



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: OCTOBER 12, 2022 REPORT NO. HO-22-041

HEARING DATE: OCTOBER 19, 2022

SUBJECT: 7310 & 7312 Fay Avenue Subdivision; Process Three Decision

PROJECT NUMBER: [673278](#)

OWNER/APPLICANT: Playa Del Norte Investment LLC/Karla Beltran

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing single dwelling unit and subdivision of one lot into two small lots for the construction of a two-story single dwelling unit with detached garage on each lot located at 7310 and 7312 Fay Avenue within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2513090, Site Development Permit No. 2513091, and Tentative Map No. 2513092.

Community Planning Group Recommendation: On September 1, 2022, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15315 (Minor Land Divisions). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 15, 2022 and the opportunity to appeal that determination ended April 29, 2022.

### BACKGROUND

The 0.16-acre (7,008-square-foot) site is located at 7310 Fay Avenue (Attachments 1-2) in the RM-1-1 Zone, Transit Priority Area, and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) in Council District 1. The site is surrounded by both single-family and multi-family residences, and the Community Plan designates it for low medium density (9-15 dwelling units/acre) (Attachment 3). The project site is not located between the first public roadway and the sea or coastline. It is not within, or adjacent to, the Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) and does not

contain other types of environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The proposed development includes a map action for the subdivision of an existing lot into two lots.

#### DISCUSSION

Pursuant to the San Diego Municipal Code (SDMC), the project requires the following three discretionary permits:

- Process Three Tentative Parcel Map per SDMC Section 125.0430 for the subdivision of a 7,008-square-foot parcel into two small lots;
- Process Three Site Development Permit per SDMC Section 126.0502(b)(4) for a small lot subdivision, demolition of an existing single dwelling unit, and the construction of two new single-family residences on separate lots with a detached garage on each lot;
- Process Two Coastal Development Permit per SDMC Section 126.0707(a) development within the Non-Appealable 2 area of the Coastal Overlay Zone.

All actions will be consolidated under this application and processed concurrently pursuant to SDMC Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer with appeal rights to the Planning Commission.

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section [144.0242\(c\)\(1\)\(B\)](#). The Applicant has requested the undergrounding waiver which City staff supports because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

#### Project Description

The project proposes the demolition of an existing dwelling unit on a single lot, subdivision of one lot into two small lots, and the construction of a two-story single dwelling unit with detached garage on each lot. The 0.16-acre site can accommodate one unit per small lot pursuant to SDMC Table 143-03C. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and residential land use policies, and is consistent with the recommended land use designation, and development standards in effect for the site.

City staff reviewed the existing site to determine if potential significant historic resources exist on the site in accordance with SDMC section [143.0212](#), which directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel that contains a structure 45 years old or older. Based on the documentation provided, staff determined the property does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resources Board criteria.

#### Community Plan Analysis

The project is consistent with the existing General Plan and Community Plan land use and zoning designations. The Community Plan designates the site low medium density residential (9-15

DU/acre) and the project is consistent with that land use. The site is not within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan ([Figure 9, Pages 35-36](#)). The proposed residential subdivision and construction of two dwelling units is consistent with the Community Plan land use designation and promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla.

#### Conclusion

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, Land Development Code regulations, Small Lot Subdivision Regulations, and the Community Plan. Staff has provided draft findings and conditions to support approval of the project.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2513909, Site Development Permit No. 2513081, and Tentative Map No. 2513092, with modifications.
2. Deny Coastal Development Permit No. 2513909, Site Development Permit No. 2513081, and Tentative Map No. 2513092, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



---

Catherine Rom, Development Project Manager

#### Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Tentative Map Resolution w/Findings
7. Draft Tentative Map Conditions
8. Notice of Exemption – Notice of Right to Appeal
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Development Plans and Tentative Map Exhibit



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: OCTOBER 12, 2022 REPORT NO. HO-22-041

HEARING DATE: OCTOBER 19, 2022

SUBJECT: 7310 & 7312 Fay Avenue Subdivision; Process Three Decision

PROJECT NUMBER: [673278](#)

OWNER/APPLICANT: Playa Del Norte Investment LLC/Karla Beltran

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing single dwelling unit and subdivision of one lot into two small lots for the construction of a two-story single dwelling unit with detached garage on each lot located at 7310 and 7312 Fay Avenue within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2513090, Site Development Permit No. 2513091, and Tentative Map No. 2513092.

Community Planning Group Recommendation: On September 1, 2022, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15315 (Minor Land Divisions). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 15, 2022 and the opportunity to appeal that determination ended April 29, 2022.

### BACKGROUND

The 0.16-acre (7,008-square-foot) site is located at 7310 Fay Avenue (Attachments 1-2) in the RM-1-1 Zone, Transit Priority Area, and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) in Council District 1. The site is surrounded by both single-family and multi-family residences, and the Community Plan designates it for low medium density (9-15 dwelling units/acre) (Attachment 3). The project site is not located between the first public roadway and the sea or coastline. It is not within, or adjacent to, the Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) and does not



contain other types of environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The proposed development includes a map action for the subdivision of an existing lot into two lots.

#### DISCUSSION

Pursuant to the San Diego Municipal Code (SDMC), the project requires the following three discretionary permits:

- Process Three Tentative Parcel Map per SDMC Section 125.0430 for the subdivision of a 7,008-square-foot parcel into two small lots;
- Process Three Site Development Permit per SDMC Section 126.0502(b)(4) for a small lot subdivision, demolition of an existing single dwelling unit, and the construction of two new single-family residences on separate lots with a detached garage on each lot;
- Process Two Coastal Development Permit per SDMC Section 126.0707(a) development within the Non-Appealable 2 area of the Coastal Overlay Zone.

All actions will be consolidated under this application and processed concurrently pursuant to SDMC Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer with appeal rights to the Planning Commission.

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section [144.0242\(c\)\(1\)\(B\)](#). The Applicant has requested the undergrounding waiver which City staff supports because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

#### Project Description

The project proposes the demolition of an existing dwelling unit on a single lot, subdivision of one lot into two small lots, and the construction of a two-story single dwelling unit with detached garage on each lot. The 0.16-acre site can accommodate one unit per small lot pursuant to SDMC Table 143-03C. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and residential land use policies, and is consistent with the recommended land use designation, and development standards in effect for the site.

City staff reviewed the existing site to determine if potential significant historic resources exist on the site in accordance with SDMC section [143.0212](#), which directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel that contains a structure 45 years old or older. Based on the documentation provided, staff determined the property does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resources Board criteria.

#### Community Plan Analysis

The project is consistent with the existing General Plan and Community Plan land use and zoning designations. The Community Plan designates the site low medium density residential (9-15

DU/acre) and the project is consistent with that land use. The site is not within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan ([Figure 9, Pages 35-36](#)). The proposed residential subdivision and construction of two dwelling units is consistent with the Community Plan land use designation and promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla.

#### Conclusion

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, Land Development Code regulations, Small Lot Subdivision Regulations, and the Community Plan. Staff has provided draft findings and conditions to support approval of the project.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2513909, Site Development Permit No. 2513081, and Tentative Map No. 2513092, with modifications.
2. Deny Coastal Development Permit No. 2513909, Site Development Permit No. 2513081, and Tentative Map No. 2513092, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Catherine Rom, Development Project Manager

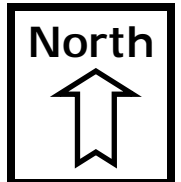
#### Attachments:

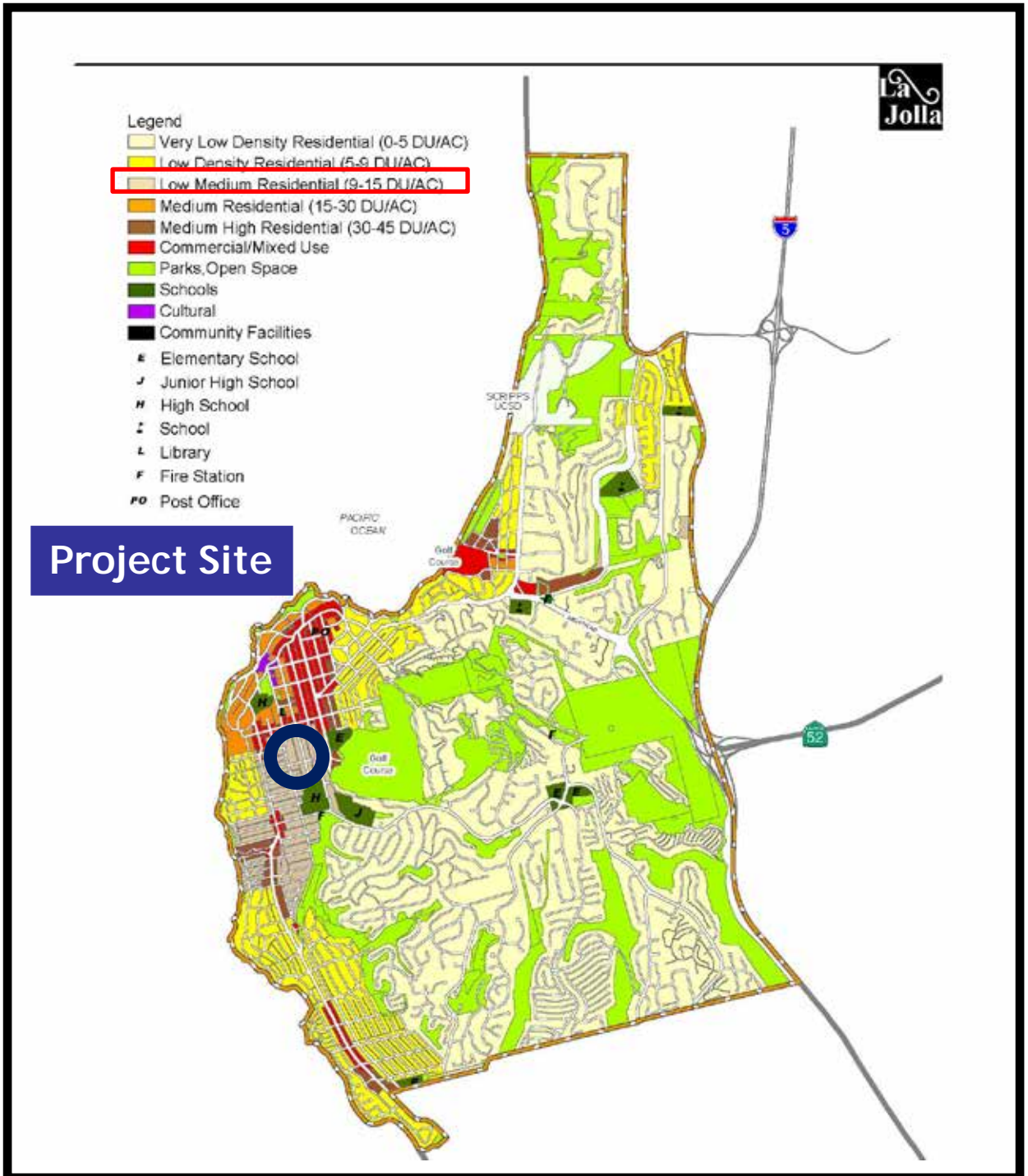
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Tentative Map Resolution w/Findings
7. Draft Tentative Map Conditions
8. Notice of Exemption – Notice of Right to Appeal
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Development Plans and Tentative Map Exhibit



## Project Location

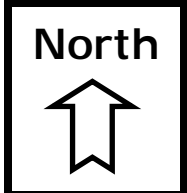
Units 7310 & 7312 Fay Avenue  
Project No. 673278  
7310 Fay Avenue



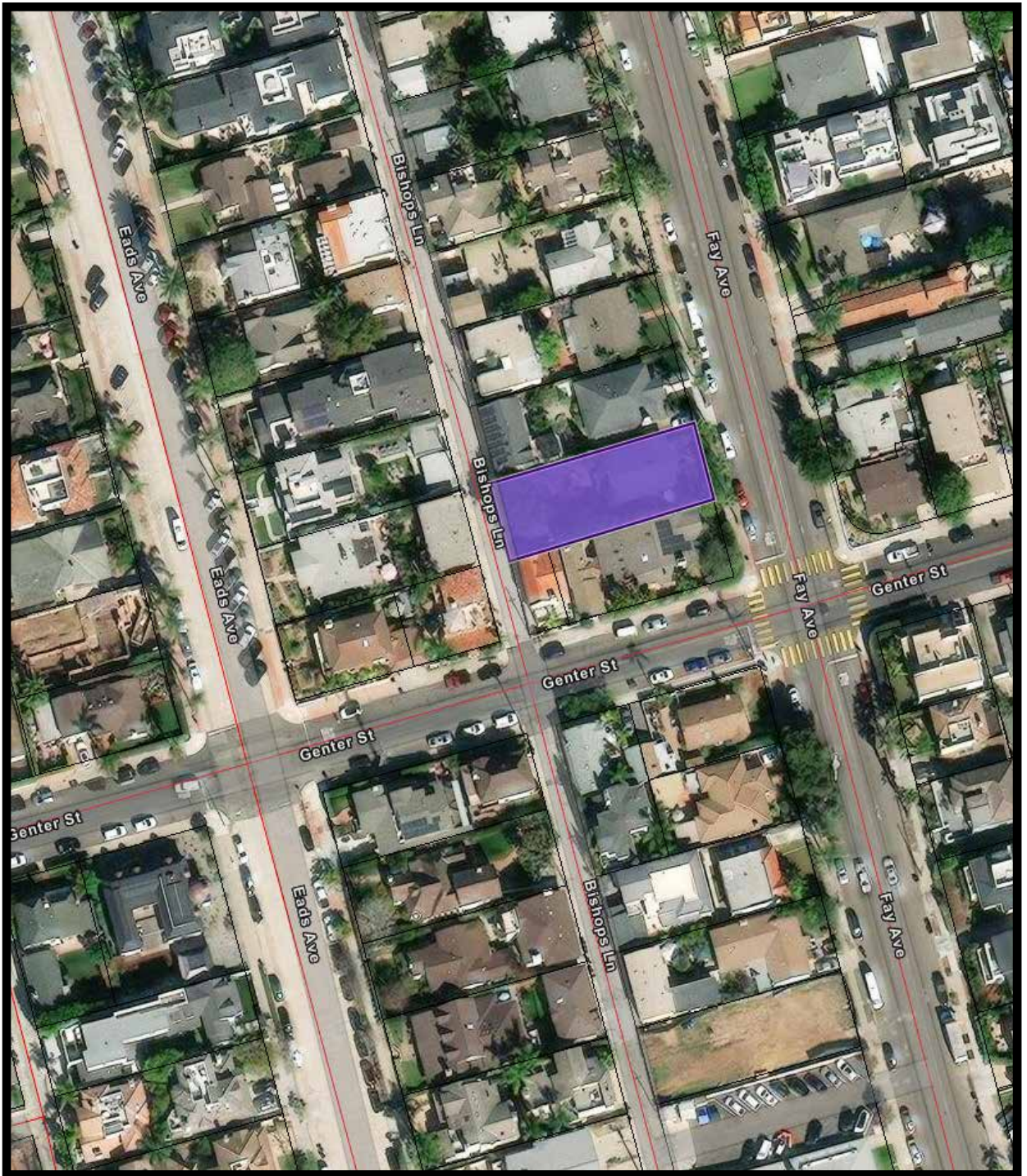


# La Jolla Community Land Use Map

Units 7310 & 7312 Fay Avenue  
 Project No. 673278  
 7310 Fay Avenue

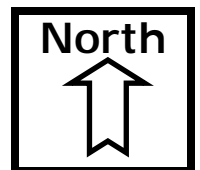






## Aerial Photo

Units 7310 & 7312 Fay Avenue  
Project No. 673278  
7310 Fay Avenue



HEARING OFFICER  
RESOLUTION NO. [REDACTED]  
COASTAL DEVELOPMENT PERMIT NO. 2513090  
SITE DEVELOPMENT PERMIT NO. 2513091  
**7310 AND 7312 FAY AVENUE PROJECT NO. 673278**

WHEREAS, PLAYA DEL NORTE INVESTMENT, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego to subdivide an existing 0.16-acre lot into two lots and construct two new two-story single dwelling units on separate lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2513090, Site Development Permit No. 2513091), on portions of a 0.16-acre site; and

WHEREAS, the project site is located at 7310 and 7312 Fay Avenue in the RM-1-1 zone and the Coastal Overlay zone (Non-Appealable) of the La Jolla Community Planning Area; and

WHEREAS, the project site is legally described as Lot 16 In Block 1 Of J.G. Burne's Addition To La Jolla Park, in the City Of San Diego, County of San Diego, State of California, According to Map Thereof No. 1307, Filed in the Office of The County Recorder of said San Diego County, January 26, 1911; and

WHEREAS, on April 15, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15315 (Minor Land Divisions) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on October 19, 2022, the HEARING OFFICER of the City of San Diego considered Coastal Development Permit No. 2513090 and Site Development Permit No. 2513091 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2513090 and Site Development Permit No. 2513091:

**COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

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

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

The subject site is located at 7310 Fay Avenue in the La Jolla Community Plan area. The site is currently developed with an existing single dwelling unit (SDU). The development scope of work is for a Coastal Development Permit, Site Development Permit and a Small Lot Subdivision for the demolition of the existing single family residence and construction of two new 2,596 square foot and 2,658 square foot two-story, single family residences with detached 397 square foot two-car garages on each new lot.

The proposed new single dwelling units would be constructed on the existing developed lot that contains no physical accessways used or proposed for public use. The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) does not identify any public views from this property along the ocean.

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

The subject site does not contain nor is it adjacent to any environmentally sensitive lands and the proposed development was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15315 (Minor Land Divisions).

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



The La Jolla Community Plan designates the project site for Low Medium Residential uses (9-15 dwelling units/acre) and it is zoned RM-1-1. The project is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan.

The project site is not located within the first public roadway (Dunmere Drive and Dune Lane), and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan.

The project complies with the development standards required by the underlying RM-1-1 Zone, including height, density, building setbacks, floor area ratio, and lot coverage. In addition, the project is not requesting any deviations or variances from the applicable regulations. Therefore, the redevelopment of the site to subdivide the 0.16-acre lot into two lots and construct two-story single dwelling units with garages on each lot is in conformity with the certified Local Coastal land use plan and complies with all regulations of the certified Implementation Program. It complies and implements the Implementation Program because the project is subject to and is obtaining all necessary entitlements for the redevelopment (a Coastal Development Permit, Site Development Permit, and Tentative Map).

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 is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The site is located within an urbanized and predominantly residential neighborhood. As such, the single-family residences will be part of an established single-family and multi-family residential neighborhood. The project site is not located between the first public road and the sea or shoreline of any body of water located within the Coastal Overlay Zone. No public access or public recreation facilities exist on the project site. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

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

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

The development proposes to demolish the existing single dwelling unit and detached garage, subdivide a 0.16-acre lot into two lots, and construct two-story single dwelling units with detached garages on each lot. The Community Plan designates the project site for Low Medium Residential uses (9-15 dwelling units/acre) and the site is zoned RM-1-1. The 0.16-acre site could accommodate one unit per small lot pursuant to San Diego



Municipal Code Table 143- 03C. The project is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan.

The proposed project conforms with the Residential Land Use Goal in the La Jolla Community Plan (LJCP or Community Plan) 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 site is surrounded by both single-family and multi-family residences, is not located within the first public roadway (Dunmere Drive and Dune Lane), and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan.

The project complies with the development standards required by the underlying RM-1-1 Zone and small lot subdivision regulations including height, density, building setbacks, floor area ratio, and lot coverage. In addition, the project is not requesting any deviations or variances from the applicable regulations and therefore, redevelopment of the site will not adversely affect the applicable land use plan.

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

The development proposes to demolish the existing single dwelling unit and detached garage, subdivide a 0.16-acre lot into two lots, and construct two-story single dwelling units with detached garages on each lot. The environmental review of the project determined that the project is categorically exempt under the California Environmental Quality Act (CEQA). The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety because the permit controlling the development and continued use of the proposed project for this site contains 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 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 construction for compliance with applicable regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The project is not requesting, nor does it require, any deviations or variances from

the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for the site. The project complies with the development standards required by the underlying RM-1-1 zone and small lot subdivision regulations including height, density, building setbacks, floor area ratio, lot coverage, and parking. Therefore, the project will comply with the regulations of the Land Development Code.

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, Coastal Development Permit No. 2513090 and Site Development Permit No. 2513091 are hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2513090 and Site Development Permit No. 2513091, a copy of which is attached hereto and made a part hereof.

---

Catherine Rom  
Development Project Manager  
Development Services

Adopted on: October 19, 2022

IO#: 24008776

**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: 24008776

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2513090  
SITE DEVELOPMENT PERMIT NO. 2513091  
**7310 AND 7312 FAY AVENUE**  
**PROJECT NO. 673278**  
HEARING OFFICER

This Coastal Development Permit No. 2513090 and Site Development Permit No. 2513091 is granted by the Hearing Officer of the City of San Diego to PLAYA DEL NORTE INVESTMENT, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0707 and SDMC section 126.0502(b)(4). The 0.16-acre site is located at 7310 and 7312 Fay Avenue in the RM-1-1 zone and the Coastal Overlay zone (Non-Appealable) of the La Jolla Community Planning Area. The project site is legally described as: Lot 16 In Block 1 Of J.G. Burne's Addition To La Jolla Park, in the City Of San Diego, County of San Diego, State of California, According to Map Thereof No. 1307, Filed in the Office of The County Recorder of said San Diego County, January 26, 1911.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for the demolition of an existing dwelling unit and the construction of two-story single dwelling units on separate lots with a detached garage on each lot, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 19, 2022, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing single dwelling unit on an existing 0.16-acre lot and subdivision of the lot into two small lots for the construction of two-story single dwelling units on separate lots with a detached garage on each lot;
- b. Landscaping (planting, irrigation, and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 2, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." 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.

**AFFORDABLE HOUSING REQUIREMENTS:**

12. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). The project site currently contains an existing single dwelling unit which will be

demolished to construct two single dwelling units (one per lot). Therefore, the project is subject to the City's Inclusionary Affordable Housing Regulations.

**ENGINEERING REQUIREMENTS:**

13. The Coastal Development Permit and Site Development Permit shall comply with the conditions of Tentative Map No. 2513092.

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private walkway, landscape and irrigation located within the Fay Avenue right-of-way, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of the existing curb, and replacement with current City standard curb and gutter, adjacent to the site on Fay Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged sidewalk with current City standard sidewalk, adjacent to the site on Fay Avenue, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement the existing alley with current City standard concrete alley, adjacent to the site, satisfactory to the City Engineer.

18. The drainage system proposed for this subdivision, as shown on the Tentative Map Exhibit, is subject to approval by the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

20. 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.

**PLANNING/DESIGN REQUIREMENTS:**

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

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

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

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

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

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on October 19, 2022 and R- [Approved Resolution Number].

**ATTACHMENT 5**

Coastal Development Permit No. 2513090  
Site Development Permit No. 2513091  
Date of Approval: October 19, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Catherine Rom  
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.

**PLAYA DEL NORTE INVESTMENT LLC**  
Owner/Permittee

By \_\_\_\_\_  
KARLA BELTRAN  
MANAGER

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



HEARING OFFICER  
RESOLUTION NO. R- [REDACTED]  
TENTATIVE MAP NO. 2513092  
**7310 AND 7312 FAY AVENUE**  
PROJECT NO. 673278

WHEREAS, PLAYA DEL NORTE INVESTMENT, a California Limited Liability Company, Subdivider, AND CHRISTENSEN ENGINEERING AND SURVEYING, ANTHONY CHRISTENSEN, Surveyor, submitted an application to the City of San Diego for a Tentative Map No. 2513092 to subdivide a lot into two small lots and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 7310 and 7312 Fay Avenue in the RM-1-1 zone of the La Jolla Community Planning Area. The property is legally described as: Lot 16 In Block 1 Of J.G. Burne's Addition To La Jolla Park, in the City Of San Diego, County of San Diego, State of California, According to Map Thereof No. 1307, Filed in the Office of The County Recorder of said San Diego County, January 26, 1911; and

WHEREAS, the Tentative Map proposes the subdivision of a 0.16-acre site into two lots; and

WHEREAS, on April 15, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction, and Section 15315 (Minor Land Divisions) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirement to provide a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on October 19, 2022, the Hearing Officer of the City of San Diego considered Tentative Map No. 2513092, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings pursuant to San Diego Municipal Code section 125.0440 with respect to Tentative Map No. 2513092:

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

The development proposes to demolish the existing single dwelling unit and detached garage, subdivide a 0.16-acre lot into two lots, and construct two-story single dwelling units with a detached garage on each lot. The La Jolla Community Plan (Community Plan) designates the project site for Low Medium Residential uses (9-15 dwelling units/acre) and the site is zoned RM-1-1. The 0.16-acre site could accommodate one unit per small lot pursuant to San Diego Municipal Code Table 143- 03C. The project is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan.

The proposed project conforms with the Residential Land Use Goal in the Community Plan 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 (Community Plan p. 67).

The site is surrounded by both single-family and multi-family residences, is not located within the first public roadway (Dunmere Drive and Dune Lane), and there are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan.

The project complies with the development standards required by the underlying RM-1-1 Zone and small lot subdivision regulations including height, density, building setbacks, floor area ratio, and lot coverage. In addition, the project is not requesting any deviations or variances from the applicable regulations and therefore, redevelopment of the site is consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for the site. The project complies with the development standards required by the underlying RM-1-1 zone and small lot subdivision regulations including height, density, building setbacks, floor area ratio, lot coverage, and parking. Therefore, the project will comply with the regulations of the Land Development Code.

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

The lot is currently within an established single family neighborhood and improved with a single dwelling unit, detached garage, and associated appurtenances, including site walls and hardscape. The topography of the rectangular shaped lot descends gently to the west. Vegetation across the lot consists of shrubs, trees, and ground cover associated with landscaping. The project proposes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The Community Plan designates the site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1 -1. The project is consistent with the land use designation of single-family residential development (maximum of 15 dwelling units/acre) in the Community Plan. The 0.16-acre site could accommodate one unit per small lot pursuant to San Diego Municipal Code Table 143-03C. Therefore, the site is physically suitable for the type and density of development.

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

The project site is within an urbanized community and within an established single-family neighborhood. The project site is not located near the Multiple Habitat Planning Area and does not contain Environmentally Sensitive Lands as defined by the San Diego

Municipal Code; therefore, it does not adversely impact any environmentally sensitive lands or wildlife habitat. In addition, the City's environmental review determined the project to be exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301 (Existing Facilities), 15303 (New Construction), and 15315 (Minor Land Division). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The development proposes to demolish the existing single dwelling unit and detached garage, subdivide a 0.16-acre lot into two lots, and construct two-story single dwelling units with detached garages on each lot. The environmental review of the project found it categorically exempt under the California Environmental Quality Act (CEQA). The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety because the permit controlling the development and continued use of the proposed project for this site contains 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 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 construction to determine if the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The project is located at 7310-7312 Fay Avenue and includes a subdivision action to subdivide a 0.16-acre lot into two lots. The project does not contain any easements acquired by the public at large for access or use of property within the subdivision. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 0.16-acre lot into two lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the independent design of the proposed subdivision, each structure will

have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project is located at 7310-7312 Fay Avenue and includes a subdivision action to subdivide a 0.16-acre lot into two lots. The project proposes to demolish an existing single dwelling unit and detached garage, and to construct two-story single dwelling units with detached garages on each lot. The project site was previously developed with a dwelling unit and the proposed project will add an additional dwelling unit to the housing stock.

In addition, the project establishes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The project promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Tentative Map No. 2513092, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to PLAYA DEL NORTE INVESTMENT, a California Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
CATHERINE ROM  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions  
IO#: 24008776

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP NO. 2513092  
7310 AND 7312 FAY AVENUE - PROJECT NO. 673278  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON OCTOBER 19, 2022

**GENERAL**

1. This Tentative Map will expire November 2, 2025.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to subdivide the existing 0.16-acre lot into two parcels shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 2513090 and Site Development Permit No. 2513091.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

7. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
8. The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

12. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
13. Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

**MAPPING**

14. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.  
  
All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
16. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

17. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
18. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**GEOLOGY**

19. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest



with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008776

DRAFT



THE CITY OF SAN DIEGO

Date of Notice: April 15, 2022

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008776

---

**PROJECT NAME / NUMBER:** 7310 & 7312 Fay / 673278  
**COMMUNITY PLAN AREA:** La Jolla Community Plan  
**COUNCIL DISTRICT:** 1  
**LOCATION:** 7310 and 7312 Fay Ave, La Jolla, CA 92037

**PROJECT DESCRIPTION:** Coastal Development Permit, Site Development Permit, and Tentative Map for a small lot subdivision, the demolition of an existing dwelling unit and the construction of two new single-family residences on separate lots with a detached garage on each lot, totaling 5,254 square-foot, located at 7310/7312 Fay Avenue. The 0.16-acre site is located in the RM-1-1 Zone and the Coastal Overlay Zone within the La Jolla Community Plan and Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities), Section 15303 (New Construction), Section 15315 (Minor Land Divisions).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15315 (Minor Land Divisions); and where the exceptions listed in Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Catherine Rom  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5277 / crom@sandiego.gov

---

On April 15, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed

above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (April 29, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>	
	Project Name: 7310/7312 Fay Ave./Golba		Project Number: 673278	
Community: La Jolla				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="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 type="checkbox"/> Vote to Deny			Date of Vote: September 01, 2022	
# of Members Yes 14	# of Members No 0	# of Members Abstain 1		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Suzanne Baracchini				
TITLE: LJCPA Trustee/Secretary			DATE: September 09, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



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:** UNITS AT 7310 **Project No. For City Use Only:** PTS-0673278  
**Project Address:** 7310 & 7312 FAY AVENUE  
LA JOLLA, CA 92037

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: PLAYA DEL NORTE INVESTMENT LLC  Owner  Tenant/Lessee  Successor Agency  
Street Address: 1501 FRONT ST., SUITE 115  
City: SAN DIEGO State: CA Zip: 92109  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: [Signature] Date: \_\_\_\_\_  
Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: HUMBERTO PEREZ  Owner  Tenant/Lessee  Successor Agency  
Street Address: 1501 FRONT ST., SUITE 115  
City: SAN DIEGO State: CA Zip: 92109  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: [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

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



PROPRIETARY DESIGN. THE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

# UNITS AT 7310



## COASTAL DEVELOPMENT PERMIT SUBMITTAL SET

01-10-2022

PTS-0673278

Prepared By:  
Brian Britton  
Golba Architecture  
1940 Garnet Ave., Suite 100  
San Diego, CA 92109  
office: (619) 231-9905  
fax: (858) 750-3471

Project Address:  
7310 & 7312 FAY AVENUE  
LA JOLLA, CA 92037

Project Name:  
UNITS AT 7310  
Sheet Title:

Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 01-10-22  
Revision 1: 09-01-21

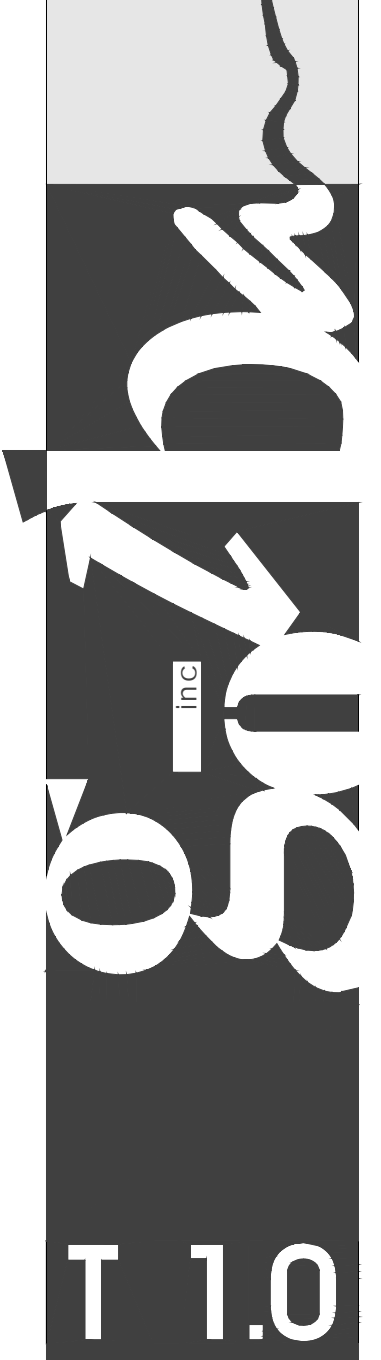
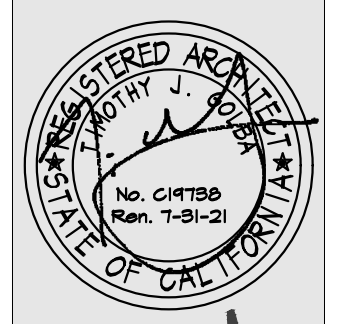
Original Date: 08-28-20  
Sheet 1 of 14

### COVER SHEET

PTS-0673278

**GOLBA ARCHITECTURE**  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego California 92109  
Phone: (619) 231-9905 Fax: (858) 750-3471

**UNITS AT 7310**  
7310 & 7312 FAY AVE  
SAN DIEGO, CA 92037



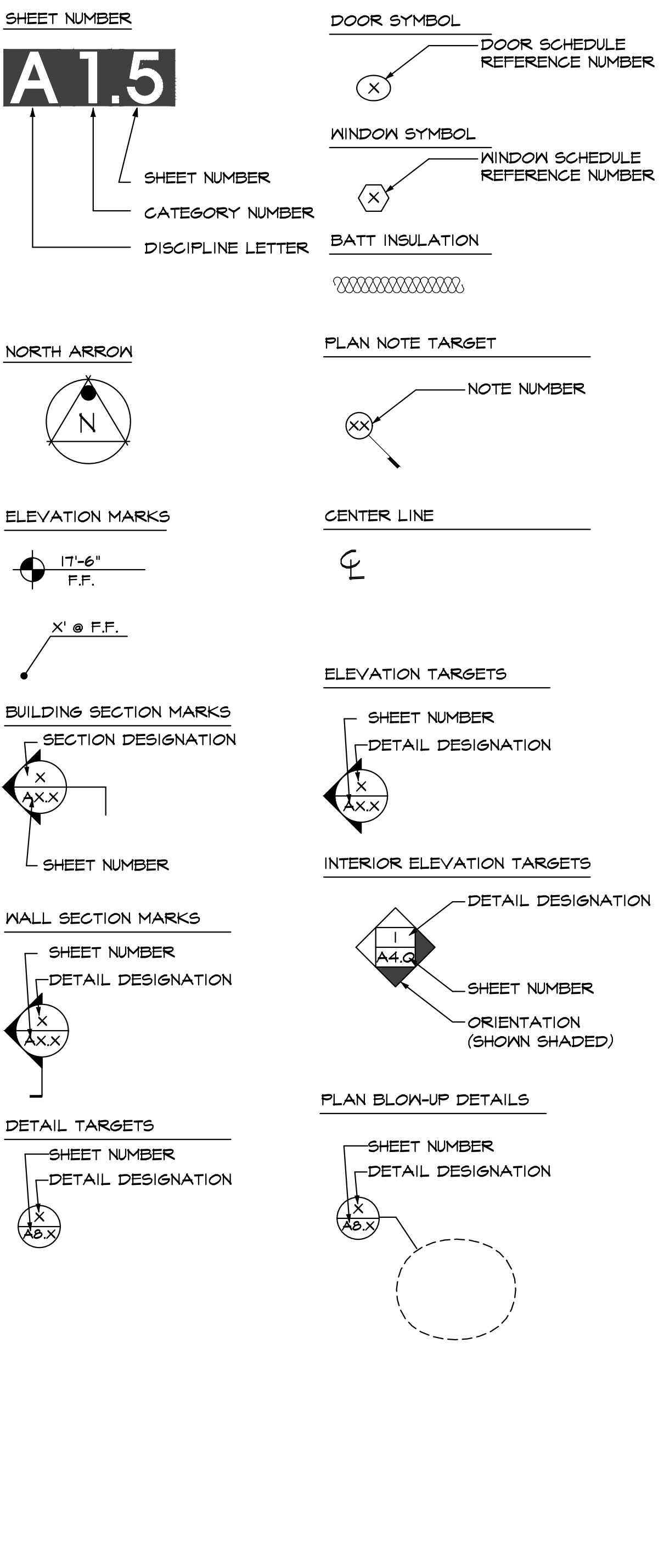
REV. DATE: DATE:



GENERAL PLAN DEVELOPMENT GOALS

- SOLAR PHOTO VOLTAIC SYSTEM FOR GENERATING POWER ON SITE
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS

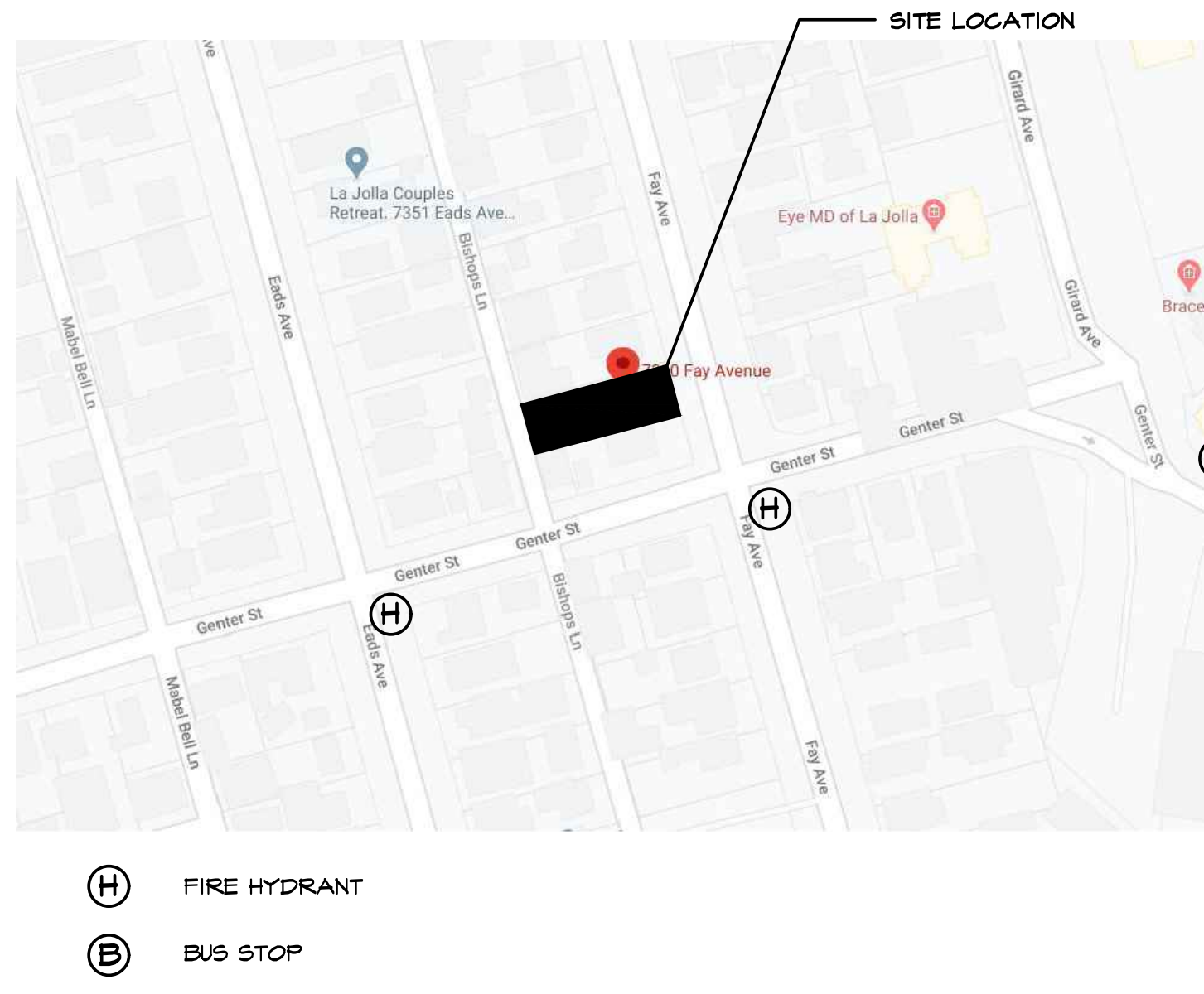
SYMBOLS



SELF-CERTIFICATION COMPLETENESS REVIEW

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:
1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.

VICINITY MAP NO SCALE



UNITS AT 7310

SITE ADDRESS: 7310 & 7312 FAY AVENUE SAN DIEGO, CA 92107
ASSESSORS PARCEL NUMBER: 351-061-17-00
LEGAL DESCRIPTION: LOT 16 IN BLOCK I OF J.G. BURNE'S ADDITION TO LA JOLLA PARK...

PROJECT DIRECTORY

GENERAL: T1.0 COVER SHEET, T1.1 LEGEND AND PROJECT DATA
CIVIL: C-0 TOPOGRAPHICAL SURVEY, C-1 TENTATIVE MAP NO., C-2 PRELIMINARY GRADING PLAN

SQUARE FOOTAGE TOTALS:

7312 FAY AVENUE

HABITABLE AREA: GARAGE = 400 S.F., GROUND LEVEL = 1178 S.F., SECOND LEVEL = 1018 S.F., TOTAL S.F. = 2,596 S.F.
BALCONY & DECK AREA: SECOND FLOOR DECKS = 184 S.F., ROOF DECK = 260 S.F., TOTAL DECK AREA = 444 S.F.

7310 FAY AVENUE

HABITABLE AREA: GARAGE = 400 S.F., GROUND LEVEL = 1203 S.F., SECOND LEVEL = 1055 S.F., TOTAL S.F. = 2,658 S.F.
BALCONY & DECK AREA: SECOND FLOOR DECKS = 186 S.F., ROOF DECK = 285 S.F., TOTAL DECK AREA = 471 S.F.

GENERAL PROJECT DATA

PROJECT DESCRIPTION: SCOPE OF WORK IS FOR A PROCESS 3 COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, TENTATIVE MAP AND SMALL LOT SUBDIVISION FOR THE DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF TWO NEW 2,546 AND 2,658 SQUARE FOOT TWO-STORY, SINGLE FAMILY RESIDENCES WITH DETACHED 347 SQUARE FOOT 2-CAR GARAGES ON EACH PROPOSED SMALL LOT SUBDIVISION CREATED LOT.

ABBREVIATIONS

Table of abbreviations including terms like ACOUS., A.C.T., ADJ., A.F.F., AGG., ALUM., ALT., A.P., APPROX., ARCH., ASPH., ASST., AUTO., BD., BLDG., BOT., B.U.R., CAB., C.I.R.C., C.L., C.L.R., C.L.G., C.L.O., C.M.U., C.O.L., CONC., CONF., CONN., CONTR., CONT., CONTR., COORD., CORR., CFT., C.-J., C.T., CTR., C.W., DBL., DENO., DEFT., D.I.A., DIAG., DIFF., DIM., DIV., D.V., D.N., D.P., DR., DTL., E., EA., EL., ELAS., ELEC., ELEV., ENER., ENCL., ENGR., ENT., ACQUIS., A.C.T., ADJ., A.F.F., AGG., ALUM., ALT., A.P., APPROX., ARCH., ASPH., ASST., AUTO., BD., BLDG., BOT., B.U.R., CAB., C.I.R.C., C.L., C.L.R., C.L.G., C.L.O., C.M.U., C.O.L., CONC., CONF., CONN., CONTR., CONT., CONTR., COORD., CORR., CFT., C.-J., C.T., CTR., C.W., DBL., DENO., DEFT., D.I.A., DIAG., DIFF., DIM., DIV., D.V., D.N., D.P., DR., DTL., E., EA., EL., ELAS., ELEC., ELEV., ENER., ENCL., ENGR., ENT., EXPANSION JOINT, ELECTRICAL PANEL, EQUAL, EQUIP., ELECTRIC WATER COOLER, EXHAUST, EXIST., EXPANSION, EXTERIOR, FLOOR DRAIN, FOUNDATION, FIRE EXTINGUISHER, FINISH FLOOR, FIRE HOSE CABINET, FIN., F.L., FLEX., FLOURESCENT, FRUN., FURR., FUT., GA., GALV., GENERAL, GLASS, GROUND, GRADE, GRAPE, GRASS, BOARD, GALV., GALVANIZED, GENERAL, GLASS, GROUND, GRADE, GRAPE, BOARD, HARD CORE HARDWARE, HOLLOW METAL, HORIZONTAL, HOR., HR., HT., HTG., H.V.A.C., H.W., IN., INCHES, INCANDESCENT, INCL., INCLUDED, INSUL., INSULATED, INTER., INTERMEDIATE, JAN., JANITOR, JOINT, KITCHEN, LAM., LAMINATE, LAUN., LAUNDRY, LAV., LAVATORY, LB.(S), POUNDS, L.F., LIGHT, MACH., MACHINE, MAINT., MAINTENANCE, MAS., MASONRY, MATL., MATERIAL, MAX., MAXIMUM, MECH., MECHANICAL, MEMB., MEMBRANE, MEZZ., MEZZANINE, MFR., MANUFACTURER, MIN., MINIMUM, MISC., MISCELLANEOUS, M.O., MASONRY OPENING, MOV., MOVABLE, MTD., MOUNTED, MTL., METAL, MUL., MULLION, N., NORTH, N.I.C., NOT IN CONTRACT, NO., NUMBER, NOM., NOMINAL, N.T.S., NOT TO SCALE, OA., OVERALL, O.C., ON CENTER, O.D., OUTSIDE DIAMETER, O.F.D., OVERFLOW DRAIN, OFF., OFFICE, OH., OVERHEAD, OPNG., OPENING, OP.P., OPPOSITE, PAV., PAVING, P.C., FRIE-CAST, PL., FLATE, P.LAM., PLASTIC LAMINATE, PLAS., PLASTER, PLUMB., PLUMING, PLND., FLYWOOD, PNT., PAINT, PNL., PANEL, POL., POLISHED, PROP., PROPERTY, P.S.F., POUNDS PER SQUARE FOOT, P.S.I., PAINTED, PTD., PARTITION, FT., POINT, QTY., QUANTITY, R., RUBBER, RECEP., RECEPTION, REINF., REINFORCING, R.O.W., RIGHT OF WAY, RAD., RADIUS, R.B., RUBBER BASE, R.C.P., REFLECTED CEILING PLAN, R.D., ROOF DRAIN, REC., RECESSED, REF., REFERENCE, REFR., REFRIGERATOR, REINF., REINFORCED, REQD., REQUIRED, RESL., RESULTANT, REV., REVISED, RFG., ROOFING, RM., ROOM, R.O., ROUGH OPENING, S., SOUTH, SAN., SANITARY, SCHED., SCHEDULE, SECT., SECTION, SECU., SECURITY, S.F., SQUARE FOOT, SHR., SHOWER, SHET., SHEET, SIM., SIMILAR, SL., SLOPE, S.P., STANDPIPE, SPEC., SPECIFICATION, SPKR., SPEAKER, SQ., SQUARE, S.S.T., STAINLESS STEEL, STA., STATION, STD., STANDARD, STL., STEEL, STOR., STORAGE, STRUC., STRUCTURAL, SUSP., SUSPENDED, SYM., SYMMETRICAL, T., TREAD, T.O., TOP OF, T.&G., TOP AND BOTTOM TONGUE AND GROOVE, TEL., TELEPHONE, TEMP., TEMPERED, TER., TERRAZZO, THK., THICK, TLT., TOILET, TOPO., TOPOGRAPHY, T.V., TELEVISION, TYP., TYPICAL, UNEXC., UNEXCAVATED, UNF., UNFINISHED, UNO., UNLESS OTHERWISE NOTED, UTL., UTILITY, VAC., VACUUM, V.C.T., VINYL COMPOSITION TILE, VENT., VENTILATION, VERT., VERTICAL, VEST., VESTIBULE, V.I.F., VERIFY IN FIELD, VOL., VOLUME, V.T., VINYL TILE, W., WEST, W.C., WATER CLOSET, WD., WOOD, W.F., WIDE FLANGE, WH., WATER HEATER, WIN., WINDOW, WIRE MESH, WATERPROOFING, W.T., WATER, WELDED WIRE MESH, Y.D., YARD

TOTAL S.F. CALCS FOR BOTH HOMES

F.A.R. ALLOWED = 5,256 S.F. (0.75 X 7,000 S.F.)
7312 FAY (A) = 2,546 S.F.
7310 FAY (B) = 2,658 S.F.
TOTAL A + B = 5,204 S.F. < 5,256 S.F. ALLOWABLE

HISTORICAL CLEARANCE

DIRECTORY

OWNER: PLAYA DEL NORTE INVESTMENT LLC. / HUMBERTO PEREZ
ARCHITECT: GOLBA ARCHITECTURE, INC.
LANDSCAPE: NERI LANDSCAPE ARCHITECTURE (NLA)
CIVIL / SURVEY: CHRISTENSEN ENGINEERS & SURVEYING

Prepared By: Brian Britton, Golba Architecture

Project Address: 7310 & 7312 FAY AVENUE LA JOLLA, CA 92037

Project Name: UNITS AT 7310

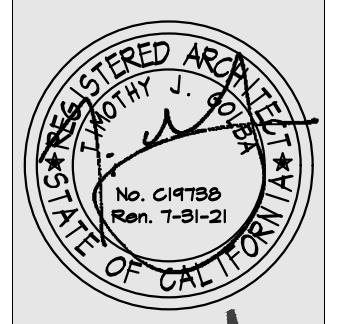
Title: LEGEND & PROJECT DATA

Revision 10: 08-28-20, Revision 9: 08-28-20, Revision 8: 08-28-20, Revision 7: 08-28-20, Revision 6: 08-28-20, Revision 5: 08-28-20, Revision 4: 08-28-20, Revision 3: 08-28-20, Revision 2: 08-28-20, Revision 1: 08-28-20

Sheet Title: UNITS AT 7310

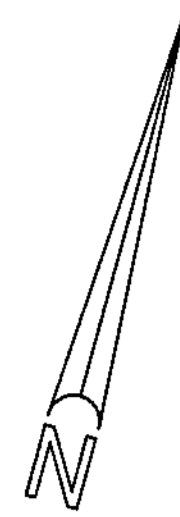
GOLBA ARCHITECTURE inc
Architecture Space Planning Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

UNITS AT 7310
7310 & 7312 FAY AVE
SAN DIEGO, CA 92107



Golba Architecture logo with 'inc' suffix and 'REV. DATE:' label.





SCALE: 1" = 8'

### LEGAL DESCRIPTION

LOT 16 IN BLOCK 1 OF JS BURNES ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1307, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY JANUARY 26, 1911.

### NOTES

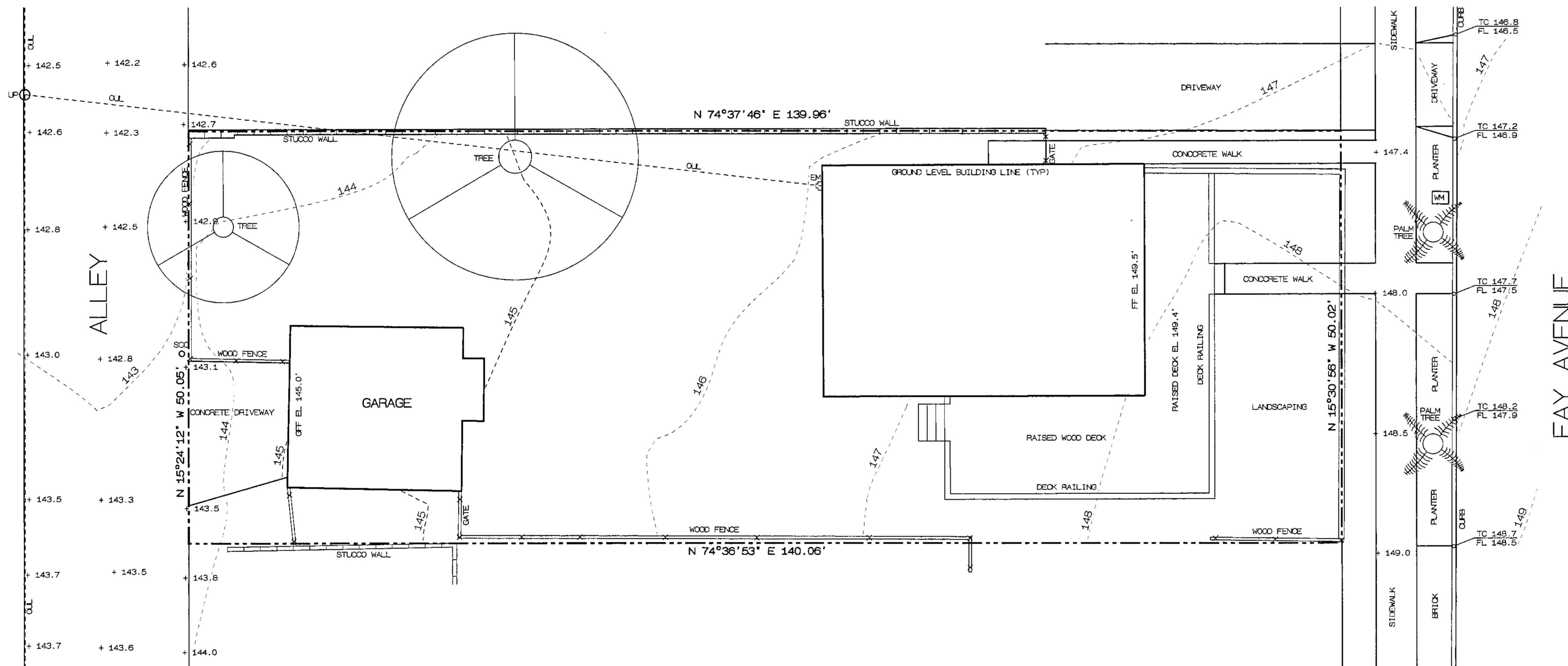
1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 7310 FAY AVENUE, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 351-061-17.
5. THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.16 ACRES.

### BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHEASTERLY CORNER OF FAY AVENUE AND GENTER STREET. ELEVATION 151.053' MEAN SEA LEVEL (N.G.V.D. 1929).

### ABBREVIATIONS

EL	ELEVATION
EM	ELECTRIC METER
FF	FINISH FLOOR
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
OL	OVERHEAD UTILITY LINES
TC	TOP OF CURB
TYP	TYPICAL
WM	WATER METER
UP	UTILITY POLE



*Patrick F. Christensen*  
 PATRICK F. CHRISTENSEN, P.L.S. 7208  
 08-15-20 Date

Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE "J"  
 SAN DIEGO, CA 92126  
 PHONE (858)271-9901 EMAIL: CEANDS@AOL.COM

Project Address:  
 7310 FAY AVENUE  
 LA JOLLA, CA 92037

Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2:  
 Revision 1:

Project Name:  
 7310 FAY

Original Date: AUGUST 15, 2020

Sheet Title:  
 TOPOGRAPHIC MAP

Sheet 1 of 1  
 DEP# \_\_\_\_\_

C-0

**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
 TELEPHONE: (858)271-9901 EMAIL: CEANDS@AOL.COM



# DEVELOPMENT SUMMARY

## PROJECT SUMMARY:

PROPOSED COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND SMALL LOT SUBDIVISION TENTATIVE MAP FOR CREATION OF 2 SINGLE-FAMILY RESIDENTIAL LOTS. PROJECT INCLUDES REMOVAL OF EXISTING IMPROVEMENTS WITH CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES EACH WITH A DETACHED GARAGE TOGETHER WITH PUBLIC IMPROVEMENTS WITHIN THE RIGHTS OF WAY FRONTING THE SITE.

## LEGAL DESCRIPTION:

LOT 16 IN BLOCK 1 OF J.G. BURNE'S ADDITION TO LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1307, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JANUARY 26, 1911.

## OWNER:

PLAYA DEL NORTE INVESTMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
1501 FRONT STREET, STE. 115  
SAN DIEGO, CA 92101

## ZONING:

RM-1-1

LA JOLLA COMMUNITY PLAN  
LOCAL COASTAL LAND USE PLAN

MULTI-FAMILY RESIDENTIAL (MFR)

FOR SMALL LOT SUBDIVISION:

PRE-SUBDIVIDED LOT DENSITY:

MUNICIPAL CODE RM-1-1: 1DU/3000 SF

LA JOLLA COMMUNITY PLAN: 1DU/1425 SF

7003 SF/3000/DU = 2.33 = 3 DU

MINIMUM LOT WIDTH: 50' (PRE-SUBDIVIDED)  
- (SUBDIVIDED)

MINIMUM LOT FRONTAGE: 50' (PRE-SUBDIVIDED)  
- (SUBDIVIDED)

MINIMUM LOT DEPTH: 90' (PRE-SUBDIVIDED)  
- (SUBDIVIDED)

## SETBACK:

FRONT: 15/20' (PRE-SUBDIVIDED)  
- (SUBDIVIDED)

REAR: 15' (PRE-SUBDIVIDED) (10' OF ALLEY INCLUDED)  
- (SUBDIVIDED)

SIDE: 5' (PRE-SUBDIVIDED)  
- (SUBDIVIDED)

## OVERLAY ZONES:

CITY COASTAL  
COASTAL HEIGHT LIMIT  
TRANSIT PRIORITY AREA  
PARKING IMPACT OVERLAY ZONE (COASTAL IMPACT AREA)  
SDUSD  
LA JOLLA COMMUNITY PLAN  
COUNCIL DISTRICT 1

## AREA:

SITE AREA: 0.1608 ACRES (7,003 SQUARE FEET)

## USES:

CURRENT USE:  
RESIDENTIAL  
PROPOSED USE:  
RESIDENTIAL

## RESIDENTIAL PARKING TABULATION

2 SINGLE-FAMILY RESIDENCES.....2 X 2 = 4 SPACES

TOTAL OFF-STREET COVERED PARKING SPACE REQUIREMENTS:  
RESIDENTIAL - MUNICIPAL CODE SECTION 142.0520 TABLE 142.05C

4 SPACES REQUIRED - 4 SPACES PROVIDED IN GARAGES

## TITLE NOTES:

TITLE INFORMATION IS BASED ON PRELIMINARY TITLE REPORT, FILE NUMBER 320325050 DATED JUNE 08, 2020, PREPARED BY LAYERS TITLE

AN EASEMENT FOR SEWER, IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED DECEMBER 08, 1925, IN BOOK 1165, PAGE 14 OF DEEDS. LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED.

## MONUMENTATION NOTES

- ① LEAD & DISK STAMPED "LS 6800" PER CR 12096
- ② LEAD & PUNCHMARK, DISK STAMPED "LS 4380" PER CR 3171 MISSING
- ③ LEAD & DISK STAMPED "LS 8739" PER CR 34268
- ④ LEAD & DISK STAMPED "SAN DIEGO CITY SURVEYOR" PER CR 38710
- ⑤ LEAD & DISK STAMPED "LS 4830" PER CR 3171, CR 12096, ROS 12708, CR 34268
- ⑥ LEAD & DISK STAMPED "SAN DIEGO CITY ENGINEER" PER CR 19190

- ( ) RECORD DATA PER MAP NO. 1307
- { } RECORD DATA PER CR 34268
- { } RECORD DATA PER CR 3171
- > RECORD DATA PER CR 12096
- < RECORD DATA PER ROS 12708
- [ ] RECORD DATA PER CR 19190

## LEGEND

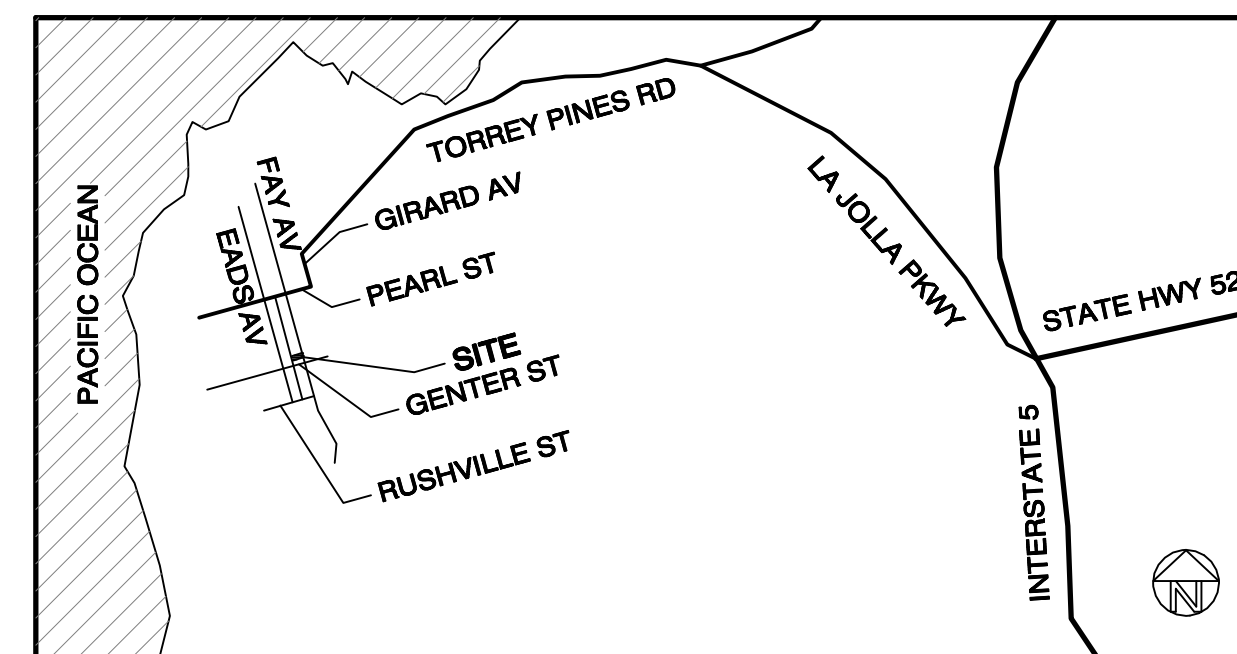
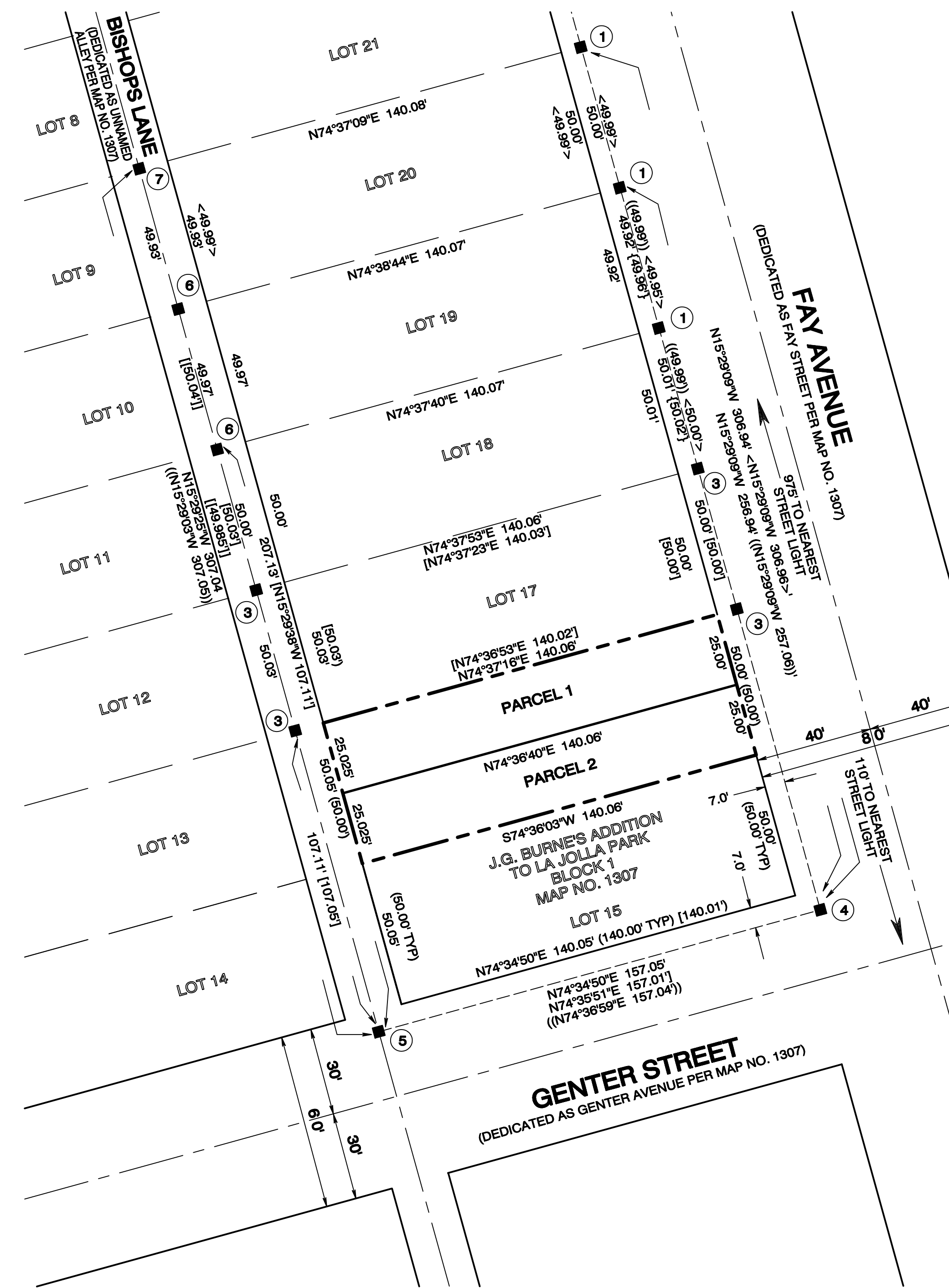
PROPERTY LINE/TM BNDRY	---
RIGHT OF WAY LINE	---
STREET CENTER LINE	---
EXISTING LOT LINE	---
OFFSET LINE	---
PROPOSED PARCEL LINE	---

## UTILITY TABLE

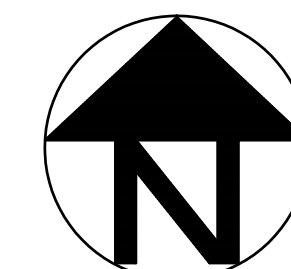
TELE (AT&T): OVERHEAD
CATV (COX): OVERHEAD
ELEC (SDG&E): OVERHEAD

## LOT AREA TABULATION

PARCEL	AREA	LOT TYPE
1	3503.3 SF	SFR
2	3503.3 SF	SFR



VICINITY MAP  
NOT TO SCALE



SCALE: 1" = 30'



# TENTATIVE MAP NO. 2513092 COASTAL DEVELOPMENT PERMIT NO. 2513090 SITE DEVELOPMENT PERMIT NO. 2513091

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE NORTHEASTERLY LINE OF BLOCK 1, OF MAP NO. 1307 AS SHOWN ON RECORD OF SURVEY NO. 12708. I.E S 15°29'09" WEST.

## BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHEASTERLY CORNER OF FAY AVENUE AND GENTER STREET. ELEVATION 151.053' MEAN SEA LEVEL (N.G.V.D. 1929).

## NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED AUGUST 15, 2020.
- THE EXISTING NUMBER OF LOTS ARE 1. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION ARE 2.
- THE ASSESSOR PARCEL NUMBER FOR THIS PROPERTY IS : 351-061-17-00
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.1608 ACRES.
- THE PROPERTY HAS DIRECT ACCESS TO FAY AVENUE AND BISHOPS LANE, BOTH DEDICATED AS PUBLIC STREETS.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- NAD27 COORDINATES = 244-1685. CCS83 COORDINATES = 1884-6245.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE MARKED WITH DURABLE SURVEY MONUMENTS.
- SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
- A WAIVER OF UNDERGROUNDING OVERHEAD UTILITIES FRONTING THE SITE IS REQUESTED.

## OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

HUMBERTO PEREZ  
MANAGER  
PLAYA DEL NORTE INVESTMENT, LLC

DATE

PRELIMINARY JULY 21, 2021  
ANTONY K. CHRISTENSEN, RCE 54021  
LS 7508 Date



Prepared By:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE "J"  
SAN DIEGO, CA 92126  
PHONE (858)271-9901

Project Address:  
7310-12 FAY AVENUE  
LA JOLLA, CA 92037

Revision 5:  
Revision 4:  
Revision 3:  
Revision 2:  
Revision 1: 07-21-21 ADDRESS CITY COMMENTS

Project Name:  
UNITS AT 7310

Original Date: AUGUST 27, 2020

Sheet Title:

Sheet 1 of 2 Sheets

TENTATIVE MAP NO.

C-1

P.T.S. NO. I.O. NO. L.C. COOR: 244-1685 CCS83 COOR: 1884-6245



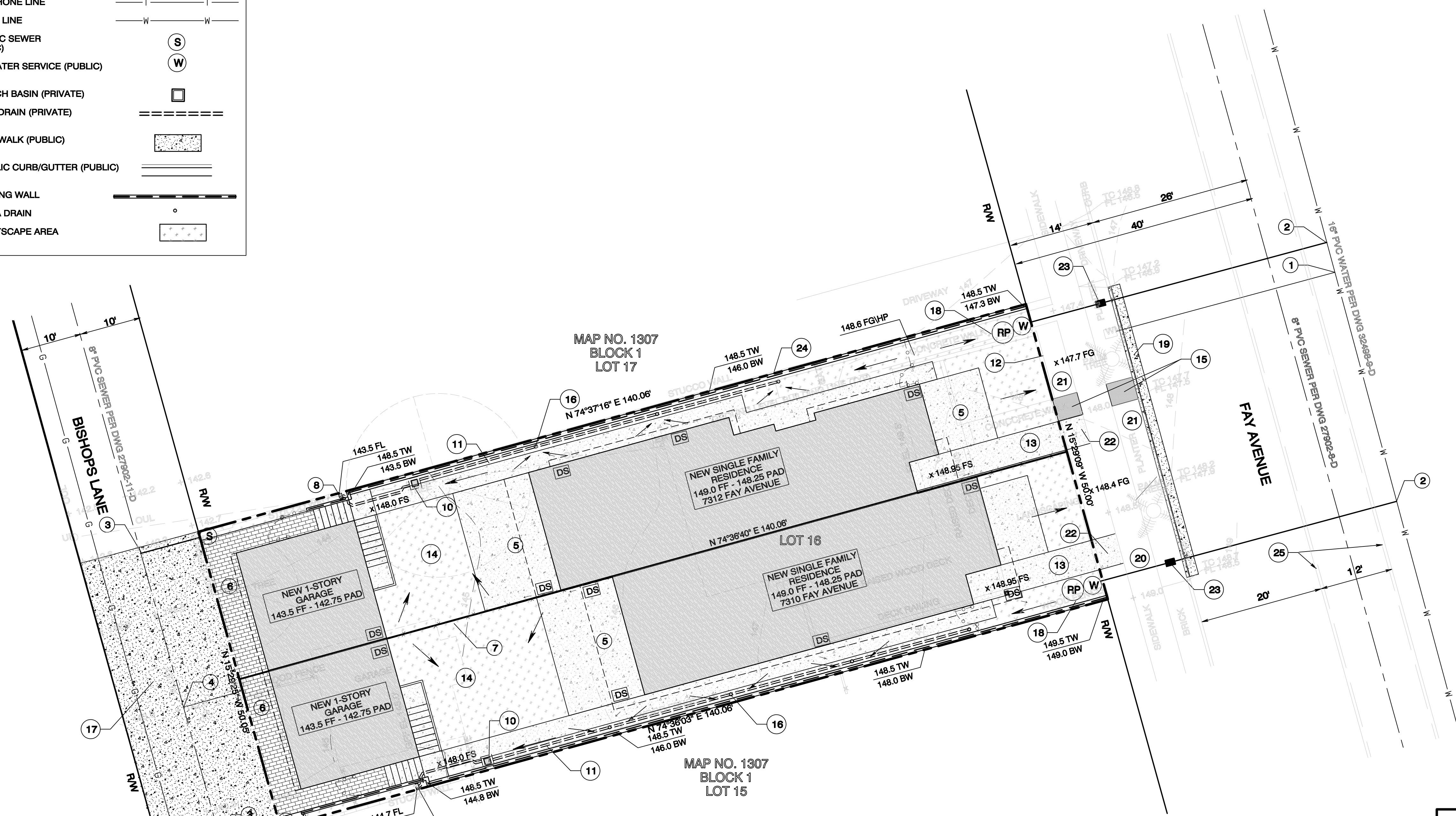
TENTATIVE MAP NO. 2513092  
 COASTAL DEVELOPMENT PERMIT NO. 2513090  
 SITE DEVELOPMENT PERMIT NO. 2513091

LEGEND	
PROPERTY LINE/TM BNDRY	---
EXISTING CONTOUR	---
EXISTING ELECTRICAL LINE	—E—E—
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING TELEPHONE LINE	—T—T—
EXISTING WATER LINE	—W—W—
PROPOSED 4" PVC SEWER LATERAL (PUBLIC)	(S)
PROPOSED 1" WATER SERVICE (PUBLIC)	(W)
PROPOSED CATCH BASIN (PRIVATE)	□
PROPOSED PVC DRAIN (PRIVATE)	---
PROPOSED SIDEWALK (PUBLIC)	▨
PROPOSED PUBLIC CURB/GUTTER (PUBLIC) PER SDG-151	==
PRIVATE RETAINING WALL	—
PROPOSED AREA DRAIN	○
PROPOSED SOFTSCAPE AREA	▨

CONSTRUCTION NOTES

- ① EX WATER SERVICE TO BE KILLED AT THE MAIN
- ② PROPOSED 1" WATER SERVICE PER CURRENT CITY STD
- ③ PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD
- ④ EX SEWER TO BE ABANDONED AT P/L
- ⑤ PROPOSED CONCRETE PATIO AREA
- ⑥ PROPOSED PERMEABLE PAVEMENT (TYPICAL)
- ⑦ PROPOSED LOT LINE
- ⑧ PROPOSED HEADWALL AT OUTLET 4" PVC DRAIN (WITH LIGHT CLASS RIP-RAP)  
Q100 = 0.14 CFS  
V100 = 3.5 FPS (BEFORE RIP RAP)
- ⑨ PROPOSED HEADWALL AT OUTLET 4" PVC DRAIN (WITH LIGHT CLASS RIP-RAP)  
Q100 = 0.14 CFS  
V100 = 3.7 FPS (BEFORE RIP RAP)
- ⑩ PROPOSED 1212 CATCH BASIN (TYPICAL)
- ⑪ PROPOSED PVC DRAIN
- ⑫ EXISTING PRIVATE IMPROVEMENTS WITHIN RIGHT OF WAY TO BE REMOVED (TYPICAL)
- ⑬ PROPOSED CONCRETE WALKWAY (TYPICAL)
- ⑭ PROPOSED SOFTSCAPE AREA (SEE LANDSCAPE PLAN)
- ⑮ EXISTING CONCRETE PAVING WITHIN RIGHT OF WAY TO BE REMOVED AND RECONSTRUCTED PER CURRENT CITY STANDARD. AREA TO BE LANDSCAPED.
- ⑯ PROPOSED AREA DRAIN (TYPICAL)
- ⑰ REMOVE AND REPLACE EXISTING ALLEY PER CURRENT CITY STANDARD MATCH EXISTING
- ⑱ PROPOSED BACKFLOW PREVENTER PER CURRENT CITY STANDARD
- ⑲ REPLACE EXISTING CURB WITH STANDARD CURB AND GUTTER FRONTING THE PROPERTY.
- ⑳ DAMAGED SIDEWALK ALONG PROPERTY FRONTAGE TO BE REMOVED AND REPLACED PER CURRENT CITY STANDARD AT DIRECTION OF RESIDENT ENGINEER (TYPICAL)
- ㉑ EXISTING PARKWAY TO REMAIN
- ㉒ PROPOSED PRIVATE WALKWAY WITHIN R/W REQUIRING EMRA
- ㉓ PROPOSED WATER METER AND BOX PER CURRENT CITY STANDARD (TYPICAL)
- ㉔ EXISTING FREESTANDING WALL TO BE REMOVED
- ㉕ 12' TURNING LANE STRIPING

NOTES:  
 ALL PROPOSED ONSITE UTILITIES SHALL BE UNDERGROUND.  
 RESIDENCES SHOWN HEREON INCLUDE 2 CAR GARAGES.  
 RUNOFF FROM IMPERVIOUS AREAS TO FLOW OVER LANDSCAPING DISCHARGING FROM SITE.  
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



GRADING DATA

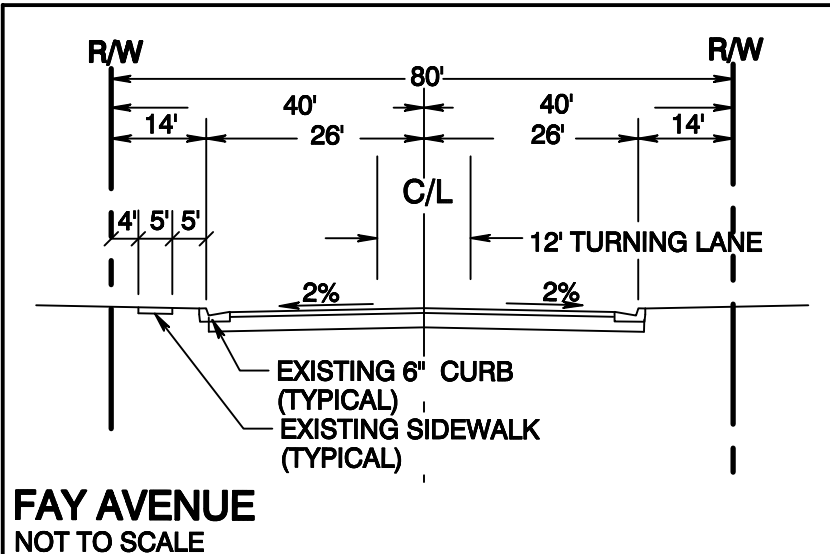
AREA OF SITE - 0.1608 AC (7006 SF)  
 AREA OF SITE TO BE GRADED 0.1608 AC  
 PERCENT OF SITE TO BE GRADED 100%  
 AREA OF SITE WITH SLOPES GREATER THEN 25% - 0.0  
 PERCENT OF SITE WITH SLOPES GREATER THEN 25% - 0%

NO ENVIRONMENTALLY SENSITIVE LANDS EXIST ONSITE

AMOUNT OF CUT - 60 C.Y.  
 AMOUNT OF FILL - 300 C.Y.  
 AMOUNT OF IMPORT - 240 C.Y.  
 MAXIMUM HEIGHT OF FILL SLOPE - N/A  
 MAXIMUM HEIGHT OF FILL - 4.5'  
 MAXIMUM DEPTH OF CUT SLOPE - N/A  
 MAXIMUM DEPTH OF CUT - 2'

RETAINING WALL: 5 FEET MAX. HT. (4.5' RETAINING)  
 260 FEET TOTAL LENGTH

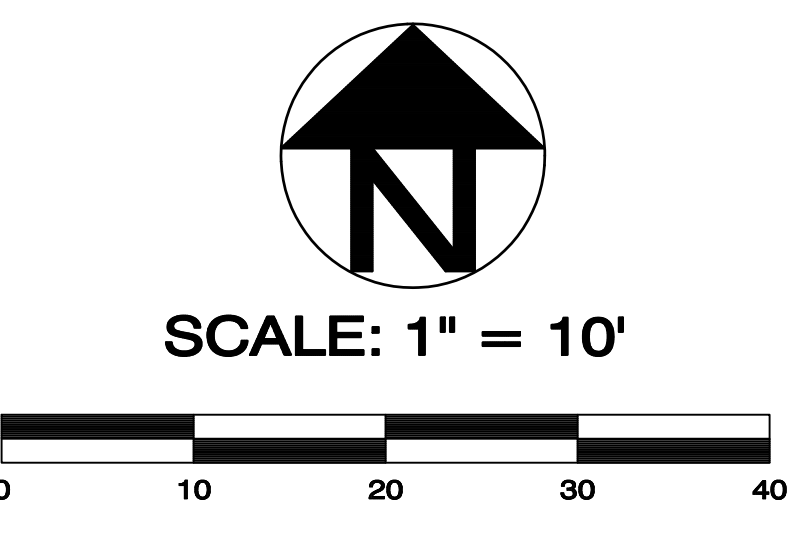
EXISTING IMPERVIOUS AREA: 1,901 SF (27.1%)  
 PROPOSED CREATED/REPLACED IMPERVIOUS AREA: 4,163 SF (59.4%)



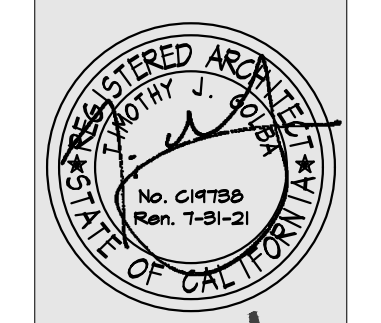
Prepared By: CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126 PHONE (858)271-9901	Revision 5: Revision 4: Revision 3: Revision 2: Revision 1: 07-21-21 ADDRESS CITY COMMENTS
Project Address: 7310-12 FAY AVENUE LA JOLLA, CA 92037	
Project Name: UNITS AT 7310	Original Date: AUGUST 27, 2020
Sheet Title: PRELIMINARY GRADING PLAN	Sheet 2 of 2 Sheets



PRELIMINARY JULY 21, 2021  
 ANTHONY K. CHRISTENSEN, RCE 54021 LS 7508 Date

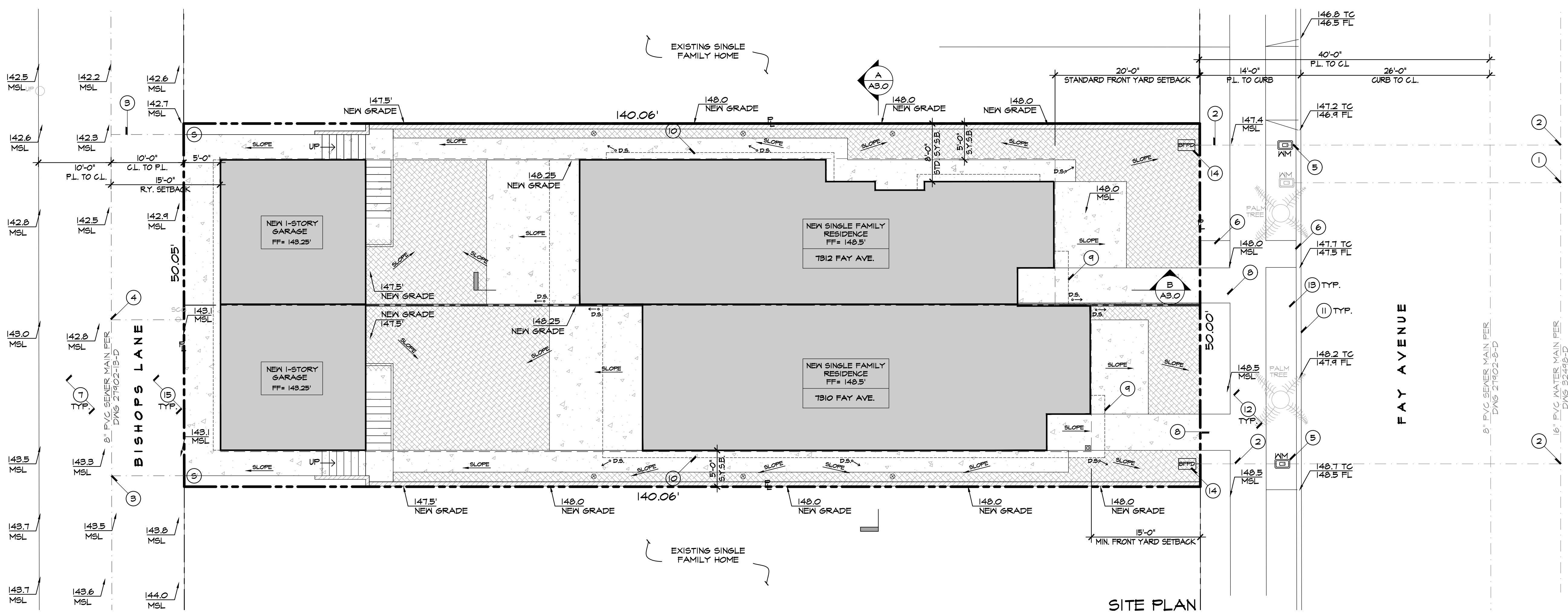




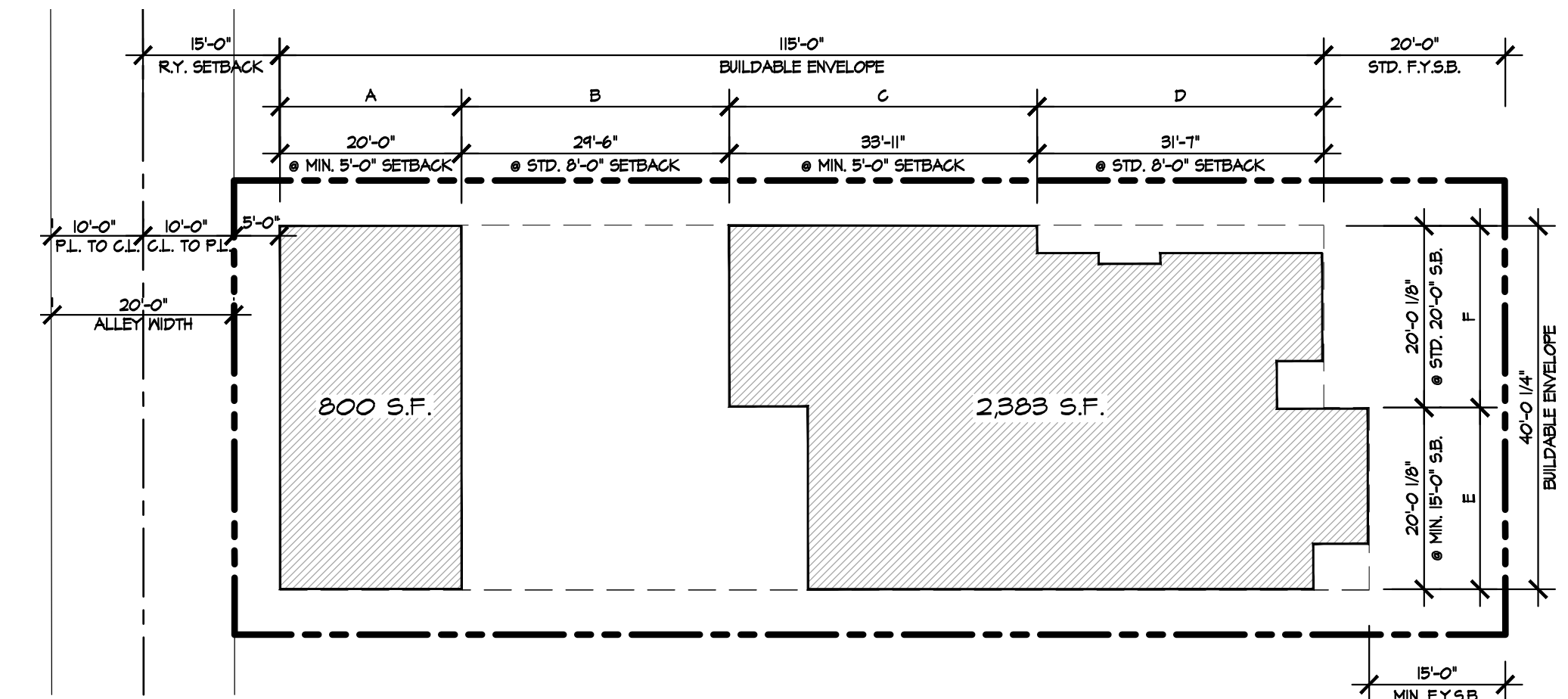


**SITE KEY NOTES**

- ① EXISTING 3/4" WATER SERVICE TO BE KILLED AT MAIN
- ② PROPOSED 1" WATER SERVICE PER CURRENT CITY STANDARD
- ③ PROPOSED 4" SEWER LATERAL PER CURRENT CITY STANDARD
- ④ EXISTING SEWER LATERAL TO BE ABANDONED AT PROPERTY LINE
- ⑤ PROPOSED WATER METER AND BOX PER CURRENT CITY STANDARDS, TYP.
- ⑥ EXISTING CONCRETE PAVING WITHIN RIGHT OF WAY TO BE REMOVED, TO REMAIN AS PARKWAY
- ⑦ EXISTING DAMAGED ALLEY TO BE RECONSTRUCTED WITH FULL WIDTH STANDARD CONCRETE ALLEY PER CURRENT CITY STANDARDS
- ⑧ PROPOSED WALKWAY TO SIDEWALK CONNECTION TO MATCH MATERIAL OF CITY STANDARD SIDEWALK PER R.O.M. PERMIT #
- ⑨ PORCH ENCROACHMENT ALLOWED PER SDMG 131.046(A)(6)
- ⑩ EAVE ENCROACHMENT ALLOWED PER SDMG 131.046(A)(1)
- ⑪ REPLACE EXISTING CURB WITH STANDARD CURB AND GUTTER FRONTING THE PROPERTY
- ⑫ DAMAGED SIDEWALK TO BE REMOVED AND REPLACED PER CITY STANDARD
- ⑬ EXISTING PARKWAY TO REMAIN, TYP.
- ⑭ PROPOSED BACKFLOW PREVENTER DEVICE PER CURRENT CITY STANDARD
- ⑮ RECONSTRUCT ALLEY APRON PER CURRENT CITY STANDARD



**SITE PLAN**  
 SCALE: 1/8"=1'-0"



**SETBACKS DIAGRAM**  
 SCALE: 1/16"=1'-0"

WALL	WALL LENGTH @ MIN. 5'-0" S.Y.S.B.	WALL LENGTH @ STD. 8'-0" S.Y.S.B.	TOTAL BUILDABLE ENVELOPE
A	20'-0"	0'	115'-0"
B	0'	29'-6"	
C	33'-11"	0'	
D	0'	31'-7"	
GRAND TOTAL	53'-11" 46.9%	61'-1" 53.1%	115'-0"

**SITE NOTES:**

THERE ARE NO EXISTING OR PROPOSED EASEMENTS.  
 THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS ADJACENT TO PROPERTY, BUT THERE IS AN EXISTING BUS STOP 1056 FEET NORTH OF PROPERTY AT CORNER OF FAY AVE. AND PEARL ST.  
 PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".  
 METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.  
 THIS PROJECT DRAINS ROOF DRAINS TO LANDSCAPED AREAS OR BRICK AND LANDSCAPED AREA ADJACENT TO THE HOUSING UNIT. ALL RUNOFF WILL BE DISCHARGED TO PAVED SURFACES IN THE PUBLIC RIGHT-OF-WAY.

**EARTHWORK QUANTITIES:**

EXISTING IMPERVIOUS AREA: 1,901 S.F.T. (21.1%)  
 PROPOSED IMPERVIOUS AREA: 4,163 S.F.T. (59.4%)  
 CUT QUANTITIES: 60 [CYD]  
 FILL QUANTITIES: 300 [CYD]  
 IMPORT/EXPORT QUANTITIES: 240 [CYD] IMPORT  
 MAX. CUT DEPTH: 2'  
 MAX. FILL DEPTH: 4.5'  
 NO ENVIRONMENTALLY SENSITIVE LANDS EXIST ONSITE

**OUTDOOR CALCS:**

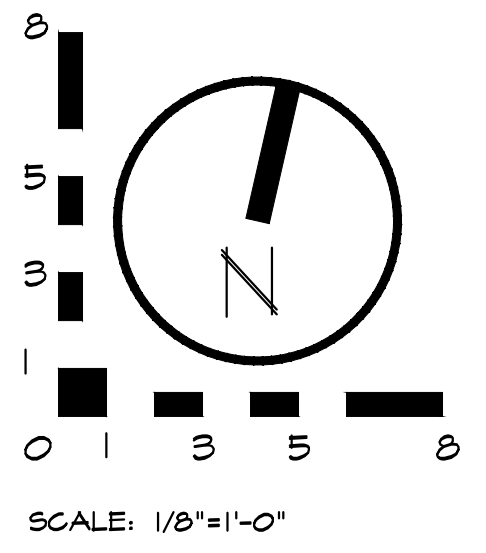
	EXTERIOR OPEN SPACE	PRIVATE EXTERIOR OPEN SPACE
7310 FAY AVE	1,145 S.F.	794 S.F.
7312 FAY AVE	1,149 S.F.	819 S.F.
INFO	(INCL. BOTH FRONT AND BACK LANDSCAPE AREAS)	(INCL. BOTH FRONT AND BACK PATIO AREAS AND GARAGE DECK)

**SITE KEY**

- AREA OF PROPOSED RESIDENCE
- AREA OF PROPOSED CONCRETE
- AREA OF SOFTSCAPE
- RETAINING WALL
- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE
- INDICATES LINE ABOVE
- DOWN SPOUT
- SPOT ELEVATION
- DRAINAGE PATTERN (EXISTING TO REMAIN)

**FAA NOTIFICATION SELF CERTIFICATION AGREEMENT:**

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



**Prepared By:**  
 Brian Britton  
 Golba Architecture  
 1940 Garnet Ave., Suite 100  
 San Diego, CA 92109  
 office: (619) 231-9905  
 fax: (658) 750-3471

Revision 10:  
 Revision 9:  
 Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: X  
 Revision 1: 09-01-21

**Project Address:**  
 7310 & 7312 FAY AVENUE  
 LA JOLLA, CA 92037

**Project Name:**  
 UNITS AT 7310  
**Sheet Title:**

Original Date: 08-28-20  
 Sheet 6 of 14

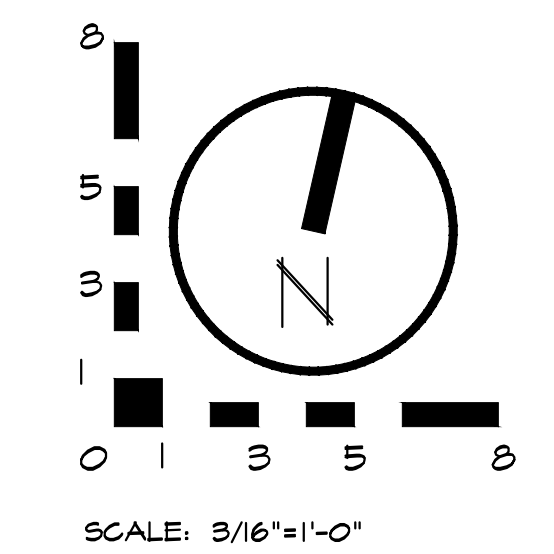
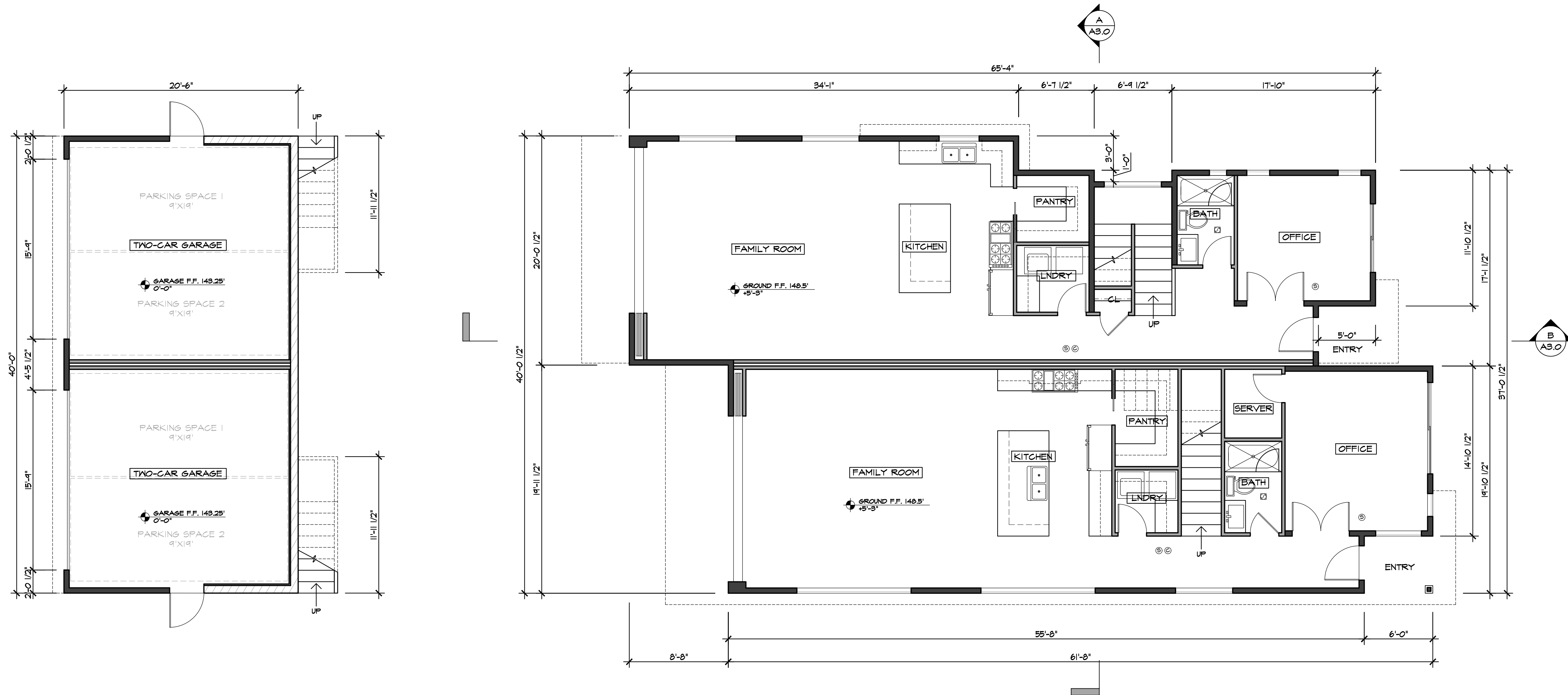
**SITE PLAN**

PTS-0673278

PROPRIETARY DESIGN. THE DRAWING, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONTROL, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

WALL LEGEND	
	2X4 STUD WALL
	2X6 STUD WALL
	CMU RETAINING WALL WITH 2X4 FURRING
	LOW WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.
	D.S. DOWN SPOUT

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.



**Prepared By:**  
 Brian Britton  
 Golba Architecture  
 1940 Garnet Ave., Suite 100  
 San Diego, CA 92109  
 office: (619) 231-9905  
 fax: (352) 750-3471

**Project Address:**  
 7310 & 7312 FAY AVENUE  
 LA JOLLA, CA 92037

**Project Name:**  
 UNITS AT 7310

**Revision 10:**  
 Revision 9:  
 Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: 01-10-22  
 Revision 1: 09-01-21

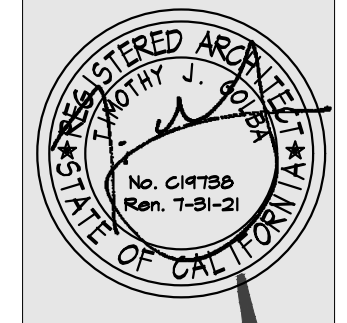
**Original Date:** 08-28-20  
**Sheet 7 of 14**

**GROUND FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

**FLOOR PLANS**  
 PTS-067327B

**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garnet Ave. #100 San Diego California 92109  
 Phone: (619) 231-9905 Fax: (858) 750-3471

**UNITS AT 7310**  
 7310 & 7312 FAY AVE  
 SAN DIEGO, CA 92037



**golba**  
 ARCHITECTURE

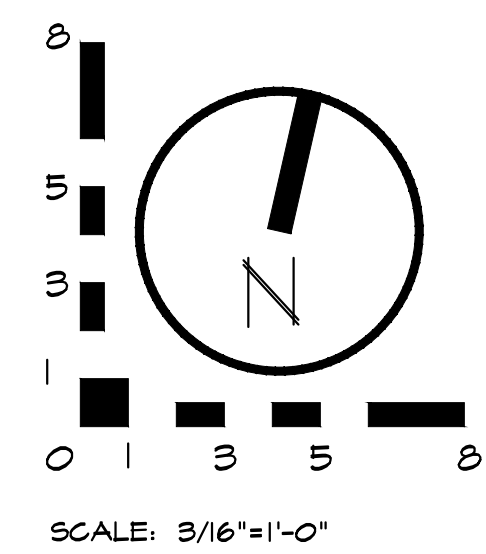
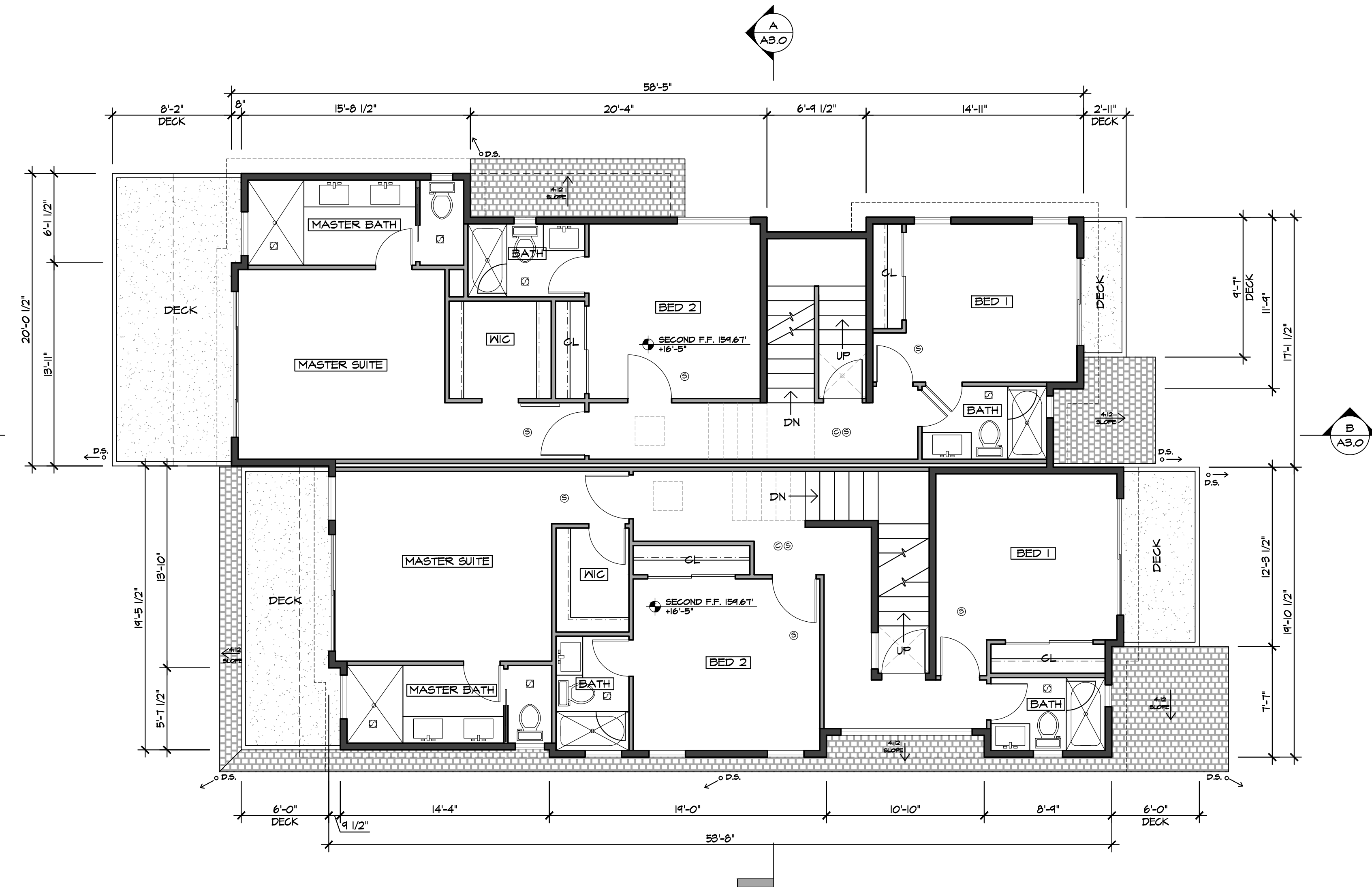
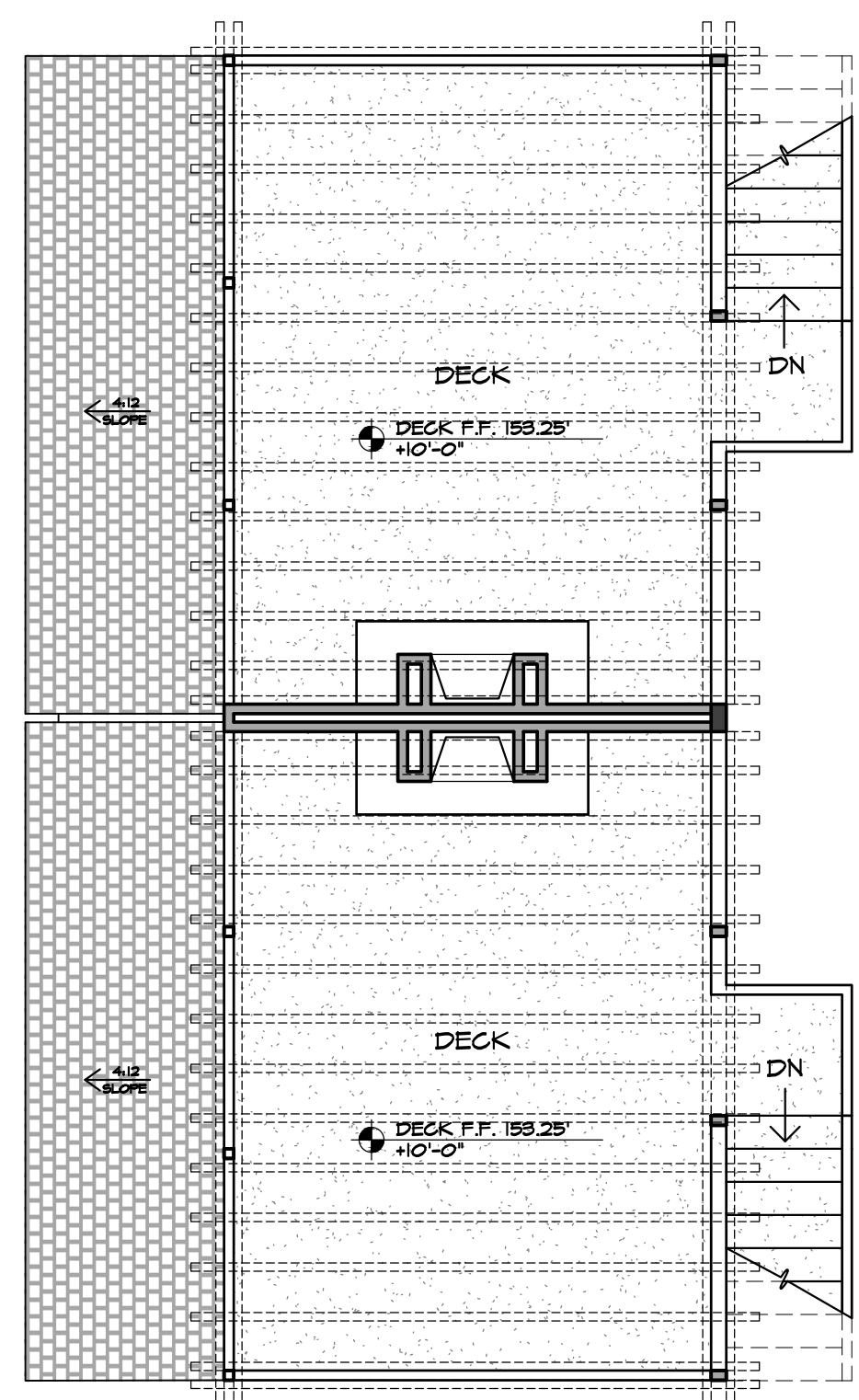
DATE: \_\_\_\_\_ REV. DATE: \_\_\_\_\_

**A 10**

PROPRIETARY DESIGN. THE DRAWING, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PRODUCE, CONTROL, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

WALL LEGEND	
	2X4 STUD WALL
	2X6 STUD WALL
	CMU RETAINING WALL WITH 2X4 FURRING
	LOW WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.
	D.S. DOWN SPOUT

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.



Prepared By:  
 Brian Britton  
 Golba Architecture  
 1940 Garnet Ave., Suite 100  
 San Diego, CA 92109  
 office: (619) 231-9905  
 fax: (352) 750-3471

Project Address:  
 7310 & 7312 FAY AVENUE  
 LA JOLLA, CA 92037

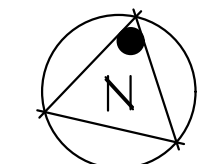
Project Name:  
 UNITS AT 7310

Project Title:  
 FLOOR PLANS

Revision 10:  
 Revision 9:  
 Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2:  
 Revision 1: 09-01-21

Original Date: 08-28-20  
 Sheet 8 of 14

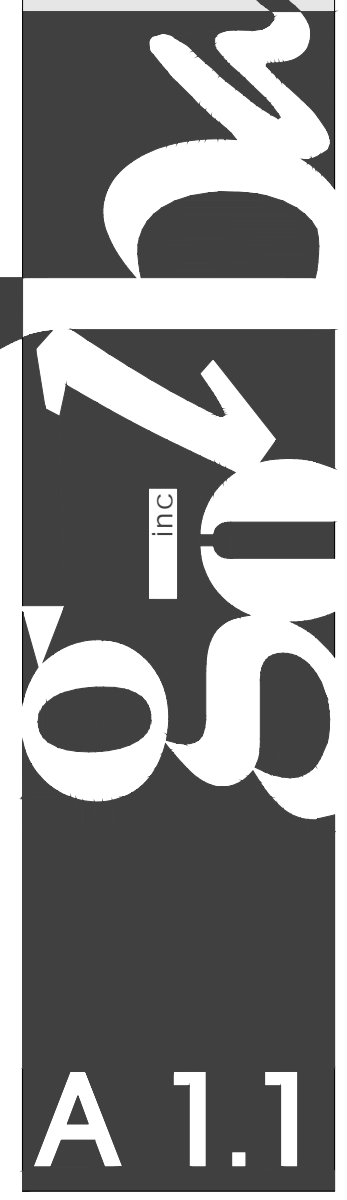
SECOND FLOOR PLAN  
 SCALE: 3/16"=1'-0"



PTS-0673278

**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garnet Ave. #100 San Diego California 92109  
 Phone: (619) 231-9905 Fax: (858) 750-3471

**UNITS AT 7310**  
 7310 & 7312 FAY AVE  
 SAN DIEGO, CA 92037

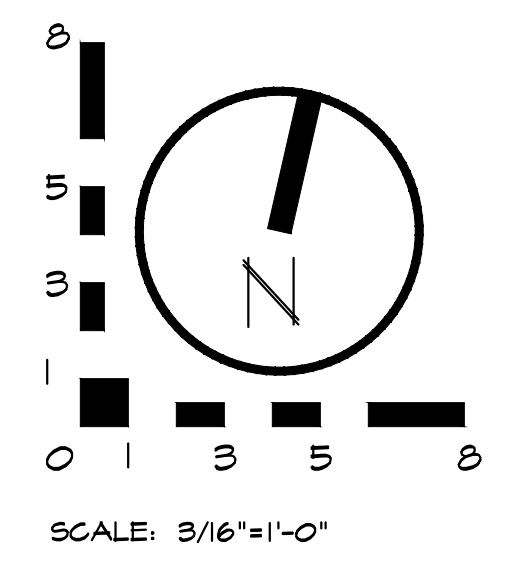
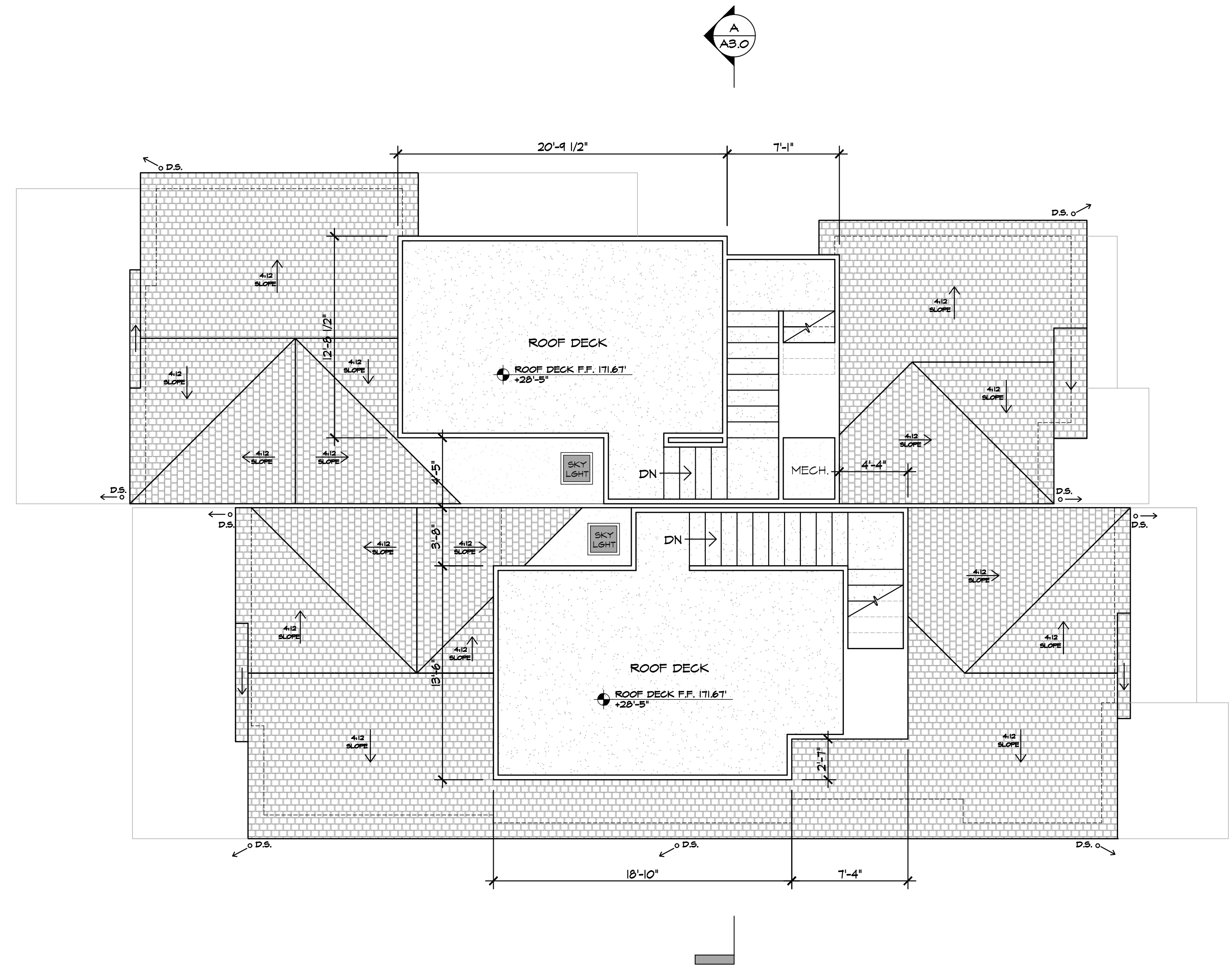


REV. DATE: DATE:

PROPRIETARY DESIGN. THE DRAWING, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONTROL, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

WALL LEGEND	
	2x4 STUD WALL
	2x6 STUD WALL
	CMU RETAINING WALL WITH 2x4 FURRINGS
	LOW WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.
	D.S. DOWN SPOUT

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.



Prepared By:  
 Brian Britton  
 Golba Architecture  
 1940 Garnet Ave., Suite 100  
 San Diego, CA 92109  
 office: (619) 231-9905  
 fax: (352) 750-3471

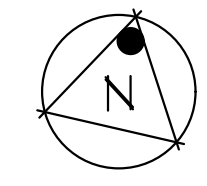
Project Address:  
 7310 & 7312 FAY AVENUE  
 LA JOLLA, CA 92037

Project Name:  
 UNITS AT 7310

Revision 10:  
 Revision 9:  
 Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2:  
 Revision 1: 09-01-21

Original Date: 08-28-20  
 Sheet 9 of 14

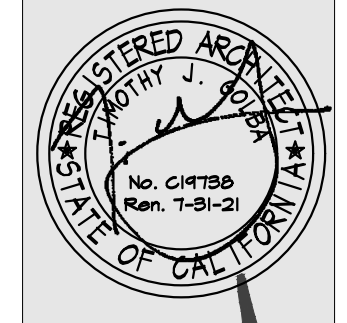
ROOF PLAN  
 SCALE: 3/16"=1'-0"



PTS-0673278

**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garnet Ave. #100 San Diego California 92109  
 Phone: (619) 231-9905 Fax: (858) 750-3471

**UNITS AT 7310**  
 7310 & 7312 FAY AVE  
 SAN DIEGO, CA 92037



**golba**  
 ARCHITECTURE

**A 1.2**

REV. DATE: DATE:

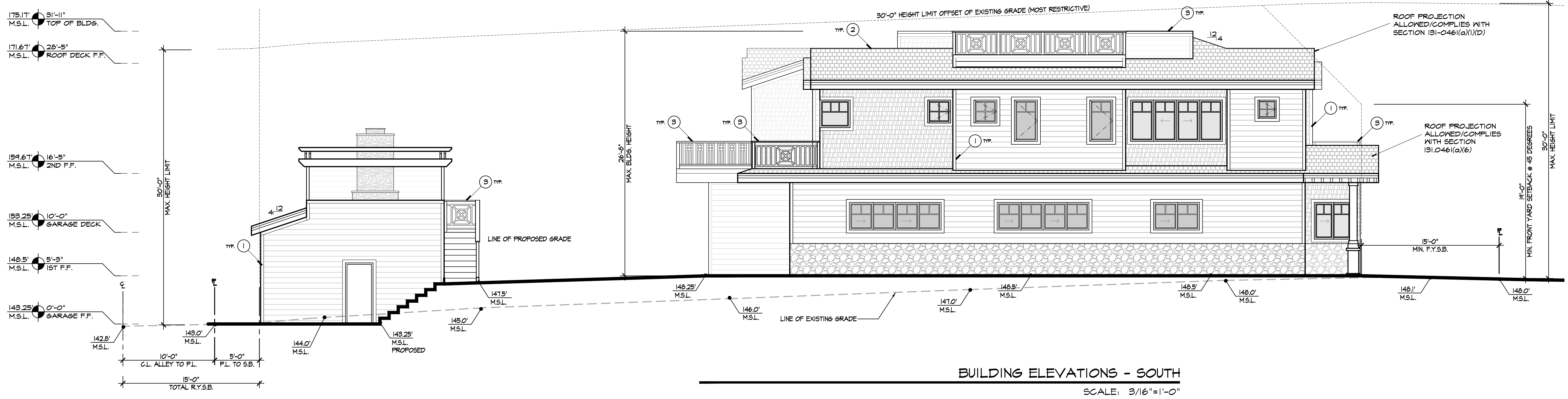


THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC, SEC. 192.0805).

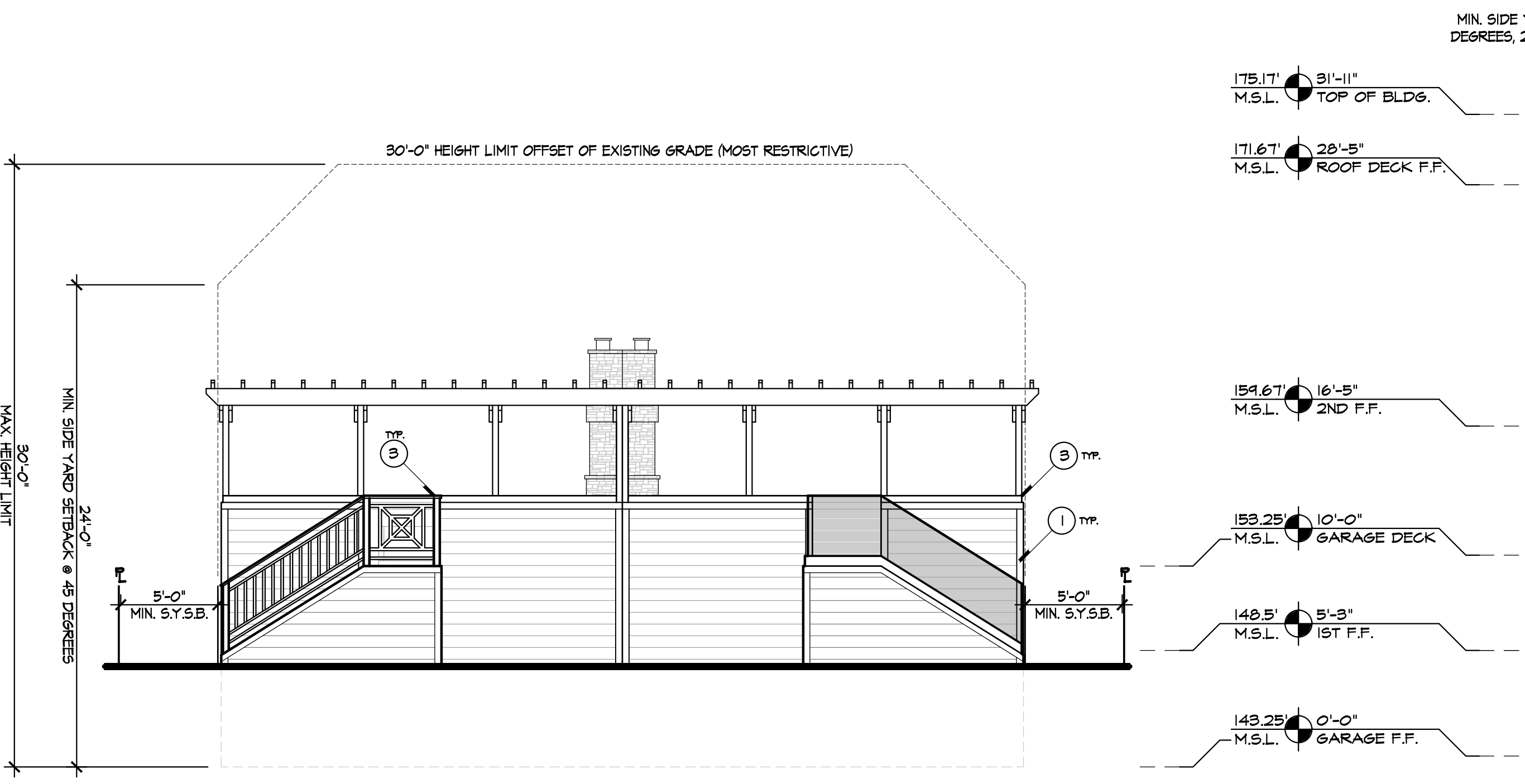
PROPERTY IS UNDER THE PROP. D HEIGHT MEASUREMENT

- KEY NOTES**
- 4" TRIM FINISH, TYP.
  - ASPHALT SHINGLE ROOF- 6AF TIMBERLINE PRESTIQUE LIFETIME WARRANTY, COLOR PER OWNER APPROVAL. CLASS 'A' FIRE RATED ASSEMBLY, TYP.
  - DECK RAILING AT 42" ABOVE FINISHED FLOOR

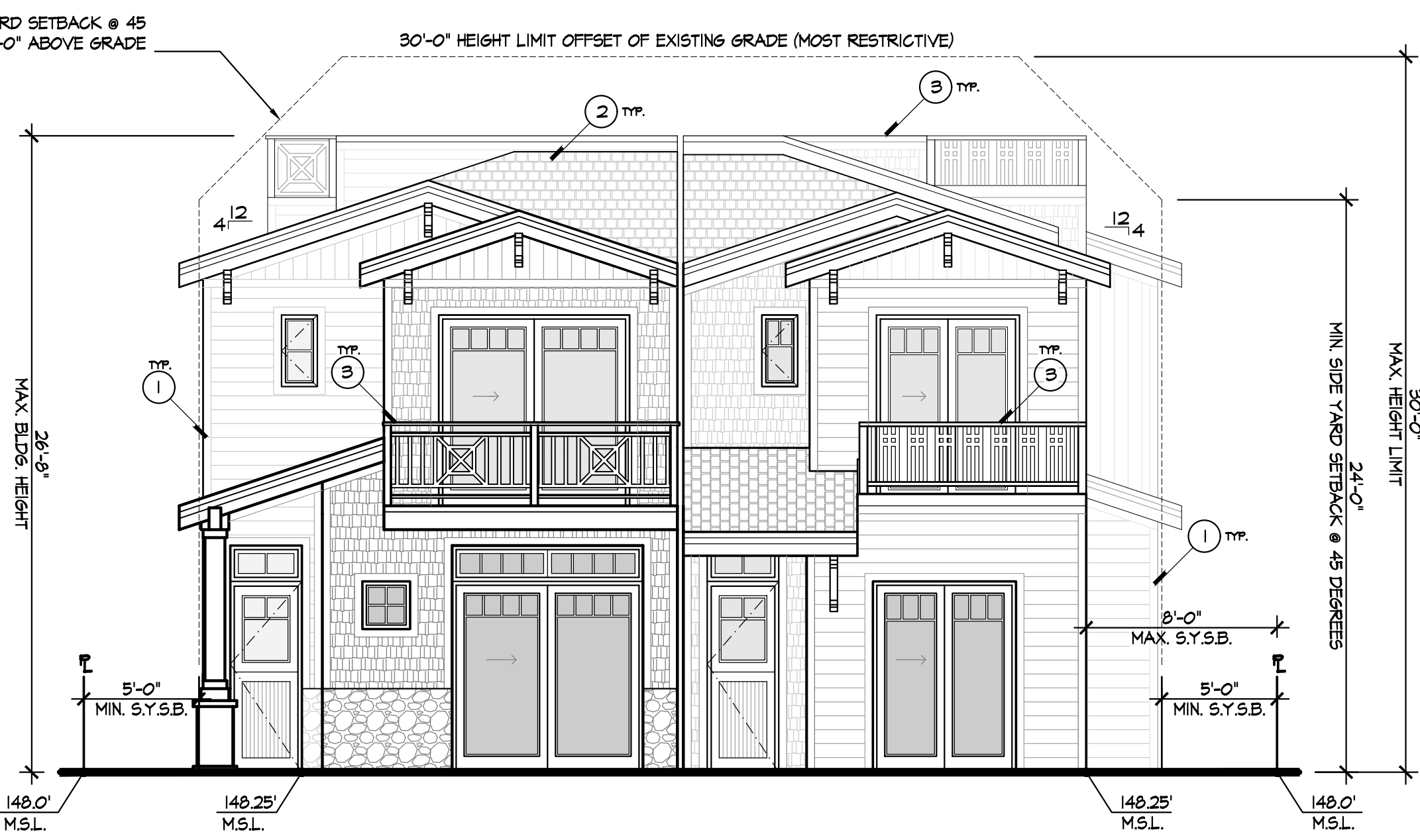
- ELEVATION LEGEND:**
- SHINGLE SIDING
  - 7 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH.
  - BRICK VENEER FINISH
  - ASPHALT SHINGLE ROOF- 6AF TIMBERLINE PRESTIQUE LIFETIME WARRANTY, COLOR PER OWNER APPROVAL. CLASS 'A' FIRE RATED ASSEMBLY, TYP.
  - TEMPERED GLASS



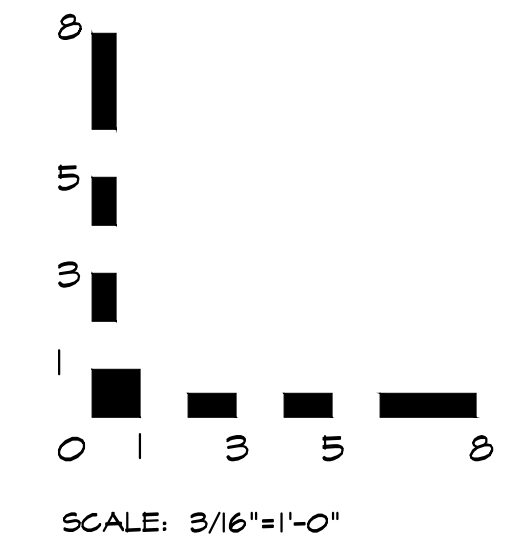
**BUILDING ELEVATIONS - SOUTH**  
SCALE: 3/16"=1'-0"



**GARAGE ELEVATIONS - EAST**  
SCALE: 3/16"=1'-0"



**BUILDING ELEVATIONS - EAST**  
SCALE: 3/16"=1'-0"



**Prepared By:**  
Brian Britton  
Golba Architecture  
1940 Garnet Ave., Suite 100  
San Diego, CA 92109  
office: (619) 231-9905  
fax: (658) 750-3471

Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: X  
Revision 1: 09-01-21

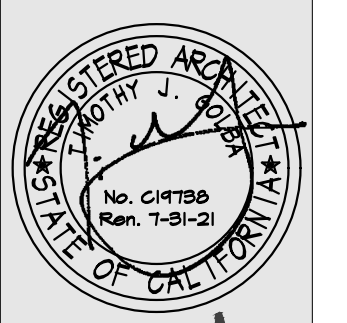
**Project Address:**  
7310 & 7312 FAY AVENUE  
LA JOLLA, CA 92037

Original Date: 08-28-20  
Sheet 10 of 14

**Project Name:**  
UNITS AT 7310  
**Sheet Title:**

**BUILDING ELEVATIONS**

PTS-0673278

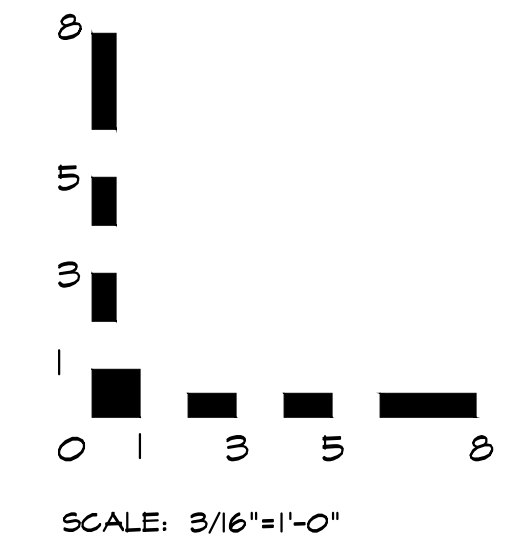
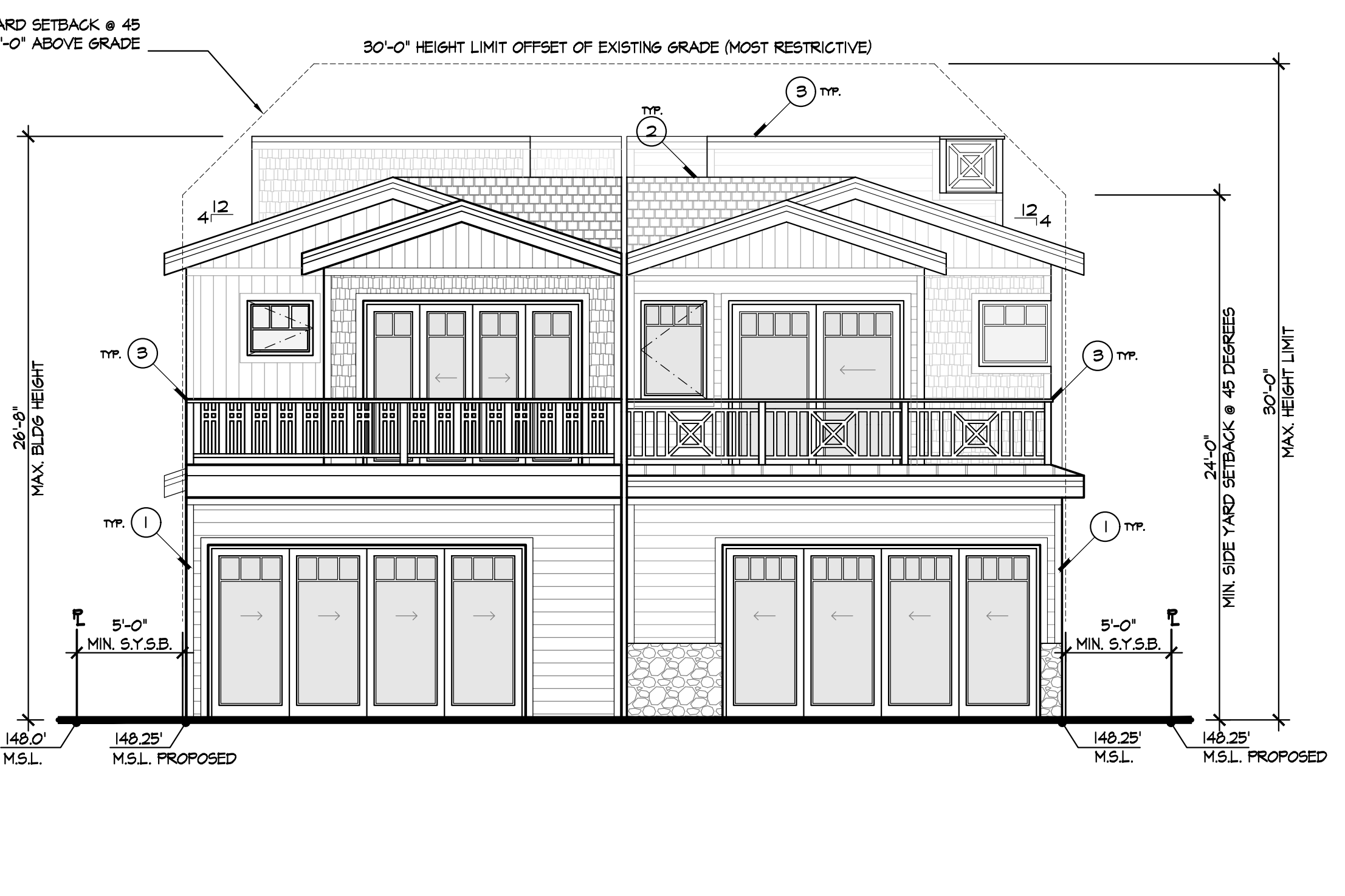
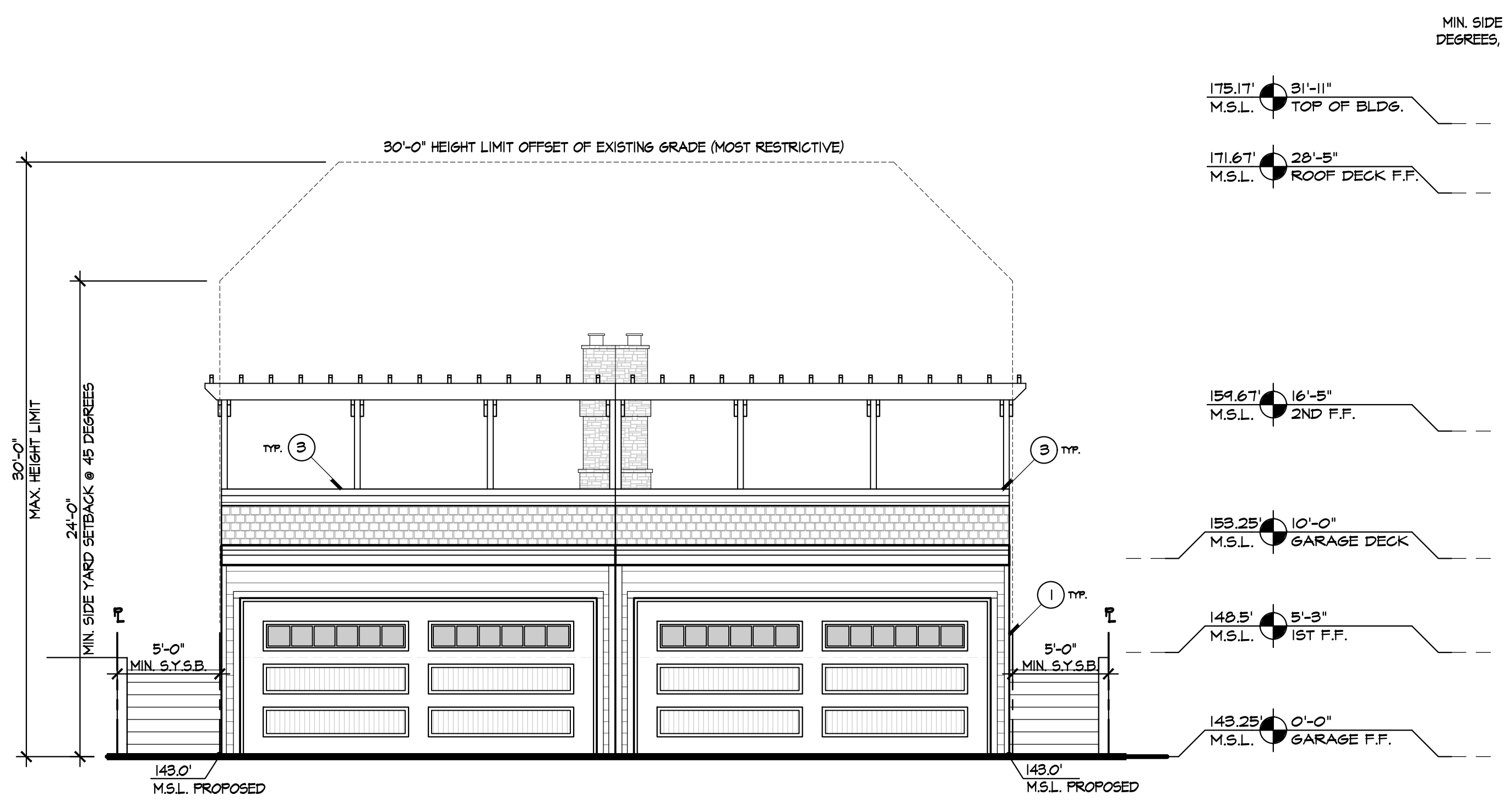
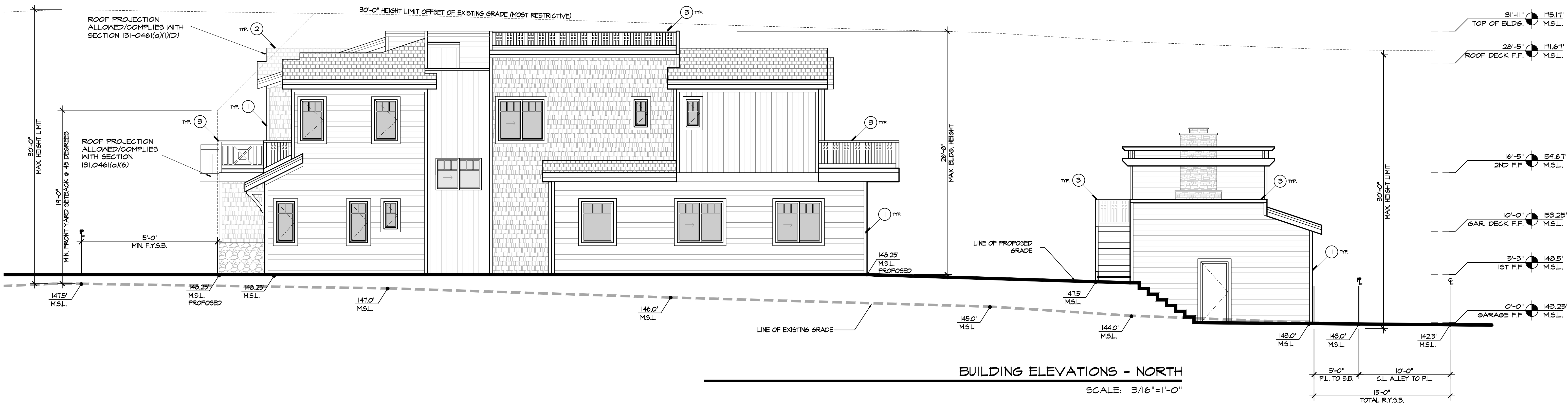


THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC, SEC. 192.0805).

PROPERTY IS UNDER THE PROP. D HEIGHT MEASUREMENT

- ### KEY NOTES
- ① 4" TRIM FINISH, TYP.
  - ② ASPHALT SHINGLE ROOF- GAF TIMBERLINE PRESTIQUE LIFETIME WARRANTY. COLOR PER OWNER APPROVAL. CLASS 'A' FIRE RATED ASSEMBLY, TYP.
  - ③ DECK RAILING AT 42" ABOVE FINISHED FLOOR

- ### ELEVATION LEGEND:
- SHINGLE SIDING
  - 7 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH.
  - BRICK VENEER FINISH
  - ASPHALT SHINGLE ROOF- GAF TIMBERLINE PRESTIQUE LIFETIME WARRANTY. COLOR PER OWNER APPROVAL. CLASS 'A' FIRE RATED ASSEMBLY, TYP.
  - TEMPERED GLASS



**Prepared By:**  
Brian Britton  
Golba Architecture  
1940 Garnet Ave., Suite 100  
San Diego, CA 92104  
office: (619) 231-9905  
fax: (658) 750-3471

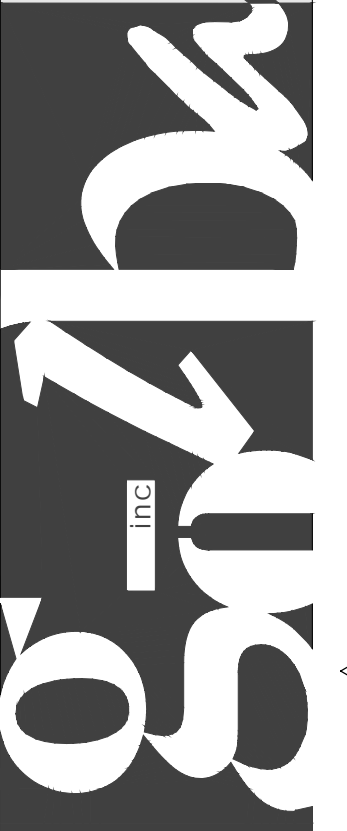
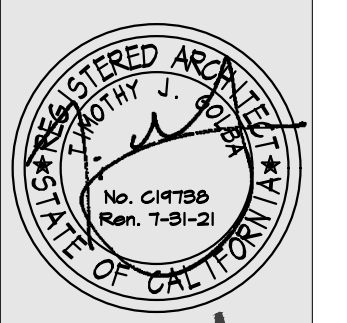
- Revision 10:
- Revision 9:
- Revision 8:
- Revision 7:
- Revision 6:
- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2: X
- Revision 1: 09-01-21

**Project Address:**  
7310 & 7312 FAY AVENUE  
LA JOLLA, CA 92037

Original Date: 08-28-20  
Sheet 11 of 14

# BUILDING ELEVATIONS

PTS-0673278

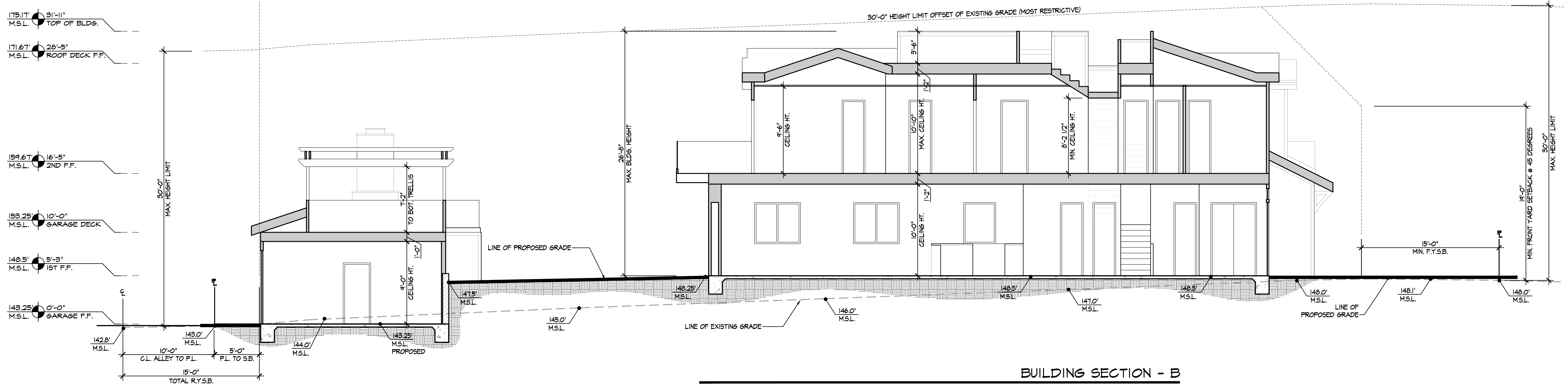




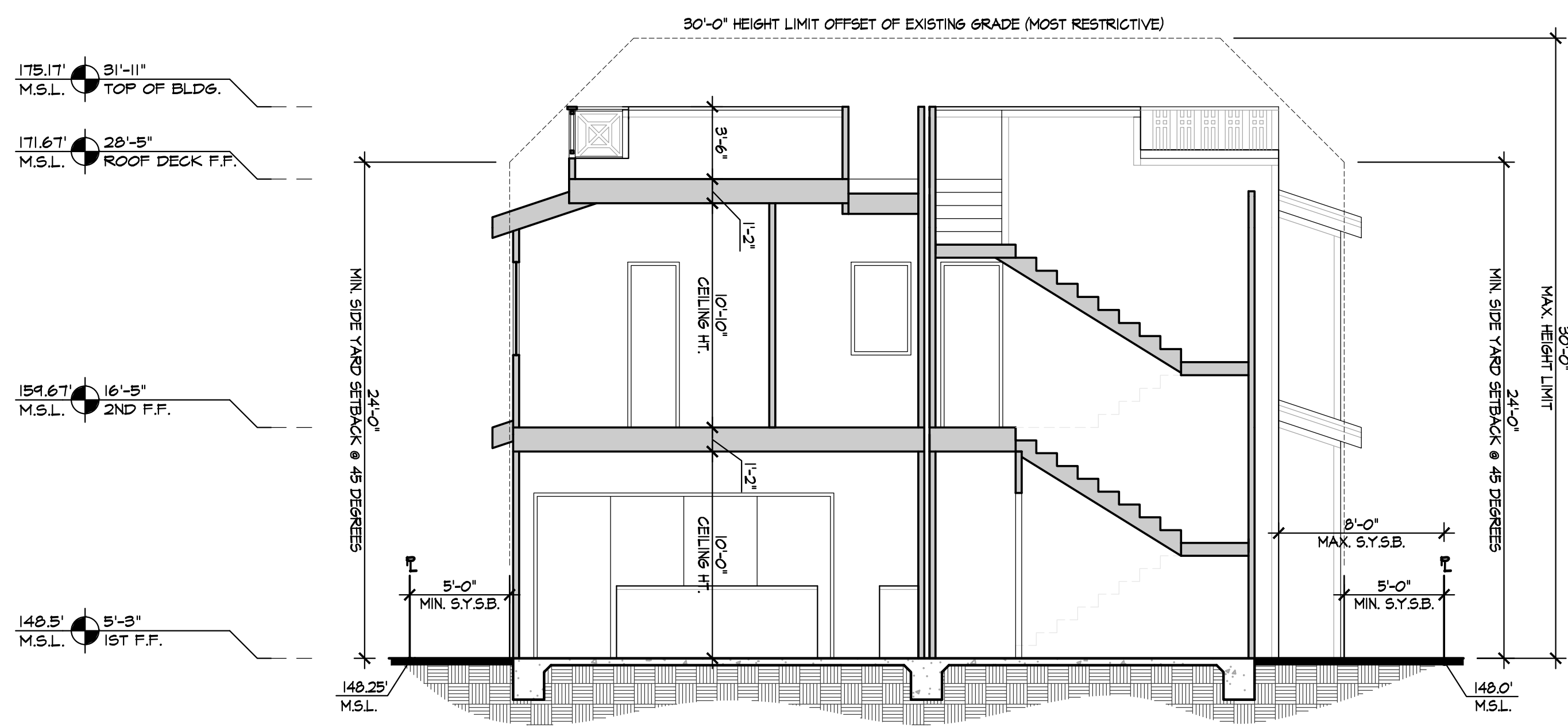
PROPRIETARY DESIGN. THE DRAWING, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONTRACT, OR MANUFACTURE DRAWINGS, PERITS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC, SEC. 192.0805).

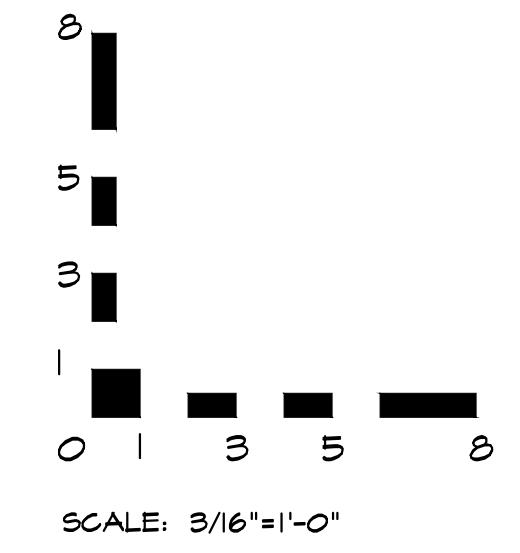
INSULATION  
 ROOF: R-30  
 WALL: R-15  
 FLOOR: R-19



**BUILDING SECTION - B**  
 SCALE: 3/16"=1'-0"



**BUILDING SECTION - A**  
 SCALE: 3/16"=1'-0"



**Prepared By:**  
 Brian Britton  
 Golba Architecture  
 1940 Garnet Ave., Suite 100  
 San Diego, CA 92109  
 office: (619) 231-9905  
 fax: (658) 750-3471

**Project Address:**  
 7310 & 7312 FAY AVENUE  
 LA JOLLA, CA 92037

**Project Name:**  
 UNITS AT 7310  
**Sheet Title:**  
 BUILDING SECTIONS

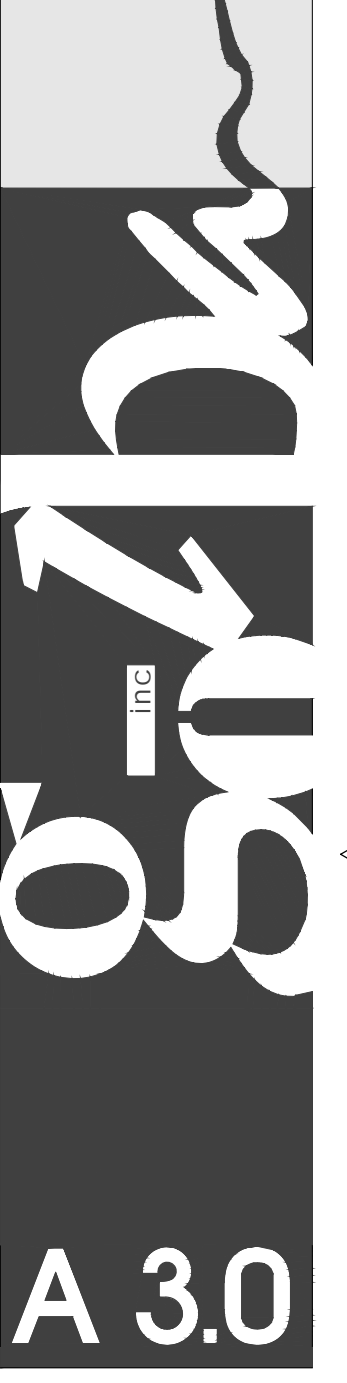
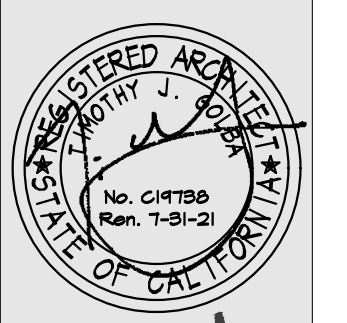
PTS-0673278

Revision 10:  
 Revision 9:  
 Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: X  
 Revision 1: 09-01-21

Original Date: 08-28-20  
 Sheet 12 Of 14

**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garnet Ave. #100 San Diego California 92109  
 Phone: (619) 231-9905 Fax: (658) 750-3471

**UNITS AT 7310**  
 7310 & 7312 FAY AVE  
 SAN DIEGO, CA 92037



**A 3.0**

REV. DATE: DATE:

**GENERAL NOTES:**

1. THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BINS PER PLANS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE

12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
14. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
15. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
16. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)
17. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - 17.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - 17.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
  - 17.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - 17.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

**IRRIGATION NOTE:**

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

**DRAINAGE NOTES:**

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

**HARDSCAPE LEGEND**

- PROPOSED HARDSCAPE MATERIAL LEGEND:**
- HARDSCAPE PAVING 'A'
    - Impermeable paving such as: 1,061 SF
      - Uncolored concrete with broom-swept finish SDSRD
      - Uncolored concrete with enhanced finish
      - Integral color concrete with enhanced finish
  - HARDSCAPE PAVING 'B'
    - Impervious pedestrian paving such as: 736 SF
      - Concrete unit pavers
      - Stone pavers without mortar
  - HARDSCAPE PAVING 'C'
    - Pervious vehicular paving such as: 203 SF
      - Pervious concrete pavers
      - Pervious concrete

**LANDSCAPE CONCEPT STATEMENT**

THE LANDSCAPE FOR THIS SMALL LOT SUBDIVISION RESPECTS THE ARCHITECTURAL STYLE AS WELL AS THE SURROUNDING NEIGHBORHOOD. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES ARE PROPOSED. VERTICAL PLANTINGS ARE STRATEGICALLY PLACED TO PROVIDE PRIVACY FOR EACH RESIDENT. NEW TREES GIVE SHADE TO PEDESTRIANS, AVOID CONFLICTS WITH UTILITIES, AND PRESERVE VEHICULAR SIGHT LINES IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

**LANDSCAPE KEY NOTES:**

- PROPERTY LINE - TYPICAL SYMBOL
- EXISTING SIDEWALK IN RIGHT-OF-WAY WHERE EXISTING DRIVEWAY IS TO BE REMOVED
- PROPOSED SIDEWALK IN RIGHT-OF-WAY TO MEET EXISTING WALK
- EXISTING WATER METER TO BE ABANDONED
- TRASH AND RECYCLING BINS
- EXISTING STUCCO WALL TO REMAIN
- 6' HIGH SOLID WOOD FENCE AND GATES TO MATCH ARCHITECTURE WITH 3' OPEN LATTICE (75% OPEN) ON TOP
- ORGANIC MULCH 3" DEEP, TYP. SYMBOL
- NEW WATER SERVICE PER CIVIL PLANS
- EXISTING PALMS IN RIGHT-OF-WAY TO BE PROTECTED IN PLACE, TYP.
- TREE ROOT BARRIERS WHERE TREES ARE WITHIN 5' OF SIDEWALK
- SEWER LATERAL PER CIVIL PLANS

**LANDSCAPE AREA CALCULATIONS**

BASE ZONE RM-1-2	
APPLICABLE CODE: SDMC 142.0403, 142.0404, 142.0413	
TOTAL LOT AREA	7,006 SF
STREET YARD TOTAL AREA	988 SF
PLANTING AREA REQUIRED (50%)	494 SF
PLANTING AREA PROVIDED:	573 SF
EXCESS AREA PROVIDED:	89 SF
AREA ALLOWED AS UNATTACHED PAVERS	97 SF
AREA PROVIDED AS UNATTACHED PAVERS	97 SF
PLANT POINTS REQUIRED (5%):	48
PLANT POINTS PROVIDED:	39
EXCESS POINTS PROVIDED:	51
POINTS ACHIEVED WITH TREES:	50
REMAINING YARD	
NOT REQUIRED FOR SMALL LOT SUBDIVISION	
VEHICULAR USE AREA	
NOT APPLICABLE FOR DRIVEWAY SERVICING SINGLE DWELLING	

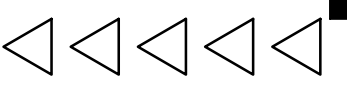
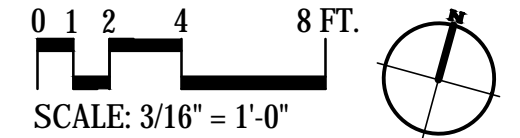
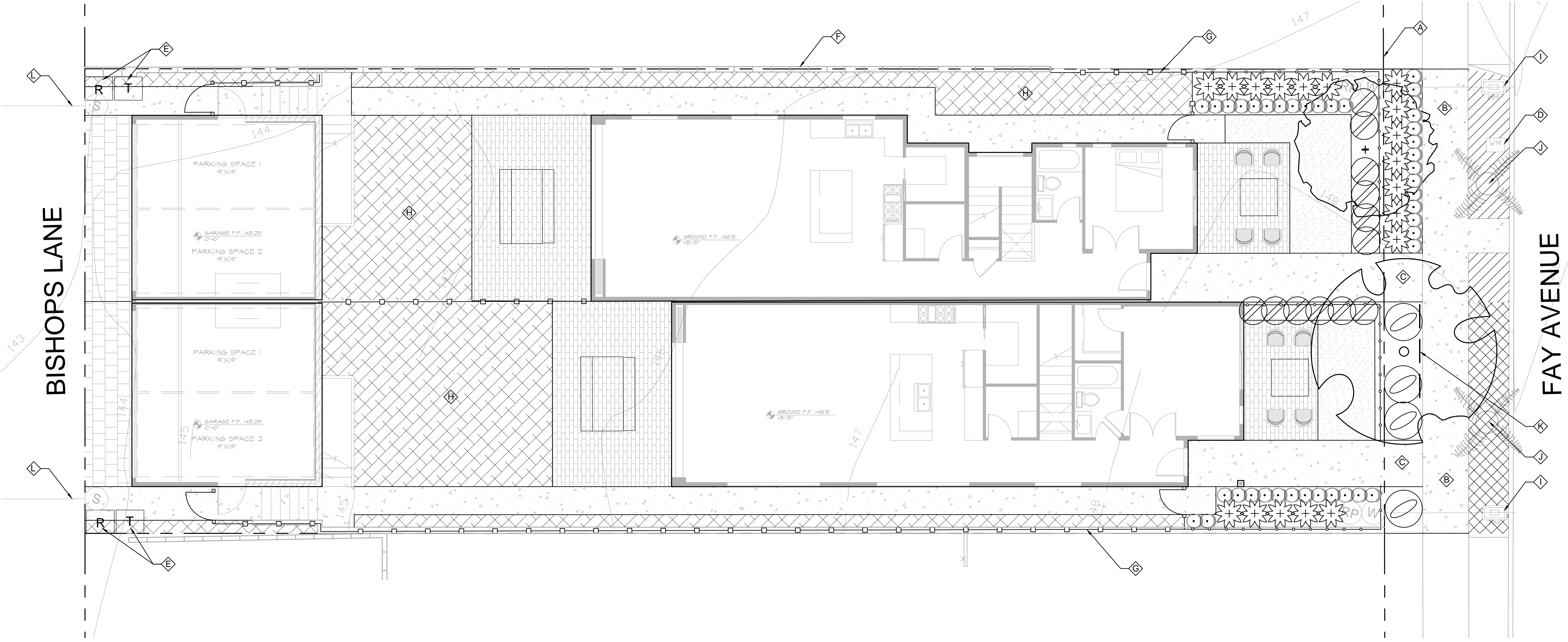
**STREET TREE CALCULATION**

(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE, (1) 10" BTH PALM FOR EVERY 10' STREET FRONTAGE  
 FAY AVENUE  
 STREET FRONTAGE: 50'  
 STREET TREE REQUIRED: 2 PALMS, 1 TREE  
 STREET TREE PROVIDED: 2 PALMS (EXISTING), 1 TREE

**MINIMUM STREET TREE SEPARATION DISTANCE:**

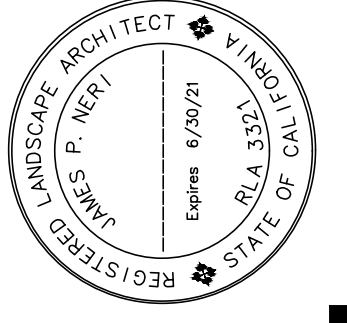
IMPROVEMENT/	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE, WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



Project No. - XX  
 Drawn - XXX  
 Checked - JPN

**NLA**  
**NERI LANDSCAPE ARCHITECTURE**  
 928 HOMERLAND STREET, SUITE # 3  
 SAN DIEGO, CA 92109  
 TEL: 619.597.9223  
 WWW.NERILANDSCAPE.COM



LANDSCAPE IMPROVEMENT PLANS FOR  
**7310 FAY AVENUE UNITS**  
 7310 FAY AVENUE,  
 La Jolla, CA 92037

FOR APPROVAL  
 8/28/2020

LANDSCAPE PLAN  
 AND NOTES





ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

**PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE**

- Denotes Preferred Species
- STREET TREES**  
Medium scale tree - 30' tall x 20' wide, such as: 1 / 100% / 24" BOX  
• *Jacaranda mimosifolia* "Jacaranda"
- SHADE TREES**  
Small scale tree - 15' tall x 15' wide, such as: 1 / 100% / 36" BOX  
• *Arbutus x Marina* "Strawbery Tree"  
• *Bauhinia blakeana* "Hong Kong Orchid Tree"  
• *Lagerstroemia indica* "Crape Myrtle"
- EVERGREEN SHRUB**  
Small scale shrub - 3' tall x 3' wide, such as: 12 / 100% / 1 GAL  
• *Polygala fruticosa* "Petite Butterfly" "Sweet Pea Shrub"  
• *Escallonia rubra* "Newport Dwarf" "Newport Dwarf Escallonia"  
• *Westringia fruticosa* Grey Box "Dwarf Coast Rosemary"
- FLOWERING SHRUB**  
Small scale shrub - 3' tall x 3' wide, such as: 4 / 100% / 1 GAL  
• *Buddleja davidii* nanhoensis "Mango" "Dwarf Butterfly Bush"  
• *Polygala fruticosa* "Petite Butterfly" "Dwarf Sweet Pea Shrub"  
• *Westringia fruticosa* Grey Box "Dwarf Coast Rosemary"
- ACCENT SHRUB**  
Medium scale shrub - 4' tall x 4' wide, such as: 18 / 100% / 1 GAL  
• *Dietes bicolor* "Fortnight Lily"  
• *Leucophyllum frutescens* "Compacta" "Compact Texas Ranger"  
• *Rosa floribunda* "Iceberg" "White Shrub Rose"
- BORDER PERENNIAL**  
Small scale shrub - 1.5' tall x 1.5' wide, such as: 40 / 100% / 1 GAL  
• *Felicia amelloides* "Blue Marguerite"  
• *Liriope muscari* "Silvery Sunproof" "Silvery Sunproof Lilyturf"  
• *Erigeron glaucus* "Bountiful" "Seaside Daisy"
- GROUND COVER**  
Low-growing groundcover - 1' tall x spreading, such as: 190 / 100% / 1 GAL @ 36" O.C.  
• *Lantana montevidensis* "Trailing Lantana"  
• *Pelargonium pelatum* "Pink" "Pink Ivy Geranium"  
• *Trachelospermum jasminoides* "Chinese Star Jasmine"
- GROUND COVER** 199 SF  
Such as:  
• Artificial Turf

**WATER BUDGET CALCULATIONS:**

TOTAL LANDSCAPE AREA (LA) = 740 SF  
SPECIAL LANDSCAPE AREA (SLA) = 0 SF  
ETo = 40  
ETAF = .55

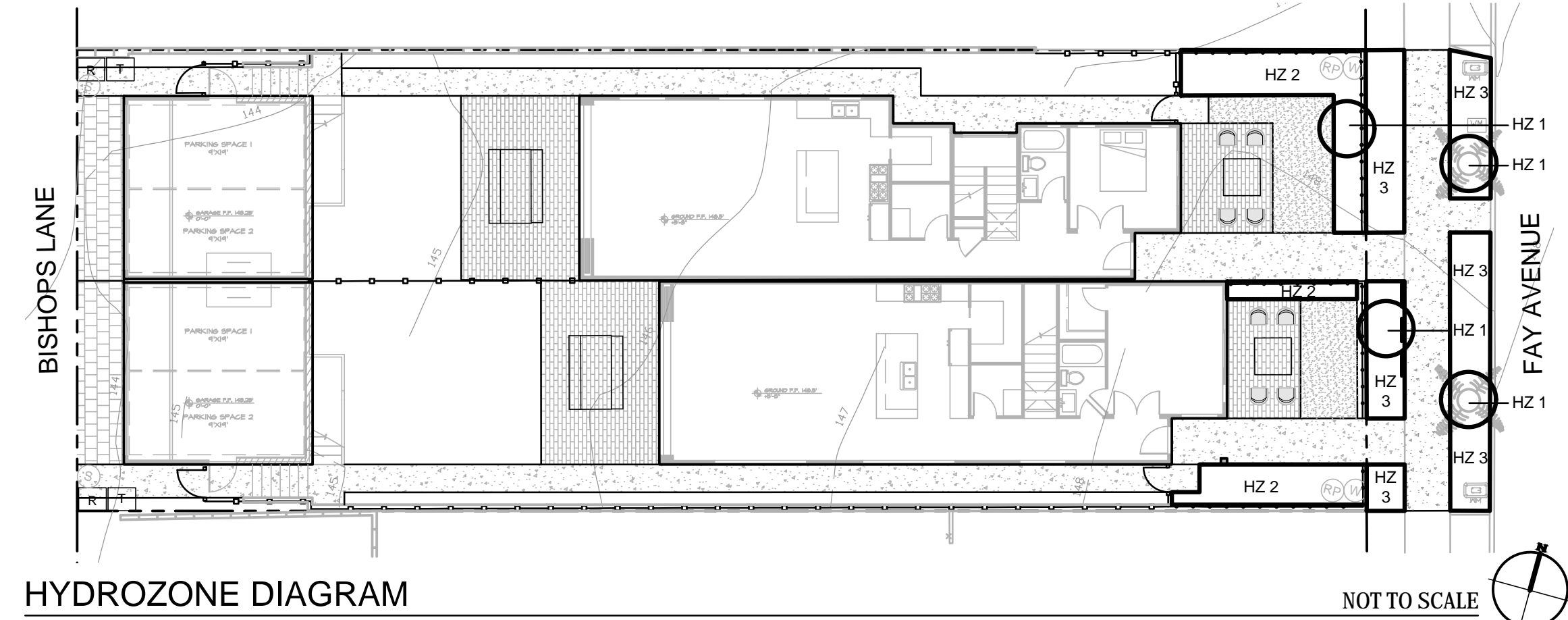
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):  
MAWA = (ETo)(0.62)[(0.55 x LA) + (0.45 x SLA)]  
(40)(0.62) [(0.55 x 740) + (0.5 x 0)] = 10,094 GAL/YR

ETWU = (ETo)(0.62) [(PF x HA/IE) + (SLA)]

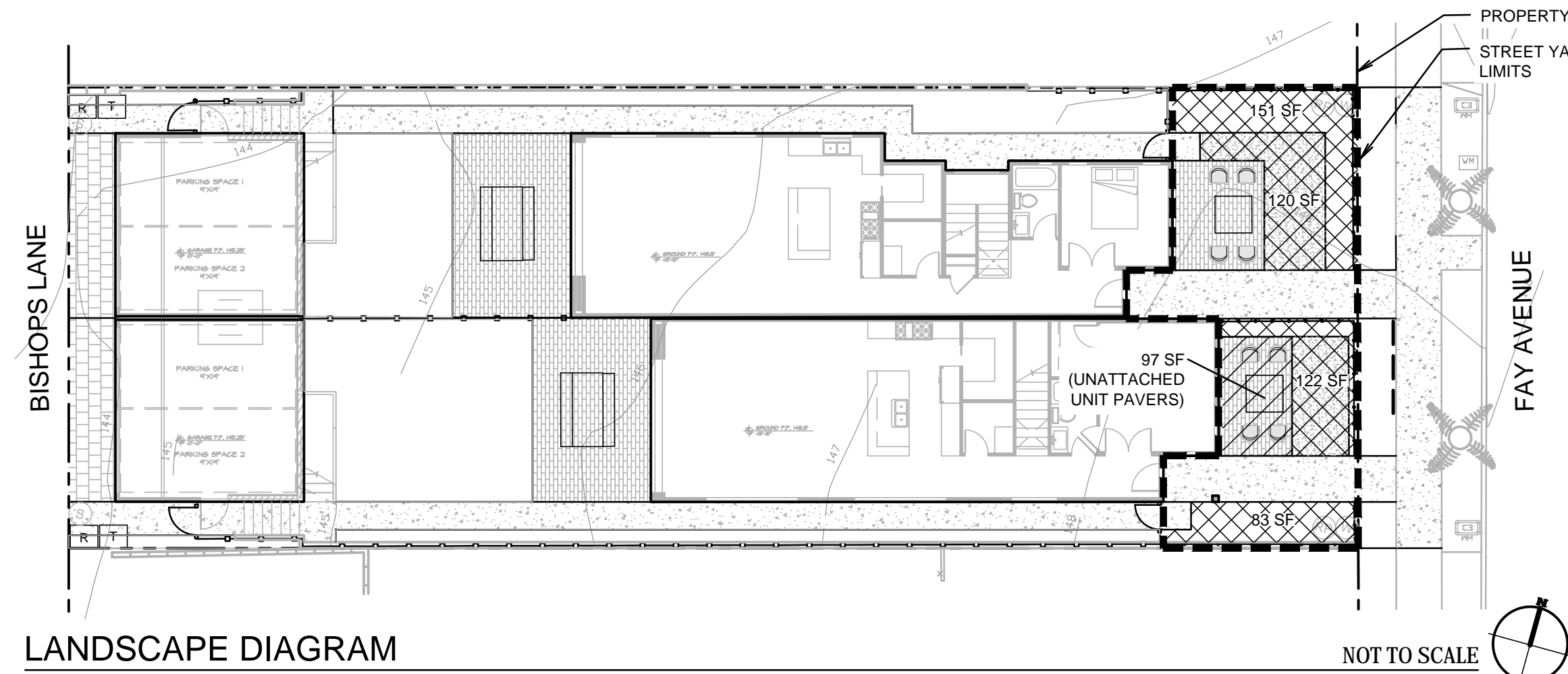
ESTIMATED TOTAL WATER USE (ETWU): 9,063 GAL/YR

**ESTIMATED TOTAL WATER USE**

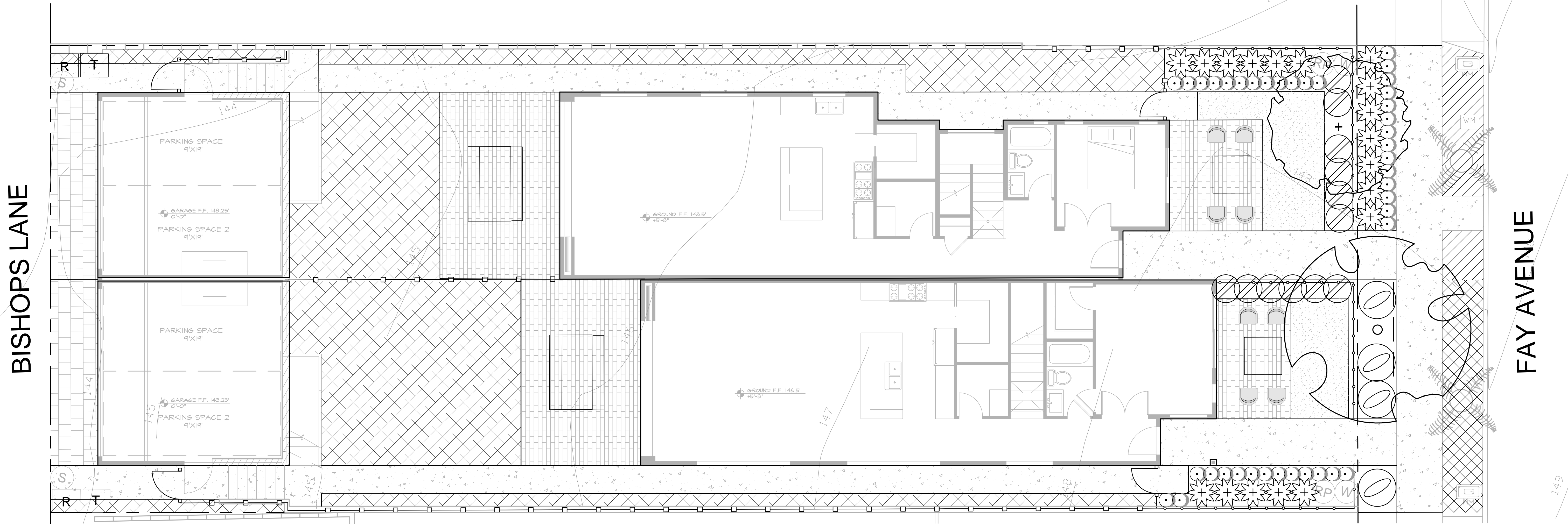
HYD.	PLANT FACTOR	HYDROZONE AREA IN S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	ETAF X HA	RESULT IN GAL/YR.
1	0.4	112	DRIP	.81	0.49	55.3	1,372
2	0.4	262	DRIP	.81	0.49	129.4	4,568
3	0.4	366	DRIP	.81	0.49	180.7	4,482
TOTAL		740					9,063



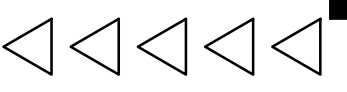
HYDROZONE DIAGRAM



LANDSCAPE DIAGRAM

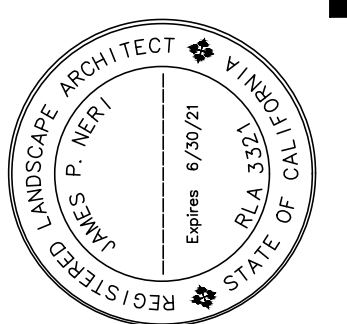


SCALE: 3/16" = 1'-0"



Project No. - XX  
Drawn - XXX  
Checked - JPN

**NLA**  
**NERI LANDSCAPE ARCHITECTURE**  
928 HORNBLAND STREET, SUITE # 3  
SAN DIEGO, CA 92109  
TEL: 619.594.2424  
WWW.NERILANDSCAPE.COM



LANDSCAPE IMPROVEMENT PLANS FOR  
**7310 FAY AVENUE UNITS**  
FOR APPROVAL  
8/28/2020  
LANDSCAPE PLAN, SCHEDULES & CALCULATIONS

7310 FAY AVENUE,  
La Jolla, CA 92037

