**

**LANDSCAPE AREA DIAGRAM**

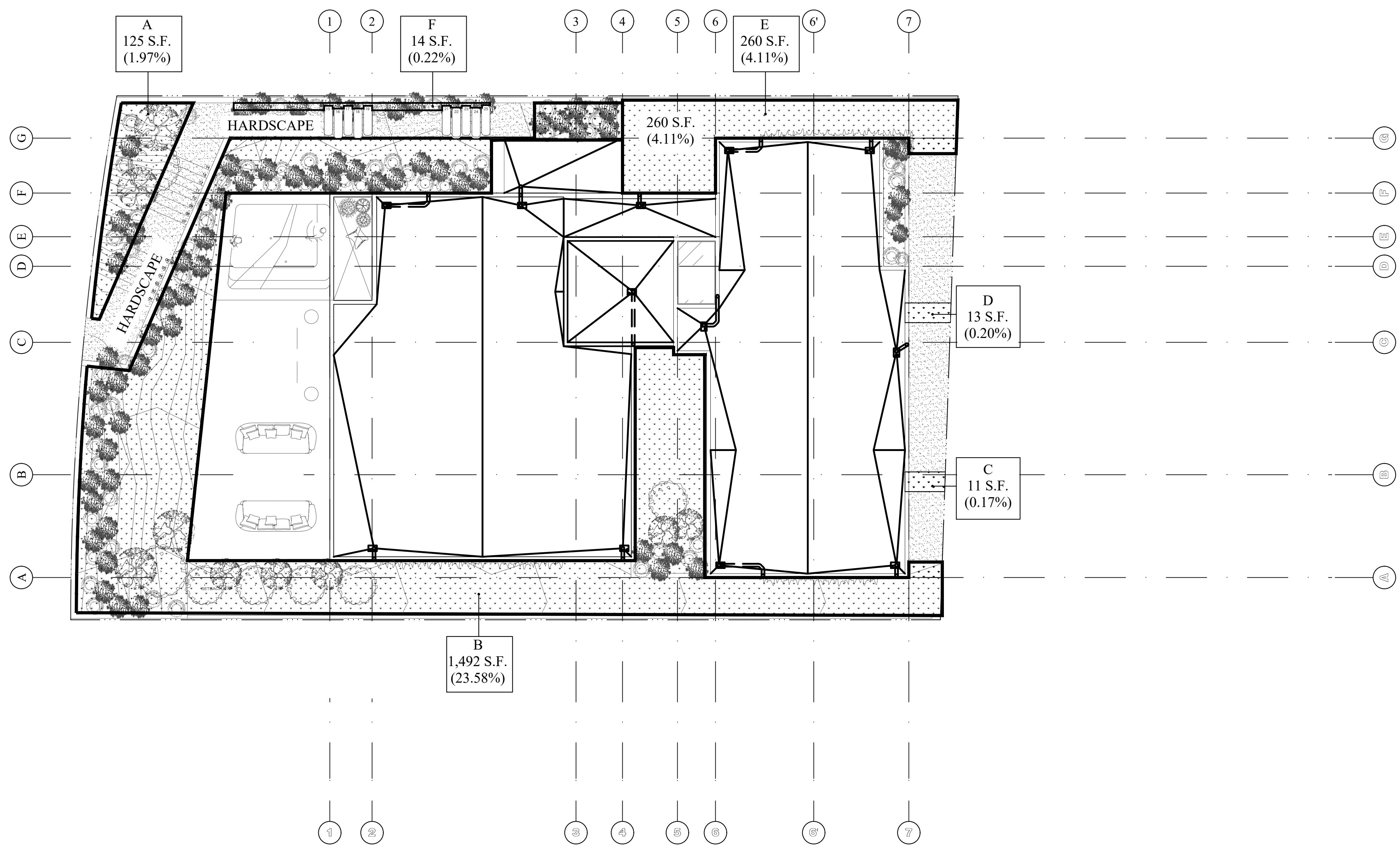


**LANDSCAPE LEGEND**

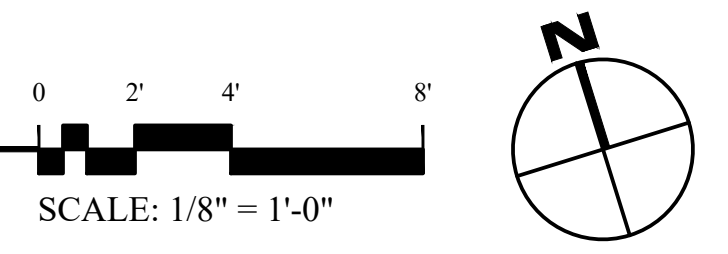
LEGEND	AREA (SQ.FT.)	%
TOTAL PARCEL = 6,330 S.F.		
A) LANDSCAPE PLANTING AREA WITH LOW-GROWING WOODY OR HERBACEOUS GROUND COVER, TURF SHRUBS OR TREES, OR UNATTACHED UNIT PAVERS (30% REQUIRED)	1,915	30.25
B) HARDSCAPE (IMPERMEABLE UNPLANTED REC. AREAS, WALKWAYS, DRIVEWAYS, PATIO)	1,152	18.20
C) STRUCTURE (BUILDING)	3,075	51.43
SLOPE 5% SLOPE TO DRAIN		
TOTAL=	6,330	100

SQ. FT.	%	AREA
125	1.97	A
1492	23.58	B
11	0.17	C
13	0.20	D
260	4.11	E
14	0.22	F
1915 SQ.FT.	30.25 %	



**PROPOSED LANDSCAPE PLAN**





**Marengo Morton Architects**  
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 8561 EL PASEO GRANDE  
 LA JOLLA, CA 92037

REVISIONS  
 06/18/2020 START OF PROJECT  
 12/21/2020 COMMUNITY SUBMITTAL  
 1/18/21 2nd COMMUNITY SUBMITTAL

PHASE COASTAL

PROJECT NO. 2020-17

REVIEWED BY CAM

DRAWN BY PC

DATE 06/09/2021

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SHEET TITLE  
**PROPOSED LOT COVERAGE PLAN**  
**A-1.1.1**

**LOT COVERAGE CALCS.**

AREA	AREA	S.F.	%
TOTAL LOT		6,330 S.F.	100%
ALLOWABLE		3,798 S.F.	60%
MAIN STRUCTURE		2,905 S.F.	45.90%
ENTRY		NOT COUNTED PER 113.0240(a)	
UNCOVERED DECK		613 S.F.	9.68%
TOTAL		3,518 S.F.	55.57%

**GENERAL SITE NOTES**

- THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- ALL GRADES SHOWN/PROPOSED ARE EXISTING.
- NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3'-0" AT MATURITY SHALL BE INSTALLED WITHIN 5'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
- NO EXISTING OR PROPOSED TRANSIT STOPS AT SITE.
- PROVIDE BUILDING ADDRESS NUMBER, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING COASTAL BLUFF AREAS.
- AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
- MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
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**SPECIFIC SITE NOTES**

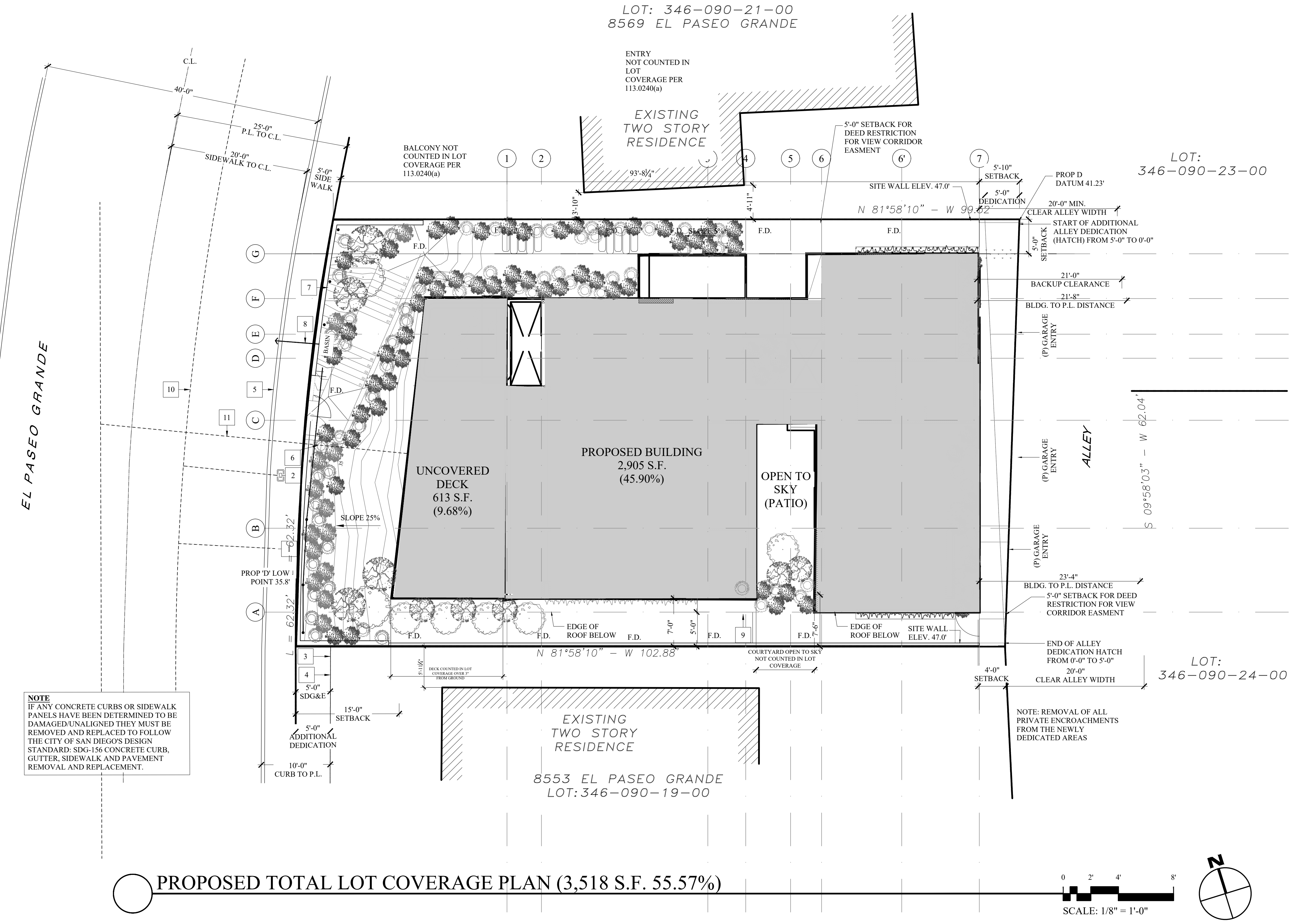
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**SITE LEGEND**

- ROOF DRAIN W/ OVERFLOW PREVENTION
- FLOOR AREA DRAIN
- WATER FLOW DIRECTION
- SLOPE %
- DISCHARGE DIRECTION OF GANGED UP DRAINS
- ROOF CRICKET OF BUILT UP INSULATION DIRECTING WATER TO DRAIN
- AREA OF ALLEY DEDICATION

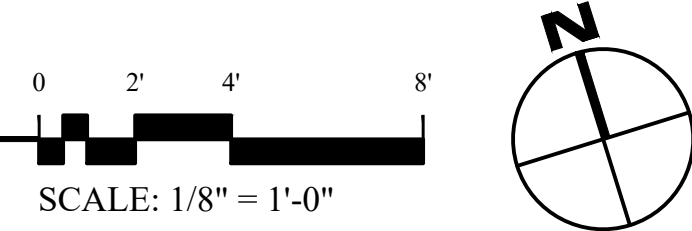
**KEY NOTES**

- |  |  |
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| 2 (E) WATER METER TO REMAIN              | 8 (N) DISCHARGE DRAIN UNDER SIDEWALK TO GUTTER PER CITY STANDARDS      |
| 3 5 FT. SDG&E EASEMENT PER MAP NO. 06087 | 9 (N) HVAC UNITS   |
| 4 10 FT. DEDICATION EASEMENT             | 10 (E) WATER LINE TO REMAIN REFERENCE DRAWINGS #26331-3-D & 12567-4-D  |
| 5 (E) CURB                               | 11 (E) SEWER LINE TO REMAIN REFERENCE DRAWINGS #13369-32-D & 16837-0-D |
| 6 (N) CLEAN OUT                          |  |



**NOTE**  
 IF ANY CONCRETE CURBS OR SIDEWALK PANELS HAVE BEEN DETERMINED TO BE DAMAGED/MISALIGNED THEY MUST BE REMOVED AND REPLACED TO FOLLOW THE CITY OF SAN DIEGO'S DESIGN STANDARD: SDG-156 CONCRETE CURB, GUTTER, SIDEWALK AND PAVEMENT REMOVAL AND REPLACEMENT.

**PROPOSED TOTAL LOT COVERAGE PLAN (3,518 S.F. 55.57%)**





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REVISIONS  
 06/18/2020 START OF PROJECT  
 12/21/2020 COMMUNITY SUBMITTAL  
 1/18/21 2nd COMMUNITY SUBMITTAL

PHASE **COASTAL**

PROJECT NO. 2020-17

REVIEWED BY **CAM**

DRAWN BY **PC**

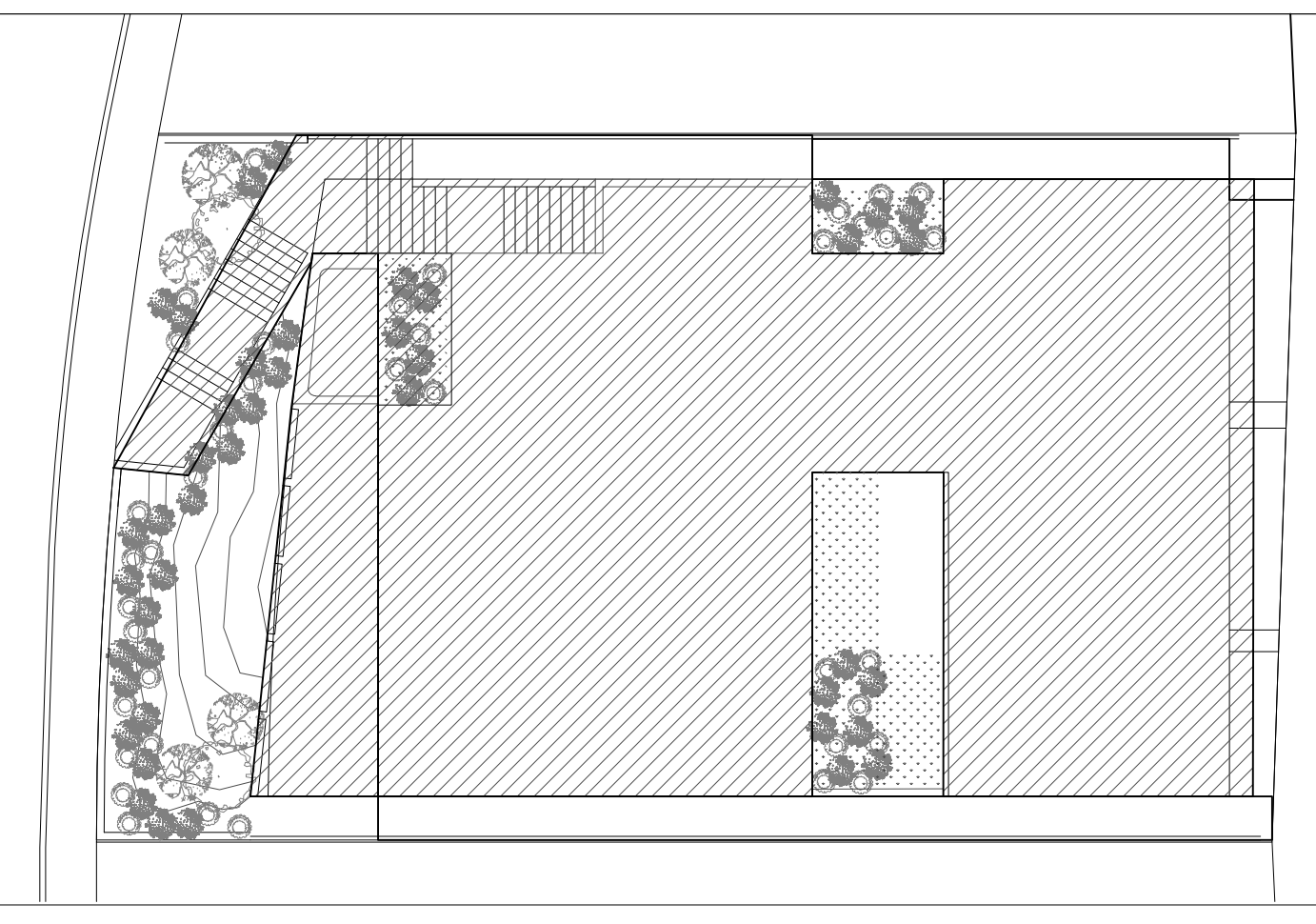
DATE **06/09/2021**

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SHEET TITLE  
**PROPOSED SITE PLAN**

**A-1.1**

**IMPERVIOUS AREA N.T.S**



**SITE SURFACE AREA TABLE**

A. TOTAL SITE AREA:	HATCH	6,331 S.F.
B. TOTAL DISTURBANCE AREA:		5,719 S.F.
C. EXISTING AMOUNT OF IMPERVIOUS AREA:		3,945 S.F. (63%)
D. EXISTING AMOUNT OF PERVIOUS AREA:		2,529 S.F. (40%)
E. PROPOSED AMOUNT OF IMPERVIOUS AREA:		4,610 S.F. (72%)
F. PROPOSED AMOUNT OF PERVIOUS AREA:		1,577 S.F. (25%)

**EARTHWORK AREA CALCULATIONS**

CUT QUANTITIES:	799.25 CYD
FILL QUANTITIES:	120.22 CYD
EXPORT:	257.12 CYD
MAX. CUT DEPTH UNDER BLDG. FOOTPRINT:	5'-6"
MAX. CUT DEPTH OUTSIDE BLDG. FOOTPRINT:	2'-10 1/2"
MAX. FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT:	4'-0"
MAX. FILL DEPTH UNDER THE BUILDING FOOTPRINT:	0'-0"

**GENERAL SITE NOTES**

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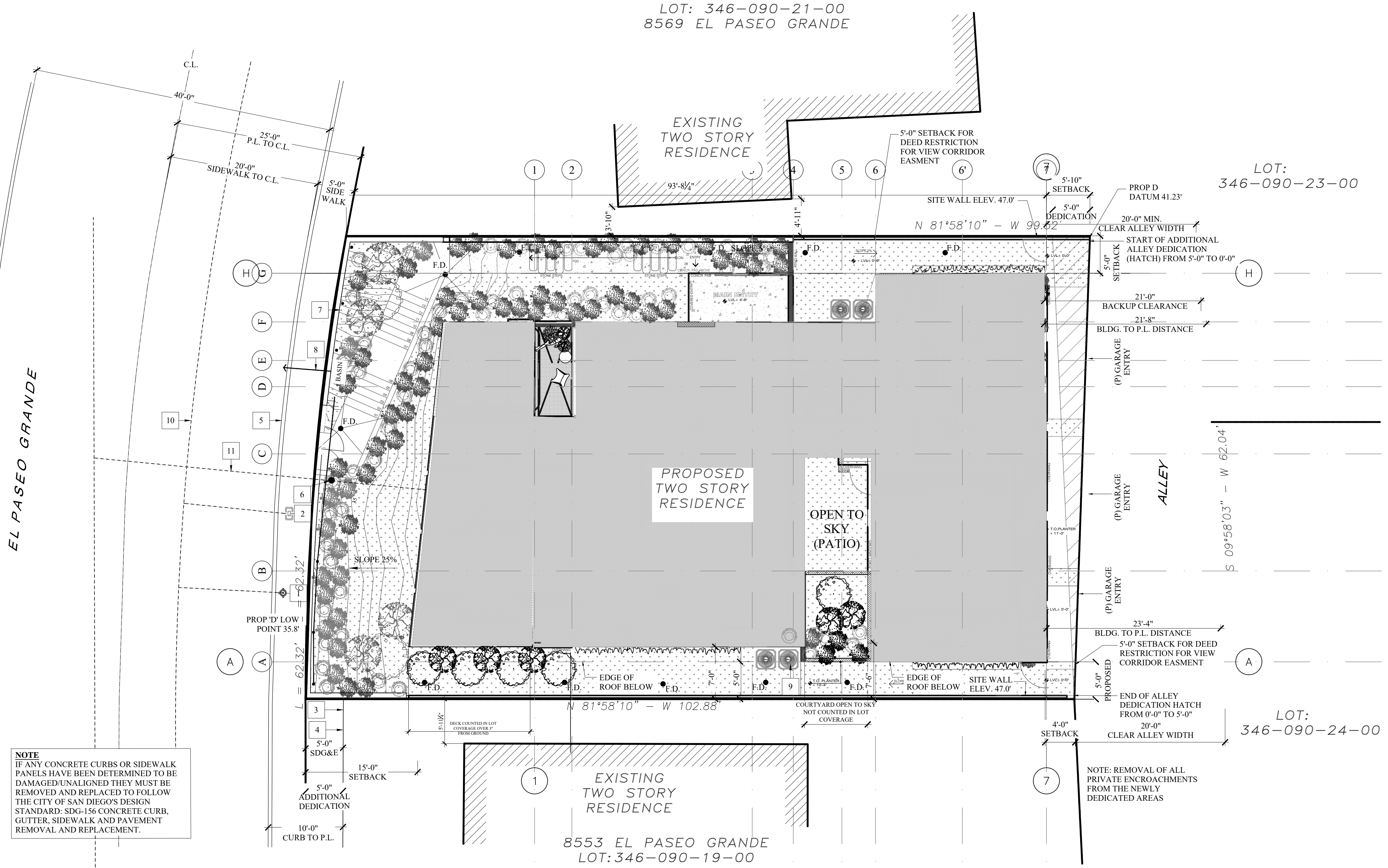
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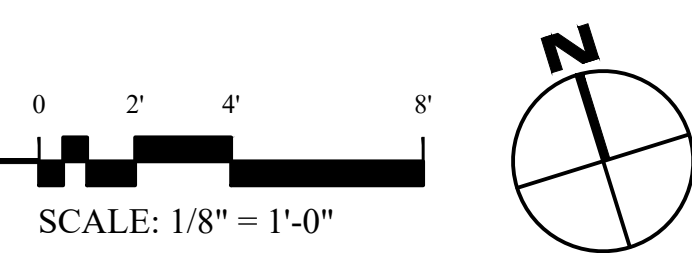
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**KEY NOTES**

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**PROPOSED SITE PLAN**







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**BARLOW CAPITAL INVESTMENTS LLC**  
 8561 EL PASEO GRANDE  
 LA JOLLA, CA 92037

REVISIONS  
 06/18/2020 START OF PROJECT  
 12/21/2020 COMMUNITY SUBMITTAL  
 1/18/21 2nd COMMUNITY SUBMITTAL



PHASE COASTAL

PROJECT NO. 2020-17

REVIEWED BY CAM

DRAWN BY PC

DATE 06/09/2021

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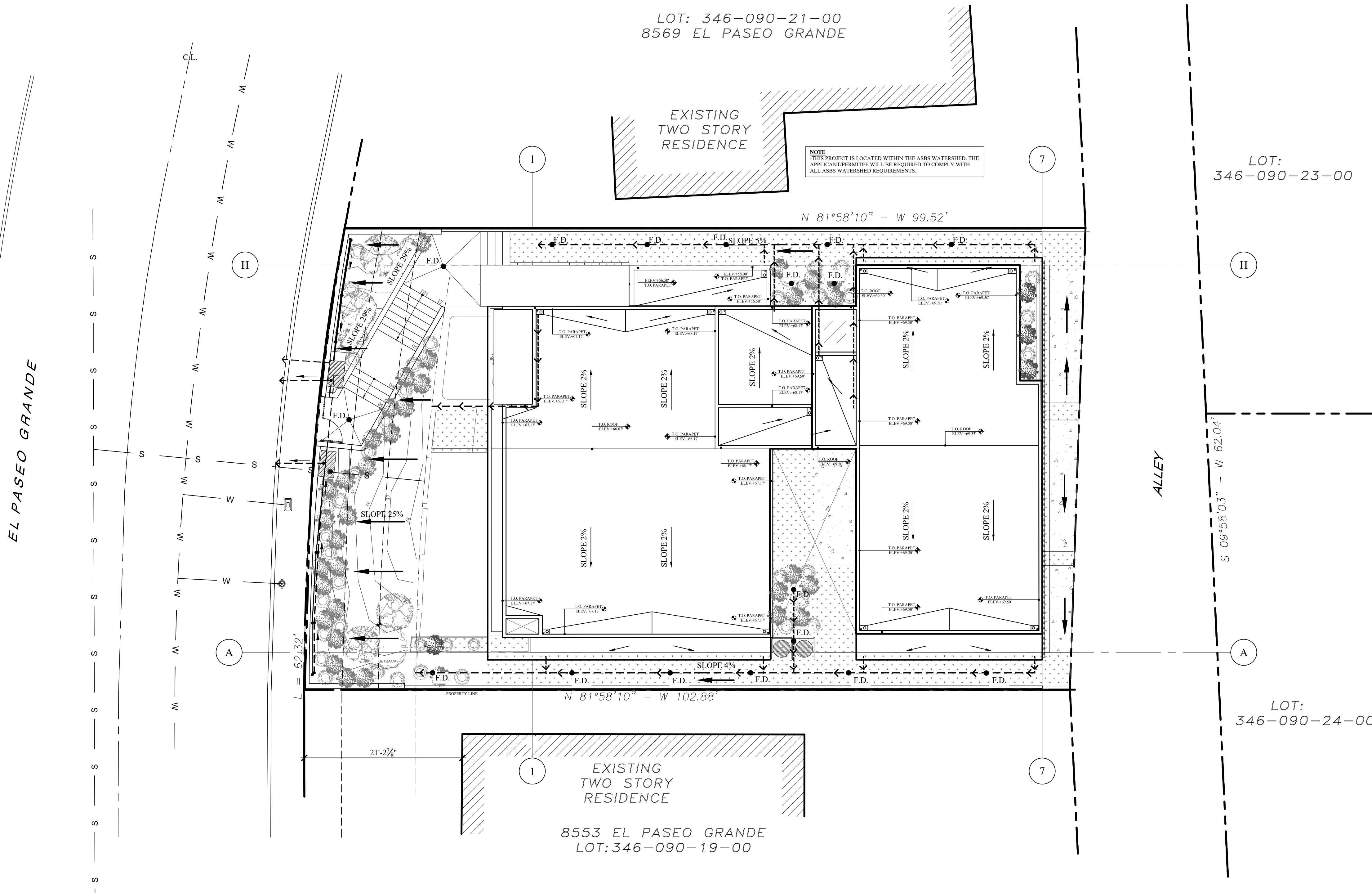
**A-1.3**

**GENERAL SITE NOTES**

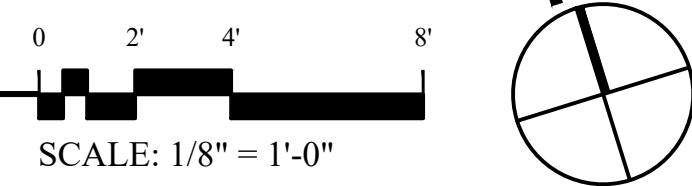
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- SLOPE %
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- PROPOSED AC UNIT
- ROOF CRICKET OF BUILT UP INSULATION DIRECTING WATER TO DRAIN
- AREA OF HARDSCAPE
- AREA OF LANDSCAPE
- AREA OF LANDSCAPE TREES



**PROPOSED DRAINAGE PLAN**



STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST

BMP CHECKLIST FORMS



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PHASE COASTAL

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REVIEWED BY CAM

DRAWN BY PC

DATE 02/26/2021

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SHEET TITLE
PROPOSED
BMP FORMS

A-1.3.1

City of San Diego Development Services Storm Water Requirements Applicability Checklist FORM DS-560 November 2018

Project Address: 8561 EL PASEO GRANDE LA JOLLA CA 92037 Project Number: 670093

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.)

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?

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)

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 holding, curb and gutter replacement, and retaining wall encroachments.

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 5-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.

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

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?

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?

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).

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?

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?

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.

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.

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 replace 5,000 square feet or more of impervious surface.

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.

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).

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).

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).

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.

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.

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.

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

Name of Owner or Agent (Please Print) Title
Signature Date

Handwritten signatures and dates for project approval

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. Note: All selected BMPs must be shown on the construction plans.

Table with columns: Source Control Requirement, Applied (Yes/No/N/A). Rows include: 4.2.1 Prevention of Illicit Discharges into the MS4, 4.2.2 Storm Drain Stenciling or Signage, 4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal, 4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal, 4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal, 4.2.6 BMPs based on Potential Sources of Runoff Pollutants (On-site storm drain inlets, Interior floor drains and elevator shaft sump pumps, Interior parking garages, Need for future indoor & structural pest control, Landscape/Outdoor Pesticide Use, Pools, spas, ponds, decorative fountains, and other water features, Food service, Refuse areas, Industrial processes, Outdoor storage of equipment or materials, Vehicle/Equipment Repair and Maintenance, Fuel Dispensing Areas, Loading Docks, Fire Sprinkler Test Water, Miscellaneous Drain or Wash Water, Plazas, sidewalks, and parking lots, SC-6A: Large Trash Generating Facilities, SC-6B: Animal Facilities, SC-6C: Plant Nurseries and Garden Centers, SC-6D: Automotive Facilities)

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. Note: All selected BMPs must be shown on the construction plans.

Table with columns: Site Design Requirement, Applied (Yes/No/N/A). Rows include: 4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features, 4.3.2 Conserve Natural Areas, Soils, and Vegetation, 4.3.3 Minimize Impervious Area, 4.3.4 Minimize Soil Compaction, 4.3.5 Impervious Area Dispersion, 4.3.6 Runoff Collection, 4.3.7 Landscaping with Native or Drought Tolerant Species, 4.3.8 Harvest and Use Precipitation

Discussion / justification for all "No" answers shown above:

4.3.7: We are using drought tolerant species and mixing with other vegetation types, but majority is drought tolerant.

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.

S:\Projects\2020\Projects\2020-17 Barlow Lumber Residence\3-Architectural\Drawings\CD\document\A-1.3.1 Storm Water Applicability\A-1.3.1 Storm Water Applicability Form DS-560.dwg, Mxd 01/20/21, 10:16am





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REVISIONS  
06/18/2020 START OF PROJECT  
12/21/2020 COMMUNITY SUBMITTAL  
1/18/21 2nd COMMUNITY SUBMITTAL

PHASE COASTAL

PROJECT NO. 2020-17

REVIEWED BY CAM

DRAWN BY PC

DATE 06/09/2021

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SHEET TITLE PROPOSED GARAGE FLOOR PLAN

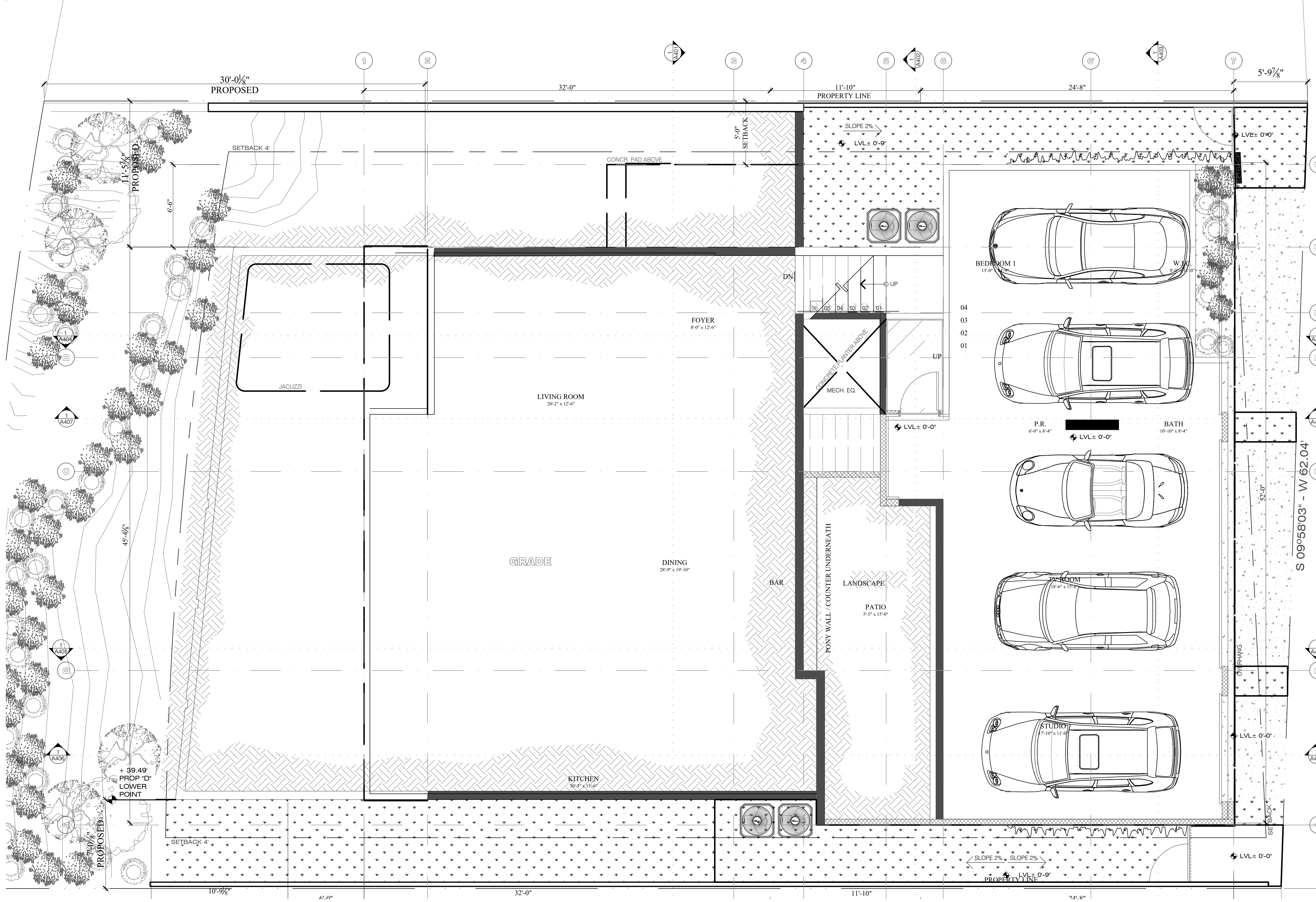
A-2.1

FLOOR PLAN LEGEND

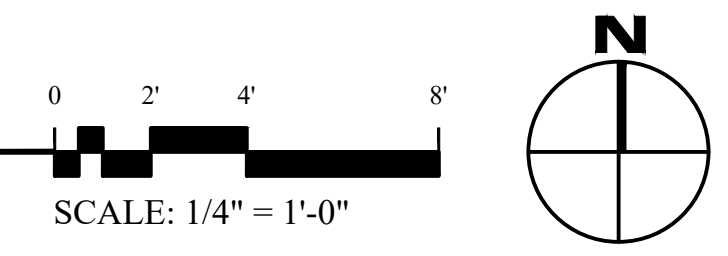
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FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.

FLOOR PLAN NOTES

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- B. REFER TO SITE PLAN FOR SITE AND UTILITY INFO.
- C. FOR DOOR AND WINDOWS SEE SCHEDULES ON A-8.1
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- E. INSULATION: R-13 BATT INSULATION AT ALL NEW EXTERIOR 2X4 WALLS.  
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- F. SMOKE DETECTORS: SHALL BE INSTALLED IN EACH BEDROOM AND ON ACCESS POINT TO EACH SLEEPING AREA AND ON EACH STORY AND BASEMENTS. DETECTOR SHALL HAVE AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SECTION 310.9.1.2. UNIT SHALL BE PERMANENTLY WIRED AND EQUIPPED WITH BATTERY BACKUP. C.B.C. SEC. 310.9.1.3.
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- H. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- I. WHOLE BUILDING VENTILATION: INDOOR AIR QUALITY EXHAUST FAN WITH VENTILATION RATE OF 120 CFM.
- J. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO.26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE.
- K. SHOWER COMPARTMENT & BATHTUBS W/ INSTALLED SHOWERHEADS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6 FT ABOVE FLR. CRC R307.2
- L. WATER METERS FOR COMBINED DOMESTIC WATER & FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BLDG OFFICIAL.
- M. FIRE-BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATIONS SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.
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- O. OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT AND WATER CONNECTIONS ALLOWED.



PROPOSED GARAGE FLOOR PLAN



S:\Projects\2020-17 Barlow Capital Investments\5-Cosmo\A-2.1 Floor Plans\A-2.1 FLOOR PLAN.dwg Jun 21, 2021 3:01 pm



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REVISIONS	
06/18/2020	START OF PROJECT
12/21/2020	COMMUNITY SUBMITTAL
1/18/21	2nd COMMUNITY SUBMITTAL



PHASE COASTAL

PROJECT NO. 2020-17

REVIEWED BY CAM

DRAWN BY PC

DATE 06/09/2021

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SHEET TITLE PROPOSED FIRST FLOOR PLAN

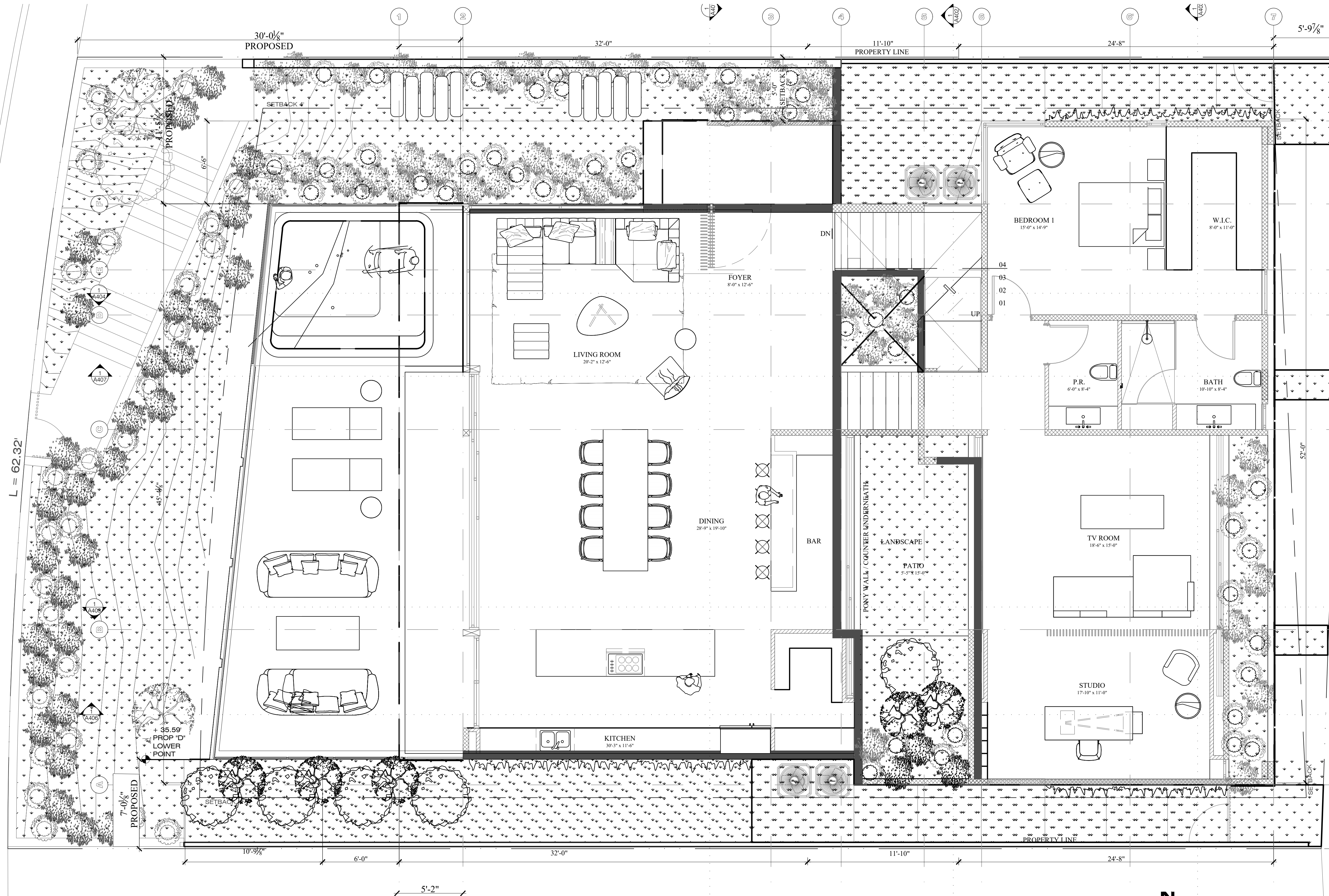
**A-2.2**

**FLOOR PLAN LEGEND**

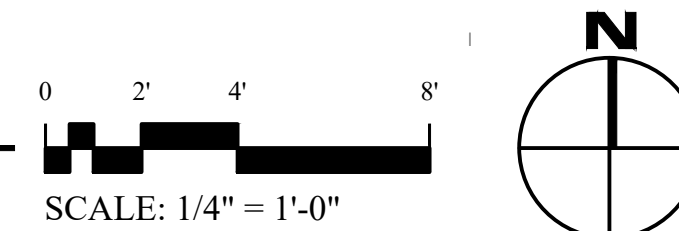
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**PROPOSED FIRST FLOOR PLAN 2,610 S.F. PROPOSED**





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PHASE **COASTAL**

PROJECT NO. **2020-17**

REVIEWED BY **CAM**

DRAWN BY **PC**

DATE **06/09/2021**

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SHEET TITLE **PROPOSED SECOND FLOOR PLAN**

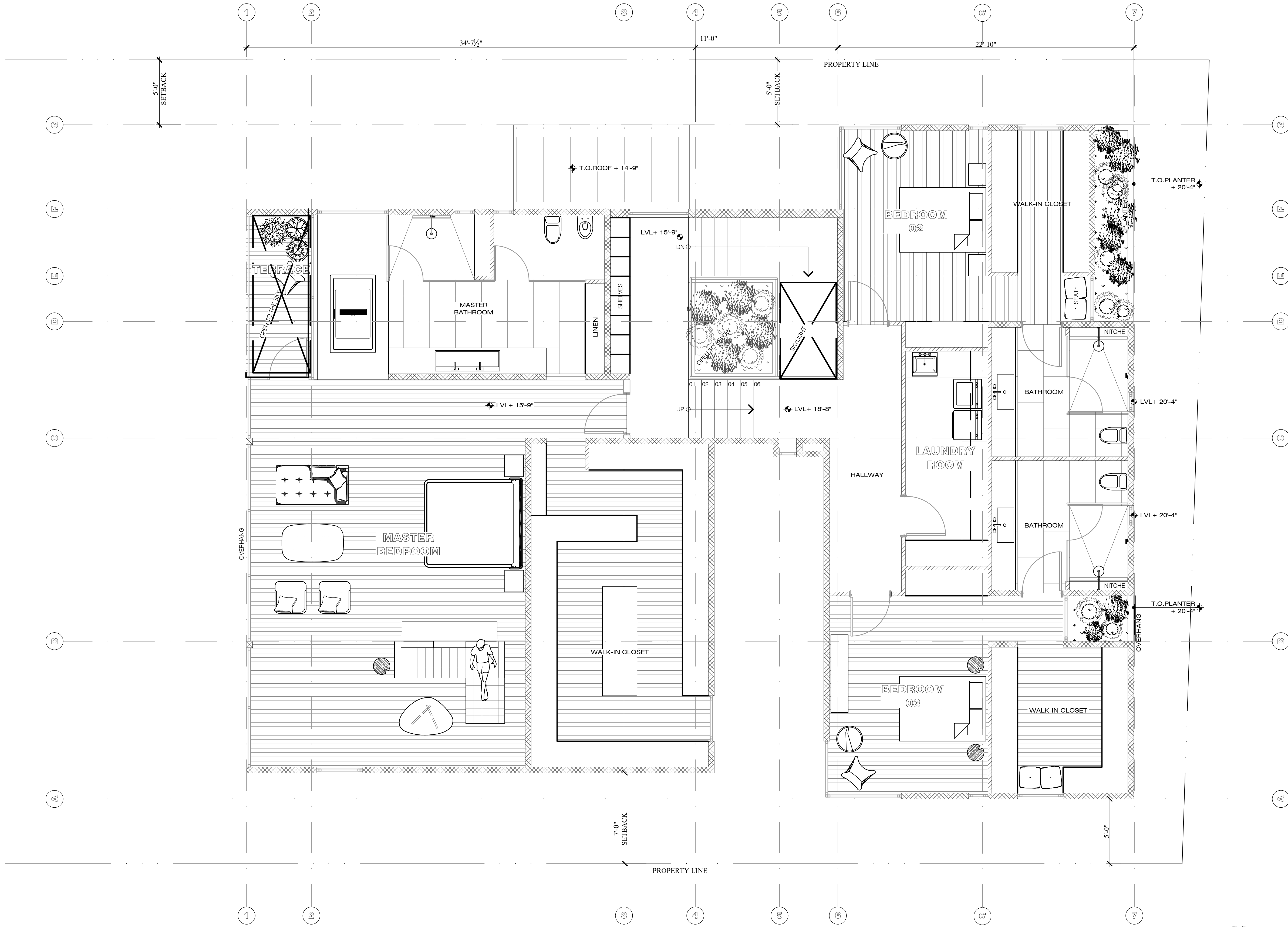
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**FLOOR PLAN LEGEND**

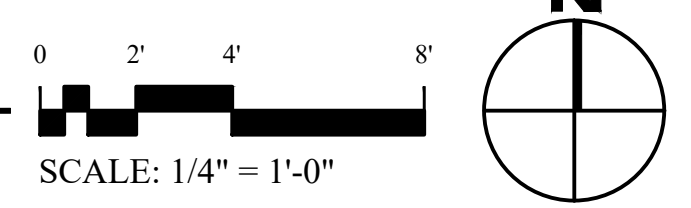
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- C. FOR DOOR AND WINDOWS SEE SCHEDULES ON A-8.1
- D. FOR INTERIOR FINISH SEE SCHEDULE ON A-8.2
- E. INSULATION: R-13 BATT INSULATION AT ALL NEW EXTERIOR 2X4 WALLS.  
R-19 BATT INSULATION AT ALL NEW 2X6 EXTERIOR WALLS AND RAISED FLOOR AREAS  
R-13 BATT INSULATION AT ALL ACCESSIBLE INTERIOR WALLS FOR SOUND CONTROL.  
R-30 BATT INSULATION AT CEILING & ROOF AREAS.  
R-4.5 INSULATION WRAP ON ALL NEW HOT WATER PIPING.  
R-4.5 INSULATION WRAP ON ALL NEW SUPPLY DUCTS.
- F. SMOKE DETECTORS: SHALL BE INSTALLED IN EACH BEDROOM AND ON ACCESS POINT TO EACH SLEEPING AREA AND ON EACH STORY AND BASEMENTS. DETECTOR SHALL HAVE AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SECTION 310.9.1.2. UNIT SHALL BE PERMANENTLY WIRED AND EQUIPPED WITH BATTERY BACKUP. C.B.C. SEC. 310.9.1.3.
- G. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC)
- H. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- I. WHOLE BUILDING VENTILATION: INDOOR AIR QUALITY EXHAUST FAN WITH VENTILATION RATE OF 120 CFM.
- J. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO.26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE.
- K. SHOWER COMPARTMENT & BATHTUBS W/ INSTALLED SHOWERHEADS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6 FT ABOVE FLR. CRC R307.2
- L. WATER METERS FOR COMBINED DOMESTIC WATER & FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BLDG OFFICIAL.
- M. FIRE-BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATIONS SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.
- N. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING
- O. OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT AND WATER CONNECTIONS ALLOWED.



**PROPOSED SECOND FLOOR PLAN (2,920 S.F. PROPOSED)**



S:\Projects\2020\Project\2020-17 Barlow Lumber Residence\5-Coumal\A-2.1 floor plan\A-2.1 FLOOR PLAN.dwg, Jun 21, 2021, 3:07pm



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SHEET TITLE PROPOSED ROOF PLAN

A-4.1

**STORM DRAINAGE NOTES**

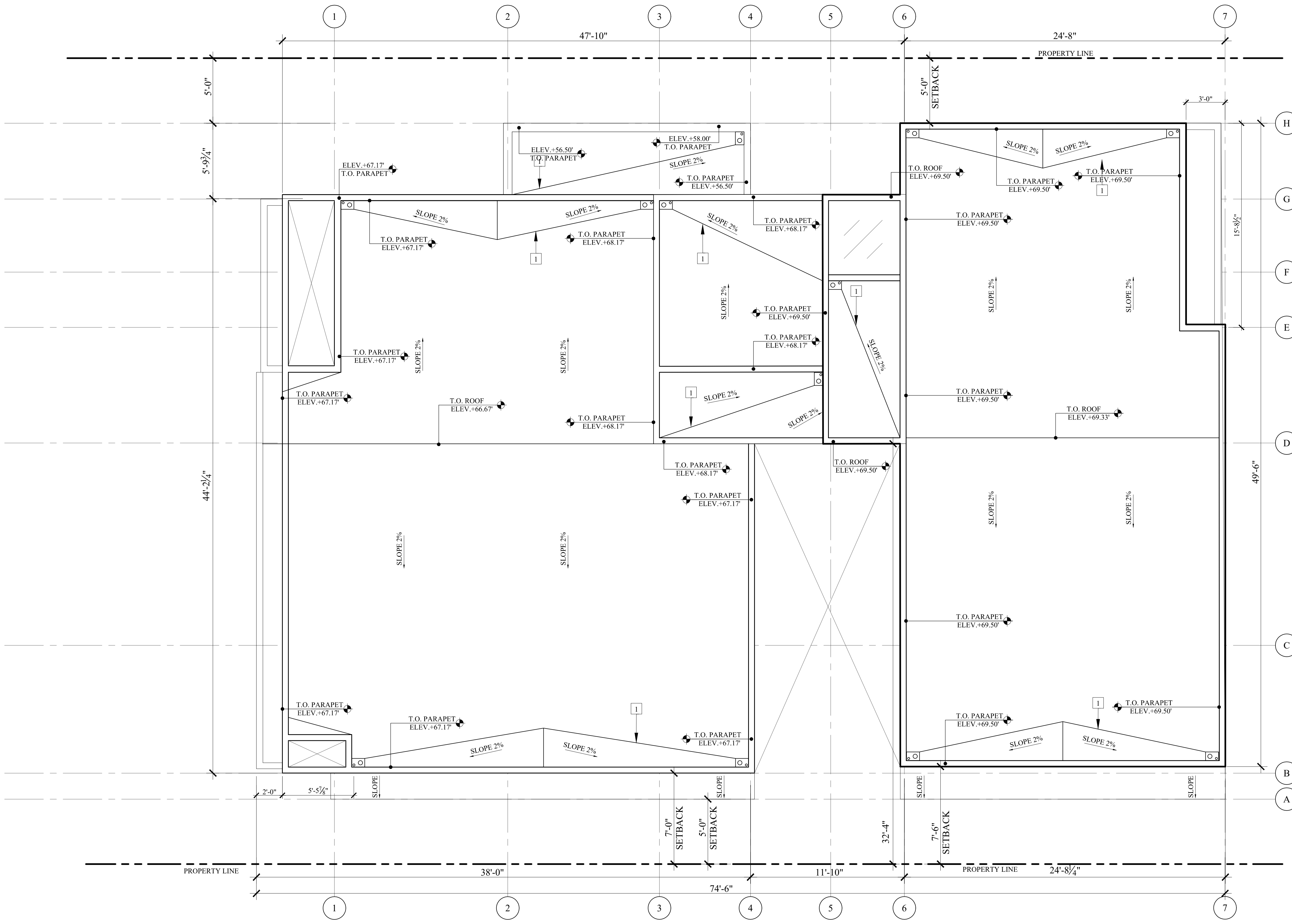
1. THE PRIMARY STORM DRAINAGE SYSTEM SHALL CONNECT TO THE BUILDING STORM WATER THAT CONNECTS TO AN UNDERGROUND PUBLIC STORM SEWER
2. THE SECONDARY ROOF DRAINAGE SYSTEM SHALL DISCHARGE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL

**HEIGHT NOTES**

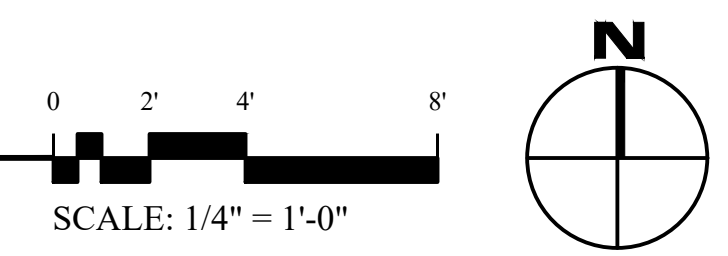
1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
2. NO PORTION OF THE PROPOSED STRUCTURE WILL EXCEED THE EXISTING BUILDING HEIGHT, PROPOSED HEIGHT TO BE FIELD VERIFIED TO ENSURE COMPLIANCE

**LEGEND**

- 1 CRICKET
- 2 HVAC UNITS
- ⊕ ROOF DRAIN WITH OVERFLOW



**PROPOSED ROOF PLAN**

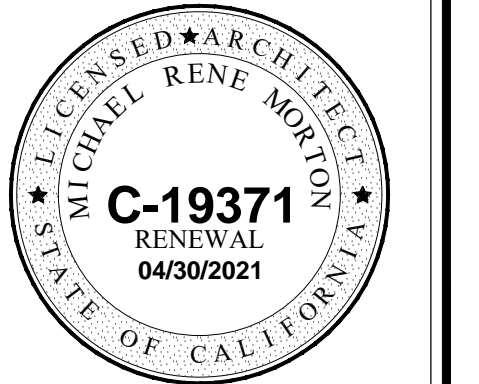


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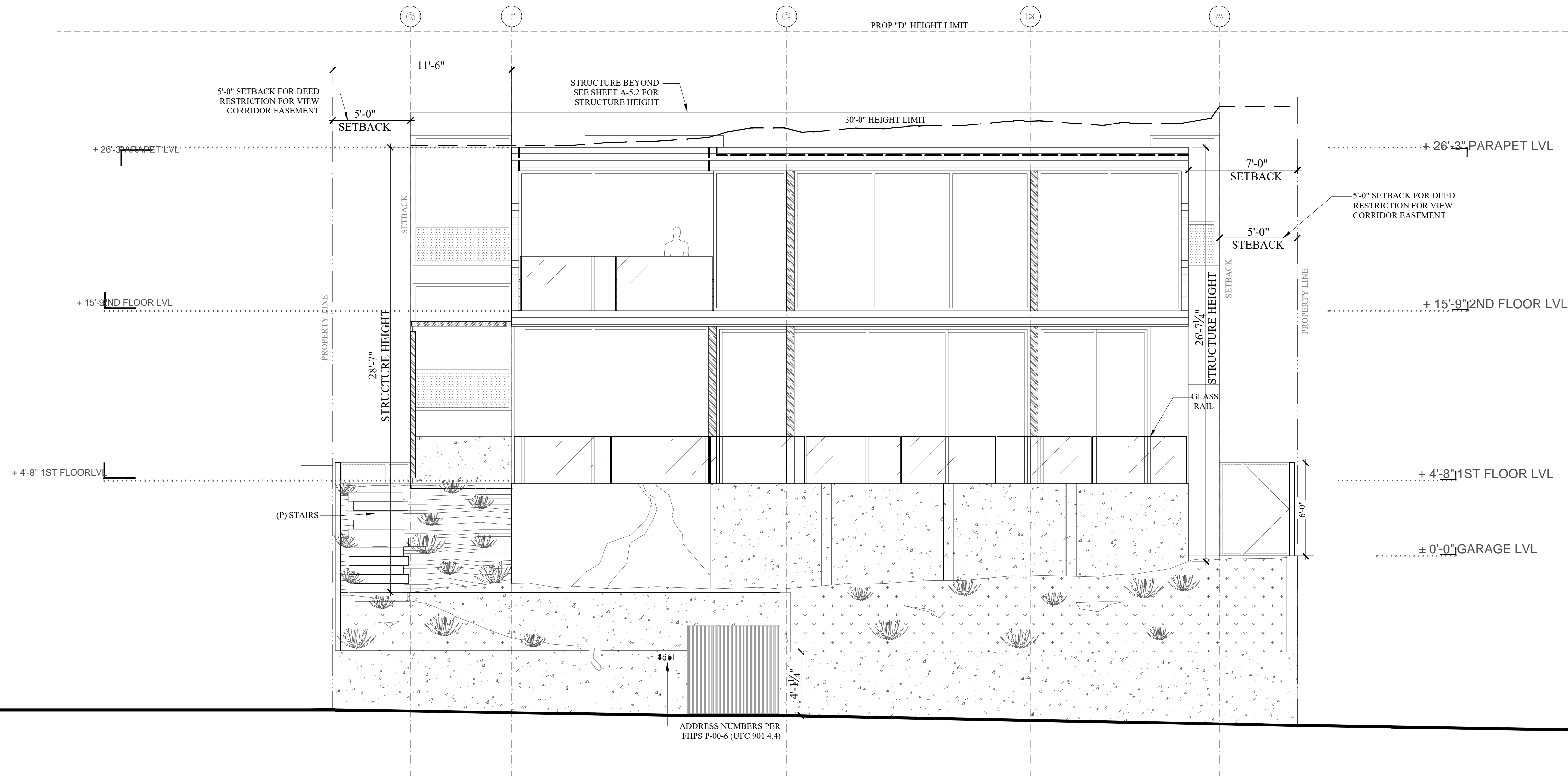
SHEET TITLE PROPOSED WEST ELEVATION

**A-5.1**

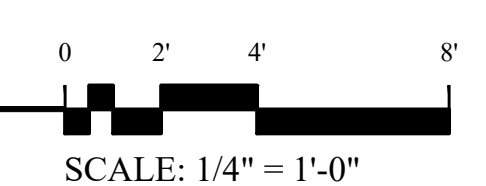
**ELEVATION NOTES**

- A. ALL DIMENSIONS SHALL BE FIELD VERIFIED. ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- B. REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION.
- C. REFER TO SHEET A-6.1 AND A-6.2 FOR BUILDING SECTIONS.
- D. INSTALL PLASTER CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS. IF JOINTS ARE NOT SHOWN, SEE SHEET SP-2 DIV. 09-200 3B CRITERIA WITH THE APPROVAL OF THE ARCHITECT FOR LOCATIONS.
- F. 1510.0301 (c)(4) LIGHTING WHICH HIGHLIGHTS ARCHITECTURAL FEATURES OF A STRUCTURE SHALL BE PERMITTED. SUCH LIGHTING SHALL BE UNOBTUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.

**NOTE**  
STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTION 131.0444 AND 132.0505). HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.



**PROPOSED WEST ELEVATION**



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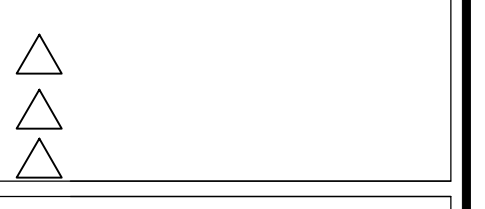
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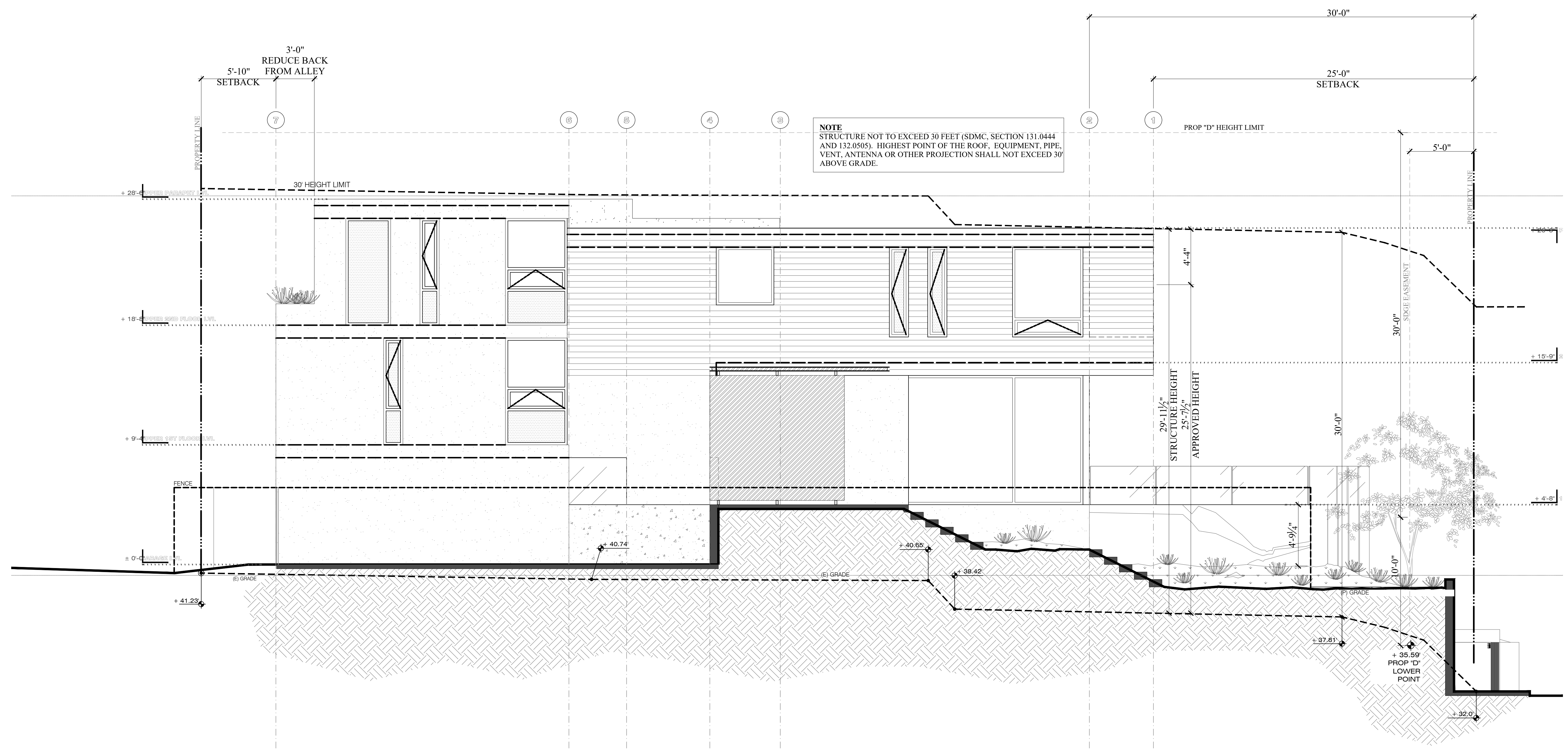
SHEET TITLE PROPOSED NORTH ELEVATION

**A-5.2**

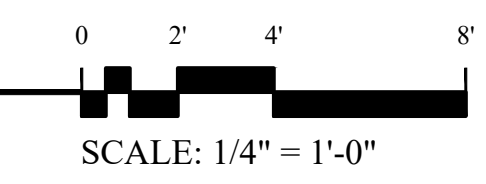
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PROPOSED NORTH ELEVATION





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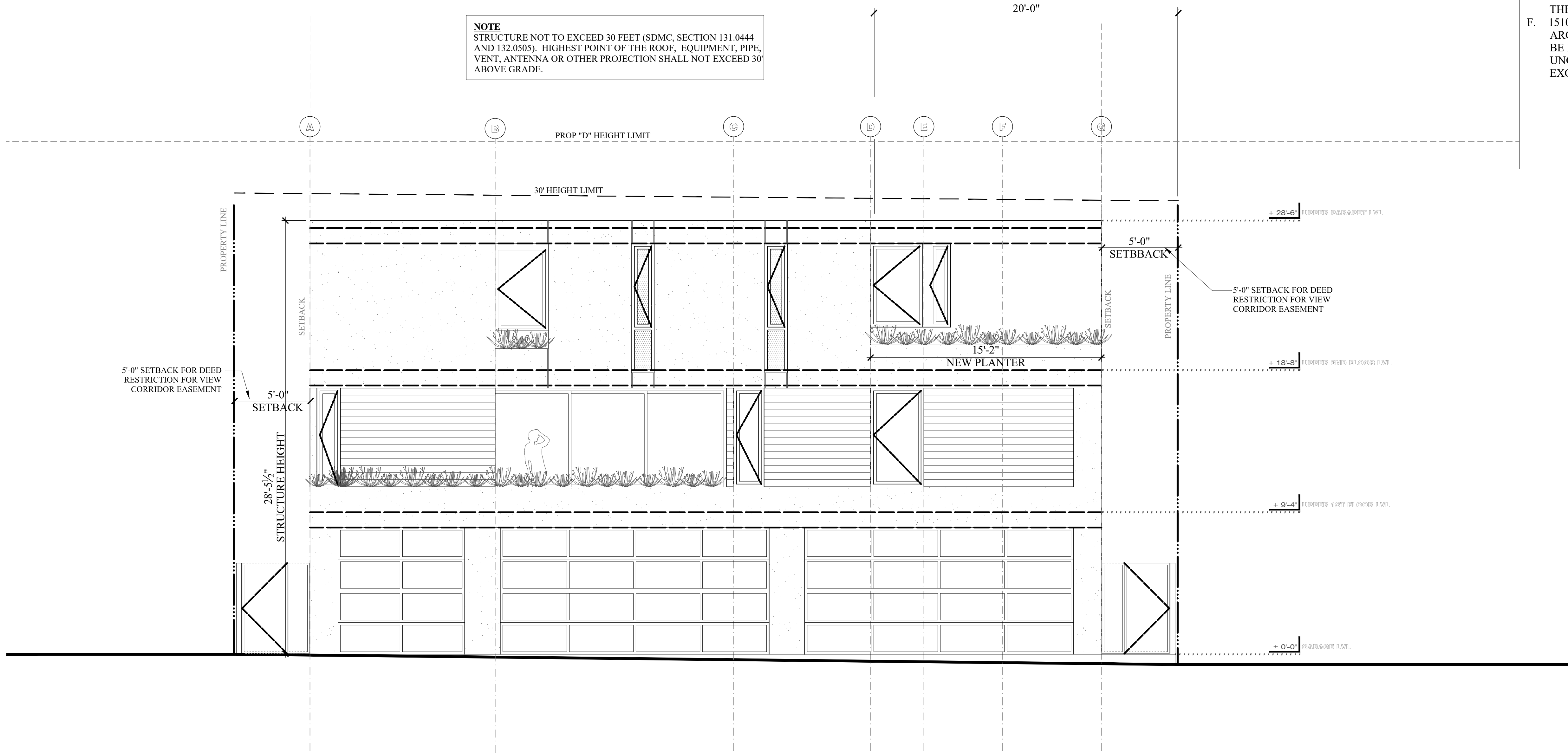
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SHEET TITLE PROPOSED EAST ELEVATION

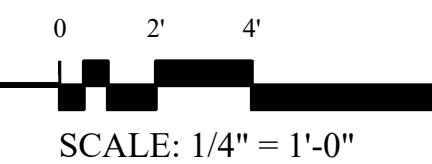
**A-5.3**

**ELEVATION NOTES**

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**PROPOSED EAST ELEVATION**





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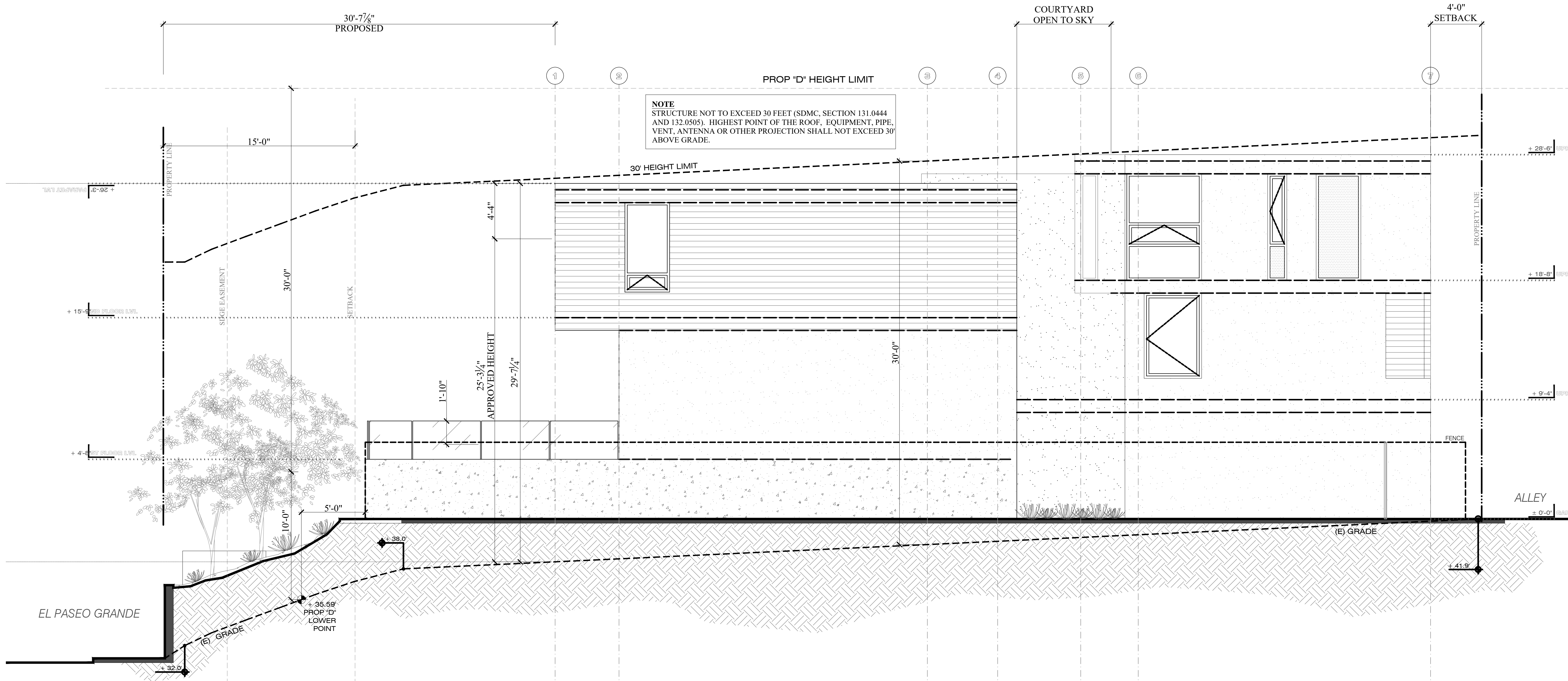
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SHEET TITLE PROPOSED SOUTH ELEVATION

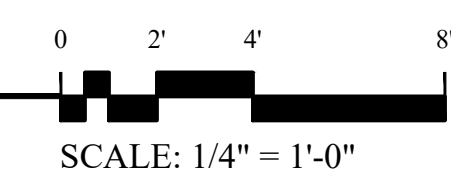
A-5.4

**ELEVATION NOTES**

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PROPOSED SOUTH ELEVATION



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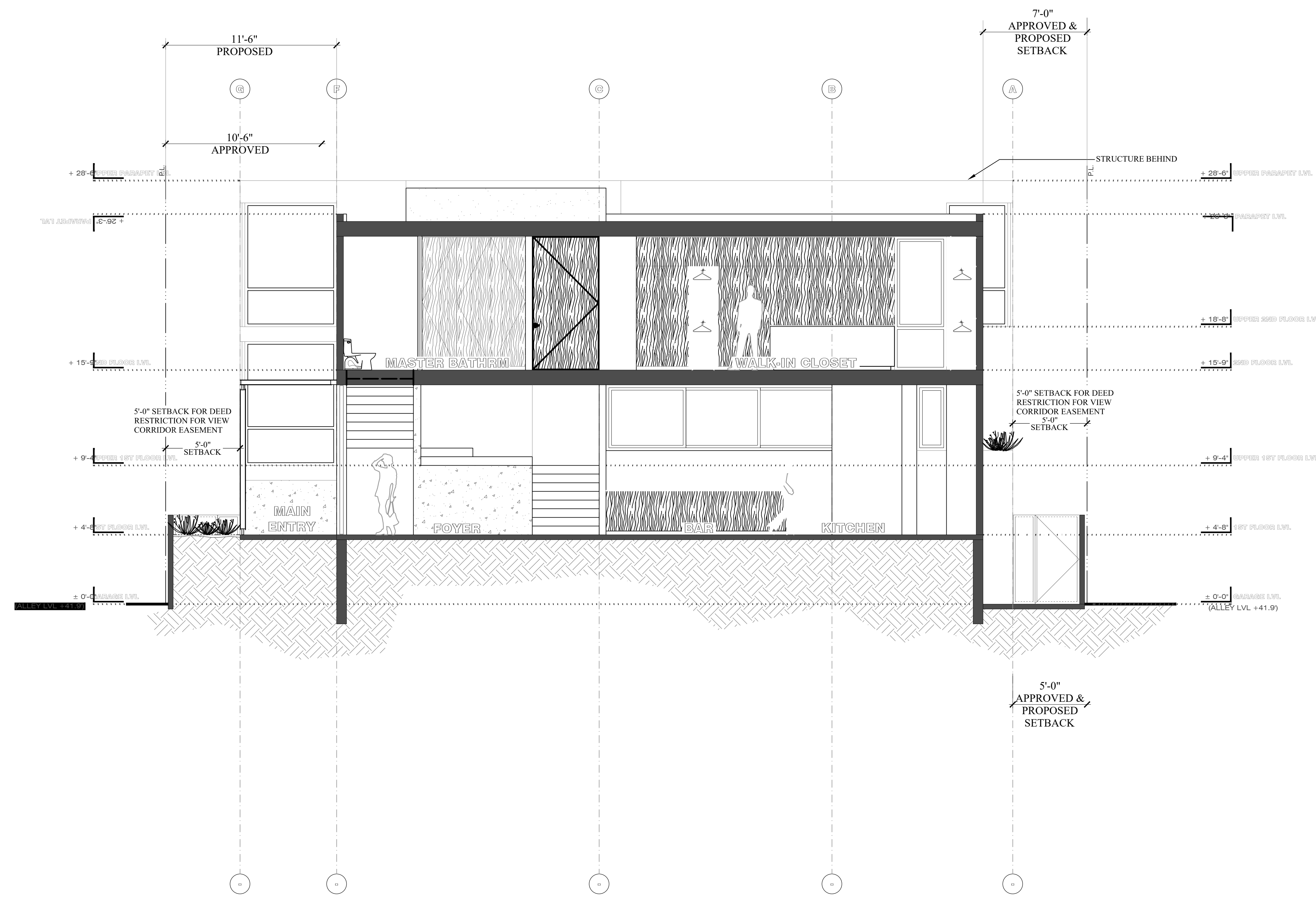
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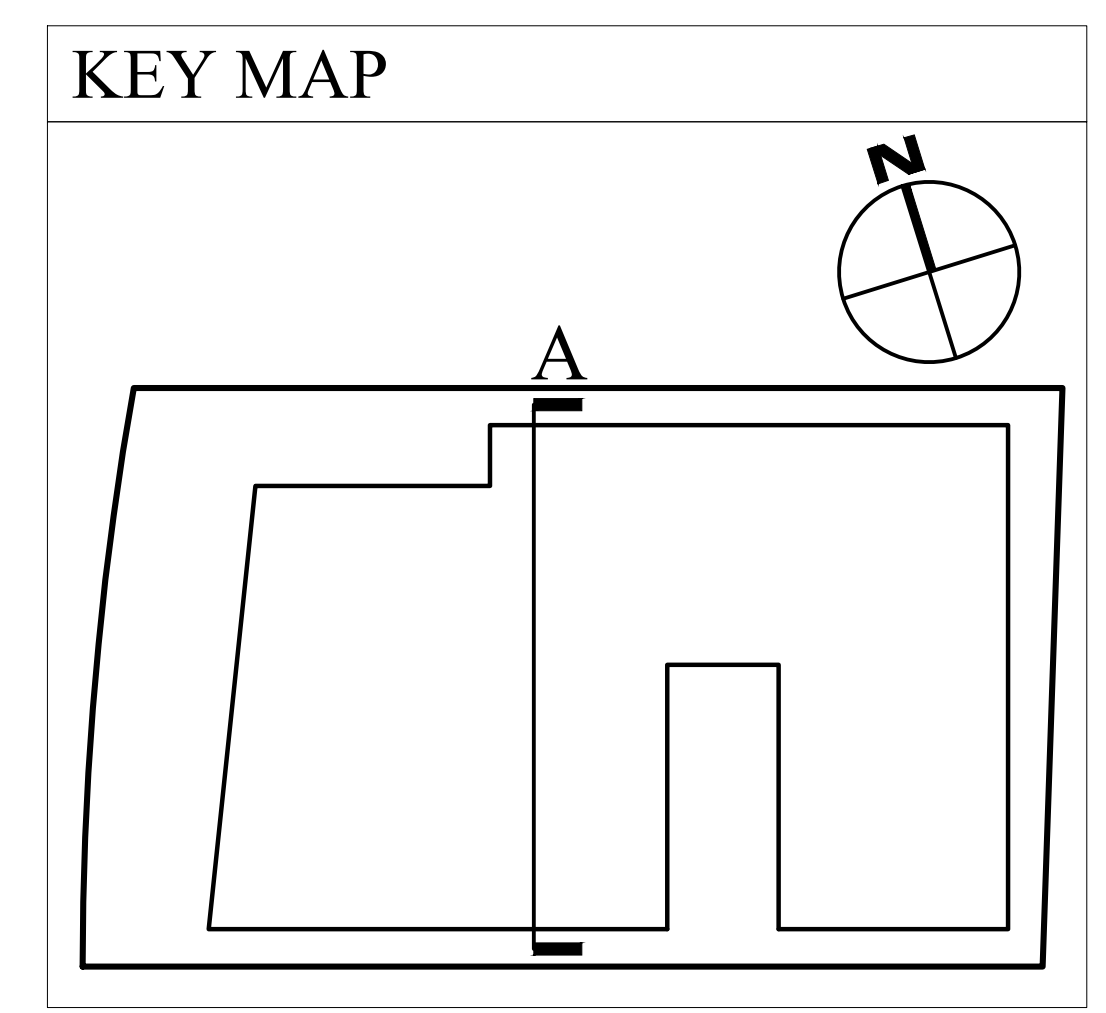
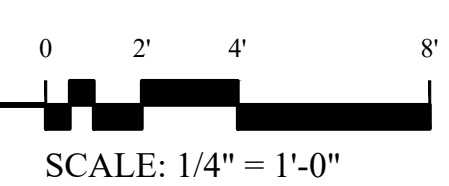
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SHEET TITLE PROPOSED SECTION

**A-6.1**



**A PROPOSED SECTION A**





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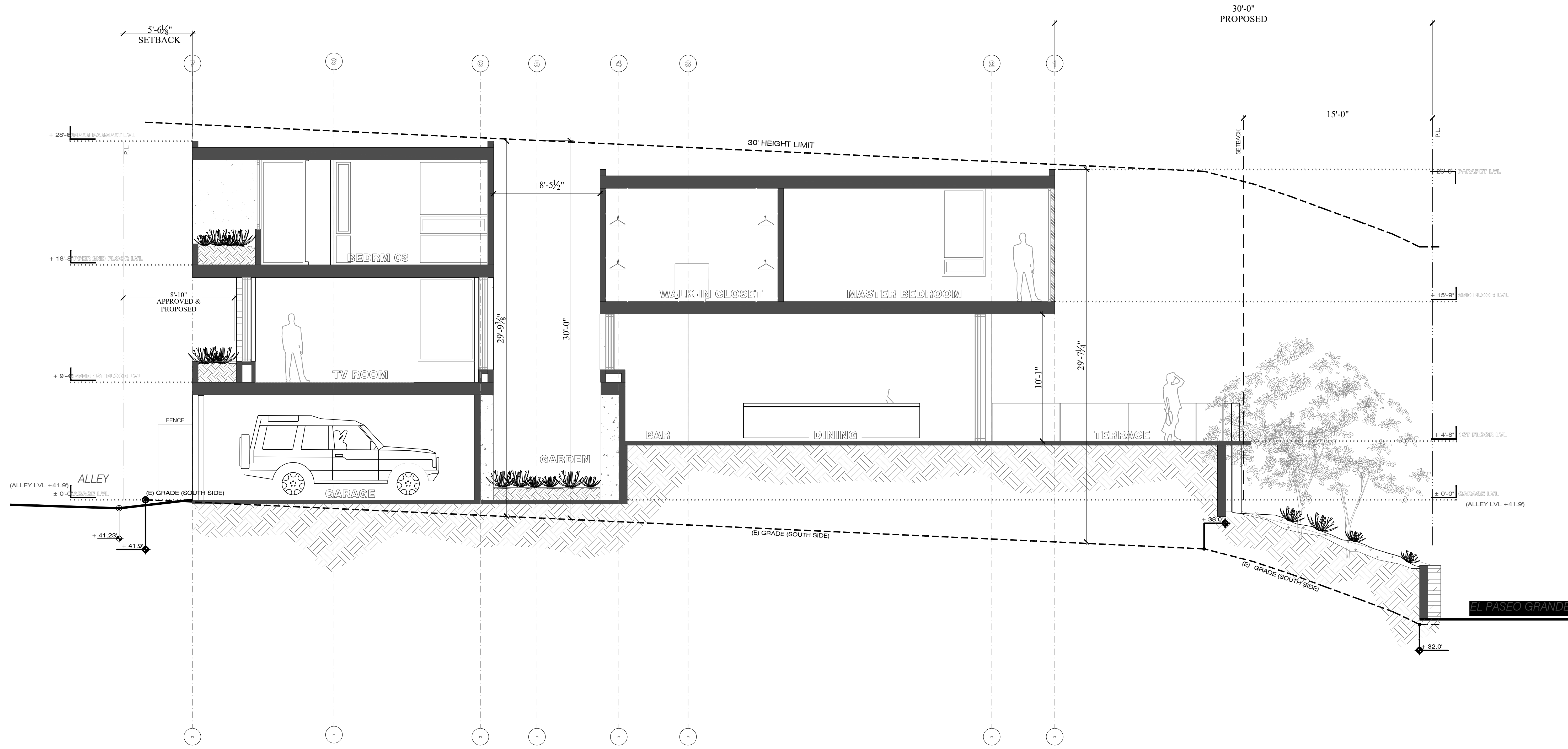
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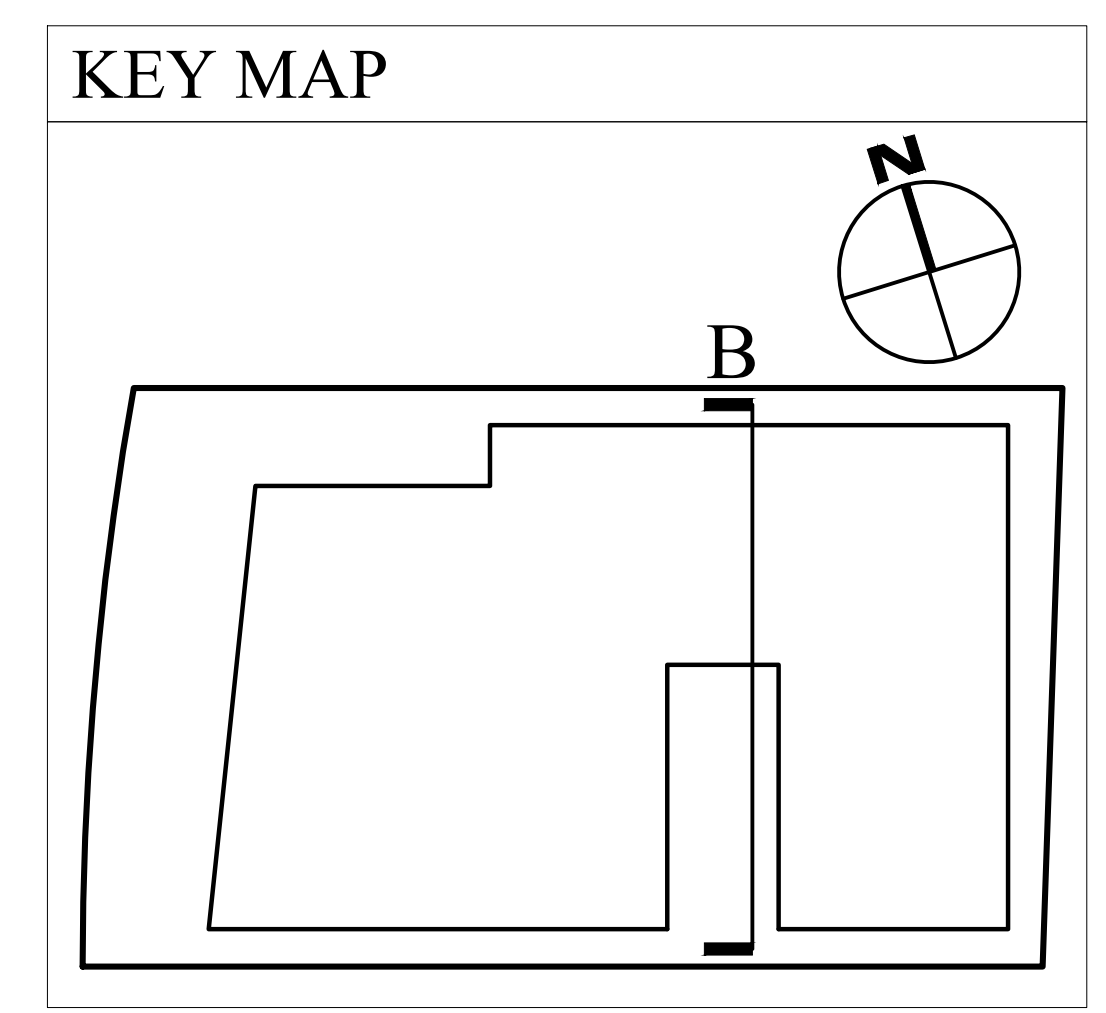
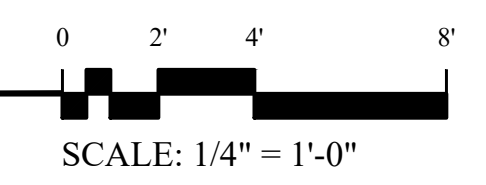
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SHEET TITLE **PROPOSED SECTION**

**A-6.2**



**B** PROPOSED SECTION B





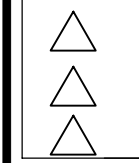
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REVISIONS	
06/18/2020	START OF PROJECT
12/21/2020	COMMUNITY SUBMITTAL
1/18/21	2nd COMMUNITY SUBMITTAL

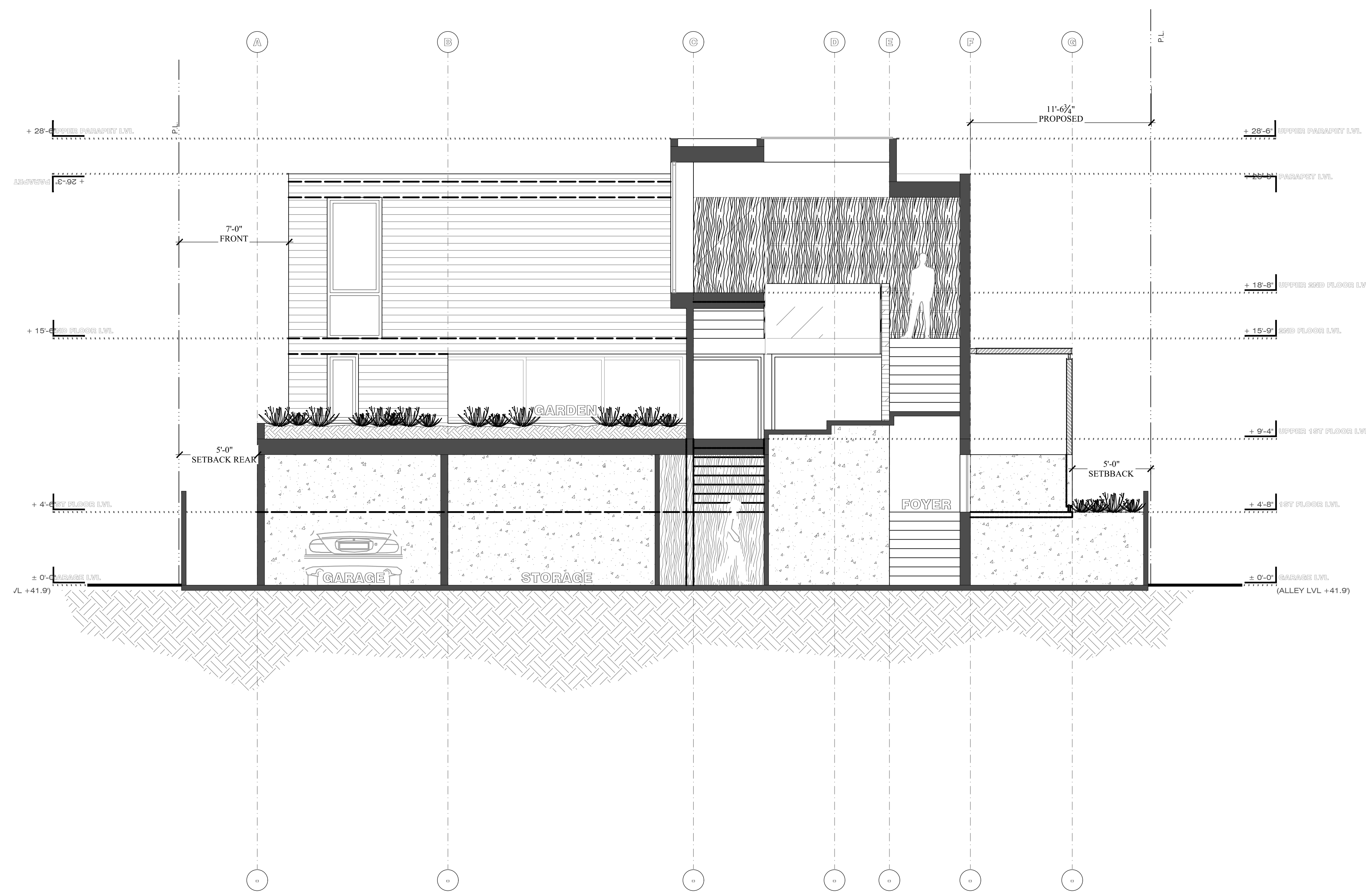


PHASE	COASTAL
PROJECT NO.	2020-17
REVIEWED BY	CAM
DRAWN BY	PC
DATE	06/09/2021

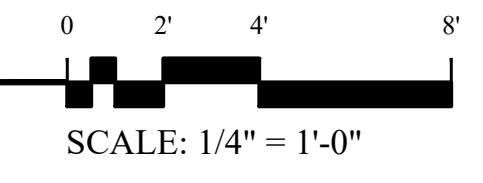
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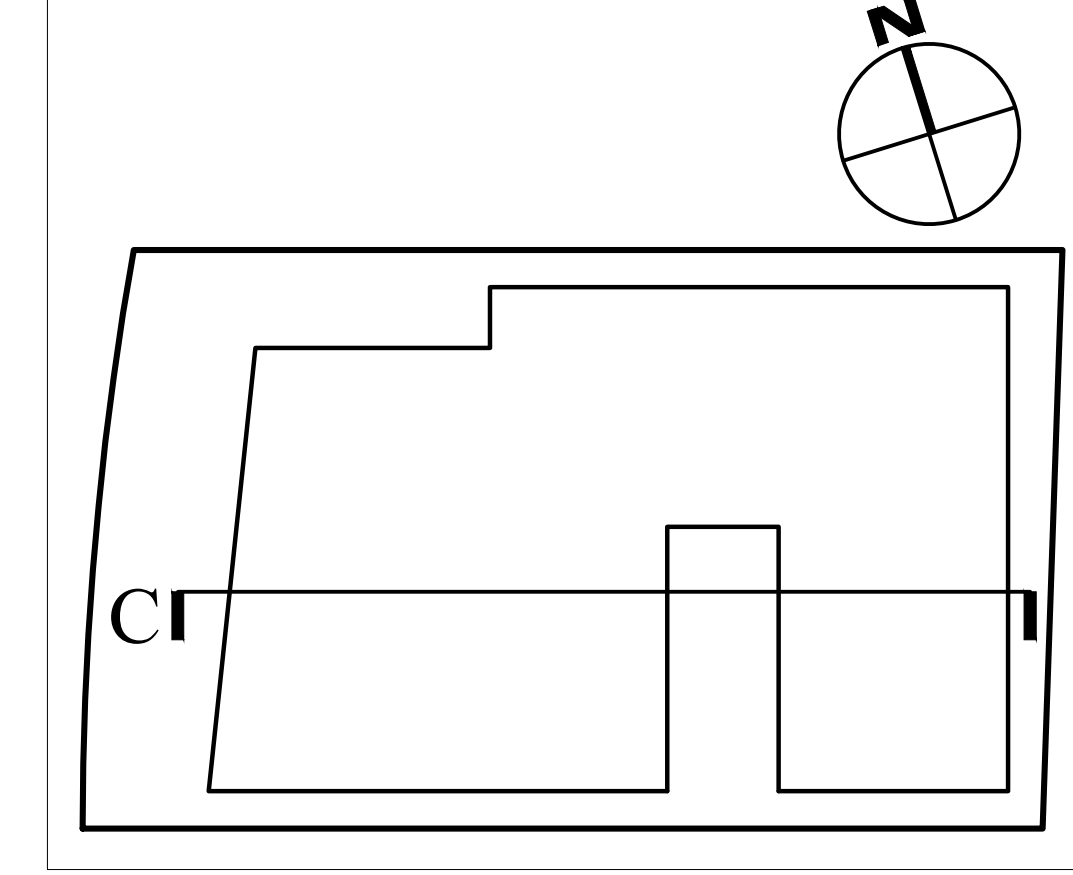
**A-6.3**



**C PROPOSED SECTION C**



**KEY MAP**





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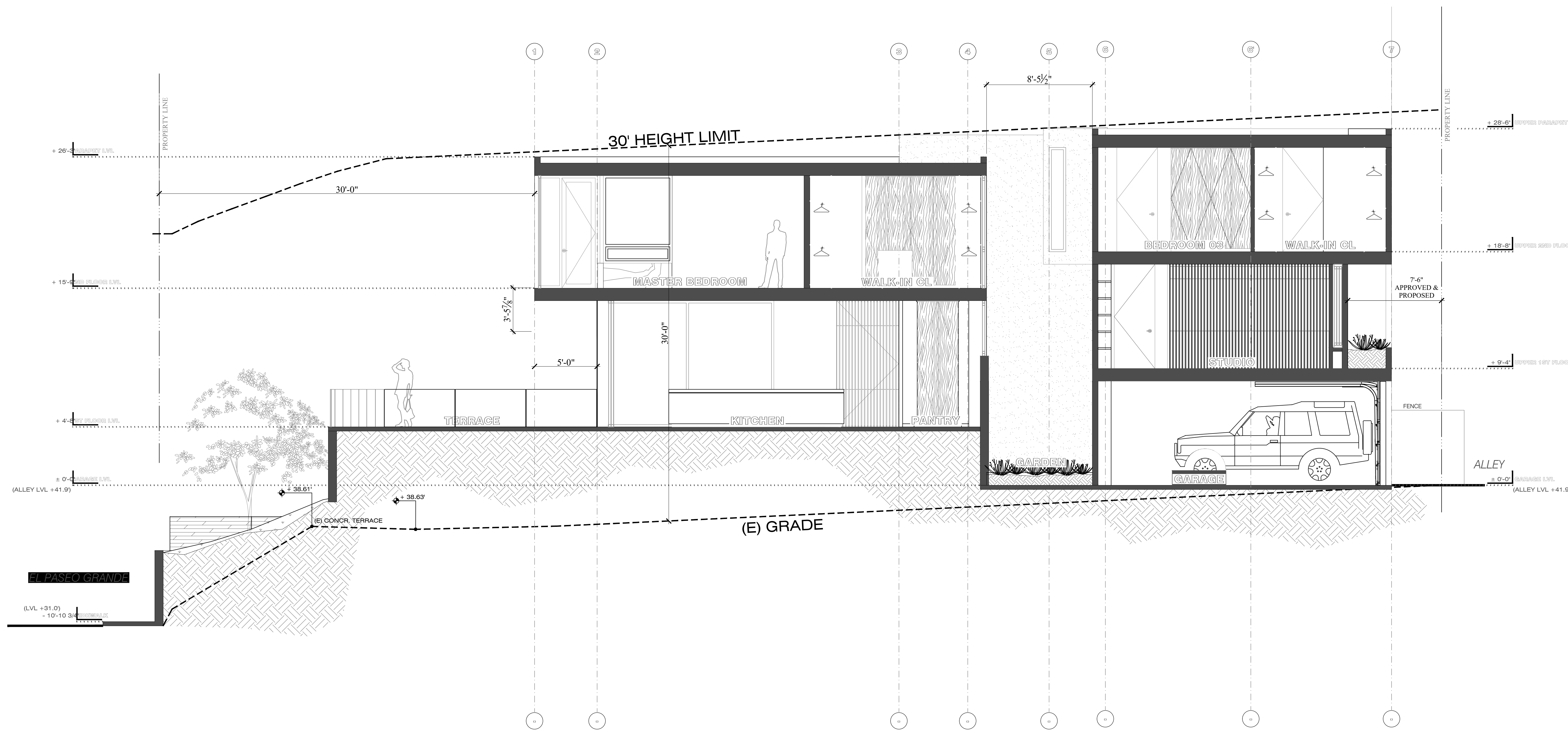


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SHEET TITLE **PROPOSED SECTION**

**A-6.4**



**D PROPOSED SECTION D**

