



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 12, 2022 REPORT NO. HO-22-049

HEARING DATE: October 19, 2022

SUBJECT: 5340 Calumet Remodel; Process Three Decision

PROJECT NUMBER: [679089](#)

OWNER/APPLICANT: 5340 Calumet, LLC.

SUMMARY

Issue: Should the Hearing Officer approve an exterior remodel, drainage improvements, and the removal of a coastal bluff encroachment on a site with an existing one-story single-dwelling unit located at 5340 Calumet Avenue in the La Jolla Community Planning area?

Staff Recommendation: APPROVE Coastal Development Permit No. 2499289 and Site Development Permit No. 2499290.

Community Planning Group Recommendation: On February 7, 2022, the La Jolla Community Planning Association voted 17-0-1 (Chair abstaining) to recommend approval of the proposed project without recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301 (Existing Facilities), 15303 (New Construction), and 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 19, 2022 and the opportunity to appeal that determination ended May 3, 2022.

BACKGROUND

The 0.18-acre project site is located at 5340 Calumet Avenue in the Residential Single Dwelling Unit (RS-1-7) Base Zone, and within the First Public Roadway of the Coastal (Appealable) within the La Jolla Community Plan and Local Coastal Program (Community Plan). The site is improved with a single dwelling unit, attached garage, pool, fencing, and landscape. The existing dwelling unit to remain and is located on the bluff edge approximately 54 feet from the Pacific Ocean and is between the shoreline and the first public roadway.

The Community Plan designates the site for Low Density Residential use with a density range of five to nine dwelling units per acre. This density range is characterized by single dwelling unit residential homes on 5,000 to 7,000 square feet. The Residential Single Dwelling Unit (RS-1-7), which allows one dwelling unit per 5,000 square feet and is intended for single family homes. The existing dwelling conforms with the prescribed density of the zone and Community Plan land use designation.

The project conforms with all applicable development regulations set forth in the San Diego Municipal Code (SDMC). The existing house will maintain current setbacks.

DISCUSSION

Pursuant to the San Diego Municipal Code (SDMC), the project requires a Process Three Coastal Development Permit per SDMC Section 126.0707(b) for development within the Appealable area of the Coastal Overlay Zone as well as a Process Three Site Development Permit per SDMC Section 126.0502(a)(1)(A) for the removal of coastal bluff encroachment, drainage improvements, and exterior remodel and on a site with an existing one-story single dwelling unit;

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.

Project Description

The project proposes to retain the existing dwelling unit but demolish the existing site flatwork, fencing, pool, raised planters, courtyard wall and entryway. The site contains front yard and rear yard encroachments. The front yard raised planters, landscaping, and irrigation encroach into the public right-of-way. These planters will be removed and replaced with new planters, landscaping, irrigation, and entry stairs.

The proposed planters, sidewalk underdrains, landscape and irrigation in the Calumet Avenue Right of Way require an Encroachment Maintenance Removal Agreement from the City Engineer. The rear yard encroachments consist of fencing, catwalk, and hardscape area within five feet of the coastal bluff edge. Rear yard encroachments will be removed in their entirety. New flatwork and a 42-inch windscreen will be installed in the rear yard a minimum of five feet from the bluff edge. Temporary irrigation will be added to support the establishment of drought tolerant landscaping beginning at the top of bluff to ten feet landward.

Community Plan Analysis

Community Plan Natural Resources and Open Space Element Shoreline Areas and Coastal Bluffs Policy 3a recommends that "The City should preserve and protect the coastal bluffs, beaches and shoreline areas of La Jolla assuring that development occurs in a manner that protects these resources, encourages sensitive development, retains biodiversity and interconnected habitats and maximizes physical and visual public access to and along the shoreline." The project supports this policy by removing a rear yard deck, fence, and planters that compromised the structural integrity of the deck and created erosion on the bluff. The project will enhance the public view through the property to the shore through the dedication of a deed-restricted view corridor of not less than the

side yard setbacks or no more than 10 feet in width and running the full depth of the premises. This will prohibit any structure or landscaping taller than 36-inches in height and require fencing to be transparent or at least 75 percent open thereby enhancing the public view towards the sea.

Conclusion

Staff has reviewed the proposed project for consistency with the La Jolla Community Plan and Local Coastal Program, the California Coastal Act, and the San Diego Municipal Code and found it to be in compliance with the community plan policies and implementing regulations. Staff has provided draft findings and conditions to support approval of the project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2499289 and Site Development Permit No. 2499290, with modifications.
2. Deny Coastal Development Permit No. 2499289 and Site Development Permit No. 2499290, if the findings required to approve the project cannot be affirmed.

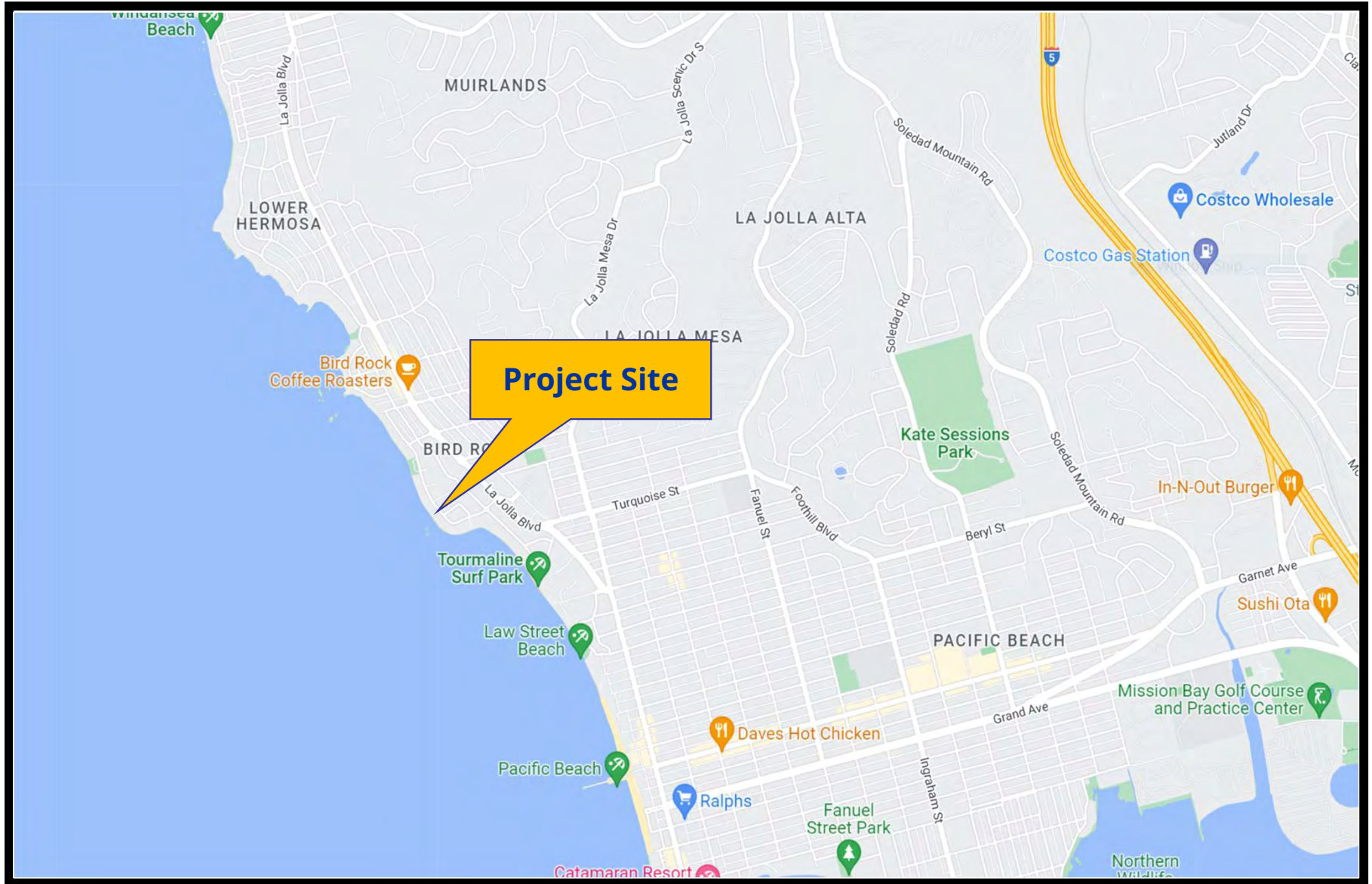
Respectfully submitted,



Karen Bucey, Development Project Manager

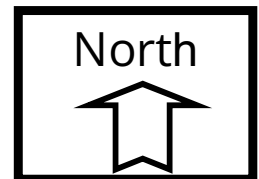
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Draft Resolution
4. Draft Permit
5. Environmental Exemption
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Plans



Project Location Map

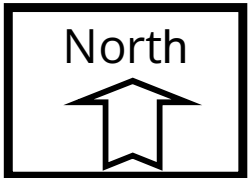
5340 Calumet Remodel; Project No. 679089
5340 Calumet Ave, La Jolla, CA 92037





Aerial Photo

5340 Calumet Remodel; Project No. 679089
5340 Calumet Ave, La Jolla, CA 92037



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2499289 AND
SITE DEVELOPMENT PERMIT NO. 2499290
5340 CALUMET REMODEL- PROJECT NO. 679089

WHEREAS, 5340 Calumet, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for an exterior remodel, drainage improvements, and the removal of a coastal bluff encroachment (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2499289 and 2499290);

WHEREAS, the 0.18-acre project site is located at 5340 Calumet Avenue in the Residential Single Dwelling Unit (RS-1-7) zone of the La Jolla Community Plan and Local Coastal Program area;

WHEREAS, the project site is legally described as Lot 14 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3216, filed in the Office of the County Recorder of San Diego County, San Diego County, April 14, 1955;

WHEREAS, on April 19, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities), Section 15303 (New Construction), 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;

WHEREAS, on October 19, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2499289 and Site Development Permit No. 2499290 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. 2499289 and Site Development Permit No. 2499290:

I. Coastal Development Permit – San Diego Municipal Code (SDMC) Section 126.0708

A. Findings for all Coastal Development Permits

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; 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 5340 Calumet Avenue, in an urbanized neighborhood within the La Jolla Community Plan Area and Local Coastal Program Land Use Plan (Community Plan). The site is currently developed with an existing 3,090 square-foot single dwelling unit which will remain. The project proposes to demolish all the existing site flatwork, fencing, pool (under separate permit), raised planters, courtyard wall, entryway, and other site walls, in addition to removal of rear yard fencing, catwalk and deck area that are detrimental to and within five feet of existing coastal bluff edge. The project site is located on the bluff edge approximately 54 feet from the Pacific Ocean and located between the shoreline and the first public roadway.

The subject site does not contain or encroach upon any existing or proposed public accessways or scenic overlooks as identified in the Community Plan, Identified Public Vantage Points, Figure 9. Public access to the beach is provided at Calumet Park approximately 675 feet north of the site and at Linda Way and Sea Ride Drive approximately 730 feet south of the site.

The Community Plan Natural Resources and Open Space Visual Resources Policy 2b states: "Public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks." The project will enhance the public view through the property to the sea through the dedication of a deed restricted view corridor of not less than the side yard setbacks or more than 10 feet in width and running the full depth of the premises. This will prohibit any structure or landscaping taller than 36 inches and require fencing to be transparent or at least 75 percent open to protect and enhance the public view towards the sea.

Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal

development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA); however, the site contains environmentally sensitive lands in the form of Coastal Bluffs as defined in San Diego Municipal Code Section 113.0103. The project proposes to demolish existing flatwork, fencing, pool, raised planters, courtyard wall and entryway. The site contains front yard and rear yard encroachments into the public right-of-way. The front yard encroachments include raised planters, landscaping, and irrigation. These planters will be removed and replaced with new planters, landscaping, irrigation, and entry stairs. The proposed planters, sidewalk underdrains, landscape and irrigation in the Calumet Avenue right-of-way will be conditioned to require an Encroachment Maintenance Removal Agreement from the City Engineer. The rear yard encroachments consist of fencing, catwalk, and hardscape within five feet of the coastal bluff edge. These encroachments will be completely removed. New flatwork and a 42-inch-tall windscreen will be installed in the rear yard a minimum of five feet from the bluff edge. Temporary irrigation will be added to support the establishment of drought tolerant landscaping, beginning at the top of bluff and extending ten feet landward.

Community Plan Natural Resources and Open Space System Recommendation 3c states "Development on coastal bluffs should be set back sufficiently from the bluff edge to avoid the need for shoreline or bluff erosion control devices so as not to impact the geology and visual quality of the bluff and/or public access along the shoreline". Staff has reviewed and accepted an Update Geotechnical Basis of Design and Bluff Stability Study prepared by TerraCosta dated June 11, 2020. The study developed recommendations to safely dismantle and remove bluff-top improvements and included a discussion of geology and geologic hazards; bluff erosion; and bluff stability, soil strengths and shear strength values in the coastal bluff below the subject property. The study relied on numerous, other coastal bluff evaluation studies in the vicinity, which concluded that geotechnical conditions specific to the stability of the bluff have been adequately addressed for safely dismantling and removing the existing bluff-top improvements. Further, all site drainage and roof runoff will be rerouted away from the bluff edge as part of this project in accordance with the stormwater management regulations and recommendations of the Community Plan.

In addition, project environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) 15303 (New Construction), and 15315 (Minor Land Divisions). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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 site for Low Density Residential use with a density range of five to nine dwelling units per acre. This density range is characterized by single dwelling units on lot sizes ranging from 5,000 to 7,000 square feet. The Re RS-1-7 zone allows one dwelling unit per 5,000 square feet and is intended for single family homes. The existing dwelling conforms with the prescribed density of the zone and Community Plan land use designation.

The project has been designed in conformance with all applicable development regulations set forth in the SDMC. The project complies with the development standards required by the RS-1-7 Zone. The existing house will maintain current setbacks. The height, scale, design, and proposed building materials are all consistent with the varied architecture, design and character of existing single-family development in the surrounding area and designed in conformance with the Community Plan Residential Element Policies related to density, bulk and scale, and materials.

Community Plan Natural Resources and Open Space element, Shoreline Areas and Coastal Bluffs Policy 3a recommends that "The City should preserve and protect the coastal bluffs, beaches and shoreline areas of La Jolla assuring that development occurs in a manner that protects these resources, encourages sensitive development, retains biodiversity and interconnected habitats and maximizes physical and visual public access to and along the shoreline." The project preserves and protects the coastal bluff by the removal of rear yard deck, fence, and planters that had eliminated the structural integrity of the deck and created erosion on the bluff. New rear yard improvements will observe the five-foot setback from the top of bluff and revegetate with native drought tolerant plantings consistent with the Environmentally Sensitive Lands and sensitive coastal bluff regulations per SDMC Section 143.0110 (a)(4). A 42-inch wind screen will be added no closer than five-feet from bluff edge.

The project is not requesting any deviations or variances from the applicable regulations. Therefore, based on the above analysis, 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.

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 property is located between the nearest public road and the sea. Nearby improved public access ways are located at Calumet Park approximately 675 feet north of the site and at Linda Way and Sea Ride Drive approximately 730 feet south of the site. Public

access points allow views to and along the beach and ocean. The site does not encroach on or contain any existing or proposed physical access or public vantage points and the proposed exterior improvements are entirely within private property.

Community Plan Natural Resources and Open Space Visual Resources Policy 2b states that “[p]ublic views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project will enhance the public view through the property to the shore through the dedication of a deed-restricted view corridor of not less than the side yard setbacks or no more than 10 feet in width and running the full depth of the premises. This will prohibit any structure or landscaping taller than 36 inches and require fencing to be transparent or at least 75 percent open to enhance the public view towards the sea. Further, the project will increase the public on street parking area through a driveway width reduction. Therefore, the Coastal Development Permit for this project would be in conformity with the public access and public recreation policies of the California Coastal Act.

II. 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.

Please see Finding I.A.3 above, which is incorporated herein by reference. The proposed development 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 site contains sensitive coastal bluffs and the project proposes to remove encroaching accessory improvements, protect the coastal bluff edge, and control stormwater drainage and landscape irrigation to preclude waters eroding the coastal bluff.

The project site contains an existing dwelling unit built on site in 1957, before the adoption of the California Coastal Act, which guides development and preservation of coastal lands. Specifically, per the Coastal Act, new development should be setback 40 feet from the top of bluff, with options to reduce the setback to 25 feet if geologic evidence substantiates the safety. The dwelling unit is set back approximately 38 feet from the top of bluff, with accessory improvements in the form of fencing, planters, catwalk, and concrete pavers up to the top of bluff. No changes to the existing dwelling unit’s footprint are proposed, and the dwelling has a previously conforming rear setback. All improvements within five feet of the bluff top will be removed.

The project Geotechnical Basis of Design and Bluff Stability Study by TerraCosta dated June 11, 2020, developed recommendations to safely dismantle and remove bluff-top

improvements including a discussion on geology and geologic hazards; bluff erosion; and bluff stability, soil strengths and shear strength values in the coastal bluff below the subject property. The study relied on numerous other coastal bluff evaluation studies in the vicinity of the subject project area. The studies concluded that geotechnical conditions specific to the stability of the bluff have been adequately addressed for safely dismantling and removing the existing bluff-top improvements.

Community Plan Coastal Bluff Policy 4g calls for directing roof and surface drainage away from the bluff towards the street or into special drainage facilities that have been equipped to divert water runoff from flowing over the bluff. The project will implement a new drainage plan that reroutes all site drainage and roof runoff away from the bluff edge to stormwater conveyances in the Calumet Avenue right-of-way consistent with Policy 4g and stormwater management regulations.

The permit contains conditions addressing project compliance with City, state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval will require compliance with several operational constraints and development controls, to assure the continued health, safety, and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to this site and prevent adverse effects to those persons or other properties in the vicinity.

The project site contains Environmentally Sensitive Lands but is not within or adjacent to the City's Multiple Habitat Planning Area. The Environmental Analysis Section conducted an environmental review of the proposed project in accordance with State of California Environmental Quality Act (CEQA) guidelines and determined that the project is exempt under CEQA Guideline Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15315 (Minor Land Divisions). Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see Finding I.A.3 above, which is incorporated herein by reference. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

B. Supplemental Findings – Environmentally Sensitive Lands

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

The project site is predominately flat with a front elevation of approximately 36 feet

above mean sea level (AMSL) and a rear elevation at bluff edge of 37.8 feet AMSL. The property extends down bluff from the bluff edge approximately nine feet to an elevation of approximately 20 feet AMSL. The proposed development will be fully contained on a previously developed and graded lot that is surrounded by large single dwelling unit estate homes within an urbanized neighborhood.

The project site contains environmentally sensitive lands in the form of a Coastal Bluff as defined in San Diego Municipal Code Section 113.0103. The site is not within or adjacent to the City's Multi-Habitat Planning Area. As part of the project existing rear yard encroachments within five feet of the bluff will be removed and replaced with new flatwork that will be five feet or more away from the bluff edge. The Update Geotechnical Basis of Design and Bluff Stability Study by TerraCosta dated June 11, 2020 developed recommendations to safely dismantle and remove bluff-top improvements including a discussion on geology and geologic hazards; bluff erosion; and slope stability, soil strengths and shear strength values in the coastal bluff below the subject property. The study relied on numerous other coastal bluff evaluation studies in the vicinity of the subject project area. The studies concluded that geotechnical conditions specific to the stability of the bluff have been adequately addressed for safely dismantling and removing the existing bluff-top improvements. Further, all site drainage and roof runoff will be rerouted away from bluff edge and to Calumet Avenue.

In addition, the environmental review of the project determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) 15303 (New Construction), and 15315 (Minor Land Divisions). Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project's Update Geotechnical Basis of Design and Bluff Stability Study by TerraCosta's June 11, 2020 developed recommendations to safely dismantle and remove bluff-top improvements including a discussion on geology and geologic hazards; bluff erosion; and bluff stability, soil strengths and shear strength values in the coastal bluff below the subject property. The study relied on numerous other coastal bluff evaluation studies in the vicinity of the subject project area. The studies concluded that geotechnical conditions specific to the stability of the bluff have been adequately addressed for safely dismantling and removing the existing bluff-top improvements and installing hardscape, windscreen, and drought tolerant, erosion control, landscaping. All site drainage will be rerouted away from the bluff edge to sidewalk underdrain and into Calumet Avenue and the public storm drain system.

In addition, the environmental review of the project determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) 15303 (New Construction), and 15315

(Minor Land Divisions). Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The site is not within or adjacent to the City's Multi-Habitat Planning Area however, the site contains environmentally sensitive lands in the form of Coastal Bluffs as defined in San Diego Municipal Code Section 113.0103. The project proposes to demolish the existing site flatwork, pool, raised planters, courtyard wall and entryway. In addition, there are front yard and rear yard encroachments. The front yard raised planters, landscaping, and irrigation encroach into the public right-of-way. These planters will be removed and replaced with new planters, landscaping, irrigation, and entry stairs. The proposed planters, sidewalk underdrains, landscape and irrigation in the Calumet Avenue Right of Way will be conditioned to obtain an Encroachment Maintenance Removal Agreement from the City Engineer. The rear yard encroachments consist of fencing, catwalk, and hardscape area within five feet of the coastal bluff edge. Rear yard encroachments will be removed in their entirety. New flatwork and a 42-inch windscreen will be installed in the rear yard a minimum of five feet from the bluff edge. Temporary irrigation will be added to support the establishment of drought tolerant landscaping beginning at the top of bluff to ten feet landward.

Community Plan Natural Resources and Open Space System Recommendation 3c states "Development on coastal bluffs should be set back sufficiently from the bluff edge to avoid the need for shoreline or bluff erosion control devices so as not to impact the geology and visual quality of the bluff and/or public access along the shoreline". The project's geotechnical study developed recommendations to safely dismantle and remove bluff-top improvements including a discussion on geology and geologic hazards; bluff erosion; and bluff stability, soil strengths and shear strength values in the coastal bluff below the subject property. The study relied on numerous other coastal bluff evaluation studies in the vicinity of the subject project area. The studies concluded that geotechnical conditions specific to the stability of the bluff have been adequately addressed for safely dismantling and removing the existing bluff-top improvements. Further, all site drainage and roof runoff will be rerouted away from bluff edge as part of this project in accordance with the stormwater management regulation and recommendations of the Community Plan.

In addition, the environmental review of the project determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) 15303 (New Construction), and 15315 (Minor Land Divisions). Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan and Vernal Pool Habitat Conservation Plan.

The site is not within or adjacent to the City's Multi-Habitat Planning Area and does not contain any Vernal Pools. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan and Vernal Pool Habitat Conservation Plan.

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

The proposed exterior remodel will remove coastal bluff encroachments of fencing, pathways, and hardscape from five feet landward of bluff edge and install erosion control, drought tolerant landscaping and a windscreen.

Community Plan Natural Resources and Open Space System Recommendation 3c states: "Development on coastal bluffs should be set back sufficiently from the bluff edge to avoid the need for shoreline or bluff erosion control devices so as not to impact the geology and visual quality of the bluff and/or public access along the shoreline." As previously mentioned, geotechnical conditions specific to the stability of the bluff have been adequately addressed for safely dismantling and removing the existing bluff-top improvements. Further, all site drainage will be rerouted away from the bluff edge to sidewalk underdrain and into Calumet Avenue and the public storm drain system in accordance with the stormwater management regulation and recommendations of the Community Plan. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The SDMC, Land Development Manual, Community Plan, and technical studies prepared for the development were utilized to determine project impacts and required conditions. All the conditions of the permit are appropriate and proportional for the project in consideration of the current accepted best practices and scientific analysis standards. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

ATTACHMENT 3

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 2499289 and Site Development Permit No. 2499290 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. 2499289 and Site Development Permit No. 2499290, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on October 19, 2022
IO#: 24008861

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008861

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2499289 AND
SITE DEVELOPMENT PERMIT NO. 2499290
5340 CALUMET REMODEL- PROJECT NO. 679089
HEARING OFFICER RESOLUTION NO. _____

This Coastal Development Permit No. 2499289 and Site Development Permit No. 2499290 is granted by the Hearing Officer of the City of San Diego to 5340 Calumet, LLC, a California Limited Liability Company Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 126.06.707(b)(Coastal Development Permit work located within 50 feet of a coastal bluff edge) and Section 126.0502(a)(1)(A) (Site Development Permit for work on a premises containing sensitive coastal bluffs). The 0.18-acre site is located at 5340 Calumet Avenue in the Residential Single Dwelling Unit (RS-1-7) Zone, Geologic Hazards (53 and 47), Coastal (Appealable), and First Public Roadway Overlay Zones of the La Jolla Community Plan and Local Coastal Program. The project site is legally described as: Lot 14 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3216, filed in the Office of the County Recorder of San Diego County, San Diego County, April 14, 1955.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the removal of coastal bluff encroachment, drainage improvements, and exterior remodel and on a site with an existing one-story single dwelling unit 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. Remove fencing, pathways, and hardscape from top bluff to five feet landward and install drought tolerant landscaping and windscreen;
- b. Replace landscape, planters, and hardscape, courtyard wall, entryway, side gate, courtyard fireplace and site drainage.
- c. Remove and replace front yard pool;

- 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 21, 2025.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. The Owner/Permittee shall secure all necessary construction 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.

9. 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.

10. 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.

11. 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:

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing and proposed planters, sidewalk underdrains, landscape and irrigation in the Calumet Avenue Right of Way, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of existing 25-foot driveway with a 16-foot wide current city standard driveway, adjacent to the site on Calumet Avenue, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the closure of non-utilized portions of existing driveway with a city standard curb, gutter and sidewalk, adjacent to the site on Calumet Avenue, satisfactory to the City Engineer.
16. The drainage system proposed for this development is private and subject to approval by the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

GEOLOGIC REQUIREMENTS:

20. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
21. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance

with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

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

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

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

26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

28. A visual corridor of not less than the side yard setbacks or not more than 10 feet in width, and running the full depth of the premises, shall be preserved as a deed restriction as a condition of Coastal Development Permit approval.

29. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs

in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

30. 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.

31. After removal of all of the concrete panels and lumber at the top of the bluff, the actual bluff edge should be defined by the Geotechnical Engineer of record, and the existing patio brick pavement cut back as necessary to ensure a minimum 5-foot setback from the bluff edge.

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 Resolution Number _____.

ATTACHMENT 4

Coastal Development Permit No. 2499289 and
Site Development Permit No. 2499290
Date: October 19, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

5340 Calumet, LLC
Owner/Permittee

By _____
David H Butterfield
Trustee

5340 Calumet, LLC
Owner/Permittee

By _____
Lois I Butterfield
Trustee

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

NOTICE OF EXEMPTION*(Check one or both)*

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

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

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

Project Name/Number: 5340 Calumet Remodel / 679089

SCH No.: Not Applicable

Project Location-Specific: 5340 Calumet Ave, La Jolla, CA 92037

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

Description of nature and purpose of the Project: Coastal Development Permit and Site Development Permit for exterior remodel improvements on a site with an existing, one-story, single family residence. Remodel includes removal of bluff edge improvements, new drainage, pool remodel, site walls, entry gate/trellis, landscape improvements, and new fireplace. The 0.18-acre site is located at 5340 Calumet Ave in the RS-1-7 Zone, Coastal-Appealable Overlay Zone, 1st Public Roadway, and Environmentally Sensitive Lands, within the La Jolla Community Plan Area and Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: David Butterfield, 5340 Calumet LLC, PO Box 928590, 858-336-4817

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: Section 15301 (Existing Facilities), Section 15303 (New Construction), Section 15315 (Minor Land Divisions)
 Statutory Exemptions:
 Other:

Reasons why project is exempt: 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.

Lead Agency Contact Person: Holowach

Telephone: 619-446-5187

If filed by applicant:

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

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

Courtney Holowach Planner
Signature/Title

9/15/2022
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: 5340 Calumet		Project Number: 679089		
Community: La Jolla				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny				
# of Members Yes 17		# of Members No 0		# of Members Abstain 1
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Suzanne Weissman				
TITLE: Secretary, LJCPA			DATE: February 07, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

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

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

Project Title: 5340 Calumet Ave CDP **Project No. For City Use Only:** 679089

Project Address: 5340 Calumet Avenue
 La Jolla, CA 92037

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. EIN 83-4346585
 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: DAVID H BUTTERFIELD Owner Tenant/Lessee Successor Agency
 Street Address: PO BOX 928590
 City: SAN DIEGO State: CA Zip: 92192
 Phone No.: 858-336-4817 Fax No.: 858-246-6808 Email: DAVID@BUTTERFIELDORTRST.COM
 Signature: [Signature] Date: 12/12/2020
 Additional pages Attached: Yes No

Applicant

Name of Individual: DAVID H BUTTERFIELD Owner Tenant/Lessee Successor Agency
 Street Address: PO BOX 928590
 City: SAN DIEGO State: CA Zip: 92192
 Phone No.: 858-336-4817 Fax No.: 858-246-6808 Email: DAVID@BUTTERFIELDORTRST.COM
 Signature: [Signature] Date: 12/12/2020
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: N/A Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

5340 CALUMET REMODEL

COASTAL DEVELOPMENT PERMIT

5340 CALUMET AVENUE, LA JOLLA, CA 92037

DEVELOPMENT SUMMARY

SCOPE OF WORK

1. REPLACE EXISTING HARDSCAPE WITH NEW PAVERS
2. DEMO AND REBUILD EXISTING SITE ENTRY WALL WITH NEW GATE & TRELIS ABOVE
3. NEW PLANTERS AND STEPS @ ENTRY TO REPLACE EXISTING LANDSCAPE
4. NEW TRELIS ABOVE EXISTING RESIDENCE ENTRY
5. RESURFACE EXISTING DRIVEWAY - MAINTAIN EXISTING SLOPE
6. NEW FIREPLACE AND LANDSCAPE AREA(S) @ PROPOSED COURTYARD
7. NEW SIDE GATE & SIDE YARD PAVERS
8. NEW POOL - BY SEPARATE PERMIT

PROJECT TEAM

ARCHITECT

BENNETT + ASSOCIATES
7755 FAY AVE, SUITE C
LA JOLLA, CA 92037
TELE: (858) 454-4555
FAX: (858) 454-9164

DESIGN ENGINEER & ENGINEERING GEOLOGIST

TERRACOSTA CONSULTING GROUP
WALTER F. CRAMPTON, RCE
BRAVEN R. SMILLIE, CEG
3890 MURPHY CANYON RD, STE. 200
SAN DIEGO, CA 92123
(858) 573-6900

LANDSCAPE ARCHITECT

DAVID REED LANDSCAPE ARCHITECTS
DAVID REED, LLA
3885 FIFTH AVENUE
SAN DIEGO, CA 92103
(619) 239-3300

LEGAL DESCRIPTION

LOT 14 PARCEL MAP 3216

ASSESSOR PARCEL NUMBER

415-021-08-00

OWNER

5340 CALUMET, LLC
9150 WILSHIRE BLVD, STE. 300
BEVERLY HILLS CA, 90212

SITE ADDRESS

5340 CALUMET AVE
LA JOLLA, CA 92037

EXISTING USE

SINGLE FAMILY RESIDENCE

PROPOSED USE

SINGLE FAMILY RESIDENCE

ZONING INFO

ZONE: RS-1-7

LOT AREA

7,650 SF

YEAR BUILT

1957

OVERLAY ZONE DESIGNATION

COASTAL OVERLAY ZONE, COASTAL HEIGHT LIMIT

APPROVED DEVELOPMENT PERMITS

NONE

NO. OF STORIES

SINGLE STORY

HEIGHT OF BLDG.

16' - 0"

GROSS FLOOR AREA - PROPOSED

FIRST FLOOR

CONDITIONED SPACE	2,468 SQ. FT.
UNCONDITIONED SPACE (GARAGE)	622 SQ. FT.
TOTAL GFA	3,090 SQ. FT.

FLOOR AREA RATIO CALCULATION ANALYSIS

EXISTING 1ST FLOOR LEVEL (CONDITIONED) =	2,468 SQ. FT.
EXISTING GARAGE =	622 SQ. FT.
GFA	3,090 SQ. FT.

TOTAL: (E) GROSS SQ. FT. (3,090 SQ. FT.) + (N) GROSS SQ. FT. (0 SQ. FT.) = 3,090 SQ. FT.

FLOOR AREA RATIO = 3,090 SQ. FT. / 7,650 SQ. FT. = .40 FAR

DEVELOPMENT REGULATIONS SUMMARY

(CITY OF SAN DIEGO)

	RS-1-7	
	REQUIRED	PROPOSED
MAX permitted density (DU per lot)	1	1
MIN lot area (SF)	5,000 SF.	7,650 SF. Exist.
MIN lot dimensions		
Lot Width (FT)	50'	68'-11 3/4" Exist.
Street Frontage (FT)	50'	56' Exist.
[Section 131.0442(a)]		
Lot Width (Corner) (FT)	55'	N/A -
Lot Depth (FT)	95'	110' - 10 3/4" Exist.
Setback Requirements		
MIN Front Setback (FT)	15'	15' Exist.
MIN Side Setback (Multiplier) (FT)	0.08	68.98' x .08 = 5'-6"
MIN Street Side Setback (Multiplier) (FT)	0.10	N/A
MIN Rear Setback (FT)	13'	13' Exist.
Setback Requirements for resubdivided corner lots		N/A
[Section 113.0246(f)]		
MAX Structure Height (FT)	24 / 30	COMPLIES
[Section 131.0444(b)]		
Lot Coverage for Sloping Lots	-	N/A
[Section 131.0444(b)]		
MAX Floor Area Ratio	0.57	3,090 / 7,650 SF = .40
MAX Paving/Hardscape	60% FRONT YARD	COMPLIES; REF. SITE PLAN
[Section 131.0447]		
Accessory Uses and Structures	APPLIES	N/A
[Section 131.0448 & 141.0306]		
Garage Regulations	APPLIES	-
[Section 131.0449(a)]		
Building Spacing	6 FT. CLR. 3 FT. CLR.	COMPLIES; REF. SITE PLAN
[Section 131.0450]		
Max Third Story Dimensions	APPLIES	N/A
[Section 131.0460]		
Architectural Projections and Encroachments	APPLIES	COMPLIES; EAVE PROJECTION MAX. 2'-6"W, MIN. 6'-8" CLR.
[Section 131.0461(a)]		
Supplemental Requirements	APPLIES	N/A
[Section 131.0464(a)]		
Bedroom Regulation	APPLIES	6 BEDROOMS, MAX. (<10K SF lot, 6 bedrooms max.) (3 PROPOSED)
Refuse and Recyclable Material Storage	APPLIES	N/A
[Section 142.0805]		
Visibility Area	APPLIES	N/A; EXISTING
[Section 113.0273]		

REF. SITE PLAN

RELOCATED, REF. SITE PLAN

REF. BUILDING ELEVATIONS & SECTIONS

CONDITION OF EXISTING SOIL

UNDISTURBED

OCCUPANCY CLASSIFICATION

R-3

TYPE OF CONSTRUCTION

VB

APPLICABLE CODES AND STANDARDS:

- 2019 BUILDING ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R.
- 2019 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2, PART 2, TITLE 24 C.C.R.
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
- 2019 CALIFORNIA GREEN CODE, PART 11, TITLE 24 C.C.R.
- 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

LANDSCAPE AREA (PERMEABLE SURFACES)

838 SF 838 SF / 7,650 SF = 11% REF. LANDSCAPE PLANS

TOTAL AREA OF DISTURBANCE

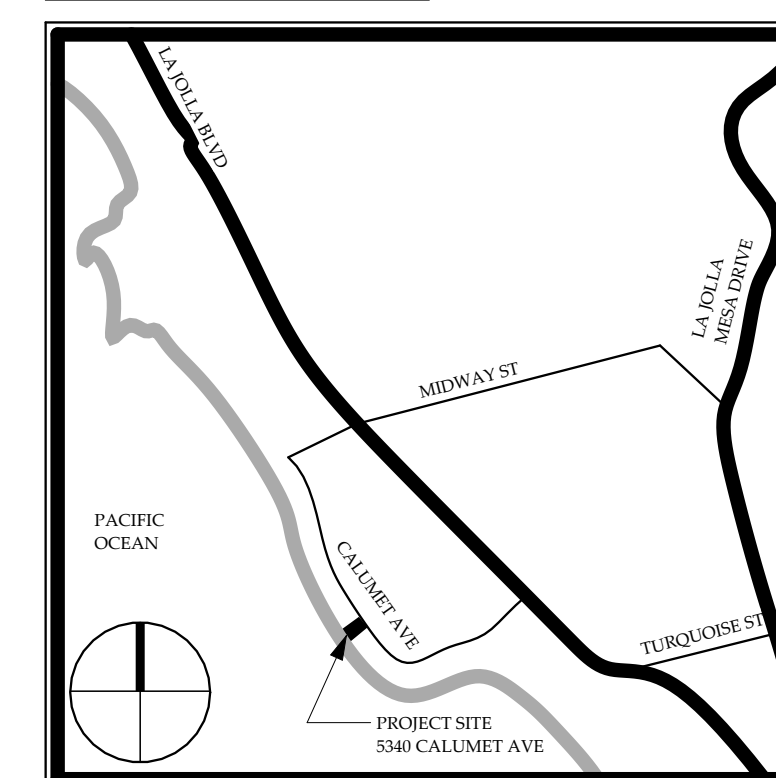
3,572 SF 3,572 SF / 7,650 SF = 46.6% REF. CIVIL PLANS

SEPARATE APPROVALS

IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.

I / WE UNDERSTAND THAT I / WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS

VICINITY MAP (NTS)



NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER / SUB-CONTRACTOR / OWNER-BUILDER

BY USING THIS PERMITTED SET OF DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFFSITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO THE APPLICANT / OWNER / OWNER'S AGENT / ARCHITECT OR ENGINEER

BY USING THIS PERMITTED SET OF DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFFSITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

SHEET INDEX

TITLE SHEET

A-01 SITE PLAN EXISTING/DEMO

A-02 SITE PLAN PROPOSED

A-03 SITE ENTRY ELEVATION

A-04 BUILDING ELEVATIONS

A-05 COURTYARD PLAN - ENLARGED

A-06 COURTYARD SECTIONS - ENLARGED

A-07 SITE SECTIONS - VIEW CORRIDORS

LANDSCAPE

L-1 TEMPORARY IRRIGATION PLAN, NOTES & DETAILS

L-2 IRRIGATION NOTES & DETAILS

L-3 PLANTING PLAN, LIST & NOTES

CIVIL

C-00 TITLE SHEET & NOTES

C-01 EXISTING SITE PLAN & CROSS SECTION

C-02 DEMOLITION SITE PLAN & CROSS SECTION

C-03 PROPOSED PLAN & CROSS SECTION

C-04 PROPOSED DRAINAGE PLAN

C-05 EXISTING & PROPOSED CROSS SECTIONS

C-06 EXISTING & PROPOSED CROSS SECTIONS

Bennett + ASSOC.

7755 Fay Avenue, Suite C
La Jolla, CA 92037
web: www.balajolla.com

Architecture
Preservation
Interior Design

5340 CALUMET REMODEL

COASTAL DEVELOPMENT PERMIT

5340 CALUMET AVE.
LA JOLLA, CA 92037

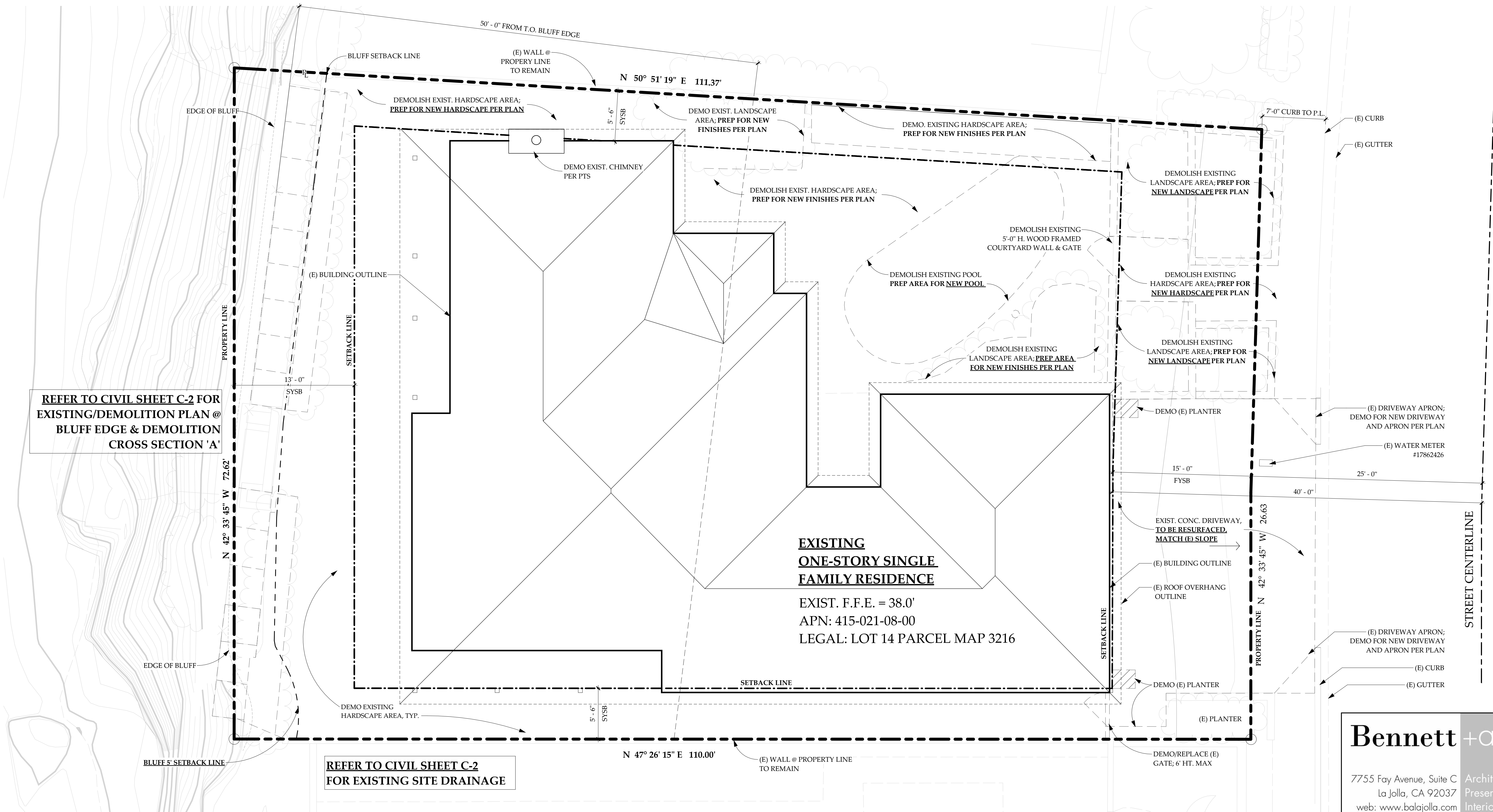
ISSUE / REVISION SCHEDULE		PROJECT #	DATE
A	06/22/2020	2019-008	11/15/2021
B	06/15/2021		
C	11/15/2021		

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

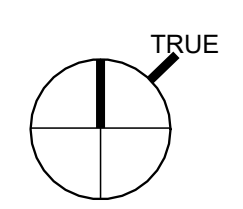
T-1



REFER TO CIVIL SHEET C-2 FOR EXISTING/DEMOLITION PLAN @ BLUFF EDGE & DEMOLITION CROSS SECTION 'A'

REFER TO CIVIL SHEET C-2 FOR EXISTING SITE DRAINAGE

EXISTING ONE-STORY SINGLE FAMILY RESIDENCE
 EXIST. F.F.E. = 38.0'
 APN: 415-021-08-00
 LEGAL: LOT 14 PARCEL MAP 3216

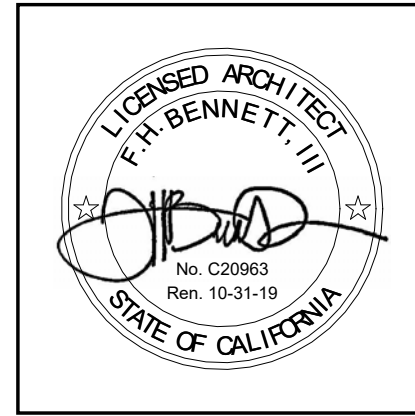


1 SITE PLAN - EXISTING/DEMO
 3/16" = 1'-0"

SITE DEMO LEGEND
 - - - - - = SITE WALL TO BE DEMOLISHED
 - - - - - = OUTLINE OF EXIST. SITEWORK (LANDSCAPE/HARDSCAPE) & POOL AREA TO BE DEMOLISHED

DEMOLITION PHASING
 DEMOLITION TO BE CONDUCTED IN 3 PHASES AS FOLLOWS. PRIOR TO EACH PHASE, CONTRACTOR SHALL CONDUCT ON-SITE MEETING WITH ARCHITECT TO REVIEW WORK TO BE PERFORMED.
PHASE I. PRE-DEMOLITION SITE MEETING
 PRIOR TO ANY DEMOLITION OR REMOVAL WORK, CONTRACTOR SHALL MEET W/ ARCHITECT OR OWNER'S REPRESENTATIVE TO FIELD VERIFY ALL AREAS OF DEMOLITION AND CONFIRM ELEMENTS TO REMAIN OR BE REMOVED.
PHASE II. REMOVAL OF EXISTING SURFACE FINISH
 THE PHASE IS LIMITED TO THE REMOVAL OF ALL WALL/CEILING/FLOOR FINISHES, DRYWALL, INTERIOR DOORS, ELECTRICAL, PLUMBING, MECHANICAL, DOWN TO FRAMING AND SUB-FLOOR.
PHASE III. REMOVAL OF STRUCTURAL FRAMING, NON-BEARING PARTITIONS, WALL, FLOORS, STAIRS, FOOTING, FOUNDATIONS, AS PER DEMOLITION PLAN
 UPON COMPLETION OF PHASE II AND PRIOR TO REMOVAL OF ANY/ALL EXIST. FRAMING, POSTS, COLUMNS, FOOTINGS, FOUNDATIONS, AND/OR CUTTING/REMOVAL OF EXISTING CONCRETE WALLS, CONTRACTOR SHALL MEET ON SITE WITH ARCHITECT AND STRUCTURAL ENGINEER TO CONFIRM ELEMENTS TO REMAIN AND TO BE REMOVED.

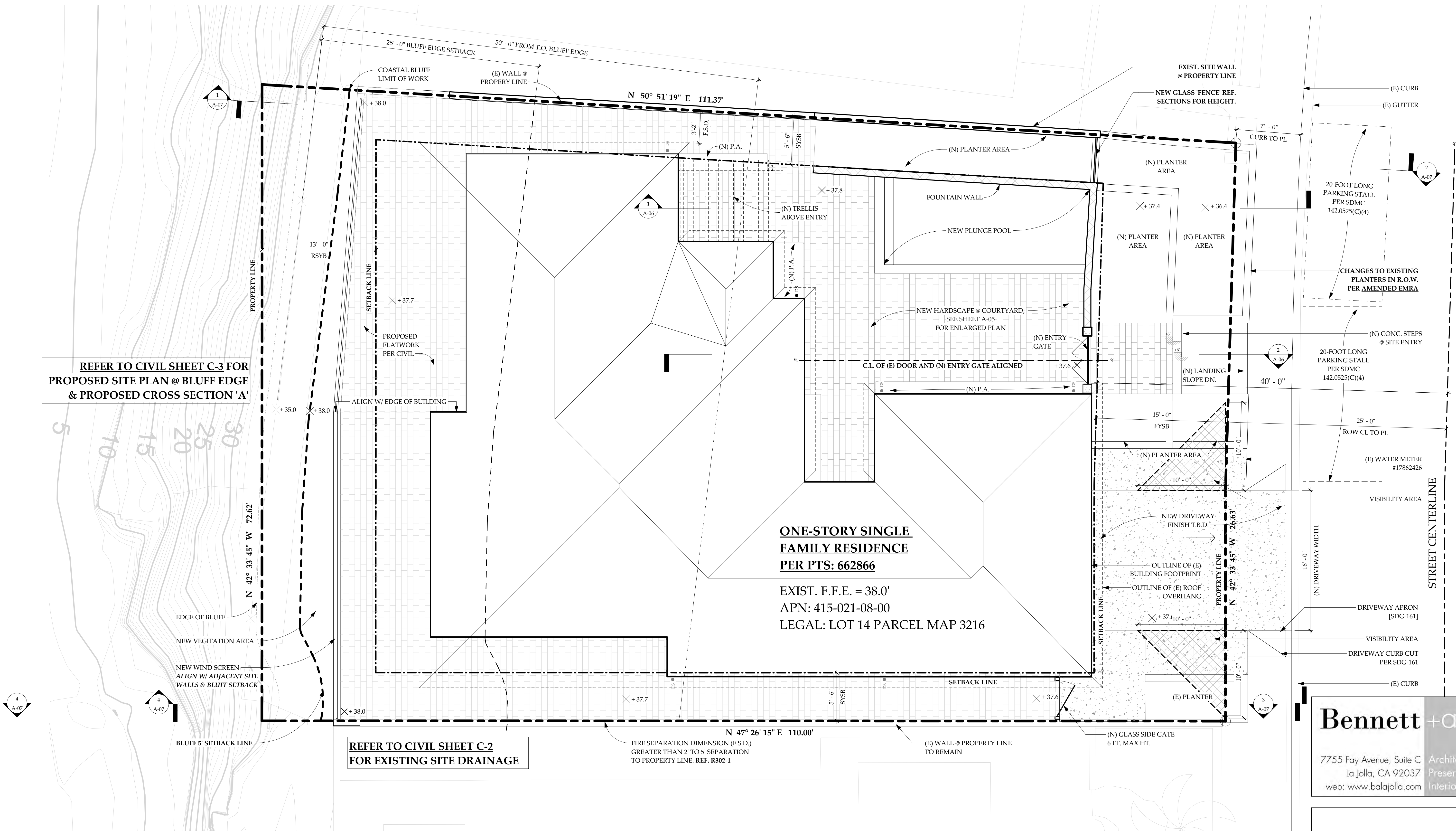
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#	DATE	DESCRIPTION
A	06/22/2020	CDP SUBMITTAL
B	06/15/2021	CDP RESUBMITTAL
C	11/15/2021	CDP RESUBMITTAL

PROJECT #	DATE
2019-008	11/15/2021
SHEET TITLE	
SITE PLAN EXISTING/DEMO	
SHEET NUMBER	
A-01	



REFER TO CIVIL SHEET C-3 FOR PROPOSED SITE PLAN @ BLUFF EDGE & PROPOSED CROSS SECTION 'A'

REFER TO CIVIL SHEET C-2 FOR EXISTING SITE DRAINAGE

ONE-STORY SINGLE FAMILY RESIDENCE
PER PTS: 662866

EXIST. F.F.E. = 38.0'
APN: 415-021-08-00
LEGAL: LOT 14 PARCEL MAP 3216

NOTE:
REFER TO CIVIL & LANDSCAPE PLANS FOR MORE INFO.

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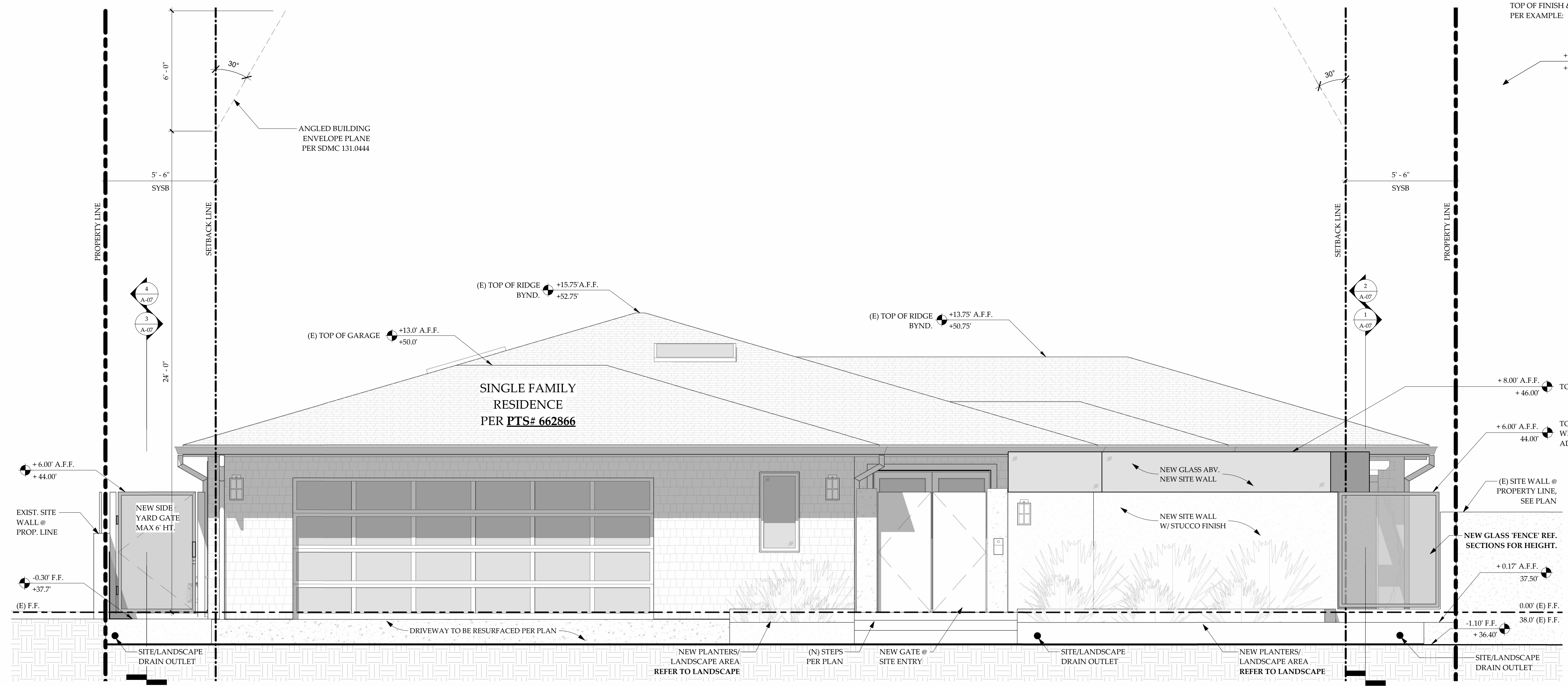
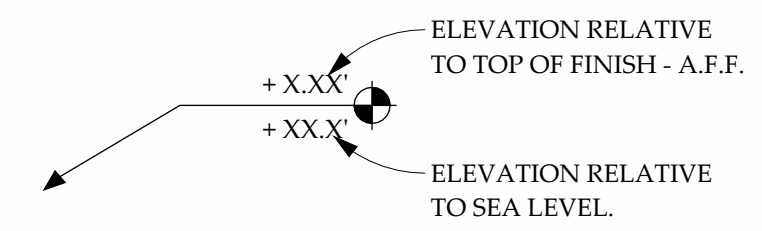
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- SITE PLAN NOTES**
- ALL NEW IMPERMEABLE SURFACES, DECKS, AND ROOF DOWN SPOUTS WILL DRAIN AND DISSIPATE DIRECTLY INTO LANDSCAPE AREAS
 - INTERLOCKING CONCRETE PAVERS, WHERE USED, SHALL HAVE AVERAGE COMPRESSION STRENGTH OF 8,000 PSI (55MPa) WHEN WITH NO INDIVIDUAL UNIT UNDER 7,200 PSI (50 MPa) WHEN TESTED IN ACCORDANCE WITH ASTM-C-140
 - ALL MAIN DRAIN LINES TO BE 6" PVC @ 1% MIN. SLOPE, U.O.N.
 - ALL CATCH BASIN, WHERE USED, TO BE 4" BLACK PVC @ 2% MIN. SLOPE, U.O.N.
 - HARDSCAPE GRADES TO BE MIN. 1% TO DRAINS AND AWAY FROM STRUCTURE(S) SOFTSCAPE GRADES TO BE MIN. 2% TO DRAINS (1% WHERE FLOW IS CONCENTRATED) AND 2% MIN. AWAY FROM STRUCTURE(S)
 - ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM
 - NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3-FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

TRUE
1 SITE PLAN - PROPOSED
3/16" = 1'-0"

ISSUE / REVISION SCHEDULE		PROJECT #	DATE
#	DATE	2019-008	11/15/2021
A	06/22/2020	CDP SUBMITTAL	
B	06/15/2021	CDP RESUBMITTAL	
C	11/15/2021	CDP RESUBMITTAL	

SHEET TITLE: SITE PLAN PROPOSED	
SHEET NUMBER: A-02	

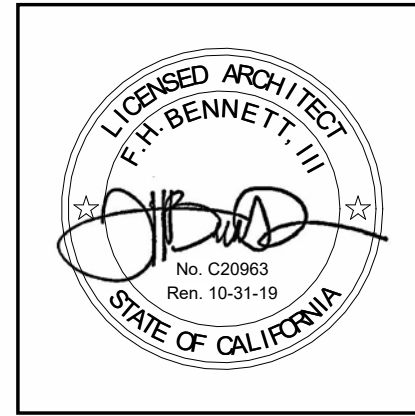


1 FRONT ELEVATION - NEW ENTRY GATE & LANDSCAPE
 3/8" = 1'-0"

ELEVATION NOTES

- [SDMC 132.0505] - THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)
- EXTERIOR FINISHES:**
 - MAIN FLOOR: VERTICAL WOOD SIDING [COLOR TBD]
 - SHAKERTOWN CEDAR; ESR-2386
- EXTERIOR TRIM:**
 - EXPOSED RAFTER TAILS:
 - 4x8 ALASKAN CEDAR [COLOR TBD]
 - FASCIA: PAINTED [COLOR TBD]
 - SOFFIT: STUCCO [COLOR TBD]
- ROOF:**
 - REF. ROOF PLAN FOR ROOFING, EAVE AND GUTTER SPECS.

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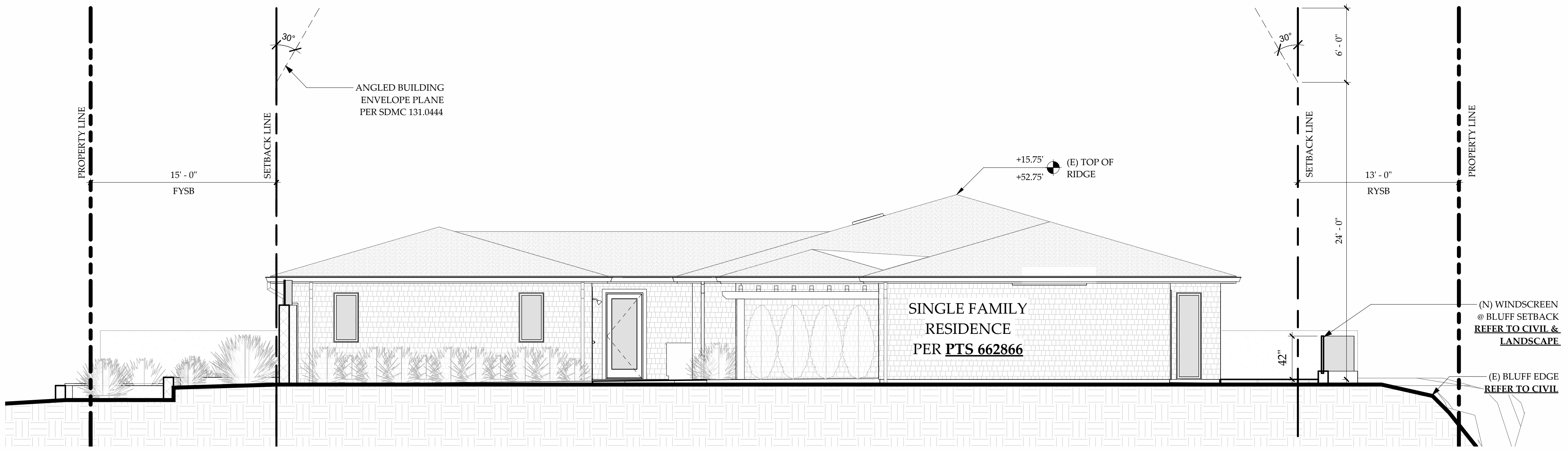
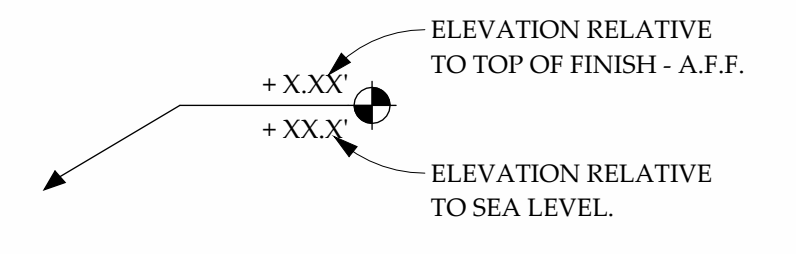


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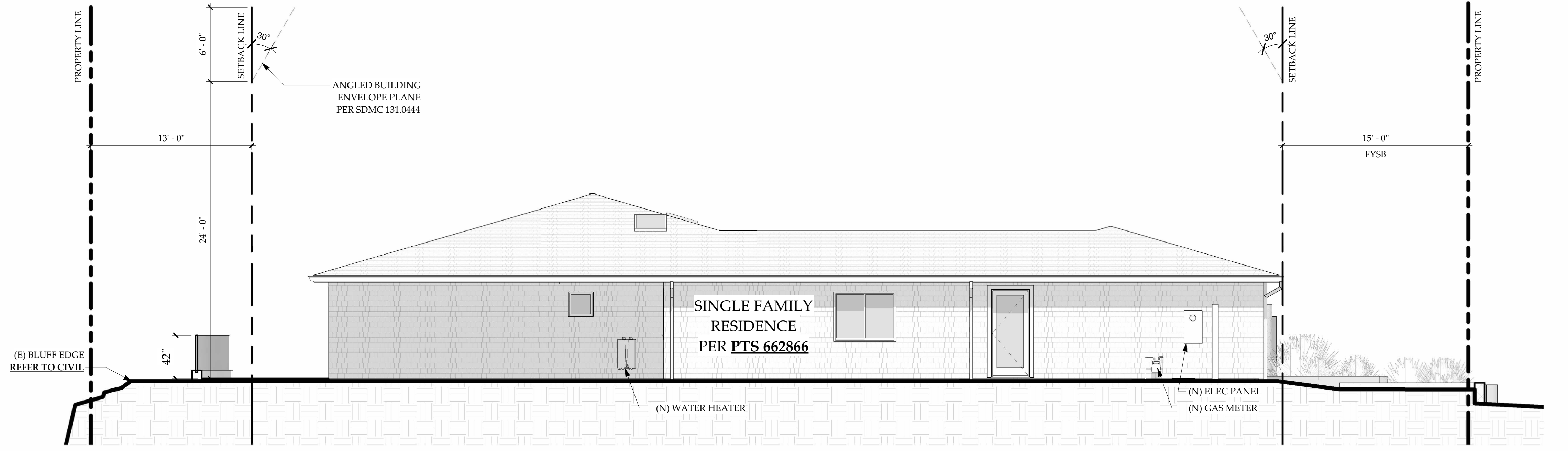
ISSUE / REVISION SCHEDULE	
#	DATE
A	06/22/2020
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C	11/15/2021

PROJECT #	DATE
2019-008	11/15/2021
SHEET TITLE	
SITE ENTRY ELEVATION	
SHEET NUMBER	
A-03	

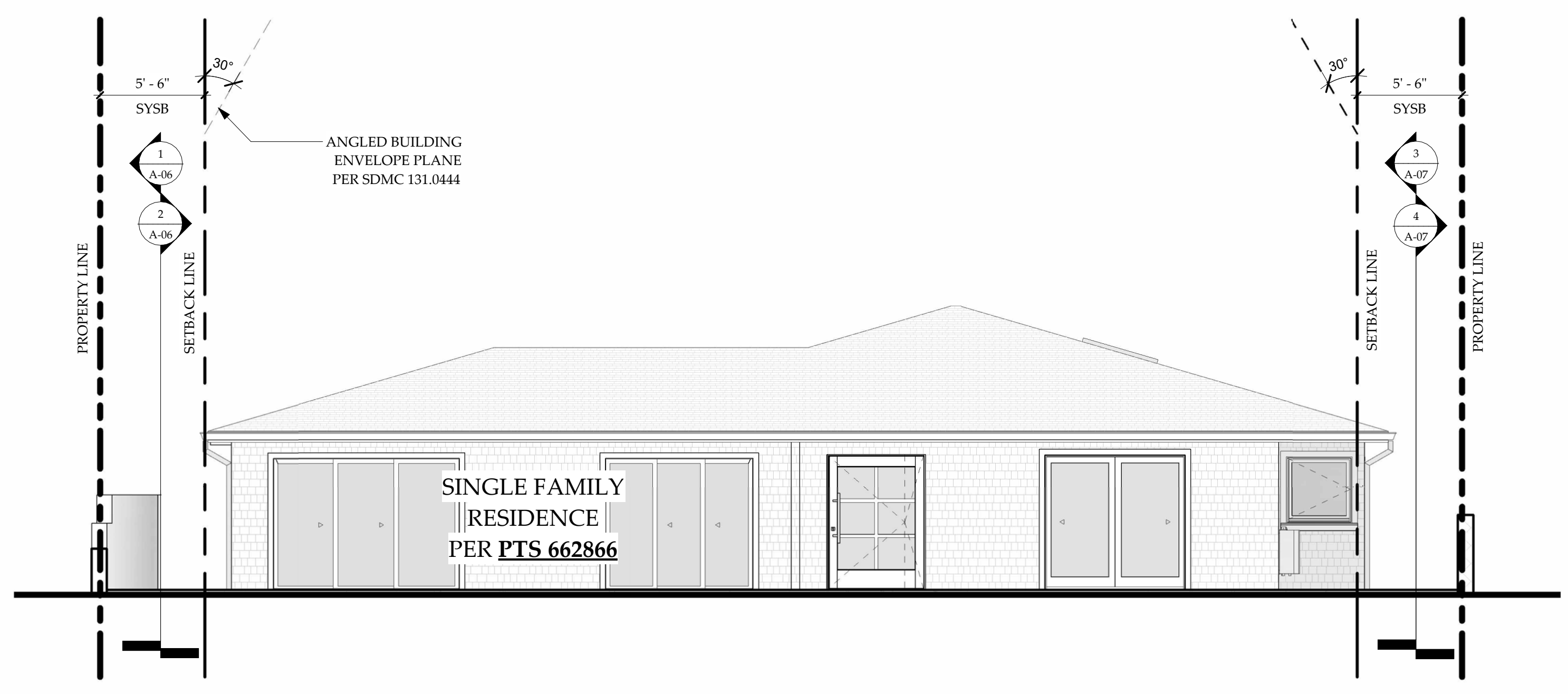
NOTE: ELEVATION MARKERS SHOW HEIGHT RELATIVE TO TOP OF FINISH & HEIGHT RELATIVE TO SEA LEVEL PER EXAMPLE:



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



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



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

ELEVATION NOTES

- [SDMC 132.0505] - THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)
- EXTERIOR FINISHES:**
 - MAIN FLOOR: VERTICAL WOOD SIDING [COLOR TBD]
 - SHAKERTOWN CEDAR; ESR-2386
- EXTERIOR TRIM:**
 - EXPOSED RAFTER TAILS: 4x8 ALASKAN CEDAR [COLOR TBD]
 - FASCIA: PAINTED [COLOR TBD]
 - SOFFIT: STUCCO [COLOR TBD]
- ROOF:**
 - REF. ROOF PLAN FOR ROOFING, EAVE AND GUTTER SPECS.

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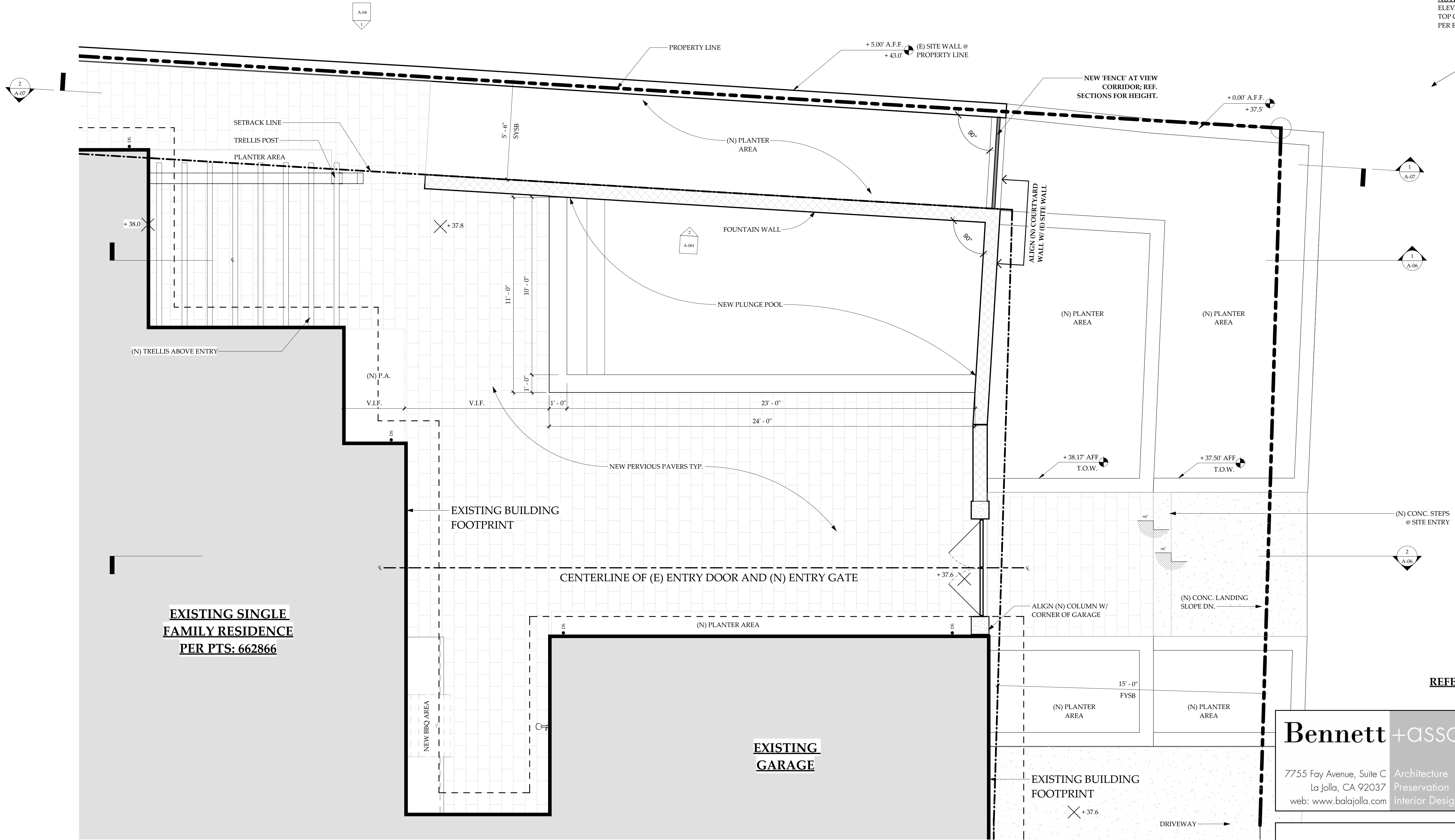
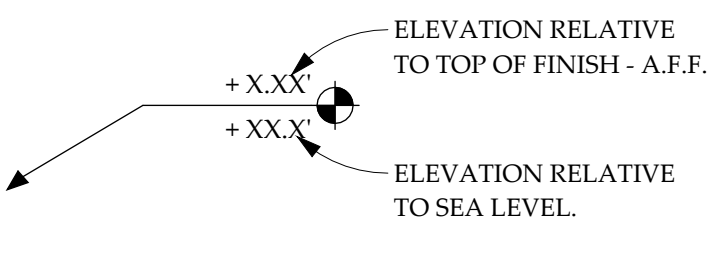


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PROJECT #	DATE
2019-008	11/15/2021
SHEET TITLE:	
BUILDING ELEVATIONS	
SHEET NUMBER:	
A-04	

NOTE: ELEVATION MARKERS SHOW HEIGHT RELATIVE TO TOP OF FINISH & HEIGHT RELATIVE TO SEA LEVEL PER EXAMPLE:



EXISTING SINGLE FAMILY RESIDENCE
PER PTS: 662866

NOTE: REFER TO CIVIL & LANDSCAPE PLANS FOR MORE INFO.

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TRUE
1 ENLARGED - COURTYARD & GATE ENTRY
3/8" = 1'-0"

SITE DEMO LEGEND
--- SITE WALL TO BE DEMOLISHED
--- OUTLINE OF EXIST. SITEWORK (LANDSCAPE/HARDSCAPE) & POOL AREA TO BE DEMOLISHED

COURTYARD AND NEW POOL NOTES
• DETAILS ARE FOR REFERENCE ONLY. CONTRACTOR TO REFER TO GATE MANUFACTURER'S SHOP DRAWINGS FOR DETAILS CONCERNING CONSTRUCTION AND PROPER INSTALLATION.

HARDSCAPE SURFACE STONE/TILE
1. MATERIAL: CONC. PAVERS
• PLANTER WALLS: CMU
• WALL CAP: STONE TBD.

COURTYARD/SITE WALLS
1. MATERIAL: CMU
• FINISH: STUCCO
• COLOR: TBD.

PLANTER AREA/VEGETATION
• TBD

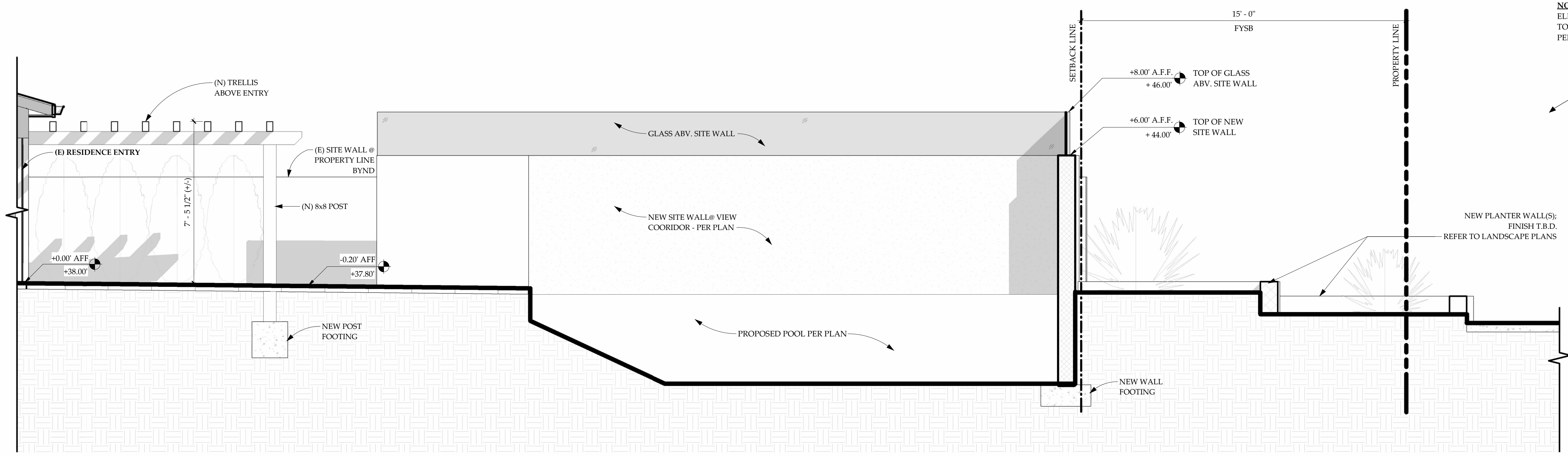
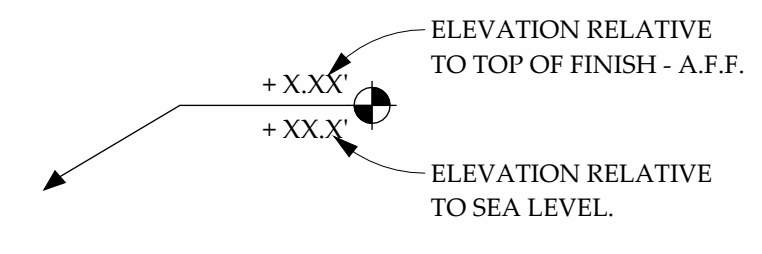
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PROJECT #: 2019-008
DATE: 11/15/2021

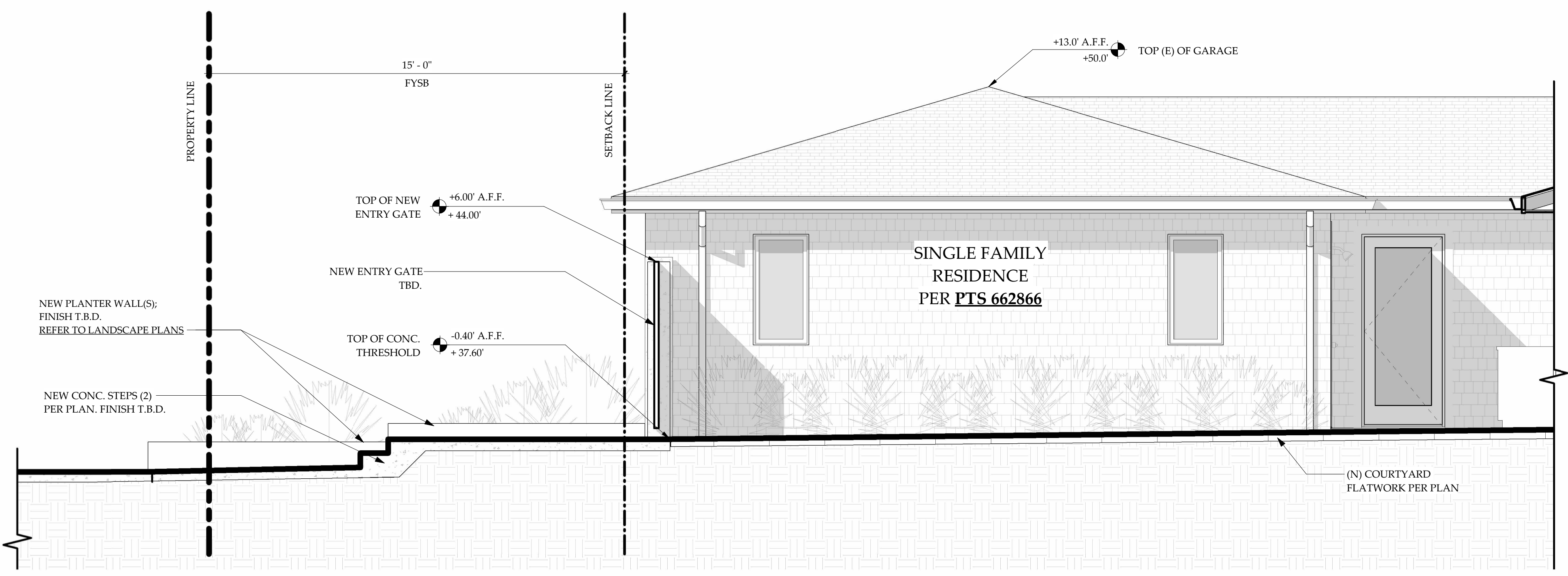
SHEET TITLE:
COURTYARD PLAN - ENLARGED

SHEET NUMBER:
A-05

NOTE:
ELEVATION MARKERS SHOW HEIGHT RELATIVE TO
TOP OF FINISH & HEIGHT RELATIVE TO SEA LEVEL
PER EXAMPLE:



1 SECTION - COURTYARD LOOKING NORTH
3/8" = 1'-0"



2 SECTION - COURTYARD LOOKING SOUTH
3/8" = 1'-0"

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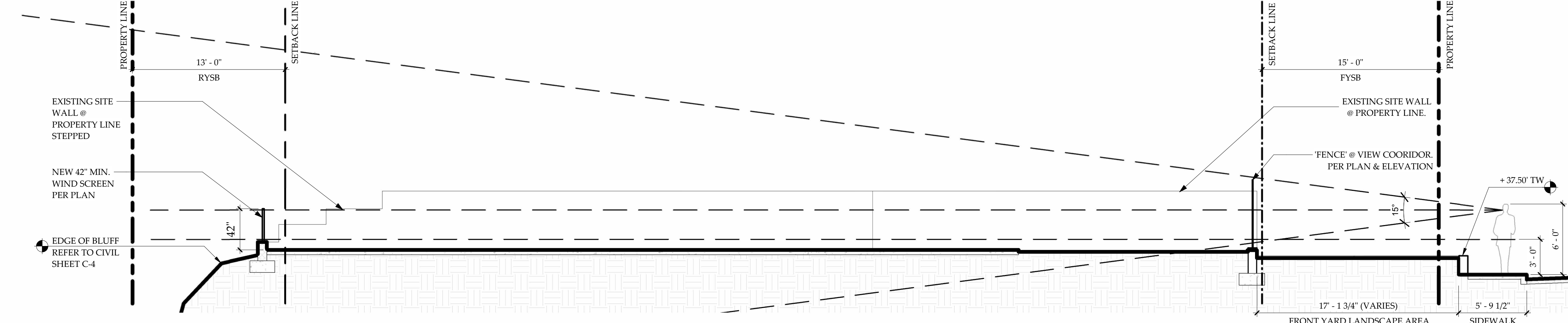
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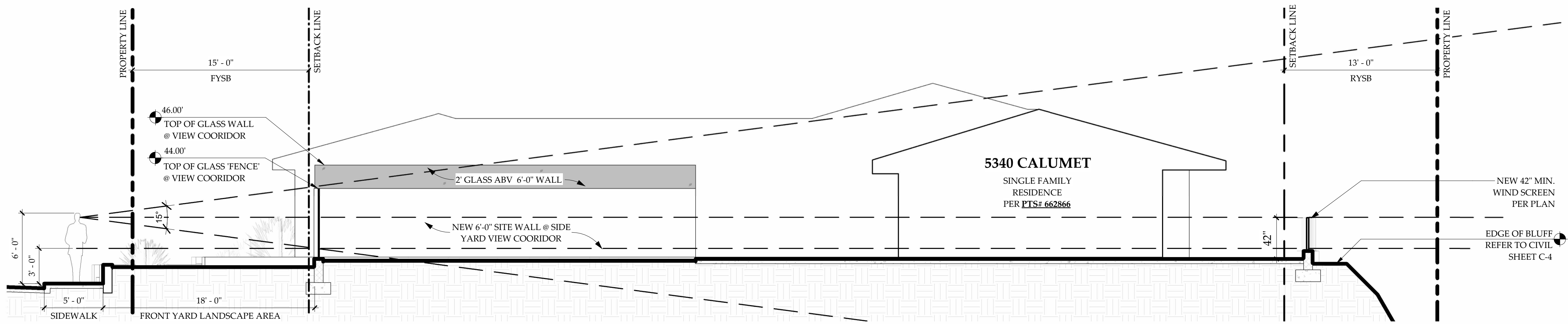
PROJECT #: 2019-008
DATE: 11/15/2021

SHEET TITLE:
COURTYARD SECTIONS - ENLARGED

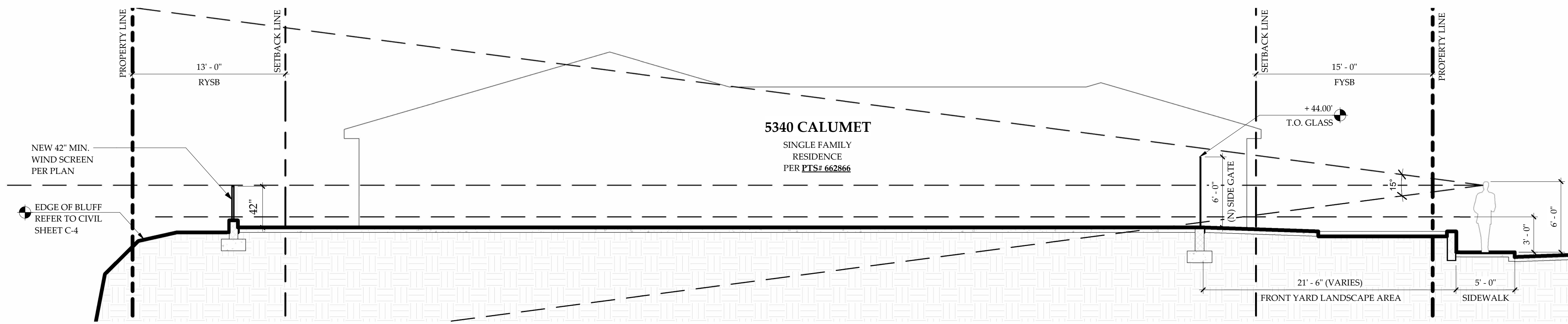
SHEET NUMBER:
A-06



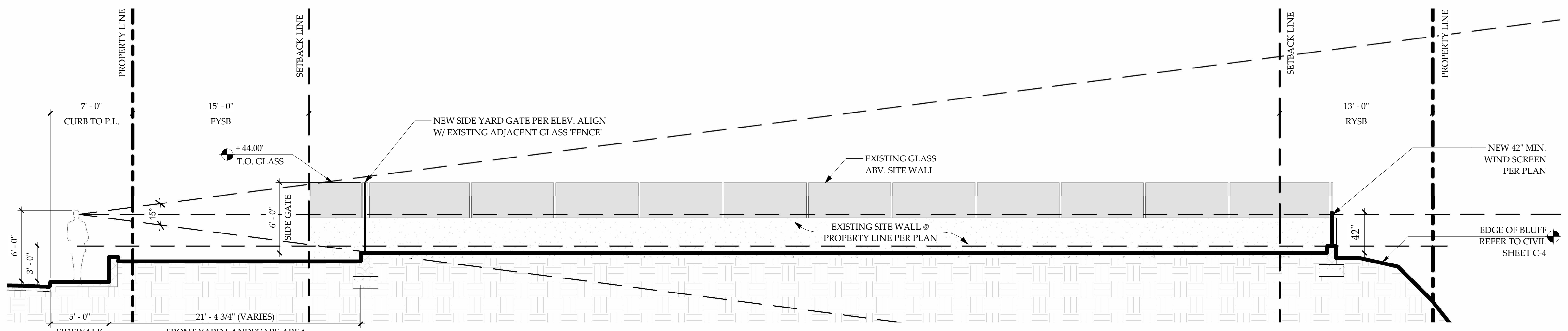
1 SIDE YARD 1 - SECTION LOOKING NORTH
3/16" = 1'-0"



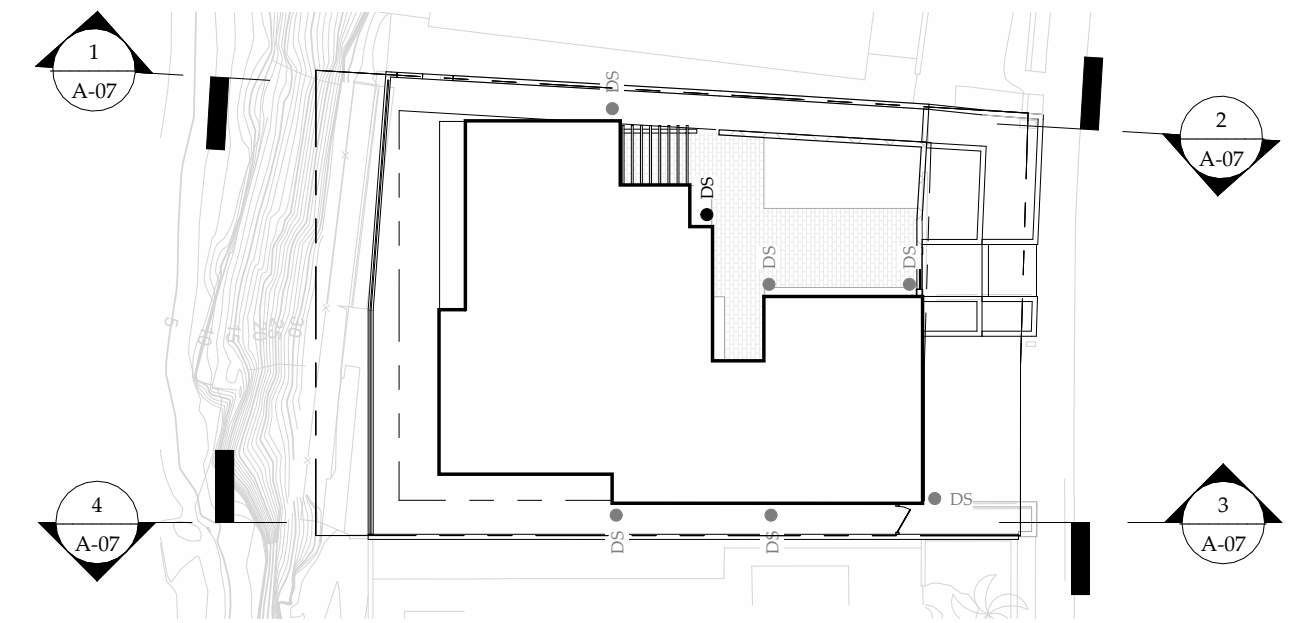
2 SIDE YARD 1 - SECTION LOOKING SOUTH
3/16" = 1'-0"



3 SIDE YARD 2 - SECTION LOOKING NORTH
3/16" = 1'-0"



4 SIDE YARD 2 - SECTION LOOKING SOUTH
3/16" = 1'-0"



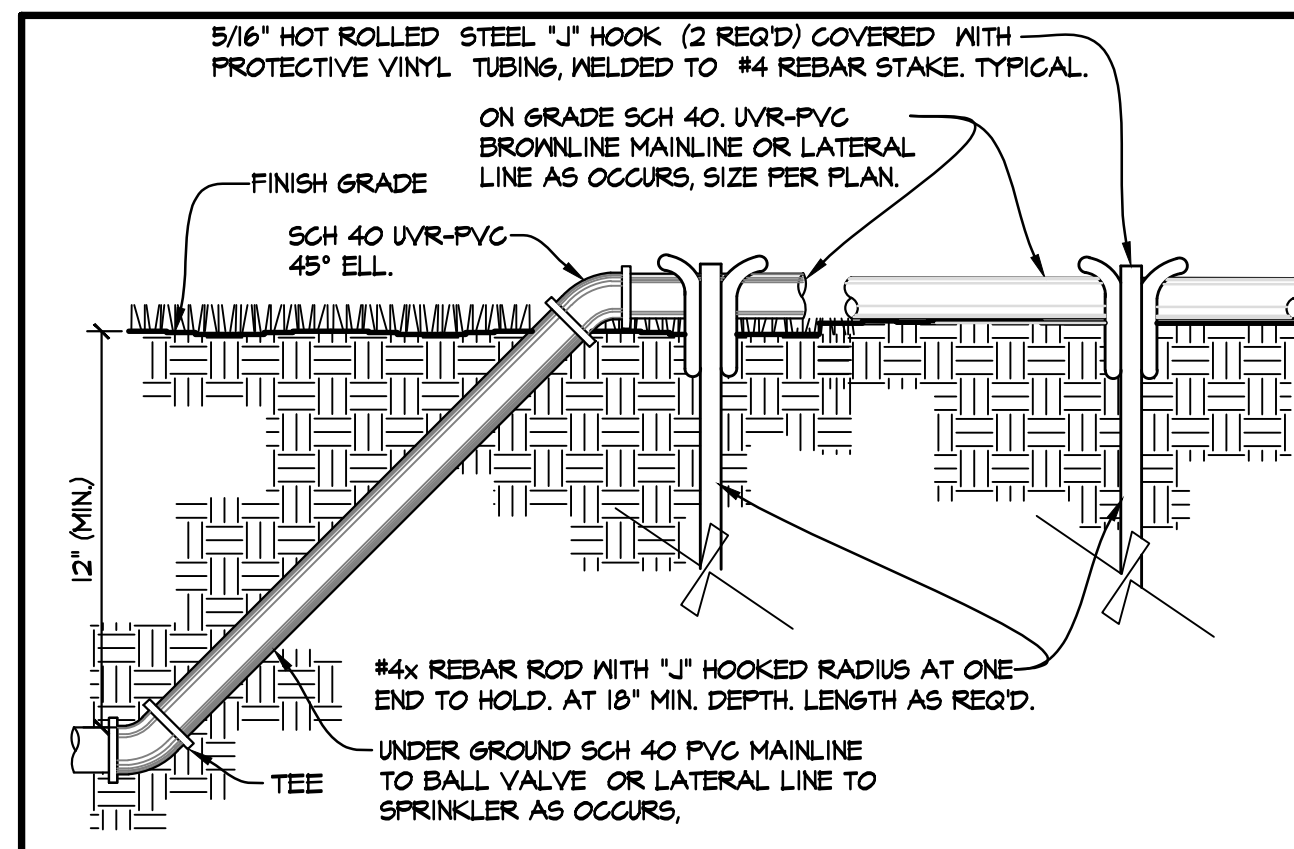
**REFER TO CIVIL SHEET C-5
FOR EXISTING & PROPOSED
SITE CROSS SECTIONS**

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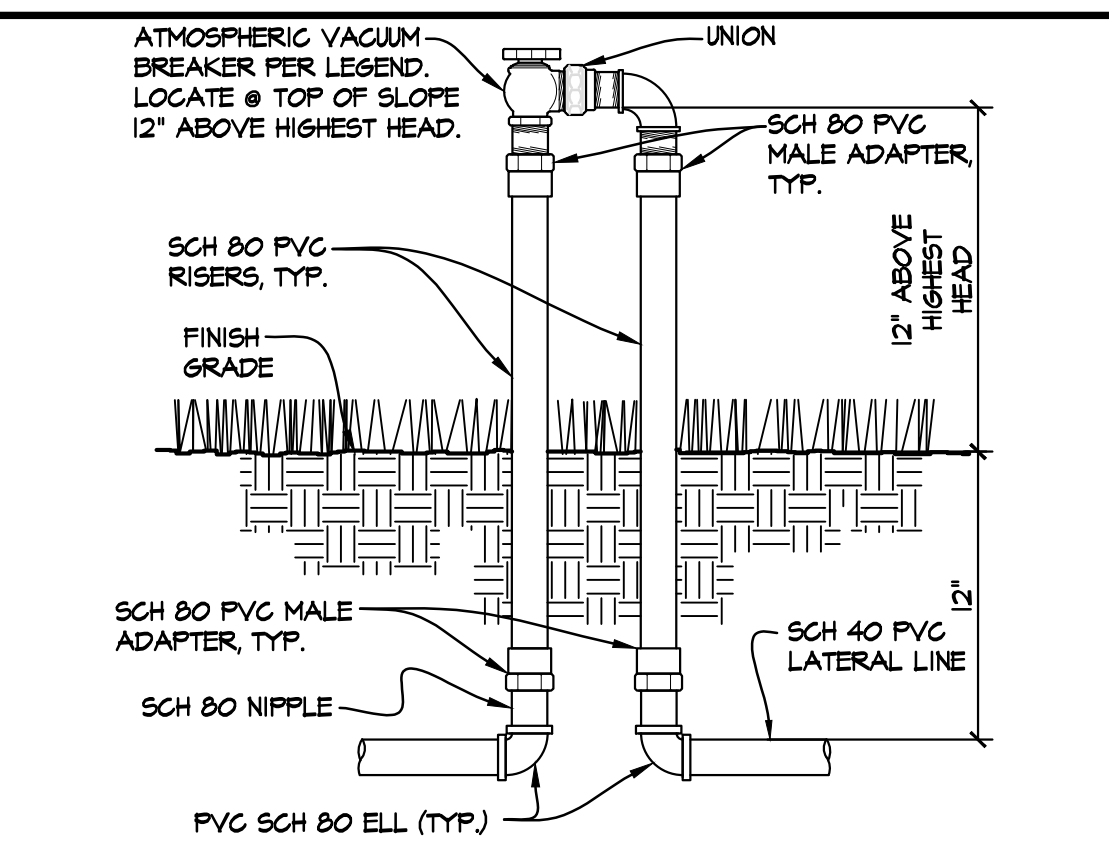
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A	06/22/2020	2019-008	11/15/2021
B	06/15/2021		
C	11/15/2021		

SHEET TITLE:	SITE SECTIONS - VIEW COORIDORS
SHEET NUMBER:	A-07



ON GRADE PIPE AND STABILIZER
NOT TO SCALE
TEMPORARY **F**



ATMOSPHERIC VACUUM BREAKER
NOT TO SCALE
TEMPORARY **B**

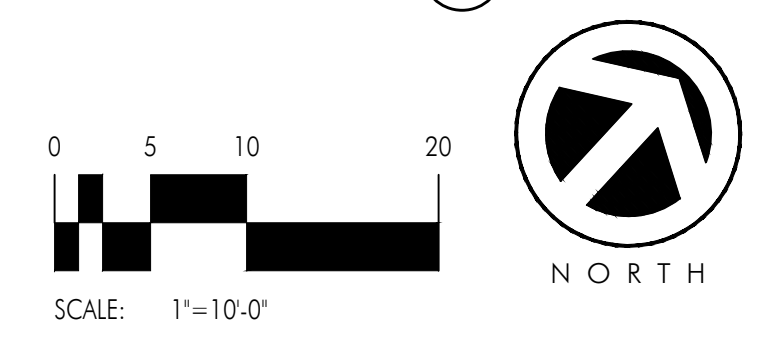
NOTE: PLAN IS DIAGRAMMATIC. LOCATE MAIN, LATERAL LINE AND VALVES INSIDE PLANTED AREA. SLEEVE ALL IRRIGATION PIPE AND WIRING WHICH RUNS UNDER ANY PAVEMENT, TYPICAL.

FLEXIBLE BLACK STRIPE TUBING, MOD. #XBS-100, W/ GALVANIZED STAKE DOWN MOD. #TDS-050 W/BEND, BY RAINBIRD. 5' O.C. SPACING (THIS SYMBOL \sim), TYPICAL.

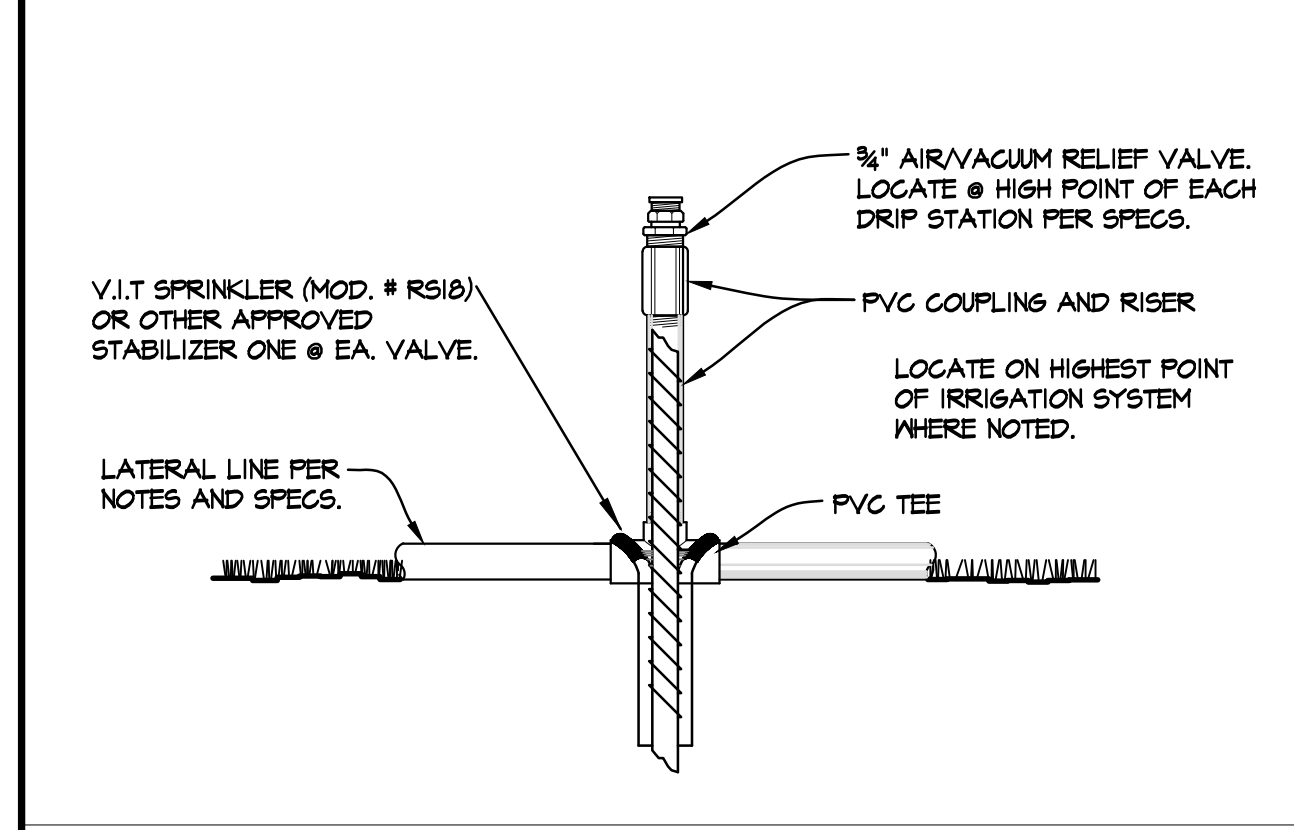
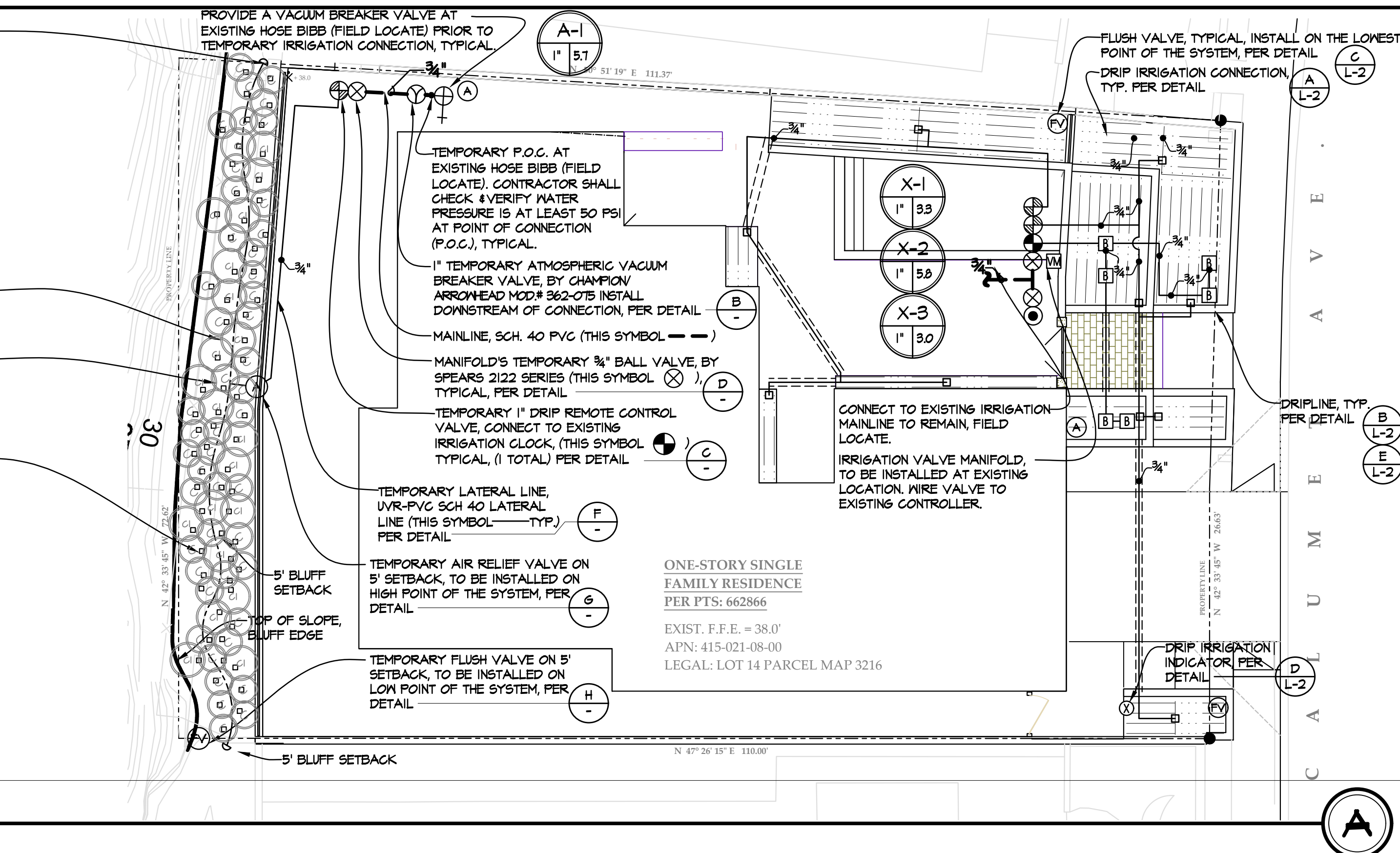
CONNECT LATERAL LINE WITH FLEXIBLE TUBING AT HIGHEST PORTION OF TUBING W/ EASY FIT COMPRESSION FITTINGS SYSTEM ADAPTER MOD. #MDFCSOFTP, COUPLING MOD. #MDFCOUP, AND TEE MOD. #MDFCTEE, BY RAINBIRD, TYPICAL.

PRESSURE COMPENSATING XERIBUS EMITTERS, MOD. #PC-5, W/ DIFFUSER CAP BY RAINBIRD. (THIS SYMBOL \square), TYPICAL. INSTALL WITH 1/4" TUBING STAKE MOD. #TS-025 ON HIGH SIDE OF PLANT.

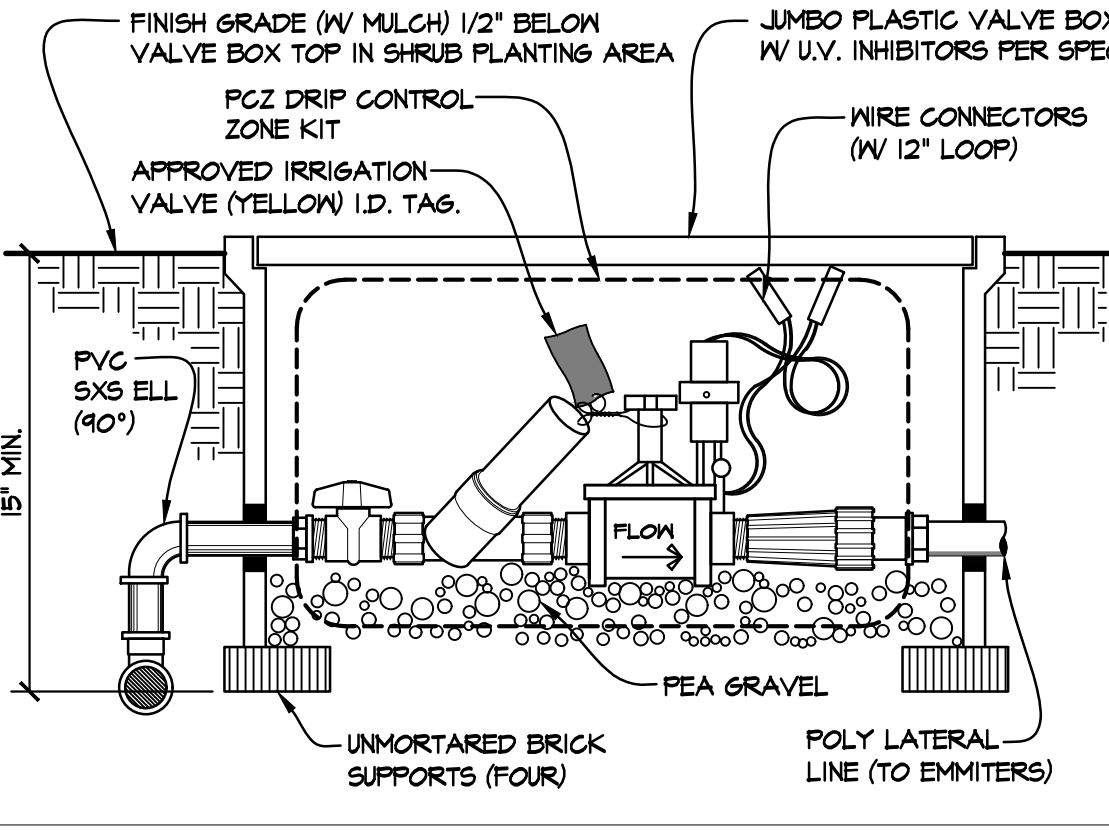
USE 1 PC-5 EMITTER PER 1 GAL. SHRUBS. INSERT AT THE END OF 1/4" DISTRIBUTION TUBING, MOD. #PT-025, BY RAINBIRD, CONNECTED TO FLEXIBLE BLACK STRIPE TUBING WITH 1/4" BARB TRANSFER FITTING, MOD. #XBFICONN FOR SINGLE EMITTER AND XBFSTEE FOR DOUBLE EMITTER, PER DETAIL.



TEMPORARY IRRIGATION PLAN
SCALE 1"=10'-0"



AIR/VACUUM RELIEF VALVE
NOT TO SCALE
TEMPORARY **G**



DRIP IRRIGATION VALVE
NOT TO SCALE
TEMPORARY **C**

TEMPORARY IRRIGATION LEGEND

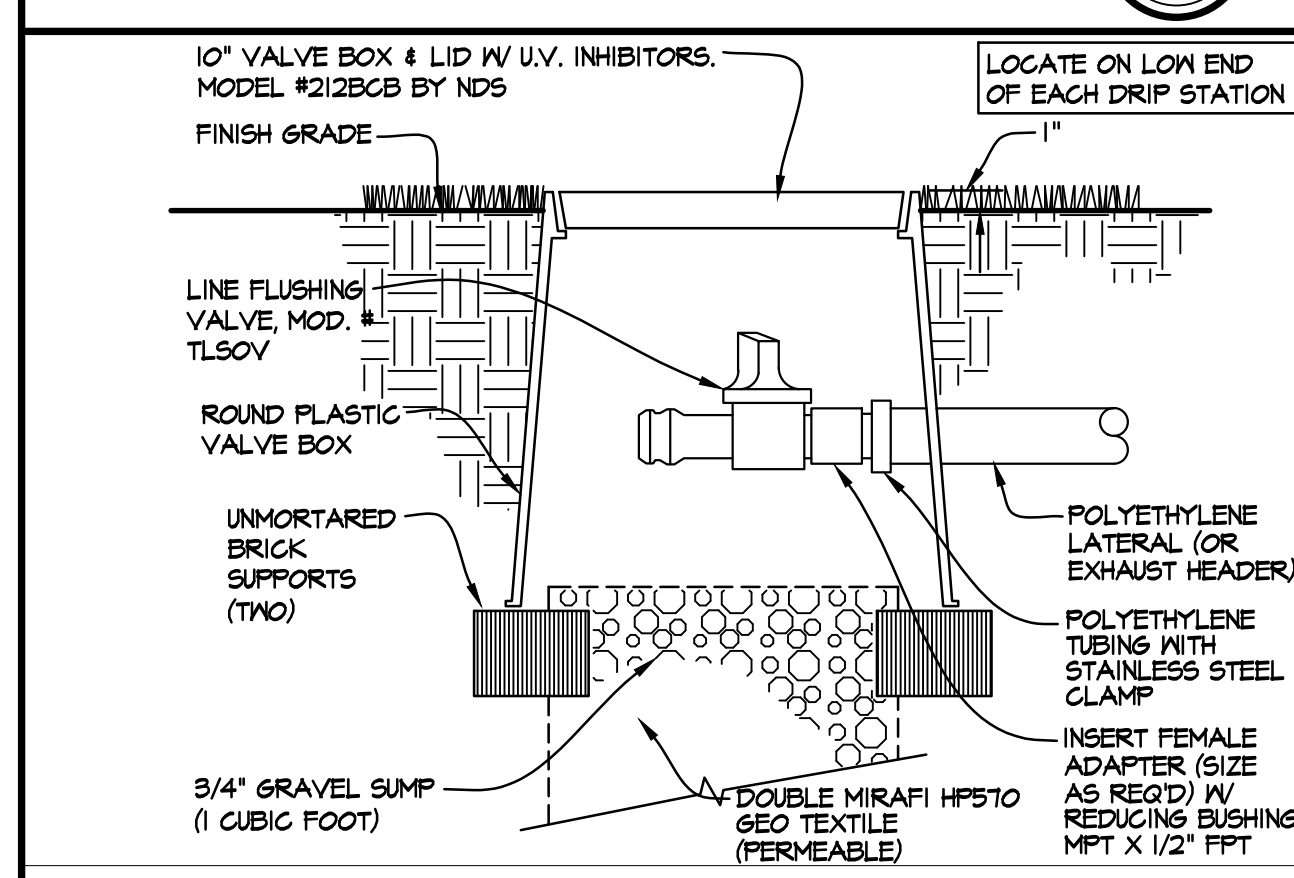
SIM.	MFGR	DESCRIPTION	MODEL	NOTES	DETAIL
\square	RAINBIRD	PRESSURE COMPENSATING XERI-BUS EMITTER	PC-5	INSTALL ON HIGH SIDE OF PLANTING, WITH 1/4" TUBING STAKE MOD. #TS-025 BY RAINBIRD, PER DETAIL.	E
\oplus	HUNTER	DRIP REMOTE CONTROL VALVE	ICZ-101-40	SIZE PER PLAN, REPLACE SOLENOID, INSTALL IN PLASTIC VALVE BOX WITH UV INHIBITORS LID, ID TAG VALVE & HOT BRAND BOX LID WITH 'RDV' OR CLOCK & STATION, PER SPECS & DETAIL.	C
\otimes	SPEARS	BALL VALVE	2122	VALVE SIZE AS MANIFOLD MAINLINE SIZE, 3/4" SIZE FOR QUICK COUPLER. INSTALL ON GRADE WITH STABILIZER STAKE, PER DETAIL.	D
\odot	NETAFIM	AIR RELIEF VALVE	TLGARV	INSTALL AT HIGHEST POINT OF DRIP IRRIGATION WHERE SHOWN, INSTALL ABOVE GROUND AND PER DETAIL.	G
∇	NETAFIM	MANUAL FLUSH VALVE	TL5OV	INSTALL AT LOWEST POINT OF DRIP IRRIGATION WHERE SHOWN, INSTALL IN PLASTIC VALVE BOX WITH LID HOT BRANDED 'AR' PER PLAN AND PER DETAIL.	H
∇	CHAMPION/ARROWHEAD	ATMOSPHERIC VACUUM BREAKER	362-075	3/4" SIZE, TO BE INSTALLED INCONSPICUOUSLY IN BETWEEN SHRUBS, AND 12" ABOVE HIGHEST HEAD OF SYSTEM, PER DETAIL.	B
\sim	ANY APPROVED	UVR-PVC LATERAL LINE (ABOVE GRADE)	3/4" ϕ UVR-PVC	USE ON GRADE LATERAL LINE, LAYOUT ON GRADE WITH V.I.T. STABILIZERS, PER DETAIL. CONNECT LATERAL LINE TO FLEXIBLE TUBING WITH EASY FIT COMPRESSION FITTINGS SYSTEM ADAPTER MOD. #MDFCSOFTP, COUPLING MOD. #MDFCOUP, AND TEE MOD. #MDFCTEE, BY RAINBIRD, TYPICAL.	F
\sim	ANY APPROVED	PVC MAIN LINE	PVC SCH. 40	USE ON GRADE LATERAL LINE, LAYOUT ON GRADE WITH V.I.T. STABILIZERS, (IF REQ'D), PER DETAIL.	F
\sim	RAINBIRD	FLEXIBLE BLACK STRIPE TUBING.	XBS-100,	PLACE ON GRADE W/ GALVANIZED STAKE DOWN MOD. #TDS-050 W/BEND, BY RAINBIRD @ 5' O.C. MAX.	-
\sim	RAINBIRD	COMPRESSION FITTING ENDCAP	MDFCFAP	AT EACH END OF BLACK STRIPE TUBING LINE INSTALL WITH COUPLING MOD. #MDFCOUP, BY RAINBIRD.	-
\sim	RAINBIRD	1/4" DISTRIBUTION TUBING.	PT-025	INSTALL 1/4" BARB TRANSFER FITTING FOR SINGLE EMITTER OUTLET; USE MOD. #XBFICONN AND FOR DOUBLE EMITTER OUTLET; USE MOD. #XBFSTEE BY RAINBIRD.	-
\oplus	RAINBIRD	CONTROL VALVE SPRINKLER ZONE & GALLONS PER MINUTE SIZE OF REMOTE	A-7		L-1

IRRIGATION LEGEND - (FRONT YARD)

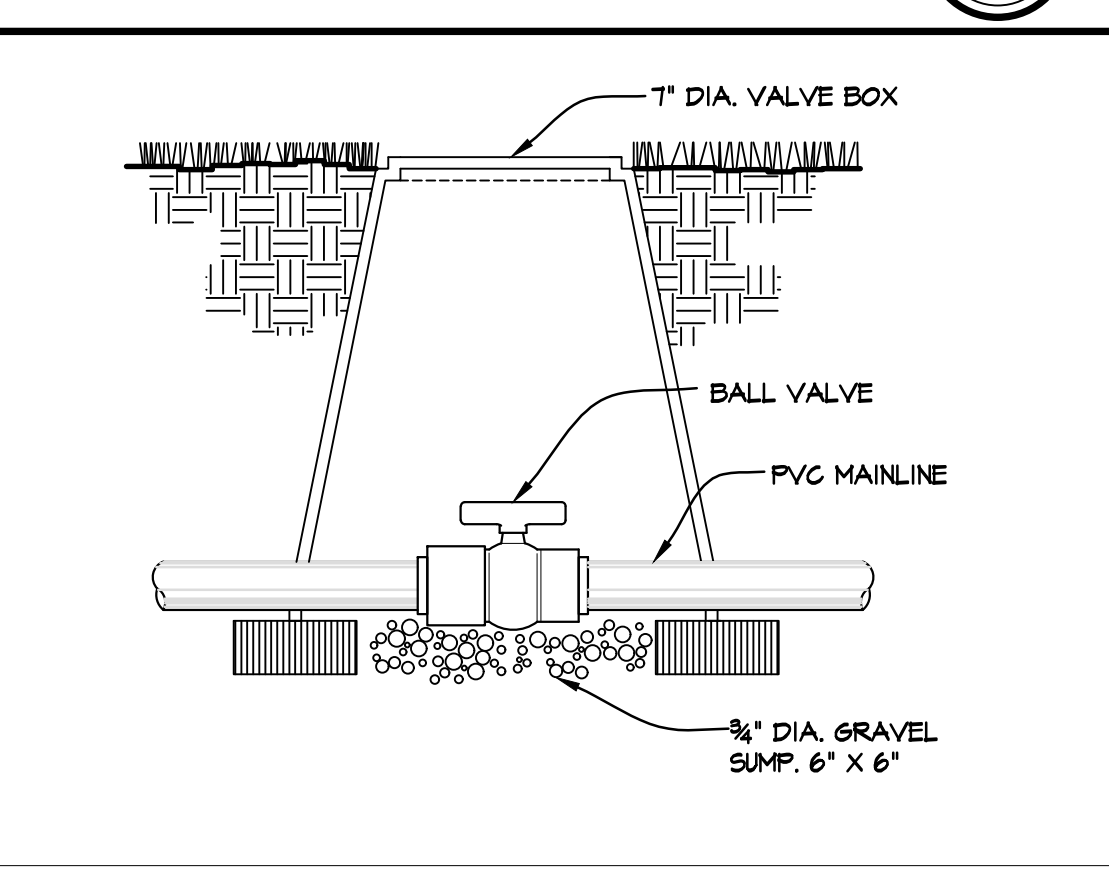
SIM.	MFGR	DESCRIPTION	MODEL	NOTES	DETAIL
\oplus	HUNTER	REMOTE CONTROL VALVE	ICV-1016	SIZE PER PLAN, INSTALL IN PLASTIC VALVE BOX WITH UV INHIBITORS LID, ID TAG VALVE & HOT BRAND BOX LID WITH 'RCV', OR CLOCK & STATION, PER SPECS AND DETAIL.	H
$\opl�$	HUNTER	TREE ROOT WATERING SYSTEM	RZMS-10-AFB-CV	INSTALL 2 PER TREE AS SHOWN ON THE PLAN ON THE HIGH SIDE OF TREE PLANTING PIT, PER DETAIL. INSTALL WITH AN ADJ. BUBBLER.	L-2
\odot	HUNTER	QUICK COUPLER	HQS-LRC	3/4" SIZE AND SUPPLY LINE, INSTALL IN PLASTIC VALVE BOX WITH UV INHIBITORS LID, ID VALVE & BOX LID 'QC', PER SPECIFICATIONS AND DETAIL.	F
\otimes	HUNTER	DRIP INDICATOR	ECO-INDICATOR	TOP FLUSH W/ GRADE, CONNECT TO DRIFLINE ON HIGH END OF DRIP IRRIGATION AREA, 1 PER VALVE, INSTALL PER DETAIL.	L-2
∇	NDS	IRRIGATION VALVES MANIFOLD BOXES & APPROX. LOCATION	RCV-318BCB BY -314BCB	LID TO BE HOT BRANDED PER SPECIFICATIONS, INSTALL PER VALVE DETAILS LISTED ABOVE AND PER DETAIL.	G
∇	NETAFIM	AIR RELIEF VALVE	TLGARV	INSTALL AT HIGHEST POINT OF DRIP IRRIGATION WHERE SHOWN, INSTALL IN PLASTIC VALVE BOX WITH LID HOT BRANDED 'AR' PER PLAN AND PER DETAIL.	C
\sim	RAINBIRD	DRIFLINE SUPPLY & EXHAUST HEADER LINES	XFS-04-12- HCVXR-BLANK	DRIFLINE AT 12" O.C. TYPICAL. SEGMENT OF DRIFLINE MUST NOT EXCEED 300' IN LENGTH. DRIFPER SHALL BE IN STAGGERED LOCATION FROM PARALLEL LINE. DRIFLINE SHALL BE INSTALLED 5" BELOW GRADE PER MANUFACTURES SPECS & PER DETAIL.	L-2
\sim	RAINBIRD	DRIP IRRIGATION OPERATION INDICATOR	OPERIND	TOP FLUSH W/ GRADE, CONNECT TO DRIFLINE ON HIGH END OF DRIP IRRIGATION AREA, 1 PER VALVE, INSTALL PER DETAIL.	D
\sim	ANY APPROVED	PVC LATERAL LINE	PVC SCH. 40	USE PVC PIPE 1/2" OR SMALLER LATERAL LINES 12" DEEP UNDER PLANTING; 30" DEEP IN SLEEVE UNDER PAVEMENT; 36" DEEP IN SLEEVE UNDER DRIVEWAY PAVING.	L-2
\sim	ANY APPROVED	PVC SLEEVE	SCH. 40	MIN 2 X DIA. OF PIPES EXTEND 12" BEYOND EDGE OF PAVEMENT AND PER IRRIGATION NOTES 10 & 11.	L-2

FOR IRRIGATION NOTES AND DETAILS, SEE SHEET L-2

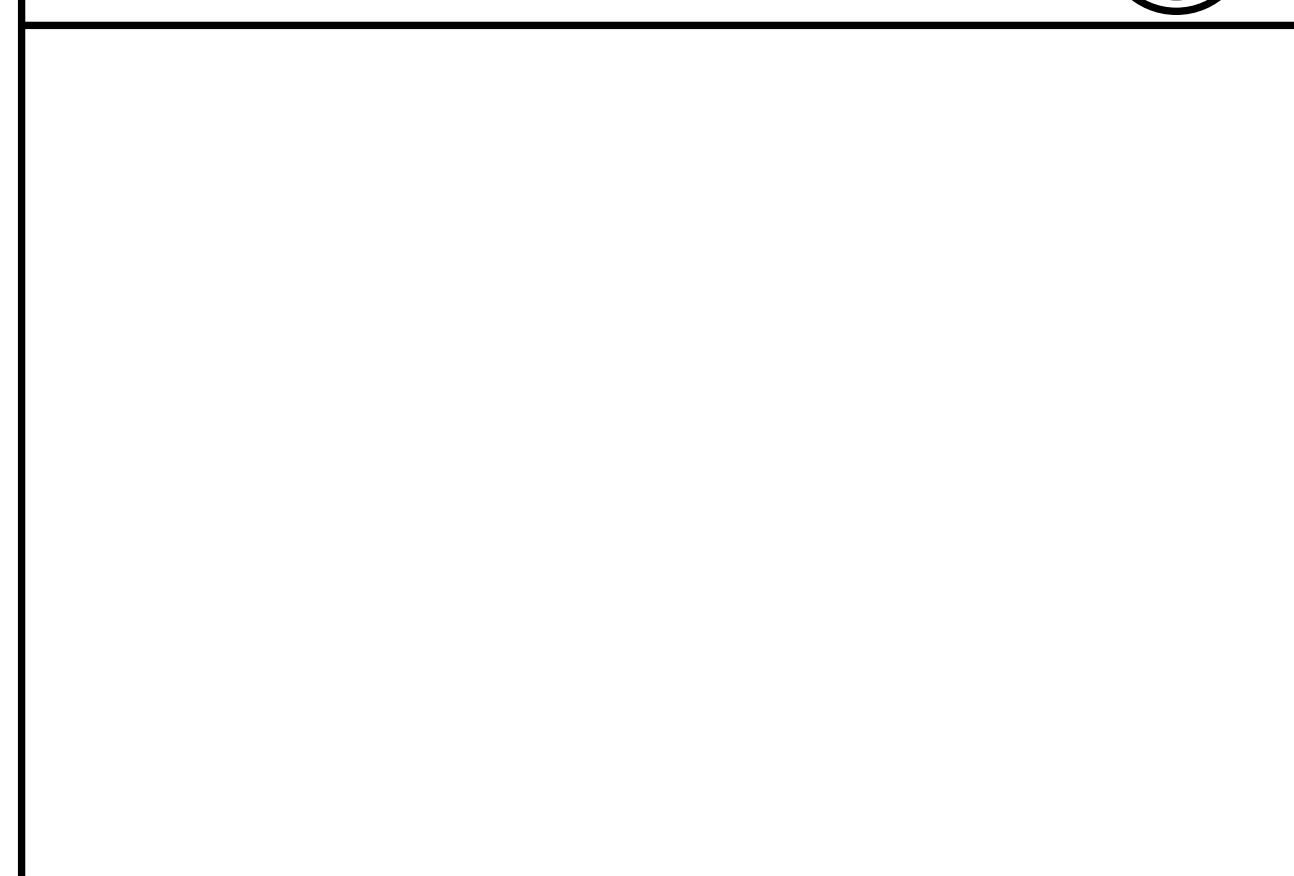
L-1



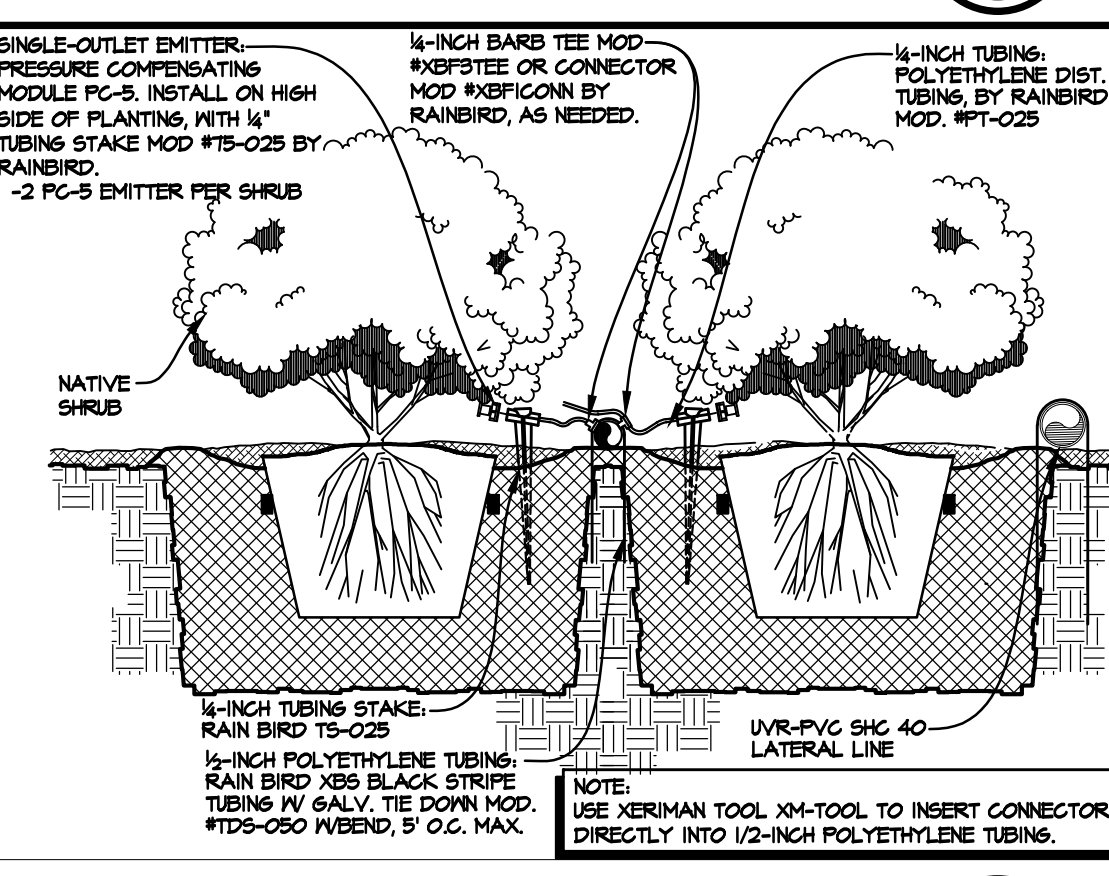
MANUAL FLUSH VALVE
NOT TO SCALE
TEMPORARY **H**



BALL (ISOLATION) VALVE
NOT TO SCALE
TEMPORARY **D**



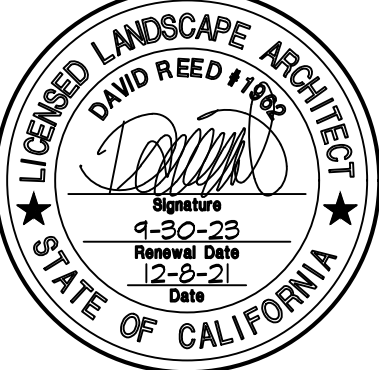
DRIP EMITTER
NOT TO SCALE
TEMPORARY **E**



TYPICAL
TEMPORARY **E**



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PRIVATE CONTRACT
COASTAL DEVELOPMENT PLANS FOR:

COASTAL BLUFF PATIO REPLACEMENT
5340 CALUMET AVENUE, LA JOLLA, CA

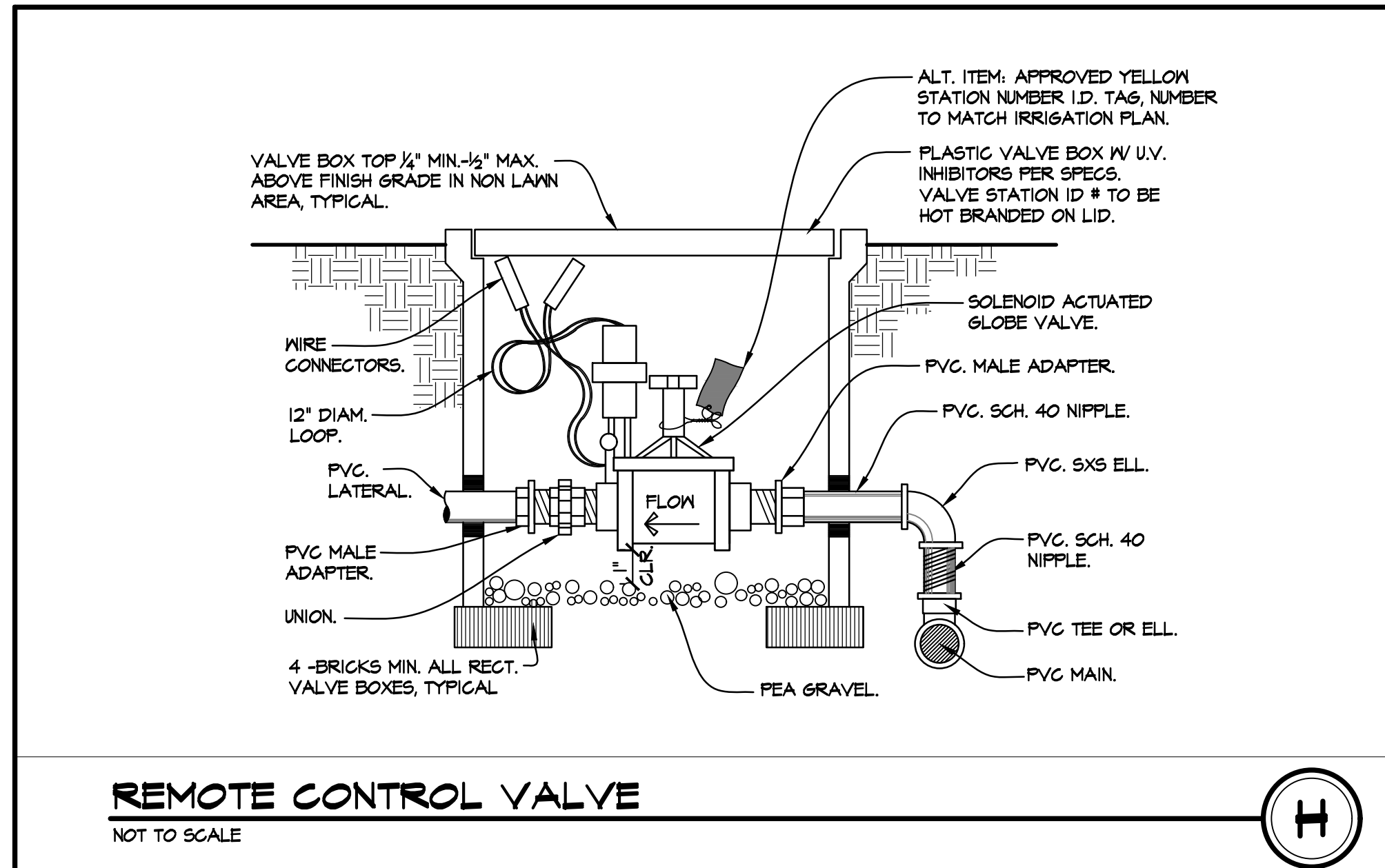
SHEET TITLE: **TEMPORARY IRRIGATION PLAN, NOTES AND DETAILS**

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

SHEET 5 OF 7 SHEETS

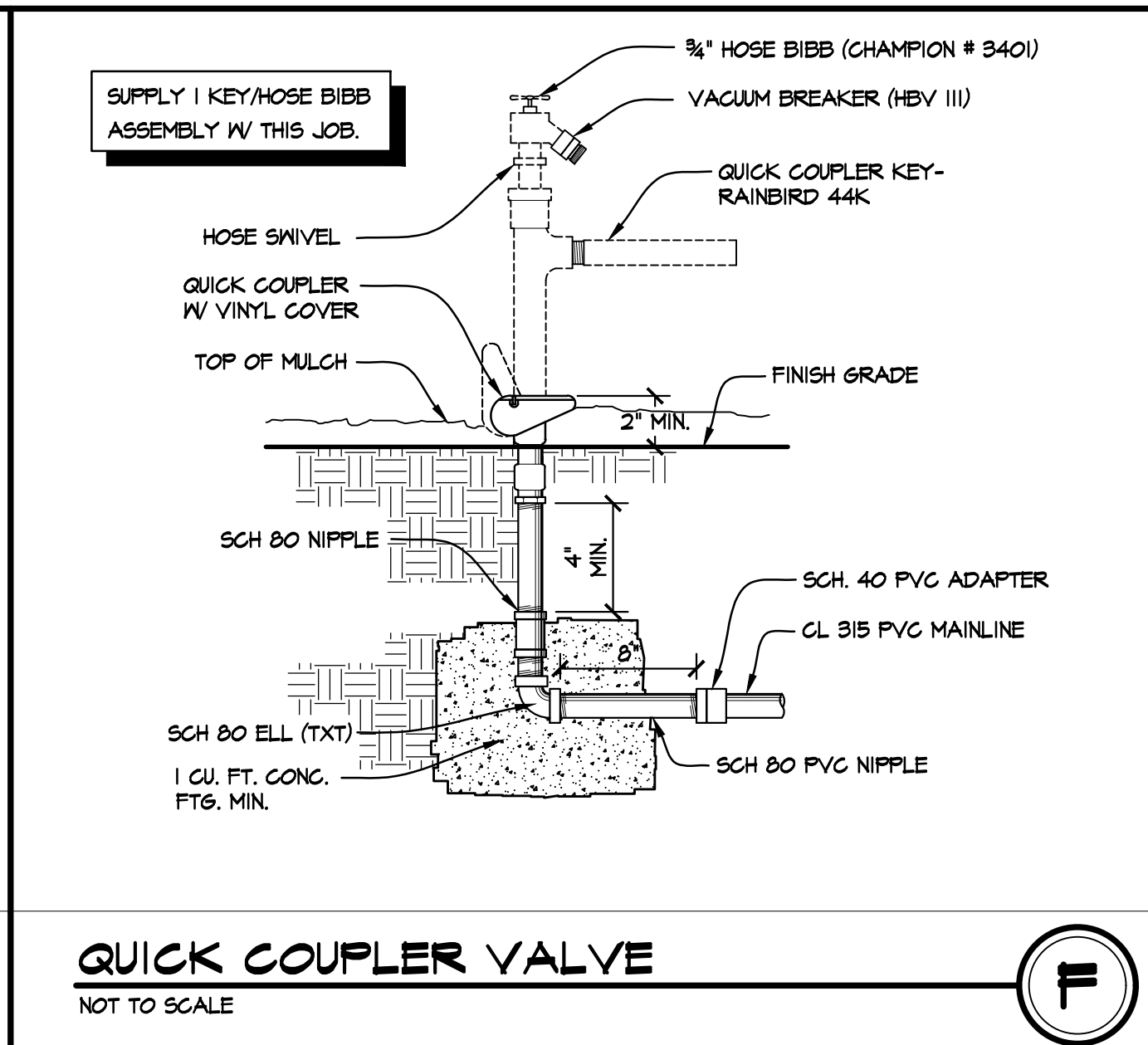
PROJECT NO. 1875-6249
NAD 83 COORDINATES
235-1688
LAMBERT COORDINATES

REV	DESCRIPTION	DATE



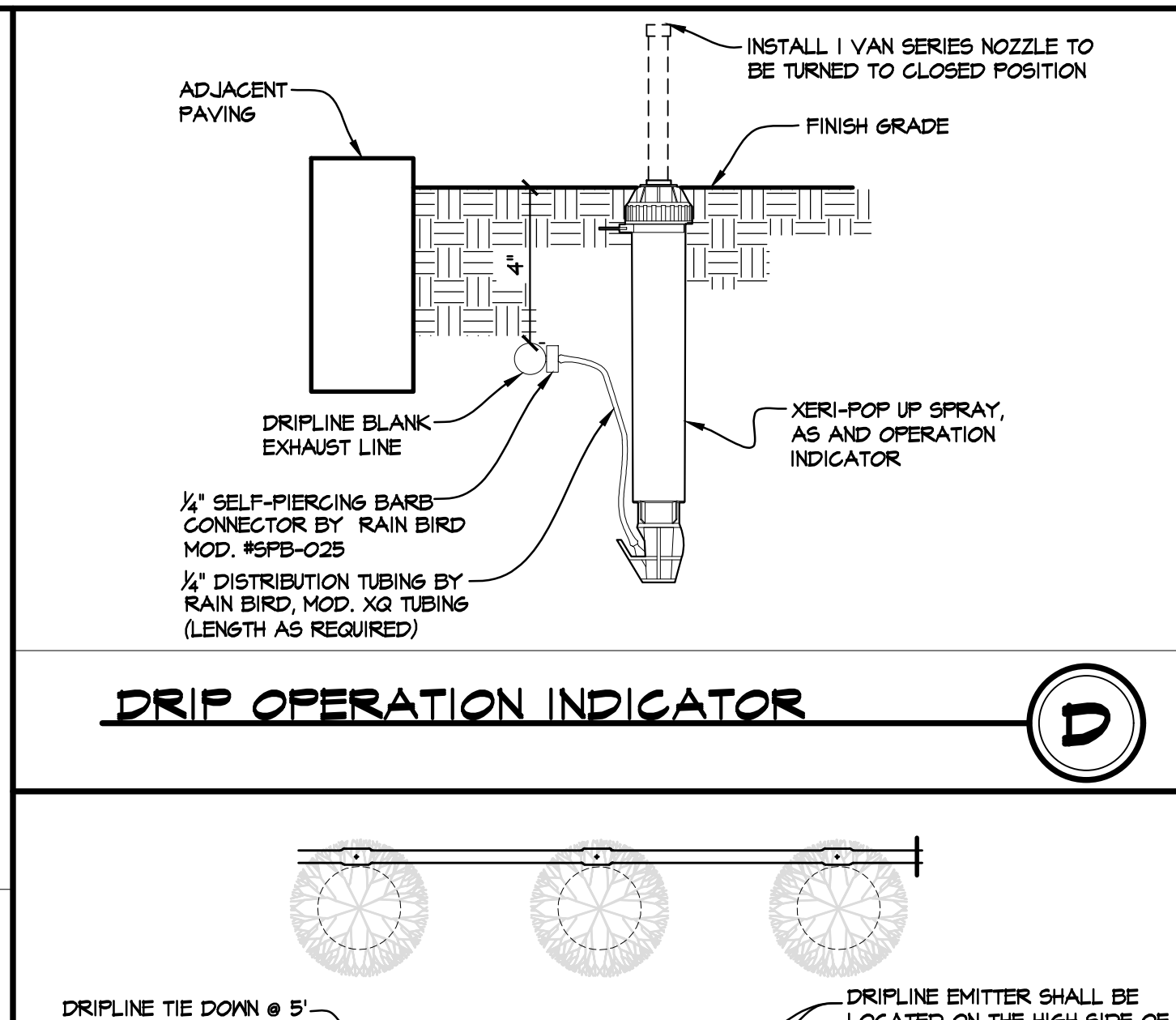
REMOTE CONTROL VALVE

NOT TO SCALE

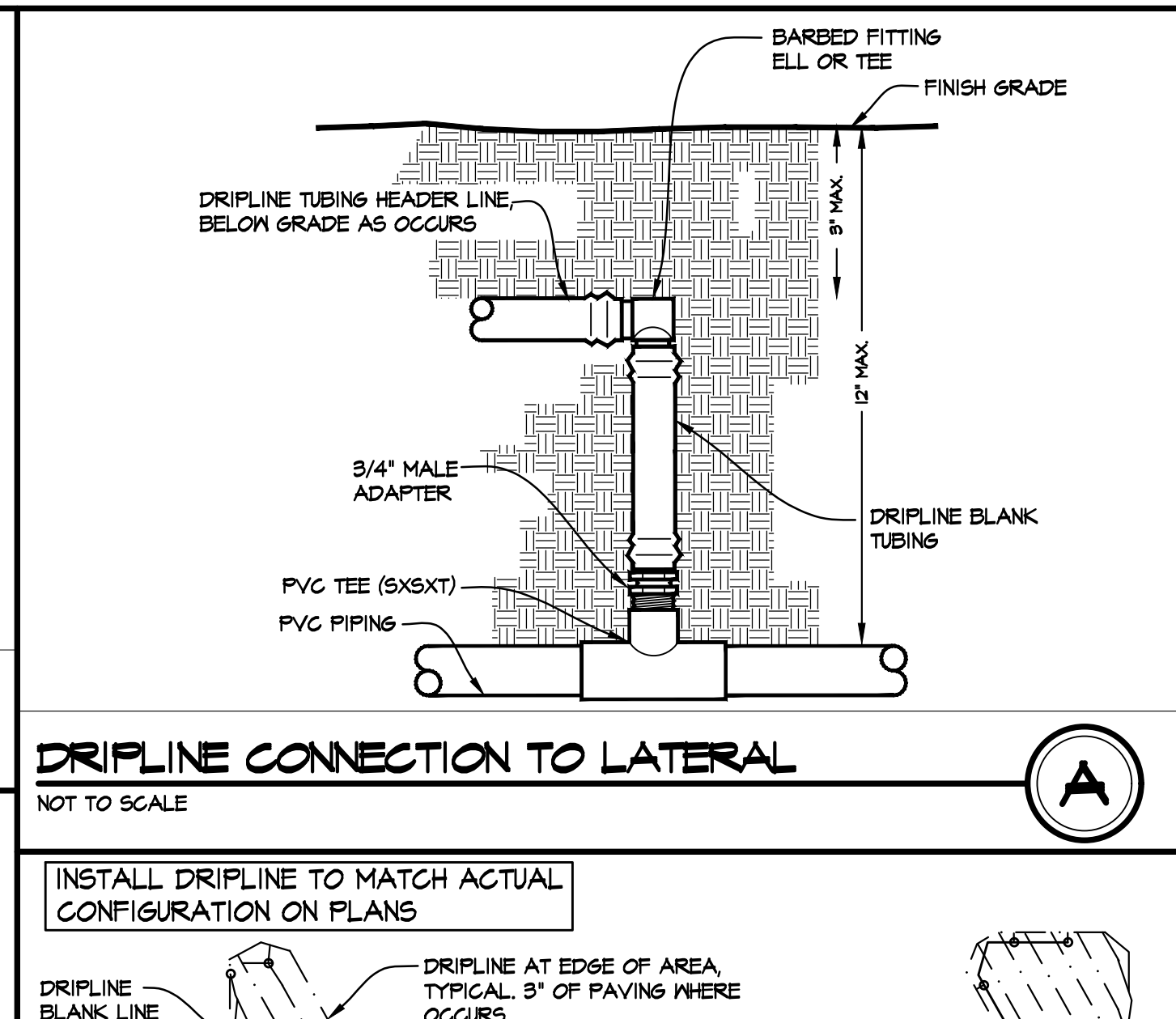


QUICK COUPLER VALVE

NOT TO SCALE

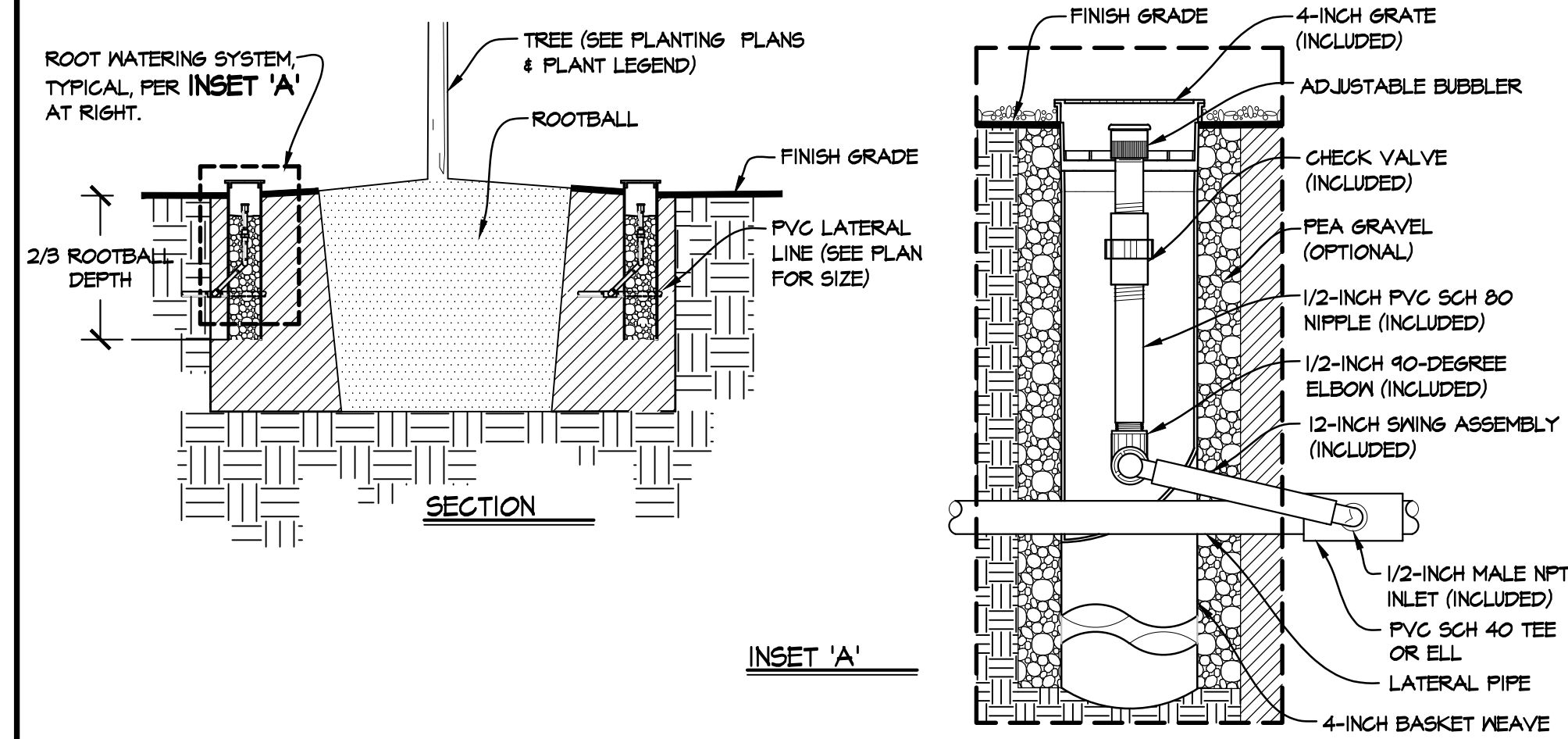


DRIPLINE OPERATION INDICATOR



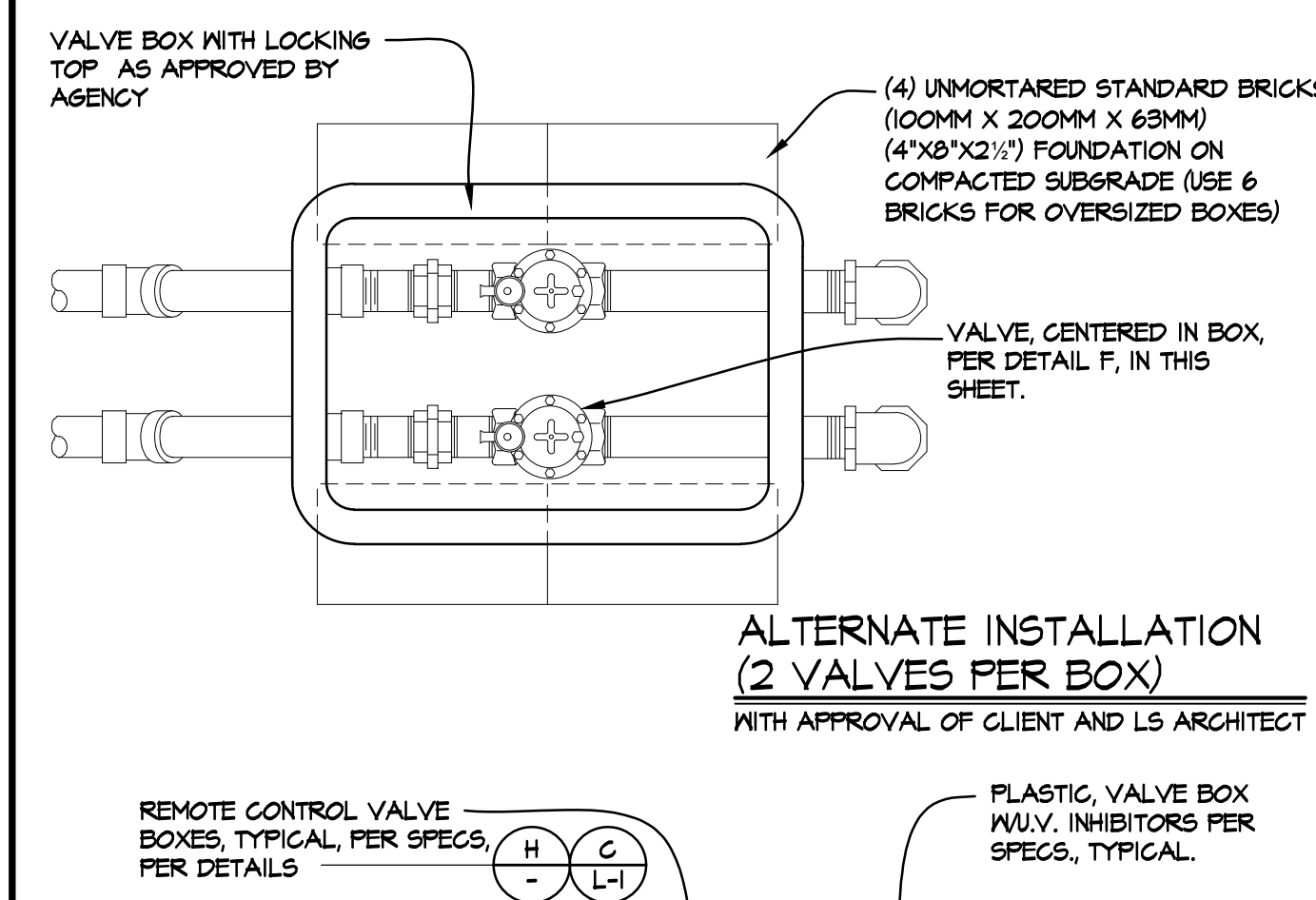
DRIPLINE CONNECTION TO LATERAL

NOT TO SCALE



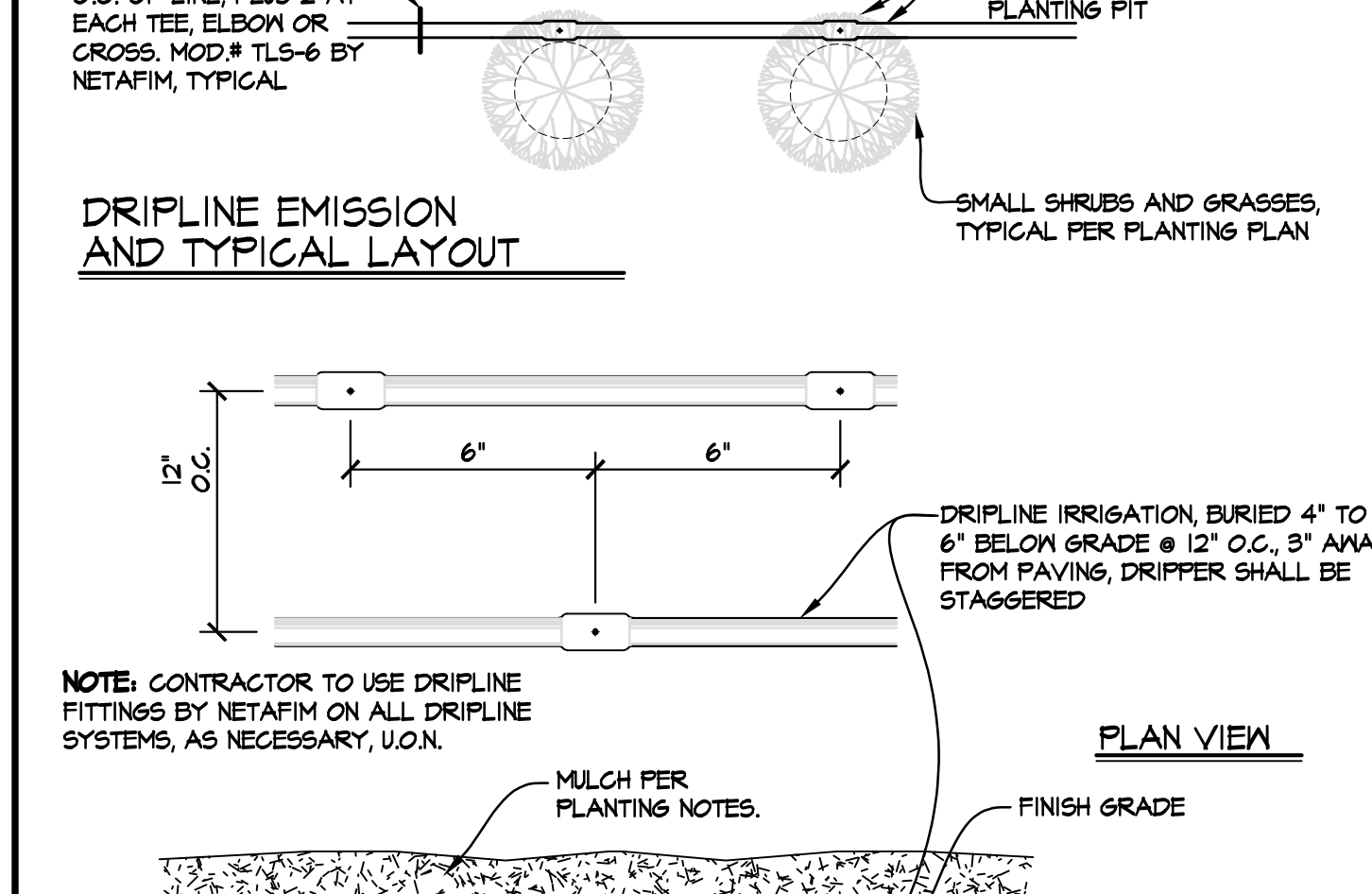
SUPPLEMENTAL TREE IRRIGATION

NOT TO SCALE



ALTERNATE INSTALLATION (2 VALVES PER BOX)

WITH APPROVAL OF CLIENT AND LS ARCHITECT

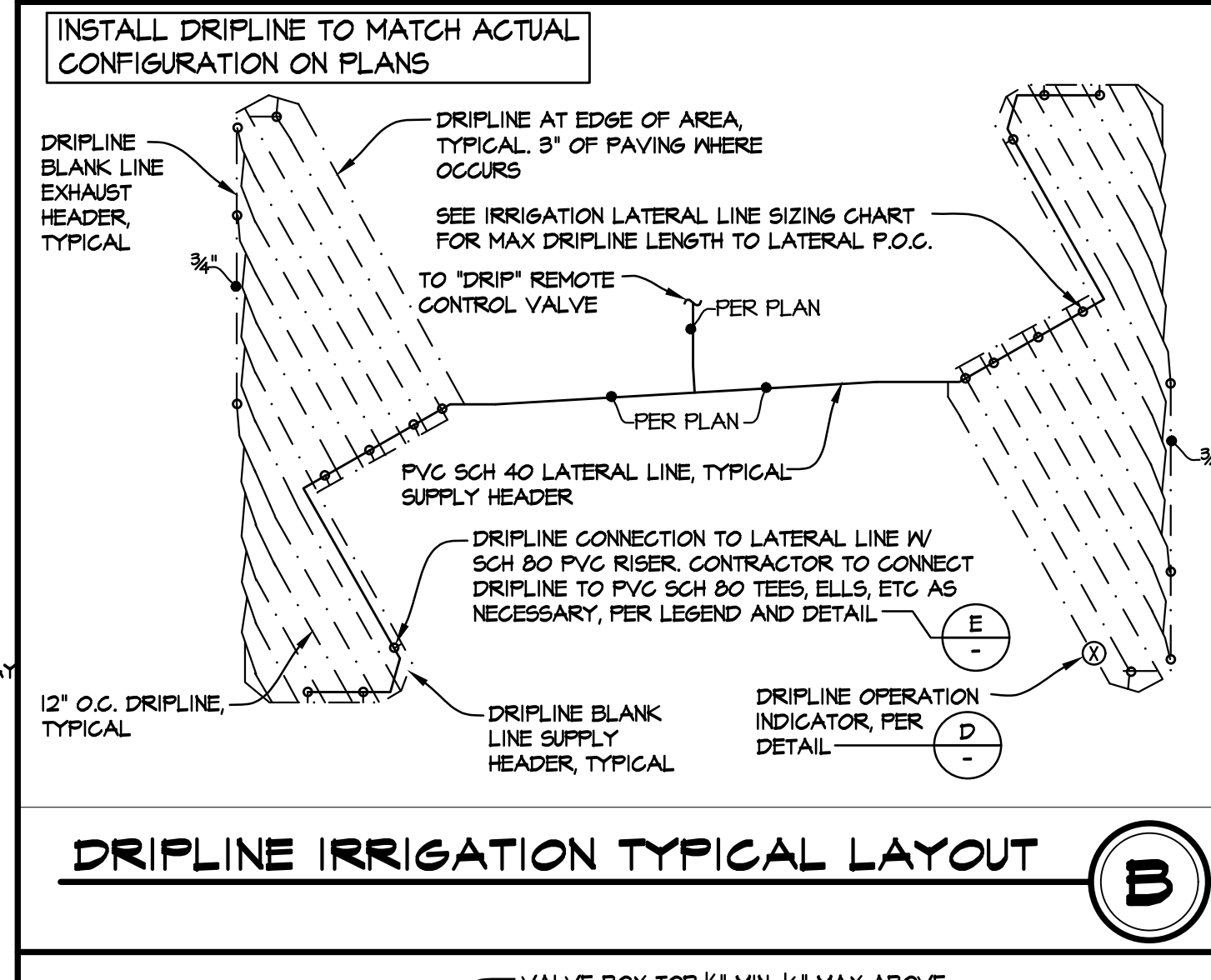


DRIPLINE EMISSION AND TYPICAL LAYOUT

NOTE: CONTRACTOR TO USE DRIPLINE FITTINGS BY NETAFIM ON ALL DRIPLINE SYSTEMS, AS NECESSARY, U.O.N.

PLAN VIEW

SECTION



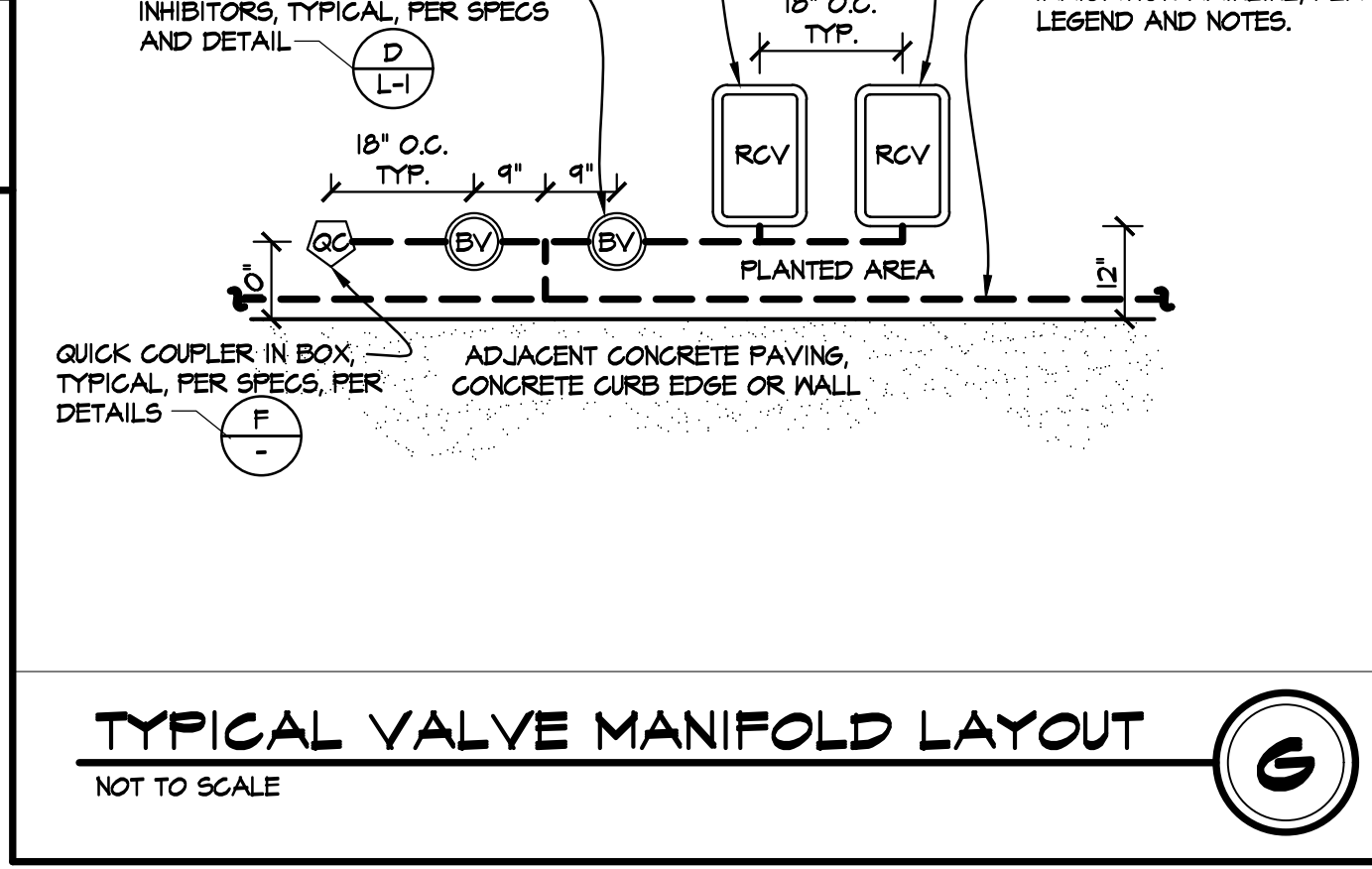
DRIPLINE IRRIGATION TYPICAL LAYOUT



TEMPORARY IRRIGATION NOTES

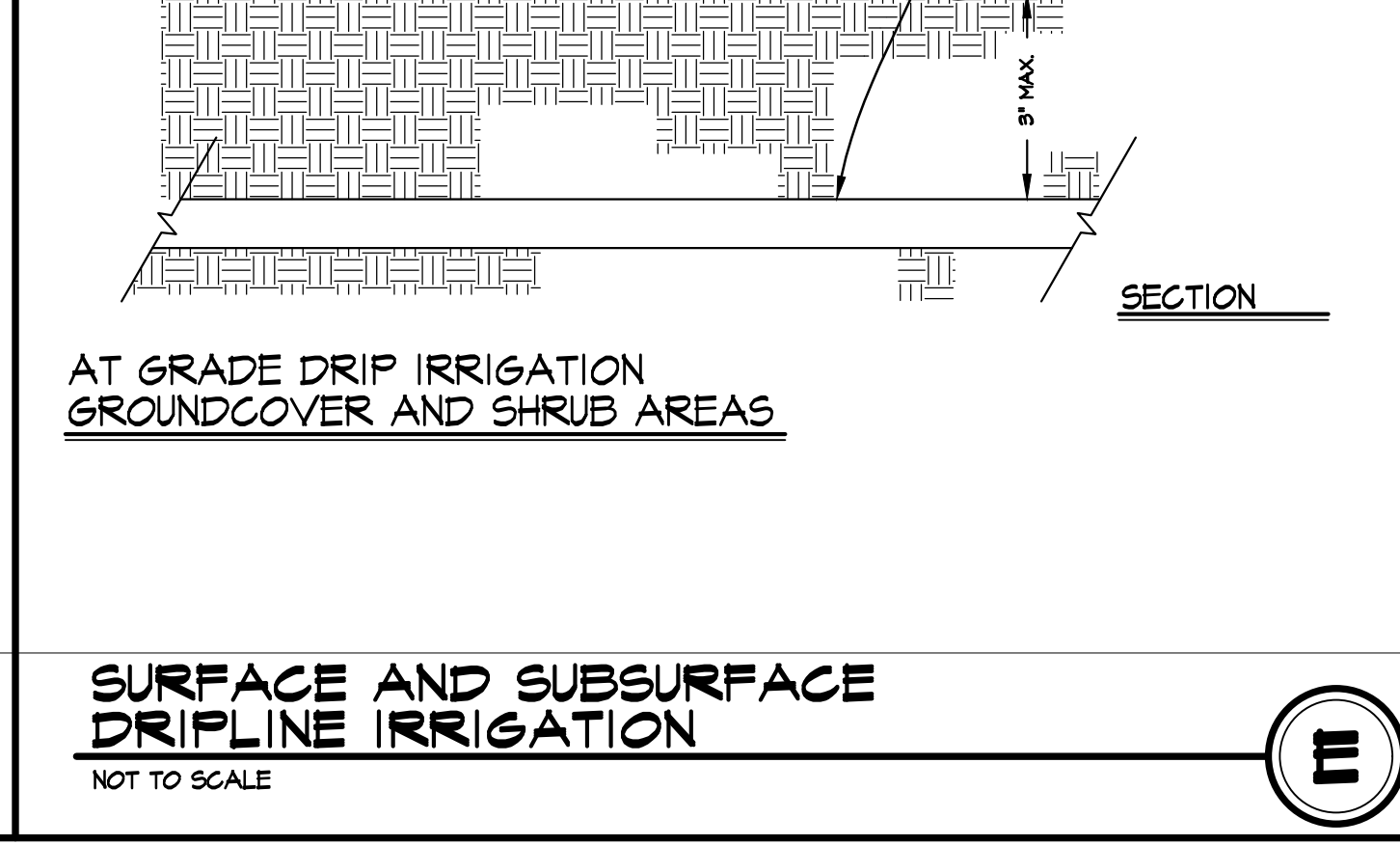
S.C.I. CITY SAN DIEGO NOTE: ALL IRRIGATION IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS THAT ARE COMPLETE AND FUNCTIONING IN EVERY WAY.
- PLANS ARE PRECISE, AND YET DIAGRAMMATIC. PRECISE LOCATION OF HEADS SHALL BE FIELD ADJUSTED TO MEET MINOR VARIATIONS IN PLAN.
- CONTRACTOR SHALL CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.
- CONTRACTOR SHALL CHECK AND VERIFY WATER PRESSURE OF 75 PSI #10# AT POINT OF CONNECTION (P.O.C.) BY BACK PATIO PRIOR TO BEGINNING OF WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
- POINT OF CONNECTION (P.O.C.) SHALL BE AT EXISTING HOSE BIBB BY BACK PATIO. CONTRACTOR TO PROVIDE A NEW ATMOSPHERIC VACUUM BREAKER FOR THIS PROJECT.
- DIRECT BURIAL CONTROL WIRE SHALL BE 24 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED GABLE RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL APPROVED, 14-GAUGE (MINIMUM) CONTROL WIRE, 12-GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. NEUTRAL WIRES: WHITE (#12 AWG), DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS. PILOT WIRES: (#14 AWG), USE AS MANY AS NECESSARY AND OF DIFFERENT COLORS. SPARE WIRES: TWO (2) RED (#14 AWG) FROM FURTHEST VALVE OR MANIFOLD TO EACH CONTROLLER.
- CONTRACTOR TO PROVIDE TWO EXTRA CONTROL WIRES AT FURTHEST VALVE BACK TO THE CONTROLLER AND (ALT ITEM) ONE EXTRA WIRE FROM EACH VALVE BANK BACK TO CONTROLLER.
- IN-LINE WIRE SPLICES SHALL BE MADE ONLY IN PULL BOXES, OR PLASTIC VALVE BOXES, WITH WATERPROOF SEALING PACKETS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED. SLEEVING SHALL BE MARKED AT EACH END OF FLATWORK OR WALLS BY A PAINT DOT.
- CONTRACTOR SHALL NOTE LOCATIONS OF TREES ON PLANTING PLAN AND SHALL ROUTE IRRIGATION PIPE AND PLACE HEADS TO PREVENT CONFLICTS WITH TREE PLANTING. GROUP VALVES IN BOXES, PARALLEL TO EACH OTHER, IN PLANTING AREAS. LOCATE PIPE ALONG EDGE OF PLANTING AREAS WHEREVER POSSIBLE.
- ALL PIPE AND WIRE UNDER VEHICULAR USE AREAS AND PAVING SHALL BE 36" DEEP AND INSTALLED IN PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.
- FLUSH ALL PIPES CLEAN PRIOR TO INSTALLING DRIP EMITTERS.
- ALL DRIPLINE TO BE 3" MAX. FROM PLANTER EDGE.
- OBTAIN AN IRRIGATION COVERAGE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF DESIRED INSPECTION TIME.
- PROVIDE ANTI-DRAIN VALVES OF CORRECT LINE SIZE WHERE FIELD CONDITIONS DEMAND, PER PLANS, AND/OR AS REQUIRED.
- CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 8'-0" INTERVALS AND BURIED BENEATH MAINLINE WHERE POSSIBLE OR AT THE SAME DEPTH AS MAINLINE ALONG EDGES OF PLANTING AREAS.
- ALL "DRIP" IRRIGATION DEVICES, SHALL HAVE VALVES THAT SERVICE "DRIP" IRRIGATION AND SHALL BE INSTALLED WITH AN APPROVED FILTER, PER PLAN.
- CONTRACTOR SHALL ADJUST ALL IRRIGATION TO COMPLETELY COVER PLANTING AREAS WHILE AVOIDING WALKS, BUILDINGS, POSTS, AND COLUMNS.
- ALL TRENCHES SHALL BE NETTED AND RECOMPACTED TO 90% MINIMUM UNDER FLATWORK AND 85% IN PLANTING AREAS.
- VERIFY EXISTING SYSTEM CONTROLLER IS SUPPLIED WITH THE CORRECT BATTERY BACK UP AND CONNECTED TO A RAIN SENSOR SHUTOFF DEVICE AND/OR MOISTURE SENSOR.



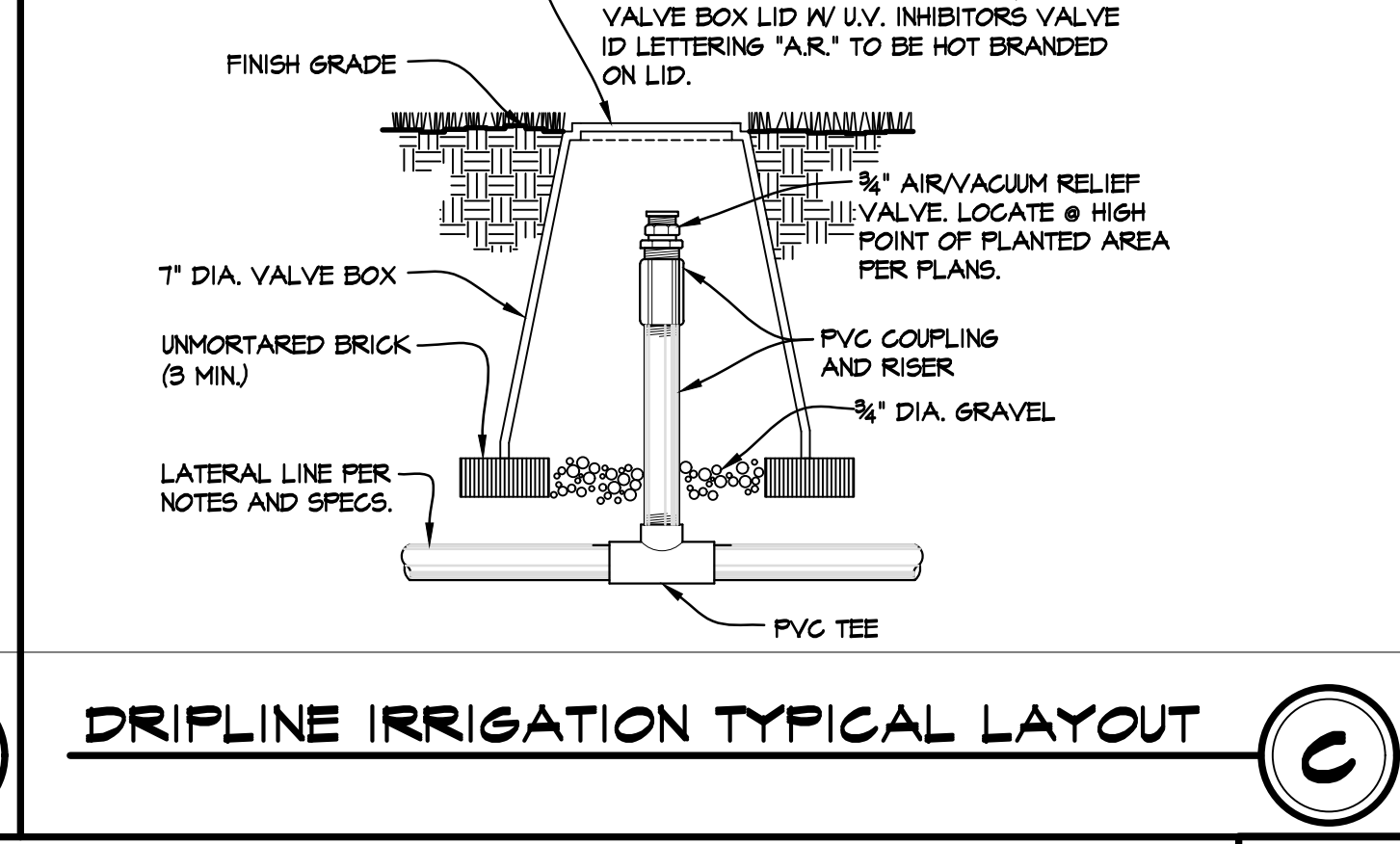
TYPICAL VALVE MANIFOLD LAYOUT

NOT TO SCALE



SURFACE AND SUBSURFACE DRIPLINE IRRIGATION

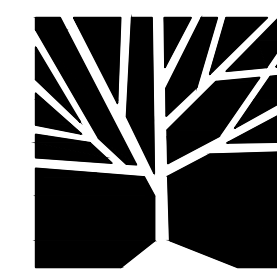
NOT TO SCALE



DRIPLINE IRRIGATION TYPICAL LAYOUT

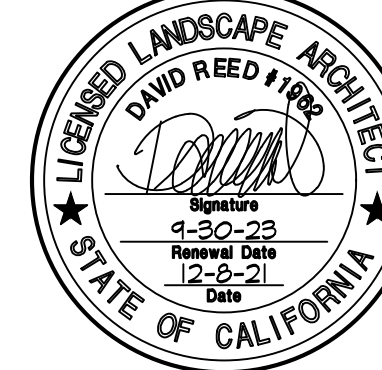


L-2



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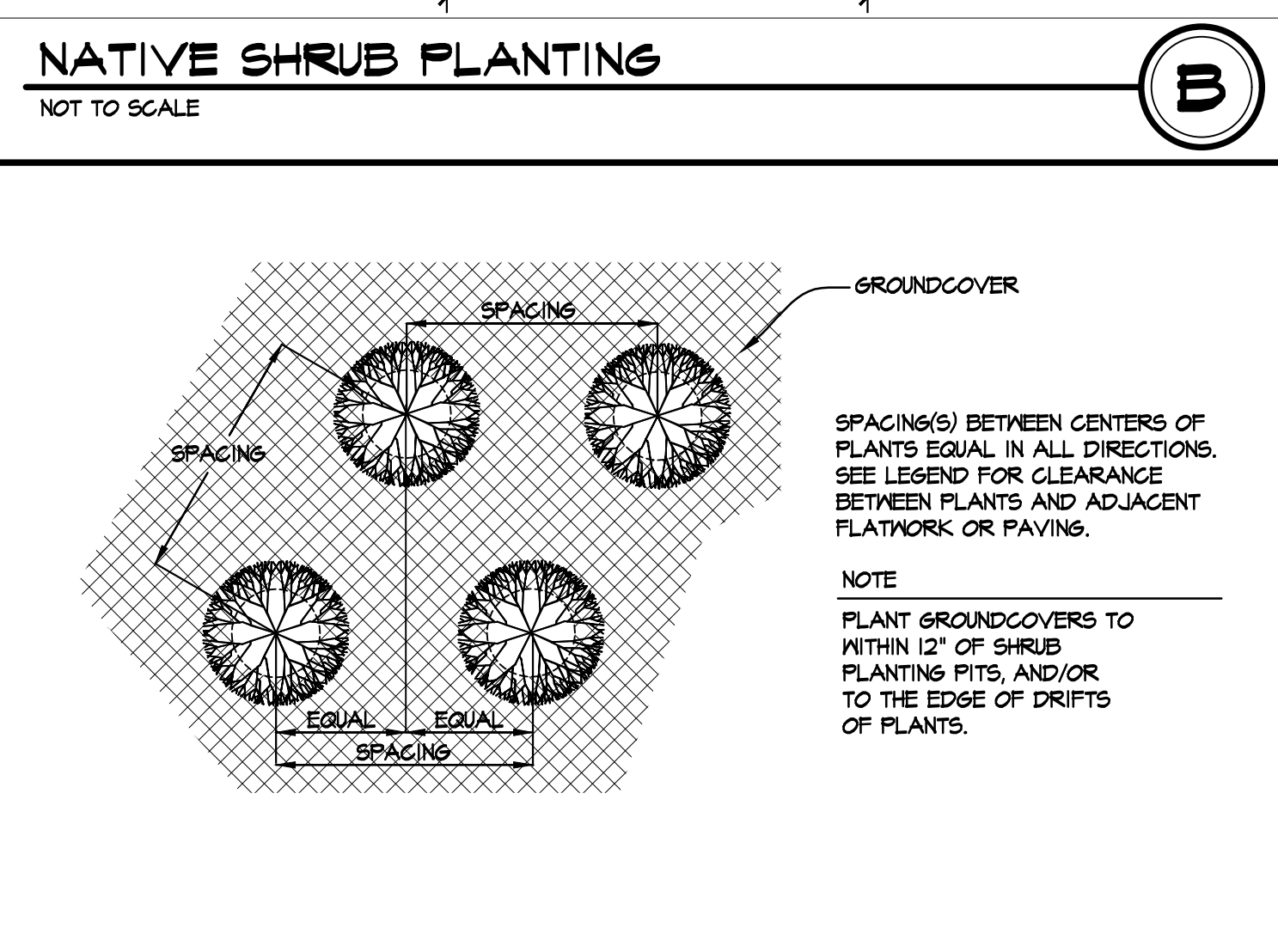
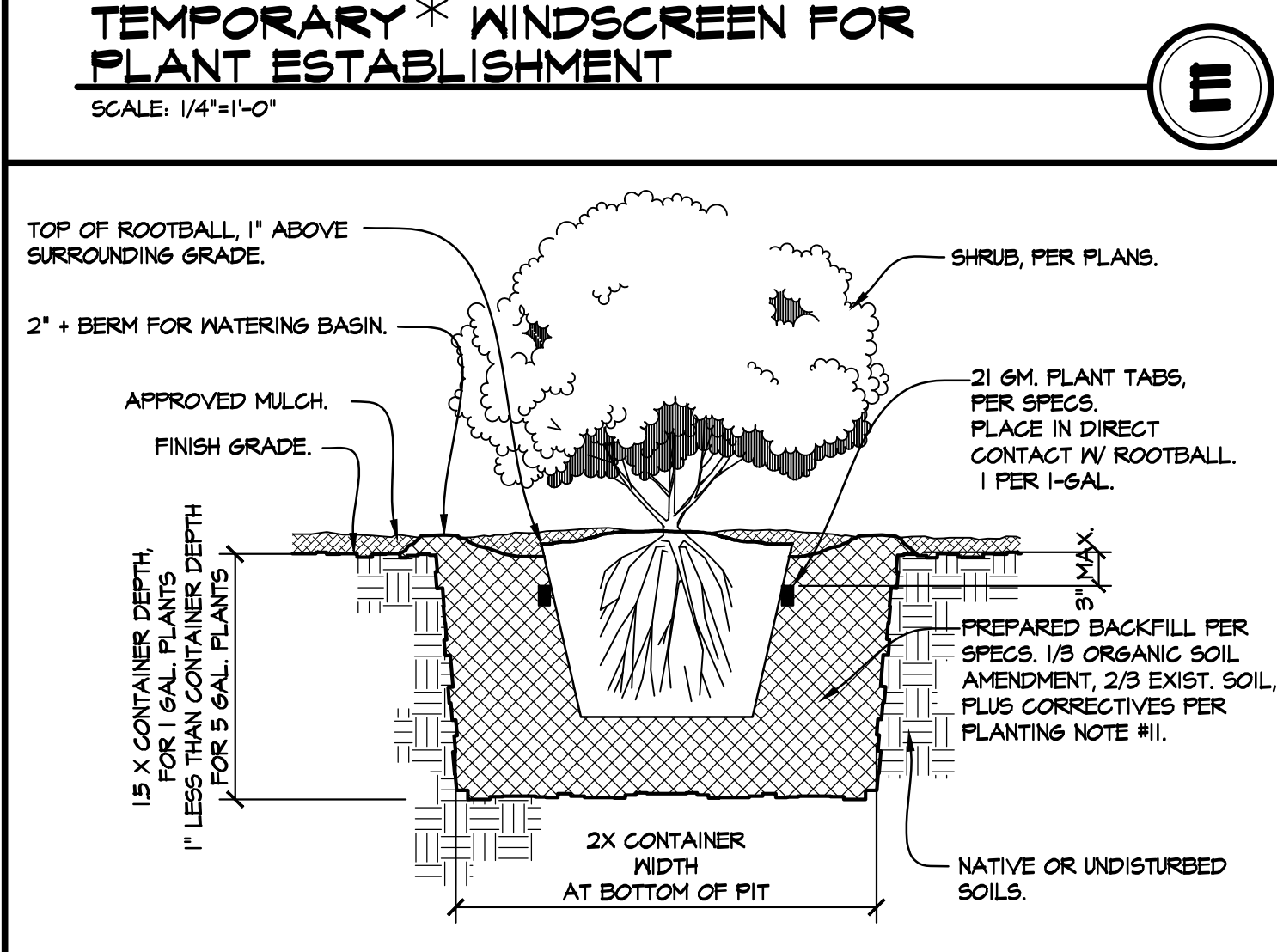
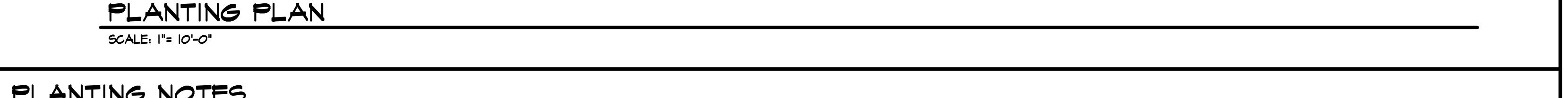
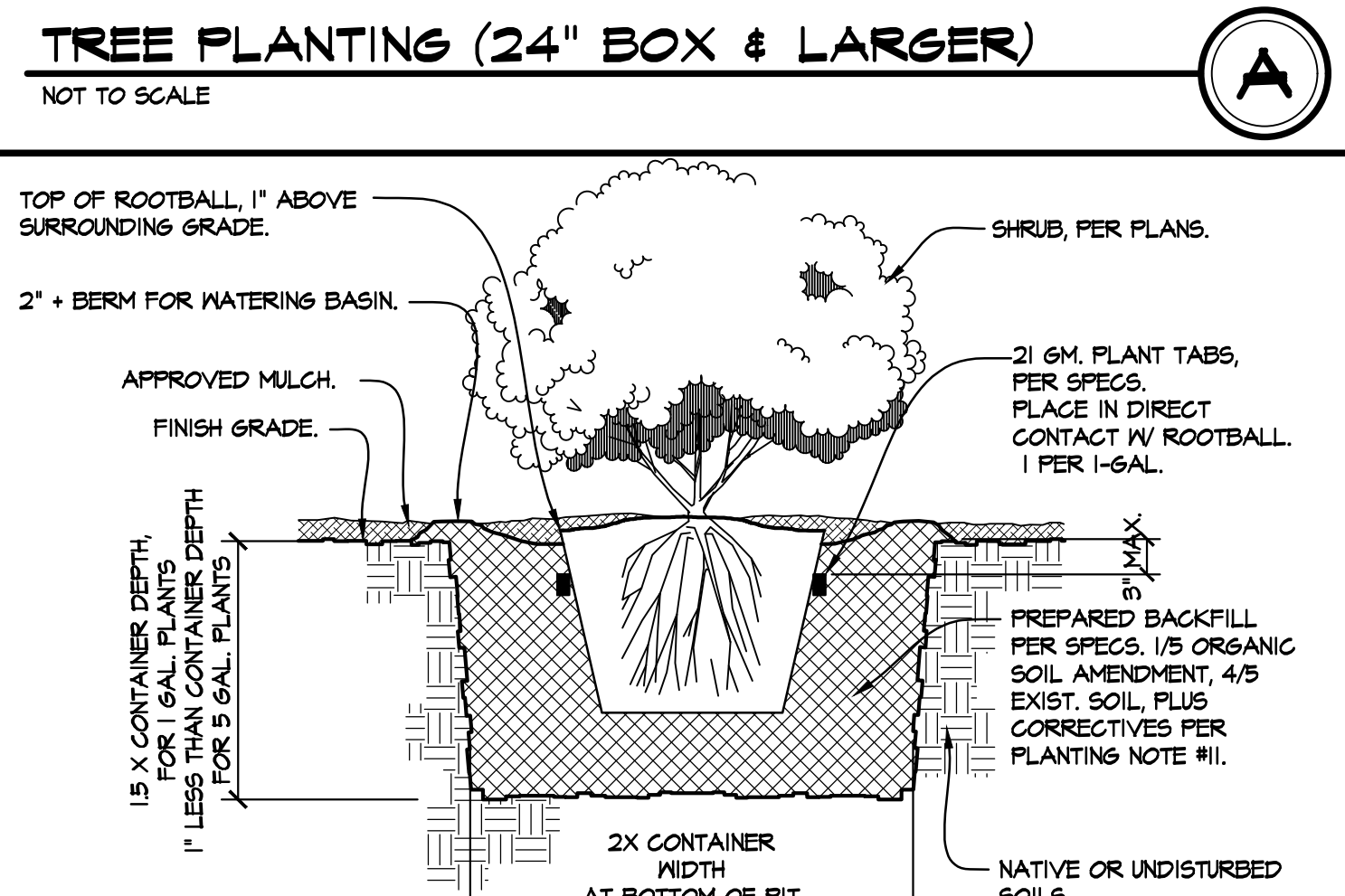
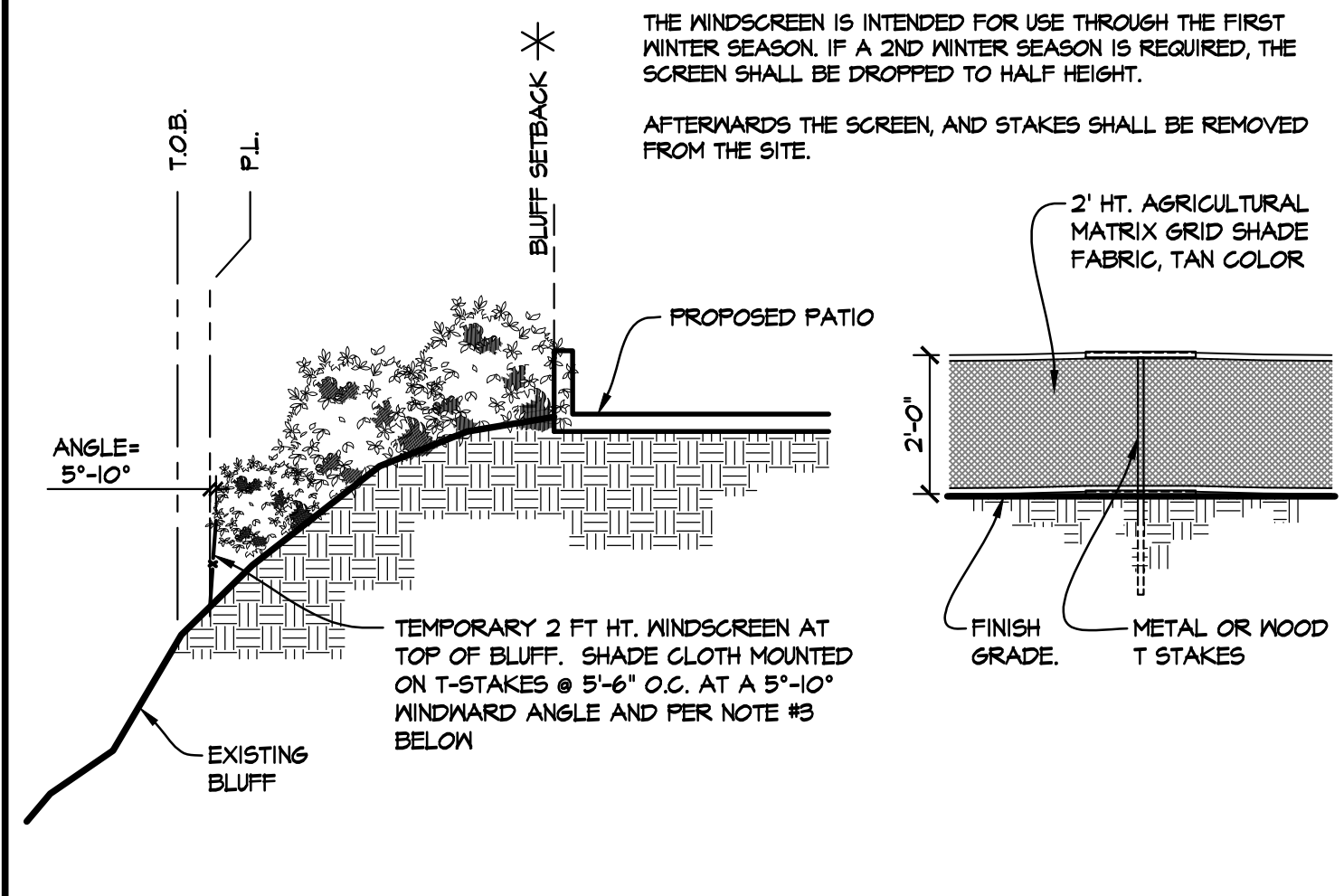
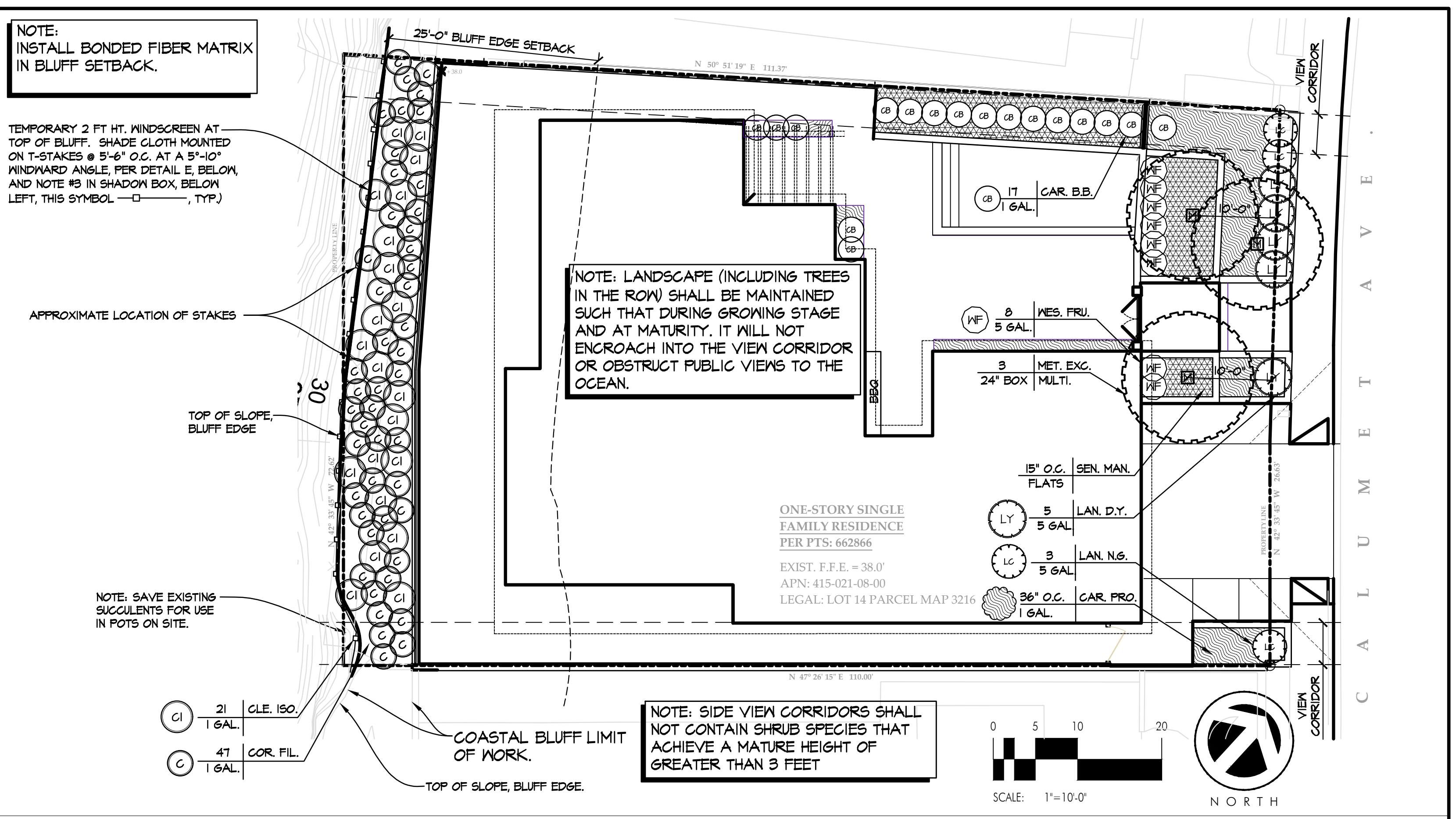
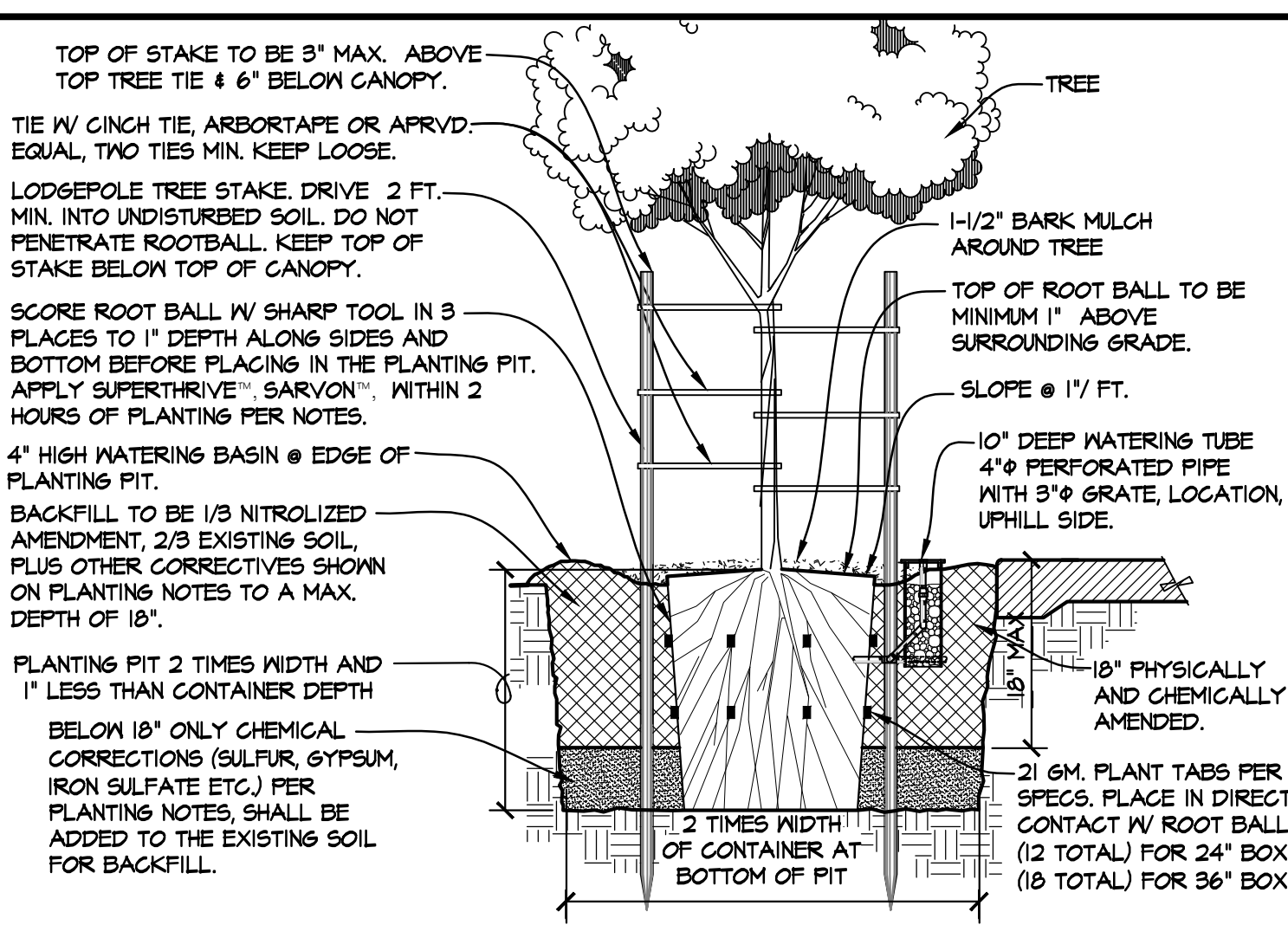
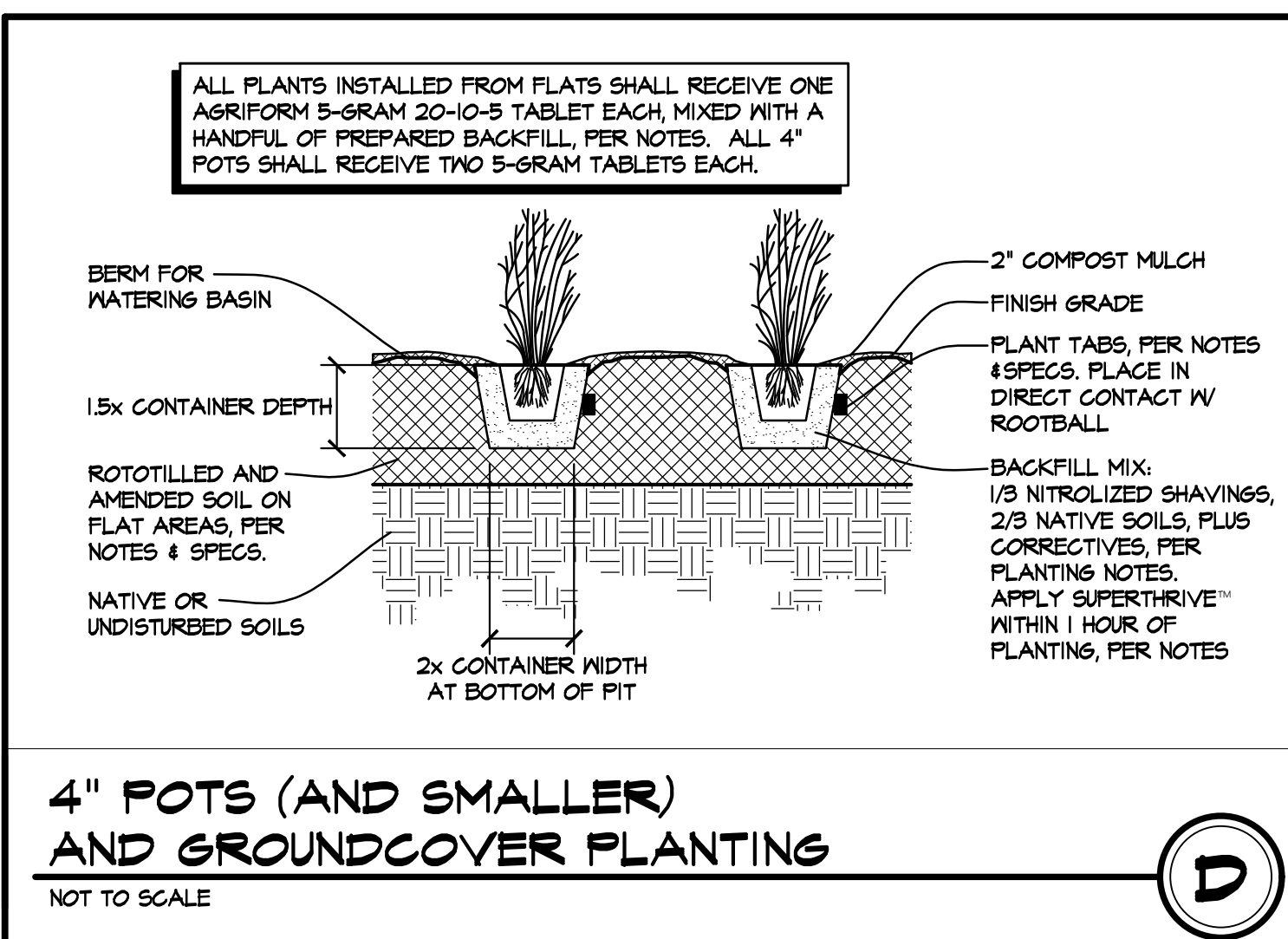
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ENGINEERS & GEOLOGISTS
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SAN DIEGO, CALIFORNIA 92123
(858) 573-6900

PRIVATE CONTRACT
COASTAL DEVELOPMENT PLANS FOR:

COASTAL BLUFF PATIO REPLACEMENT
5340 CALUMET AVENUE, LA JOLLA, CA

SHEET TITLE:
IRRIGATION NOTES AND DETAILS

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT		PROJECT NO. _____
SHEET 6 OF 7 SHEETS		
REV	DESCRIPTION	DATE
		1875-6249
		NAD 83 COORDINATES
		235-1688
		LAMBERT COORDINATES



PLANTING PLAN
SCALE: 1"=10'-0"

PLANTING NOTES

- ALL VEGETATION PLANTED ON THE SITE SHALL CONSIST OF NATIVE, DROUGHT TOLERANT SPECIES, NON INVASIVE PLANTS.
- ALL PLANTING SHALL BE COMPLETED WITHIN 60 DAYS OF THE CONSTRUCTION OF THE BLUFF.
- ALL REQUIRED PLANTINGS WILL BE MAINTAINED IN GOOD GROWING CONDITION THROUGHOUT THE LIFE OF THE PROJECT AND, WHENEVER NECESSARY, SHALL BE REPLACED WITH NEW EQUIVALENT PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AS IS.
- THE PLANTING PLANS ARE DIAGRAMMATIC, MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
- LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL SHRUBS PRIOR TO PLANTING.
- SHRUB PITS SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
- DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
- NITROGENIZED ORGANIC AMENDMENT SHALL BE MILBUR-ELLIS WIL-GRO™ SOIL AMENDMENT, LOAMEX™, OR APPROVED EQUAL.
- A PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 1/3 NITROGENIZED ORGANIC AMENDMENT AND 4/3 EXISTING SOIL, PLUS 2 LBS. PER CU. YD. OF SOIL SULFUR, 1/2 LBS. OF IRON SULFATE, 4 LBS. OF TRI-C ORGANIC FERTILIZER 6-2-4 PER CUBIC YARD, IN ADDITION APPLY 1/2 LBS. OF TRI-C MYGO DRENCH FOR THE TOTAL OF BACKFILL OR PER MFG'S SPECIFICATIONS.
- ALL NATIVE PLANT PITS SHALL BE AMENDED WITH 1/3 NITROGENIZED ORGANIC AMENDMENT, 4/3 NATIVE SOILS, 5 LBS. OF TRI-C (6-2-4) FERTILIZER, 4 LBS GYPSUM AND 1 LB SULFUR PER CUBIC YARD OF BACKFILL.
- ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™, PER MANUFACTURERS SPECIFICATIONS IN ADVANCE OF PLANTING. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 2 HOURS OF PLANTING.
- ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
ONE PER 1 GAL. AND TWO PER 5-GALLON; PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL.
- ALL PLANTS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
- ALL SHRUB BASINS (ONLY) SHALL BE COVERED WITH A 1" DEEP LAYER OF A HIGH QUALITY MULCH (BAGGED PRODUCT). ALL BARK TO BE NITROGENIZED WITH 5% NITROGEN EQUAL.
- A LANDSCAPE MAINTENANCE PERIOD OF 1 YEAR SHALL BE CONSIDERED PART OF THIS CONTRACT. PLEASE BID AS A SEPARATE ITEM.

NATIVE CONTAINER PLANTS

ABBR.	SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME
CLE. ISO.	1 GAL. MAX.	21	CLEOME ISOMERIS	BLADDER POD
COR. FIL.	1 GAL. MAX.	47	CORETHROSYNE FILAGINIFOLIA	SAND ASTER

PLANTING LIST * ALTERNATE

ABBR.	SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME
TREES - 100% 24" BOX				
MET. EXC.	24" BOX	3	METROSIDEROS EXCELSUM	NEW ZEALAND CHRISTMAS TREE
SHRUBS - 50% 5 GAL. / 50% 1 GAL.				
CAR. BB.	1 GAL.	17	CARRISSA P. 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL PLUM
LAN. D.Y.	5 GAL.	5	LANTANA CAMARA 'DWARF YELLOW'	DWARF YELLOW LANTANA
LAN. N.G.	5 GAL.	3	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
MES. FRU.	5 GAL.	8	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY
GROUNDCOVER - 50% 1 GAL. / 50% FLATS				
CAR. PRO.	1 GAL.	36" O.C.	CARRISSA PROSTRATA	PROSTRATE NATAL PLUM
SEN. MAN.	FLATS	15" O.C.	SENEGIO MANDRALISCAE	BLUE ICE PLANT

NOTES:

- AS A FIRST ITEM OF WORK CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A COMPOSITE SOIL SAMPLE, COLLECTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, OF ROUGHLY EQUAL AMOUNTS, FROM A MINIMUM OF 6 LOCATIONS ON THE PROJECT SITE. SOIL SAMPLE WILL BE PROCESSED BY THE LANDSCAPE ARCHITECT. ACTUAL SOIL AMENDMENTS WILL BE BASED ON THE RESULTS OF THE LAB TEST OF THIS SAMPLE. THE AMENDMENT SPECIFICATIONS HAVE BEEN CONSTRUCTED SO AS TO COVER MOST CONTINGENCIES FOR AMENDMENT, THEREBY ELIMINATING THE POSSIBILITY OF A CHANGE IN COST.
- PRIOR TO LANDSCAPE CONSTRUCTION, CONTRACTOR SHALL MEET ON-SITE WITH THE LANDSCAPE ARCHITECT TO REVIEW THE SITE CONDITIONS, AS GRADED SOILS, SUCCESS CRITERIA AND OTHER REQUIREMENTS OF THE PROJECT.
- THE WINDSCREEN IS INTENDED FOR USE THROUGH THE FIRST WINTER SEASON. IF A 2ND WINTER SEASON IS REQUIRED, THE SCREEN SHALL BE DROPPED TO HALF HEIGHT. AFTERWARDS THE SCREEN, AND STAKES SHALL BE REMOVED FROM THE SITE.
- THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING SHALL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.
- 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, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 90 DAYS OF DAMAGE OR FINAL INSPECTION.

PLANTING NOTES

- ALL VEGETATION PLANTED ON THE SITE SHALL CONSIST OF NATIVE, DROUGHT TOLERANT SPECIES, NON INVASIVE PLANTS.
- ALL PLANTING SHALL BE COMPLETED WITHIN 60 DAYS OF THE CONSTRUCTION OF THE BLUFF.
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- NITROGENIZED ORGANIC AMENDMENT SHALL BE MILBUR-ELLIS WIL-GRO™ SOIL AMENDMENT, LOAMEX™, OR APPROVED EQUAL.
- A PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 1/3 NITROGENIZED ORGANIC AMENDMENT

PLANTING PLAN
SCALE: 1"=10'-0"

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COR. FIL.	1 GAL. MAX.	47	CORETHROSYNE FILAGINIFOLIA	SAND ASTER

PLANTING LIST * ALTERNATE

ABBR.	SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME
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MET. EXC.	24" BOX	3	METROSIDEROS EXCELSUM	NEW ZEALAND CHRISTMAS TREE
SHRUBS - 50% 5 GAL. / 50% 1 GAL.				
CAR. BB.	1 GAL.	17	CARRISSA P. 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL PLUM
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LAN. N.G.	5 GAL.	3	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
MES. FRU.	5 GAL.	8	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY
GROUNDCOVER - 50% 1 GAL. / 50% FLATS				
CAR. PRO.	1 GAL.	36" O.C.	CARRISSA PROSTRATA	PROSTRATE NATAL PLUM
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PRIVATE CONTRACT
COASTAL DEVELOPMENT PLANS FOR:
COASTAL BLUFF PATIO REPLACEMENT
5340 CALUMET AVENUE, LA JOLLA, CA

SHEET TITLE:
PLANTING PLAN, LIST & NOTES

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 7 OF 7 SHEETS

REV	DESCRIPTION	DATE	PROJECT NO.
			1875-6249
			NAD 83 COORDINATES
			235-1688
			LAMBERT COORDINATES

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DEVELOPMENT PERMIT PLANS: COASTAL BLUFF PATIO REPLACEMENT 5340 CALUMET AVENUE

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS. ANY CHANGES OR REVISIONS THEREFROM SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY REQUEST FOR INSPECTION.
- GOVERNING CODE AUTHORITY: City of San Diego.
- GENERAL NOTES AND TYPICAL DETAILS APPLY TO THE DRAWINGS UNLESS NOTED OR DETAILED OTHERWISE.
- WHERE DISCREPANCIES BETWEEN GENERAL NOTES AND DRAWINGS OCCUR, DRAWINGS TAKE PRECEDENCE.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION SUBJECT TO REVIEW BY ENGINEER.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED PROJECT. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER DO NOT INCLUDE INSPECTIONS FOR PROTECTIVE MEASURES OR THE PROCEDURES REQUIRED FOR CONSTRUCTION. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION ARE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE FURNISHED BY THE ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND IS NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THE ACCURACY OF SAME. FIELD VERIFY ALL CONDITIONS AND IMMEDIATELY BRING TO THE ATTENTION OF THE ENGINEER, WHEN IT BECOMES APPARENT, ANY CONDITIONS THAT DIFFER FROM THE CONDITIONS SHOWN HEREIN. THE ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.

PUBLIC SAFETY NOTE:

DURING LUMBER & CONCRETE DEMOLITION AND REMOVAL, CONTRACTOR TO COORDINATE WITH CITY OF SAN DIEGO AND LIFE GUARDS TO PROVIDE A CLEAR AREA OF BEACH BELOW CONSTRUCTION ACTIVITIES FOR PUBLIC SAFETY.

TOPOGRAPHY SOURCE

TOPOGRAPHY PROVIDED BY AERIAL PHOTOGRAMMETRY OBTAINED OCTOBER 16, 2017 BY SAN-LO AERIAL SURVEYS, 1130 D ST., STE 7, RAMONA, CA 92065. CONTROL SET BY TEAS LAND SURVEYING.

BENCHMARK AND SURVEY NOTES

BENCH MARK-CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE NORTH CURB RETURN OF CALUMET AVENUE AND BANDERA STREET. ELEVATION 37.825 NAVD 29.

GRADING QUANTITIES


GRADED AREA.....	0.105 ACRES	MAX. CUT DEPTH.....	5 FT.
CUT QUANTITIES.....	46 {CYD}	MAX CUT SLOPE RATIO.....	N/A
FILL QUANTITIES.....	56 {CYD}	MAX. FILL DEPTH.....	5 FT.
IMPORT / EXPORT.....	10 {CYD}	MAX FILL SLOPE RATIO.....	N/A
MAX CUT DEPTH UNDER BUILDING FOOTPRINT.....	0 FT.		
MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT.....	5 FT.		
MAX FILL DEPTH UNDER BUILDING FOOTPRINT.....	0 FT.		
MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT.....	7 FT.		

THIS PROJECT PROPOSES TO IMPORT 10 CUBIC YARDS OF MATERIAL TO THIS SITE. ALL EXPORT OF CONSTRUCTION MATERIALS SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.


 WALTER F. CRAMPTON NO. 23792 02/22/2022 DATE

PROJECT DATA

PROJECT TEAM:	TERRACOSTA CONSULTING GROUP
DESIGN ENGINEER:	WALTER F. CRAMPTON, RCE
ENGINEERING GEOLOGIST:	GREGORY SPAULDING, CEG 3890 MURPHY CANYON ROAD, STE 200 SAN DIEGO, CALIFORNIA 92123 (858) 573-6900
LANDSCAPE ARCHITECT:	DAVID REED LANDSCAPE ARCHITECTS DAVID REED, LLA 3585 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92103 (619) 239-3300
SITE ADDRESS:	5340 CALUMET AVENUE LA JOLLA, CA 92037
LEGAL DESCRIPTION:	LOT 14, MAP 3216 SUN GOLD POINT
ASSESSOR PARCEL NO.:	APN 415-021-08-00
OWNER NAME & ADDRESS:	5340 CALUMET LLC 9150 WILSHIRE BLVD., SUITE 300 BEVERLY HILLS, CA 90212
EXISTING & PROPOSED USE:	SINGLE FAMILY RESIDENCE
YEAR CONSTRUCTED:	1957
LANDSCAPE AREA (S.F.):	1,310 SQ. FT. (0.030 ACRES)
ZONING DESIGNATION:	RS-1-7
LOT SIZE:	7,650 S.F.
SETBACKS:	
FRONT	15 FEET
SIDE	5'-6" FEET
REAR	13 FEET
OVERLAY ZONES:	COASTAL OVERLAY ZONE, COASTAL HEIGHT LIMIT, FIRST PUBLIC ROADWAY, PARKING IMPACT, RESIDENTIAL TANDEM PARKING, TRANSIT AREA, SENSITIVE COASTAL, COASTAL BLUFF, SENSITIVE VEGETATION, PALEONTOLOGICAL SENSITIVITY

APPROVALS NEEDED:

THIS PROJECT REQUIRES THE FOLLOWING DISCRETIONARY PERMITS/APPROVALS:

- COASTAL/SITE DEVELOPMENT PERMIT

PROJECT SCOPE OF WORK:

THIS PROJECT CONSISTS OF THE FOLLOWING:

- INSTALLATION OF TEMPORARY EROSION CONTROL.
- REMOVAL OF BLUFF EDGE IMPROVEMENTS THAT ARE UNDERMINED ON THE COASTAL BLUFF. DEMOLITION OF HARDSCAPE IN PATIO, POOL AREA AND FRONT YARD, AND DEMOLITION OF EXISTING POOL AND PLANTERS.
- INSTALLATION OF AREA DRAINS AND PIPES OUT TO CURB AT CALUMET AVENUE.
- INSTALLATION OF NEW HARDSCAPE IN PATIO, POOL AREA AND FRONT YARD, AND CONSTRUCTION OF NEW POOL AND PLANTERS.
- INSTALL PLANTINGS AS INDICATED ON LANDSCAPE PLAN.

TOTAL PERVIOUS / IMPERVIOUS AREAS:

CURRENT IMPERVIOUS AREA:	6,812 S.F. (0.156 ACRES)
PROPOSED IMPERVIOUS AREA:	-472 S.F. (-0.11 ACRES)
TOTAL IMPERVIOUS AREA:	6,340 S.F. (0.146 ACRES)
CURRENT PERVIOUS AREA:	838 S.F. (0.019 ACRES)
PROPOSED PERVIOUS AREA:	+472 S.F. (+0.11 ACRES)
TOTAL AREA OF DISTURBANCE:	0.105 ACRES

WORK TO BE DONE

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

STANDARD SPECIFICATIONS:

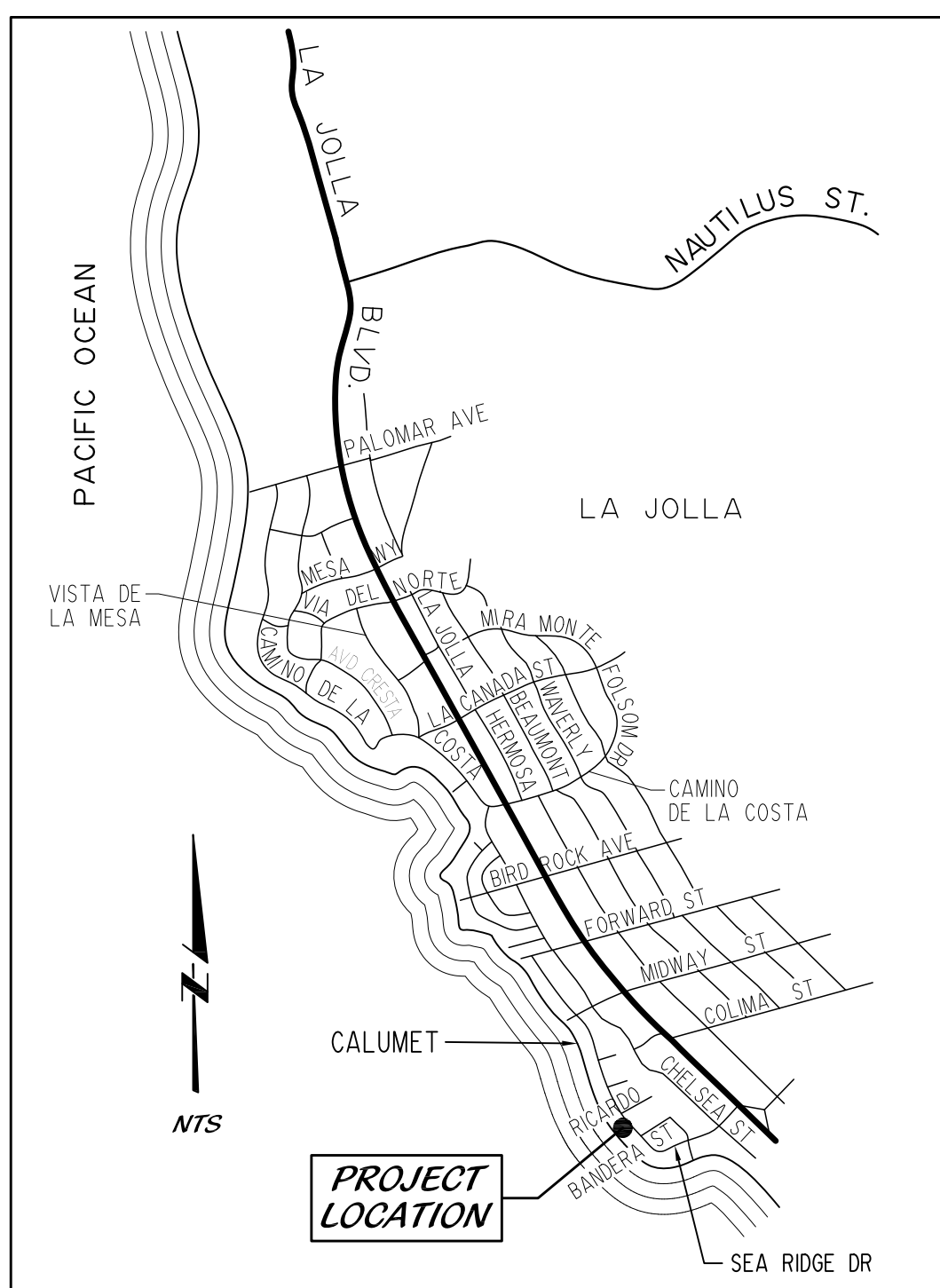
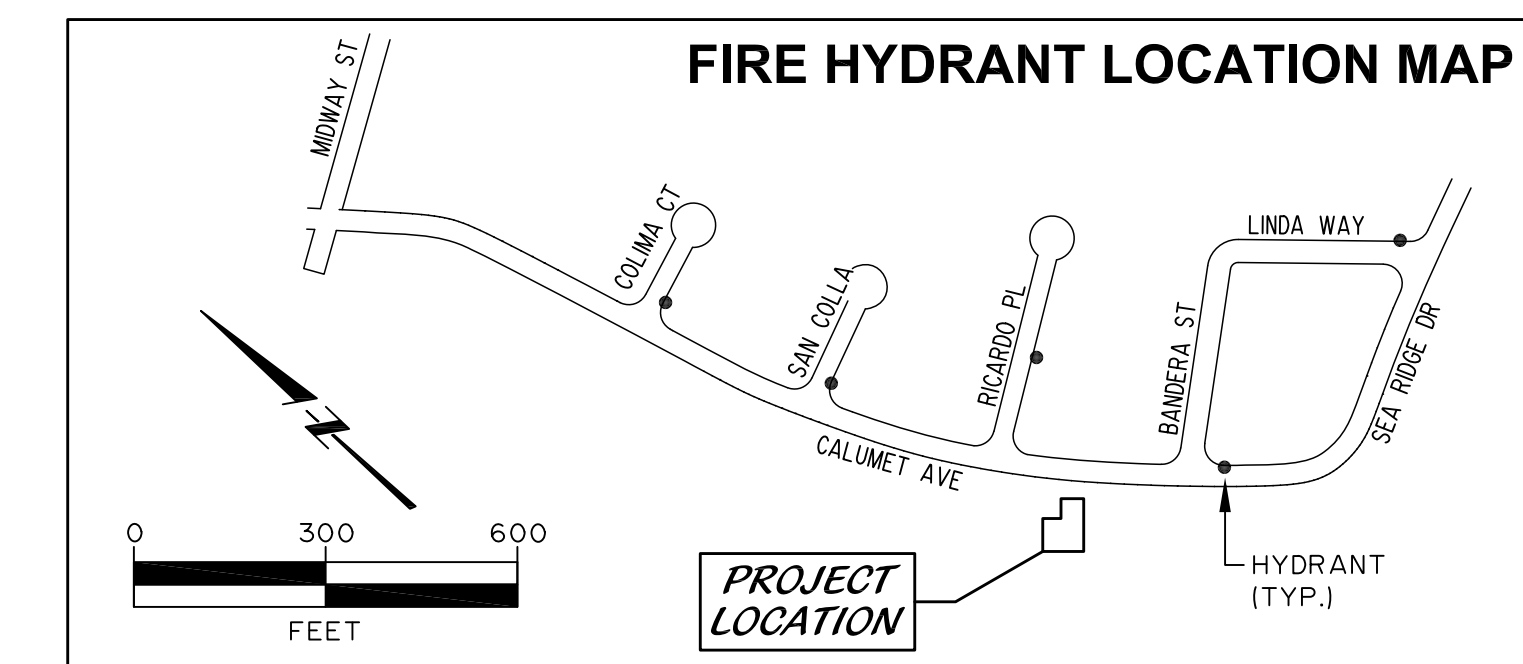
DOCUMENT NO.	DESCRIPTION
PWP101019-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PWP101019-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PWP101019-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWP1092816-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 EDITION
PWP1092816-05	CUSTOMARY STANDARD SPECIFICATIONS, 2015 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PWP101019-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PWP101019-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2015 EDITION

LEGEND

EXISTING IMPROVEMENTS	STD. DWGS.	SYMBOL
HARDSCAPE - BRICK		
HARDSCAPE - CONCRETE		
HARDSCAPE - FLAGSTONE		
PROPERTY LINE		
CONTOUR	435	
WALL		
SEWER	S S	
STORM DRAIN	SD	
WATER	W W	
PROPOSED IMPROVEMENTS		
GRADING CONTOUR	37	
PVT. STORM DRAIN PIPE W/FLOW DIRECTION		
SURFACE RUNOFF DIRECTION		
CHANNEL DRAIN		
WINDSCREEN WALL		
HARDSCAPE (SURFACE TO BE DETERMINED)		



VICINITY MAP
NOT TO SCALE

PRIVATE CONTRACT

COASTAL DEVELOPMENT PLANS FOR:
COASTAL BLUFF PATIO REPLACEMENT
5340 CALUMET AVENUE, LA JOLLA, CA

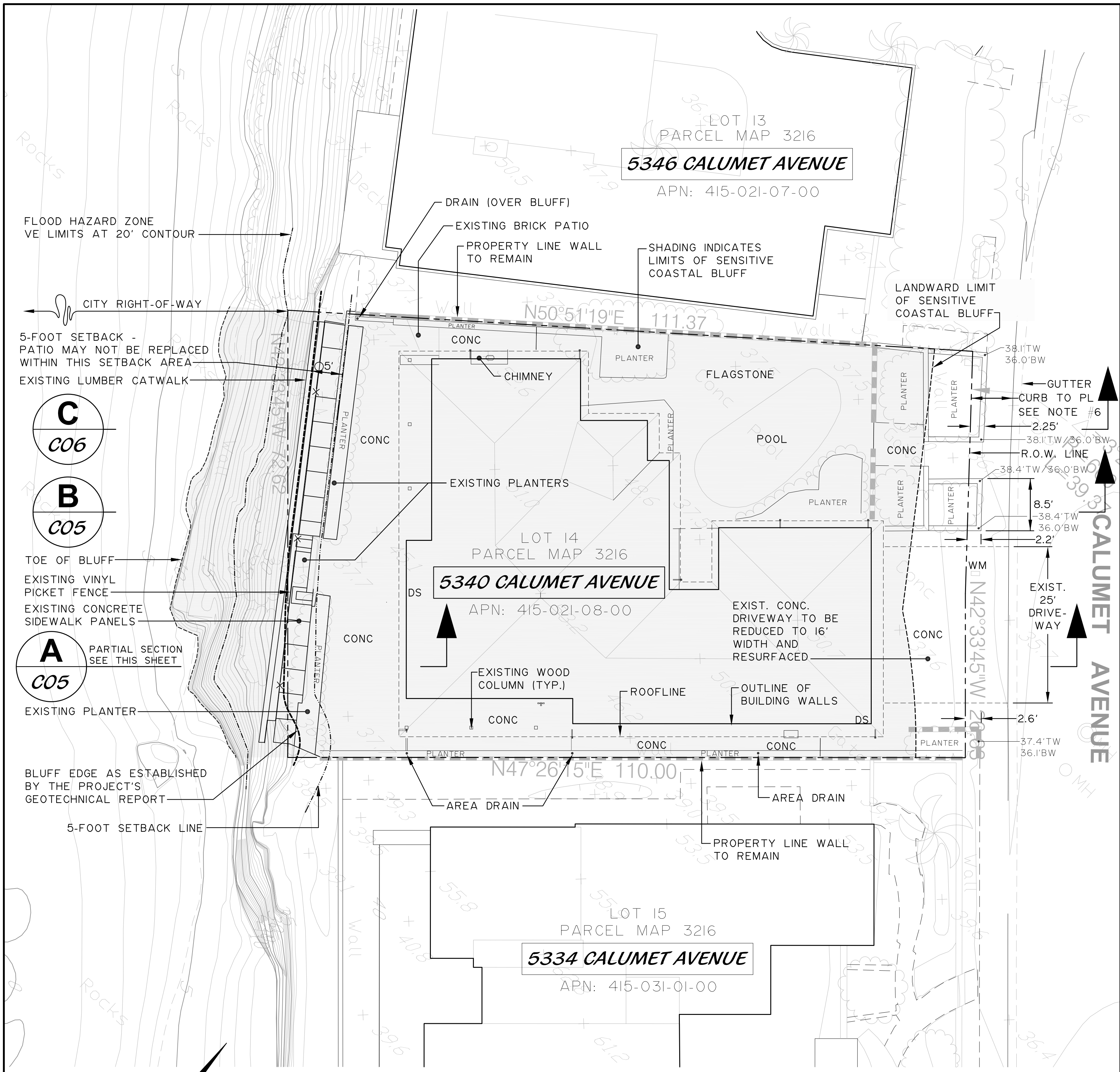
SHEET TITLE:
TITLE SHEET & NOTES

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT		PROJECT No. 679089
SHEET 1 OF 7 SHEETS		1875-6249
		NAD 83 COORDINATES 235-1688
		LAMBERT COORDINATES
REV	DESCRIPTION	DATE



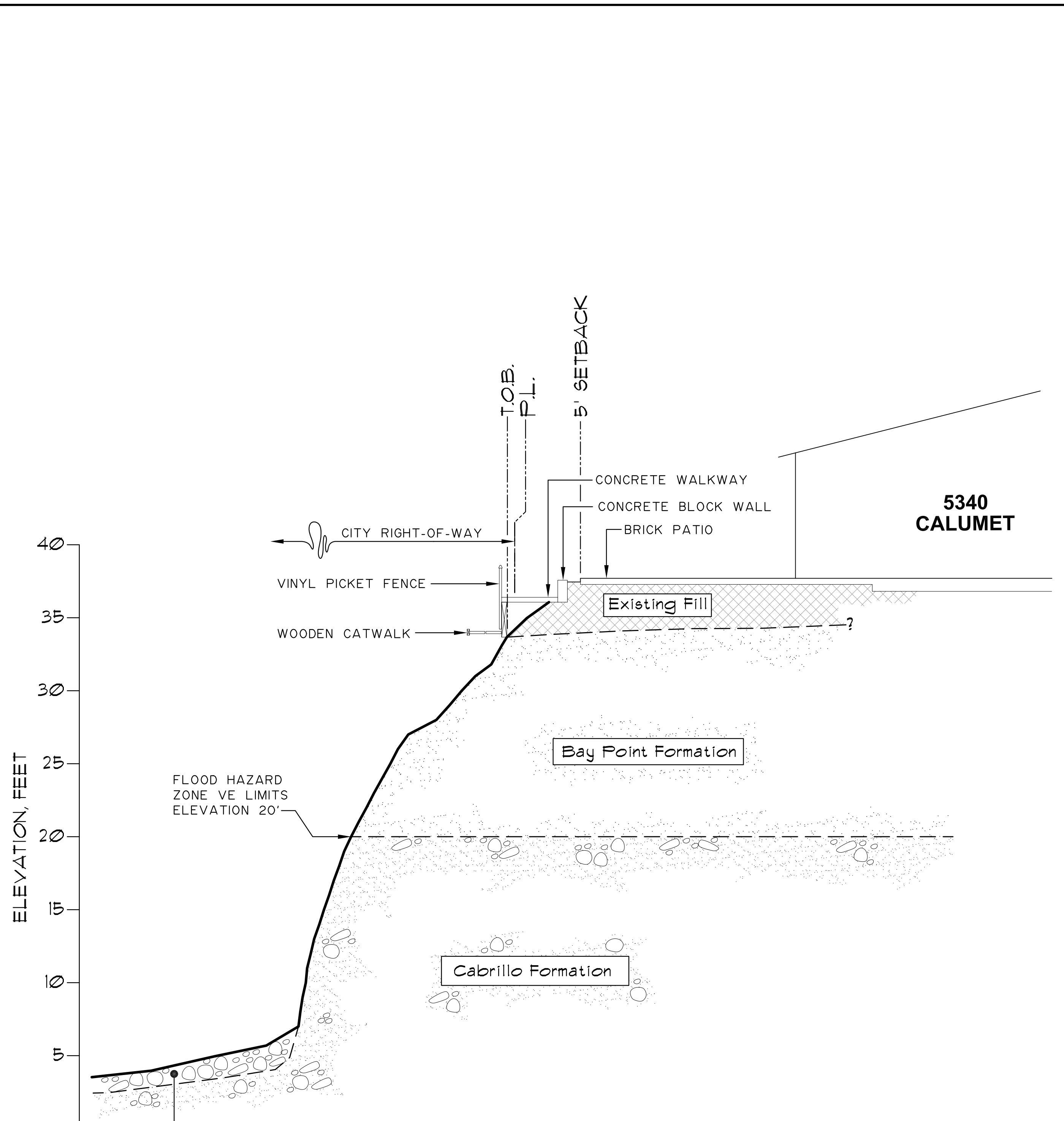
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3890 MURPHY CANYON ROAD, SUITE 200
SAN DIEGO, CALIFORNIA 92123
(858) 573-6900

C00



EXISTING SITE PLAN
SCALE: 1"=10'

- SITE PLAN NOTES:**
1. THE GEOLOGIC HAZARD CATEGORIES FOR THIS SITE ARE 47 AND 53.
 2. NO EASEMENTS EXIST AT PROJECT LOCATION AND NONE ARE PROPOSED.
 3. NO TRANSIT STOPS ARE LOCATED NEARBY PROJECT LOCATION AND NONE ARE PROPOSED.
 4. BUILDING ADDRESS NUMBERS ARE VISIBLE FROM THE STREET FRONTING THE PROJECT PROPERTY.
 5. SEE SHEET TSOI OF PLANS FOR FIRE HYDRANT LOCATIONS WITHIN 600 FEET OF PROJECT.
 6. PROPERTY LINE TO CURB DIMENSION VARIES ALONG PROPERTY LINE FROM A MINIMUM OF 6.75' TO A MAXIMUM OF 7.00'.



PARTIAL EXISTING CROSS SECTION
SCALE: 1"=5' (H:V)

A

FOR FULL LOT SECTIONS, SEE SHEET C05 AND C06

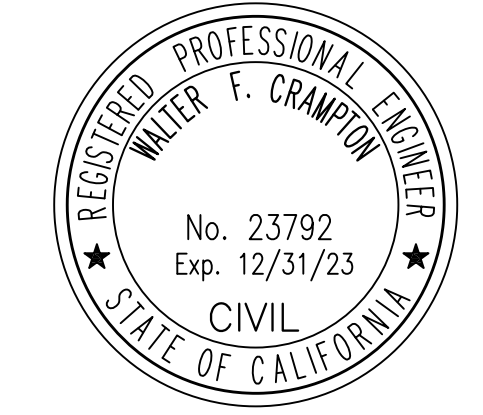
PRIVATE CONTRACT
COASTAL DEVELOPMENT PLANS FOR:
COASTAL BLUFF PATIO REPLACEMENT
5340 CALUMET AVENUE, LA JOLLA, CA

SHEET TITLE:
EXISTING SITE PLAN & CROSS SECTION

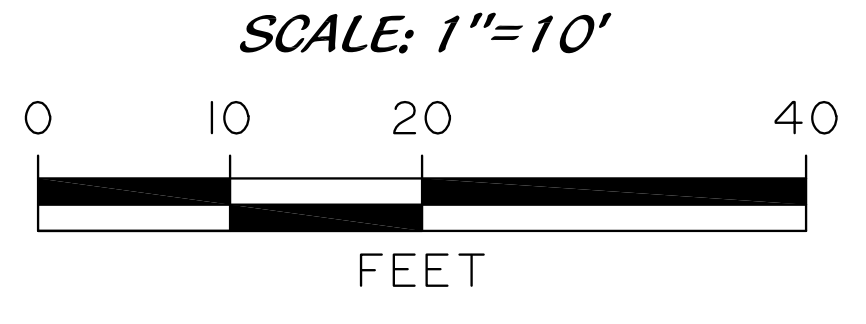
CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
PROJECT No. 679089
1875-6249
235-1688
LAMBERT COORDINATES

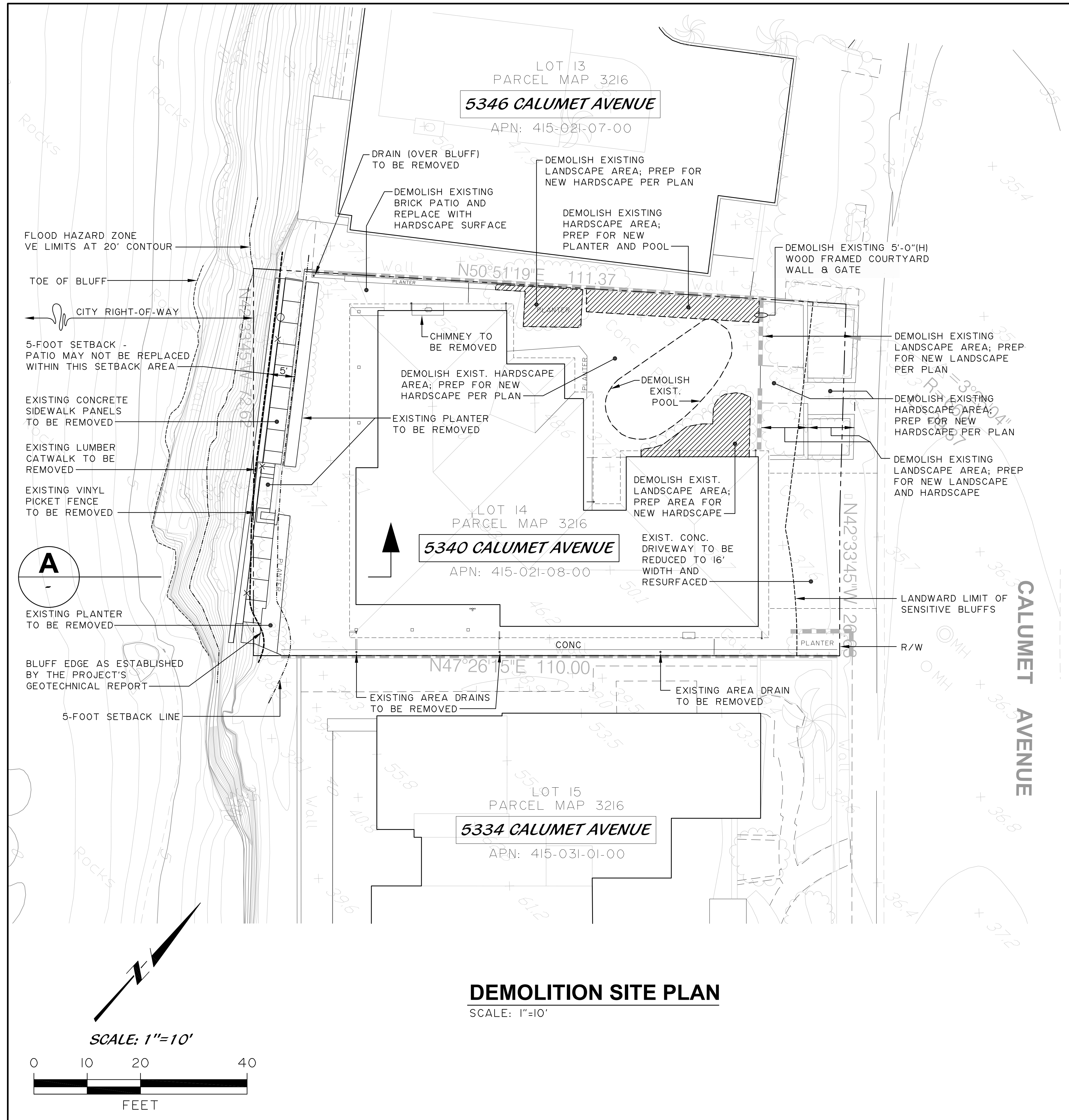
REV	DESCRIPTION	DATE

C01



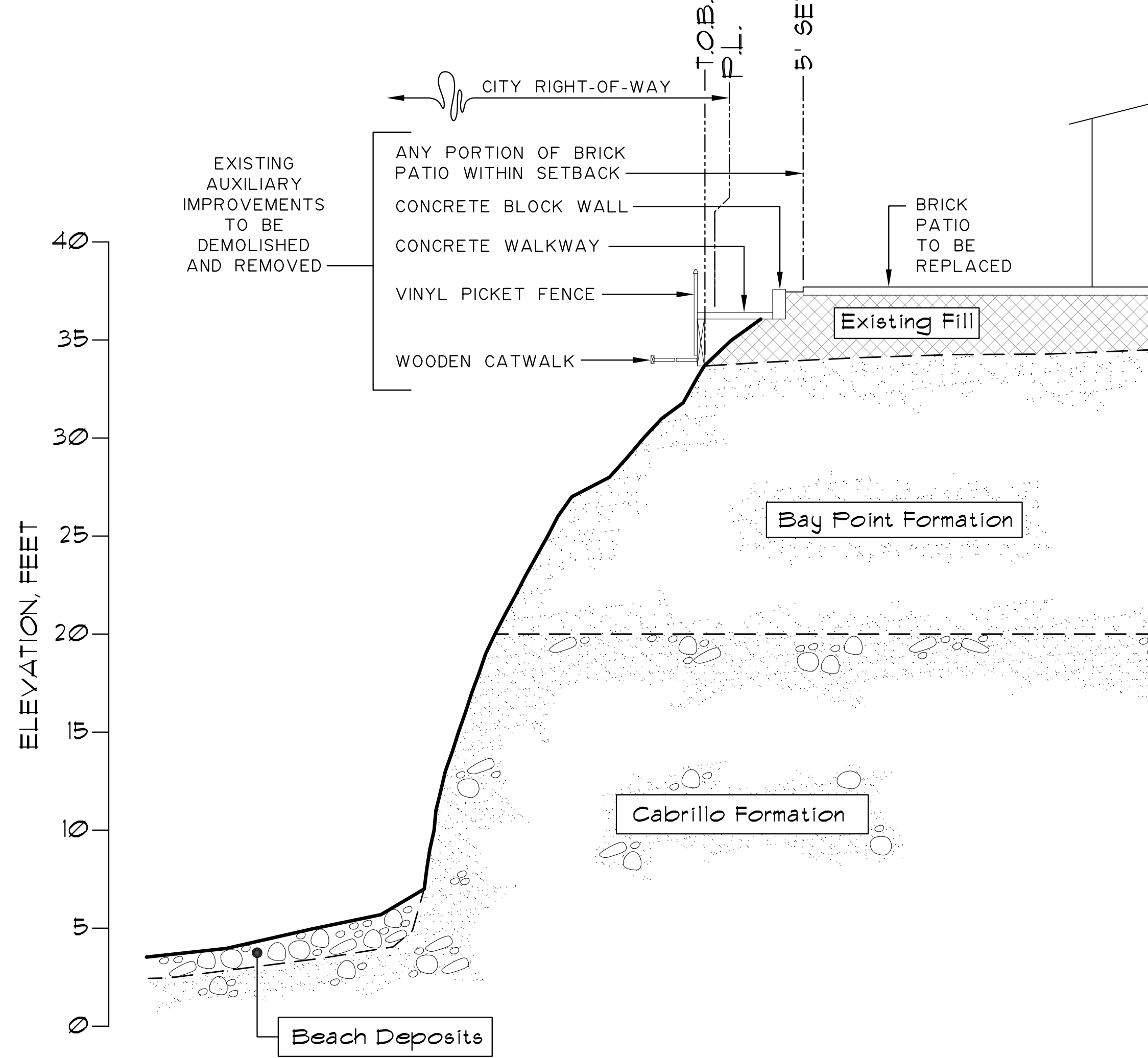
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(858) 573-6900





BLUFF EDGE DEMOLITION AND REMOVAL NOTES:

- THIS PROJECT CONSISTS OF THE FOLLOWING:
1. INSTALLATION OF EROSION CONTROL DEVICES, AS REQUIRED, TO AVOID DEGRADATION OF WATER QUALITY DURING CONSTRUCTION ACTIVITIES.
 2. REMOVAL OF LUMBER CATWALK, CONCRETE SIDEWALK PANELS AND BLOCK WALL. TRANSPORT DEBRIS BY WHEELBARROW OUT TO STREET FOR HAULING TO APPROVED LANDFILL. LIFEGUARDS TO BE PRESENT ON BEACH BELOW FOR ANY DEMOLITION ON BLUFF TOP.
 3. DEMOLITION AND REMOVAL OF BRICK PATIO. TRANSPORT DEBRIS BY WHEELBARROW OUT TO STREET FOR HAULING TO APPROVED LANDFILL.
 4. DEMOLITION AND REMOVAL OF HARDSCAPE, FRONT PLANTERS AND EXISTING POOL.



BLUFF EDGE DEMOLITION CROSS SECTION

SCALE: 1"=5' (H:V)

PRIVATE CONTRACT
COASTAL DEVELOPMENT PLANS FOR:
COASTAL BLUFF PATIO REPLACEMENT
5340 CALUMET AVENUE, LA JOLLA, CA

SHEET TITLE:
DEMOLITION SITE PLAN & CROSS SECTION

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 7 SHEETS

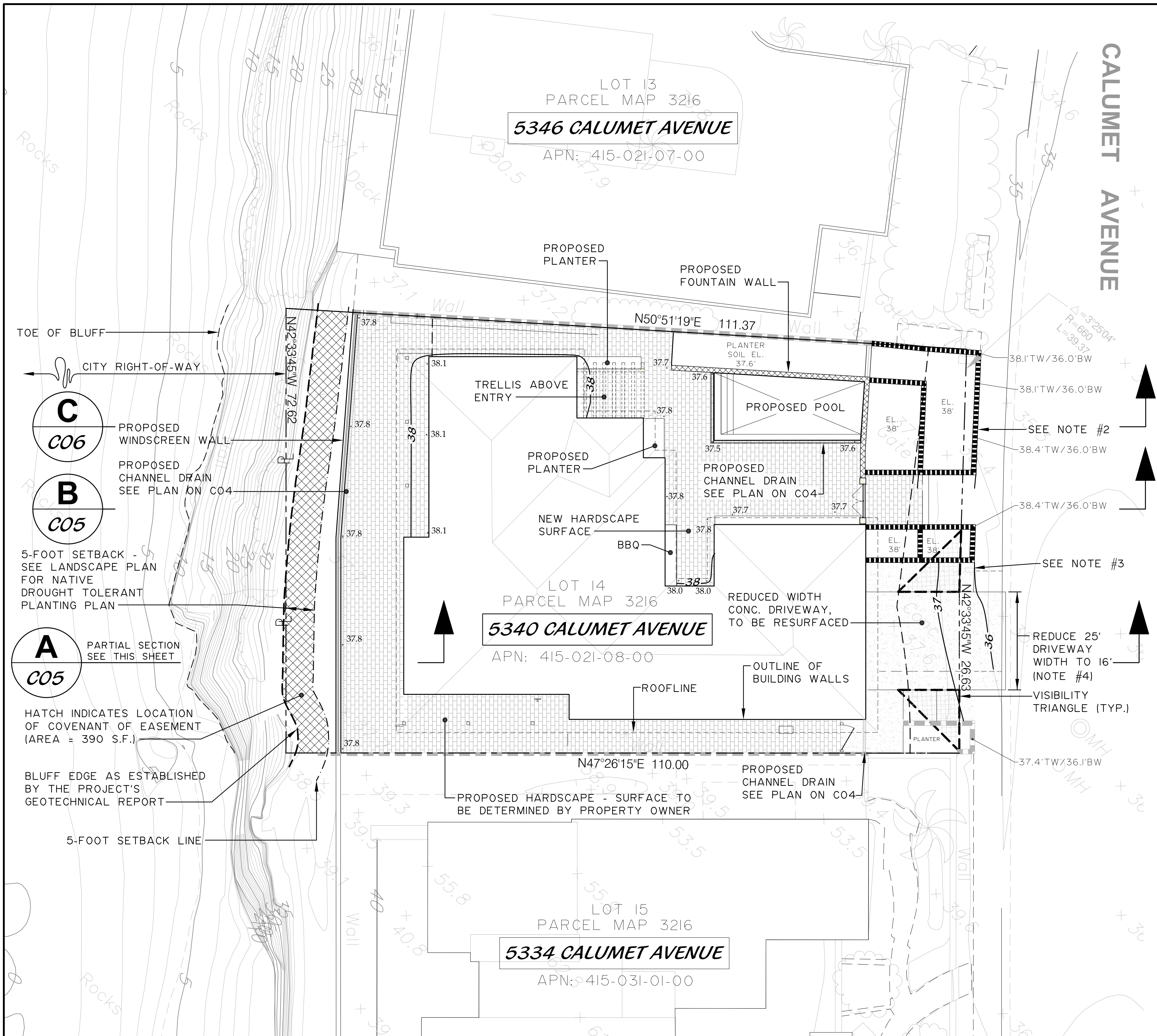
PROJECT No. 679089
1875-6249
NAD 83 COORDINATES
235-1688
LAMBERT COORDINATES



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REV	DESCRIPTION	DATE

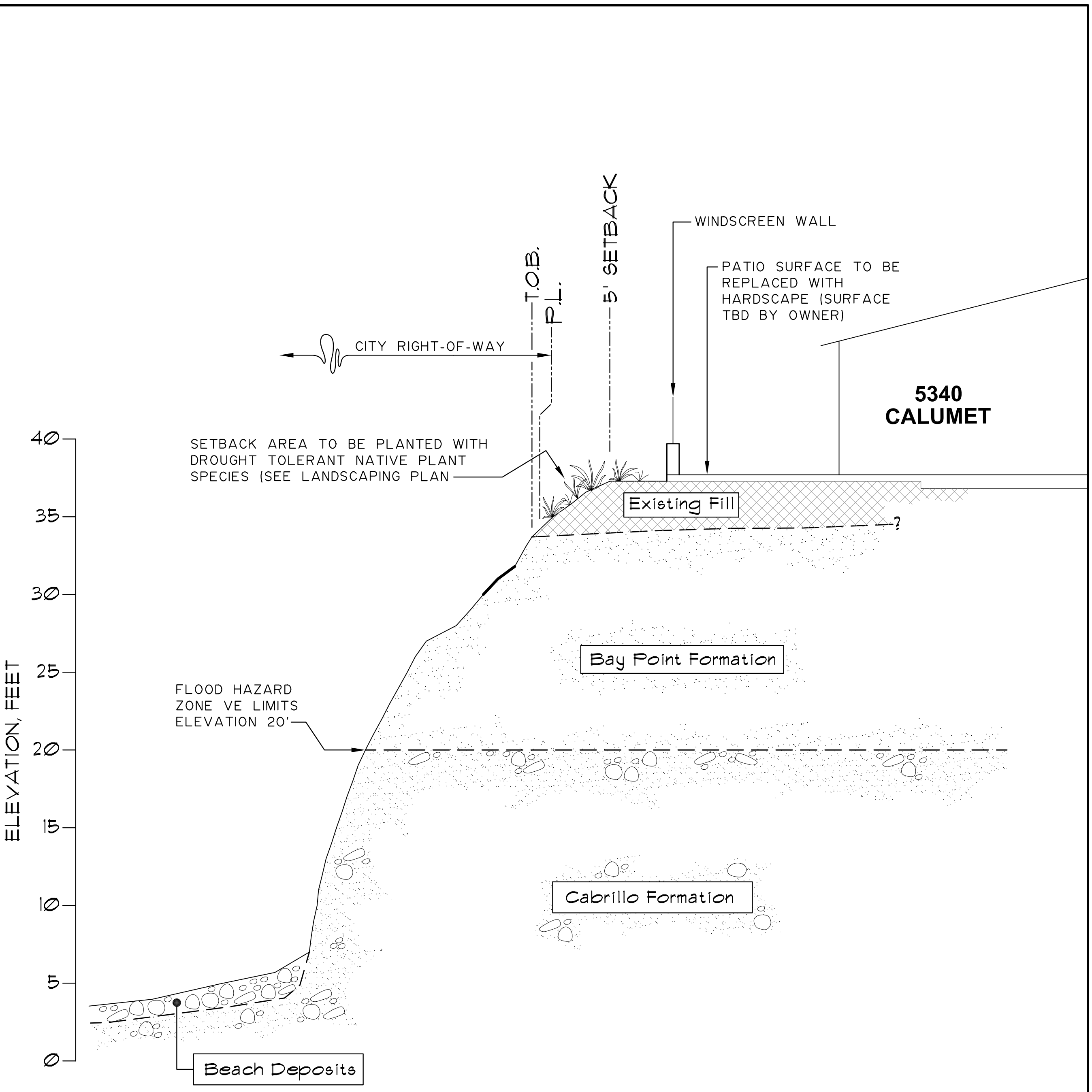
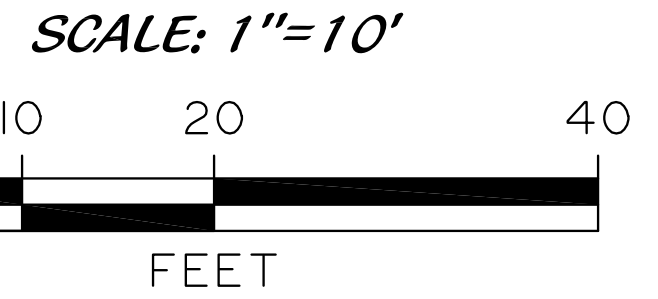
C02



PROPOSED SITE PLAN
SCALE: 1"=10'

PROPOSED SITE PLAN NOTES:
 1. ALL DRAINAGE FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE DIRECTED AWAY FROM ANY COASTAL BLUFF AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE DRAINAGE RUN-OFF. ALL DRAINAGE FROM ANY UNIMPROVED AREAS SHALL BE APPROPRIATELY COLLECTED AND DISCHARGED IN ORDER TO REDUCE, CONTROL, OR MITIGATE EROSION OF THE COASTAL BLUFF.

- NOTES:**
- 1. EMRA REQUIRED FOR SIDEWALK UNDERDRAINS. SEE LOCATIONS ON DRAINAGE PLAN, SHEET CO4.
 - 2. EMRA REQUIRED FOR PLANTER WALLS, LANDSCAPING AND IRRIGATION THAT EXTENDS INTO R/W.
 - 3. EXISTING WATER METER COVER TO BE REPLACED WITH A TRAFFIC RATED COVER IF IT FALLS WITHIN LIMITS OF DRIVEWAY.
 - 4. AREAS OF DRIVEWAY CLOSURE TO BE REPLACED WITH CITY STANDARD CURB AND SIDEWALK SATISFACTORY TO CITY ENGINEER.



PARTIAL PROPOSED CROSS SECTION A
SCALE: 1"=5' (H:V)

FOR FULL LOT SECTIONS SEE SHEET CO6 AND CO7.

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PRIVATE CONTRACT

COASTAL DEVELOPMENT PLANS FOR:

COASTAL BLUFF PATIO REPLACEMENT
 5340 CALUMET AVENUE, LA JOLLA, CA

SHEET TITLE:
PROPOSED PLAN & CROSS SECTION

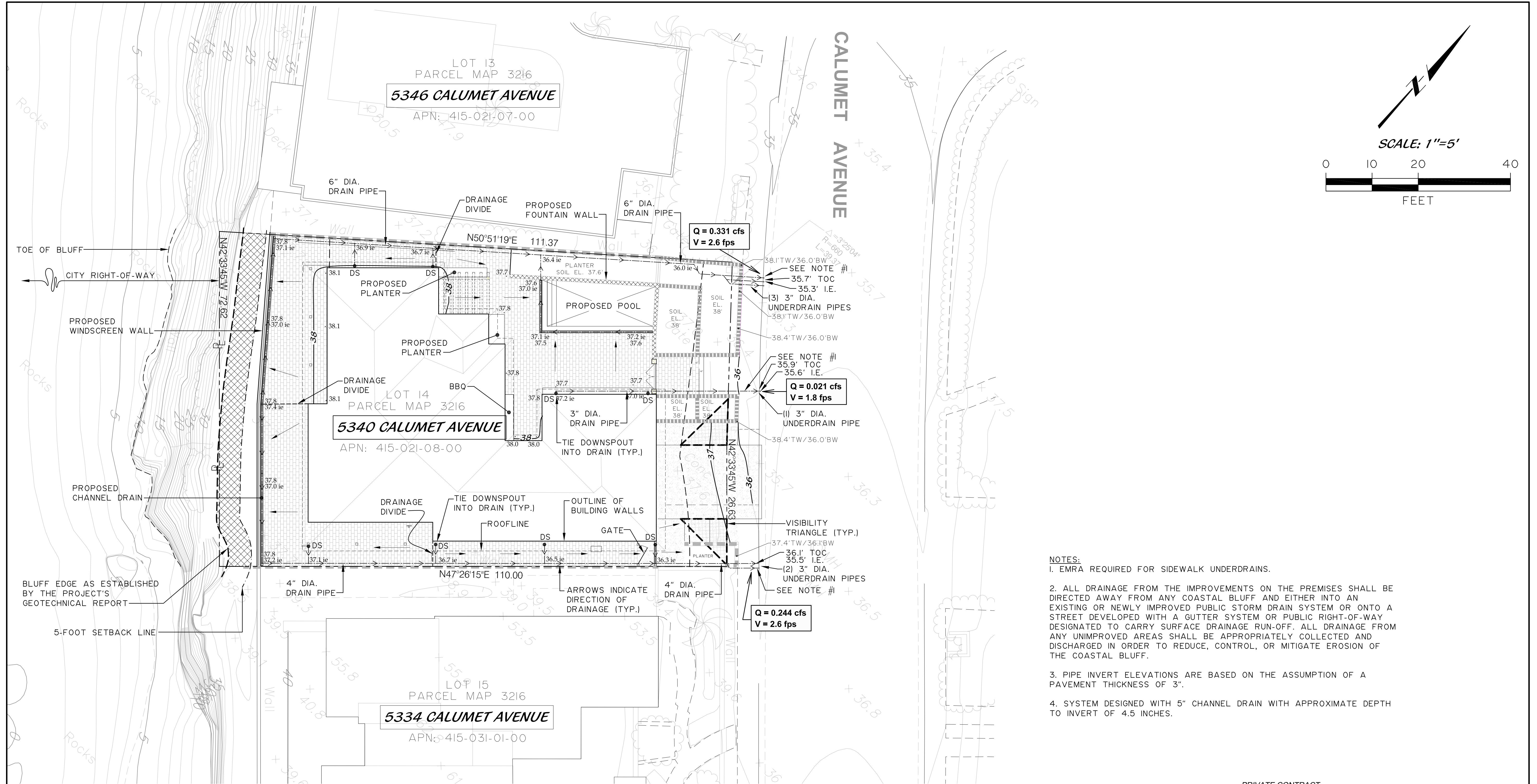
CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT

SHEET 4 OF 7 SHEETS

PROJECT No. 679089
 1875-6249
 NAD 83 COORDINATES
 235-1688
 LAMBERT COORDINATES

REV	DESCRIPTION	DATE

C03



PROPOSED DRAINAGE PLAN

SCALE: 1"=10'

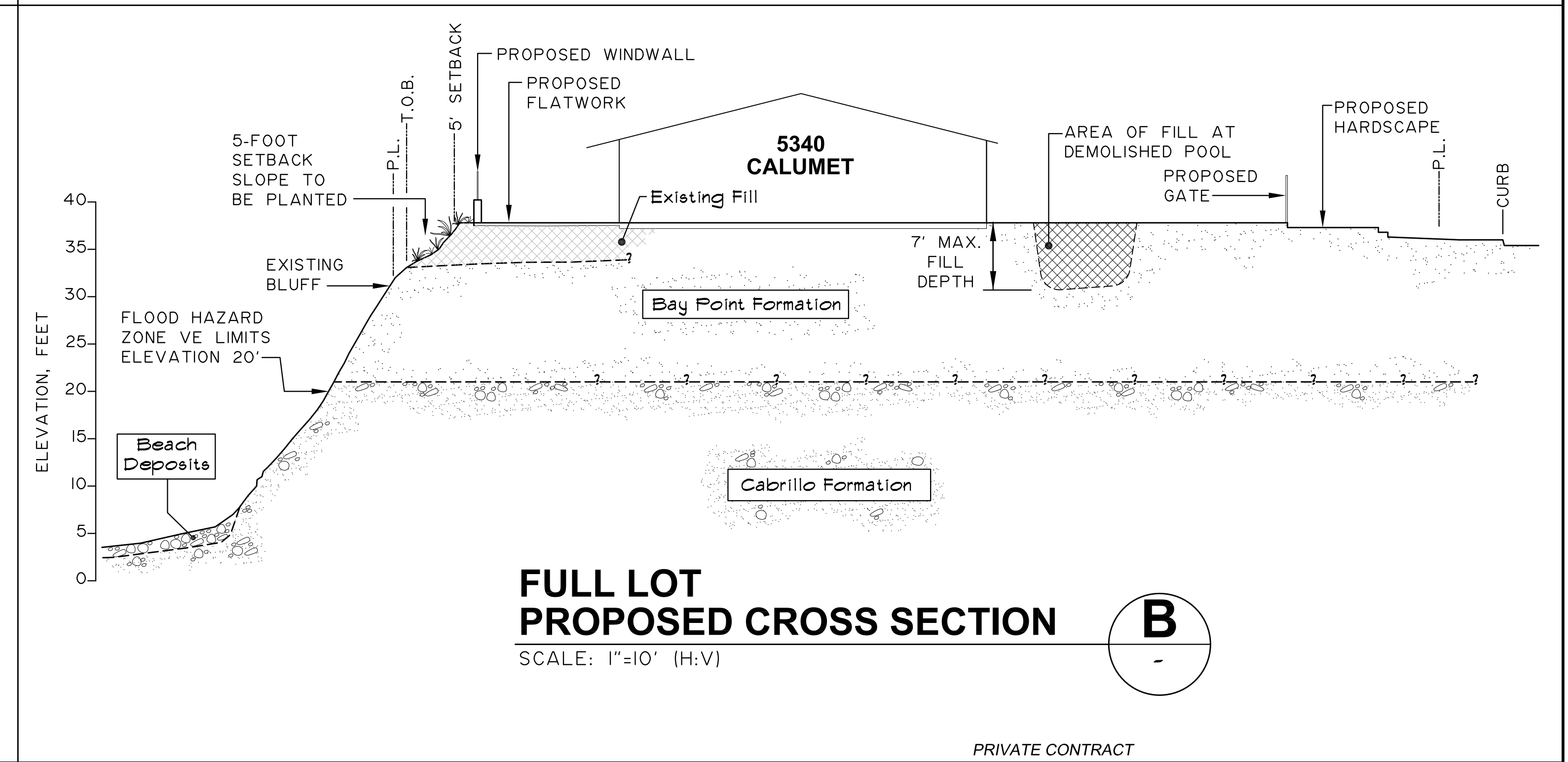
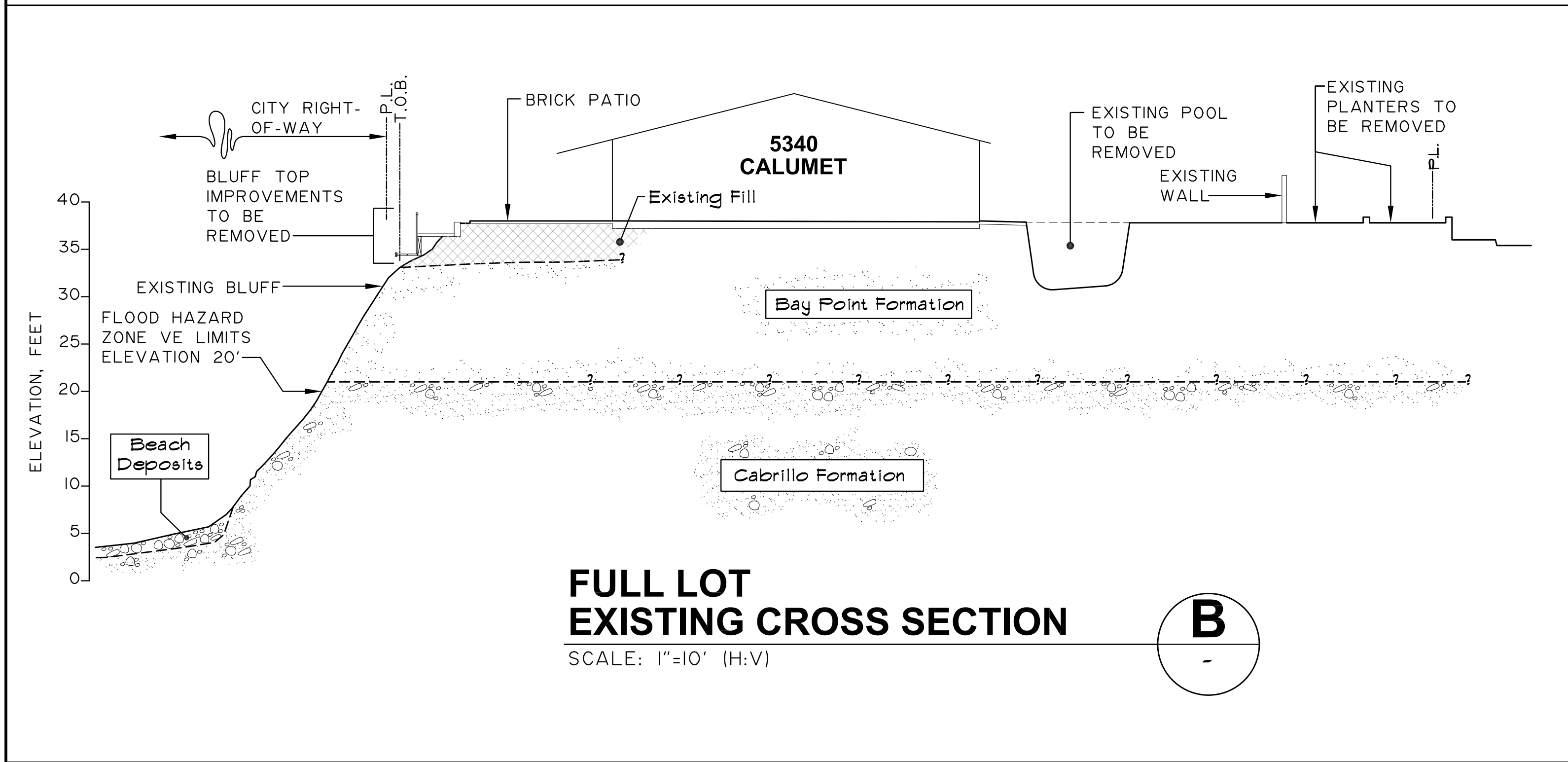
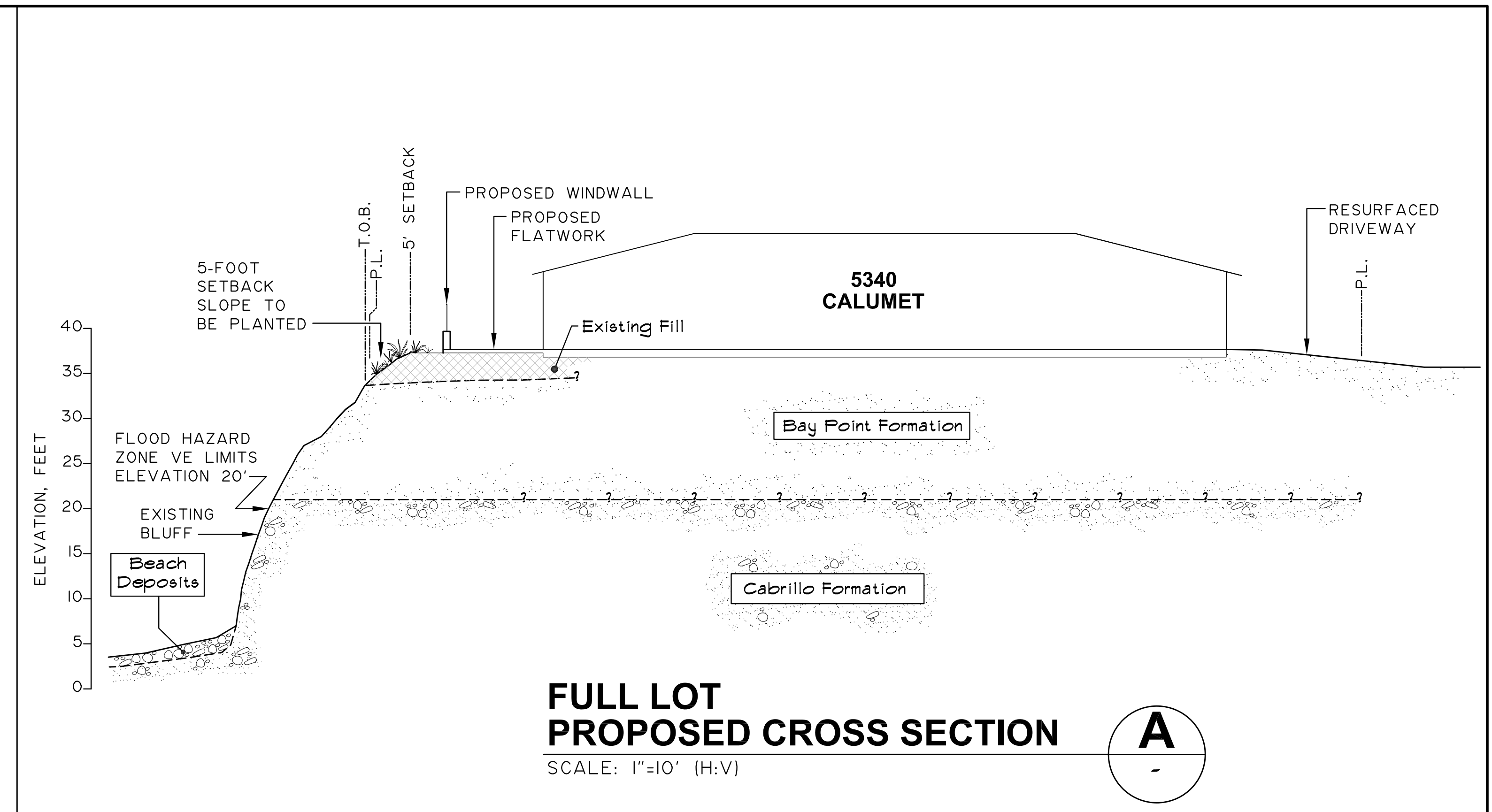
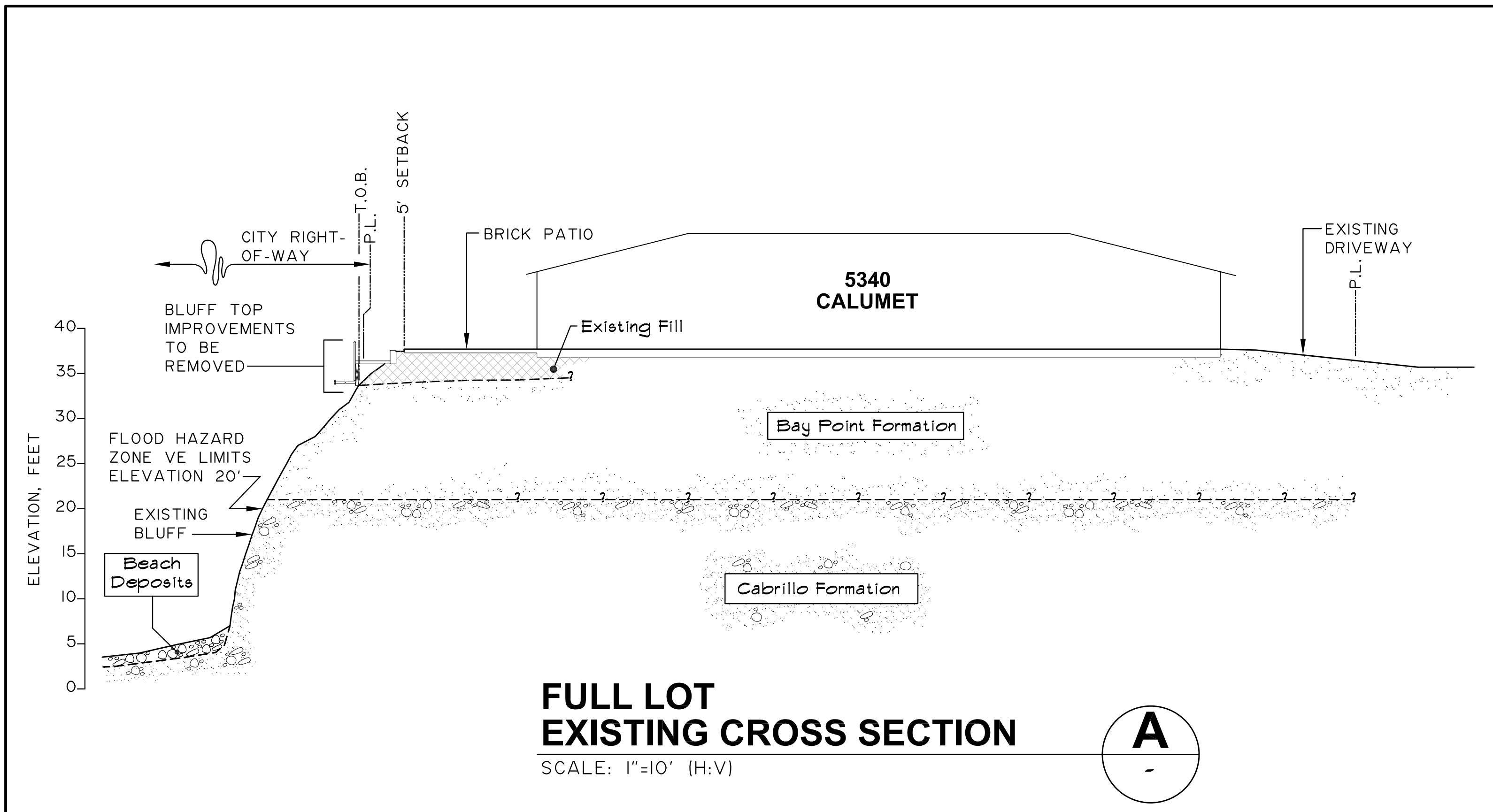
NOTES:

1. EMRA REQUIRED FOR SIDEWALK UNDERDRAINS.
2. ALL DRAINAGE FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE DIRECTED AWAY FROM ANY COASTAL BLUFF AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE DRAINAGE RUN-OFF. ALL DRAINAGE FROM ANY UNIMPROVED AREAS SHALL BE APPROPRIATELY COLLECTED AND DISCHARGED IN ORDER TO REDUCE, CONTROL, OR MITIGATE EROSION OF THE COASTAL BLUFF.
3. PIPE INVERT ELEVATIONS ARE BASED ON THE ASSUMPTION OF A PAVEMENT THICKNESS OF 3".
4. SYSTEM DESIGNED WITH 5" CHANNEL DRAIN WITH APPROXIMATE DEPTH TO INVERT OF 4.5 INCHES.



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PRIVATE CONTRACT	
COASTAL DEVELOPMENT PLANS FOR:	
COASTAL BLUFF PATIO REPLACEMENT 5340 CALUMET AVENUE, LA JOLLA, CA	
SHEET TITLE:	
PROPOSED DRAINAGE PLAN	
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT	
SHEET 5 OF 7 SHEETS	
PROJECT No. 679089	1875-6249 NAD 83 COORDINATES
	235-1688 LAMBERT COORDINATES
REV	DESCRIPTION DATE
C04	

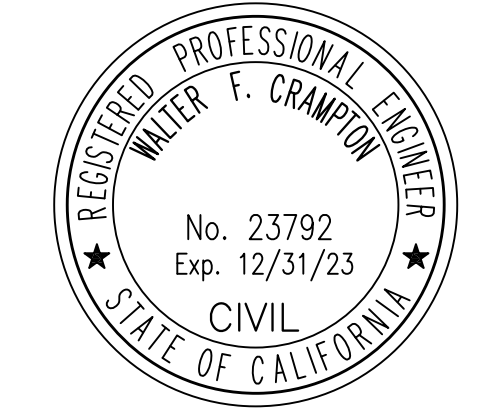


PRIVATE CONTRACT
COASTAL DEVELOPMENT PLANS FOR:
COASTAL BLUFF PATIO REPLACEMENT
5340 CALUMET AVENUE, LA JOLLA, CA

SHEET TITLE:
EXISTING & PROPOSED CROSS SECTIONS

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 6 OF 7 SHEETS

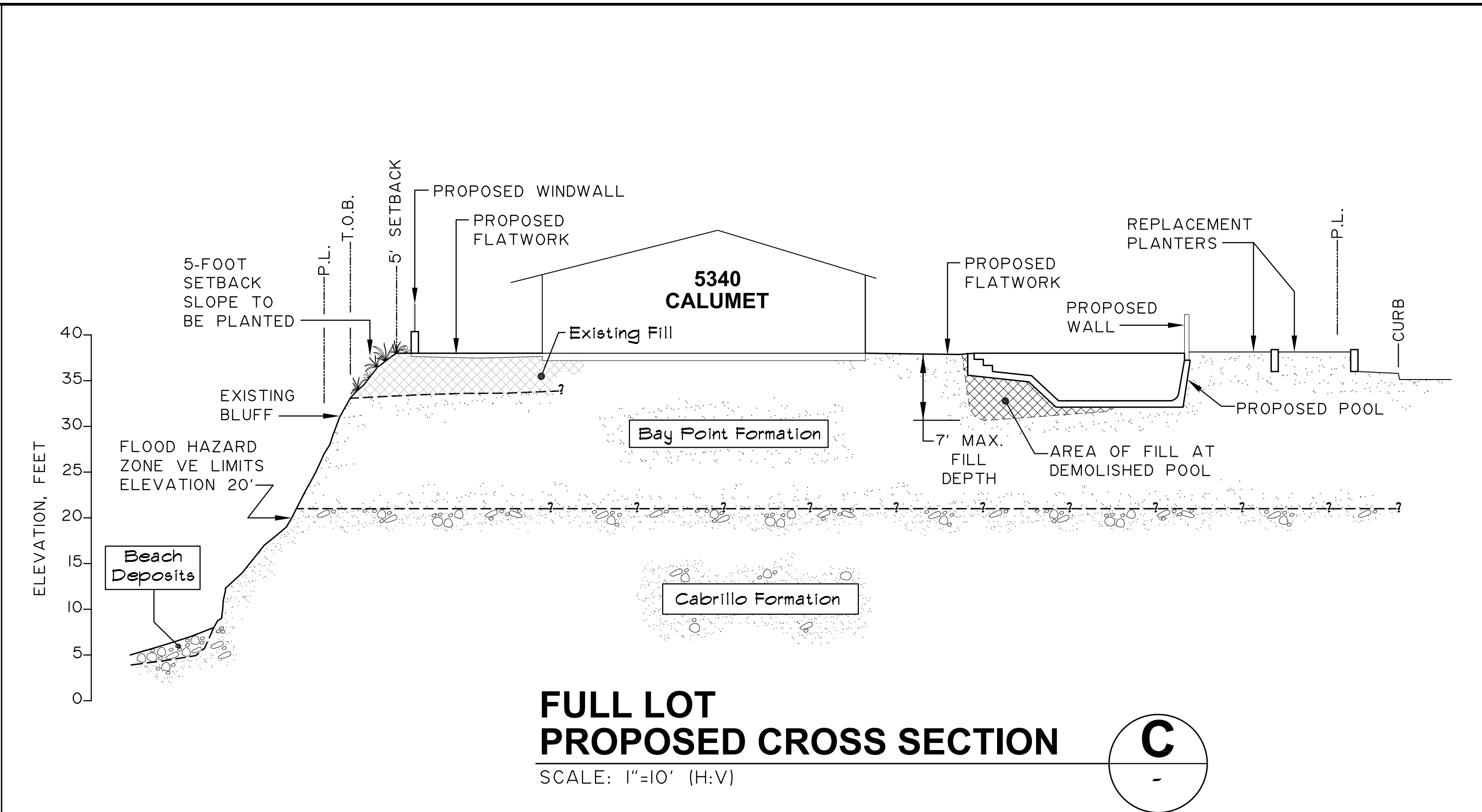
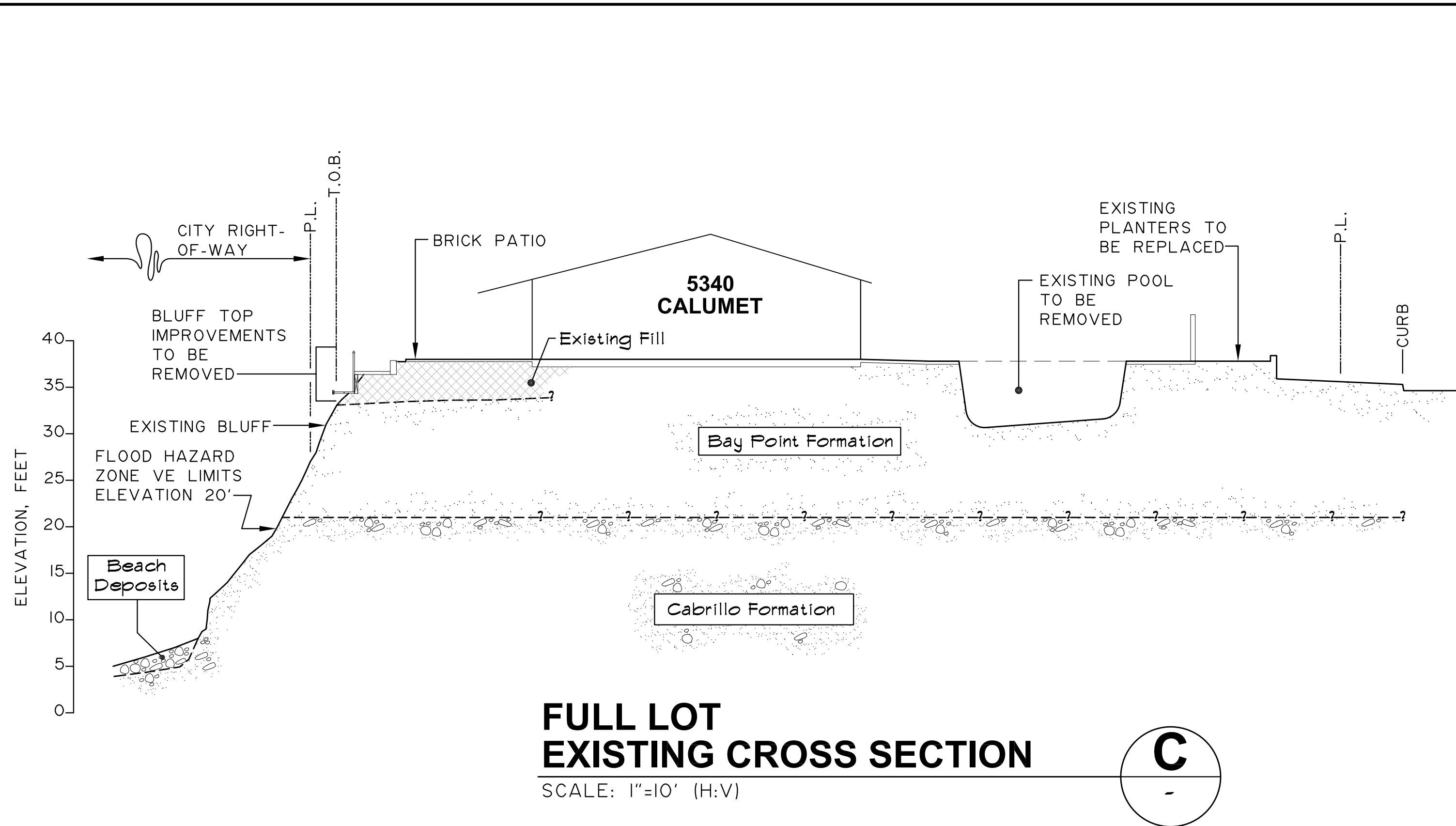
PROJECT No. 679089
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235-1688
LAMBERT COORDINATES



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REV	DESCRIPTION	DATE

C05



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PRIVATE CONTRACT
COASTAL DEVELOPMENT PLANS FOR:
COASTAL BLUFF PATIO REPLACEMENT
5340 CALUMET AVENUE, LA JOLLA, CA

SHEET TITLE:
EXISTING & PROPOSED CROSS SECTIONS

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
PROJECT No. 679089
1875-6249
NAD 83 COORDINATES
235-1688
LAMBERT COORDINATES

REV	DESCRIPTION	DATE

C06