

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 20, 2019 REPORT NO. HO-19-026

HEARING DATE: March 6, 2019

SUBJECT: Mardoum - SDP. Process Three Decision.

PROJECT NUMBER: 612206

OWNER/APPLICANT: Riad Mardoum, Owner/Denisse Prado-Liendo, Jackson Design & Remodeling,

Applicant

SUMMARY

<u>Issue:</u> Should the Hearing Officer approve an application for a first- and second-floor addition and remodel to a single dwelling unit located at 7830 Roseland Drive within the La Jolla Community Plan area?

Staff Recommendation: Approve Site Development Permit No. 2174199.

<u>Community Planning Group Recommendation</u>: On October 4, 2018, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions.

<u>La Jolla Shores Advisory Board</u>: On May 21, 2018, the La Jolla Shores Advisory Board voted 5-0 to recommend approval of the proposed project without conditions.

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 10, 2019, and the opportunity to appeal that determination ended January 25, 2019.

BACKGROUND/DISCUSSION

The 0.23-acre project site contains an existing 1,933-square-foot single dwelling located south of the La Jolla Shores Drive/Torrey Pines Road intersection, at 7830 Roseland Drive (Attachments 1–3). Surrounding properties are fully developed and form a well-established single dwelling residential neighborhood. The site is designated for Very Low Density Residential uses within the La Jolla Community Plan and is within the SF-Zone of the La Jolla Shores Planned District. In addition, the site is in the Coastal Overlay (Non-Appealable), Coastal Height Limitation Overlay, Parking Impact (Coastal) Overlay, Residential Tandem Parking Overlay, Transit Area Overlay, and Transit Priority Area Overlay Zones.

The proposal includes a first-floor 53-square-foot addition and a new, second-floor 1,377 square-foot addition, for a total of 3,364 square feet including the existing dwelling. A Site Development Permit is required by San Diego Municipal Code (SDMC) Section 151.0201(c) for major development within the La Jolla Shores Planned District. The project proposes to retain more than 50 percent of existing exterior walls and is therefore exempt from the requirement for a Coastal Development Permit.

As required by the La Jolla Shores Planned District, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. Surrounding properties are one- and two-story estate homes on larger properties with a variety of architectural vernaculars, including Craftsman-, Prairie-, Modern-, and Contemporary-style. The architectural form proposed includes changes in building material, one- and two-story building elements, proportioned fenestration, and roofline variation. As such, the proposed bulk and scale will not be disruptive to adjacent homes in the immediate vicinity of the project site. The proposed development will observe setbacks to all property lines consistent with other properties in the vicinity, thereby providing an appropriate and harmonious transition between old and new development. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence. Therefore, the proposed dwelling was found to be in general conformity with setbacks, and bulk and scale as required by the La Jolla Shores Planned District Ordinance SF Zone and complies with all other applicable regulations.

Staff supports a determination that the project is consistent with the recommended land use and development standards in effect for this site pursuant to the adopted La Jolla Community Plan and San Diego Municipal Code. Staff has prepared draft findings and draft conditions of approval and recommends approval of the project as proposed.

ALTERNATIVES

- 1. Approve Site Development Permit No. 2174199, with modifications.
- 2. Deny Site Development Permit No. 2174199, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Francisco Mendoza, Development Project Manager

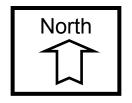
Attachments:

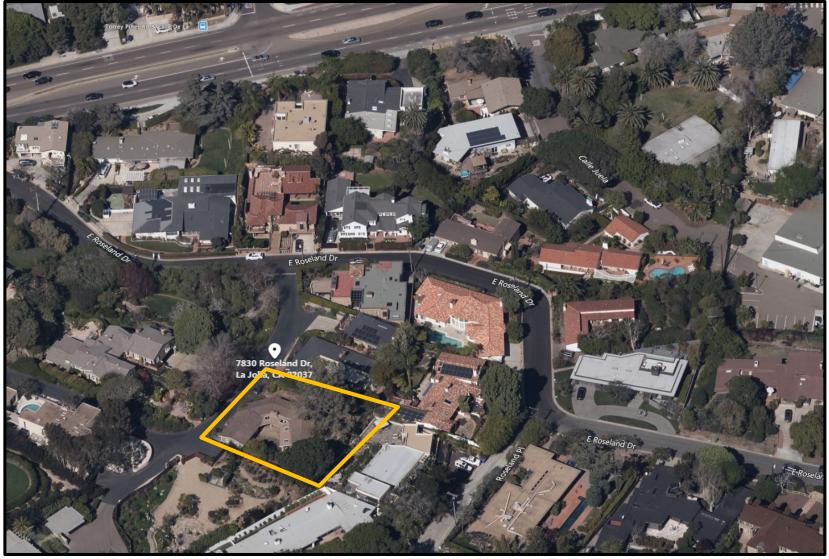
- 1. Project Location Map
- 2. Aerial Photograph
- 3. Community Plan Land Use Map
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Environmental Exemption
- 7. Community Planning Group Recommendations
- 8. Ownership Disclosure Statement
- 9. Project Plans



Project Location Map

<u>Mardoum – SDP / 7830 Roseland Drive</u> Project No. 612206

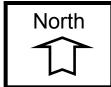


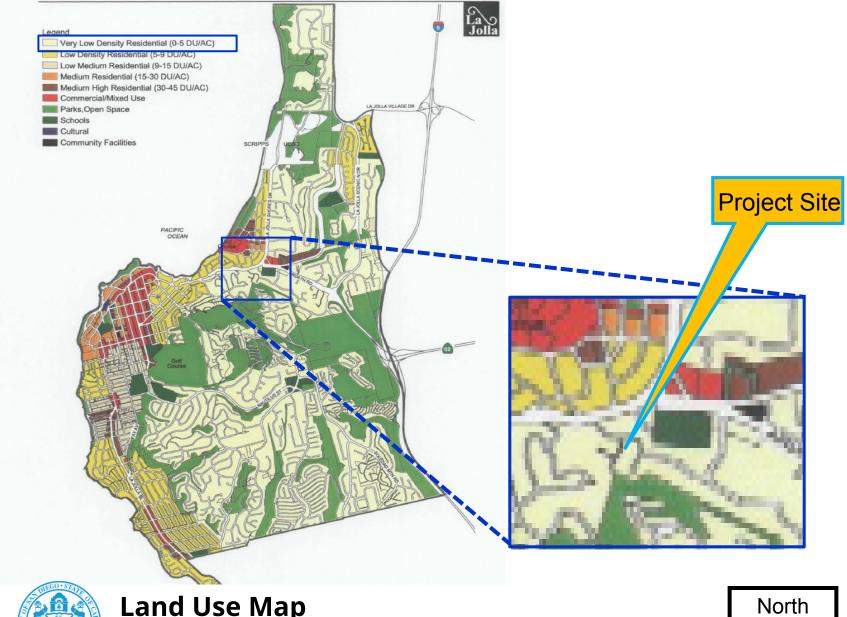




Aerial Photograph

<u>Mardoum – SDP / 7830 Roseland Drive</u> Project No. 612206





Land Use Map

Mardoum - SDP / 7830 Roseland Drive Project No. 612206

HEARING OFFICER RESOLUTION NO. HO-SITE DEVELOPMENT PERMIT NO. 2174199 MARDOUM - SDP - PROJECT NO. 612206

WHEREAS, RIAD MARDOUM, Owner/Permittee, filed an application with the City of San Diego for a permit for a remodel and second-story addition to a single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2174199), on portions of a 0.23-acre property; and

WHEREAS, the project site is located at 7830 Roseland Drive, in the SF Zone of the La Jolla Shores Planned District, the Coastal (Non-Appealable) Overlay, Coastal Height Limitation Overlay, Parking Impact (Coastal) Overlay, Residential Tandem Parking Overlay, Transit Area Overlay, and Transit Priority Area Overlay Zones within the La Jolla Community Plan area; and

WHEREAS, the project site is legally described as, Parcels 1-2: All that portion of Lot 1286 of Pueblo Lands of San Diego, in the City Of San Diego, County of San Diego, State of California, according to Map Thereof made by James Pascoe in 1870, filed November 14, 1921, and is known as Miscellaneous Map No. 36, and more particularly described in Grant Deed recorded January 25, 2013, as Document No. 2013-0054676 of Official Records of the San Diego County Recorder's Office; and

WHEREAS, on January 10, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et seq.) under CEQA Guideline Sections 15301(Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 6, 2019, the Hearing Officer of the City of San Diego considered Site

Development Permit No. 2174199, pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2126155:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. <u>Findings for all Site Development Permits:</u>

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

The proposal includes a first-floor 53-square-foot addition and a new, second-floor 1,377 square-foot addition, for a total of 3,364 square feet. The project proposes to retain more than 50 percent of existing exterior walls and is therefore exempt from the requirement for a Coastal Development Permit. The site is designated for Very Low Density Residential uses within the La Jolla Community Plan (Community Plan) and is within the SF-Zone of the La Jolla Shores Planned District (Planned District).

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

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

The proposed development has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the Planned District. The project is an addition and remodel to a dwelling unit and will not have any impact on the provision of essential public services. The project is designed with an increase in permeable surfaces, which reduces the chance for stormwater runoff during a rainstorm. In addition, the project proposes no grading, with any cut soil to be used on-site, reducing the utilization of landfills. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to building

permit issuance to determine the development of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure development is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed 53-square-foot addition and new, second-floor 1,377 square-foot addition will comply with the development regulations of the SF Zone of the Planned District. Based on a submitted neighborhood survey of the existing development pattern, and bulk and scale, the proposed single dwelling unit was analyzed for conformity to adjacent development as recommended by the Planned District SF Zone. Surrounding properties are one- and two-story estate homes on larger properties with a variety of vernacular architecture, including Craftsman-, Prairie-, Modern-, and Contemporary-style. The architectural form proposed includes changes in building material, one- and two-story building elements, proportioned fenestration, and roofline variation. As such, the proposed bulk and scale will not be disruptive to adjacent homes in the immediate vicinity of the project site. The proposed development will observe setbacks to all property lines consistent with other properties in the vicinity, thereby providing an appropriate and harmonious transition between old and new development. Therefore, the project was found to be in general conformity of setbacks, bulk and scale as recommended by the Planned District SF Zone.

As the proposed project complies with all height and bulk regulations and there are no proposed variances or deviations to any Land Development Code regulation, the proposed development will comply with the applicable 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. 2174199, is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.

2174199, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza Development Project Manager **Development Services**

Adopted on: March 6, 2019

IO#: 24007940

RECORDING REQUESTED BY

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

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24007940

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2174199

MARDOUM - SDP - PROJECT NO. 612206

HEARING OFFICER

This Site Development Permit No. 2174199 (Permit) is granted by the Hearing Officer of the City of San Diego to the RIAD MARDOUM, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 151.0201(c). The 0.23-acre site is located at 7830 Roseland Drive, in the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay (Non-Appealable), Coastal Height Limitation Overlay, Parking Impact (Coastal) Overlay, Residential Tandem Parking Overlay, Transit Area Overlay, and Transit Priority Area Overlay Zones within the La Jolla Community Plan. The project site is legally described as: Parcels 1-2: All that portion of Lot 1286 of Pueblo Lands of San Diego, in the City Of San Diego, County of San Diego, State of California, according to Map Thereof made by James Pascoe in 1870, filed November 14, 1921, and is known as Miscellaneous Map No. 36, and more particularly described in Grant Deed recorded January 25, 2013, as Document No. 2013-0054676 of Official Records of the San Diego County Recorder's Office.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a permit for a remodel and second-story addition to a single dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 6, 2019, on file in the Development Services Department.

The project shall include:

- a. A 53-square-foot first-floor addition and 1,377-square-foot second-floor addition to an existing single dwelling unit;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 20, 2022.
- 2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
- 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

- 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
- 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

- 12. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
- 13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
- 14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
- 15. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

- 16. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual Landscape Standards.
- 17. 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.
- 18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

19. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

- 20. 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.
- 21. 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 March 6, 2019, by Resolution No. HO-

Site Development Permit No. 2174199 Date of Approval: March 6, 2019

AUTHENTICATED BY THE CITY OF SAN DIE	EGO DEVELOPMENT SERVICES DEPARTMENT
Francisco Mendoza	
Development Project Manager	
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
	execution hereof, agrees to each and every condition of and every obligation of Owner/Permittee hereunder.
	RIAD MARDOUM Owner/Permittee
	By Riad Mardoum

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



Date of Notice: January 10, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007940

PROJECT NAME / NUMBER: Mardoum SDP / 612206 **COMMUNITY PLAN AREA:** La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: 7830 Roseland Drive, La Jolla, CA 92037

PROJECT DESCRIPTION: A SITE DEVELOPMENT PERMIT (SDP) to remodel an existing 1,933 square foot dwelling unit. Work includes alterations and a 54 square-foot addition to the first floor and a 1,377 squarefoot second floor addition. The proposed project is located at 7830 Roseland Drive (APN 346-523-0400), in the SF (Single Family) Zone of the La Jolla Shores Planned District, within the La Jolla Community Plan area, on a 10,140sf (0.23-acre site). The project site is located within the Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit OZ, Parking Impact OZ (Coastal Impact Area), Residential Tandem Parking OZ, Transit Area OZ, and Transit Priority Area. The La Jolla Community Plan and Local Coastal Program (LJCP) designates the site as Very Low Density Residential use (0-5 du/ac). The proposed single dwelling unit on a 10,140sf lot is consistent with the residential density identified in the land use plan. The proposed development will observe substantial setbacks from all property lines, thereby providing an appropriate and harmonious transition from the public right of way and to existing development in the surrounding area. The architectural form includes changes in building material, one and two-story building elements, well-proportioned fenestration, and roofline variation. As such, the proposed bulk and scale will not be disruptive to the architectural character of the area. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (EXISTING FACILITIES). Section 15301 allows for additions to existing structures provided that the addition will not result in an increase of more than 10,00 square feet if the project is an area where all

public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. Since the proposed project is the remodel of an existing single dwelling unit that will result in a total addition of 1,431 square feet the exemption is appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER:

Pancho Mendoza

MAILING ADDRESS:

1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

(619) 446-5433 / fmendoza@sandiego.gov

On January 10, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 25, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



La Jolla Community Planning Association

October 22, 2018

To: Pancho Mendoza

Cc: Denisse Prado-Liendo

RE: Mardoum Project

On *October 4, 2018* at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed *the Mardoum project* as an Action item on the Consent Agenda.

10.3 Site Development Permit for additions and alterations to an existing 1,933 square foot single family dwelling within the La Jolla Shores Planned District area at 7830 Roselend Drive. Work includes alterations and a 54 square foot addition to the first floor and a 1,377 square foot second floor addition. The 0.23 acre site is located in the LJSPD-SF zone and the non-appealable area of the Coastal Overlay zone, within the La Jolla Community Plan area and Council District 1.

PRC Motion: Findings can be made for this project. Approved 8-0-0.

The LJCPA voted on consent (14-0-1) to accept the recommendation of the PRC.

Sincerely,

Bob Steck

President

PO Box 889, La Jolla, CA 92038 ♦ 858.456.7900 ♦ http://www.LaJollaCPA.org ♦ info@LaJollaCPA.org



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

Ownership Disclosure Statement

FORM

DS-318

October 2017

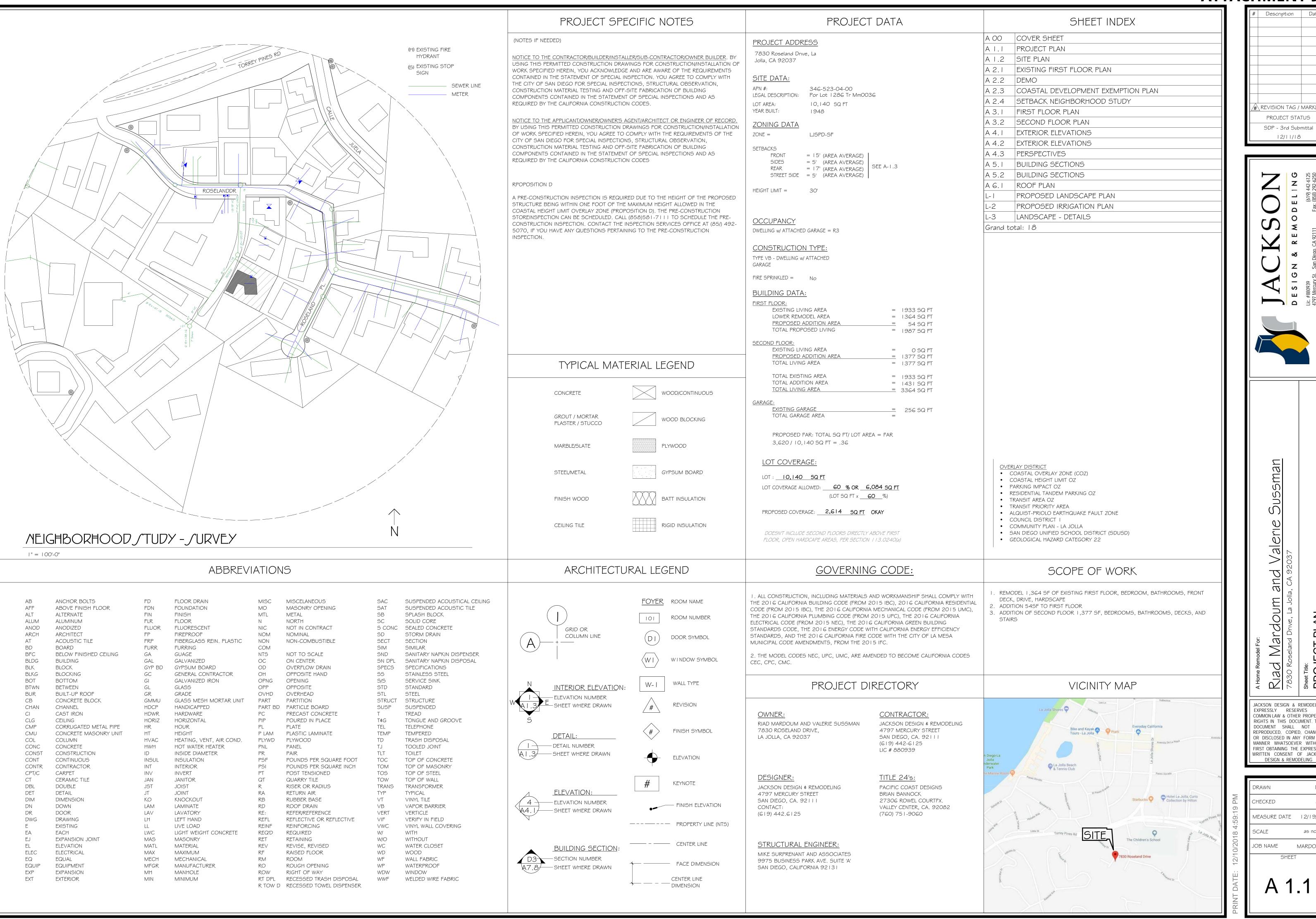
Approval Type: Check appropriate box for type of approval(s) requested: □ Neigl □ Neighborhood Development Permit □ Site Development Permit □ Planned □ Tentative Map □ Vesting Tentative Map □ Map Waiver □ Land Use Plan Ar	Development Permit 🗆 Conditional Use Permit 🖵 Variance
Project Title: MARDOUM	Project No. For City Use Only: 612206
Project Address: 78 30 200 LAND DEIVE, LA JOUA CA 920	031
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 the with the City of San Diego on the subject property with the intent to record owner(s), applicant(s), and other financially interested persons of the above reindividual, firm, co-partnership, joint venture, association, social club, fraterna with a financial interest in the application. If the applicant includes a corpora individuals owning more than 10% of the shares. If a publicly-owned corpora officers. (A separate page may be attached if necessary.) If any person is a notificer or director of the nonprofit organization A signature is required of at least one of the property owners. Attach addit notifying the Project Manager of any changes in ownership during the time ownership are to be given to the Project Manager at least thirty days prior to accurate and current ownership information could result in a delay in the hear	I an encumbrance against the property. Please list below the eferenced property. A financially interested party includes any all organization, corporation, estate, trust, receiver or syndicate ation or partnership, include the names, titles, addresses of all ation, include the names, titles, and addresses of the corporate on organization or a trust, list the names and addresses of nor as trustee or beneficiary of the nonprofit organization. tional pages if needed. Note: The applicant is responsible for the application is being processed or considered. Changes in any public hearing on the subject property. Failure to provide
Property Owner	
Name of Individual: LIAO MAROUM	■ Owner □ Tenant/Lessee □ Successor Agency
Street Address: 1830 ROSELAND DELVE	
City: JA Jour CA	State: <u>CA</u> Zip: <u>q2031</u>
Phone No.: Fax No.: Signature:	Date: 6 25 18
Additional pages Attached:	
Applicant	
Name of Individual: JACKSON DESIGN AND LEMOREUNG	☐ Owner ☐ Tenant/Lessee ☐ Successor Agence
Street Address: 4797 MERCURY ST.	
City: SAN DIECO	State: Zip:
Phone No.: 619. 442.6125 × 563 Fax No.:	
Signature: Deuny of	1/2/10
Additional pages Attached:	
Other Financially Interested Persons	
Name of Individual:	☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address:	
City:	State: Zip:
Phone No.: Fax No.:	
Signature:	
Additional pages Attached:	
To The state of th	

Riad Mardoum and Valerie Sussman Residence



JACKSON DESIGN & REMODELING EXPRESSLY RESERVES IT'S COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING

DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUM
SHEE	Τ



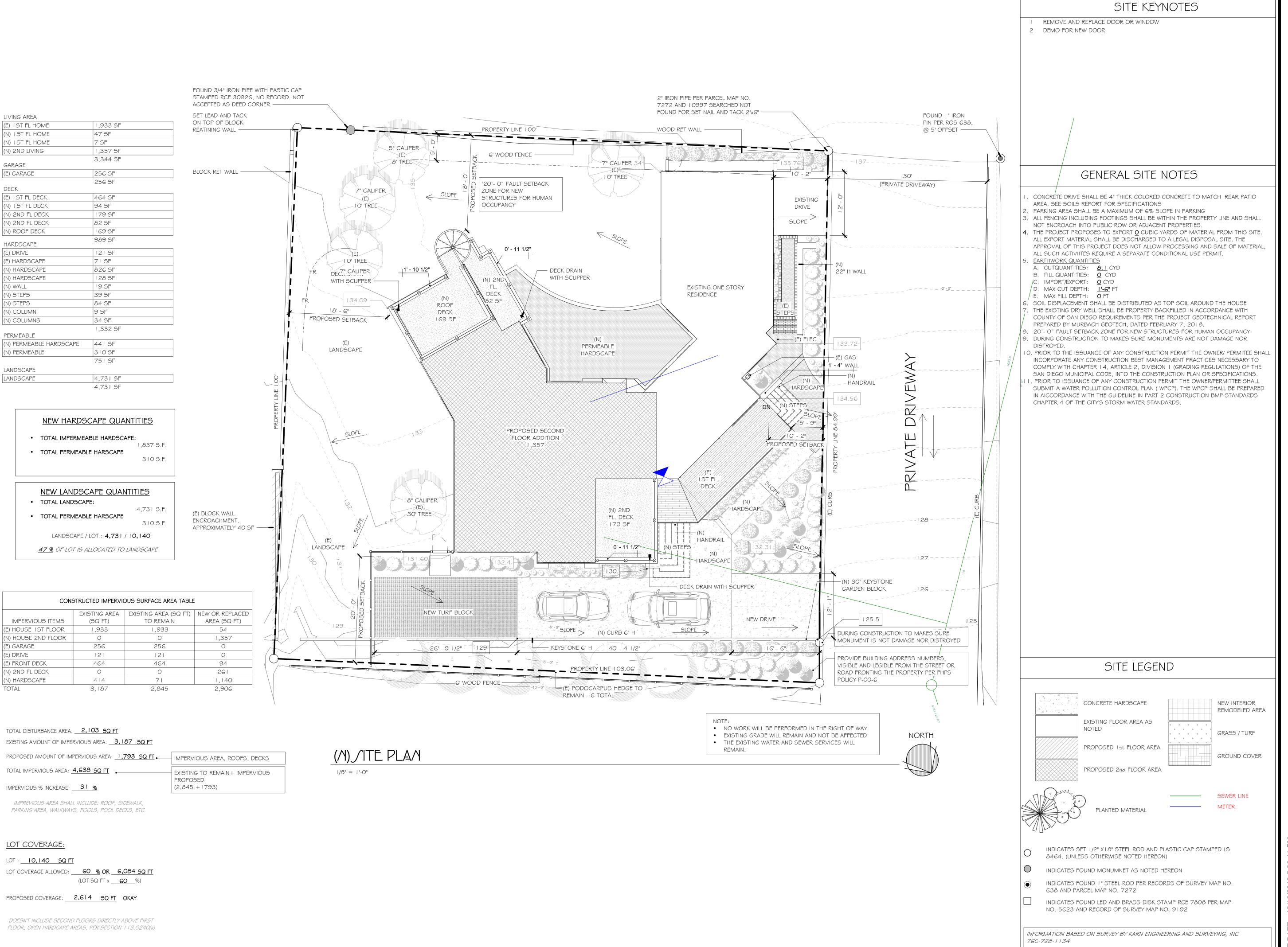
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12/21/18

8886-520

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Lic. #880939
www.jacksondesignandremodeling.com 1-800-675-9;



Riad Mardoum and Valerie Sussman 7830 Roseland Drive, La Jolla, CA 92037

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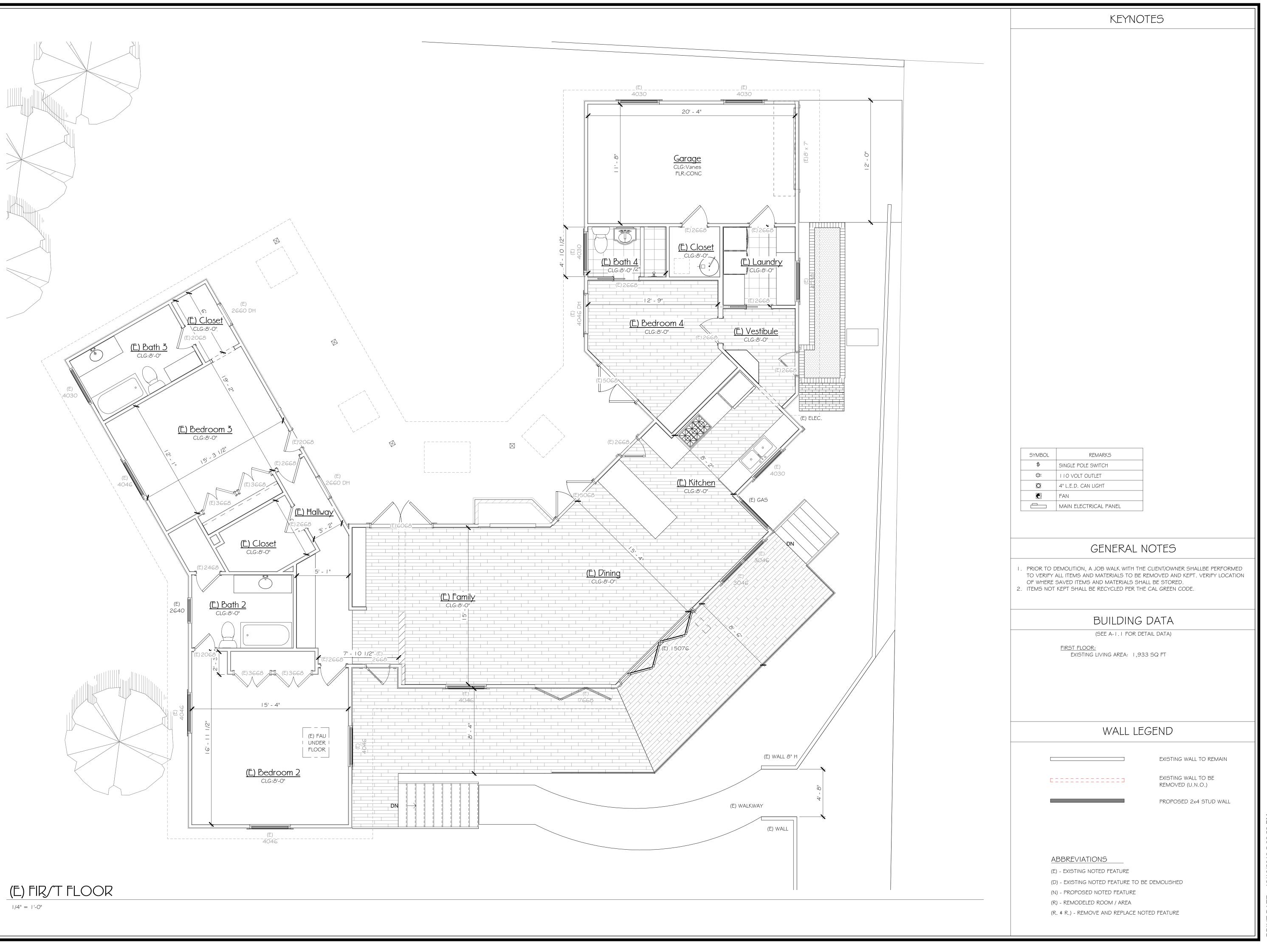
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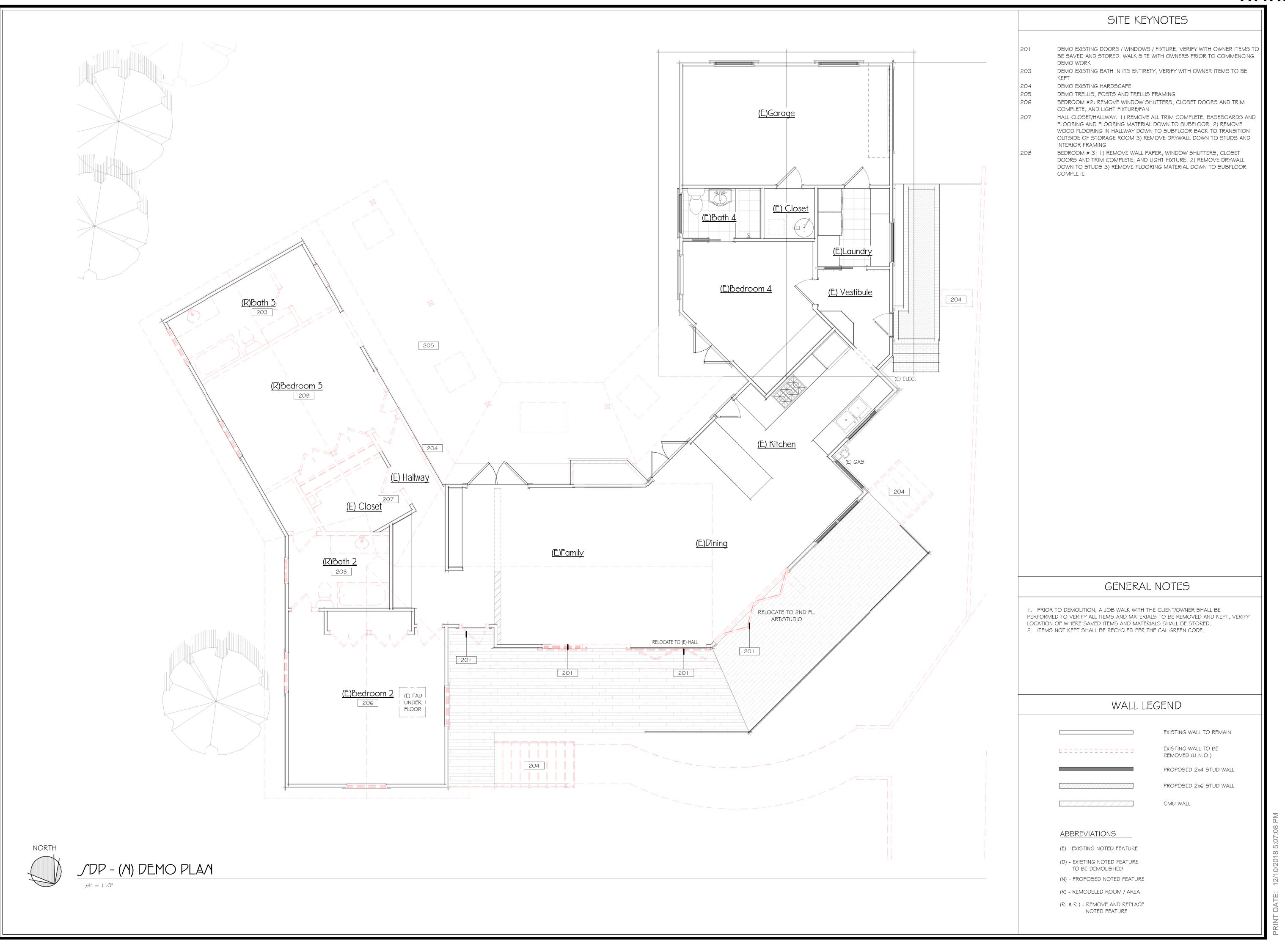
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Valerie and and ... Riad 7830 Ro

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- I REMOVE AND REPLACE DOOR OR WINDOW
- 2 DEMO FOR NEW DOOR

WALL MATRIX

WALL NUMBER	EXISTING WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL
1	4' - 7"	O' - O"	4' - 7"
2	15' - 9"	0' - 0"	15' - 9"
3	16' - 0"	O' - O"	16' - 0"
4	24' - 8 1/2"	O' - O''	24' - 8 1/2"
5	24' - 5 1/2"	O' - O''	24' - 5 1/2"
6	15' - 11 1/2"	O' - O''	15' - 11 1/2"
7	27' - 10"	17' - 4"	10' - 6"
8	12' - 4 1/2"	O' - O"	12' - 4 1/2"
9	2' - 5"	0' - 0"	2' - 5"
10	5' - 7 1/2"	0' - 0"	5' - 7 1/2"
1.1	2' - /2"	O' - O"	2' - /2"
12	13' - 11 1/2"	0' - 0"	13' - 11 1/2"
13	9' - 7"	O' - O"	9' - 7"
14	24' - 6 1/2"	0' - 0"	24' - 6 1/2"
15	21' - 0"	0' - 0"	21' - 0"
16	28' - 10"	0' - 0"	28' - 10"
17	2' - 0 1/2"	0' - 0"	2' - 0 1/2"
18	2' - 9"	0' - 0"	2' - 9"
19	9' - 3"	0' - 0"	9' - 3"
20	5' - 0"	O' - O"	5' - 0"
21	21' - 8"	O' - O"	21' - 8"
22	21' - 5 1/2"	16' - 3"	5' - 2 1/2"
23	2' - 0"	0' - 0"	2' - 0"
TOTAL	314' - 9"	33' - 7"	281' - 2"

TOTAL EXISTING WALL LENGTH: 314' - 9" FT TOTAL REMAINING WALL: 281' - 2" FT

 $\frac{89}{\text{(MINIMUM OF 50\% OF EXISTING WALLS IS TO REMAIN)}}$

EXEMPTION FROM COASTAL DEVELOPMENT PERMIT 126.0704 (a) (5)

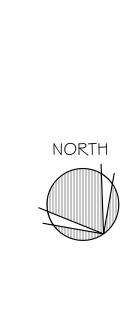
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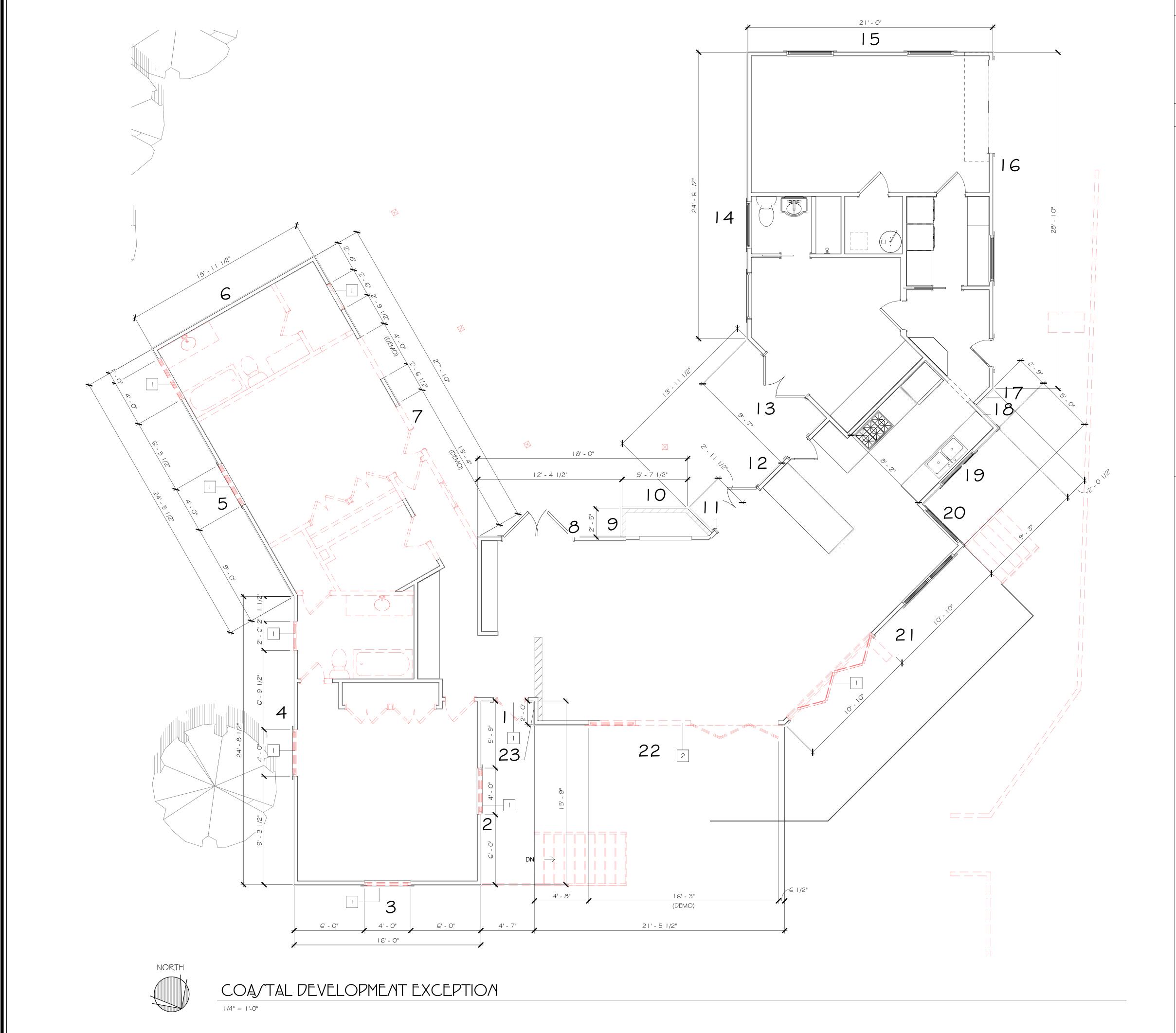


Valerie

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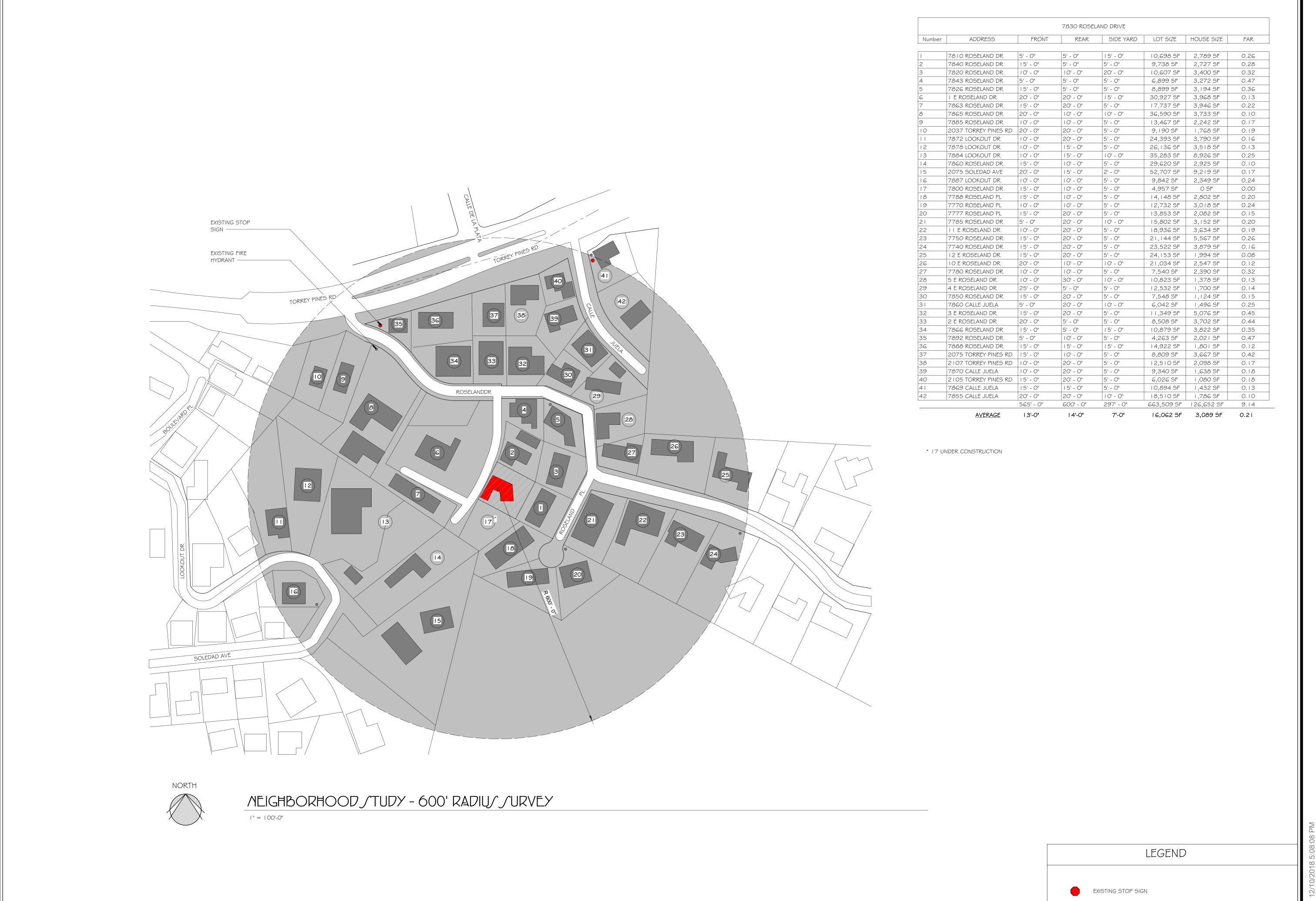
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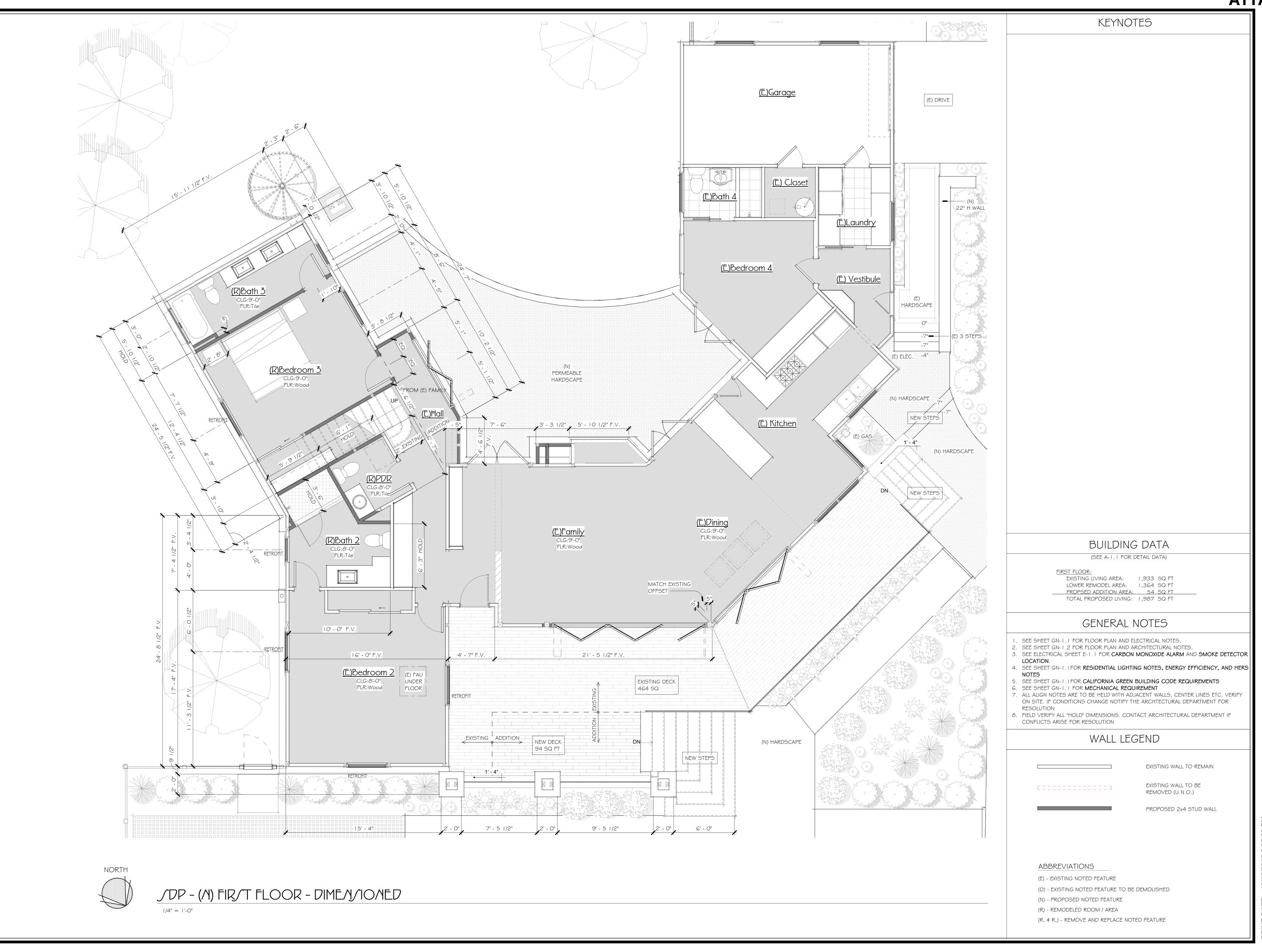
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EXISTING FIRE HYDRANT

MEASURE DATE | 12/19/17

MARDOUN





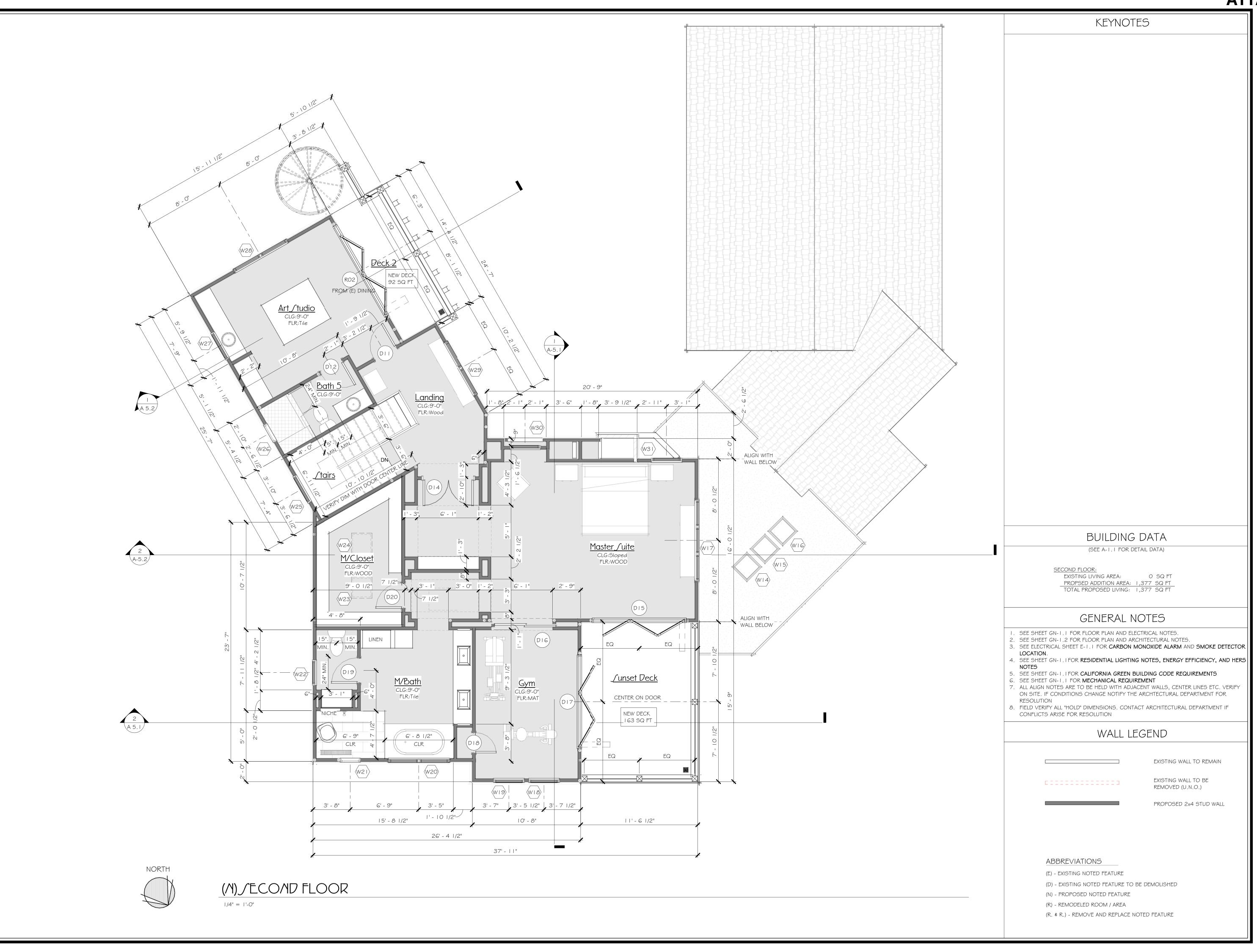
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nan $\frac{|a|}{|a|}$ Mardoum Sheet Title: FIRST Riad

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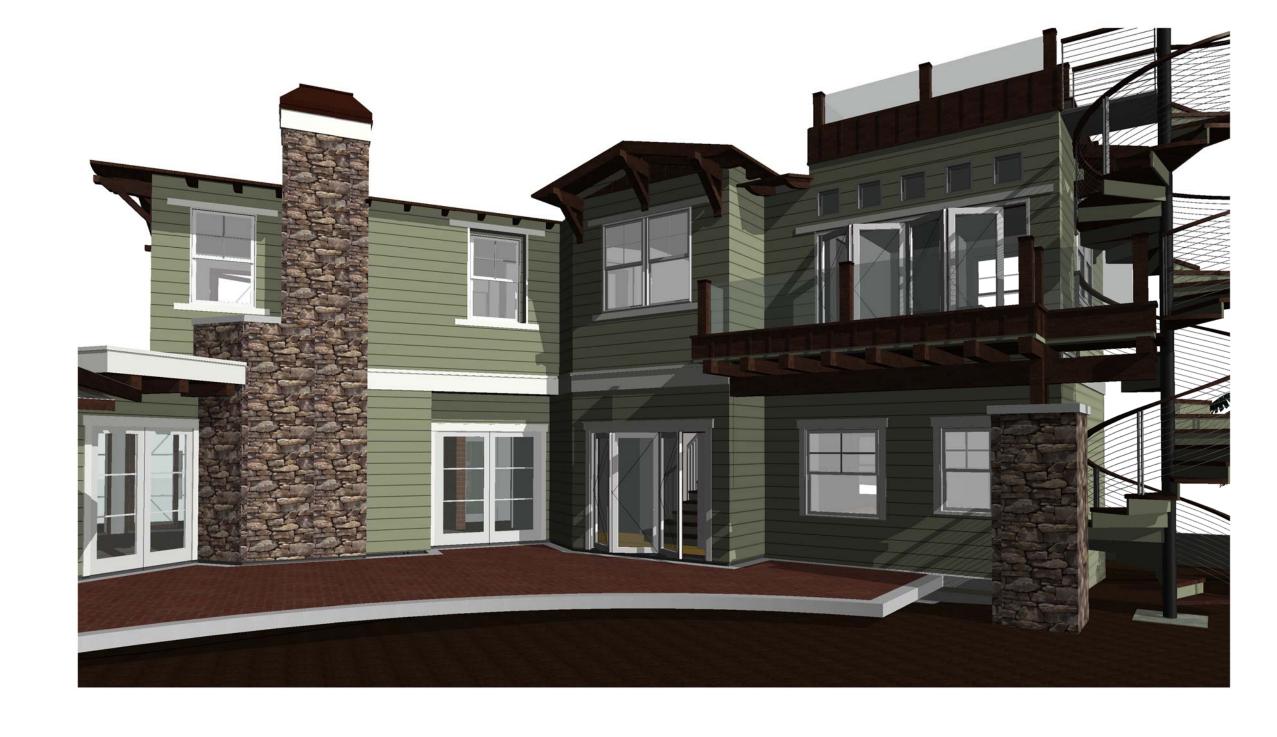
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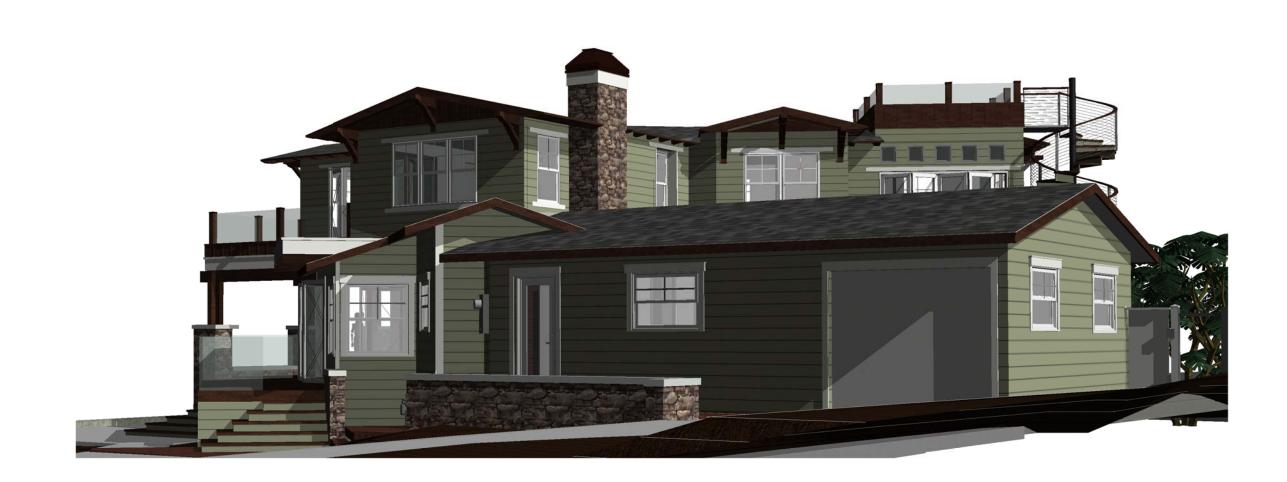
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Court View 1



Front View 3



Front View 2



Front View 4

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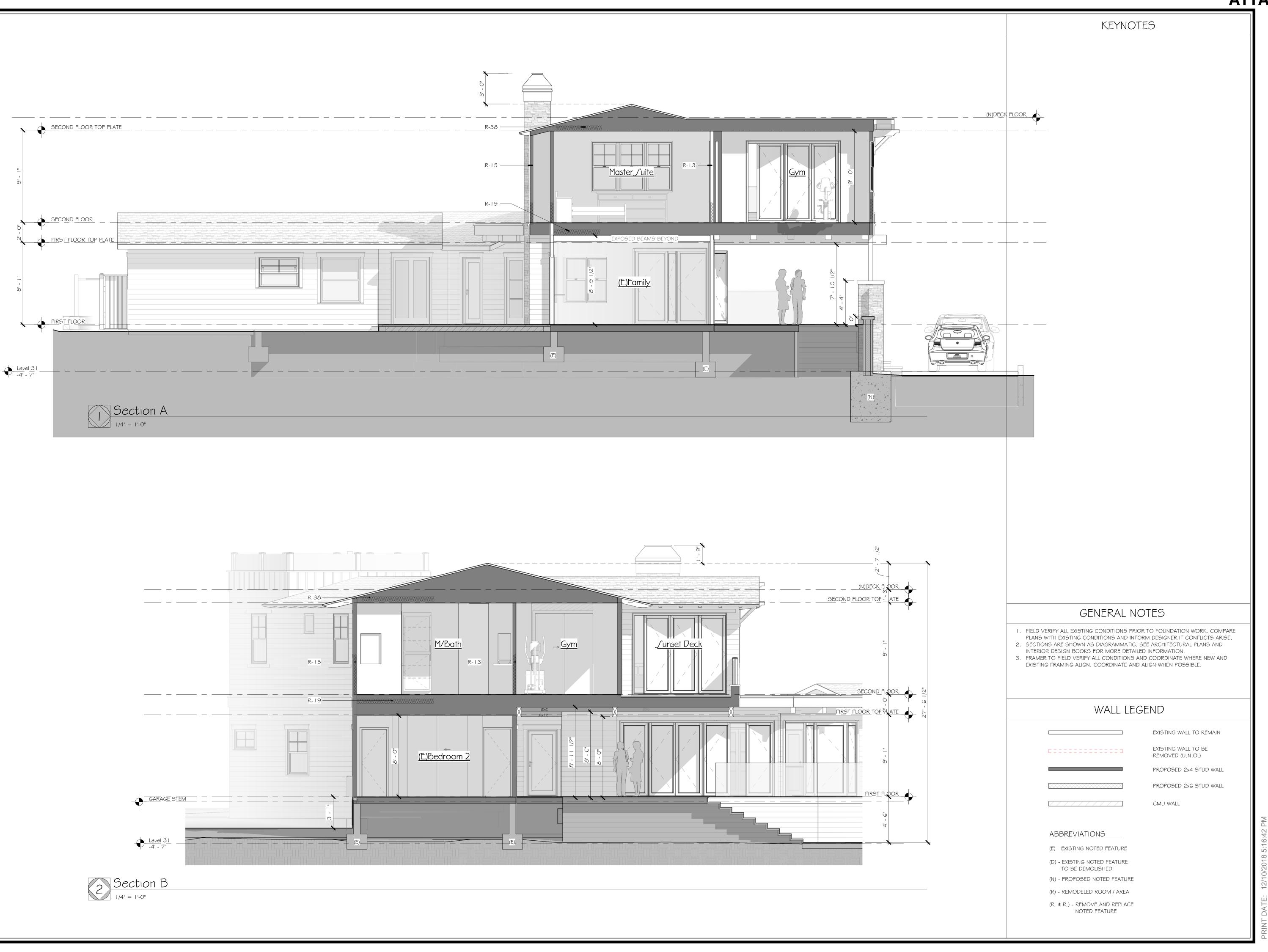
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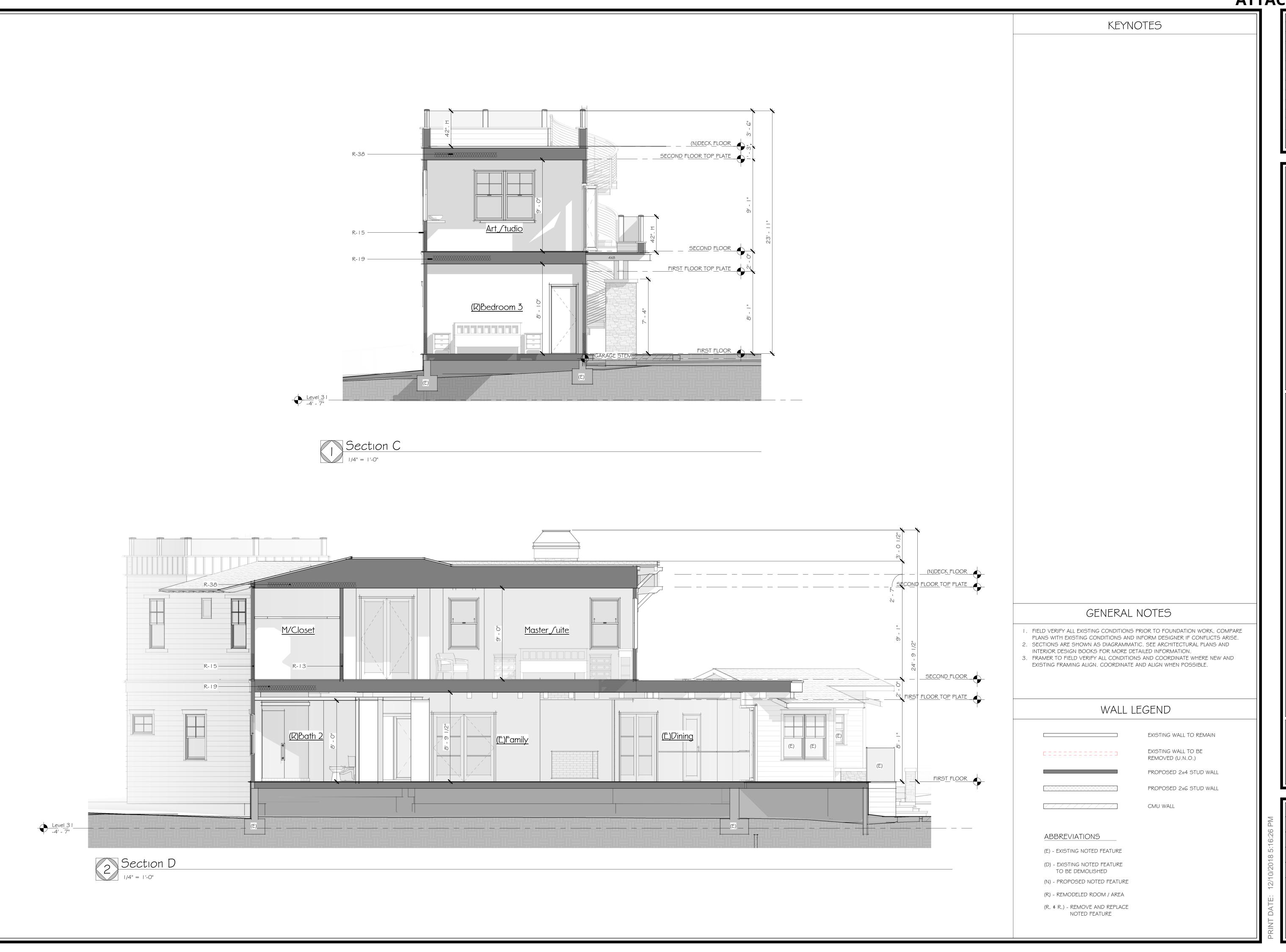
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Sheet Title:

BUILDING SECTIONS

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Description Date

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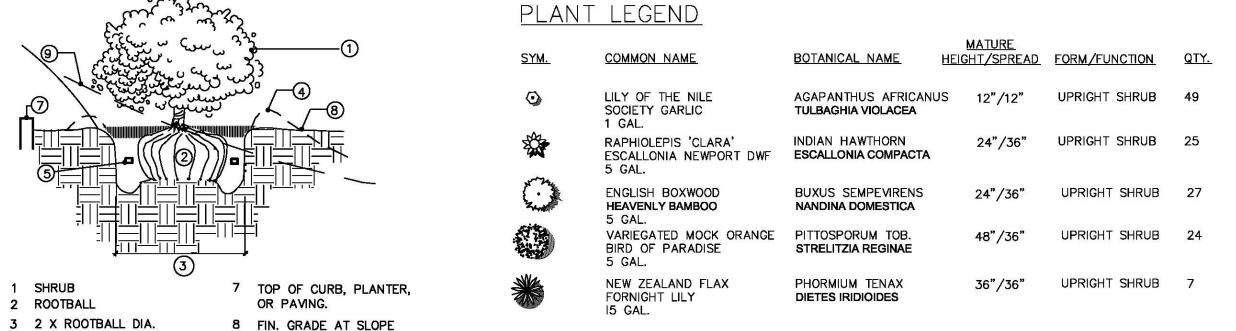
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MARDOUN



WOOD RET WALL ---

EXISTING ONE STORY

RESIDENCE

C T' CALIPER

10' TREE

HARDSCAPE

GENERAL NOTES: 1. LANDSCAPE AREAS PLANTED WITH ONLY TREES AND/OR SHRUBS THAT ARE NOT ALSO PLANTED WITH TURFGRASS OR GROUNDCOVERS SHALL BE MULCHED ON THE SOIL SURFACE TO A MINIMUM DEPTH OF TWO INCHES. 2. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. 3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER_. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY

SHALL BE MAINTAINED BY <u>OWNER</u>. 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 SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. 4. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BR PROVIDED FOR ALL TREES

THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. WHERE SITE CONDITIONS DO NOT ALLOW THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAYS, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.

5. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER SAN DIEGO MUNICIPAL CODE 142.0103(b)(10).

6. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMP. FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE. 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE. 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED

DURING CONSTRUCTION. 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER

7. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC

8. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED

9. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE SERVICES DEVELOPMENT WITHIN 30 DAYS OF DAMAGE.

10. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) 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.

11. THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFECIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.041(h), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

12. A MINIMUM OF 30% OF THE TOTAL PARCEL SHALL BE LANDSCAPED. EXISTING LANDSCAPE TO REMAIN.

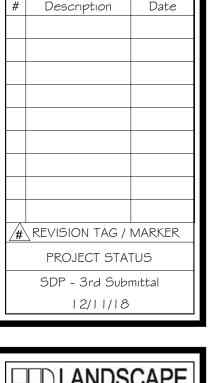
MINIMUM TREE SEPERATION DISTANCE:

TRAFFIC SIGNAL, STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)

ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS,

HYDRANTS, UTILITY POLES, ETC.) - 10 FEET DRIVEWAYS - 10 FEET

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





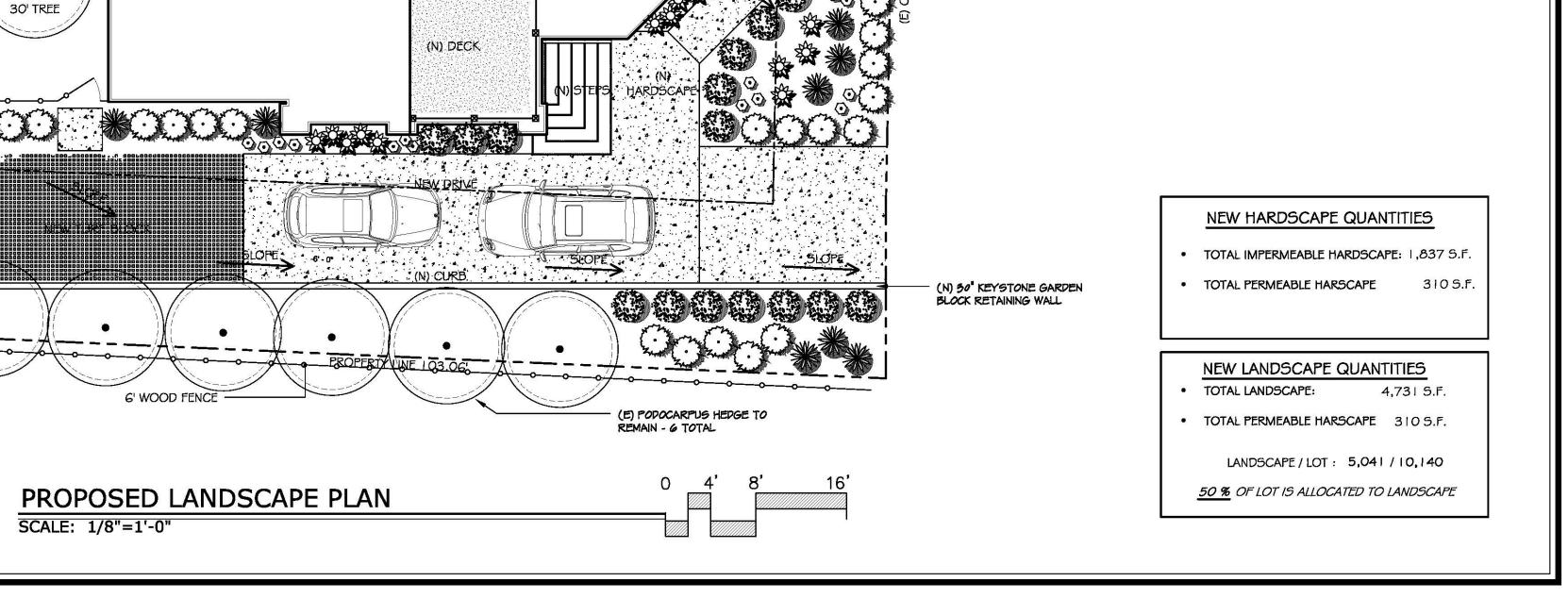


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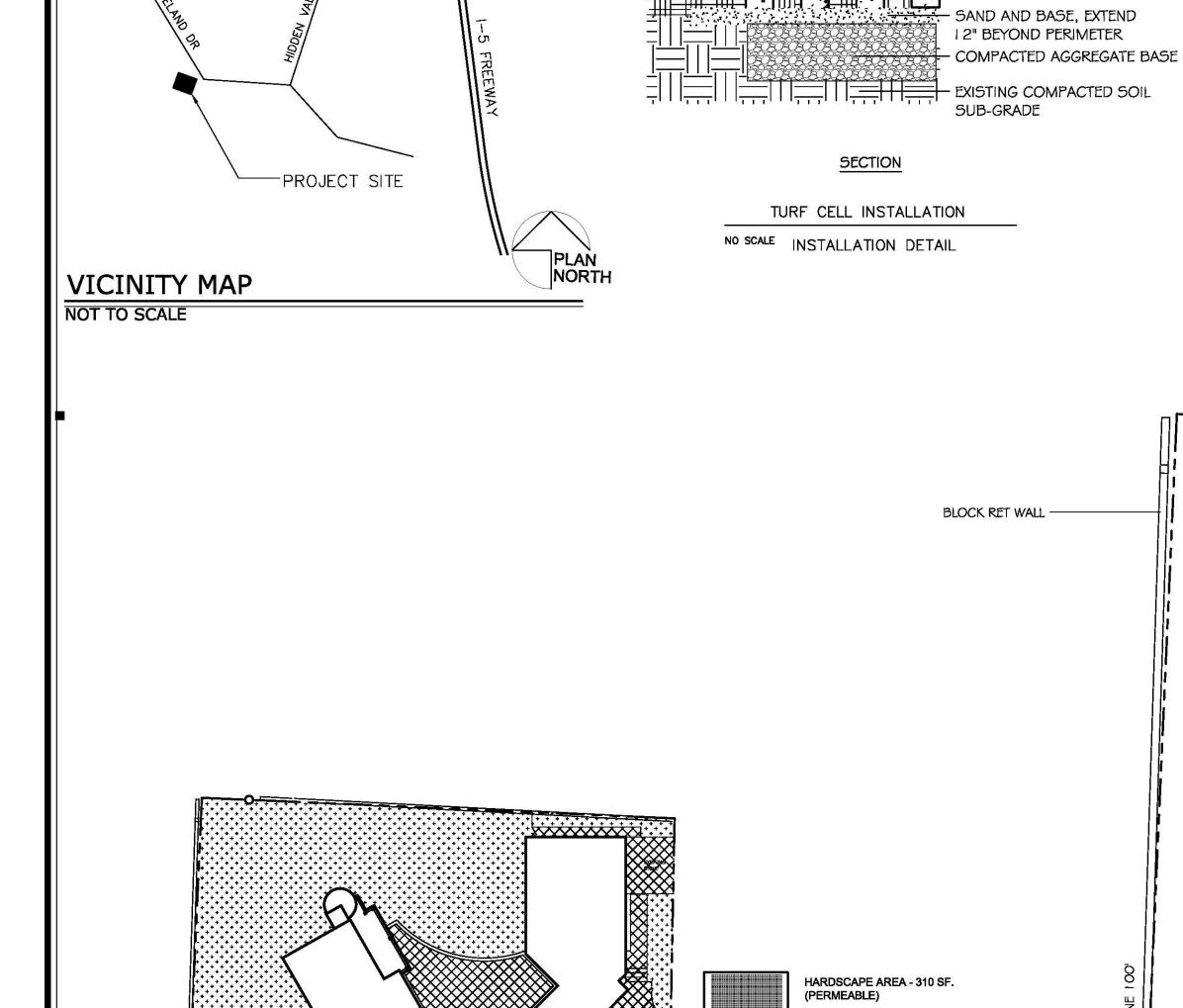
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SLOPE

EXISTING

DRIVE



LANDSCAPE AREA DIAGRAM

SCALE: 1"=20'-0"

LA JOLLA PKWY

COMPACTED SOIL BACKFILL

SHRUB

2 ROOTBALL

4 WATERING BASIN

(IF REQ'D.)

5 PLANT TABLETS

5 CALIPER

7" CALIPER

10' TREE

7" CALIPER

10' TREE

SLOPE

LANDSCAPE TO

18" CALIPER

REMAIN

LANDSCAPE

INSTALL PER MANFACTURE'S SPECIFICATIONS.

NO SCALE INSTALLATION DETAIL

(AS REQ'D.)

9 FIN. GRADE AT EXISTING

SLOPE (AS REQ'D)

PROPERTY LINE 100'

DECK

< SLOPE

6' WOOD FENCE -

LANDSCAPE TO

PROPOSED SECOND

FLOOR ADDITION

1,377

REMAIN

TOPSOIL. TOP OF GRID

- CONCRETE GRID

— GRASS

HARDSCAPE AREA - 1,837 SF

LANDSCAPE AREA - 4,731 SF.

(E) BLOCK WALL ENCROACHMENT.

APPROXIMATELY 40 FT. -

(IMPERMEABLE)

Description

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12/11/18

LANDSCAPE

TONY VITALE 4455 MORENA BLVD. #1: ww.MyLandscapeLogic.com

O

Z

PH: 619.446.6482

LOGIC

IRRIGATION NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTUAL PLANS BEFORE BEGINNING
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.

6 CALIPER

7 CALIPER

10' TREE

T CALIFER

I O' TREE

< SLOPE

LANDSCAPE TO

18' CALIPER

(E) 30' TREE

REMAIN

LANDSCAPE

BLOCK RET WALL -

(E) BLOCK WALL

ENCROACHMENT. APPROXIMATELY 40 FT. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES

PROPERTY LINE 100

6' WOOD FENCE -

LANDSCAPE TO

PROPOSED SECOND

FLOOR ADDITION

REMAIN

DECK

6' WOOD FENCE -

PROPOSED IRRIGATION PLAN

SLOPE

- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER-AS NOTED.

TO BE AS SHOWN ON THE PLANS.

WOOD RET WALL -

EXISTING ONE STORY

(E) PODOCARPUS HEDGE TO

RESIDENCE

T CALIFER

10' TREE

HARDSCAPE

(N) DECK

- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES
- 10 ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK
- 11 ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
- 12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPARY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- 13 ALL HEADS INDICATED ON THE PLANS AT A SPACING LESS THAN 75% OF FULL OPEN THROW, AS PER MANUFACTURER'S RECOMMENDATIONS, ARE TO RECEIVE A PCS SCREEN OF APPROPRIATE SIZE TO REDUCE THE RADIUS TO MORE CLOSELY MATCH THE SPACING. REFER TO THE MANUFACTURER'S CHARTS PROVIDED WITH PCS SCREENS FOR SIZING OF SCREENS.

DRIP IRRIGATION LEGEND

3/4" DRIP TUBING

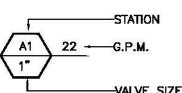
FLUSH END CAP **PEPCO**

(XERI-BUG) XB-05 OR XB-10 EMITTERS*

* SINGLE OR MULTI OUTLET PRESSURE COMENSATING - INSTALL DRIP 10 (2) 0.5 GPH/1 OR 2 GAL, (2) 1 GPH/5 GAL, (3) 1 GPH/15 GAL, (4) 1 GPH/24" BOX OR 2" CAL.

PVC PIPE 3/4" SCH. 40 AS LATERAL LINES 12" BELOW GRADE

MODEL NO. / DESCRIPTION **EXISTING** WATER METER 975 XL-1 1/2" REDUCED PRESSURE BACKFLOW DEVICE W/ A BRONZE WYE STRAINER **EXISTING** NIBCO 4660-S PVC SCHEDULE 40 BALL VALVE, LINE SIZE PEB SERIES - PLASTIC REMOTE-CONTROL VALVE - SIZE AS NOTED ESP-8MC SERIES, OUTDOOR WALL-MOUNT, AUTOMATIC CONTROLLER IN LOCKING PVC PIPE 1" AS MAINLINE, SCH. 40, 18" BELOW GRADE -----PVC PIPE SCH. 40 AS SLEEVING; AS NOTED; TWICE THE DIAMETER OF PIPE ALL PIPE AND WIRE UNDER PAVING SHALL BE INSTALLED INSIDE A SEPARATE SLEEVE



WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION A. HYDROZONE INFORMATION TABLE

		Irrig	gation Point o	of Connection	n (P.O.C.) #	11	_		
Α	В	С	D	E	F	G	Н	1	J
Controller#	Hydroz one#	Valve Circult #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozo ne Area (HA) (sf)	% of Total Landscaped Area	PF x HA	ΙE	PF x HA /IE
Α	1	1	D	0.2	383	27%	77	0.80	95
Α	2	2	D	0.2	297	21%	59	0.80	74
Α	3	3	D	0.2	191	14%	38	0.80	48
Α	4	4	D	0.2	523	38%	105	0.80	131
				SLA	į į			1.0	
				TOTAL	1,394	100%			349

Hydrozone Category	PF - Plant Factor (average)	1
Hight Water Use	0.8	
Moderate Water Use	0.5	
Low Water Use	0.2	-
Special Landscaped Area	1.0	4

HYDROZONE KEY

Artificial turf is considered Low Water I	Jse.
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SLA = Special Landscaped Area

(N) 30" KEYSTONE GARDEN

BLOCK RETAINING WALL

Hydrozone Category is bas	ed on the feature or plant wit	hin the hydrozone with the highe	st plant factor.
NA 2003 & MARCO E	PF - Plant Factor		IE - Irrigation

(average)	Irrigation Method Code		Efficiency *	
0.8	S	= Spray	0.55	
0.5	R	= Rotor	0.70	
0.2	D	= Drip	0.80	
1.0	* Turf and La	ndscape Irriga	ation Best	

Management Pracitices, April 2005, Water Management Committee of the Irrigation

HYDROZONE #1 - 383 SF.

HYDROZONE #2 - 297 SF.

HYDROZONE #3 - 191 SF.

HYDROZONE #4 - 523 SF.

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION B. WATER CALCULATIONS

SECTION B1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

 $MAWA = (Eto)(0.62)[(0.7 \times LA) + (0.3 \times SLA)]$

MAWA = Maximum Applied Water Allowance (gallons per year)

- ETo = Reference Evapotranspiration Appendix A (inches per year)
- 0.55 = ET Adjustment Factor
- LA = Landscaped Area including Special Landscape Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot) SLA = Portion of the landscaped area identified as Special Landscape Area (square feet)

0.3 = Additional ET adjustment Factor for Special Landscape Area (4.0 - 0.7 = 0.3)

Show values:

ETo	=	47.0	in./yr.
LA	=	1,394	sq. ft. (Total from Column F of Hydrozone Information Tabl
SLA	=_	1.0	sq. ft.

(47.0) (0.62) [(0.6) x (1,394) + (0.3) x (1.0)] = 22,350

Maximum Applied Water Allowance 22,350 gallons per year

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION B2. ESTIMATED TOTAL WATER USE (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

ETWU = (Eto)(0.62)(Total of Column J from the Hydrozone Information Table)

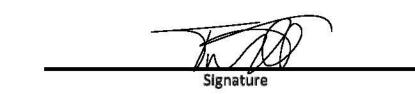
ETWU = Estimated total water use per year (gallons) Eto = Reference Evapotranspiration (inches)

Show value: Eto = ______ **47.0** in./yr.

Show calculation:

(47.0) (0.62) (349) = 10,170

Estimated Total Water Use 10,170 gallons per year.



12/10/2018

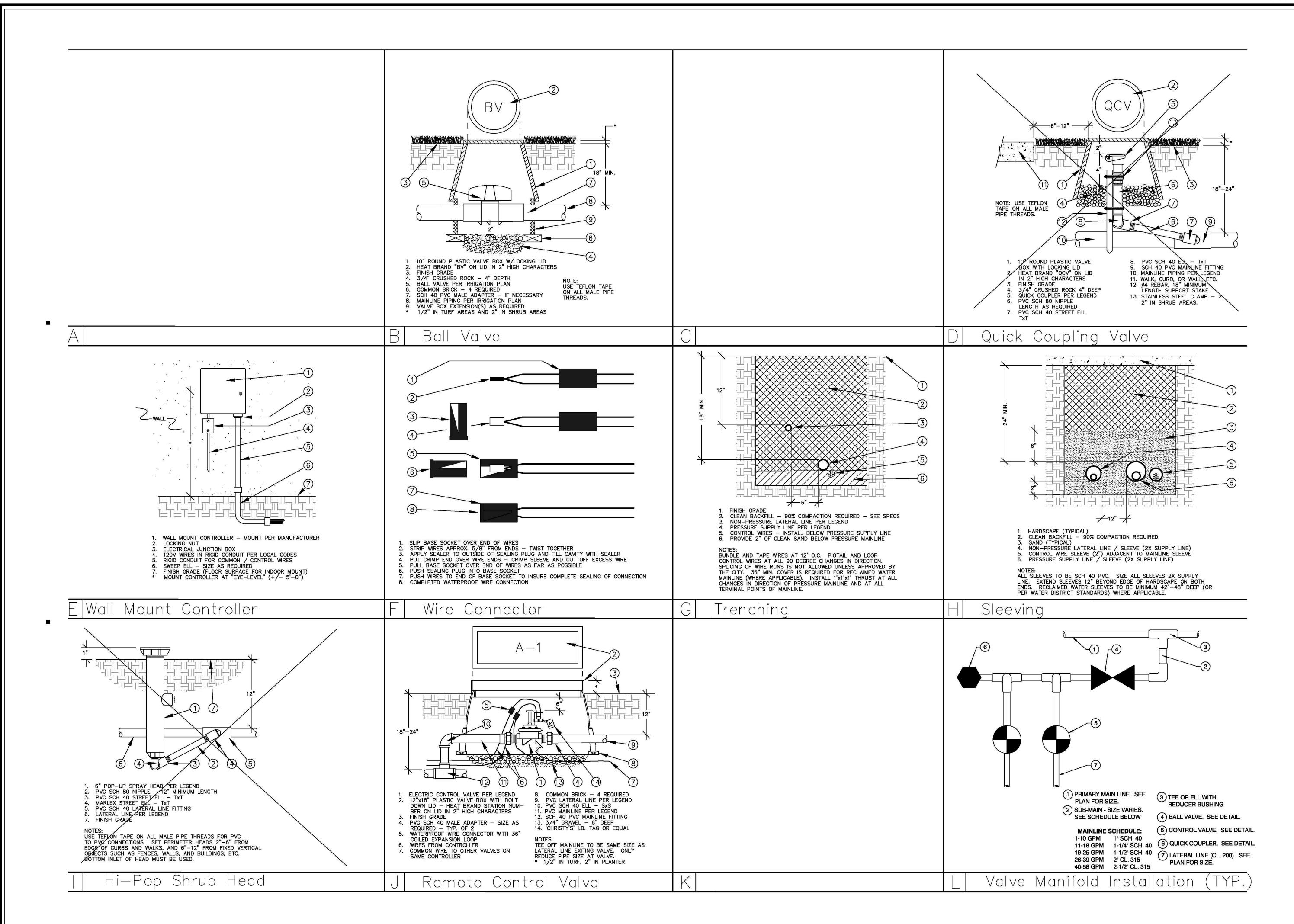
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Description REVISION TAG / MARKER PROJECT STATUS SDP - 3rd Submittal 12/11/18

LANDSCAPE LOGIC TONY VITALE www.MyLandscapeLogic.com 4455 MORENA BLVD. #11 SAN DIEGO, CA 92117 PH: 619.446.6482 Z Lic. 4779

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