



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 29, 2023 REPORT NO. HO-23-014

HEARING DATE: April 5, 2023

SUBJECT: CALLE DE LA GARZA REMODEL Process Three Decision

PROJECT NUMBER: 696515

OWNER/APPLICANT: Kimberly Draud, Trustee / Architect Mark D. Lyon

### SUMMARY

Should the Hearing Officer approve an application to construct a 1,304-square-foot addition to an existing 7,628-square-foot single family residence located at 2350 Calle de la Garza within the La Jolla Community Plan area?

#### Staff Recommendation:

1. Approve Site Development Permit No. 2579466 (amendment to Site Development Permit No. 1198970).

Community Planning Group Recommendation: On April 14, 2022, the La Jolla Community Planning Association voted 15-0-1 without conditions to recommend approval of the project (Attachment 7).

La Jolla Shores Planned District Advisory Board Recommendation: On March 16, 2022, the La Jolla Shores Planned District Advisory Board voted 4-0-0 without conditions to recommend approval of the project (Attachment 8).

Environmental Review: The Development Services Department reviewed the project and determined that it falls within the scope of the previously adopted "2014" Calle de la Garza Remodel Mitigated Negative Declaration (Project No. 341630). No subsequent document is required.

### BACKGROUND

The 0.56-acre site is located at 2350 Calle de la Garza in the La Jolla Shores Planned District (LJSPD) Single Family (SF) Base Zone, the Coastal Zone (Non-Appealable), and the Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area. It is currently entitled by Site Development

Permit No. 1198970, issued by the Hearing Office on July 16, 2014. That permit was for the renovation of an existing 3,643-square-foot single family residence, and the construction of 4,520-square-foot for an existing total of 7,532-square-foot, two-story, single-family residence.

The 0.56-acre site is situated east of La Jolla Shores Drive and west of interstate 5, north of La Jolla Parkway and south of North Torrey Pines Road and adjacent to the Pacific Ocean.

The current project will amend Site Development Permit No. 1198970, to allow a 1,304-square-foot addition to an existing residence.

This permit supersedes Site Development Permit No. 1198970, San Diego County Recorder's Office Document Number 2014-0335781, dated August 6, 2014, which is rendered void upon recordation of this permit.

### DISCUSSION

The project includes a 75-square-foot first floor addition and a 1,229-square-foot second story addition to an existing 7,628-square-foot single-family residence, for a total addition of 1,304 square feet. The new exterior renovations are primarily stucco, to fit in with the existing neighborhood context. Wood accent panels will enhance the stucco along with the addition of new windows, doors and a new roof. The height of the new addition would be 24 feet and 6 inches which is below the 30-foot height limit. Also, the second-floor addition has been kept to a minimum footprint and located on the northeastern side of the existing residence so as to limit impacts on the overall character of the house and by stepping back the second floor as recommended in the community plan. The project complies with the regulations of the La Jolla Shores Planned District, including height, density, building setbacks (must be in conformance with the surrounding area), lot coverage, and parking.

Required Permits: A La Jolla Shores Planned District (LJSPD) Permit (processed as a Process 3 Site Development Permit) is required in the LJSPD per San Diego Municipal Code (SDMC) Section 1510.0304 (b) (4) to amend Site Development Permit No. 1198970. Because the project will not demolish or remove more than 50 percent of the exterior walls of the existing structure (it demolishes only 4 percent), it is exempt from a Coastal Development Permit pursuant to SDMC Section 126.0704(a)(5).

Community Plan: The La Jolla Community Plan designates the site for low-density residential uses (0 – 5 dwelling units/acre), and the project is consistent with this land use designation. There are no public view corridors, vantage points, or physical access routes from the project site.

The project complies with the "Community Character" recommendations of the Community Plan Residential Land Use Element, which are implemented by the regulations of the La Jolla Shores Planned District. Recommendations include maintaining and enhancing the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures. To regulate the scale of new development, and to promote transitions in scale between new and older structures, the project's new exterior renovations are primarily stucco, consistent with the existing neighborhood context. Wood accent panels will enhance the stucco and provide harmonious and non-repetitive elevations. New windows and doors will bring the residence up to contemporary standards. Furthermore, in order to address transitions

between the bulk and scale between new and older development in residential areas, a new horizontal roof will be added.

Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that the project conforms with the Community Plan, General Plan, and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions (Attachments 4 and 5) and recommends the Hearing Officer approve Site Development Permit No. 2579466.

ALTERNATIVES

1. Approve Site Development Permit No. 2579466 (amendment to Site Development Permit No. 1198970), with modifications.
2. Deny Site Development Permit No. 2579466 (amendment to Site Development Permit No. 1198970), if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

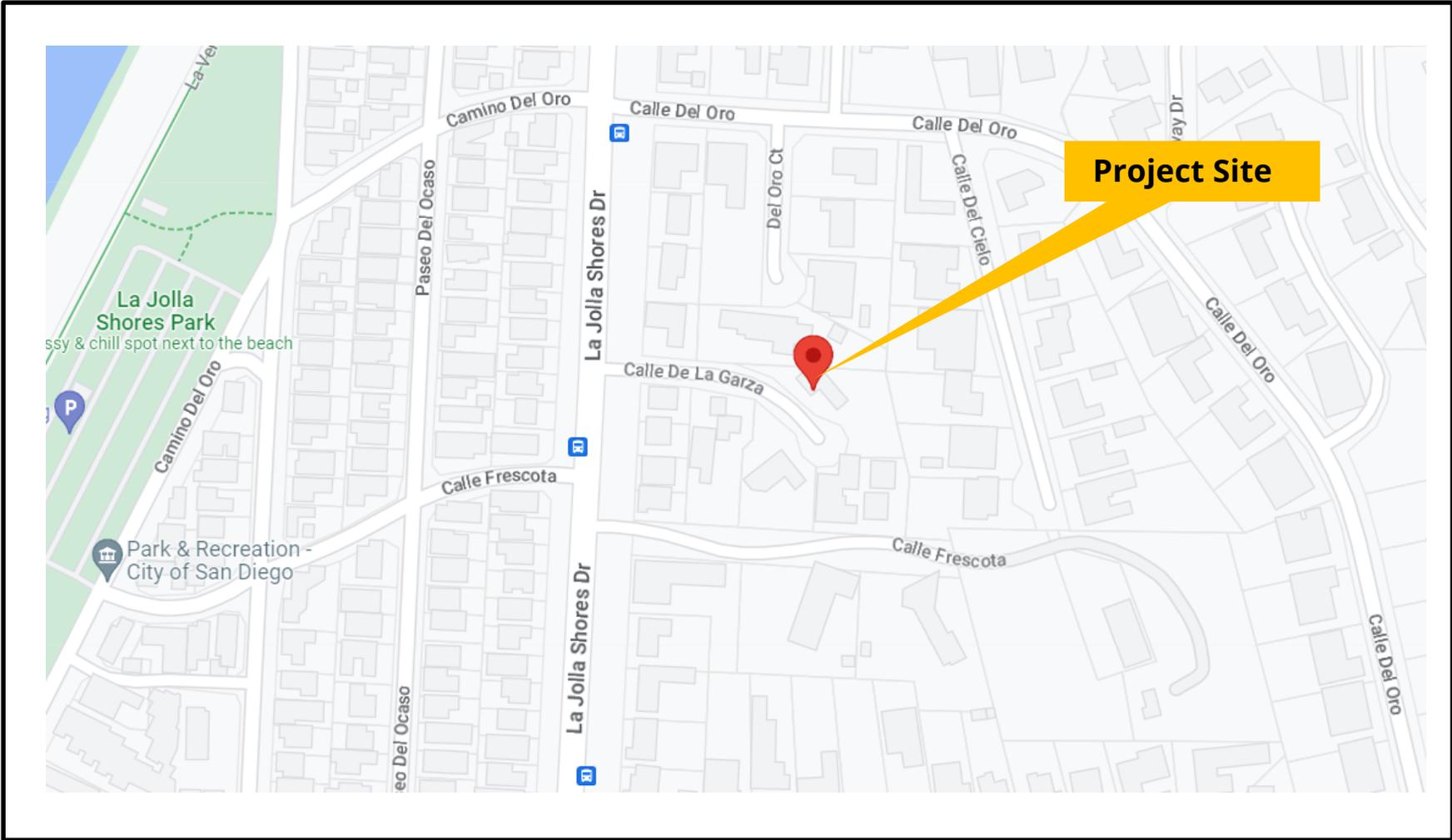
*Hector Rios*

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Hector Rios  
Development Project Manager

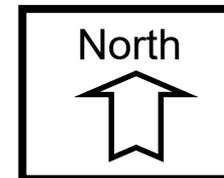
Attachments:

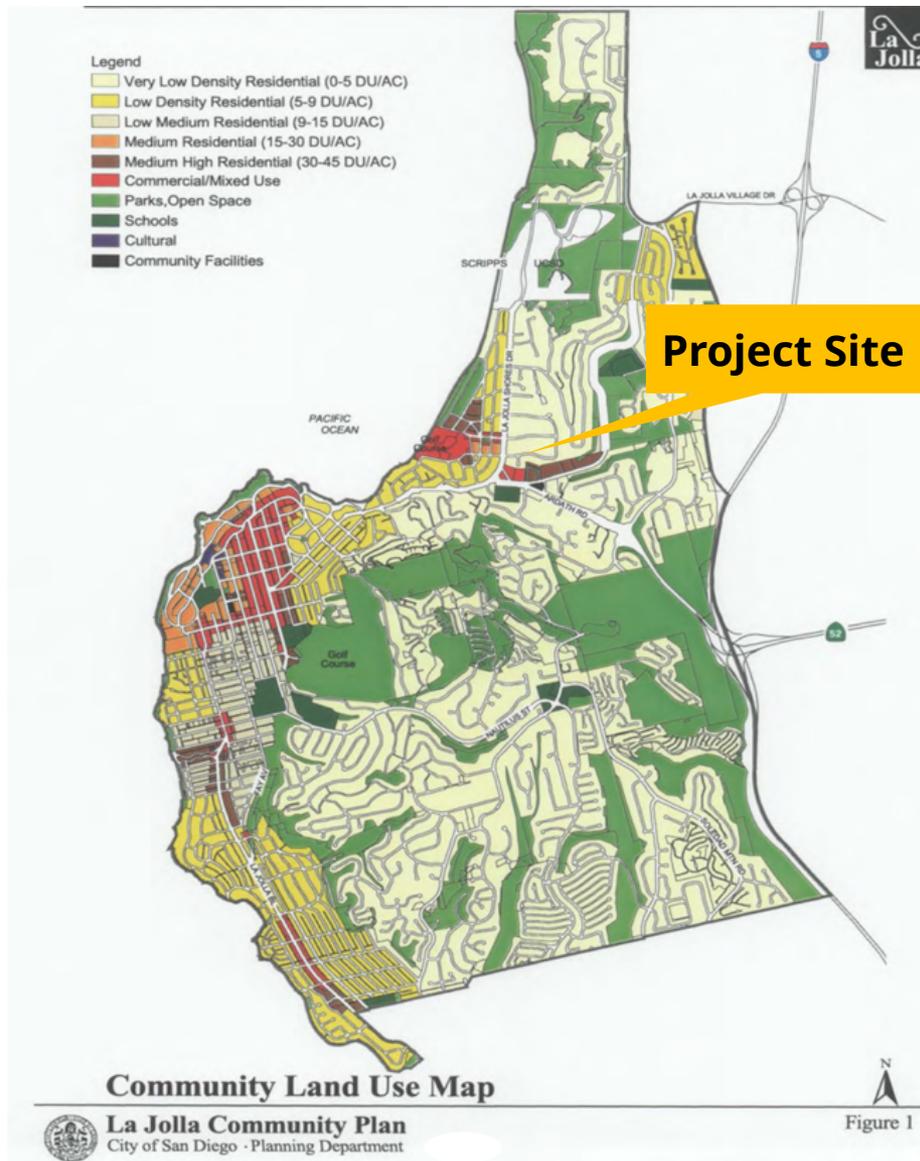
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Consistency Memo
7. Community Planning Group Recommendation
8. La Jolla Shores Planned District Advisory Board Recommendation
9. Ownership Disclosure Statement
10. Project Plans



## Project Location Map

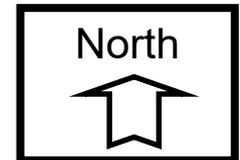
Calle de la Garza  
Project No. 696515 - 2350 Calle de la Garza





# Land Use Map

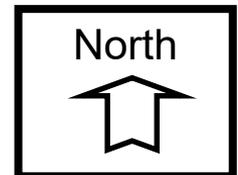
Calle de la Garza  
Project No. 696515 - 2350 Calle de la Garza





## Aerial Photograph

Calle de la Garza  
Project No. 696515 - 2350 Calle de la Garza



HEARING OFFICER RESOLUTION NO RESOLUTION NO. [REDACTED]  
**CALLE DE LA GARZA REMODEL - PROJECT NO. 696515**  
SITE DEVELOPMENT PERMIT NO. 2579466  
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1198970

WHEREAS, KIMBERLY DRAUD, Trustee of the amended and restated trust agreement of Kimberly Draud, dated June 18, 2008, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit to construct a 1,304-square-foot addition to an existing 7,628-square-foot single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2579466) on portions of a 0.56-acre site;

WHEREAS, the project site is located at 2350 Calle de la Garza in the La Jolla Shores Planned District LJSPD-SF zone, the Coastal Zone (Non-Appealable), and the Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 11 of Cerca De La Playa, in the City of San Diego, County of San Diego, State of California, according to Map thereof No.7957; filed in the Office of the County Recorder of San Diego County, June 5, 1974; APN No. 346 – 180 – 2200.

WHEREAS, on June 26, 2014, the City of San Diego, as Lead Agency, adopted the 2014 Calle de la Garza Remodel Mitigated Negative Declaration (Project No. 341630); and the project is consistent with that document, with no further environmental documentation being required;

WHEREAS, on April 5, 2023, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2579466 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2579466:

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

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

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

The project site is located at 2350 Calle de La Garza, in the La Jolla Shores Planned District-Single Family Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The proposed project includes the demolition of four percent of the existing exterior walls, renovation of the existing residence, and the construction of a new 1,229-square-foot second story addition and 75-square-foot addition to the first floor. A La Jolla Shores Planned District (LJSPD) Permit (processed as a Process 3 Site Development Permit) is required in the LJSPD per San Diego Municipal Code (SDMC) Section 1510.0201(a) to amend Site Development Permit No. 1198970. The Community Plan designates the site for single-family residences. The 0.56-acre site is designated by the Community Plan for low-density residential uses (0-5 dwelling units/acre), and the single-family home addition is consistent with this land use designation. In addition, there are no public view corridors, vantage points, or physical access routes from the project site.

The project complies with the "Community Character" recommendations of the Community Plan Residential Land Use Element, which are implemented by the regulations of the La Jolla Shores Planned District. Recommendations include maintaining and enhancing the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures. To regulate the scale of new development, and to promote transitions in scale between new and older structures, the project's new exterior renovations are primarily stucco, consistent with the existing neighborhood context. Wood accent panels will enhance the stucco and provide harmonious and non-repetitive elevations. New windows and doors will bring the residence up to contemporary standards. Furthermore, in order to address transitions between the bulk and scale between new and older development in residential areas, a new horizontal roof will be added. The height with the new addition would be at 24 feet and 6 inches which is below the 30-foot height limit. Also, the second floor addition has been kept to a minimum footprint and located on the northeastern side of the existing residence so as to limit impacts on the overall character of the house, and by stepping back the second floor as recommended in the community plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site has no Environmentally Sensitive Lands or sensitive environmental resources. This project has been reviewed pursuant to the California Environmental Quality Act. Calle De La Garza Remodel project was evaluated on November 29, 2022 in accordance with CEQA and it was determined that the proposed project would not result in new impacts. For this reason, the environmental analysis did not find any significant impacts to the public health and safety.

Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

Conditions of approval require a construction permit with required Best Management Practices to ensure site drainage and run-off are directed to the right-of-way. Based on the above analysis, project features and conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare

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

The project complies with the regulations of the La Jolla Shores Planned District, including height (24'-6" where no more than 30 feet is allowed), density, building setbacks, lot coverage, and parking. Staff has determined that the project meets the general design regulations of SDMC 1510.0301 because the new exterior renovations are primarily stucco, consistent with the existing neighborhood context. Wood accent panels will enhance the stucco and provide harmonious and non-repetitive elevations. New windows and doors will bring the residence up to contemporary standards. The new second-story horizontal roof of the residence will be below the 30-foot height limit and will be kept to a minimum footprint so as not to impact the overall character of the house. The proposed development will observe setbacks to all property lines consistent with other properties within the vicinity.

No deviations are requested, and the project will meet all other applicable Land Development Code requirements. Therefore, the proposed project will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2579466 (an amendment to Site Development Permit No. 1198970) is hereby GRANTED by the Hearing Officer to the referenced Trustee/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2579466, a copy of which is attached hereto and made a part hereof.

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Hector Rios

Development Project Manager  
Development Services

Adopted on: April 5, 2023  
Internal Order No: 24009024

DRAFT

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24009024

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2579466  
**CALLE DE LA GARZA REMODEL - PROJECT NO. 696515**  
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1198970  
HEARING OFFICER

This Site Development Permit No. 2579466 (amendment to Site Development Permit No. 1198970, approved by the Hearing Officer of the City of San Diego on July 16, 2014, recorded in the Office of the San Diego County Recorder on August 6, 2014 as Document No. 2014-0335781 of Official Records) is granted by the Hearing Officer of the City of San Diego to KIMBERLY DRAUD, Trustee of the amended and restated trust agreement of Kimberly Draud, dated June 18, 2008, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0504(a) and 126.0505. The 0.56-acre site is located at 2350 Calle de la Garza in the La Jolla Shores Planned District Single Family Base Zone and the Coastal (Non-Appealable) Overlay Zone and Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area .

The project site is legally described as: Lot 11 of Cerca De La Playa, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7957; filed in the Office of the County Recorder of San Diego County, June 5, 1974. APN No. 346-180-2200.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 1,304-square-foot addition to an existing 7,628-square-foot single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated April 5, 2023 on file in the Development Services Department.

The project shall include:

- a. The construction of a 75-square-foot first floor addition and a 1,229-square-foot second story addition to an existing 7,628-square-foot single-family residence, for a total of 1,304 square feet.
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

(CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 19, 2026.
2. This permit supersedes Site Development Permit No. 1198970, San Diego County Recorder's Office Document Number 2014-0335781, dated August 6, 2014, which is rendered void upon the recordation of this permit.
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 building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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 incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
14. 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) of Chapter 4 of the City's Storm Water Standards.
15. This project proposes to export one cubic yard of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the two existing 12-foot wide driveways to provide sidewalk transitions, per SDG-159, adjacent to the site on Calle De La Garza, satisfactory to the City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the three existing sidewalk underdrains, landscaping, and large decorative stone within the Calle De La Garza right-of-way, adjacent to the site, satisfactory to the City Engineer.
18. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the new streetlamp and existing staircase within the 15-foot wide sewer easement, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

19. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape & irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, stepping stone, ground cover, or similar), & driveways may not count towards the minimum landscape area.
20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be

repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

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

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on April 5, 2023, and (Approved Resolution Number).

Site Development Permit No. 2579466  
April 5, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Hector Rios  
Development Project Manager

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

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**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.

**The Amended and Restated Trust  
Agreement of Kimberly Draud,  
dated June 18, 2008**

Owner/Permittee

By \_\_\_\_\_  
Kimberly Draud, TRUSTEE

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



THE CITY OF SAN DIEGO

## M E M O R A N D U M

DATE: November 29, 2022

TO: Hector Rios, Development Project Manager, Development Services Department

FROM: Sara Osborn, Senior Planner, Development Services Department

SUBJECT: Calle de la Garza Remodel (Project No. # 696515) California Environmental Quality Act – Section 15162 Evaluation

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The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent EIRs and Negative Declaration consistency evaluation for the proposed Calle de la Garza Remodel (Project No. # 696515.)

This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed amendments. DSD has determined that the proposed project to construct a single-family residence is consistent with the 2014 Calle de la Garza Remodel Mitigated Negative Declaration (Project No. 341630); and would not result in new impacts.

**BACKGROUND**

The proposed project is to amend SDP No. 341630, for an addition to a residential single-dwelling unit. The proposal will include a second story addition of 1,229 square feet with a new deck and a 75 square feet addition to the first floor to an existing 7,628 square foot single family residence. The project would be constructed within the developed portions of the .56 acre site.

## **EVALUATION**

### **2014 Calle de la Garza Remodel**

In 2014, the 2014 Calle de la Garza Remodel MND was adopted by the Hearing Officer for the renovation of an existing 3,643 square foot home to include a demolition of 631 square feet to the existing structure and propose a total of 4,520 square foot addition resulting in a 7,532 square foot, two-story single family residence.

The 2014 Calle de la Garza Remodel MND analyzed impacts to Cultural Resources (Archaeology) which would all be reduced to a level below significance in accordance with the California Environmental Quality Act (CEQA) with a Mitigation Monitoring and Reporting Program.

The 2022 Calle de la Garza Remodel project was evaluated in accordance with CEQA and it was determined that the proposed project would not result in new impacts. Since the addition is primarily on the second story with only a 75 square foot addition limited to ground disturbing activities in previously disturbed portions of the site on the first floor, impacts to Cultural Resources (Archeological Resources) would not rise to a level of significance and the project would not require the 2014 Mitigation Monitoring and Reporting Program to be implemented with the amendment.

### **CEQA 15162 CONSISTENCY EVALUATION**

DSD reviewed the proposed amendments and conducted an 15162 consistency evaluation with the previously adopted 2014 Calle de la Garza Remodel MND (LDR No. 341630). The evaluation substantiates the conclusion that supports a determination that no subsequent document is required.

## **CONCLUSION**

Overall, it is not anticipated that the implementation of the proposed amendments would result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously 2014 Calle de la Garza Remodel MND (LDR No. 341630). The project would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

DSD finds that none of the three criteria listed above has occurred. In addition, this evaluation supports the use of the adopted 2014 Calle de la Garza Remodel MND (LDR No. 341630) for the proposed project pursuant to CEQA Guidelines Section 15162.

Therefore, the adopted 2014 Calle de la Garza Remodel MND (LDR No. 341630) adequately covers the addition to the single-family residence being proposed.

Sara Osborn  
Senior Planner

Attachment: 1. 2014 Calle de la Garza Remodel MND (LDR No. 341630)



Advance Planning &  
Engineering Division  
(619) 446-5460

## MITIGATED NEGATIVE DECLARATION

Project No. 341630  
SCH No. N/A

**SUBJECT:** **CALLE DE LA GARZA REMODEL:** A SITE DEVELOPMENT PERMIT for a 4,520-square-foot addition to an existing 3,643-square-foot, two-story, single-dwelling residence and a pool. In addition, the project would construct associated site improvements (i.e. landscaping, hardscape, driveways, and site walls). The 0.565-acre site is located at 2350 Calle De La Garza. The land use designation for the project site is Very Low Density Residential per the Community Plan. Furthermore, the project site is located in the SF zone of the La Jolla Shores Planned District, the Coastal Overlay Zone (non-appealable 2 area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact Area), and within the La Jolla Community Plan and Local Coastal Program Area. (Legal Description: Lot 11 of Cerca De La Playa, Map 7957). Owner: Michael Rohmiller

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION: The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Historical Resources (Archaeology)**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.
- IV. DOCUMENTATION: The attached Initial Study documents the reasons to support the above Determination.
- V. MITIGATION, MONITORING AND REPORTING PROGRAM:
  - A. **GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)**
    1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

## **B. GENERAL REQUIREMENTS – PART II**

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent and the following consultants: *Qualified Archaeologist, Native American Monitor*

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

#### CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 341630 and /or Environmental Document Number 341630, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

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

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

*Not Applicable*

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

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

**5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

**Document Submittal/Inspection Checklist**

<u>Issue Area</u>	<u>Document submittal</u>	<u>Assoc Inspection/Approvals/Notes</u>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**HISTORICAL RESOURCES (ARCHAEOLOGY)**

**I. Prior to Permit Issuance**

**A. Entitlements Plan Check**

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

**B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as

defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

## **II. Prior to Start of Construction**

### **A. Verification of Records Search**

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

### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

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

### III. During Construction

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

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### B. Discovery Notification Process

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

### C. Determination of Significance

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

### IV. Discovery of Human Remains

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

#### A. Notification

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

#### B. Isolate discovery site

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

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

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
  4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
  5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
    - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
    - c. In order to protect these sites, the Landowner shall do one or more of the following:
      - (1) Record the site with the NAHC;
      - (2) Record an open space or conservation easement on the site;
      - (3) Record a document with the County.
    - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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

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

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
  - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
  - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical

- Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

**VI. PUBLIC REVIEW DISTRIBUTION:** Draft copies or notice of this Mitigated Negative Declaration were distributed to:

STATE OF CALIFORNIA

Coastal Commission (48)

CITY OF SAN DIEGO

Mayor's Office

Councilmember Lightner - District 1

City Attorney's Office (93C)

Historical Resources Board (87)

Development Services (501)

EAS

Planning Review

Landscape

Geology

Engineering Review

Facilities Financing (93B)

San Diego Central Library (81)

La Jolla – Riford Library (81L)

OTHER ORGANIZATIONS AND INTERESTED PARTIES

Carmen Lucas (206)

South Coastal Information Center (210)

San Diego Archaeological Center (212)

Save Our Heritage Organization (214)

Ron Christman (215)

Clint Linton (215B)

Campo Band of Mission Indians (216)

Frank Brown – Inter-Tribal Cultural Resources Council (217)

San Diego County Archaeological Society, Inc (218)

Kumeyaay Cultural Heritage Preservation (223)

Kumeyaay Cultural Repatriation Committee (225)

Native American Distribution [Public Notice Only] (225A-S)

La Jolla Village News (271)

La Jolla Shores Association (272)

La Jolla Town Council (273)

La Jolla Historical Society (274)

La Jolla Community Planning Association (275)

Tony Crisafi – Chair

La Jolla Shores PDO Advisory Board (279)

La Jolla Light (280)

Patricia K. Miller (283)

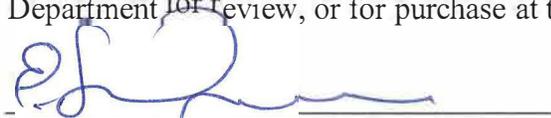
Michael Rohmiller, Owner

Mark Lyon, Applicant

**VII. RESULTS OF PUBLIC REVIEW:**

- No comments were received during the public input period.
- Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Development Services Department for review, or for purchase at the cost of reproduction.



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E. Shearer-Nguyen, Senior Planner  
Development Services Department

May 28, 2014  
Date of Draft Report

June 26, 2014  
Date of Final Report

Analyst: S. Cooper

Attachments: Figure 1 - Location Map  
Figure 2 - Site Plan  
Initial Study Checklist



**San Diego County Archaeological Society, Inc.**

Environmental Review Committee

19 June 2014

To: Mr. Scott Cooper  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration  
Calle de la Garza Remodel  
Project No. 341630

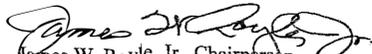
Dear Mr. Cooper:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the initial study and DMND posted on the City's website, we concur with the archaeological monitoring program included in the DMND.

Thank you for affording us this opportunity to participate in the City's environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File

City staff response(s) to the San Diego County Archaeological Society, Inc. comment(s) letter for the Calle De La Garza Remodel, Project No. 341630

- 1. Comment noted.

I

## INITIAL STUDY CHECKLIST

1. Project title/Project number: **Calle De La Garza Remodel / 341630**
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS 501, San Diego, CA 92101
3. Contact person and phone number: Scott Cooper – 619.446.5378
4. Project location: 2350 Calle De La Garza, La Jolla, California 92037 within the City and County of San Diego
5. Project Applicant/Sponsor's name and address: Michael Rohmiller, 2612 Marlo Way, Lakeside Park, Kentucky 41017
6. General/Community Plan designation: Residential / Very Low Density Residential
7. Zoning: La Jolla Shores Planned District (LJSPD)-SF Zone
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):  
 SITE DEVELOPMENT PERMIT (SDP) for a 4,520-square-foot addition to an existing 3,643-square-foot, two-story, single-dwelling residence and pool. The project consists of a 4,496-square-foot first floor addition and a 24-square-foot lower floor addition to the existing structure. In addition, the project would construct associated site improvements (i.e. landscaping, hardscape, driveways, and site walls ranging in height from three to six feet located within the front yard). The structure would not exceed 30 feet in height from grade.  
  
 The project landscaping has been reviewed by City Landscape staff and would comply with all applicable City of San Diego Landscape ordinances and standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Ingress to the project site would be via Calle De La Garza. All parking would be provided on site.
9. Surrounding land uses and setting: Briefly describe the project's surroundings: The developed 0.565-acre (24,624-square-foot) project site is located at 2350 Calle De La Garza. Residential development surrounds the property on all sides. Vegetation onsite is varied and consists of non-native landscaping flora, including shrub and trees. The parcel is designated Very Low Density Residential (0 - 5 dwelling units per acre) and zoned LJSPD-SF within the La Jolla Community Plan and Local Coastal Program. Additionally, the

project site is within the Coastal Overlay Zone (non-appealable 2 area), the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal Impact Area). The parcel is situated in a neighborhood setting of similar uses (residential development). In addition, the project site is located in a developed area currently served by existing public services and utilities.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): None Required

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                     |                                    |                          |                               |                          |                                 |
|-------------------------------------|------------------------------------|--------------------------|-------------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/>            | Aesthetics                         | <input type="checkbox"/> | Greenhouse Gas Emissions      | <input type="checkbox"/> | Population/Housing              |
| <input type="checkbox"/>            | Agriculture and Forestry Resources | <input type="checkbox"/> | Hazards & Hazardous Materials | <input type="checkbox"/> | Public Services                 |
| <input type="checkbox"/>            | Air Quality                        | <input type="checkbox"/> | Hydrology/Water Quality       | <input type="checkbox"/> | Recreation                      |
| <input type="checkbox"/>            | Biological Resources               | <input type="checkbox"/> | Land Use/Planning             | <input type="checkbox"/> | Transportation/Traffic          |
| <input checked="" type="checkbox"/> | Cultural Resources                 | <input type="checkbox"/> | Mineral Resources             | <input type="checkbox"/> | Utilities/Service System        |
| <input type="checkbox"/>            | Geology/Soils                      | <input type="checkbox"/> | Noise                         | <input type="checkbox"/> | Mandatory Findings Significance |

**DETERMINATION:** (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- The proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors

as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I) AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

**No Impact.** No scenic vista or view corridor is identified in the La Jolla Community Plan and Local Coastal Program. Therefore, the project would not have a substantial adverse effect on a scenic vista.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.** No significant resources exist onsite. The project is not located within a scenic highway area.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

**No Impact.** The site is currently developed with a single-dwelling residence. The addition to an existing residence is compatible with the surrounding residential development and is permitted by the community plan and zoning designation.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**No Impact.** Development of the project would comply with City glare regulations. All permanent exterior lighting would be required to comply with City regulations to reduce potential adverse effects on neighboring properties. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. The project would also be subject to the City’s Outdoor Lighting Regulations per Municipal Code Section 142.0740.

II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

**No Impact.** The project site is located within a developed residential neighborhood. This area is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, lands surrounding the project are not in agricultural production and are not classified as farmland by the FMMP. Therefore, the project would not convert farmland to non-agricultural uses.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

**No Impact.** Refer to response II(a), above. There are no Williamson Act Contract lands on or within the vicinity of the project. The project would not affect any properties zoned for agricultural use or be affected by a Williamson Act Contract.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

**No Impact.** The project site is zoned for single-dwelling development and would not require a rezone. No designated forest land or timberland occur within the boundaries of the project.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

**No Impact.** Refer to response II(c), above.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

**No Impact.** Refer to responses II(a) and II(c), above. The project and surrounding area do not contain any farmland or forest land. No changes to any such lands would result from project implementation.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

- a) Conflict with or obstruct implementation of the applicable

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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air quality plan?

**No Impact.** The project would construct an addition to an existing residence. The project site is located within a neighborhood of similar uses and is designated for residential development in the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project would not negatively impact goals of the applicable air quality plan as the existing and proposed uses are the same. Furthermore the project is consistent with applicable General and Community plan land use designations and the underlying zone.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than Significant Impact.**

**Short-Term (Construction) Emissions.** Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or offsite.

Fugitive dust emissions are generally associated with land-clearing and grading operations. Construction operations would include standard measures as required by City of San Diego grading permit to reduce potential air quality impacts to less than significant. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. No mitigation measures are required.

**Long-Term (Operational) Emissions.** Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would construct an addition to an existing residence and associated site improvements. Based on the residential land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. No impact would occur.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less Than Significant Impact.** As described above, construction operations could temporarily

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a level less than significant. The project would construct an addition to an existing residence. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

- d) Create objectionable odors affecting a substantial number of people?

**Less Than Significant Impact.** Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Such odors are temporary and generally occur at magnitudes that would not affect substantial numbers of people. The project would construct an addition to an existing residence; therefore, impacts associated with odors during construction would be considered less than significant.

Typical long-term operational characteristics of a single-dwelling residential unit are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. Therefore, impacts are considered to be less than significant and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

**No Impact.** Onsite landscaping is non-native and the project site does not contain any sensitive biological resources on site nor does it contain any candidate, sensitive or special status species. No impacts would occur, and no mitigation measures are required.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

**No Impact.** The project site is urban developed within a residential setting. No such habitats exist on or near the site. Refer also to Response to IV(a), above. The project site does not contain any riparian habitat or other identified community, as the site currently supports a single-dwelling residential unit and associated non-native landscaping.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** The project site is urban developed within a residential setting. There are no wetlands or waters of the United States on or near the site.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** The project is not located adjacent to an established wildlife corridor and would not impede the movement of any wildlife or the use of any wildlife nursery sites.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** The project would not conflict with any local policies and ordinances protecting biological resources.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** The project is located within a developed urban neighborhood and is not within or adjacent to the City’s Multi-Habitat Planning Area (MHPA) and no other adopted conservation plans affect the subject site. The project would not conflict with any local conservation plans. Therefore, no impacts would occur, and no mitigation measures are required.

**V. CULTURAL RESOURCES –** Would the project:

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?
 

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Less Than Significant with Mitigation Incorporated.** The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2)* is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects, the Lead Agency must identify and examine the significant adverse environmental effects, which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Archaeological

The project site is located on the City of San Diego’s Historical Resources Sensitivity Map. Furthermore the project site is located within an area of La Jolla Shores that requires special considerations due to archaeological sensitivity of the area with respect to the Spindrifft archaeological site and there is a high potential for project grading to impact unknown prehistoric resources including human remains. Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed to determine presence or absence of potential resources within the project site by qualified archaeological City staff. Due to the project’s proximity to the Spindrifft site and redevelopment of the site, there is a potential for the project to impact archaeological resources.

With implementation of the mitigation monitoring and reporting program, as detailed within Section V of the MND, potential impacts to archaeological resources would be reduced to below a level significance.

Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. In addition, projects requiring the demolition of structures that are 45 years or older are also reviewed for historic significance in compliance with CEQA. The existing structure on site is 39 years old and not located within a designated historic district. No impact would result.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

**Less Than Significant with Mitigation Incorporated.** Refer to response V(a), above.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**No Impact.** According to the “Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps” (Kennedy and Peterson, 1975) the project site is located on the Bay Point formation with highly sensitive deposits.

The City Significance Determination Thresholds state that monitoring is required when a depth

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of 10 feet and 1,000 cubic yards of excavation would be exceeded when a project is located on a formation that has a high sensitivity rating. The project proposes grading approximately 435 cubic yards of cut at a maximum depth of 6'-0" and therefore does not exceed the threshold for paleontological monitoring; therefore, no impact would result

- d) Disturb and human remains, including those interred outside of formal cemeteries?

**No Impact.** No cemeteries, formal or informal, have been identified on the project site.

VI. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

**Less than Significant Impact.** The project is not located within an Alquist-Priolo Fault Zone. The nearest fault to the project site is the Country Club Fault, described as a fault and concealed fault, located approximately 0.57 miles northeast as identified on the City of San Diego Seismic Safety Study Maps (1995 Edition, Map 29). The project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant and mitigation is not required.

- ii) Strong seismic ground shaking?

**Less than Significant Impact.** The project site is located within a seismically active Southern California region, and is potentially subject to moderate to strong seismic ground shaking along major earthquake faults. Seismic shaking at the site could be generated by any number of known active and potentially active faults in the region. According to the City of San Diego Seismic Safety Study Maps, the site is mapped within Geologic Hazard categories 52 which is assigned to areas considered to have favorable geologic structure and are considered to be low risk. A Report of Geotechnical Investigation was prepared by Christian Wheeler Engineering for this project, of which the results and conclusions are summarized below.

According to the technical report, the project site is located in the Coastal Plains Physiographic Province of San Diego County and is underlain by Quaternary-age and Cretaceous-age

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sedimentary deposits, associated surficial soils, and minor amounts of man-placed fill. As previously identified, the Country Club Fault is located approximately 0.57 miles northeast of the site.

With respect to other geologic hazards, the investigation revealed that the subject site is not subject to liquefaction due to such factors as the native materials at the site are relatively competent, soil density, grain-size distribution and deep ground conditions. The Relative Landslide Susceptibility and Landslide Distribution Map of the La Jolla Quadrangle prepared by the California Division of Mines and Geology indicates that the site is situated within Relative Landslide Susceptibility Area 2, which is considered to be “marginally susceptible” area. Furthermore, based on the level condition of the site and the lack of any significant steep, unsupported slopes at or adjacent to the site, it is the opinion that the risk of either deep-seated or significant surficial slope instability can be considered to be very low.

Qualified City technical staff reviewed the referenced report and associated material and concluded that the geotechnical investigation adequately addressed the geologic site conditions potentially affecting the parcel. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

- iii) Seismic-related ground failure, including liquefaction?

**Less than Significant Impact.** See VI(a)(ii) above. The site could be affected by seismic activity as a result of earthquakes and major active faults located throughout the Southern California area. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. As previously stated, the native materials at the site are relatively competent and are not subject to liquefaction due to such factors as soil density, grain-size distribution, and deep ground water conditions. Furthermore, implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

- iv) Landslides?

**Less than Significant Impact.** The project’s geotechnical investigation states that the Relative Landslide Susceptibility and Landslide Distribution Map of the La Jolla Quadrangle prepared by the California Division of Mines and Geology indicates that the site is situated within Relative Landslide Susceptibility Area 2, which is considered to be “marginally susceptible” area. Furthermore, based on the level condition of the site and the lack of any significant steep, unsupported slopes at or adjacent to the site, it is the opinion that the risk of either deep-seated or significant surficial slope instability can be considered to be very low.

Furthermore, the project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Result in substantial soil erosion or the loss of topsoil?

**Less Than Significant Impact.** Construction of the project would temporarily disturb onsite soils during grading activities, thereby increasing the potential for soil erosion to occur; however, the use of standard erosion control measures during construction would reduce potential impacts to a less than a significant level. In addition, the site would be landscaped in accordance with the City requirements which would also preclude erosion or topsoil loss and all storm water requirements would be met. Therefore, impacts would be less than significant, and no mitigation measures are required.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

**Less than Significant Impact.** Refer to VI(a). The geotechnical consultant’s opinion is that the site is suitable for the type of development proposed. No significant geologic hazards are known to exist on site site that would prevent the proposed construction. Therefore, impacts would be less than significant, and no mitigation measures are required.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

**Less than Significant Impact.** As previously discussed, the project site I located in a low-risk geologic hazard area (Geologic Hazard Category 52). The project’s geotechnical investigation anticipates that the Quarternary-age deposits and the overlying surficial soils will be moderately expansive. However, the project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

**No Impact.** No septic or alternative wastewater systems are proposed as a part of this project. The project site is located within an area that is already developed with existing infrastructure.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impact on the environment?

**No Impact.** The project involves the construction of an addition to an residence and associated site improvements. The City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report “CEQA & Climate Change” dated January 2008 to determine whether a GHG analysis would be required for submitted projects. A 900 metric ton screening threshold for determining when an air quality analysis is required was chosen based on available guidance from the CAPCOA white paper. The CAPCOA report references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. This emission level is based on the amount of vehicle trips, the typical energy and water use, and other factors associated with projects. CAPCOA identifies project types that are estimated to emit approximately 900 metric tons of GHGs annually, refer to Table below.

**Project Types\* that require a GHG Analysis and Mitigation**

PROJECT TYPE	PROJECT SIZE THAT GENERATES APPROXIMATELY 900 METRIC TONS OF GHGS PER YEAR
Single Family Residential	50 Units
Apartments/Condominiums	70 Units
General Commercial Office Space	35,000 square feet
Retail Space	11,000 square feet
Supermarket/Grocery Space	6,300 square feet

\*For project types that do not fit the categories in this table, a determination on the need for a GHG analysis is made on a case-by-case basis, based on the whether the project could generate 900 metric tons of more of GHGs.

Based on the screening thresholds, the construction of an addition to an existing residence and associated site improvements would not be expected to have a significant impact related to greenhouse gases. The project is below the 900 metric ton screening criteria established by CAPCOA. No mitigation measures are required therefore no impact would occur.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**No Impact.** The project would not conflict with any applicable plans, policies, or regulations pertaining to the reduction of greenhouse gases. No mitigation measures are required therefore no impact would occur.

**VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:**

- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

**Less Than Significant Impact.** Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would result in the construction of an addition to an existing residence. Although minimal amounts of such substances may be present during construction, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant, and no mitigation is required.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less Than Significant Impact.** The construction of an addition to an existing residence in a neighborhood of similar uses would not be associated with such impacts. Therefore, no significant impacts related to this issue were identified, and no mitigation measures are required.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less Than Significant Impact.** Torrey Pines Elementary School is located approximately 0.25 mile from the project. However, the proposed project would not be expected to emit hazardous materials or substances that would affect any existing or proposed schools in the area.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** A hazardous waste site records search was completed in May 2014, using Geotracker; the records search showed that no hazardous waste sites exist onsite or in the surrounding area.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** The project site is not located within any Airport Land Use Compatibility Plan (ALUCP), Airport Environs Overlay Zone, Airport Approach Overlay Zone, Airport Influence Zone, or within two miles of any airport.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project is not located with the vicinity of a private airstrip.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The single-dwelling residence project is consistent with adopted land use plans and would not interfere with the implementation of or physically interfere with an adopted emergency response or evacuation plan. No roadway improvements are proposed that would interfere with circulation or access, and all construction would occur onsite. No impacts would occur, and no mitigation measures are required.

- |  |                          |                          |                          |                                     |
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| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project is located within a developed residential neighborhood with no wildlands located adjacent to the project site or within the surrounding neighborhood.

**IX. HYDROLOGY AND WATER QUALITY - Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** A Water Quality Study (Christensen Engineering & Surveying, March 11, 2014) was prepared for the project. Per the Water Quality Study, the project would provide for Permanent Best Management Practices (BMPs). These would include various Source Control BMPs such as use efficient irrigation systems & landscape design, design of trash storage areas, employment of integrated pest management principles, management of fire sprinkler system discharges, management of air conditioning condensate, and use of non-toxic roofing material where feasible. The project would also provide for Low Impact Development Design Practices such as optimization of site layout, minimization of impervious footprints, dispersing runoff into adjacent landscape areas, and construction considerations.

Compliance with all standard storm water quality standards measures (which are enforced with issuance of subsequent construction permits), during and after construction would ensure the resultant discharge from the site would be substantially free of pollutants and sediments. Implementation of these BMPs would preclude any violations of existing standards and discharge regulations. Impacts would be less than significant, and no mitigation measures are

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

**No Impact.** The project does not require the construction of wells. The project is located in an urban area with existing public water supply infrastructure.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

**Less Than Significant Impact.** Although grading would be required for development, streams or rivers do not occur on or adjacent to the site that would be impacted by the proposed grading activities. As stated previously, the project would implement BMPs as identified in the City of San Diego Storm Water Standards, Section III.B.2. In addition, following construction, landscaping would be installed consistent with City landscaping design requirements to further reduce the potential for runoff from the project site to occur. With implementation of the proposed BMPs and adherence to City storm water requirements, no adverse impacts to the downstream conveyance system are anticipated. Impacts would be less than significant, and no mitigation measures are required

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

**Less than Significant Impact.** See Response to IX(c), above. Impacts would be less than significant, and no mitigation measures are required.

- e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial additional sources of polluted runoff?

**Less than Significant Impact.** The project would be required to comply with all City storm water quality standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality is not degraded; therefore ensuring that project runoff is directed to appropriate drainage systems. Due to the nature of the project, any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant, and no mitigation measures are required.

- f) Otherwise substantially degrade water quality?

**Less than Significant Impact.** The project would be required to comply with all City storm water quality standards both during and after construction, using appropriate BMP's that would ensure that water quality is not degraded.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

**No Impact.** The project site is not located within a 100-year flood hazard area or any other known flood area.

- h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

**No Impact.** The project site is not located within a 100-year flood hazard area or any other known flood area.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

**No Impact.** The project would construct an addition to an existing residence within a developed residential neighborhood. The project would not physically divide an established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

**No Impact.** The project would construct an addition to an existing residence. The project is compatible with the area that is designated for residential development by the community plan

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and zoned for residential development. In addition, the project is in an area developed with similar residential structures and therefore no conflict would occur.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**No Impact.** The project is located within a developed urban neighborhood and would not conflict with any conservation plan for the site.

XI. MINERAL RESOURCES – Would the project?

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

**No Impact.** There are no known mineral resources located on the project site per the City of San Diego General Plan Land Use Map. Therefore, no impacts were identified, and no mitigation measures are required.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**No Impact.** See XI(a), above. The project site has not been delineated on a local general, specific, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. Therefore, no impacts were identified, and no mitigation measures are required.

XII. NOISE – Would the project result in:

- a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

**No Impact.** Short-term noise impacts would be associated with onsite demolition, grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area, and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City’s Municipal Code (Section 59.5.0404, Construction Noise) which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City’s construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.

For the long-term, existing noise levels would not be impacted due to the nature of the proposed

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential use. Typical noise levels associated with residential uses are anticipated. Therefore, no significant noise-producing traffic or operations would occur. No significant long-term impacts would occur, and no mitigation measures are required.

- b) Generation of, excessive ground borne vibration or ground borne noise levels?

**No Impact.** As described in Response to XII(a) above, potential effects from construction noise would be reduced through compliance with the City’s Noise Ordinance. Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. No mitigation measures are required.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

**No Impact.** The project would be the same use as the existing use and would not result in a substantial increase of noise levels from the existing condition.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

**Less than Significant Impact.** Construction activities would result in a temporary increase in ambient increase in noise levels, but would be temporary and short-term in nature. In addition, the project would be required to comply with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control.

- e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?

**No Impact.** The project is not located within an airport land use plan or within two miles of a public or public use airport. No impacts would occur, and no mitigation measures are required.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**No Impact.** The project is not located within the vicinity of a private airstrip. No impacts would occur, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**No Impact.** The project would construct an addition to an existing residence. The project site is located in a developed urban community and surrounded by similar residential development. The site currently receives water and sewer service from the City, and no extension of infrastructure to new areas is required. As such, the project would not substantially increase housing or population growth in the area. No roadway improvements are proposed as part of the project. Impacts would be less than significant, and no mitigation measures are required.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

**No Impact.** No such displacement would result. The project would construct an addition to an existing residence.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

**No Impact.** No such displacement would result. The project would construct an addition to an existing residence.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

- i) Fire Protection

**No Impact.** The project site is located in an urbanized and developed area where fire protection services are already provided. The project would not adversely affect existing levels of fire protection services to the area, and would not require the construction of new or expansion of existing governmental facilities. No mitigation measures are required therefore no impact would occur.

- ii) Police Protection

**No Impact.** The project site is located in an urbanized and developed area within the City of San Diego where police protection services are already provided. The project would not adversely affect existing levels of police protection services or create significant new demand,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and would not require the construction of new or expansion of existing governmental facilities. No mitigation measures are required therefore no impact would occur.

- iii) Schools

**No Impact.** The project would not affect existing levels of public services and would not require the construction or expansion of a school facility. The project site is located in an urbanized and developed area where public school services are available. The project would not increase the demand on public schools over that which currently exists and is not anticipated to result in an increase in demand for public educational services. No mitigation measures are required therefore no impact would occur.

- v) Parks

**No Impact.** The project site is located in an urbanized and developed area where City-operated parks are available. The project would not increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists, as the project would replace one residence with another, and is not anticipated to result in an increase in demand for parks or other offsite recreational facilities. No mitigation measures are required therefore no impact would occur.

- vi) Other public facilities

**No Impact.** The project site is located in an urbanized and developed area where City services are already available. The project would construct an addition to an existing residence and would not adversely affect existing levels of public services and or require the construction or expansion of an existing governmental facility. Therefore, no new public facilities beyond existing conditions would be required.

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

**No Impact.** The project would construct an addition to an existing residence and therefore not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing governmental facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities as the project would replace the existing residential unit. The project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, no significant impacts related to recreational facilities have been identified, and no mitigation measures are required.

- b) Does the project include recreational facilities or require

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

**No Impact.** Refer to XV(a) above. The project does not propose recreational facilities nor require the construction or expansion of any such facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

**Less Than Significant.** The project would construct an addition to an existing residence consistent with the community plan designation and underlying zone. The project would not change existing circulation patterns on area roadways; however, a temporary minor increase in traffic may occur during construction. As the project site is located within an established residential neighborhood, no forms of mass transit (e.g. buses, trolley) are present on Calle De La Garza. No designated bicycle paths are present on Calle De La Garza. The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in traffic volumes, and therefore, would not adversely affect existing levels of service along area roadways. Therefore, impacts are considered less than significant, and no mitigation measures are required.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

**Less than Significant Impact.** Refer to response XVI (a). The project would not generate additional vehicular traffic nor would it adversely affect any mode of transportation in the area. Therefore, the project would not result in conflict with any applicable congestion management program, level of service standards or travel demand measures. Impacts are considered less than significant, and no mitigation measures are required.

- c) Result in a change in air traffic

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

**No Impact.** The project would not result in safety risks or a change to air traffic patterns in that all structures would be a maximum of 30 feet in height due to height restrictions in the Coastal Height Limitation Overlay Zone. Furthermore the project site is not located in any ALCUPs or near any private airstrips.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

**No Impact.** The project would not alter existing circulation patterns on Calle De La Garza. No design features or incompatible uses that would increase potential hazards are proposed, and the project would not affect emergency access to the site or adjacent properties. Driveway design for the new single-dwelling unit would be consistent with City design requirements to ensure safe ingress/egress from the properties. Additionally, as the project site is located in an existing residential neighborhood, it would not result in incompatible uses that would create hazardous conditions. Therefore, significant impacts related to design feature hazards or emergency access would not occur, and no mitigation measures are required.

e) Result in inadequate emergency access?

**No Impact.** The project would be consistent with the community plan designation and underlying zone and would not result in inadequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

**No Impact.** The proposed project is consistent with the community plan designation and underlying zone and would not result in any conflicts regarding policies, plans, or programs regarding public transit, bicycle or pedestrian facilities.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

**No Impact.** The project would construct an addition to an existing residence which would result in standard residential consumption and is not anticipated to create additional impacts. In addition, adequate services are available to serve the site.

b) Require or result in the construction of new water or

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**No Impact.** See XVII(a) above. Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**No Impact.** See XVII(a) above. Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**No Impact.** Adequate services are available to serve the site and the project would not require new or expanded entitlements.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**No Impact.** Construction of an addition to an existing residence would not adversely affect existing wastewater treatment services. Adequate services are available to serve the site without requiring new or expanded facilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

**Less than Significant Impact.** Construction of the project would generate waste associated with demolition and construction activities. This waste would be disposed of in accordance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area. Materials able to be recycled would be performed in accordance with local regulations and impacts would be less than significant.

g) Comply with federal, state, and local statutes and regulation related to solid waste?

**No Impact.** The project would construct an addition to an existing residence and would result in

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standard residential consumption that is not anticipated to result in new and/or additional impacts. The project would comply with all federal, state, and local statues for solid waste disposal as they relate to the project. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
 

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Less than Significant with Mitigation Incorporated.** As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Historical Resources (Archaeology). As such, mitigation measures have been incorporated to reduce impacts to less than significant as outlined within the Initial Study.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?
 

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Less than Significant Impact with Mitigation Incorporated.** The project may have the potential to degrade the environment as a result of impacts to Historical Resources (Archaeology), which may have cumulatively considerable impacts. As such, mitigation measures have been proposed to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State, and Federal regulations to reduce potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

- c) Does the project have environmental effects, which will cause substantial adverse effects
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on human beings, either directly or indirectly?

**No Impact.** The construction an addition to an existing residence is consistent with the setting and with the use anticipated by the City. It is not anticipated that demolition or construction activities would create conditions that would significantly directly or indirectly impact human beings. Impacts would be less than significant.

## INITIAL STUDY CHECKLIST

### REFERENCES

#### I. Aesthetics / Neighborhood Character

- City of San Diego General Plan.
- Community Plans: La Jolla
- Local Coastal Plan.

#### II. Agricultural Resources & Forest Resources

- City of San Diego General Plan
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
- California Agricultural Land Evaluation and Site Assessment Model (1997)
- Site Specific Report:

#### III. Air Quality

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- Regional Air Quality Strategies (RAQS) - APCD
- Site Specific Report:

#### IV. Biology

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- Community Plan - Resource Element
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- City of San Diego Land Development Code Biology Guidelines
- Site Specific Report:

**V. Cultural Resources (includes Historical Resources)**

- City of San Diego Historical Resources Guidelines
- City of San Diego Archaeology Library
- Historical Resources Board List
- Community Historical Survey:
- Site Specific Report:

**VI. Geology/Soils**

- City of San Diego Seismic Safety Study
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- Site Specific Report: Report of Geotechnical Investigation, Proposed Remodel Existing Rohmiller Residence, Christian Wheeler Engineering, September 25, 2013

**VII. Greenhouse Gas Emissions**

- Site Specific Report:

**VIII. Hazards and Hazardous Materials**

- San Diego County Hazardous Materials Environmental Assessment Listing
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- Airport Land Use Compatibility Plan
- State Water Resources Control Board GeoTracker: <http://geotracker.waterboards.ca.gov/>
- Site Specific Report:

**IX. Hydrology/Water Quality**

- Flood Insurance Rate Map (FIRM)
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)

Site Specific Report: Water Quality Study for 2350 Calle de la Garza, (Christensen Engineering & Surveying, March 11, 2014)

**X. Land Use and Planning**

City of San Diego General Plan

Community Plan

Airport Land Use Compatibility Plan

City of San Diego Zoning Maps

FAA Determination

Other Plans:

**XI. Mineral Resources**

California Department of Conservation - Division of Mines and Geology, Mineral Land Classification

Division of Mines and Geology, Special Report 153 - Significant Resources Maps

Site Specific Report:

**XII. Noise**

City of San Diego General Plan

Community Plan

San Diego International Airport - Lindbergh Field CNEL Maps

Brown Field Airport Master Plan CNEL Maps

Montgomery Field CNEL Maps

San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG

Site Specific Report:

**XIII. Paleontological Resources**

City of San Diego Paleontological Guidelines

Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996

Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975

Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977

Site Specific Report:

#### **XIV. Population / Housing**

City of San Diego General Plan

Community Plan

Series 11/Series 12 Population Forecasts, SANDAG

Other:

#### **XV. Public Services**

City of San Diego General Plan

Community Plan

#### **XVI. Recreational Resources**

City of San Diego General Plan

Community Plan

Department of Park and Recreation

City of San Diego - San Diego Regional Bicycling Map

Additional Resources:

#### **XVII. Transportation / Circulation**

City of San Diego General Plan

Community Plan

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG

San Diego Region Weekday Traffic Volumes, SANDAG

Site Specific Report:

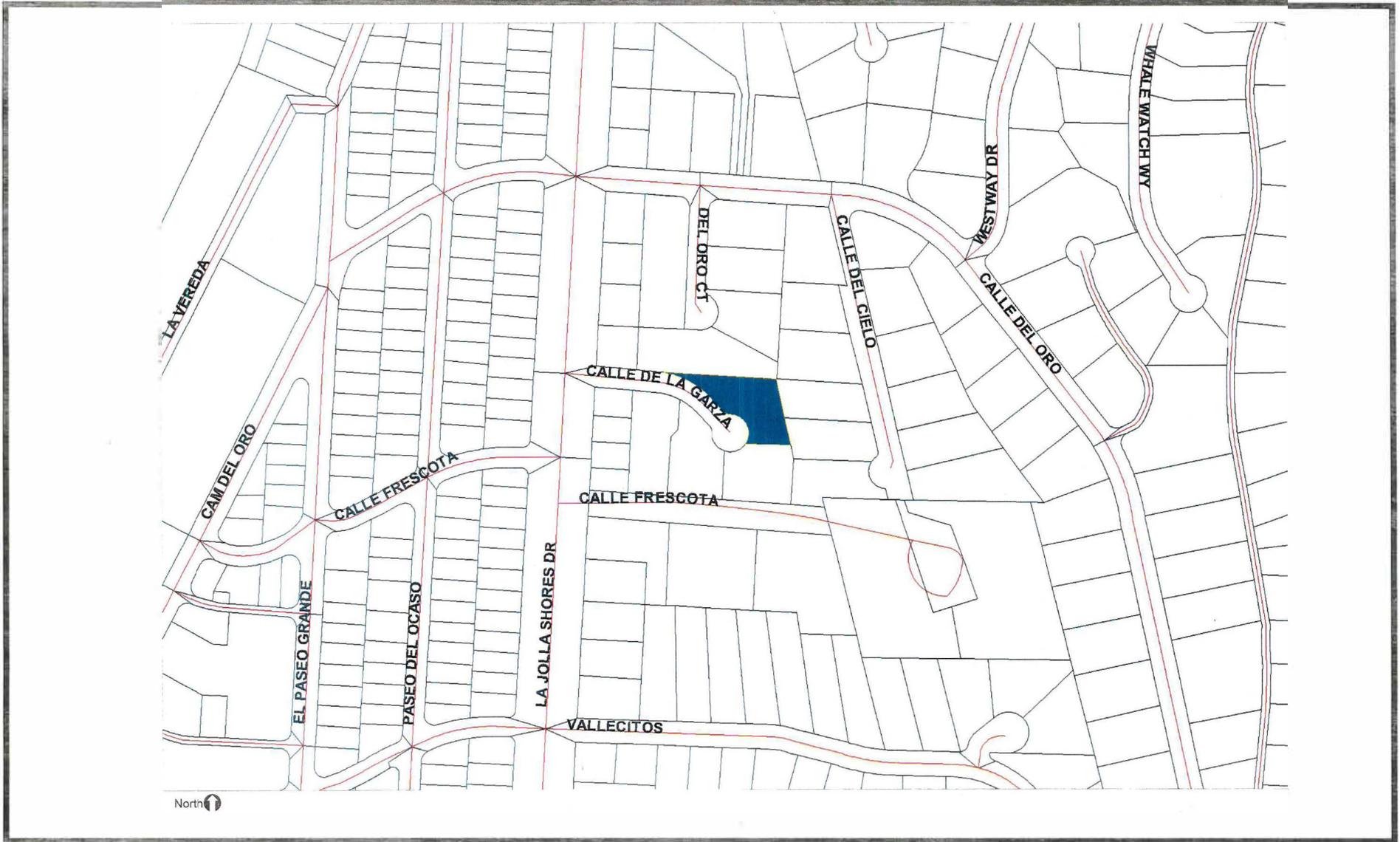
**XVIII. Utilities**

\_\_\_ Site Specific Report :

**XIX. Water Conservation**

\_\_\_ Sunset Magazine, New Western Garden Book, Rev. ed. Menlo Park, CA: Sunset Magazine

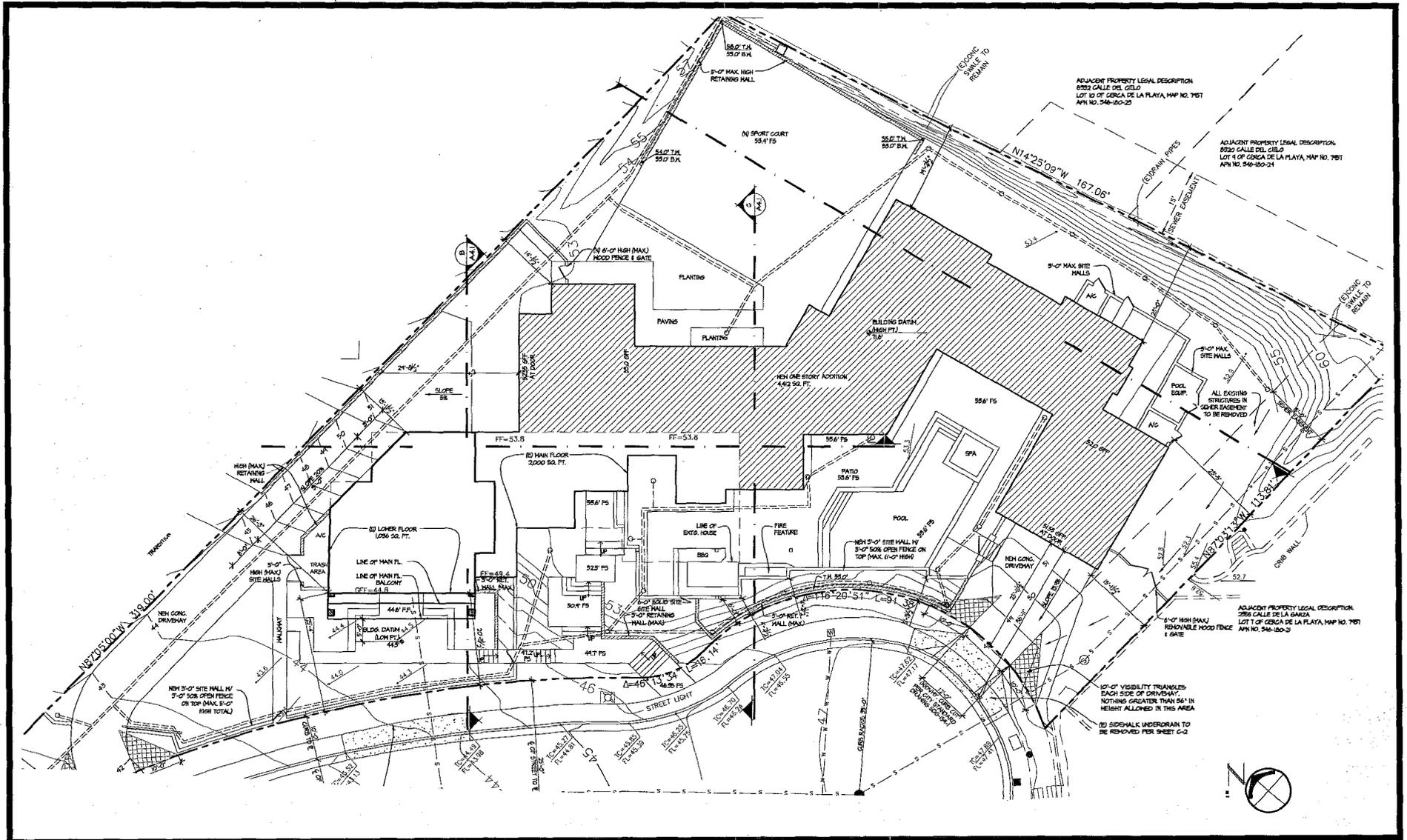
Created: REVISED - October 11, 2013



## Location Map

Calle De La Garza Remodel/Project No. 341630  
City of San Diego – Development Services Department

FIGURE  
No. 1



# Site Plan

Calle De La Garza Remodel/Project No. 341630  
 City of San Diego – Development Services Department

**FIGURE**  
**No. 2**

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form</b>	
Project Name: 2350 Calle de la Garza			Project Number: 696515/Carpenter		
Community: La Jolla					
For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a> .  Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: April 07, 2022	
# of Members Yes 15		# of Members No 0		# of Members Abstain 1	
Conditions or Recommendations:					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Suzanne Baracchini					
TITLE: LJCPA Secretary				DATE: April 14, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**FINAL Meeting Minutes for March 16, 2022**  
 Virtual Online meeting

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

**1. Call to Order:**

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

**2. Agenda:**

Lazerow moved to approve, Moser seconded. Motion passed 4-0-0.

**3. Approval of February 16, 2022 minutes:**

Lazerow recommended re-posting of February minutes and approve at the April meeting along with March minutes. Moser seconded. Motion passed 4-0-0.

Page 2, bullet point 3, regarding board members, Potter added that the requirement of living within the LJSAB jurisdiction should be removed for an architect or engineer Board member.

Page 5, bullet point 3, not sure what sentence is saying. Put comma after front, two -thirds in rear. No existing second story. Delete last part of sentence. Lazerow agreed.

Chair Potter also added that recruiting an architect to serve on the Board is difficult because of possible conflict of interest problems. P. 5, bullet 3, not sure what sentence says. then comma after front. Potter suggested deleting last part of sentence. Bullet point 8, put colon after 844 sf, Potter proposed forwarding to the City the suggestions regarding

specific guidelines for LJSPDO proposed projects to be considered minor in scope. Board members agreed and will work with Board Member Weissman on the proposal to be submitted to the Planning Department.

#### **4. Non-agenda public comment:**

Staff said no non-agenda comment received.

**DISCUSSION ITEM (ACTION):** Consideration of amendments to the La Jolla Shores Planned District Ordinance to address increasing membership to the Advisory Board and submittal for the next round of Land Development Code updates

##### **Discussion:**

- Suggested changes: change requirements in PDO to allow 5 members from anywhere in the La Jolla Shores district
- Next: put measures in the ordinance on how to determine if projects are minor vs. major. These changes must be submitted by March 31, 2022 to be included in the Code Update
- La Jolla Community Planning Group has recommended eliminating La Jolla Shores Advisory Board. But Weissman advocated for continuing the Board since there is an ongoing effort to reduce role of CPG's thru changes to Council Policy 600-24. Lazerow agreed with Weissman's suggestions and added that the requirement of living within the LJSAB jurisdiction should be removed for an architect or engineer Board member. Potter added recruiting an architect to serve on the Board is difficult because of possible conflict of interest problems and that the requirement of living within the LJSAB jurisdiction should be removed for an architect or engineer Board member. A major problem has been inability of the Mayor and Council to get new LJSAB members. Proposed that, If after 6 months the Mayor has not appointed a member he/she would automatically be appointed to the board. Potter said a problem getting an architect on the board would be conflict of interest when/if their projects go before the board
- Potter not in favor of having members who live outside the Shores boundaries. Potter would also not support combining the CPG and LJSAB (an administrative nightmare)
- Potter said the council wants more members on the LJSAB and the Mayor's office has a new staff for boards and commissions and Potter would like to reach out to her Potter advocated support for getting clarification on major vs. minor. Weissman said an architect would just have to work in La Jolla and not live there. Moser said PDO needs to be updated, as it still refers to a City Manager. Staff suggested forwarding comments to Planning Department prior to the Code Update. Potter proposed forwarding the suggestions regarding specific guidelines for LJSPDO proposed projects to be considered minor in scope. Board members agreed and will work with Board Member Weissman on the proposal to be submitted to the Planning Department.
- Potter would support forwarding only the suggestions regarding minor vs major
- Kathleen Neil said thanks for the opportunity to provide input and to use the Code Update to request changes. Michael Morton said he knew of a female architect who lives in La Jolla Shores as a possible new member.

## 5. Project Review:

### Action Item A – Action Item A – PTS 696515 - Calle de la Garza Remodel

**Location:** 2350 Calle de la Garza

APN: 346-180-2200

Description: Proposed 1,229 sq. ft. 2nd story addition with a deck and a 75 sq. ft. 1st floor addition to an existing 7,628 sq. ft. one story over basement single-family residence on a 0.57-acre lot.

The Applicant is seeking a recommendation for approval of a Site Development Permit from the Advisory Board.

### Applicant/Project Contact:

Mark Lyon, (858) 459-1171, [mark@mdla.net](mailto:mark@mdla.net)

Sara Carpenter, [sara@mdla.net](mailto:sara@mdla.net)

### Presentation:

- Presenter showed slides of property and past remodel
- Existing FAR .29
- Propose SDP for 1229 sf 2<sup>nd</sup> floor addition with deck and 75 sf 1<sup>st</sup> floor addition
- Second story has bigger setbacks than first floor
- Seventy-five sf is for stairway to 2nd floor
- Increase in height of 6'3"
- Open beam roof over patio design
- Overall height of 24' 7.5"
- Same material as an existing structure: Mediterranean colors, tile roof, glass railing on decks
- Existing landscaping to remain
- Proposed FAR .34

### Board Clarification:

- Clarification of wall length requested. Presenter said fifteen and eighteen feet.
- Distance between top of deck and property line requested, and to neighbor's building. Presenter said 15'.
- Request for distance from second story to other neighbors. Sixty-eight feet replied presenter

### Board Comment:

- Second story addition mostly stepped back, but member asked if all of second story could be stepped back, approximately 35' and building height would increase by approximately 9'. Presenter said 'correct.'
- Other members had no substantive comments, except whether notification of neighbors was made. Presenter responded in affirmative

**Public Comment**

None received

**Motion:**

Lazerow moved to recommend approval. Moser seconded. Motion passed 4-0-0

**Action Item B – PTS 0700217 – 2790 Bordeaux Avenue**

**Location:** 2790 Bordeaux Avenue APN: 344-111-0500

Description: Proposed remodel and addition to a single-story residence on a 0.21-acre lot. The Applicant is seeking a recommendation that the proposed project is minor in scope (Process 1) from the Advisory Board.

**Applicant/Project Contact:**

Claudia Gemballa, (619) 333-4864, [Klaudiag@architectslocal.com](mailto:Klaudiag@architectslocal.com)

**Presentation:**

- Aaron Borja of Architects Local presented
- Preliminary Review submitted to City but need determine if minor or needs a SDP
- Borja showed elevations and farmhouse arch. Style, with open floor plan, 473 sf addition to rear of property to 2700 sf dwelling (over 10% increase) FAR increase from .29 to .34
- Height increase is 6' to increase pitch of roof, 1 story du
- Setbacks decreasing from rear property line, remaining same in front
- Roof deck over addition with stairway
- Existing setbacks compatible with that of neighbors with some having less set back than proposal within 300' radius
- Proposed sf not near max sf of neighbors
- Covered patio at rear
- Exterior materials - metal roof, smooth white stucco, planters to soften building, natural stone
- Exempt from CDP 50% wall demolition requirement

**Public Comment:**

None received

**Board Comment:**

- Question posed whether staircase visible from street. Presenter said no
- Suggested candidate for borderline project regarding Code Update
- Member OK with addition because it is in rear with no neighbors affected by decreased setback. But project more visible from street. White stucco more visible than existing grey color. Increased angle of the roof contributes to project being more visible from street. This is more a reconstruction of whole house rather than an addition. Presenter

said they are keeping exterior walls, modifying exterior from street but increasing quality of structure.

- Member suggested they should talk to neighbors and get feedback from CCR's (architectural committee) for neighborhood. House is outdated but neighbor input needed. Presenter said he planned to invite them to a meeting to discuss the project and meet with the architectural review board. Member said that neighbor feedback is most important. Member liked design and suggested returning to LJSAB after contacting neighbors. Michael Morton said adding sf more than 10% of GFA or raising roof more than 10% would result in a major project. Presenter said deviating from the 10% could be done if meeting other requirements. Member requested lowering pitch of roof to compromise. Presenter was non-committal
- Lazerow said applicant did not want a vote, just a recommendation to return with neighbor input. Lazerow said he would support as a minor if applicant got letters of support from neighbors

**Motion:**

Lazerow recommended to approve as a minor project if letters of support are received from neighbors on both sides and across the street. Potter seconded. Motion passed 4-0-0.

**Action Item C – PTS 695953 – Jafari Residence**

**Location:** 8241 La Jolla Scenic Drive North

APN: 346-721-0700

**Description:** Proposed remodel and 2,826 sf second story addition on a 0.23-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit from the Advisory Board.

**Applicant/Project Contact:**

Scott Spencer, (858) 459-8898, [scottspencerarchitect@gmail.com](mailto:scottspencerarchitect@gmail.com)

**Presentation:**

- Existing 1,124 sf single story dwelling
- Flat roof with stucco walls
- Landscaping to remain
- Side setback to remain at 8' upper floor stepped back 3'
- North side setback 6' to remain, upper floor stepped back 2'
- Rear deck facing east and stepped back from first floor
- Converting 3-car garage to 2-car garage plus office
- Master bedroom rear addition
- Side deck on north elevation
- Decks facing west for maximization of light and air
- Second story stepped back on all sides. Bedroom above garage stepped back 2'
- Spanish Mediterranean style, exposed rafter tails, clay tile roof, stucco pilasters, wood windows clad in aluminum, beige stucco, dark brown trim

- Overall height of 27' 6"
- Landscaping coverage at 46.7%, maintaining existing coverage
- Neighbors are set back 5-6' and are 2 stories
- No dwelling on west side

**Board Clarifying Questions:**

- Clarification whether FAR comports with City regulations. Six % points below City maximum FAR per presenter
- Question raised whether neighbors notified of SDP. Presenter said Yes (no comments received) but applicant received verbal support
- Verify if noticing posted. Yes, multiple times

**Public Comment:**

Staff said none received

**Board Comment:**

- Member said fine design and no neighbors affected

**Motion:**

Lazerow recommended approval. as presented. Weissman seconded. Motion passed 4-0-0

**Action Item D – PRJ 1050498 – Avenida de las Ondas**

**Location:** 8445 Avenida de las Ondas

APN: 346-132-1000

**Description:** Demolition, remodel, and 1,995 sf addition (including Accessory Dwelling Unit) to an existing 2-story single-family residences on a 0.50-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

**Applicant/Project Contact:**

Michael Morton, [michael@m2a.io](mailto:michael@m2a.io), (858) 459-3769

**Presentation:**

- Home not visible from street due to bushes
- Main body of house designated historical. Proposed project not on main body
- Site is 21,000 sf
- Proposed ADU on second story
- Proposed FAR .34
- Existing FAR .21%
- 51% landscaping coverage
- Two guest parking spaces
- Second floor 1 bedroom. 1,191 sf
- Four hundred fifteen sf to 607 sf increase for garage

- Side setbacks of 5' and 10', rear yard 20'
- Redwood siding, dark roof
- Existing courtyard to remain
- Additions per Secretary of Interior standards are different from historical part of house. Addition is darker in color
- Stairs to roof deck
- CDP required for ADU

**Board Clarifying questions:**

- Lazerow asked if proposed construction is behind historic house. Presenter confirmed and added that addition is south of existing house
- Presenter showed photos of proposal and surrounding topo
- Lazerow asked distance between project and existing houses on either side. Presenter responded there is a 20' separation between the addition and neighbor. Thirty-five feet from above neighbor. Approximately 20' to side neighbor
- Presenter spoke with some neighbors across the street. Only comment was softening of color for addition to make it compatible with existing home

**Public Comment:**

Staff said none received

**Board Comment:**

None

**Motion:**

Lazerow moved to recommend approval. Moser seconded. Motion passed 4-0-0

**Next meeting date:** April 20, 2022

**Adjournment:** 12:21 p.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department

	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM</b> <b>DS-318</b>  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:** Calle de la Garza Remodel **Project No. For City Use Only:** 696515  
**Project Address:** 2350 Calle de la Garza, La Jolla, CA 92037

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: KIMBERLY DRAUD  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2612 MARLO WAY  
 City: LAKESIDE PARK State: IA Zip: 41017  
 Phone No.: 859 322-2616 Fax No.: 859 341-0422 Email: kdraud@gmail.com  
 Signature: [Signature] Date: 8/26/2021  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: KIMBERLY DRAUD  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2612 MARLO WAY  
 City: LAKESIDE PARK State: KY Zip: 41017  
 Phone No.: 859-322-2616 Fax No.: 859-341-0422 Email: KDRAUD@GMAIL.COM  
 Signature: [Signature] Date: 09.16.2021  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

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

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# CALLE DE LA GARZA REMODEL

## A CUSTOM RESIDENTIAL SITE DEVELOPMENT PERMIT PACKAGE

**ARCHITECT MARK D. LYON INC.**  
 410 BIRD ROCK AVENUE, LA JOLLA, CA 92037  
 (858) 459-1171 | INFO@MDLIA.NET

DEFERRED SUBMITTAL
DEFERRED SUBMITTALS SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS:
<ol style="list-style-type: none"> <li>SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT, AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT.</li> <li>DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS.</li> <li>SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF THIRTY CALENDAR DAYS FOR THE INITIAL PLAN REVIEW TURN-AROUND.</li> <li>DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.</li> <li>PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.</li> </ol>

FIRE SPRINKLER NOTES
<ol style="list-style-type: none"> <li>THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION 90518 HAS BEEN DEFERRED.</li> <li>TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION WHEN THE SUBMITTAL OF THE FIRE SPRINKLER PLANS IS DEFERRED. A FRAMING/KNOCK INSPECTION SHALL NOT BE REQUESTED PRIOR TO THE APPROVAL OF THE FIRE SPRINKLER PLANS.</li> <li>FIRE SPRINKLER TYPE: NFPA-10</li> </ol>

### FIRE NOTES

<ol style="list-style-type: none"> <li><b>SURFACE APPARATUS:</b> ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 50,000 LBS.) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE 50 AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (FIRE CODE SECT. 902.2).</li> <li><b>TURNING RADIUS:</b> THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF. (FIRE CODE SECT. 902.2.3)</li> <li><b>BRIDGES:</b> WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS. (FIRE CODE SECT. 902.2.2.5) (AASHTO HS 15-44).</li> <li><b>GRADES (SLOPE LIMITS):</b> THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20%. GRADES EXCEEDING 18% (INCLINE OR DECLINE), SHALL NOT BE PERMITTED WITHOUT MITIGATION. MINIMAL MITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE (PCC) WITH A HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ENHANCE TRACTION. THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 7 DEGREES OR 1% OR AS APPROVED BY THE CHIEF. (FIRE CODE SECT. 902.2.2.6)</li> <li><b>SMOKE DETECTORS:</b> ALL STRUCTURES HAVING ANY CHIMNEY FLEE OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH FLEE CHIMNEY OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTOR (FIRE CODE, APPENDIX I(A) SECT. 1)</li> <li><b>VENT REQUIREMENTS:</b> VENT SIZES AND VENT LOCATIONS PER C.R.C. NO ATTIC VENTILATION OPENINGS OR VENTILATION LOUVERS SHALL BE PERMITTED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES OR IN OTHER OVERHANGING AREAS IN STRUCTURES WITH THE HUDLAND/URBAN INTERFACE AREA. (FIRE CODE APPENDIX I(A) 28.3.5)</li> <li><b>SMOKE DETECTORS:</b> SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY/AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION. (FIRE CODE)</li> <li><b>GLAZING MATERIALS:</b> GLASS OR OTHER TRANSPARENT, TRANSLUCENT, OR OPAQUE GLAZING WHICH FACE A FIRE HAZARD AREA SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS OR OTHER ASSEMBLIES APPROVED BY THE BUILDING OFFICIAL.</li> <li><b>GLAZING MATERIALS:</b> GLAZING FRAMES MADE OF VINYL, MATERIALS SHALL HAVE HELPED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, BE GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AIAA/NANHA 101/1.2 STRUCTURAL REQUIREMENTS.</li> <li><b>SKYLIGHTS:</b> SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES SHALL BE RATED FOR A CLASS "A" ROOF ASSEMBLY.</li> <li><b>FIRE APPARATUS ACCESS ROADS:</b> FIRE APPARATUS ROADS INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS. (FIRE CODE SECT. 902.1.2)</li> <li><b>INDIVIDUAL DRIVEWAY DIMENSIONS:</b> FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPT FOR A SINGLE FAMILY RESIDENTIAL DRIVEWAY SERVING NO MORE THAN TWO SINGLE FAMILY DWELLINGS SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET 6 INCHES. (FIRE CODE SECT. 902.2.2.1)</li> </ol>
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GENERAL NOTES
<ol style="list-style-type: none"> <li>THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.</li> <li>SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION, HE WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPAIRING SAID WORK AND ANY DAMAGES OR DEFECTS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR.</li> <li>WHERE THE WORDS "EQUAL", "EQUIVALENT", "SATISFACTORY", "DIRECTED", "DESIGNATED", "SELECTED", "AS REQUIRED", AND WORDS OF SIMILAR MEANING ARE USED IN THE WRITTEN APPROVAL, SELECTION, SATISFACTION DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.</li> <li>PROFESSION D. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.</li> </ol>

### CAL GREEN NOTES

<ol style="list-style-type: none"> <li>CAL GREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS. IT ALSO APPLIES TO ALL RESIDENTIAL ALTERATIONS AND ADDITIONS WHERE THE ALTERATION OR ADDITION INCREASES THE BUILDING'S CONDITIONAL AREA, VOLUME OR SIZE. THE REQUIREMENTS APPLY ONLY TO WITHIN THE SPECIFIC AREA OF THE ALTERATION OR ADDITION.</li> <li>THE ALL PLUMBING FIXTURES AND FITTINGS SHALL BE WATER CONSERVING AND SHALL COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC).</li> <li>A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR, PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES AND FITTINGS. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.</li> <li>ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. WATER-TYPE CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION OF TOILETS.</li> <li>WALL MOUNTED URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.125 GALLONS PER FLUSH. ALL OTHER URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.5 GALLONS PER CYCLE.</li> <li>SHOWER HEADS: SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWER HEADS WHEN SERVED BY A SINGLE VALVE, SHALL HAVE A COMBINED FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI.</li> <li>FAUCETS: RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 80 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.5 GALLONS PER MINUTE AT 20 PSI.</li> <li>FAUCETS IN COMMON AND PUBLIC USE AREAS OUTSIDE OF DWELLINGS OR SLEEPING UNITS IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 80 PSI.</li> <li>METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST DELIVER MORE THAN 0.2 GALLONS PER CYCLE.</li> <li>KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 80 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE.</li> <li>PLUMBING FIXTURES (WATER CLOSETS AND FITTINGS) FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1701 OF THE CPC.</li> <li>ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PER CALIFORNIA GREEN BUILDING STANDARDS CODE SEC. 4303.1.</li> <li>AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER SENSITIVE.</li> <li>ALL OPENINGS AND OPENING ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</li> <li>A MINIMUM OF 85 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CALIFORNIA GREEN BUILDING STANDARDS CODE. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE.</li> <li>BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL.</li> <li>AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED / RECEIVED TO THE BUILDING OWNER. THE MANUAL SHALL INCLUDE, IN ADDITION TO OTHER ASPECTS, THE FOLLOWING: <ol style="list-style-type: none"> <li>DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFECYCLE OF THE STRUCTURE.</li> <li>OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: <ol style="list-style-type: none"> <li>EQUIPMENT AND APPLIANCES INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.</li> <li>ROOF AND YARD DRAINAGE INCLUDING GUTTERS AND DOWNSPUTS.</li> <li>SPACE CONDITIONING SYSTEMS INCLUDING CONDENSERS AND AIR FILTERS.</li> <li>LANDSCAPE AND IRRIGATION SYSTEMS.</li> <li>WATER REUSE SYSTEMS.</li> </ol> </li> <li>INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.</li> <li>PUBLIC TRANSPORTATION AND/OR CARPOOL, AVAILABLE IN THE AREA.</li> <li>EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.</li> <li>INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION SYSTEMS AND CONTROLLERS WHICH CONSERVE WATER.</li> </ol> </li> <li>INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.</li> <li>INFORMATION ON REQUIRED TYPICAL MAINTENANCE MEASURES INCLUDING, BUT NOT LIMITED TO: <ol style="list-style-type: none"> <li>CALMING, PAINTING GRADING AROUND THE BUILDING, ETC.</li> </ol> </li> <li>INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.</li> <li>A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.</li> </ol> <li>ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL MEET THE REQUIREMENTS FOR CATEGORY II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.</li> <li>DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</li> <li>ADHESIVES, SEALANTS AND CALKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.</li> <li>PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.</li> <li>AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.</li> <li>DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING THAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</li> <li>CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING THAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</li> <li>WHERE RESILIENT FLOORING IS INSTALLED, EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: <ol style="list-style-type: none"> <li>PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPT. OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS; VERSION 11, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01850) CERTIFIED AS A GIPS LOW BRITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (GHPS) HIGH PERFORMANCE PRODUCTS DATABASE.</li> <li>PRODUCTS CERTIFIED UNDER U.L. GREENGUARD GOLD.</li> <li>CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSURE PROGRAM, MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS; VERSION 11, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01850)</li> <li>HARDWOOD, PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR ON EXTERIOR OR ON EQUIPMENT FOR COMPOSITE WOOD AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4504.5 AND TABLE 4504.5 OF CALGREEN.</li> <li>A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLEBOARD, ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.</li> </ol> </li> <li>RESILIENT FLOORING WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 10 PERCENT MOISTURE CONTENT. THE MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER, SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</li> <li>EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND COMPLY WITH THE FOLLOWING: <ol style="list-style-type: none"> <li>FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.</li> <li>UNLESS FUNCTIONING IS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.</li> </ol> </li>
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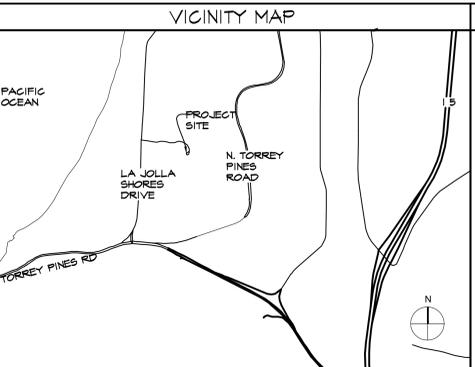
PROJECT TEAM
<b>ARCHITECT:</b> ARCHITECT MARK D. LYON, INC. 410 BIRD ROCK AVENUE LA JOLLA, CA 92037 PHONE # (858) 454-1171
<b>TOPOGRAPHIC SURVEY/CIVIL ENGINEERING:</b> CHRISTENSEN ENGINEERING 7680 SILVERTON AVE., STE. J SAN DIEGO, CA 92126 PHONE # (858) 211-4901
<b>LANDSCAPE ARCHITECT:</b> HIGHMAN LANDSCAPE ARCHITECTURE 405 VIA DEL NORTE, SUITE C LA JOLLA, CA 92037 PHONE # (858) 454-4220

### MECHANICAL NOTES

<ol style="list-style-type: none"> <li>THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.</li> <li>APPLIANCE SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 101.</li> <li>SPACE CONDITIONING EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102.</li> <li>SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 103.</li> <li>POOL, SPA SYSTEMS AND EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 104.</li> <li>NATURAL GAS EQUIPMENT SHALL COMPLY WITH CALIFORNIA ENERGY CODE SECTION 105.</li> <li>VENTILATION PRODUCTS AND EXTERIOR DOORS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 106.</li> <li>LIMIT AIR LEAKAGE: ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALLED, BASKETED, HEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.</li> <li>INSULATION ROOFING PRODUCTS AND RADIANT BARRIERS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 108.</li> <li>LIGHTING CONTROLS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 109.</li> <li>ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, THE CALIFORNIA MECHANICAL CODE AND THE CALIFORNIA PLUMBING CODE AS APPLICABLE.</li> <li>SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CAC SEC. 608.</li> <li>ACCESSIBILITY FOR SERVICE OF APPLIANCES AND EQUIPMENT SHALL COMPLY WITH CALIFORNIA MECHANICAL CODE SEC. 304.</li> <li>BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.</li> <li>SHOULDERS AND TUBSHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 408.3.</li> <li>PERMANENT VALVE BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBS.</li> <li>FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREGUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.</li> <li>ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.</li> <li>CHEMICAL WATER PIPING SHALL COMPLY WITH CPC SEC. 811.2.</li> <li>ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3.</li> <li>CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT AS SPECIFIED IN CPC SEC. 602.</li> <li>WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 607.2.</li> <li>MATERIALS EXPOSED WITHIN A LEAKING WATER HEATER, A WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER.</li> <li>SHOWER COMPARTMENTS AND BATHROOMS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.</li> <li>DRIVE PANS: WHERE A WATER HEATER IS LOCATED IN AN ATTIC, IN OR ON AN ATTIC-CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM A LEAKING WATER HEATER, A WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER, WITH NOT LESS THAN A MINIMUM 5/4" DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 1/2" IN DEPTH.</li> <li>ENERGY EFFICIENT APPLIANCES WILL BE USED.</li> </ol>
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### ELECTRICAL NOTES

<ol style="list-style-type: none"> <li>ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018 CALIFORNIA ELECTRICAL CODE.</li> <li>ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE.</li> <li>ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS.</li> <li>SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACK-UP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERTURRENT PROTECTION.</li> <li>WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.</li> <li>ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2084 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.</li> <li>CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION 905.11.1.</li> <li>ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY, LANDING AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS.</li> </ol>
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### SHEET INDEX

6601	TITLE SHEET
0001	EXISTING TOPOGRAPHY
A001	SITE PLAN
A002	SITE BMP PLAN
A010	AS-BUILT + DEMOLITION PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A109	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
L001	LANDSCAPE PLAN
L002	LANDSCAPE PLAN

### BUILDING DEPARTMENT INFORMATION

PARKING:	PARKING REQUIRED: 2 PARKING PROVIDED: 4																																													
MODEL CODES:	ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES, AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO, AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND LAWS. 2018 CALIFORNIA BUILDING CODE (CBC), 2018 CALIFORNIA RESIDENTIAL CODE (CRC), 2018 CALIFORNIA PLUMBING CODE (CPC), 2018 CALIFORNIA MECHANICAL CODE (CMC), 2018 CALIFORNIA ELECTRICAL CODE (CEC), 2018 CALIFORNIA FIRE CODE (FC), 2018 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CES), 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)																																													
BUILDING HEIGHT:	ZONE HEIGHT LIMITS: 30'-0" PROP "D" HEIGHT LIMIT AREA: NO [ ] YES [X] ACTUAL BUILDING HEIGHT: 24'-11/2" NUMBER OF STORIES: 2 OVER BASEMENT																																													
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SPRINKLERS:	NO [ ] YES [X] (I) 4 (N) TYPE I5D.																																													
EXISTING PERMITS:	NO [ ] YES [X] SFP PTS. NO 34680/ BP PTS NO 37252																																													

### PLANNING DEPARTMENT INFORMATION

PARKING:	PARKING REQUIRED: 2 PARKING PROVIDED: 4																																													
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(\*) = F.A.R. CALCULATIONS PER SDMS SEC 119.025(A)(8)

### ADDITIONAL INFORMATION

CHECK EACH APPLICABLE OVERLAY ZONE: <input type="checkbox"/> AIRPORT APPROACH <input type="checkbox"/> AIRPORT INFLUENCE AREA (AIA) <input type="checkbox"/> GPOD FACILITY-DEFICIENT NEIGHBORHOODS <input type="checkbox"/> CLAREMONT MESA HEIGHT LIMIT <input checked="" type="checkbox"/> COASTAL HEIGHT LIMIT <input checked="" type="checkbox"/> COASTAL (GTY) <input type="checkbox"/> COASTAL (STATE) <input type="checkbox"/> LA JOLLA SHORES COMMUNITY PLAN <input type="checkbox"/> FIRE BRUSH ZONES 300' BUFFER <input type="checkbox"/> FIRE HAZARD SEVERITY ZONE <input type="checkbox"/> FIRST PUBLIC ROAD-WAY <input checked="" type="checkbox"/> MISSION TRAILS DESIGN DISTRICT <input type="checkbox"/> PARKING IMPACT <input type="checkbox"/> PRIME INDUSTRIAL LAND <input type="checkbox"/> RESIDENTIAL TANDEN PARKING <input type="checkbox"/> SENSITIVE COASTAL <input type="checkbox"/> TRANSIT AREA <input type="checkbox"/> URBAN VILLAGE	CHECK IF PROPOSED SITE CONTAINS OR IS ADJACENT TO: <input type="checkbox"/> SENSITIVE BIOLOGICAL RESOURCES <input type="checkbox"/> STEEP HILLSIDES <input type="checkbox"/> COASTAL BEACHES <input type="checkbox"/> SENSITIVE COASTAL BLUFFS <input type="checkbox"/> 100 YEAR FLOOD PLAN GEOLOGIC HAZARD CATEGORIES: 52
---	--

PREPARED BY:

Name: ARCHITECT MARK D. LYON, INC.  
 Address: 410 BIRD ROCK AVENUE  
 LA JOLLA, CA 92037  
 Phone #: (858) 454-1171

PROJECT NAME:  
 CALLE DE LA GARZA REMODEL  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

SHEET TITLE:  
 TITLE SHEET

Revised By: \_\_\_\_\_  
 Revision 14: \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
 Revision 12: \_\_\_\_\_  
 Revision 11: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 3: 09.23.2022  
 Revision 2: 09.22.2022  
 Revision 1: \_\_\_\_\_

Original Date: 09.28.2021

Sheet 1 of 14

DATE: 09.28.2021

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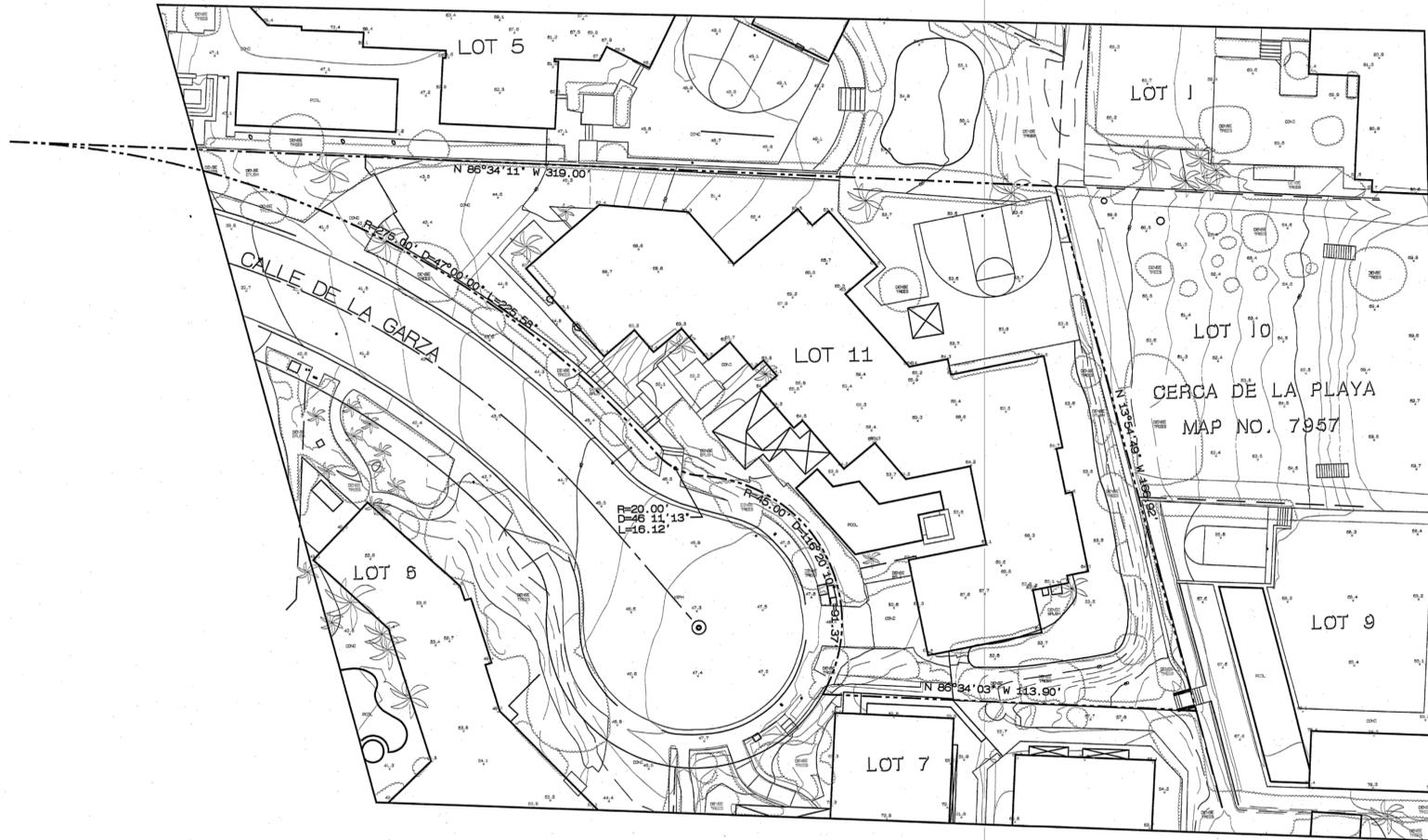


**CALLE DE LA GARZA REMODEL**  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

PRI. NO:	PTS-646515
SUBMITTAL DATE:	09.28.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	09.28.2021
SHEET TITLE:	TITLE SHEET
<b>CS001</b>	



SCALE: 1" = 20'  
CONTOUR INTERVAL: 1'



### LEGAL DESCRIPTION

LOT 11 OF CERCA DE LA PLAYA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7957, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 5, 1974.

### NOTES

- EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
- THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
- THE ADDRESS FOR THE SUBJECT PROPERTY IS 2350 CALLE DE LA GARZA, LA JOLLA, CA 92037.
- THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 346-180-22.
- THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.57 ACRES.

### BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTH-WESTERLY CORNER OF LA JOLLA SHORES DRIVE AND CALLE FRESCOTA. ELEVATION 30.571' MEAN SEA LEVEL (N.G.V.D. 1929).

*Patrick F. Christensen*  
PATRICK F. CHRISTENSEN, P.L.S. 7208

07-19-21  
Date



**CALLE DE LA GARZA  
REMODEL**  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
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Project Address:  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

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

Project Name:  
RO-MILLER RESIDENCE

Original Date: JULY 19, 2021

Sheet Title:  
TOPOGRAPHIC MAP

Sheet 1 of 1

DEP# \_\_\_\_\_

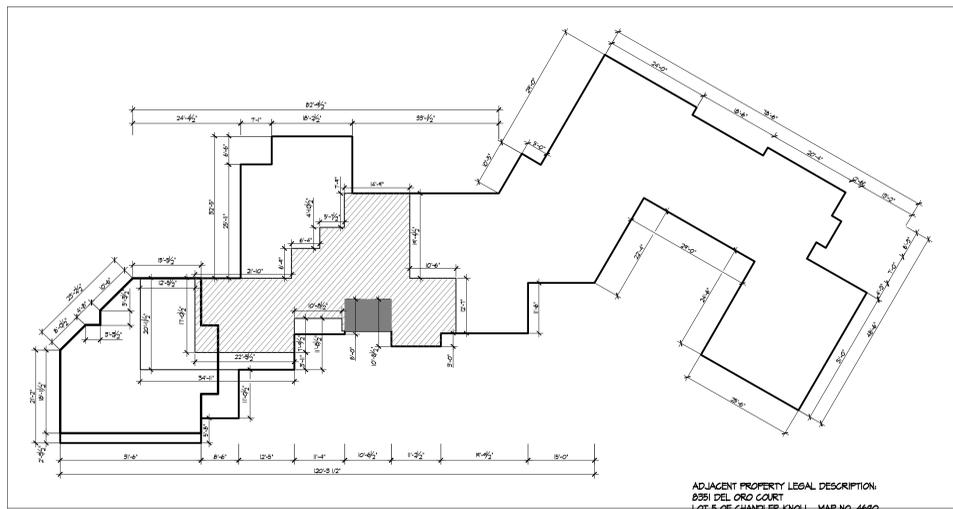
JN 2021-62

PREPARED BY:	ARCHITECT MARK D. LYON, INC.	Revision 14:	_____
Name:	410 BIRD ROCK AVENUE	Revision 13:	_____
Address:	LA JOLLA, CA 92037	Revision 12:	_____
Phone #:	(858)454-1171	Revision 11:	_____
PROJECT NAME:	CALLE DE LA GARZA REMODEL	Revision 10:	_____
	2350 CALLE DE LA GARZA	Revision 9:	_____
	LA JOLLA, CA 92037	Revision 8:	_____
SHEET TITLE:	EXISTING TOPOGRAPHY	Revision 7:	_____
		Revision 6:	_____
		Revision 5:	_____
		Revision 4:	_____
		Revision 3:	_____
		Revision 2:	04.23.2022
		Revision 1:	03.22.2022
		Original Date:	04.28.2021
		Sheet:	2 of 14
		DEP#:	_____

REVISIONS:	
PRI. NO.	PTS-646515
SUBMITTAL DATE:	04.28.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	04.28.2022
SHEET TITLE:	EXISTING TOPOGRAPHY

**C001**

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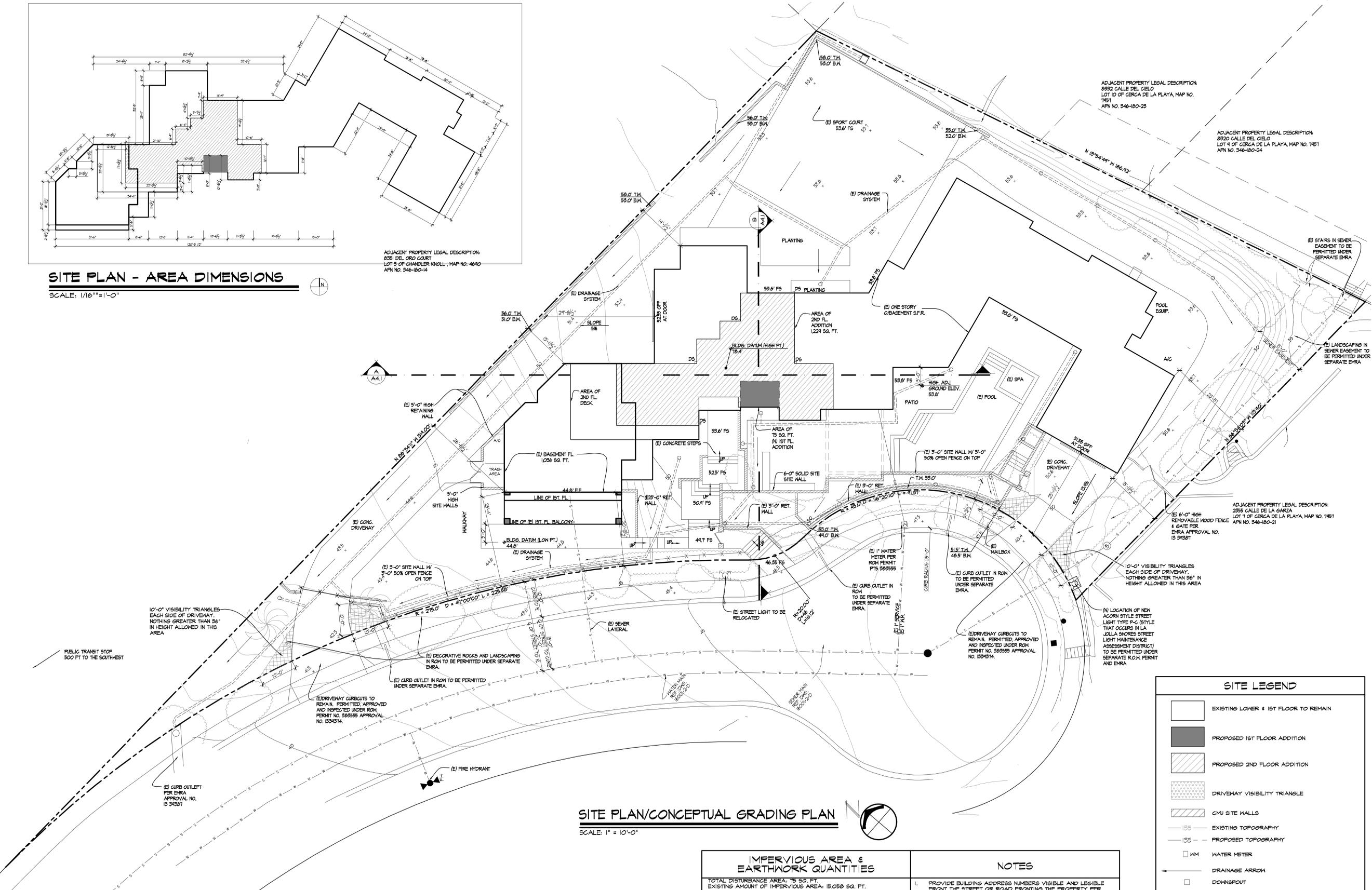
**SITE PLAN - AREA DIMENSIONS**

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

ADJACENT PROPERTY LEGAL DESCRIPTION:  
8251 DEL ORIO COURT  
LOT 5 OF CHANDLER KNOLL, MAP NO. 4640  
APN NO. 546-180-14

ADJACENT PROPERTY LEGAL DESCRIPTION:  
8892 CALLE DEL CIELO  
LOT 10 OF CERCA DE LA PLAYA, MAP NO. 7851  
APN NO. 546-180-25

ADJACENT PROPERTY LEGAL DESCRIPTION:  
8820 CALLE DEL CIELO  
LOT 4 OF CERCA DE LA PLAYA, MAP NO. 7851  
APN NO. 546-180-24



**SITE PLAN/CONCEPTUAL GRADING PLAN**

SCALE: 1" = 10'-0"

SITE LEGEND	
[White Box]	EXISTING LAYER # 1ST FLOOR TO REMAIN
[Dark Grey Box]	PROPOSED 1ST FLOOR ADDITION
[Hatched Box]	PROPOSED 2ND FLOOR ADDITION
[Dotted Box]	DRIVEWAY VISIBILITY TRIANGLE
[Diagonal Lines Box]	CMU SITE WALLS
[Solid Line]	EXISTING TOPOGRAPHY
[Dashed Line]	PROPOSED TOPOGRAPHY
[Square with X]	WATER METER
[Arrow]	DRAINAGE ARROW
[Square]	DOWNSPOUT

IMPERVIOUS AREA & EARTHWORK QUANTITIES	NOTES
<p>TOTAL DISTURBANCE AREA: 75 SQ. FT. EXISTING AMOUNT OF IMPERVIOUS AREA: 15,056 SQ. FT. PROPOSED AMOUNT OF NEW IMPERVIOUS AREA: 75 SQ. FT. TOTAL IMPERVIOUS AREA: 15,131 SQ. FT. EXISTING PAVEMENT AREA: 4966 SQ. FT. PROPOSED PAVEMENT AREA: 4,441 SQ. FT.</p> <p>EARTHWORK QUANTITIES: CUT QUANTITIES: 1 CYD FILL QUANTITIES: 0 CYD IMPORT/EXPORT: 1 CYD MAX. CUT DEPTH: 2 FT MAX. FILL DEPTH: 0 FT</p> <p>THIS PROJECT PROPOSES TO EXPORT 1 CUBIC YARD OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SAL OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.</p> <p>IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.</p>	<ol style="list-style-type: none"> <li>PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)</li> <li>THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMG SECTIONS 151.0444 AND 152.0909) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.</li> <li>EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY</li> <li>LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.</li> <li>ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 50 PERCENT OF THE TOTAL PARCEL AREA</li> <li>STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.</li> </ol>

- PLAN REVIEW NOTES:
- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED IN THE PROJECT.
  - PROJECT SITE HAS AN EXISTING RECORDED EMRA - PROJECT NUMBER 388555/APPROVAL NUMBER IS 94891
  - PRIOR TO THE ISSUANCE OF AN CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, IN TO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP) THAT WILL BE PREPARED IN ACCORDANCE WITH GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
  - THE APPLICANT WILL BE REQUIRED TO CONSTRUCT ALL PUBLIC IMPROVEMENTS TO MEET CURRENT STATE ACCESSIBILITY COMPLIANCE AND CURRENT CITY STANDARDS OR ARE DAMAGED DURING CONSTRUCTION.
  - PROPOSED ROOF DOWNSPUTS SHALL RUN OVER LANDSCAPING PRIOR TO ENTERING EXISTING DRAINAGE SYSTEM.

**ARCHITECT MARK D. LYON INC.**  
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**CALLE DE LA GARZA REMODEL**  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

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Phone #: (858) 459-1171

PROJECT NAME: CALLE DE LA GARZA REMODEL  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

SHEET TITLE: PROPOSED SITE PLAN / CONCEPT GRADING PLAN

DATE: 09.28.2022

REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 09.28.2022

Original Date: 09.28.2021

Sheet 8 of 14

DEPN

**A001**

**STORM WATER QUALITY NOTES CONSTRUCTION BMP'S:**

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL QUALITY CONTROL BOARD (SRQWCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR BMP'S.

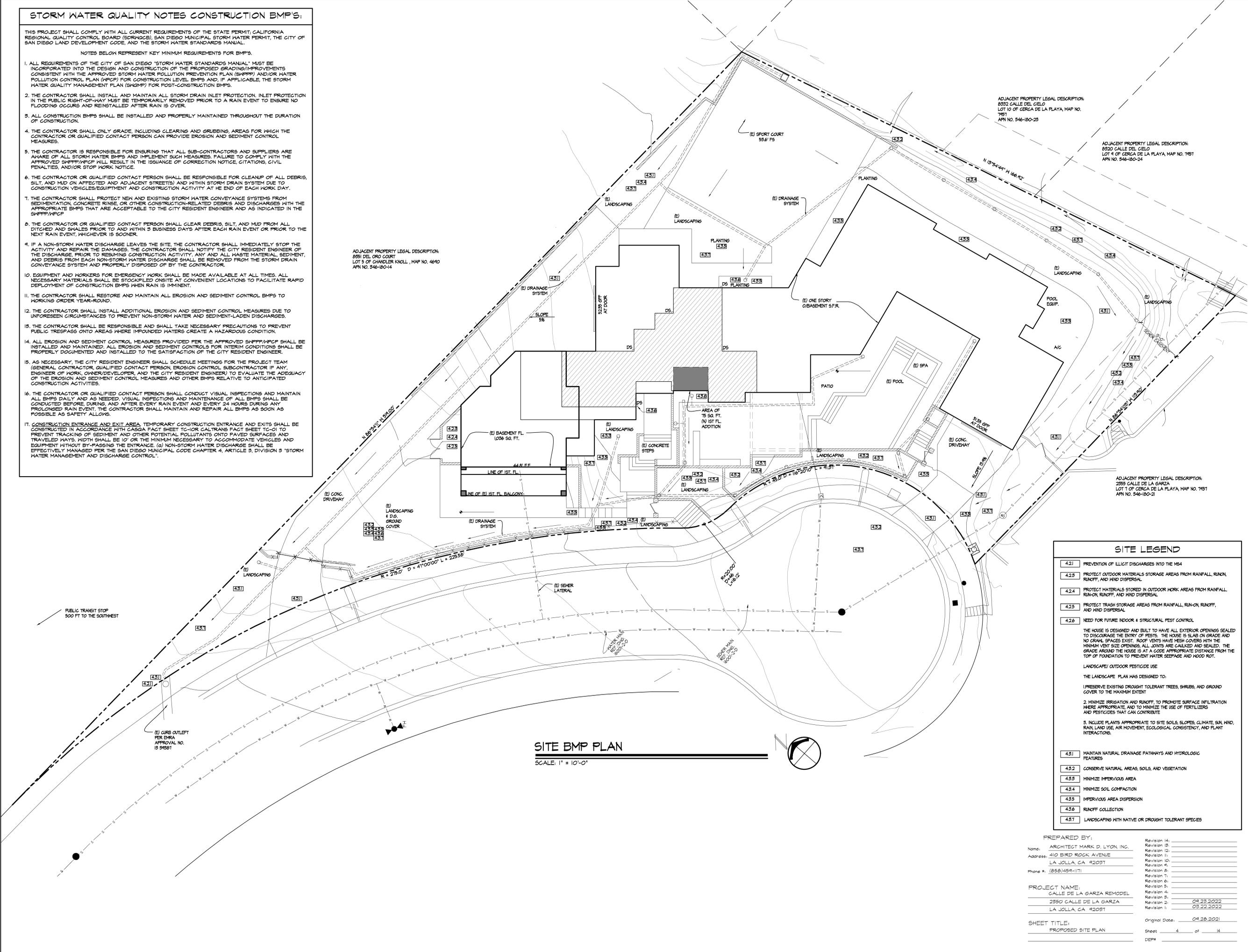
- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMP'S.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
- ALL CONSTRUCTION BMP'S SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMP'S AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICE, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICE.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL DEBRIS, SILT, AND MUD ON AFFECTED AND ADJACENT STREETS) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMP'S THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHED AND SHALES PRIOR TO AND WITHIN 5 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
- IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR-ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED FOR THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMP'S DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GASQA FACT SHEET TC-10R, CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED HWAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGE SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

ADJACENT PROPERTY LEGAL DESCRIPTION:  
8551 DEL ORO COURT  
LOT 3 OF CHANDLER KNOLL, MAP NO. 4690  
APN NO. 346-180-14

ADJACENT PROPERTY LEGAL DESCRIPTION:  
8532 CALLE DEL CIELO  
LOT 10 OF CERCA DE LA PLAYA, MAP NO. 7871  
APN NO. 346-180-23

ADJACENT PROPERTY LEGAL DESCRIPTION:  
8520 CALLE DEL CIELO  
LOT 4 OF CERCA DE LA PLAYA, MAP NO. 7871  
APN NO. 346-180-24

ADJACENT PROPERTY LEGAL DESCRIPTION:  
2550 CALLE DE LA GARZA  
LOT 1 OF CERCA DE LA PLAYA, MAP NO. 7871  
APN NO. 346-180-21



**SITE BMP PLAN**

SCALE: 1" = 10'-0"

**SITE LEGEND**

- 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
- 4.2.2 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUNOFF, AND WIND DISPERSAL.
- 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL.
- 4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL.
- 4.2.6 NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL.

THE HOUSE IS DESIGNED AND BUILT TO HAVE ALL EXTERIOR OPENINGS SEALED TO DISCOURAGE THE ENTRY OF PESTS. THE HOUSE IS SLAB ON GRADE AND NO GRAVEL SPACES EXIST. ROOF VENTS HAVE MESH COVERS WITH THE MINIMUM VENT SIZE OPENINGS. ALL JOINTS ARE CALKED AND SEALED. THE GRADE AROUND THE HOUSE IS AT A CODE APPROPRIATE DISTANCE FROM THE TOP OF FOUNDATION TO PREVENT WATER SEEPAGE AND HOOD ROT.

LANDSCAPE/ OUTDOOR PESTICIDE USE

THE LANDSCAPE PLAN HAS DESIGNED TO:

- PRESERVE EXISTING DROUGHT TOLERANT TREES, SHRUBS, AND GROUND COVER TO THE MAXIMUM EXTENT
- MINIMIZE IRRIGATION AND RUNOFF, TO PROMOTE SURFACE INFILTRATION WHERE APPROPRIATE, AND TO MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES THAT CAN CONTRIBUTE
- INCLUDE PLANTS APPROPRIATE TO SITE SOILS, SLOPES, CLIMATE, SUN, WIND, RAIN, LAND USE, AIR MOVEMENT, ECOLOGICAL CONSISTENCY, AND PLANT INTERACTIONS.

- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
- 4.3.3 MINIMIZE IMPERVIOUS AREA
- 4.3.4 MINIMIZE SOIL COMPACTION
- 4.3.5 IMPERVIOUS AREA DISPERSION
- 4.3.6 RUNOFF COLLECTION
- 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

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PROJECT NAME:  
CALLE DE LA GARZA REMODEL  
2550 CALLE DE LA GARZA  
LA JOLLA, CA 92037

SHEET TITLE:  
PROPOSED SITE PLAN

Revision 14:	
Revision 13:	
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Revision 11:	
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Revision 4:	04.28.2022
Revision 3:	03.22.2022
Revision 2:	
Revision 1:	

Original Date: 04.28.2021

Sheet: 4 of 14  
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**CALLE DE LA GARZA REMODEL**  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

REVISIONS:

PRI. NO.: PFS-646515

SUBMITTAL DATE: 04.28.2021

PHASE: SITE DEVELOPMENT PERMIT

PROJECT NUMBER: 20-16

REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 04.28.2022

SHEET TITLE: SITE BMP PLAN

**A102**

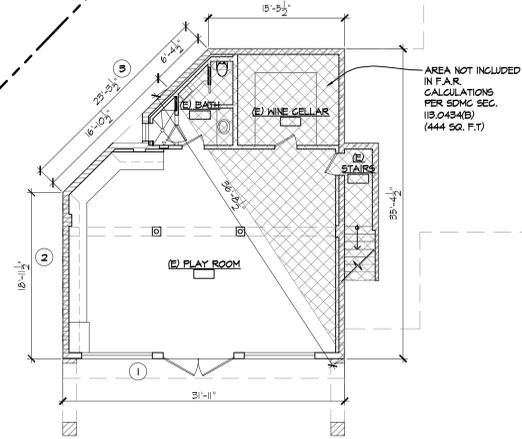
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WALL MATRIX			
NO.	EXISTING	REMOVED	REMAINING
1	31'-11"	0'-0"	31'-11"
2	18'-11 1/2"	0'-0"	18'-11 1/2"
3	16'-10 1/2"	0'-0"	16'-10 1/2"
4	31'-11"	0'-0"	31'-11"
5	21'-1 1/2"	0'-0"	21'-1 1/2"
6	23'-4"	0'-0"	23'-4"
7	24'-4 1/2"	0'-0"	24'-4 1/2"
8	25'-11"	0'-0"	25'-11"
9	7'-1"	0'-0"	7'-1"
10	6'-6"	0'-0"	6'-6"
11	18'-2 1/2"	0'-0"	18'-2 1/2"
12	15'-0 1/2"	0'-0"	15'-0 1/2"
13	33'-1 1/2"	0'-0"	33'-1 1/2"
14	10'-5"	0'-0"	10'-5"
15	5'-0"	0'-0"	5'-0"
16	24'-0"	0'-0"	24'-0"
17	24'-0"	0'-0"	24'-0"
18	2'-0"	0'-0"	2'-0"
19	18'-6"	0'-0"	18'-6"
20	2'-0"	0'-0"	2'-0"
21	20'-4"	0'-0"	20'-4"
22	6'-3"	0'-0"	6'-3"

23	2'-6"	0'-0"	2'-6"
24	7'-0"	0'-0"	7'-0"
25	2'-6"	0'-0"	2'-6"
26	4'-3"	0'-0"	4'-3"
27	5'-8"	0'-0"	5'-8"
28	31'-10"	0'-0"	31'-10"
29	25'-6"	0'-0"	25'-6"
30	24'-6"	0'-0"	24'-6"
31	24'-0"	0'-0"	24'-0"
32	22'-4"	0'-0"	22'-4"
33	15'-0"	0'-0"	15'-0"
34	11'-6"	0'-0"	11'-6"
35	14'-4 1/2"	0'-0"	14'-4 1/2"
36	3'-0"	0'-0"	3'-0"
37	11'-2 1/2"	0'-0"	11'-2 1/2"
38	10'-8 1/2"	7'-2"	3'-6 1/2"
39	10'-6 1/2"	10'-6 1/2"	0'-0"
40	8'-0"	7'-2"	0'-10"
41	11'-4"	0'-0"	11'-4"
42	8'-1"	1'-2"	6'-11"
43	12'-1"	0'-0"	12'-1"
44	11'-0 1/2"	0'-0"	11'-0 1/2"
45	8'-6 1/2"	0'-0"	8'-6 1/2"
46	5'-8"	0'-0"	5'-8"
TOTAL	101'-1 1/2"	27'-4 1/2"	674'-2"

50% =  $\frac{101'-1 1/2" + 27'-4 1/2"}{2} = 35'-11 3/4"$

$\frac{27'-4 1/2"}{101'-1 1/2"} \times 100 = 4\%$  REMOVED 4% REMAINING

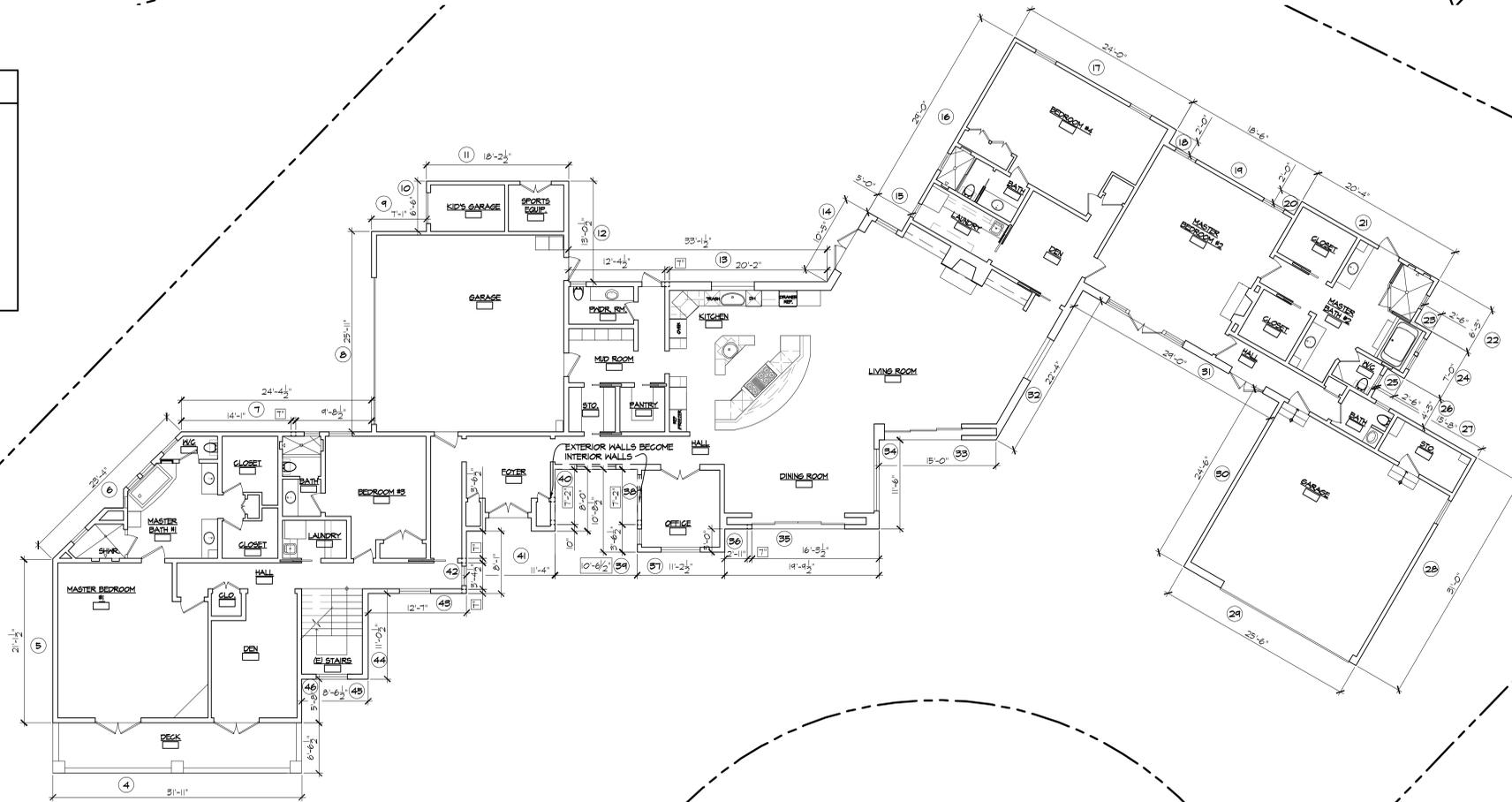


AS-BUILT BASEMENT FLOOR PLAN

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

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- ALL OTHER DASHED LINES REPRESENT ADDITIONAL ITEMS TO BE REMOVED.



AS-BUILT & DEMO 1ST FLOOR PLAN

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

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 CALLE DE LA GARZA REMODEL  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

SHEET TITLE:  
 AS-BUILT & DEMO PLAN

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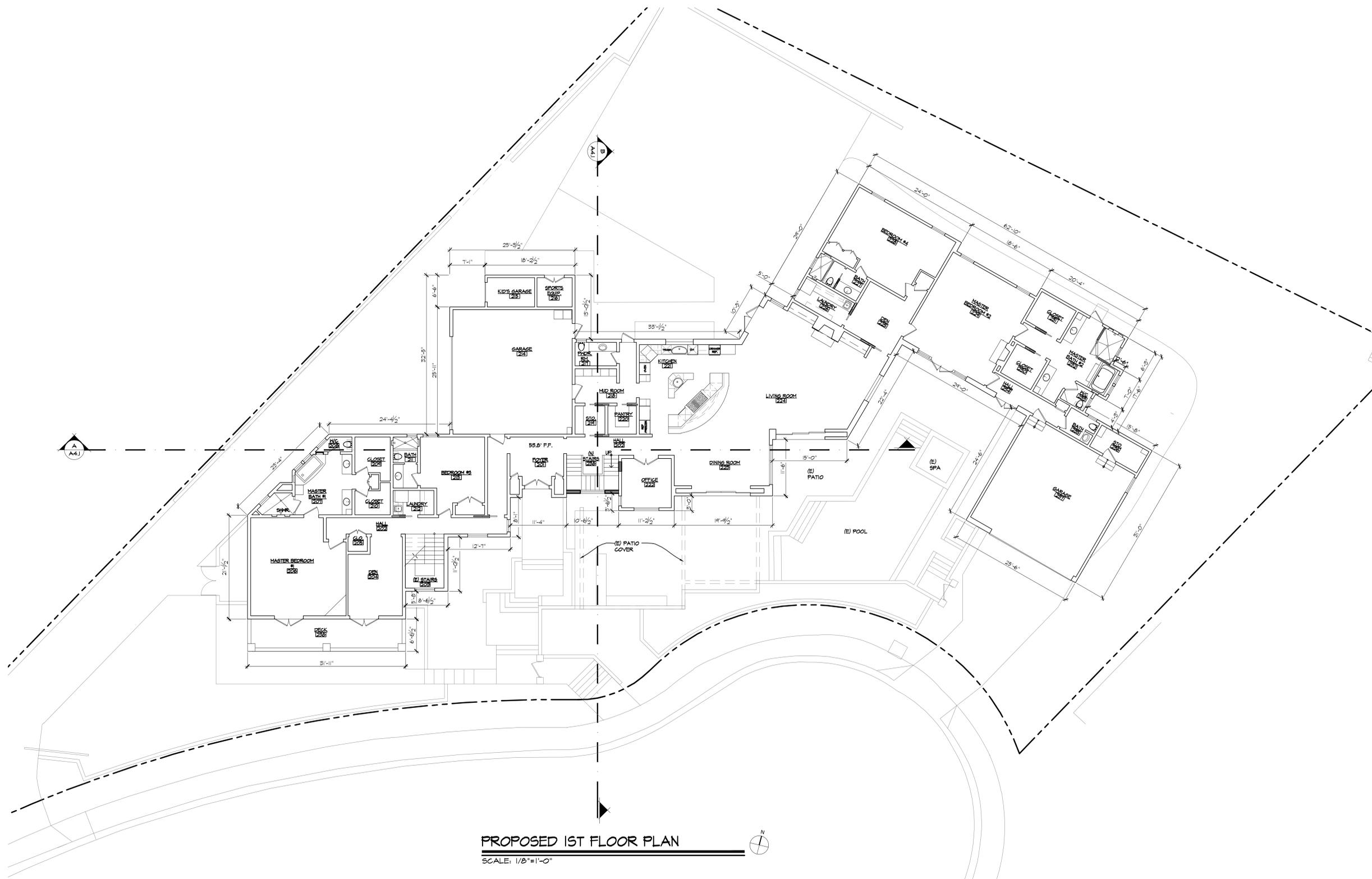
**CALLE DE LA GARZA REMODEL**  
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SHEET TITLE:	AS-BUILT & DEMO 1ST FLOOR PLAN

**AD101**

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 410 BIRD ROCK AVE., LA JOLLA, CA 92037 (858)459-1171 INFO@MDLA.NET

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**PROPOSED 1ST FLOOR PLAN**

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

**SYMBOL LEGEND**

100 ROOM NUMBER

**WALL LEGEND**

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- FURRED WALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS
- NEW HALL, 2X HOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED

4" O.C. EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTN. WALL. INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE Q. SEE SP-1 FOR INSULATION SPECIFICATIONS.

PREPARED BY:  
 ARCHITECT MARK D. LYON, INC.  
 410 BIRD ROCK AVENUE  
 LA JOLLA, CA 92037  
 Phone #: (858)459-1171

PROJECT NAME:  
 CALLE DE LA GARZA REMODEL  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

SHEET TITLE:  
 PROPOSED FIRST FLOOR PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
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Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	04.23.2022
Revision 3:	03.22.2022
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Revision 1:	
Original Date:	04.28.2021
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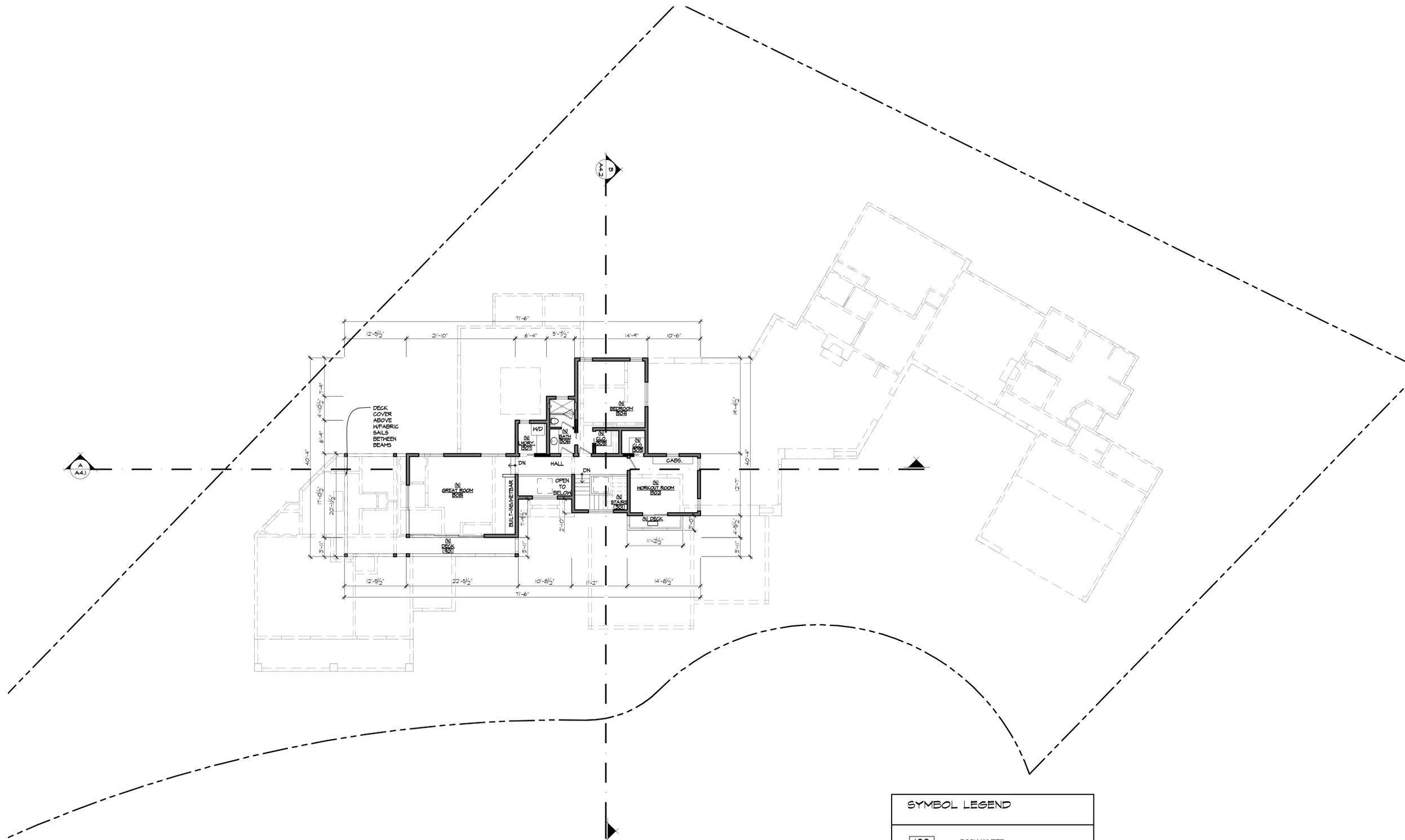
**CALLE DE LA GARZA REMODEL**  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	04.28.2022
SHEET TITLE:	PROPOSED 1ST FLOOR PLAN

**A101**

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**PROPOSED 2ND FLOOR PLAN**

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



SYMBOL LEGEND	
	ROOM NUMBER
WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CMU WALL TO REMAIN
	FURRED WALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS
	NEW WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
	NEW CMU WALL
	INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
	4" U.O.N.
	NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED 4" U.O.N.
EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTN. WALL. INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C.	
SEE SP-1 FOR INSULATION SPECIFICATIONS.	

PREPARED BY:  
 ARCHITECT MARK D. LYON, INC.  
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 LA JOLLA, CA 92037  
 Phone #: (858)459-1171

PROJECT NAME:  
 CALLE DE LA GARZA REMODEL  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

SHEET TITLE:  
 PROPOSED SECOND FLOOR PLAN

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
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Revision 4:	_____
Revision 3:	04.23.2022
Revision 2:	03.22.2022
Revision 1:	_____
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**CALLE DE LA GARZA REMODEL**  
 2350 CALLE DE LA GARZA  
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PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	04.28.2022
SHEET TITLE:	PROPOSED 2ND FLOOR PLAN
<b>A102</b>	

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**NOTE**

1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMG SEC 131.0444 & 132.0505

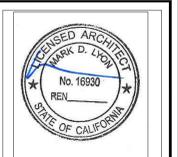


**PROPOSED ROOF PLAN**  
SCALE: 1/4"=1'-0"



- MATERIAL SPECIFICATIONS:**
- ROOFING:** US TILE (OR EQUAL), 2-PIECE MISSION CLAY ROOF TILE. 4-COLOR BLEND TO MATCH EXISTING OVER 60# ORGANIC FELT UNDERLAYMENT. DOUBLE STACK FASCIA COURSE. ICC-ES REPORT # ESR-1011. CLASS 'A' ROOFING. 30-YEAR MINIMUM WARRANTY.
  - RAFTER TAILS:** 6x8 AT 24" O.C. ROUGH SAWN ORNATE RAFTER TAILS SCAB BACK INTO FRAMING MINIMUM 24". STAIN TO MATCH EXISTING
  - STUCCO:** EXPO STUCCO (OR EQUAL). EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER. SEE SHEET SP.2 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH TO MATCH EXISTING. MATCH EXISTING COLOR.
  - GUARDRAIL:** GLASS RAILING BY CR. LAURENCE

**ARCHITECT MARK D. LYON INC.**  
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**CALLE DE LA GARZA REMODEL**  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

REVISIONS:	
PRI. NO.	PTS-696515
SUBMITTAL DATE:	04.28.2021
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PROJECT NUMBER:	20-16
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DRAWN BY:	SEC
DATE:	04.28.2022
SHEET TITLE:	PROPOSED ROOF PLAN

PREPARED BY:	ARCHITECT MARK D. LYON, INC.	Revision 14:	
Name:	410 BIRD ROCK AVENUE	Revision 13:	
Address:	LA JOLLA, CA 92037	Revision 12:	
Phone #:	(858)459-1171	Revision 11:	
PROJECT NAME:	CALLE DE LA GARZA REMODEL	Revision 10:	
	2350 CALLE DE LA GARZA	Revision 9:	
	LA JOLLA, CA 92037	Revision 8:	
SHEET TITLE:	ROOF PLAN	Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	04.28.2022
		Revision 3:	03.22.2022
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		Revision 1:	
Original Date:	04.28.2021		
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**A105**

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**NOTE**

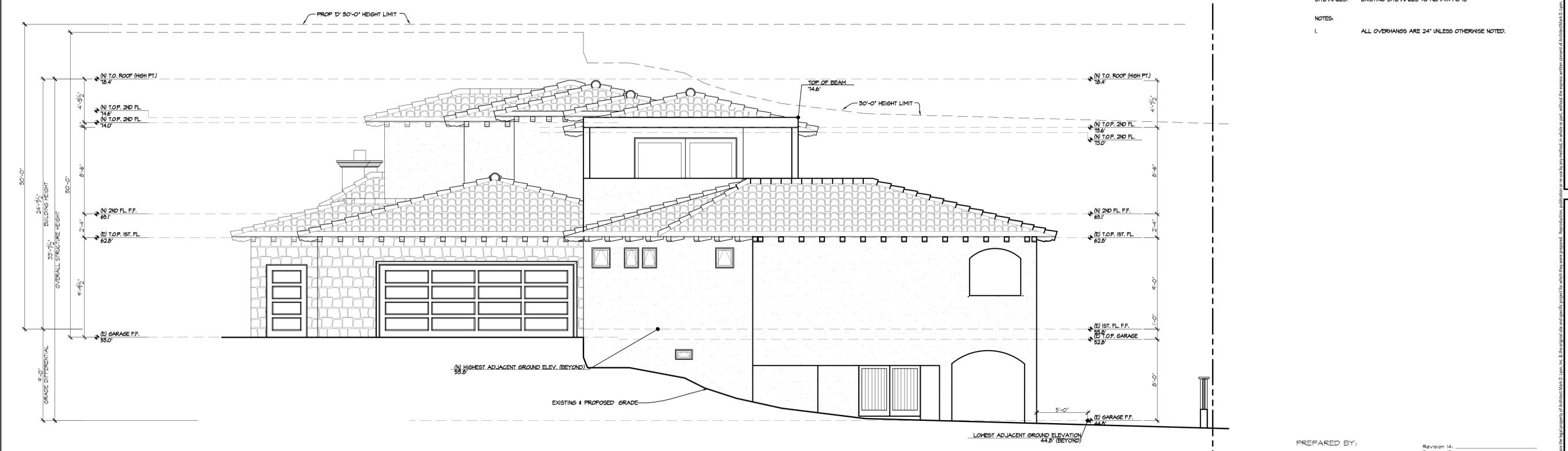
1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 131.0444 & 132.0505



**WEST ELEVATION**

SCALE: 1/4"=1'-0"



**NORTH ELEVATION**

SCALE: 1/4"=1'-0"

**MATERIAL SPECIFICATIONS:**

**STUCCO:** 3/8" EXTERIOR PLASTER STUCCO, SANTA BARBARA FINISH TO MATCH EXISTING

**ROOFING:** US TILE 2-PIECE MISSION CLAY ROOF TILE, THREE COLOR BLEND TO MATCH EXISTING OVER 40# ORGANIC FELT UNDERLAYMENT, DOUBLE STACK FASCIA COURSE, ICC-ES REPORT # ESR-1017, CLASS 'A' ROOFING, 30-YEAR MINIMUM WARRANTY.

**RAFTER TAILS:** 6x8 @ 24" ROUGH SAWN ORNATE RAFTER TAILS, SCAB BACK INTO FRAMING, STAIN TO MATCH EXISTING.

**STONE DETAIL:** C.D.I. OR EQUAL TO MATCH EXISTING

**CUT STONE:** 4" CUT STONE TO MATCH EXISTING

**DRIVENWAYS:** EXISTING CONCRETE DRIVENWAYS TO REMAIN

**SITE WALLS:** EXISTING SITE WALLS TO REMAIN AS IS

**NOTES:**

1. ALL OVERHANGS ARE 24" UNLESS OTHERWISE NOTED.

**ARCHITECT MARK D. LYON INC.**  
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**CALLE DE LA GARZA REMODEL**  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

**REVISIONS:**

PRI. NO. PTS-696515

SUBMITTAL DATE: 04.28.2021

PHASE: SITE DEVELOPMENT PERMIT

PROJECT NUMBER: 20-16

REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 04.28.2022

SHEET TITLE: EXTERIOR ELEVATIONS

**A201**

**PREPARED BY:**  
 ARCHITECT MARK D. LYON, INC.  
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 LA JOLLA, CA 92037  
 Phone #: (858)459-1171

**PROJECT NAME:**  
 CALLE DE LA GARZA REMODEL  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

**SHEET TITLE:**  
 EXTERIOR ELEVATIONS

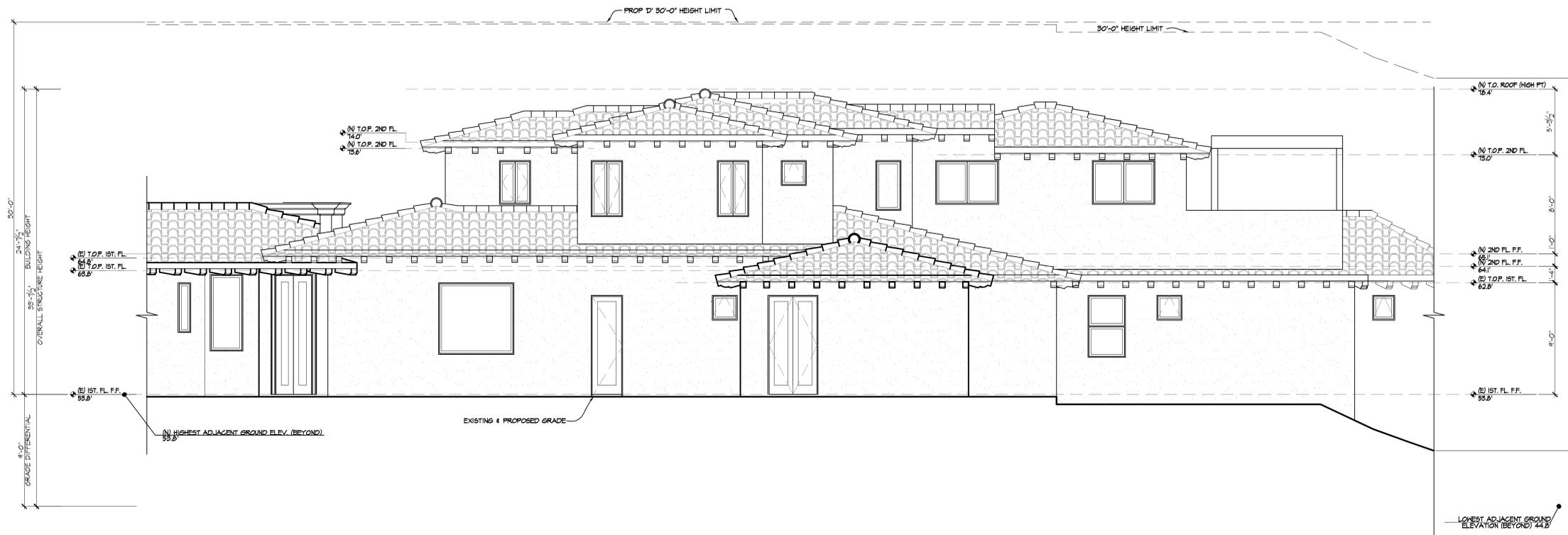
Revision 14: \_\_\_\_\_  
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 Revision 12: \_\_\_\_\_  
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 Revision 10: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
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 Revision 3: \_\_\_\_\_  
 Revision 2: 04.28.2022  
 Revision 1: 03.22.2022

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**NOTE**

1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SOMC SEC 131.0444 & 132.0505

**EAST ELEVATION**

SCALE: 1/4"=1'-0"

**MATERIAL SPECIFICATIONS:**

**STUCCO:** 3/8" EXTERIOR PLASTER STUCCO, SANTA BARBARA FINISH TO MATCH EXISTING

**ROOFING:** US TILE 2-PIECE MISSION CLAY ROOF TILE, THREE COLOR BLEND TO MATCH EXISTING OVER 40# ORGANIC FELT UNDERLAYMENT, DOUBLE STACK PASGIA COURSE, ICC-ES REPORT # ESR-1011, CLASS 'A' ROOFING, 30-YEAR MINIMUM WARRANTY.

**RAFTER TAILS:** 6x8 @ 24" ROUGH SAWN ORNATE RAFTER TAILS, SCAB BACK INTO FRAMING, STAIN TO MATCH EXISTING.

**STONE DETAIL:** C.D.I. OR EQUAL TO MATCH EXISTING

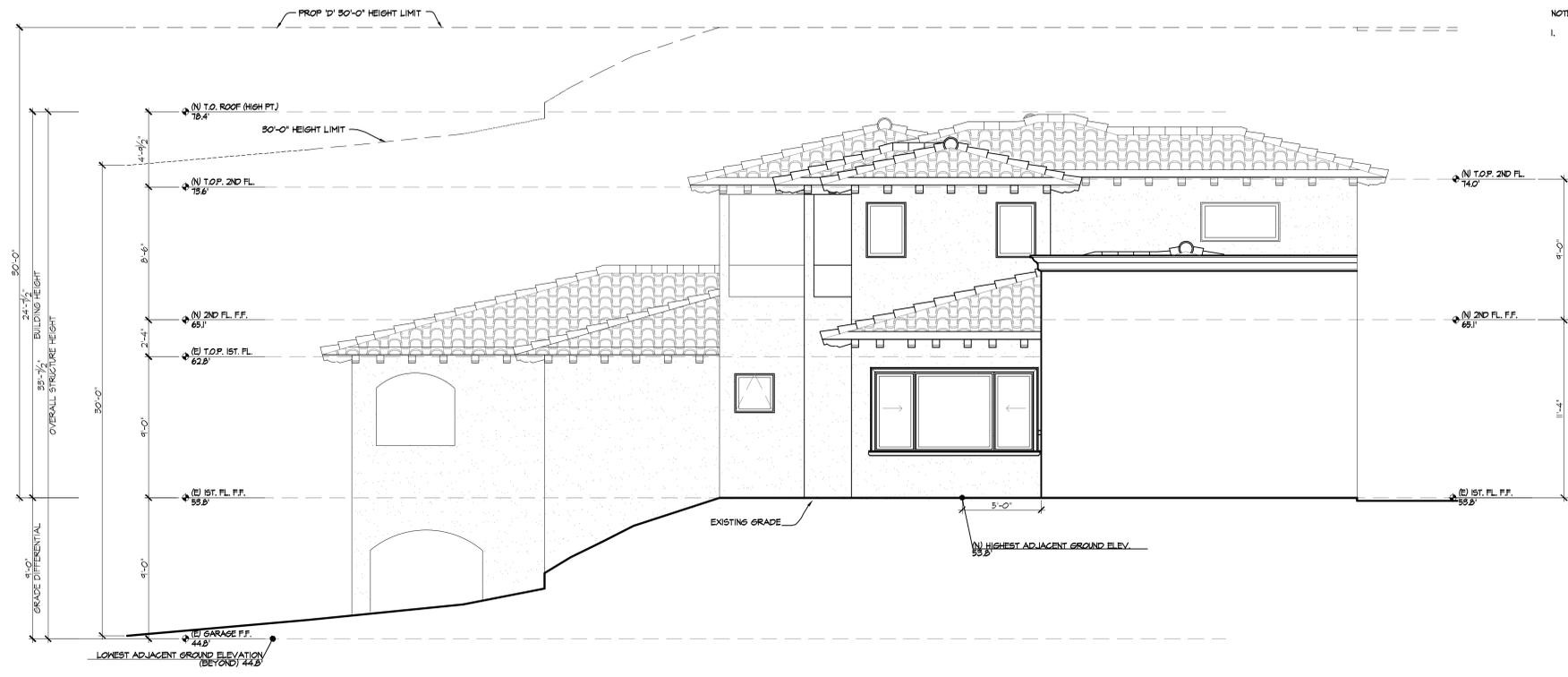
**CUT STONE:** 4" CUT STONE TO MATCH EXISTING

**DRIVEWAYS:** EXISTING CONCRETE DRIVEWAYS TO REMAIN

**SITE WALLS:** EXISTING SITE WALLS TO REMAIN AS IS

**NOTES:**

1. ALL OVERHANGS ARE 24" UNLESS OTHERWISE NOTED.



**SOUTH ELEVATION**

SCALE: 1/4"=1'-0"

**PREPARED BY:**  
 ARCHITECT MARK D. LYON, INC.  
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 Address: LA JOLLA, CA 92037  
 Phone #: (858) 459-1171

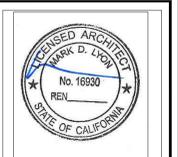
**PROJECT NAME:**  
 CALLE DE LA GARZA REMODEL  
 2550 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

**SHEET TITLE:**  
 EXTERIOR ELEVATIONS

Revision 14: \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
 Revision 12: \_\_\_\_\_  
 Revision 11: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
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 Revision 1: 03.22.2022

Original Date: 04.28.2021  
 Sheet 10 of 14  
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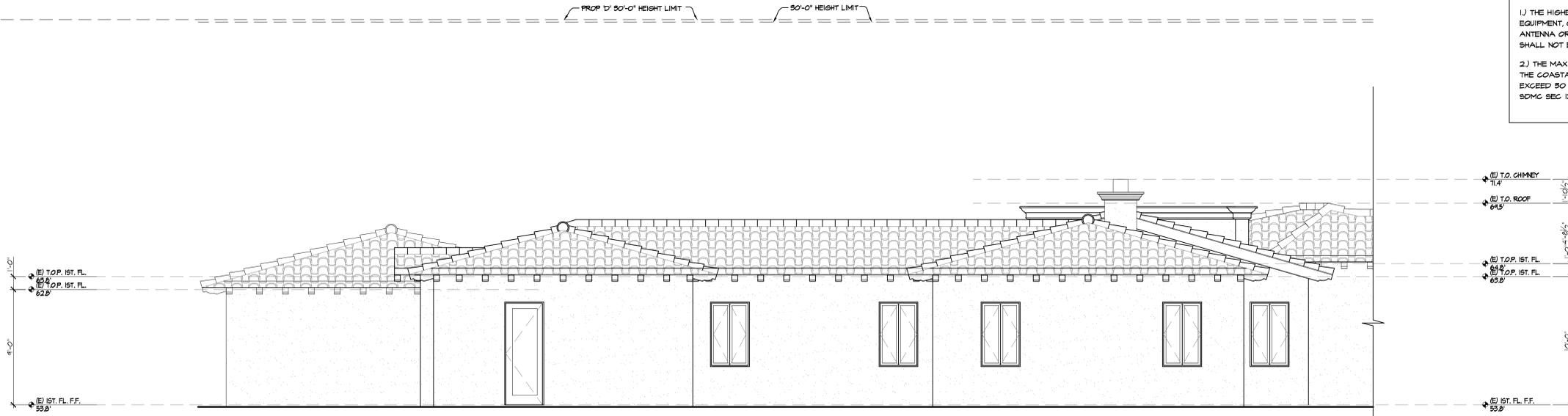
**CALLE DE LA GARZA REMODEL**  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

**REVISIONS:**

PRI. NO. PTS-696515  
 SUBMITTAL DATE: 04.28.2021  
 PHASE: SITE DEVELOPMENT PERMIT  
 PROJECT NUMBER: 20-16  
 REVIEWED BY: MDL  
 DRAWN BY: SEC  
 DATE: 04.28.2022  
 SHEET TITLE: EXTERIOR ELEVATIONS

**A202**

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**NOTE**

1.) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SOMC SEC 151.0444 & 152.0505

**MATERIAL SPECIFICATIONS:**

**STUCCO:** 3/4" EXTERIOR PLASTER STUCCO, SANTA BARBARA FINISH TO MATCH EXISTING

**ROOFING:** US TILE 2-PIECE MISSION CLAY ROOF TILE, THREE COLOR BLEND TO MATCH EXISTING OVER 40# ORGANIC FELT UNDERLAYMENT, DOUBLE STACK FASCIA COURSE, 100-25 REPORT # ESR-1017, CLASS 'A' ROOFING, 30-YEAR MINIMUM WARRANTY.

**RAFTER TAILS:** 6X8 @ 24" ROUGH SAWN ORNATE RAFTER TAILS, SCAB BACK INTO FRAMING, STAIN TO MATCH EXISTING.

**STONE DETAIL:** C.D.I. OR EQUAL TO MATCH EXISTING

**CUT STONE:** 4" CUT STONE TO MATCH EXISTING

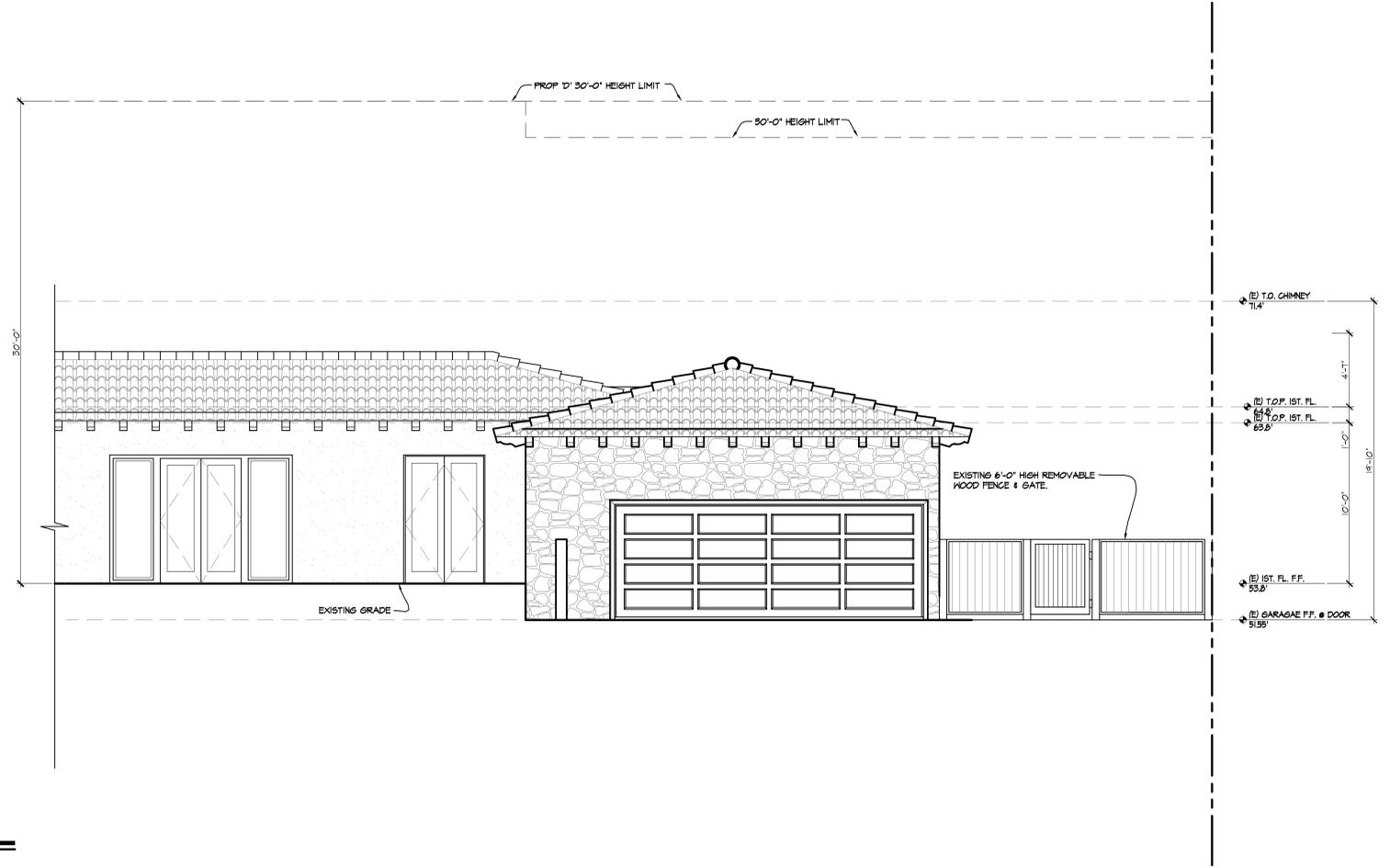
**DRIVENAYS:** EXISTING CONCRETE DRIVENAYS TO REMAIN

**SITE WALLS:** EXISTING SITE WALLS TO REMAIN AS IS

**NOTES:**

1. ALL OVERHANGS ARE 24" UNLESS OTHERWISE NOTED.

**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

**ARCHITECT MARK D. LYON INC.**  
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET



**CALLE DE LA GARZA REMODEL**  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

REVISIONS:	
PRI. NO.	PTS-696515
SUBMITTAL DATE:	04.28.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	04.28.2022
SHEET TITLE:	EXTERIOR ELEVATIONS
<b>A203</b>	

**PREPARED BY:**  
Name: ARCHITECT MARK D. LYON, INC.  
Address: 410 BIRD ROCK AVENUE  
LA JOLLA, CA 92037  
Phone #: (858)459-1171

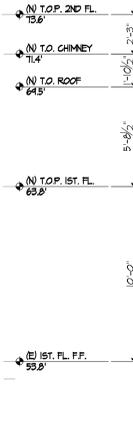
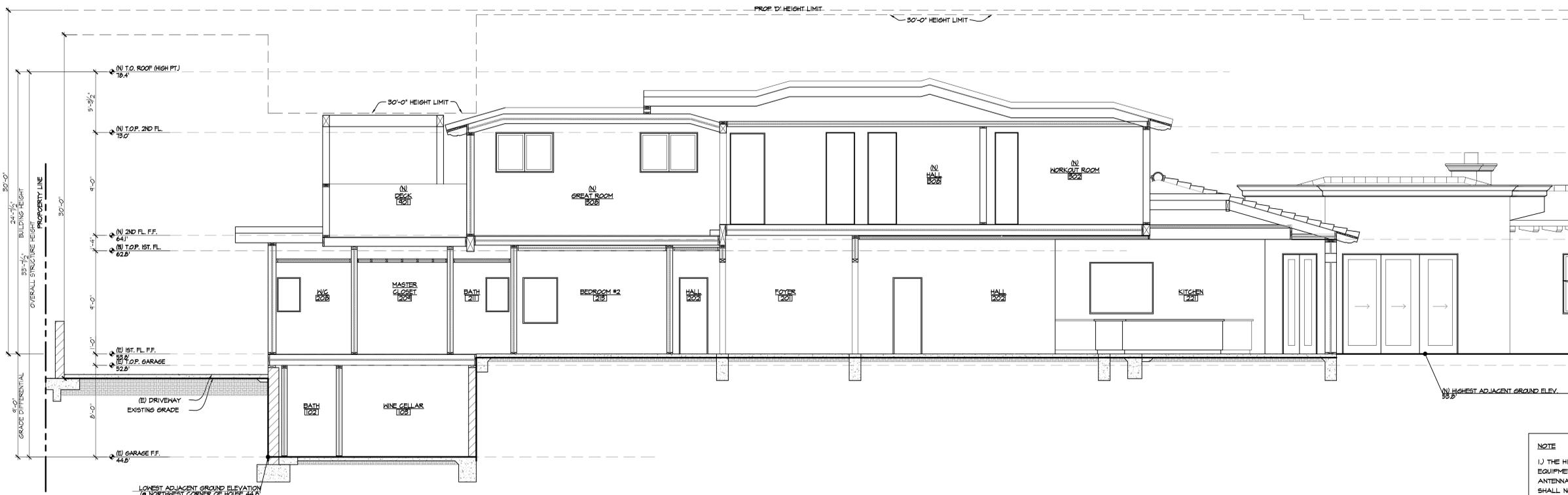
**PROJECT NAME:**  
CALLE DE LA GARZA REMODEL  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

**SHEET TITLE:**  
EXTERIOR ELEVATIONS

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
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Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: 04.28.2022  
Revision 1: 03.22.2022

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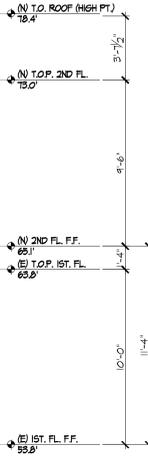
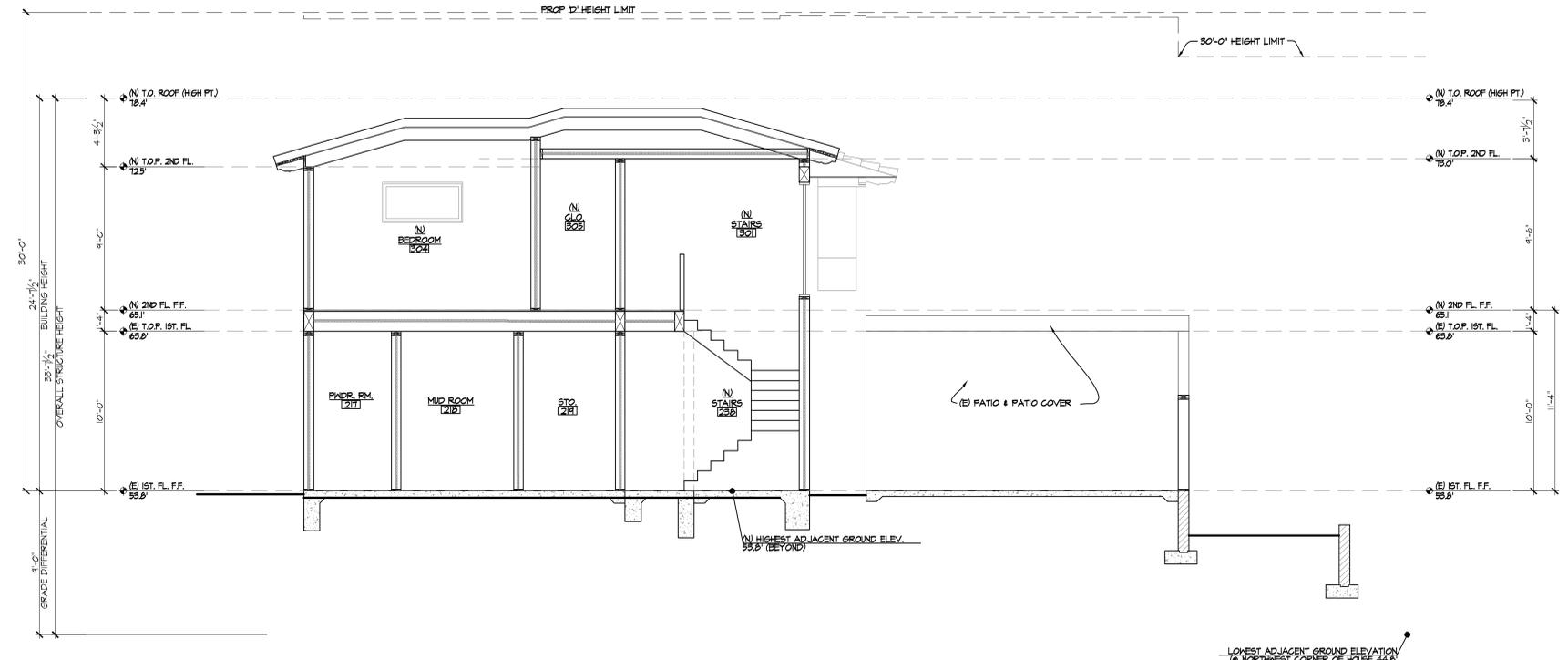
**NOTE**

1.) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 50' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 50 FEET IN HEIGHT PER SDMG SEC 131.0444 & 132.0505

**BUILDING SECTION A**

SCALE: 1/4"=1'-0"



**BUILDING SECTION B**

SCALE: 1/4"=1'-0"

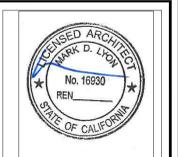
PREPARED BY:  
 ARCHITECT MARK D. LYON, INC.  
 410 BIRD ROCK AVENUE  
 LA JOLLA, CA 92037  
 (858) 459-1171

PROJECT NAME:  
 CALLE DE LA GARZA REMODEL  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

SHEET TITLE:  
 BUILDING SECTIONS

Revision 14:	
Revision 13:	
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Revision 2:	04.23.2022
Revision 1:	03.22.2022
Original Date:	04.28.2021
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**ARCHITECT MARK D. LYON INC.**  
 410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858) 459-1171 INFO@MDLA.NET



**CALLE DE LA GARZA REMODEL**  
 2350 CALLE DE LA GARZA  
 LA JOLLA, CA 92037

REVISIONS:

PREL. NO.: PTS-696515

SUBMITTAL DATE: 04.28.2021

PHASE: SITE DEVELOPMENT PERMIT

PROJECT NUMBER: 20-16

REVIEWED BY: MDL

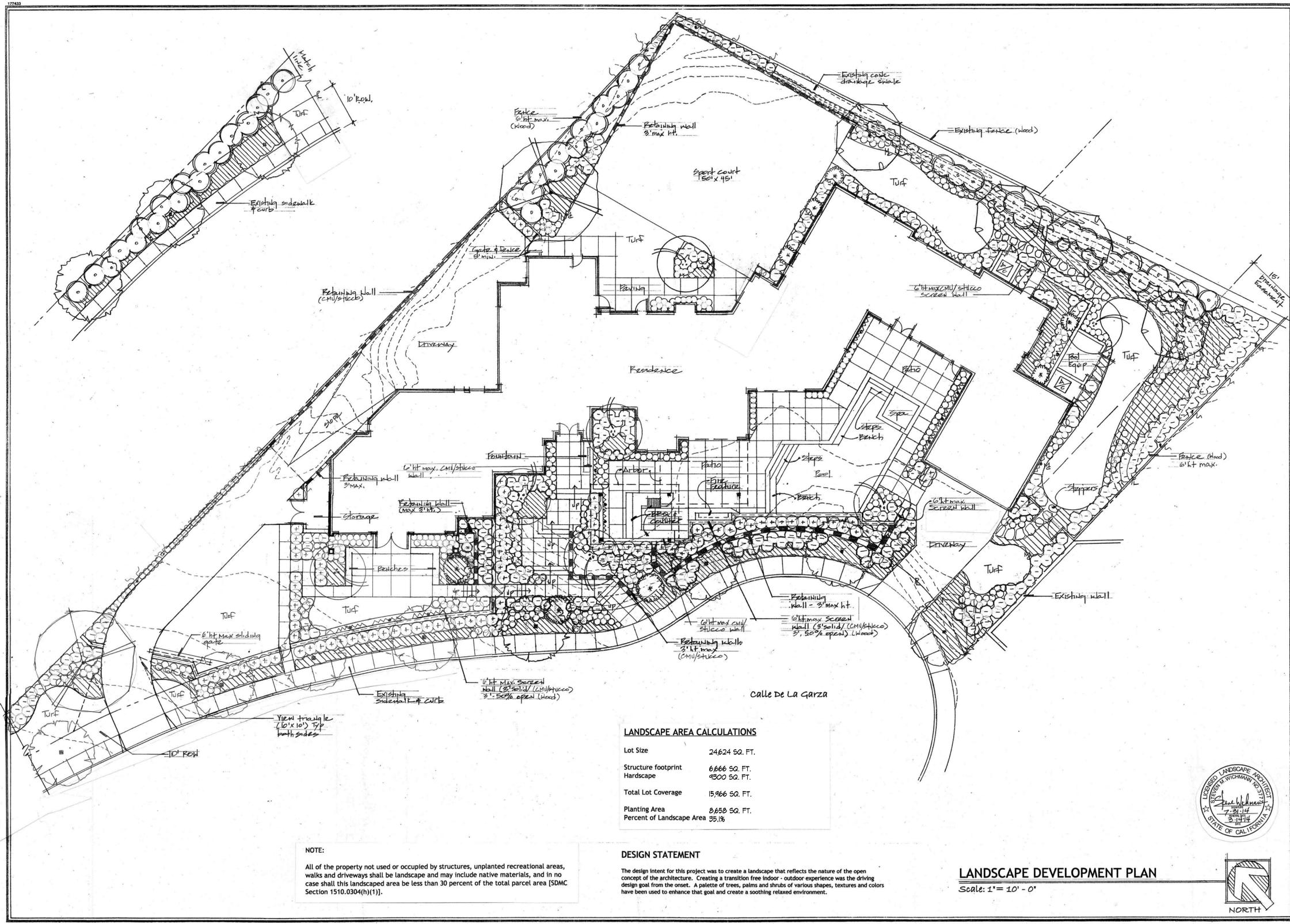
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DATE: 04.23.2022

SHEET TITLE: BUILDING SECTIONS

**A301**

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**LANDSCAPE AREA CALCULATIONS**

Lot Size	24624 SQ. FT.
Structure footprint	6666 SQ. FT.
Hardscape	4300 SQ. FT.
Total Lot Coverage	15466 SQ. FT.
Planting Area	8558 SQ. FT.
Percent of Landscape Area	35.1%

**NOTE:**  
All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscape and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area [SDMC Section 1510.0304(h)(1)].

**DESIGN STATEMENT**  
The design intent for this project was to create a landscape that reflects the nature of the open concept of the architecture. Creating a transition free indoor - outdoor experience was the driving design goal from the onset. A palette of trees, palms and shrubs of various shapes, textures and colors have been used to enhance that goal and create a soothing relaxed environment.

**LANDSCAPE DEVELOPMENT PLAN**  
Scale: 1" = 10' - 0"

**ROHMILLER RESIDENCE**  
2350 Calle De La Garza  
LA JOLLA, CA 92037

landscape architects  
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Date	9.19.13	Job #	E1315
Drawn By	SN		
Reviewed By	SN		
Checked By	SN		
Scale	1" = 10'		



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OF TWO

\*THE ENTIRE EXISTING SITE IS LANDSCAPED PER THIS PLAN IN 2015. THIS PLAN IS FOR REFERENCE AS NONE OF THE EXISTING LANDSCAPING WILL BE AFFECTED BY THE SCOPE OF THIS PERMIT\*

PREPARED BY:  
ARCHITECT MARK D. LYON, INC.  
410 BIRD ROCK AVENUE  
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Phone #: (858)434-1171

PROJECT NAME:  
CALLE DE LA GARZA REMODEL  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

SHEET TITLE:  
LANDSCAPE PLAN

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**CALLE DE LA GARZA REMODEL**  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

REVISIONS:

PRI. NO.	PTS-646515
SUBMITTAL DATE:	04.28.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	04.28.2022
SHEET TITLE:	EXISTING LANDSCAPE PLAN

**L001**

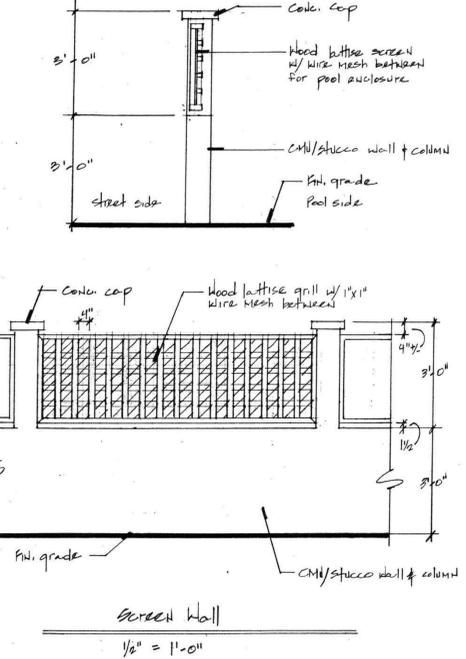
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GENERAL NOTES

1. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
2. An automatic, electrically controlled irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. All proposed irrigation systems will use an approved rain sensor shutoff device. The irrigation system to be installed shall consist of a combination of low-volume overhead spray heads, bubblers and drip irrigation based on the planting area and plant material being irrigated.
3. All required landscape areas shall be maintained by the property owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
4. Minimum Tree Separation Distance - Improvement/Minimum Distance to Street Tree:  
Traffic Signals (Stop Sign) - 20 Feet, Underground Utility Lines - 5 Feet (10 Feet for sewer), Above Ground Utility Structures - 10 Feet, Driveway (entries) - 10 Feet, & Intersections (Intersecting curb lines of two streets) - 25 Feet.
6. All required planting areas shall be covered with mulch to a minimum depth of 2 inches, excluding slopes requiring revegetation and areas planted with ground cover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
7. All landscape and irrigation shall comply to the City of San Diego's Land Development Code, Landscape Regulations; the Land Development Manual, Landscape standards; the Central Urbanized Planned District; and all other City and regional standards.
8. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities.
9. Irrigation systems are to be installed in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.

CONCEPTUAL PLANT LEGEND

Symbol	Type/Form & Function	Botanical Name	Common Name	Size/Quantity/Ht & Spd
	Street Tree	Agonis flexuosa	Jervis Bay Afterdark	24" box - 100%
	Shade	Cassia leptophylla	Gold Medallion Tree	35" ht & spd.
	Vertical Form Specimen Tree Theme	Koeleruteria bipinnata	Chinese Flame Tree	
	Round Headed Specimen Tree Shade	Lophostemon confertus	Brisbane Box	
	Round Headed Accent Tree Color, form	Magnolia grandiflora	Magnolia	
	Vertical Form Screen Shrub Screening	Metrosideros excelsus	New Zealand Christmas Tree	
	Accent Shrubs Texture, form	Archontophoenix cunninghamiana	King Palm	6' - 8' bth - 100%
	Large Shrubs Screening, form	Bismarckia nobilis (blue form)	NCH	30' ht.
	Medium Shrubs Color, texture, form	Hovea forsteriana	Kentia Palm	
	Small Shrubs Color, form, texture	Phoenix reclinata	Senegal Date Palm	
	Esparter Shrubs Color, form	Strelitzia nicolae	Giant Bird of Paradise	
	Vines Flower	Syragus romanzoffianum	Queen Palm	
	Ground Cover Texture, Flower	Cassia leptophylla	Gold Medallion Tree	24" box - 100%
	Turf	Koeleruteria bipinnata	Chinese Flame Tree	35" ht & spd.
		Magnolia 'Samuel Sommer'	Samuel Sommer Magnolia	
		Metrosideros excelsus	New Zealand Christmas Tree	
		Arbutus 'Marina'	Strawberry Tree	24" box - 100%
		Bauhinia x blakeana	Hong Kong Orchid Tree	20' ht & spd.
		Cercis canadensis	'Forest Pansy' Eastern Redbud	
		Lagerstroemia indica	Muskogee Crape Myrtle	
		Prunus cerasifera	Purpleleaf Plum	
		Brugmansia	Angels Trumpet	15" Box - 100%
		Camellia japonica	Japanese Camellia	5'-15' ht. X 5'-15' spd.
		Chamaecyparis humilis	Mediterranean Fan Palm	
		Cycas revoluta	Sago Palm	
		Phoenix roebelenii	Pygmy Date Palm	
		Plumeria	Plumeria	
		Rhaphis excelsa	Lady Palm	
		Tibouchina urvilleana	Princess Flower	
		Echium candicans	Pride of Madeira	15 Gal. - 100%
		Elaeagnus pungens	Silverberry	6' - 12' ht. X 8' spd.
		Escallonia exoniensis	Escallonia	
		Griselinia littoralis	NCH	
		Pittosporum tobira	Mock Orange	
		Viburnum japonica	Japanese Viburnum	
		Xylosma congestum	NCH	
		Abelia x grandiflora	Glossy Abelia	5 Gal - 25%
		Abutilon 'Dwarf Yellow'	Dwarf Yellow Arbutium	1 Gal - 75%
		Acalypha wilkesiana	Copperleaf	3" ht. X 3" spd
		Agave attenuata	Soft Tail Agave	
		Alpinia	Shell Ginger	
		Aspidistra elatior	Cast Iron Plant	
		Callistemon 'Little John'	Dwarf Bottlebrush	
		Canna	Canna	
		Coprosma	Mirror Plant	
		Grevillea	Grevillea	
		Hydrangea macrophylla	Garden Hydrangea	
		Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	
		Phormium tenax	New Zealand Flax	
		Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf	
		Raphiostylis indica	Indian Hawthorn	
		Rosa	Rose	
		Strelitzia reginae	Bird of Paradise	
		Agapanthus africanus	Lily of the Nile	1 Gal - 100%
		Anigozanthos hybrid	Kangaroo Paw	2' ht x 2' spd
		Asparagus densiflorus 'Myers'	Myers Asparagus Fern	
		Clivia miniata	Katier Lilly	
		Euryops pectinatus 'Vividis'	NCH	
		Ferns	Ferns	
		Hemerocallis hybrida	Day Lily	
		Lavandula angustifolia	English Lavender	
		Liriodendron giganteum	Giant Lorop	
		Philodendron 'Xanadu'	Xanadu Philodendron	
		Zantedeschia aethiops	Calla	
		Calliandra haematocephala	Pink Powder Puff	15 Gal. - 100%
		Citrus	Citrus	6' ht x 8' spd.
		Grewia occidentalis	Lavender Starflower	
		Magnolia	Magnolia	
		Michelia figo 'Port Wine'	Banana Shrub	
		Pyracantha coccinea	Firethorn	
		Bougainvillea	Bougainvillea	5 Gal - 100%
		Distictis buccinctoria	Blood-Red Trumpet Vine	10' ht.
		Ficus pumila	Creeping Fig	
		Passiflora	Passion Vine	
		Trachelospermum jasminoides	Star Jasmine	
		Carlisa macrocarpa	Natal Plum	Flats - 100%
		Ceanothus griseus	California Lilac	12' ht. x 24' spd.
		Festuca glauca	Blue Fescue	
		Fragaria chiloensis	Wild Strawberry	
		Gazania Mitsuba	Mitsuwa Gazania	
		Lantana montevidensis	Lantana	
		Loropetalum chinensis 'Purple Pixie'	Purple Pixie Loropetalum	
		Ophopogon japonica	Mondo Grass	
		Pelargonium peltatum 'Balkan'	Balkan Ivy Geranium	
		Rosmarinus officinalis	Rosemary	
		Seasonal Color		
		Sedum spertum 'Dragons Blood'	Dragons Blood Sedum	
		Senecio mandraliscae	NCH	
		Succulents		
		Trachelospermum jasminoides	Star Jasmine	
		Marathon II	Dwarf Tall Fescue	Sod



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PROJECT NAME:  
CALLE DE LA GARZA REMODEL  
2350 CALLE DE LA GARZA  
LA JOLLA, CA 92037

SHEET TITLE:  
LANDSCAPE PLAN

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DATE	09/18/21	Job #	R-15
Drawn By	SK		
Checked By	SK		
Reviewed By	SK		
Date	9/28/21		

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Of Two

LANDSCAPE ARCHITECT  
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CALLE DE LA GARZA  
REMODEL  
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LA JOLLA, CA 92037

DATE  
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DATE: 09/18/21  
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EXISTING  
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