



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 9, 2020 REPORT NO. HO-20-042

HEARING DATE: September 16, 2020

SUBJECT: 2521 Calle del Oro SDP, Process Three Decision

PROJECT NUMBER: [653331](#)

OWNER/APPLICANT: Sasha Lowther and Jorge Barba, Owner / Aaron Borja, Architects Local – Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Site Development Permit for the construction of a second-floor addition, and remodel to an existing one-story, single-family residence at a site located at 2521 Calle del Oro within the La Jolla Community Plan area?

Staff Recommendation: Approve Site Development Permit 2370561.

Community Planning Group Recommendation: On May 7, 2020, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the project (Attachment 6).

La Jolla Shores Advisory Board Recommendation: On May 18, 2020, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the project (Attachment 7).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15301 - Existing Facilities. The environmental exemption determination for this project was made on July 2, 2020, and the opportunity to appeal the determination ended on July 17, 2020. There were no appeals to the environmental determination.

BACKGROUND

The project site is located at 2521 Calle del Oro, and is developed with a one-story, 5,920 square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area (Attachment 1). The existing single-family residence and attached three car garage was permitted pursuant to Coastal Development Permit No. 89-0323, and was constructed in 1991. The surrounding properties are fully developed

and consists of a well-established residential neighborhood (Attachment 3). The eastern portion of the lot contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides with slopes of 25 percent or greater. The site is not located within the First Public Roadway.

The 0.46-acre site is in the La Jolla Shores Planned District Single Family Zone, the Coastal (Non-Appellable Area 2) Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact), the Brush Management Zone, and the Very High Fire Hazard Zone. Pursuant to San Diego Municipal Code Section (SDMC) [1510.0201\(a\)](#), a Site Development Permit is required for the erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing structure within the La Jolla Shores Planned District.

A Site Development Permit is also required pursuant to SDMC Section [1510.0201\(b\)\(5\)](#) within the Coastal Zone, where any portion of a lot that contains ESL with slopes of 25 percent or greater. A Site Development Permit may be approved, conditionally approved, or denied by the Hearing Officer in accordance with Process Three, pursuant to SDMC Section [1510.0201\(d\)](#). Pursuant to SDMC Section [126.0704\(a\)\(5\)](#), the project is exempt from a Coastal Development Permit as the project will not demolish or remove 50 percent or more of the exterior walls of the existing structure.

DISCUSSION

The project includes a remodel to the existing single-family residence and the construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet. There are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density.

The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.

The project conforms with the above-mentioned Community Plan recommendations. The project will be constructed within the existing development footprint and will not encroach into ESL. The relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate, and in general conformance with all applicable development regulations of the La Jolla Shores Planned District Single-Family Zone and the Coastal Overlay Zone. No deviations or variations are required.

The project site does not contain any sensitive vegetation, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff has reviewed and accepted a Geotechnical Report prepared for the site that concluded that the site is suitable for the intended use, and that the project will not destabilize or result in settlement of adjacent property or the right of way. The drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas.

The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include entering into an Encroachment Maintenance Removal Agreement for the existing sidewalk underdrain, mailbox, and private walkways within the Calle del Oro right of way; implementing a Brush Management Program; maintaining landscape improvements; and implementing storm water construction best management practices.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Site Development Permit No. 2370561 with modifications.
2. Deny Site Development Permit No. 2370561, if the findings required to approve the project cannot be affirmed.

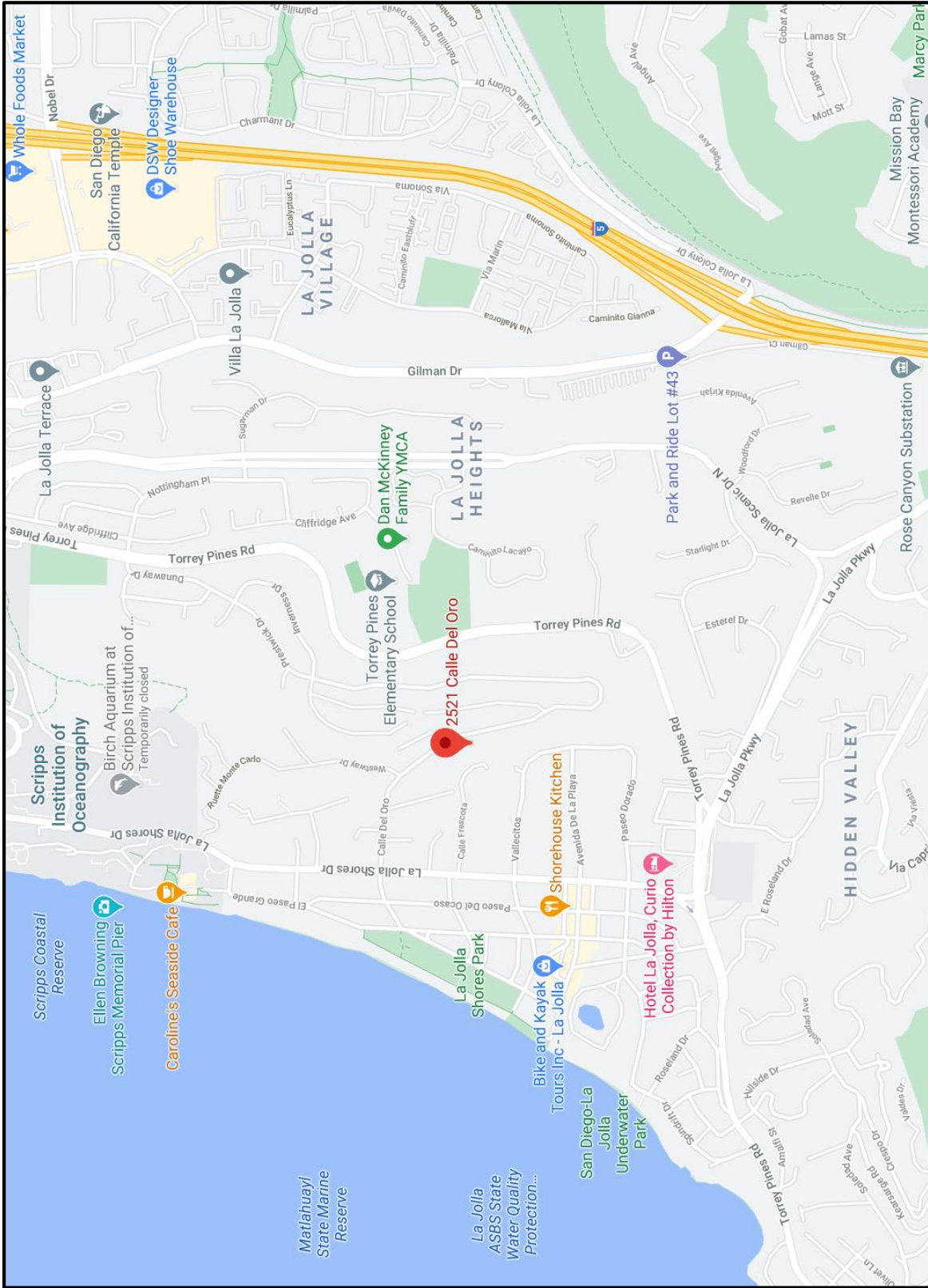
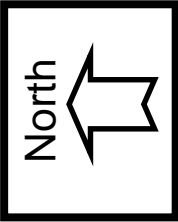
Respectfully submitted,



Xavier Del Valle, Development Project Manager

Attachments:

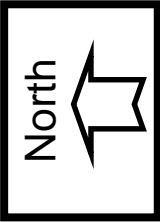
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Association Recommendation
7. La Jolla Shores Advisory Board Recommendation
8. Ownership Disclosure Statement
9. Project Plans



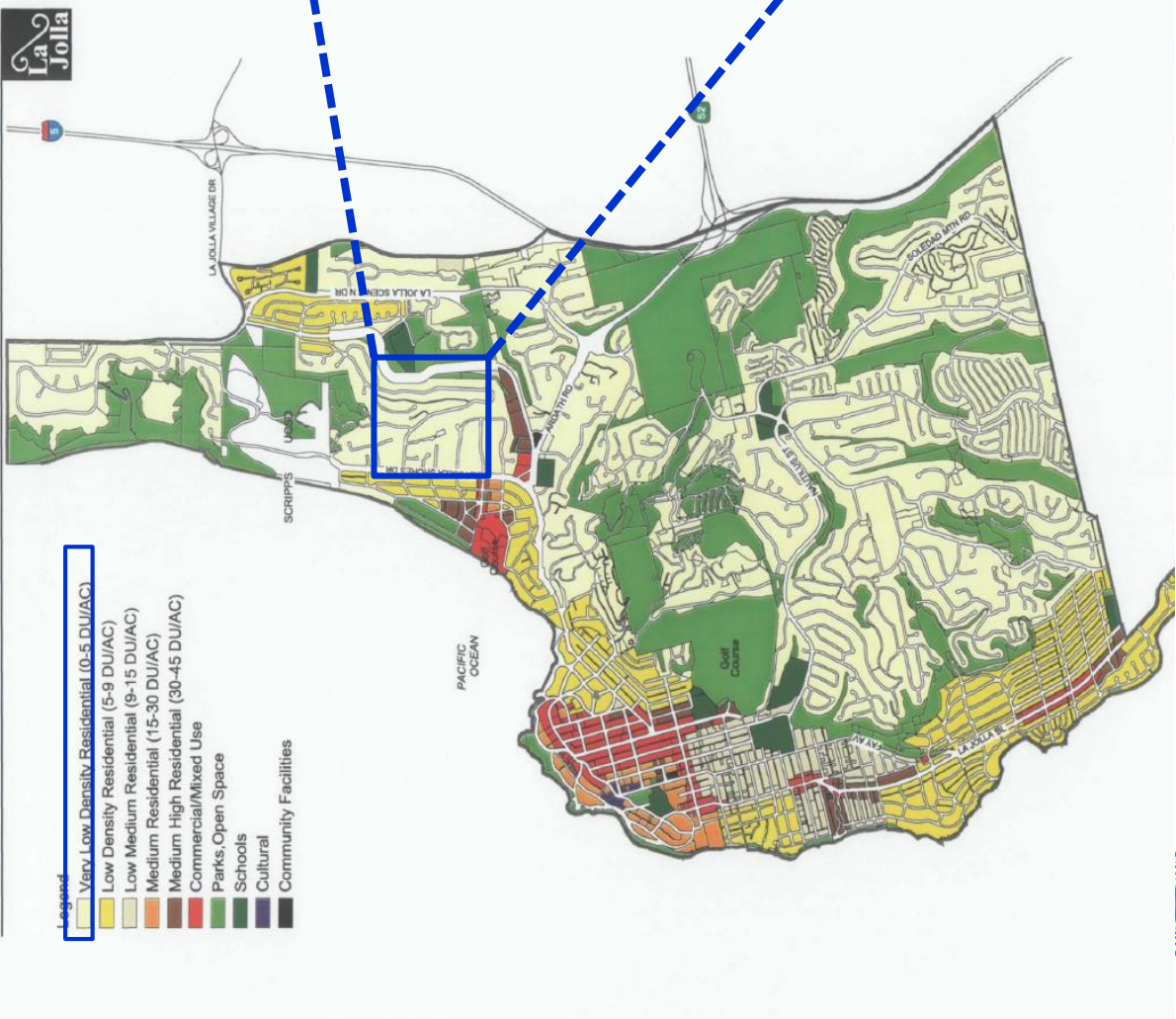
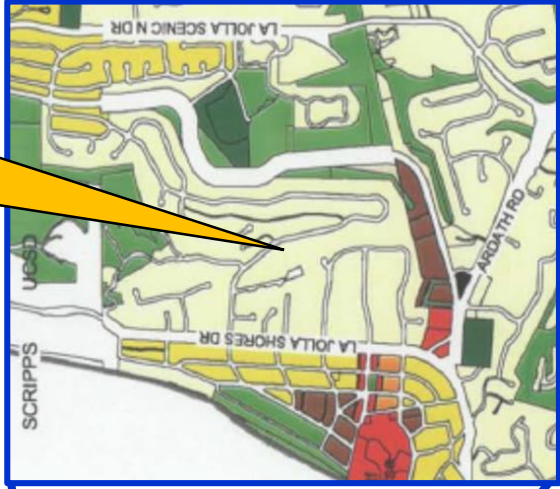
Project Location Map

2521 Calle del Oro SDP
Project No. 653331 - 2521 Calle del Oro





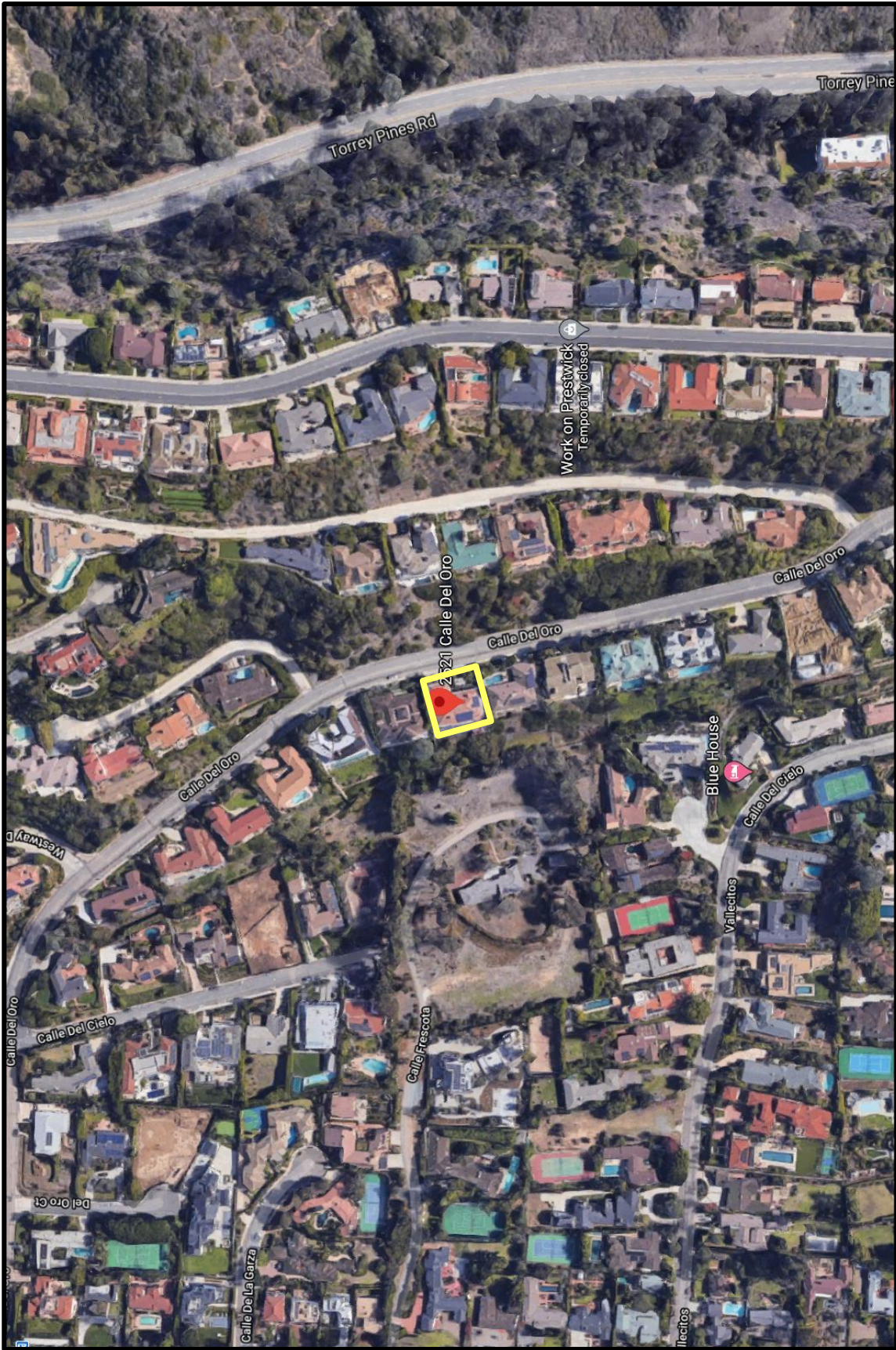
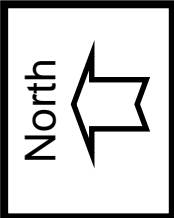
Project Site



Land Use Map

2521 Calle del Oro SDF
Project No. 653331 - 2521 Calle del Oro





Aerial Photograph

2521 Calle del Oro SDF
Project No. 653331 - 2521 Calle del Oro



HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2370561
2521 CALLE DEL ORO SDP - PROJECT NO. 653331

WHEREAS, SASHA LOWTHER and JORGE BARBA, Owner/Permittee, filed an application with the City of San Diego for a permit for an interior remodel and addition to an existing single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 2370561), on portions of a 0.46-acre site;

WHEREAS, the project site is located at 2521 Calle del Oro, contains Environmentally Sensitive Lands, and is in the La Jolla Shores Planned District Single Family Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact), the Brush Management Zone, and the Very High Fire Hazard Zone within the La Jolla Community Planning area;

WHEREAS, the project site is legally described as Lot 7 of Prestwick Estates, Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4392, filed in the Office of the County Recorder of San Diego, November 13, 1959;

WHEREAS, on July 2, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) 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 September 16, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2370561 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2370561:

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 2521 Calle del Oro, and is developed with a one-story, 5,920 square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes a remodel to the existing single-family residence and the construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet. The existing single family residence and attached three car garage was constructed in 1991 pursuant to Coastal Development Permit No. 89-0323. The proposed addition will be constructed within the existing development footprint.

The site is not located within the First Public Roadway, and there are no public views or coastal access from the project site, as identified in the Community Plan. The project site is designated for very low-density residential uses (0-5 dwelling units per acre), and results in a density of one dwelling unit per acre, which implements the prescribed density. The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Another significant goal of the Community Plan is the protection and preservation of sensitive slopes and hillsides, and the conservation of natural hillside amenities.

The project conforms with the above-mentioned Community Plan recommendations. The project will be constructed within the existing development footprint and will not encroach into ESL. The relationship between the bulk and scale of the project with the adjacent residential development is considered appropriate, and in general conformance with all of the applicable development regulations (i.e., density, building setbacks, lot coverage, and height) of the La Jolla Shores Planned District Single-Family Zone and the Coastal Overlay Zone. No deviations or variations are required. 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 is located at 2521 Calle del Oro, and is developed with a one-story, 5,920 square-foot single-family residence constructed in 1991 pursuant to Coastal Development Permit No. 89-0323 within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The eastern portion of the lot contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides with slopes of 25 percent or greater. The project includes a remodel to the existing single-family residence and the construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet.

The project will not be detrimental to the public health, safety, and welfare. The project will be constructed within the existing development footprint and will not encroach into ESL. The project site does not contain any sensitive vegetation, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff also reviewed and accepted a Geotechnical Report prepared for the site that concluded that the site is suitable for the intended use, and that the project will not destabilize or result in settlement of adjacent property or the right of way. The drainage for the project complies with City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include entering into an Encroachment Maintenance Removal Agreement for the existing sidewalk underdrain, mailbox, and private walkways within the Calle del Oro right of way; implementing a Brush Management Program; maintaining landscape improvements, and implementing storm water construction best management practices. Therefore, the project 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 site is located at 2521 Calle del Oro, and is developed with a one-story, 5,920 square-foot single-family residence constructed in 1991 pursuant to Coastal Development Permit No. 89-0323, within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project includes a remodel to the existing single-family residence and the construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet. The project will be constructed within the existing development footprint and will not encroach into Environmentally Sensitive Lands. The project was also designed to conform with all of the applicable development regulations (i.e., density, building setbacks, lot coverage, and height) of the La Jolla Shores Planned District Single-Family Zone, the La Jolla Community Plan, and the adopted City Council policies and regulations of the

Land Development Code. No deviations or variations are required. Therefore, the project will comply with the regulations of the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands:

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

The project site is located at 2521 Calle del Oro, and is developed with a one-story, 5,920 square-foot single-family residence constructed in 1991 pursuant to Coastal Development Permit No. 89-0323, within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes a remodel to the existing single-family residence and the construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet.

The eastern portion of the lot contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides with slopes of 25 percent or greater. The project will be constructed within the existing development footprint and will not encroach into ESL. Staff also reviewed and accepted a Geotechnical Report prepared for the site that concluded that the site is suitable for the intended use, and that the project will not destabilize or result in settlement of adjacent property or the right of way.

The project site does not contain any sensitive vegetation, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project site is located at 2521 Calle del Oro, and is developed with a one-story, 5,920 square-foot single-family residence constructed in 1991 pursuant to Coastal Development Permit No. 89-0323, within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes a remodel to the existing single-family residence and the construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet.

Staff has reviewed and accepted a Geotechnical Report prepared for the site that concluded that the site is suitable for the intended use, and that the project will not destabilize or result in settlement of adjacent property or the right of way. A Brush Management Program will require implementing alternative compliance where Zone One is reduced on Lot 7, and a radiant heat wall shall be provided at the interface of

Zones One and Two. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

The drainage for the project also complies with the City's drainage regulations and standards, and the project will not discharge any increase in storm water run-off onto the existing hillside areas. The project site is not located in a designated floodway. Therefore, the proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project site is located at 2521 Calle del Oro, and is developed with a one-story, 5,920 square-foot single-family residence constructed in 1991 pursuant to Coastal Development Permit No. 89-0323, within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes a remodel to the existing single family residence and the construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet.

The eastern portion of the lot contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides with slopes of 25 percent or greater. The project will be constructed within the existing development footprint and will not encroach into ESL. The project site does not contain any sensitive vegetation, is not in a designated floodway, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area.

The project was also designed to conform with all of the applicable development regulations of the La Jolla Shores Planned District Single-Family Zone. No deviations or variations are required. The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15301 - Existing Facilities. Therefore, the proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.

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

The project site is located at 2521 Calle del Oro, and is developed with a one-story, 5,920 square-foot single-family residence constructed in 1991 pursuant to Coastal Development Permit No. 89-0323, within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes a remodel to the existing single-family residence and the

construction of a 4,047 square-foot second-floor addition for a total of 9,922 square feet.

The eastern portion of the lot contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides with slopes of 25 percent or greater. The project will be constructed within the existing development footprint and will not encroach into ESL. The project site does not contain any sensitive vegetation, is not in a designated floodway, is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. The project is not subject to the Vernal Pool Habitat Conservation Plan. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The project site is not located adjacent to a beach or shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

There is no mitigation required for the project.

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. 2370561 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 2370561, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on September 16, 2020
IO#: 24008473

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: 24008473

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2370561
2521 CALLE DEL ORO SDP - PROJECT NO. 653331
HEARING OFFICER

This Site Development Permit No. 2370561 is granted by the Hearing Officer of the City of San Diego to SASHA LOWTHER and JORGE BARBA, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.46-acre site is located at 2521 Calle del Oro, contains Environmentally Sensitive Lands, and is in the La Jolla Shores Planned District Single Family Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact), the Brush Management Zone, and the Very High Fire Hazard Zone within the La Jolla Community Planning area. The project site is legally described as: Lot 7 of Prestwick Estates, Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4392, filed in the Office of the County Recorder of San Diego, November 13, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an interior remodel and addition to an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 16, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of a 4,047 square-foot second-floor addition and remodel to an existing one-story 5,920 square-foot single family residence for a total of 9,922 square feet; and
- 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 September 30, 2023.
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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing sidewalk underdrain, mailbox, and private walkways within the Calle Del Oro right of way, in a manner satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any construction permits, 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.

16. 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.

17. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

18. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

Alternative Compliance: Where Zone One is reduced on Lot 7, a radiant heat wall shall be provided at the interface of Zones One and Two. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

PLANNING/DESIGN REQUIREMENTS:

19. 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.

20. 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 September 16, 2020 and [Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: Site Development Permit No. 2370561
Date of Approval: Sept 16, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

OWNER/PERMITTEE

By _____
Sasha Lowther

OWNER/PERMITTEE

By _____
Jorge Barba

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

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

info@lajollacpa.org

President: Diane Kane

Vice President: Greg Jackson

2nd Vice President: Helen Boyden

Secretary: Suzanne Weissman

Treasurer: Mike Costello

FINAL MINUTES–

Regular Meeting | Thursday, May 7, 2020 – 6: 03 p.m.

Meeting held by teleconference

1.0 Welcome and Call to Order: Diane Kane – President

This is a full agenda, recorded meeting therefore, the following rules will be enforced:

- Mobile devices off or on silent mode.
- All public and trustee comment will be addressed to the chair. Public & trustee comment will be limited to 2 minutes.
- Comments will be directed to the project or matter stated in third person for the purpose of respect & clarity
- Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- Chair will alternate order of trustee comment. Upon consensus, Chair will close discussion and call for a motion.
- Please notify chair of any organized public presentation requests prior to meeting

Quorum present: Ahern, Boyden, Costello, Davidson, Fitzgerald, Ish, Jackson, Kane, Little, Mangano, Neil, Shannon, Steck, Weiss, Weissman. **Absent:** Brady, Manno, Courtney

2.0 Adopt the Agenda

Neil: Motion to amend agenda to remove action item 11.1, 5911 La Jolla Mesa Dr. because there is no CPA protocol for review of such a complicated project by teleconference. Second: Davidson.

Peterson: Project in process for years. What is objection? Will you not hear land use projects in this format? This is no more complicated than any other LU project.

Neil: No protocol for this type of meeting with a complex project. DPR vote and significance of the vote was not clear to members of subcommittee.

Boyd: oppose motion DPR minutes and material was on CPA website. Not fair to applicant.

Vote: 2-10-3, **Motion fails**

In favor: Davidson, Neil

Opposed: Ahern, Boyden, Costello, Fitzgerald, Ish, Jackson, Mangano, Steck, Weiss, Weissman

Abstain: Kane, Little, Shannon

Motion: Adopt agenda: (Jackson/Weiss) Unanimous, Chair abstains. **Motion carries.**

3.0 Meeting Minutes Review and Approval:

3.1 April 2, 2020– Regular meeting minutes

Motion: approve minutes, (Fitzgerald/Boyden) Unanimous, Chair abstains. **Motion carries.**

4.0 Consent Agenda – 4.1 – 4.5

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. Projects may be pulled from consent agenda by anyone present. Items will be moved to full review at the present of following regular LJCPA meeting.

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

MEMBERSHIP COMMITTEE – Meets quarterly

See Committee minutes and/or agenda for description of projects, deliberations, and vote.

Anyone may request a consent item be pulled for full discussion by the LJCPA.

4.1. 7365 Remley Place (McNeil)

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for slope stabilization with soil nail wall located at 7365 Remley Place. The 0.49-acre site is in the RS-1-4 Base Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Planning Area, and Council District 1.

DPR action: Passes 5-1-1

4.2. 5623 La Jolla Hermosa Ave (Naviaux)

LA JOLLA (Process 2) Coastal Development Permit to convert an existing 365-square-foot accessory structure into a companion unit located at 5623 La Jolla Hermosa Ave. The 0.12-acre site is in the RS-1-7 Zone and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.

DPR Action: Passes 6-1-1

4.3. 2521 Calle del Oro (Lowther/Barba)

La Jolla Shores (Process 3) Site Development Permit for the addition of 4,047 square feet and remodel of 5,920 square feet to an existing 5,920 square-foot, single family residence at 2521 Calle Del Oro. The 0.46-acre site is in La Jolla Shores Planned District SF Zone and Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

PRC Action: Passes 3-2-1

None pulled. **Motion:** approve consent agenda, (Jackson/Weiss) **Vote:** unanimous, chair abstains. **Motion carries.**

Courtney arrives

5. Officer Reports:

5.1 Treasurer - Mike Costello's report –

La Jolla Community Planning Association	
Treasurer's Report for May 7, 2020 Regular Meeting	
Beginning Balance as of April 1, 2020	\$826.21
Income	
Collections, May 2020	\$25.00
CD Sales	\$00.00
Total Income	<u>\$25.00</u>
Expenses	
Agenda printing	\$00.00
Rec Center	\$00.00
Total Expenses	<u>\$00.00</u>
Net Income/(Loss)	\$25.00
Ending Balance of April 30, 2020	\$851.21

As long as the Covid 19 restrictions last, donations can be made to the LJCPA by check. Email the treasurer for instructions and address to send your check to donate to the LJCPA.

5.2 Secretary -

If you register and attend an online meeting your attendance will count towards your meeting attendance requirement.

LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age.

Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at on-line at the LJCPA website: www.lajollacpa.org/.

We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You can become a Member after completing the application and attending one meeting. You can maintain your membership by documented attendance at one meeting per year. If you do not attend one meeting per year, your membership will expire.

To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period.

6. Non-agenda Public Comment.

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

Emerson: LJSA meeting next Wednesday. We will elect officers and discuss beach policy going forward. The four groups, LJCPA, LJTC, LJ&T, and LJSA have postponed the community meeting until we are able to meet in person. The UCSD Chancellor has agreed to that and has agreed to the town hall forum.

Dicks: Has LJCPA taken a position on beach policy regarding masks, social distancing and enforcement? I ask that be on your next agenda regarding your stance and writing a letter to the Mayor and City Council if we can get a consensus on social distancing and mask requirements at the Shores.

Kane: instructed Secretary to put on next month's agenda.

Costello: This is a health issue and we are land use. This is not in our purview.

Several trustees commented that this subject could be heard next month.

LaCava: I finished first in the March primary, three other candidates have endorsed my campaign. Not campaigning now but reaching out to more vulnerable folds. I appreciate your support and will resume campaign later. Thanks to Diane and Greg for running successful Zoom meetings.

Moore: I am also running with a strong showing in the primary. I have been endorsed by firefighter Aaron Brennan. Yours was best Zoom meeting so far.

Ahern: City of SD is developing a new Parks Master Plan. It was previously based on 2.8 acres per 1000 people; now a point system is recommended. The new plan will affect shoreline parks, rec centers, normal parks and Little Italy's Piazza de la Famiglia which could affect our Belvedere project. Community groups are collaborating to come up with ideas. I encourage all to look at the plan and send link to the Master Plan for review and comments to the community. The deadline is May 25.

7 Elected Officials, City Agencies, & Other Entities

Information only

7.1 Council District 1: Councilmember Barbara Bry. Rep: Steven Hadley, 619-236-6972, srhadley@sandiego.gov

Hadley: The City is in budget approval cycle. The city received \$249 million from the Federal Government and Council Member is trying to save as much as she can and is putting out another assistance package for small businesses in San Diego. Your last month's meeting was the first Zoom meeting anyone has tried. Thanks to Greg for letting the Council office forward your information to other communities in the First District. Others are now following the lead of La Jolla which is not surprising.

7.2 78th Assembly District: Assembly member Todd Gloria

Rep: Mathew Gordon 619-645-3090, mathew.gordon@asm.ca.gov Not present

7.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore Rep: Miller Saltzman, 619-518-8188, MillerSaltzman@sen.ca.gov Not present

7.4 City of San Diego Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov No report

7.5 UCSD Planner: Anu Delouri, adelouri@ucsd.edu

Anu: We are still hopeful that we will present an overview of the Future College Living and Learning Neighborhood at the June meeting. As of 5:30 this evening I have not been notified by the Chancellor's office that they are postponing to an in-person meeting as Janie mentioned earlier. I just want to clarify that.

8 President's Report – Information only unless otherwise noted

Information only unless otherwise noted.

Kane: I am working on appointees to the joint committees and appointees from the various La Jolla community groups trying to clean up the records to determine who our appointees were and whom the other groups had appointed. Some groups had appointed the same person to two committees and other committees had vacancies. Anyone interested in serving on a committee please contact me or the representative of the other La Jolla community organizations. I hope to have appointments in place for the June meeting.

9 Non-Agenda Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less

Little: Fiesta Island has not been opened up; it is the people's playground. Please put in a good word to open this up.

Courtney: LJ Shores beach traffic has picked up, lots of traffic at night. Large crowds on the beach not wearing masks. Cars driving onto the beach. I am concerned about what is going on.

Kane: I agree. The areas outside the beach are crowded. Please pass this on about the management at the La Jolla Shores Beach and surrounding areas.

10.0 Reports from Ad Hoc and non-LJCPA Committees

Information only unless noted.

10.1 Membership Committee

Weissman: We intend to meet this month to go over the attendance records. The attendance records are now on the website in two forms: the full spreadsheet or a list searchable by name. The records will be updated shortly to reflect this evening's attendance.

10.2 Community Planners Committee No report

10.3 Hillside Drive Ad Hoc Committee

Kane: We met yesterday. We got a surprise resurfacing in 3 spots a few weeks ago. We now have a new geological feature called Lake Hillside; it looks like runoff from Mt. Soledad. The City is now trying to drain it. **Hadley.** We are told the water came from a reservoir they are trying to flush.

10.4 La Jolla Shores PDO Update Ad Hoc Committee

Weissman: We had our 1st meeting April 29. We made a laundry list of issues for members of the committee to look into to determine possible updates to the LJSPDO. Minutes of that meeting are included on the website. We will meet again on May 14, to narrow down the list.

The following agenda items are ACTION ITEMS unless otherwise noted and may be *de novo* considerations. Prior actions by committees/boards are listed for information only. Supporting materials from applicants or other interested parties, in any, are available via <https://lajollacpa.org/ljcpa-5-7-2020-documents/>

11.0 – LJCPA Review and Action Matters

11.1. 5911 La Jolla Mesa (O'Shea)

LA JOLLA - (Process 3) Coastal Development Permit and Site Development Permit for an addition to an existing 4,135 SF one-story single-family residence over a basement at 5911 La Jolla Mesa Dr. The scope includes construction of a 1,175 SF master suite to the existing home, and a 907 SF accessory structure over a basement. The 0.77-acre site contains ESL and is in the RS-1-2 Zone and the Coastal (Non-APP. 1) Overlay Zone within the La Jolla Community Plan Area, and Council District 1.

DPR Action: Passes 4-2-2

Matt Peterson: Attorney for applicant: Presented overview of project from exhibits provided on LJCPA website supporting materials:

- In the Community Plan there are maps that show canyon areas called 'designated and private open space' based on Map C-720 which Ms. Hamilton and the neighbor say includes much of this site and does not allow structures to be built. This is incorrect.

- Those maps were done with gross mapping on satellite scale and were never intended to be used to determine definitively where the open space is and should never be used to determine what can be built on a property.
- You must look to the zoning, then get a survey to determine the steep slopes, a biologist to determine biology all resulting in an easement against the property to protect the sensitive resources.
- This has been done on this project and the protected sensitive slope area has been carefully mapped and an easement will be recorded. The structures proposed do not encroach into the sensitive slope area. Slides showing the sensitive slope easement were presented.
- Many properties shown on these gross maps as open space throughout LJ have been developed as shown on these exhibits.
- Further exhibits showing views of the canyon, trees planted as buffer to cabana, comparable neighborhood development and architectural drawings were presented.

Weissman: Appendix L in the Community Plan, “Encroachment Limitation Standards for Open Space Shown on Figure 7” which describes allowable development in Open Space. How does that relate to your presentation? **Peterson:** Those limitations were intended to be encroachment limitations for ESL and we are not encroaching into ESL, so those limitations do not apply. This canyon was never rezoned to OR – Open Space Residential – it is zoned RS-1-2, standard residential zoning.

Courtney: What is the amount of cut and fill on the slope, the location of open space, existing development? **Peterson:** These maps are not precise, never intended to define open space. Location of open space is done on case by case basis after extensive surveys to define ESL where the easement should be recorded.

Julie Hamilton: Attorney for neighbor:

- Stated purpose of CPA: to make recommendation to the City of what they believe the Community Plan says.
- She quoted the language in the Community Plan that says the open space designation and zoning are not limited to ESL regulations as Mr. Peterson says.
- Figure 7 in the Community Plan shows lands included but not limited to those shown in the City of SD Map C-720 dated 12/24/85. This was an important consideration when the Coastal Commission and the City adopted the Community Plan in 2004.
- The intent of the Policies listed in the Community Plan adopted in 2004 was to limit encroachment into these designated open spaces further than previous development had done.
- Do you want to say that everyone can build out to the limit of the steep slopes and environmentally sensitive vegetation? That will dramatically change the character of La Jolla.

Little: Creeping development into the canyons must be stopped now.

Merten: Overall structure height? If cabana is connected by retaining walls, overall structure height would be measured from 5’ beyond the lower retaining wall to top of house; you may be over the allowable structure height. **Reply:** plans indicate less than 40’.

Morton: Consider disturbed areas in the slope.

Frangos: Designated open space line is different from ESL line.

Further comments from trustees split between difficult but legally compliant and not compliant with the Community Plan.

Motion: Findings CANNOT be made because the project does not follow the intent of the Community Plan and sets a precedent. (Little/Davidson) **Vote:** 6-9-1, **Motion fails.**

In Favor: Courtney, Davidson, Ish, Little, Neil, Weissman

Opposed: Ahern, Boyden, Costello, Fitzgerald, Jackson, Mangano, Shannon, Steck, Weiss

Abstain: Kane (chair)

Motion: DPR findings CAN be supported in favor of a CDP and an SDP for this project. (Costello/Steck)
Vote: 9-6-1, **Motion carries.**

In favor: Ahern, Boyden, Costello, Fitzgerald, Jackson, Mangano, Shannon, Steck, Weiss

Opposed: Courtney, Davidson, Ish, Little, Neil, Weissman

Abstain: Kane (chair)

11.2. Movable Tiny Homes Ordinance Amendment

Discussion and possible recommendation to the City regarding process and content for the proposed ordinance amendment (Municipal Code Sec. 141.0302) adding “movable Tiny Homes” as a permissible type of additional dwelling unit (ADU).

Kane: We are hearing this item at the request of Council President Pro Tem Barbara Bry to help her to develop her position for council deliberations. This will likely go to council late May/early June. This ordinance is for the City as a whole. Images from supporting materials on LJCPA website were shown; these images were from a presentation at the Land Use & Housing committee by Mr. Tetlow from Scott Sherman’s staff who are backing this issue.

Description of Movable Tiny Houses:

- A hybrid type of housing product manufactured in a factory to look like a house but moved to the site on wheels.
- Not considered an RV because it has no engine, must be towed; not a trailer because it looks like a house; not a manufactured house because it has wheels.
- It is covered in the Municipal code in 2 parts: by the materials and by where it can be located.
- They are considered a vehicle by DMV; must have a license and be registered.
- Does not fit into existing code provisions for manufactured houses, trailers or RV’s, but more like a house than a vehicle.
- Main reason to include in ADU regs is that they could help with affordable housing.
- They have been used previously where quick, affordable housing is needed that could be trucked in.

Discussion followed on necessity for design regulations, lack of residential permanence, not eligible for mortgage, may not be as affordable as thought, how to connect to underground utilities, may be sweetheart deal.

Motion: Present list shown in supporting materials as “Conditions to mitigate cumulative physical impacts to SFR Zone” as the concerns and recommendations of the LJCPA for Movable Tiny Homes. (Boyden/Ish)

Vote: Unanimous: 16-0-0: **Motion carries.**

XX. Adjourn at 9:00 pm. to next regular LJCPA Meeting: Thursday, June 4, 2020 at 6:00 pm.



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board**APPROVED** Meeting Minutes for May 18, 2020

615 Prospect Street

La Jolla, CA 92037

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

1. Call to Order: 11:00 a.m.

Potter called the meeting to order at 11:00 a.m.

2. Approval of the Agenda:

Weissman moved to approve the agenda. Moser seconded. Motion approved 4-0-0.

3. Approval of the Minutes:

Lazerow said substitute 'delay' for 'decay' on page number 1, line 6 and to delete second address regarding 2178 Calle Frescota. Potter said item for Calle Frescota was continued not tabled, as in minutes. Lazerow moved to approve as amended. Moser seconded. Motion passed 4-0-0.

4. Public Comment:

Marlon Pangilinan, Senior Planner with the Planning Department read communication from Phil Merten who was concerned with the height of the Wu Residence which recently approved. Potter suggested opening a code compliance case on the project.

5. Project Review:**ACTION ITEM A****Project: 653331 – Calle Del Oro Residence****Location:** 2521 Calle Del Oro

APN: 346-741-2300

Presented by: Aaron Borja, aaronb@architectslocal.com 619-535-0537 x 104

Description: Proposed interior remodel and addition of an existing single-story, 4-bedroom, 4-bath single-family residence to a two-story, 5-bedroom, 5 bath/two powder room single-family residence on a 0.46-acre site.

Presentation: The applicant Aaron Borja presented the following aspects of the proposed project:

- The footprint of the existing building will be reduced, and the garage will be expanded
- The proposal would add 4,000 sf as a second story addition for a total of 8,464 sf
- New FAR would be 0.49. the existing FAR is 0.29
- Proposed height is 26 feet
- Side yard setbacks are 8 feet

- Though the project square footage is large, this would not be the largest residence in the neighborhood
- Neighbors sent letters of approval

Public Comment:

None reported by Marlon Pangilinan

Board Comment:

Board comment included concern whether the proposed second story-side wall will be stepped back. The presenter replied in the negative but said that architectural “undulation” would provide articulation. Another concern expressed was if the second story-street elevation would be stepped back 20 feet from the first story. Presenter responded in affirmative and added it would be set back 40 feet from the street. Another concern expressed was over the size of proposed house and said that the large houses on the other side of Calle Del Oro were too far away to be considered in the neighborhood for comparison.

Motion: Weissman moved to approve the project because the project would reduce the building footprint by 550 sf. Lazerow seconded. Motion passed 4-0-0.

ACTION ITEM B

Project: 660924 – Espinoza Addition

Location: 2915 Woodford Dr.

APN: 346-503-0900

Presented by: Ramon Moscoso, mosarch@mosarchstudio.com, (619) 210-3838

Description: Proposed 974 sf addition to an existing single-story single-family residence on a 0.47-acre site. Applicant is seeking a recommendation to be reviewed as a Minor Project/Process 1.

Presentation:

The applicant Ramon Moscoso presented the following points regarding the proposed project:

- The project is just proposing to lengthen existing rooms (entry, living room, kitchen, master bedroom) which is not considered an addition in the traditional sense
- The project addition would be greater than 10% of existing sf
- The project proposes no increase in height of residence

Public Comment:

None reported by Marlon Pangilinan

Board Comment:

Board concern focused on how the project could be a Process 1 with an increase of more than 10% in square feet. Another concern was over the proposed extension of the project toward a neighboring residence, although the proposal for the dining room would not be visible from the street, the proposal for the bedroom would be visible from street.


Motion:

Weissman moved to approve as a minor project with the applicant encouraged to obtain input from the adjacent neighbor to the south. Moser seconded. Motion passed 4-0-0.

Next meeting date: June 15, 2020

6. Adjournment: 12:53 p.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			DS-318
			October 2017

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

Project Title: DEL ORO HOUSE **Project No. For City Use Only:** 05333

Project Address: 2521 CALLE DEL ORO, 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: JORGE BARBA/SASHA LOWTHER Owner Tenant/Lessee Successor Agency

Street Address: 2521 CALLE DEL ORO

City: LA JOLLA

State: CA

Zip: 92037

Phone No.: 619 773 4036

Fax No.: _____

Email: exoticos.jh@hotmail.com

Signature: Jorge Barba Sasha Lowther

Date: Nov 21 2019.

Additional pages Attached: Yes No

Applicant

Name of Individual: AARON BORJA Owner Tenant/Lessee Successor Agency

Street Address: 710 131H ST. SUITE 307

City: SAN DIEGO

State: CA

Zip: 92101

Phone No.: 619 535 0537

Fax No.: _____

Email: AARONB@ARCHITECTSLOCAL.COM

Signature: Aaron Borja

Date: 11/22/19

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: _____

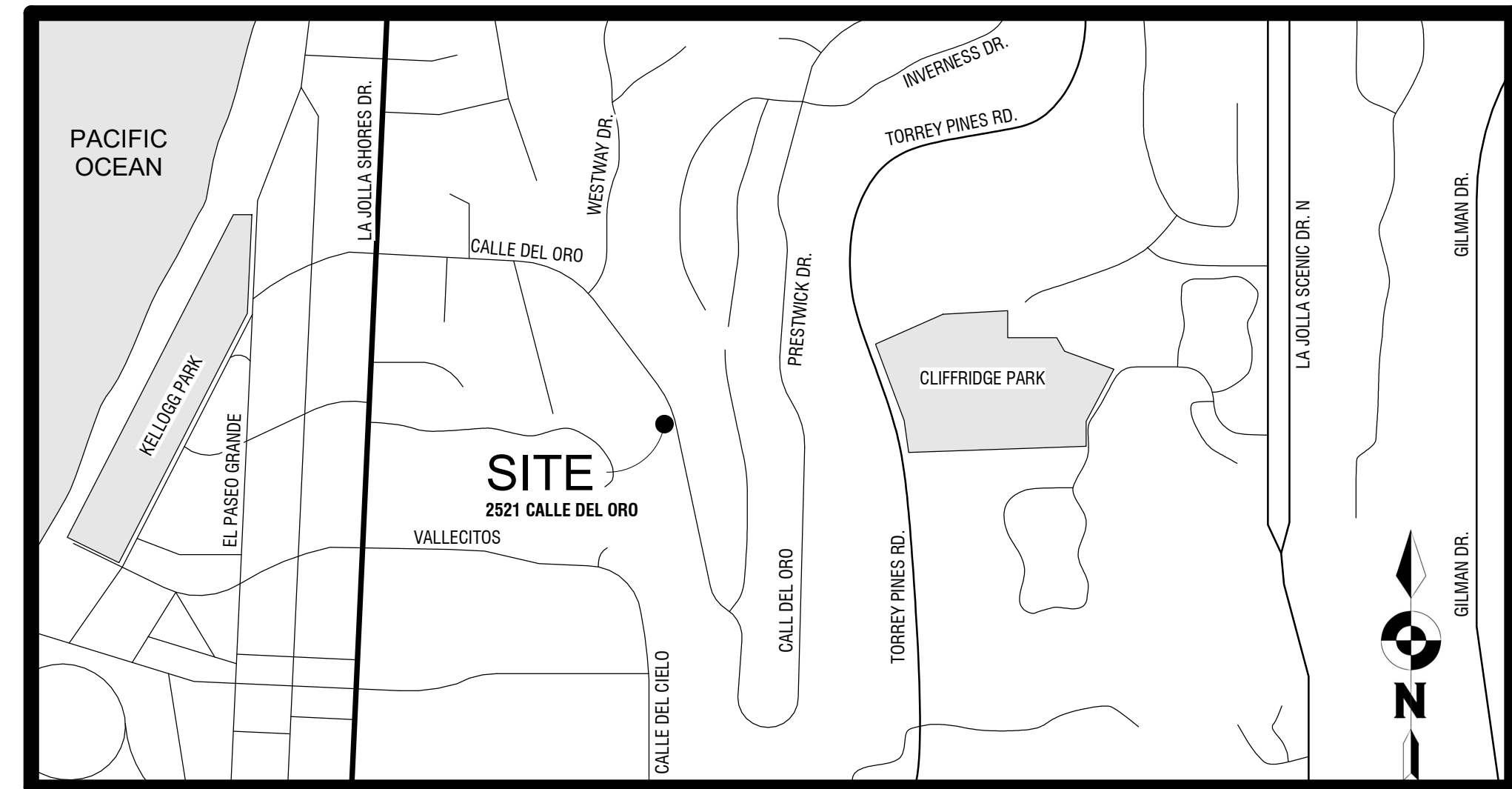
Signature: _____

Date: _____

Additional pages Attached: Yes No

2521 CALLE DEL ORO

VICINITY MAP (N.T.S.)



ARCHITECTS
local
710 13TH SUITE 307
SAN DIEGO CA 92101
619.535.0537
ADMIN@ARCHITECTSLOCAL.COM
WWW.ARCHITECTSLOCAL.COM

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

PROJECT INFORMATION

ADDRESS: 2521 CALLE DEL ORO, LA JOLLA, CA 92037

LEGAL DESCRIPTION: LOT 7 OF PRESTWICK ESTATES UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 13, 1959.

APN: 346-261-01-00
MAP: PRESTWICK ESTS UNIT # 1
SUBDIVISION: 004392

ZONING: **LJSPD-SF**
OVERLAY ZONE: LA JOLLA SHORES PLANNED DISTRICT, STEEP HILL SIDES, COSTAL HEIGHT LIMIT, COASTAL OVERLAY, VERY HIGH FIRE SEVERITY, PARKING IMPACT, SAN DIEGO UNIFIED SCHOOL DISTRICT.

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
GEO-HAZARD CATEGORY: 26

SPRINKLERED: YES

YEAR BUILT: 1991
EXISTING USE: 1-STORY SINGLE FAMILY HOUSE W/ ATTACHED 3 CAR GARAGE

PROPOSED USE: 2-STORY SINGLE FAMILY HOUSE W/ ATTACHED 5 CAR GARAGE

PROPOSED HEIGHT: 26'

LOT SIZE: 20,184 SF = **0.46 ACRES**

TOTAL GROSS SF: **9922**
(E) GROSS 5920
(N) GROSS **4002**

BUILDING GROSS SF: **9922**
(E) GARAGE 890
(N) GARAGE 372
(E) GROUND LEVEL: 5030
(N) GROUND LEVEL: -45
(N) LEVEL 2 ADDITION: 4047

TOTAL NET SF: **8464**
(E) NET: 4828
(N) NET: **3636**

BUILDING NET SF: **8464**
(E) GROUND LEVEL: 4828
(N) GROUND LEVEL: -354
(N) LEVEL 2 ADDITION: 3990

(E) LANDSCAPE AREA SF (TO REMAIN): 6005

SCOPE OF WORK

INTERIOR REMODEL AND ADDITION TO AN EXISTING 1-STORY, 4 BEDROOM, 4 BATH HOUSE, INTO A 2-STORY, 5 BEDROOM, 5 BATH / 2 POWDER ROOM HOUSE.

REMODEL:
-1,262 SF IN GARAGE
-4,658 SF IN GROUND FLOOR
-RECONFIGURE INTERIOR SPACES AND REMOVE 1 BEDROOM / 1 BATHROOM

ADDITION: 3,636 NET SF
- NEW SECOND STORY W/ 3 BEDROOMS / 3.5 BATHROOMS

PERMITTING
-SITE DEVELOPMENT PERMIT

ZONING DATA

SETBACKS: IN GENERAL CONFORMITY WITH THOSE IN THE VICINITY (PER SDMC 1510.0304)

FRONT: 15'
INTERIOR SIDE: 8'
STREET SIDE: 8'
REAR: 20'

EASEMENTS: 10' (WEST PROPERTY LINE)

HEIGHT LIMIT: 30'

LOT COVERAGE:
MAX. COVERAGE: 60%
(E) LOT COVERAGE: 5920 / 20184 = **29%**

FLOOR AREA RATIO:
EXISTING F.A.R.: 5920 / 20184 = 29%
PROPOSED F.A.R.: 9922 / 20184 = **49%**

GOVERNING CODES

2019 CALIFORNIA BUILDING CODE, TITLE 24, PART 2, VOLUMES I AND II
2019 CALIFORNIA RESIDENTIAL CODE, TITLE 24, PART 2.5
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11
2019 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4
2019 CALIFORNIA PLUMBING CODE, TITLE 24, PART 9
2019 CALIFORNIA FIRE CODE, TITLE 24, PART 9
2019 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24, PART 6

PROJECT TEAM

OWNER: BARLOW CAPITAL INVESTMENTS LLC
8625 COMMERCE AVE
SAN DIEGO, CA 92121
CONTACT: SASHA LOWTHER
PHONE: 619.770.4036
EXOTICOSJB@HOTMAIL.COM

DESIGNER: GRACIA STUDIO
6151 PROGRESSIVE AVE, SUITE 200
SAN DIEGO, CA 92154
CONTACT: JORGE GRACIA
PHONE: 619.795.7864
EMAIL: JORGE@GRACIASTUDIO.COM

ARCHITECT: ARCHITECTS LOCAL
710 13TH ST, SUITE 307
SAN DIEGO, CA 92101
CONTACT: AARON A BORJA
PHONE: 619.535.0537 X 104
EMAIL: AARONB@ARCHITECTSLOCAL.COM

GEO-TECHNICAL ENGINEER: DEBERRY ENGINEERING ASSOCIATES, INC.
16466 BERNARDO CENTER DR, SUITE 136
SAN DIEGO, CA 92128
CONTACT: BILL DEBERRY
PHONE: 858.451.0713
EMAIL: WJDEBERRY@COX.NET

SHEET INDEX

G-001 TITLE SHEET
G-002 GENERAL NOTES
G-003 GREEN BUILDING
G-004 COASTAL EXEMPTION DIAGRAM
G-005 TOPOGRAPHIC SURVEY
G-006 AREA PLAN
G-007 CITY FORMS
A-100 SITE PLAN
A-101 EXISTING/ DEMO GROUND LEVEL FLOOR PLAN
A-102 GROUND FLOOR PLAN
A-103 SECOND LEVEL FLOOR PLAN
A-104 ROOF PLAN
A-201 EAST ELEVATION
A-202 WEST ELEVATION
A-203 NORTH ELEVATION
A-204 SOUTH ELEVATION
A-301 LONGITUDINAL SECTIONS
A-302 LONGITUDINAL SECTIONS
A-303 TRANSVERSE SECTIONS
A-304 TRANSVERSE SECTIONS
L100 TITLE SHEET
L101 AREA AND YARD CALCULATIONS
L102 EXISTING PLANTING PLAN
L200 BRUSH MANAGEMENT PLAN
TOTAL: 24

NO. PLAN CHANGE

JOB #: 653331
DATE: 4.23.2020

TITLE SHEET

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS RELEASED IN CONFERENCE FOR THE DOCUMENT, ARCHITECTS LOCAL WILL BE NOTIFIED. FOR ANY OTHER USE, ARCHITECTS LOCAL MUST BE NOTIFIED IN WRITING. ALL RIGHTS RESERVED. © COPYRIGHT 2019

G-001
SCALE: 12" = 1'-0"
SHEET: 1 OF 27

B.M.P NOTES

MECHANICAL NOTES

GENERAL NOTES

GENERAL NOTES

CONSTRUCTION BMP STANDARDS



Construction BMP General Notes

- 1. 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 BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. 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.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. 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.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. 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 BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. 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

E-1 The City of San Diego | Storm Water Standards | October 2018 Edition Part 2: Construction BMP Standards



Appendix E: Construction BMP General Notes

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.

- 10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER 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.
15. 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 BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs 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 BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE.
(a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

E-2 The City of San Diego | Storm Water Standards | October 2018 Edition Part 2: Construction BMP Standards



DSD NOTES

EGRESS NOTES

PLUMBING NOTES



710 13TH SUITE 307 SAN DIEGO CA 92101 619.536.0837 ADMIN@ARCHITECTSLOCAL.COM WWW.ARCHITECTSLOCAL.COM

Project Status

DEL ORO HOUSE 2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331 DATE: 4.23.2020

GENERAL NOTES

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IT IS FORWARDED IN CONFIDENCE FOR THE DOCUMENT AND THE CONTENTS MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL. ALL RIGHTS RESERVED. © COPYRIGHT 2019

G-002

CALIFORNIA GREEN MANDATORY MEASURES

SECTION 4.106 SITE DEVELOPMENT

4.106.1 GENERAL- PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECT ON THE SITE AND ADJACENT AREAS.

4.106.2 STORM WATER - DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECT WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE.

- 1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.

4.106.3 GRADING AND PAVING- CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.

- 1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDING AND AID IN GROUND WATER RECHARGE.

SECTION 4.303 INDOOR WATER USE

4.303.1.1 WATER CLOSETS- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.

4.303.1.2 URINALS- THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS- SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI.

MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI.

4.303.1.4 FAUCETS- RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE.

SECTION 4.304 OUTDOOR WATER USE
4.304.1 IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

- 1. CONTROLLERS SHALL BE WEATHER- OF SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT'S NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S).

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3, OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN- SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

- 1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHOD EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.3 WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.

4.408.5 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.

4.410.1 OPERATION AND MAINTENANCE MANUAL- AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DI C, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

- 1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: EQUIPMENT AND APPLIANCE, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
3. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
4. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
5. LANDSCAPE IRRIGATION SYSTEMS.
6. WATER REUSE SYSTEMS.

3.INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4.PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5.EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

4.410.1 OPERATION AND MAINTENANCE MANUAL- CONT.

- 6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

4.504.2.2 PAINTS AND COATINGS- ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.3.7 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.4 VERIFICATION- VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- 1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- 1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
2. NSF/ANSI 140 AT THE GOLD LEVEL.
3. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.

4.504.3.1 CARPET CUSHION- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

4.504.3.2 CARPET ADHESIVE- ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS- WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- 1. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM.
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. 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 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

4.504.5 COMPOSITE WOOD PRODUCTS- HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION- VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

- 1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN ASINZS 2269 OR EUROPEAN 6363S STANDARDS.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

SECTION 4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISION OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- 1. A 4-INCH-THICK (101.6 MRRN) BASE OF L/ZINCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- 1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
3. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF:.; 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
4. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:
1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

SECTION 4.507 ENVIRONMENTAL COMFORT
4.507.1 RESERVED

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- 1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSII ACCA 2 MANUAL J-2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSII ACCA 1 MANUAL D-2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSII ACCA 3 MANUAL S-2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

SECTION 4.503 FIREPLACES

4.503.1 GENERAL- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION PLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

SECTION 4.504 4.504.1 POLLUTANT CONTROL -

COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL- FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS- ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

- 1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

CITY OF SAN DIEGO GREEN CODE:

-ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.
-PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
-PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).



Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331
DATE: 4.23.2020

GREEN BUILDING
THE DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IT IS FORWARDED IN CONFIDENCE FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL. ALL RIGHTS RESERVED. © COPYRIGHT 2019

G-003

SCALE:
SHEET: 3 OF 27

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331

DATE: 4.23.2020

COASTAL EXEMPTION

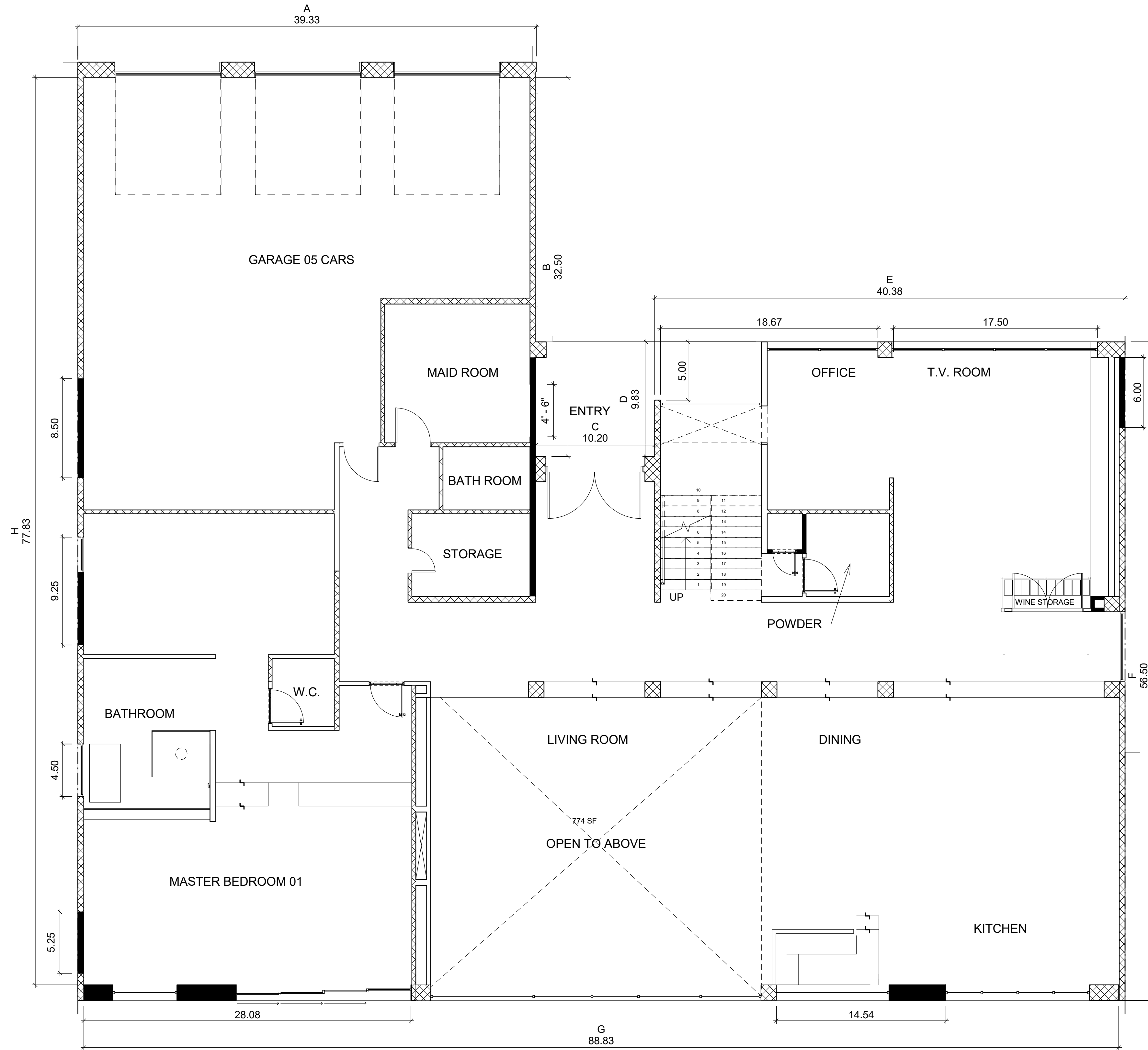
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL, ALL RIGHTS RESERVED. © COPYRIGHT 2019

G-004

SCALE: 3/16" = 1'-0"
SHEET: OF 27

	EXISTING WALL	REMOVED WALL	REMAINING WALL
A	39.33'	0'	39.33'
B	32.5'	4.5'	28'
C	10.2'	0'	10.2'
D	9.83'	5'	4.83'
E	40.38'	36.17'	4.21'
F	56.5'	6'	50.5'
G	88.83'	43.34'	45.49'
H	77.83'	27.5'	50.33'
TOTAL	355.47'	122.51'	232.96'

% WALLS REMAINING	232.96'	OF	355.47'	=	65.5%
% WALLS DEMO	122.51'	OF	355.47'	=	34.5%
MAX DEMO	50% of	OF	355.47'	=	177.74'



COASTAL EXEMPTION DIAGRAM | 2
3/16" = 1'-0"

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331

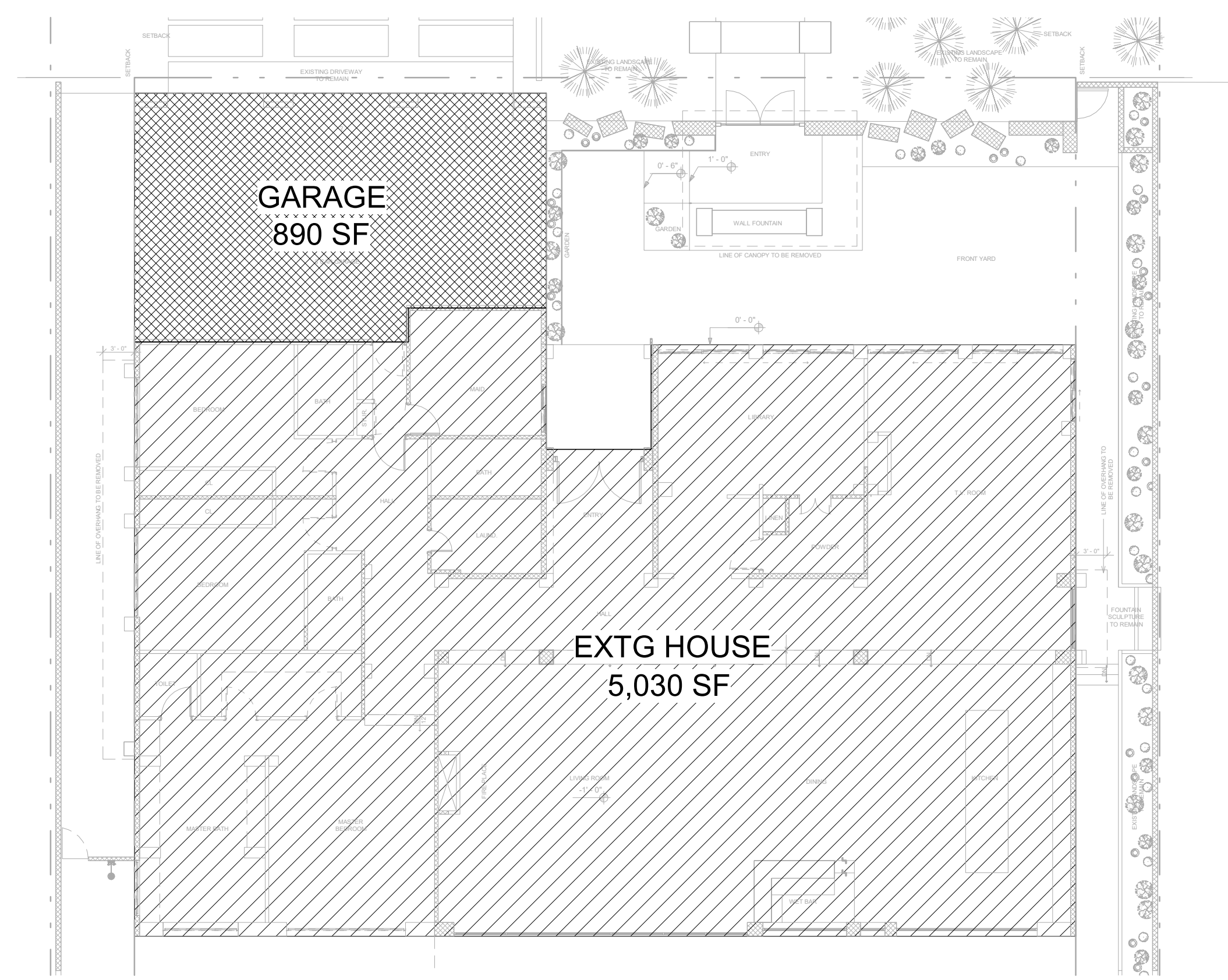
DATE: 4.23.2020

AREA PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IT IS FORWARDED IN CONFIDENCE FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL. ALL RIGHTS RESERVED. © COPYRIGHT 2019

G-006

SCALE: As indicated
SHEET: 6 OF 27



EXISTING FLOOR PLAN AREAS
3/32" = 1'-0" | 01

EXISTING AREAS

AREA	SF	AREA	SF
EXISTING GARAGE	890 SF	EXISTING HOUSE	5,030 SF
TOTAL GARAGE:	890 SF	TOTAL EXTG HOUSE:	5,030 SF

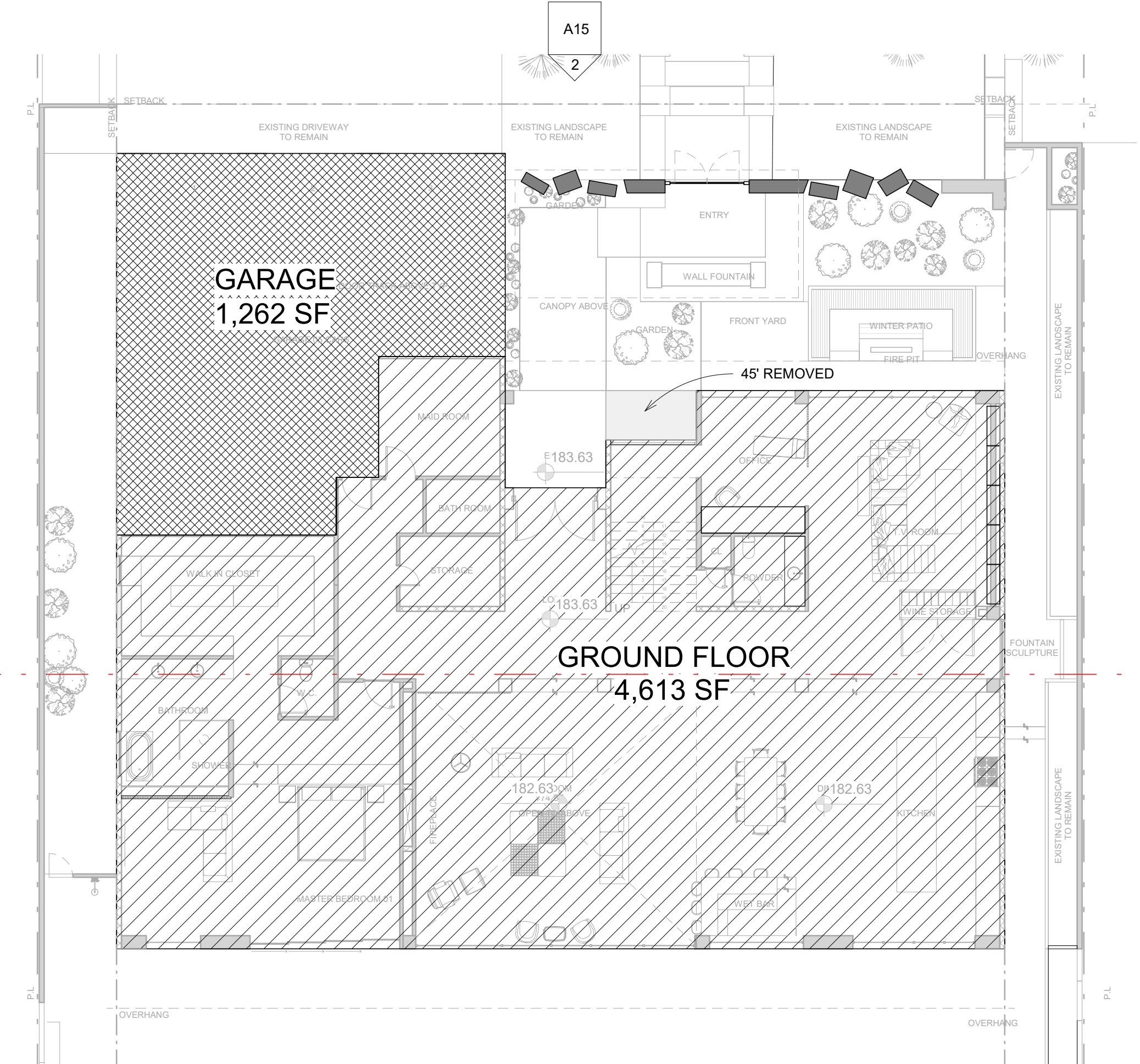
REMODEL AREAS

GARAGE		HOUSE	
AREA	SF	AREA	SF
GARAGE	1,262 SF	REMODEL	4,613 SF
TOTAL :	1,262 SF	TOTAL:	4,613 SF

ADDITION AREA

AREA	SF
SECOND FLOOR	4,047 SF
TOTAL :	4,047 SF

AREAS
1/2" = 1'-0"



N.00 / GROUND LEVEL FLOOR PLAN AREAS
3/32" = 1'-0" | 02



N.01 / FIRST LEVEL FLOOR PLAN AREAS
3/32" = 1'-0" | 03

Storm Water Requirements Applicability Checklist

FORM DS-560 November 2018

Project Address: 2521 Calle del Oro, La Jolla, CA 92037 Project Number:

SECTION 1: Construction Storm Water BMP Requirements: All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)?

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit. Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service. Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

Check one of the boxes below, and continue to PART B:

- If you checked "Yes" for question 1, a SWPPP IS REQUIRED. Continue to PART B. If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP IS REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B. If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/stormwater/regulations/index.shtml

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

Clear Page 1

PART B: Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction.

Complete PART B and continued to Section 2

1. ASBS a. Projects located in the ASBS watershed.

2. High Priority a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed. b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.

3. Medium Priority a. Projects that are not located in an ASBS watershed or designated as a High priority site. b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed. c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.

4. Low Priority a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

- 1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).

Clear Page 2

PART D: PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or; Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

PART E: Determine if Project is a Priority Development Project (PDP).

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project".

If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface.

4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).

Clear Page 3

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).

8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.

10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces.

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management

Aaron Borja Agent Name of Owner or Agent (Please Print) Title Signature Date 04/22/2020

Clear Page 4

Clear Form

Source Control BMP Checklist for Standard Projects Form I-4A

All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.

Table with 4 columns: Source Control Requirement, Applied (Yes/No/N/A), and checkboxes for implementation.

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



Site Design BMP Checklist for Standard Projects Form I-5A

All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.

Table with 4 columns: Site Design Requirement, Applied (Yes/No/N/A), and checkboxes for implementation.

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

Answer for each source control and site design category shall be pursuant to the following: "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required. "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.



Project Status

DEL ORO HOUSE 2521 CALLE DEL ORO, SAN DIEGO, CA

NO PLAN CHANGE

JOB # 653331 DATE: 4.23.2020

CITY FORMS

G-007

SCALE: SHEET: 7 OF 27

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331

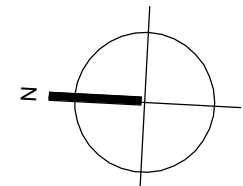
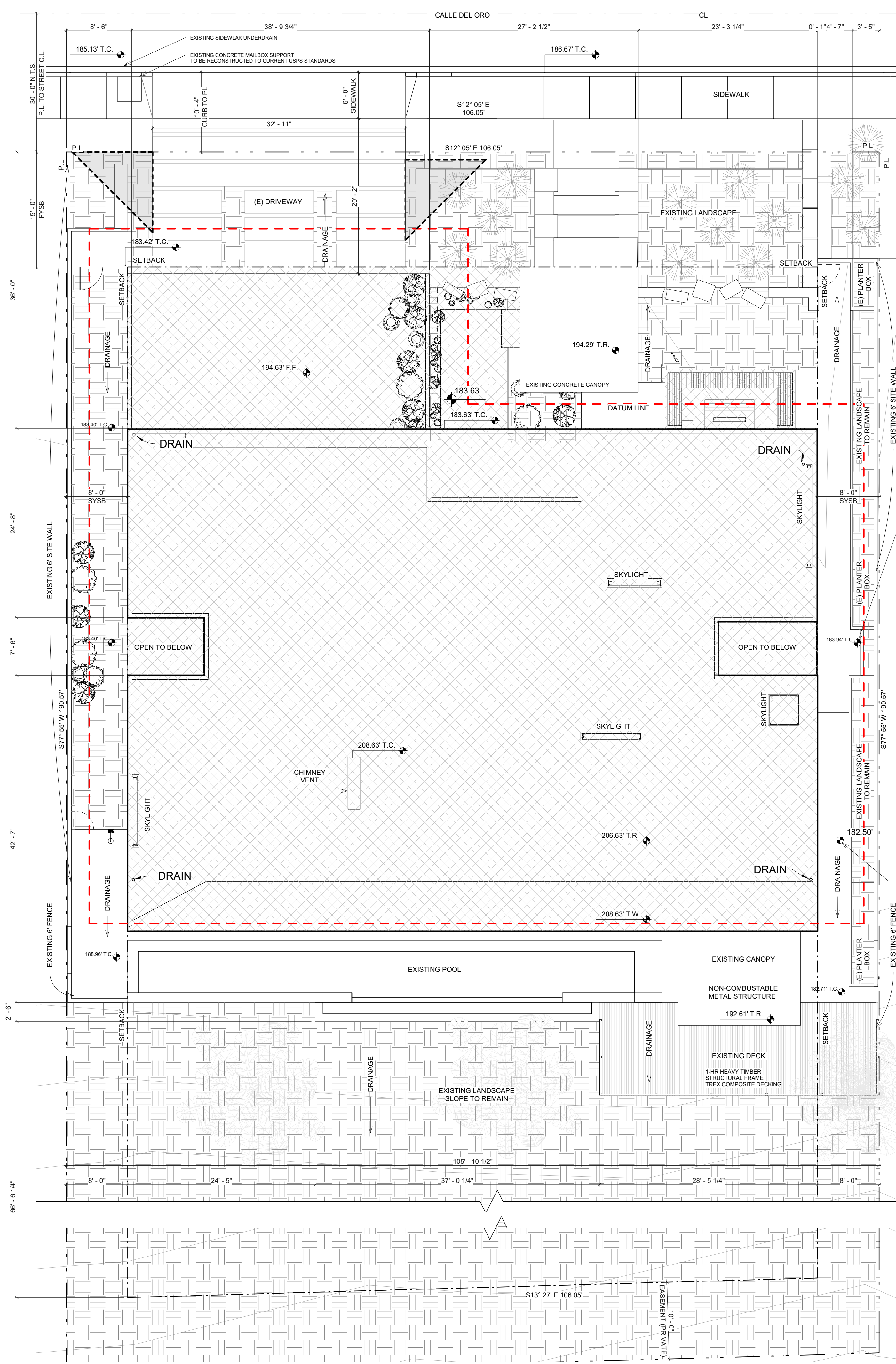
DATE: 4.23.2020

SITE PLAN

THIS DOCUMENT IS THE PROPERTY OF ARCHITECTS LOCAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DOCUMENT AND TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL. ALL RIGHTS RESERVED. © COPYRIGHT 2019

A-100

SCALE: As indicated
SHEET: 8 OF 27



HIGH DATUM POINT: 183.94' A.M.S.L.
DATUM LINE 5' FROM BUILDING FOOTPRINT OVERHANG FOR COASTAL HEIGHT LIMIT REF. SECTIONS ON A301-304

LOW DATUM POINT: 182.50' A.M.S.L.
DATUM LINE 5' FROM BUILDING FOOTPRINT OVERHANG FOR COASTAL HEIGHT LIMIT REF. SECTIONS ON A301-304

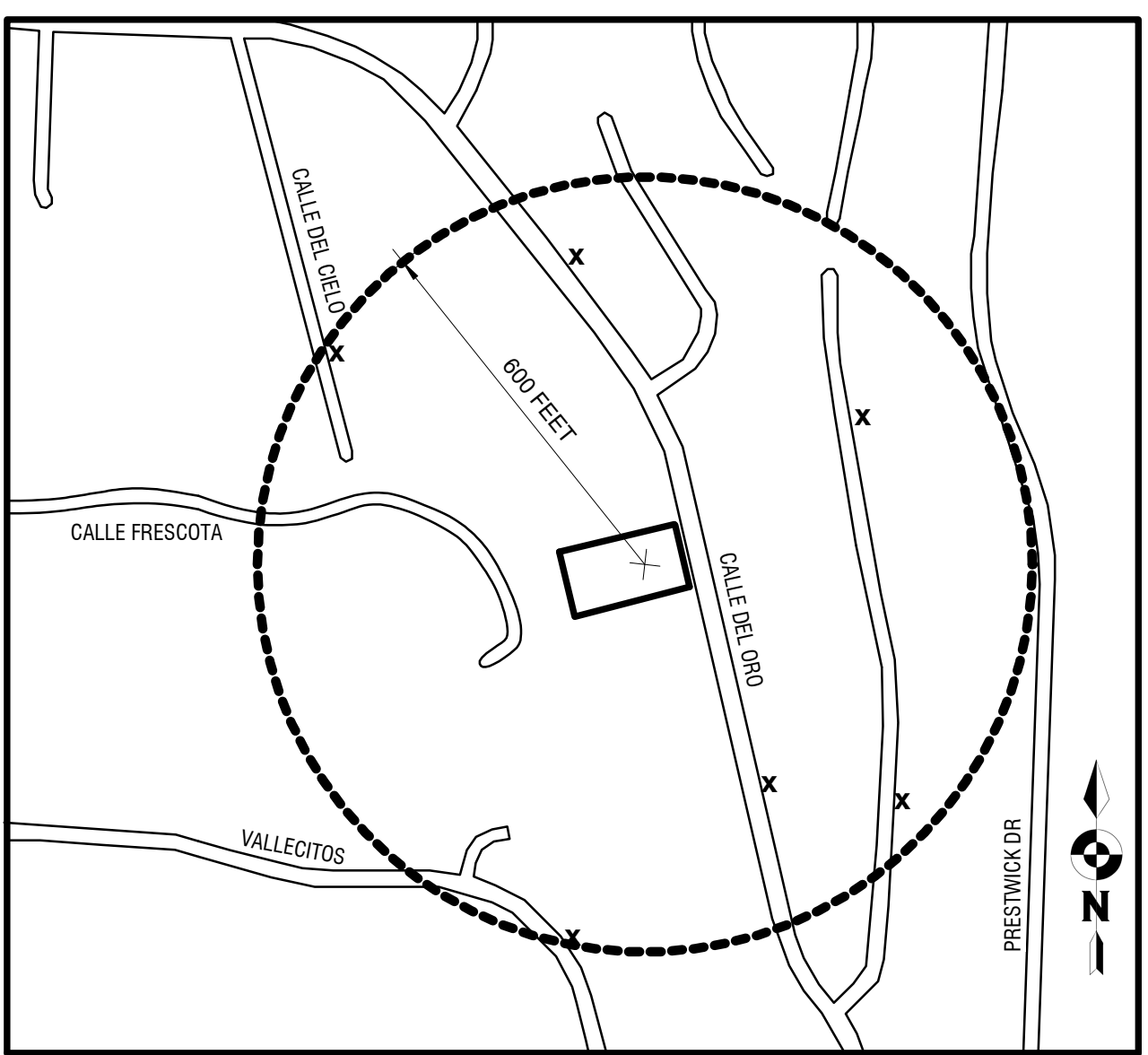
LEGEND

- PERVIOUS SURFACE/ LANDSCAPE
- AREA OF WORK
- PROPERTY LINE
- SETBACK LINE
- STREET CENTER LINE
- DATUM LINE
- (E) WATER METER
- (E) ELECTRICAL METER
- (E) GAS
- DRAINAGE → WATER DRAIN FLOW DIRECTION

GRADING DATA TABLE

CUT	0 (NA)
FILL	0 (NA)
IMPORT	0 (NA)
EXPORT	0 (NA)

VICINITY MAP



x = FIRE HYDRANT LOCATION

NOTE: NO TRANSIT STOPS ADJACENT TO SITE.

FIRE VICINITY

12" = 1'-0"

TOTAL DISTURBANCE AREA	EXISTING
EXISTING IMPERVIOUS AREA	10,340 SF
PROPOSED IMPERVIOUS AREA	10,340 SF
TOTAL IMPERVIOUS AREA	10,340 SF
IMPERVIOUS AREA INCREASE %	0%
SITE AREA	19578 SF
SITE IMPERVIOUS %	53%

SITE PLAN
1/8" = 1'-0" 01

NOTE: NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.

NOTE: PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED IN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB

NOTE: THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS



710 13TH SUITE 307
SAN DIEGO, CA 92101
619.535.0337
ADMIN@ARCHITECTSLOCAL.COM
WWW.ARCHITECTSLOCAL.COM

Project Status

DEL ORO HOUSE

2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331

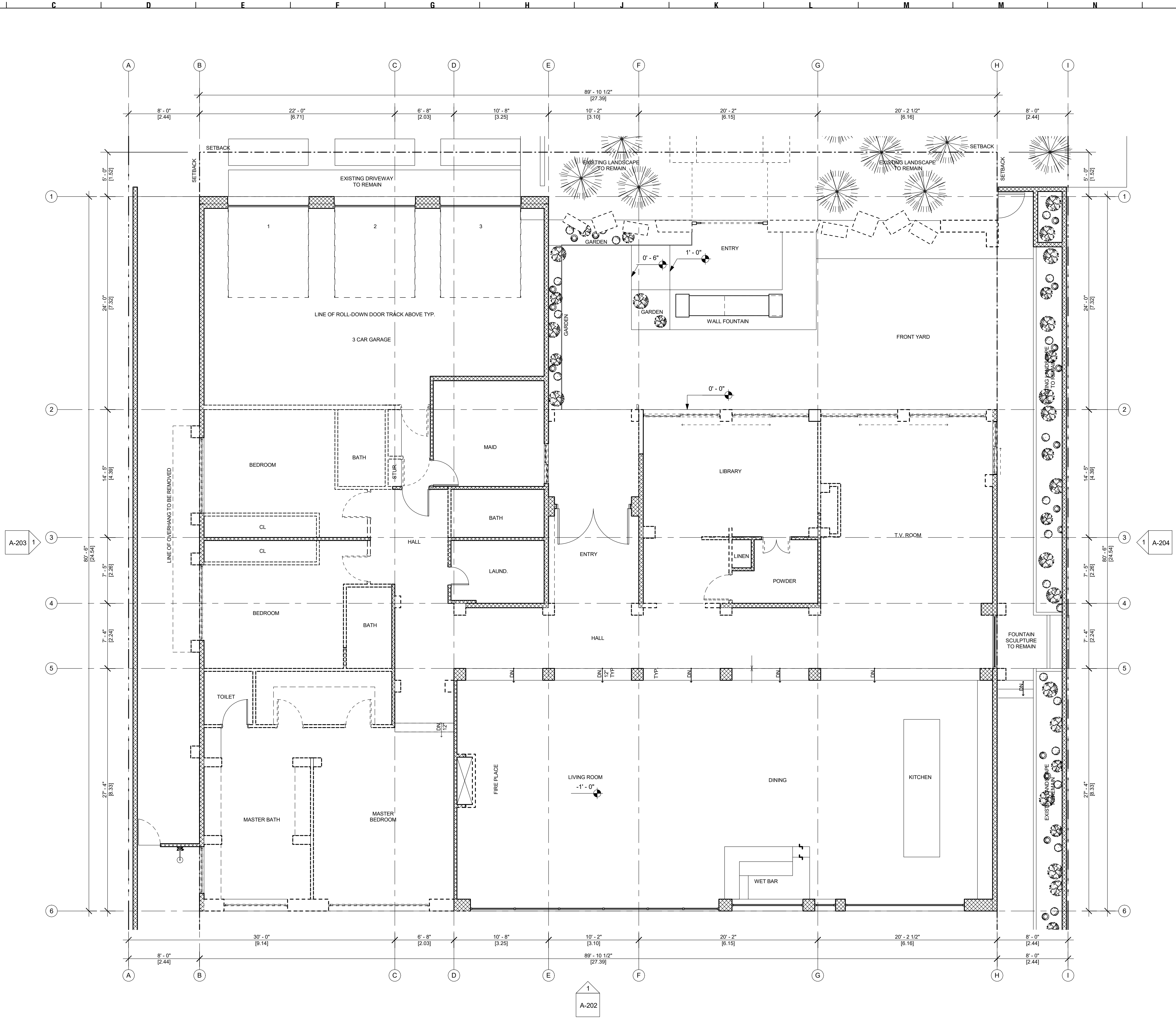
DATE: 4.23.2020

EXISTING/ DEMO GROUND
LEVEL FLOOR PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IT IS FORWARDED IN CONFIDENCE FOR THE ARCHITECT'S USE ONLY. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL IS STRICTLY PROHIBITED. © COPYRIGHT 2019

A-101

SCALE: 3/16" = 1'-0"
SHEET: 9 OF 27



EXISTING FLOOR PLAN
3/16" = 1'-0"

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

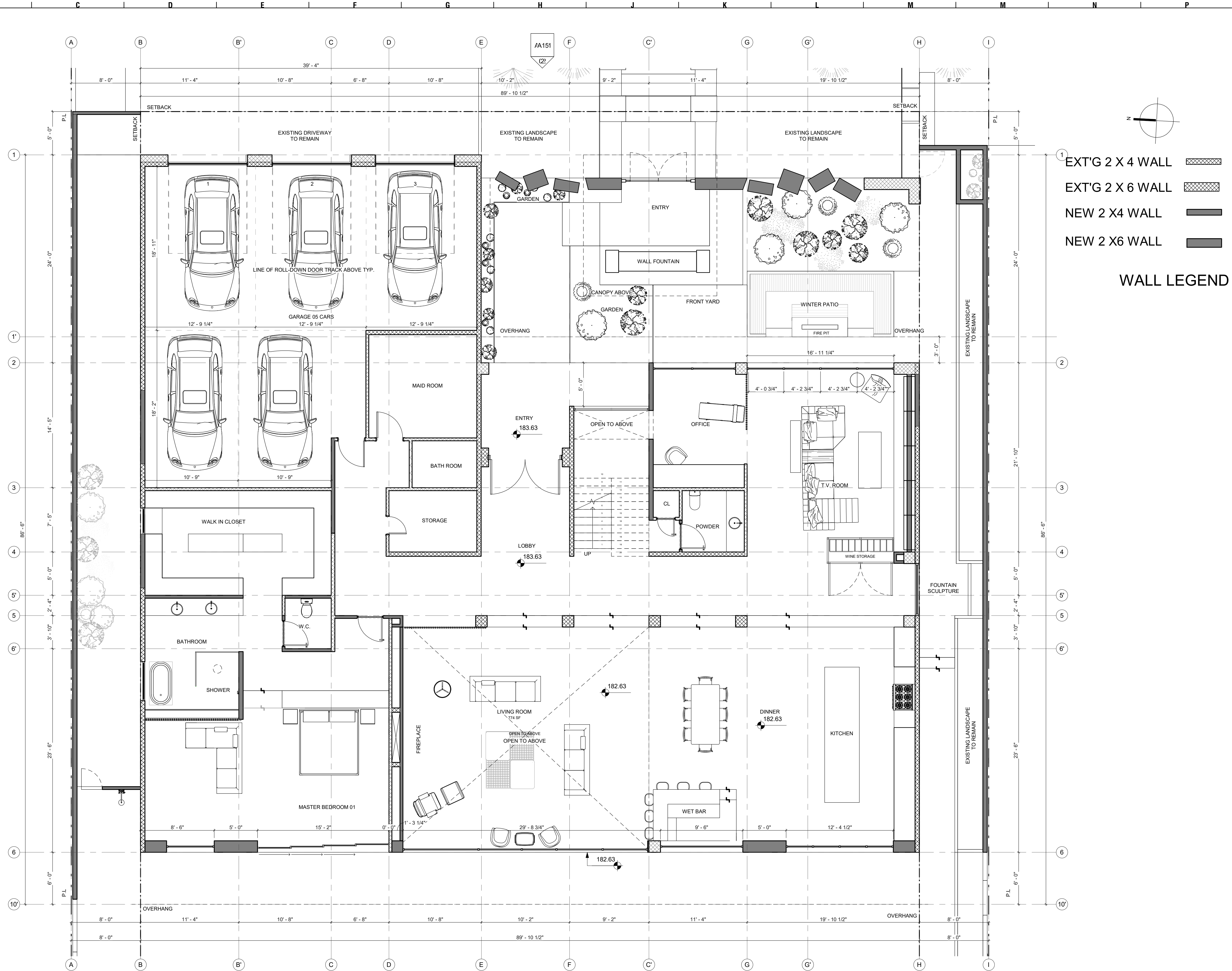
NO. PLAN CHANGE

JOB # 653331
DATE: 4.23.2020

GROUND FLOOR PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IT IS FORWARDED IN CONFIDENCE FOR THE ARCHITECT'S USE ONLY. ANY REUSE OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL IS STRICTLY PROHIBITED. © COPYRIGHT 2019

A-102
SCALE: As indicated
SHEET: 10 OF 27



WALL LEGEND

- EXT'G 2 X 4 WALL [Pattern]
- EXT'G 2 X 6 WALL [Pattern]
- NEW 2 X 4 WALL [Solid Line]
- NEW 2 X 6 WALL [Thick Solid Line]

N.00 / GROUND LEVEL FLOOR PLAN | 01
3/16" = 1'-0"

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

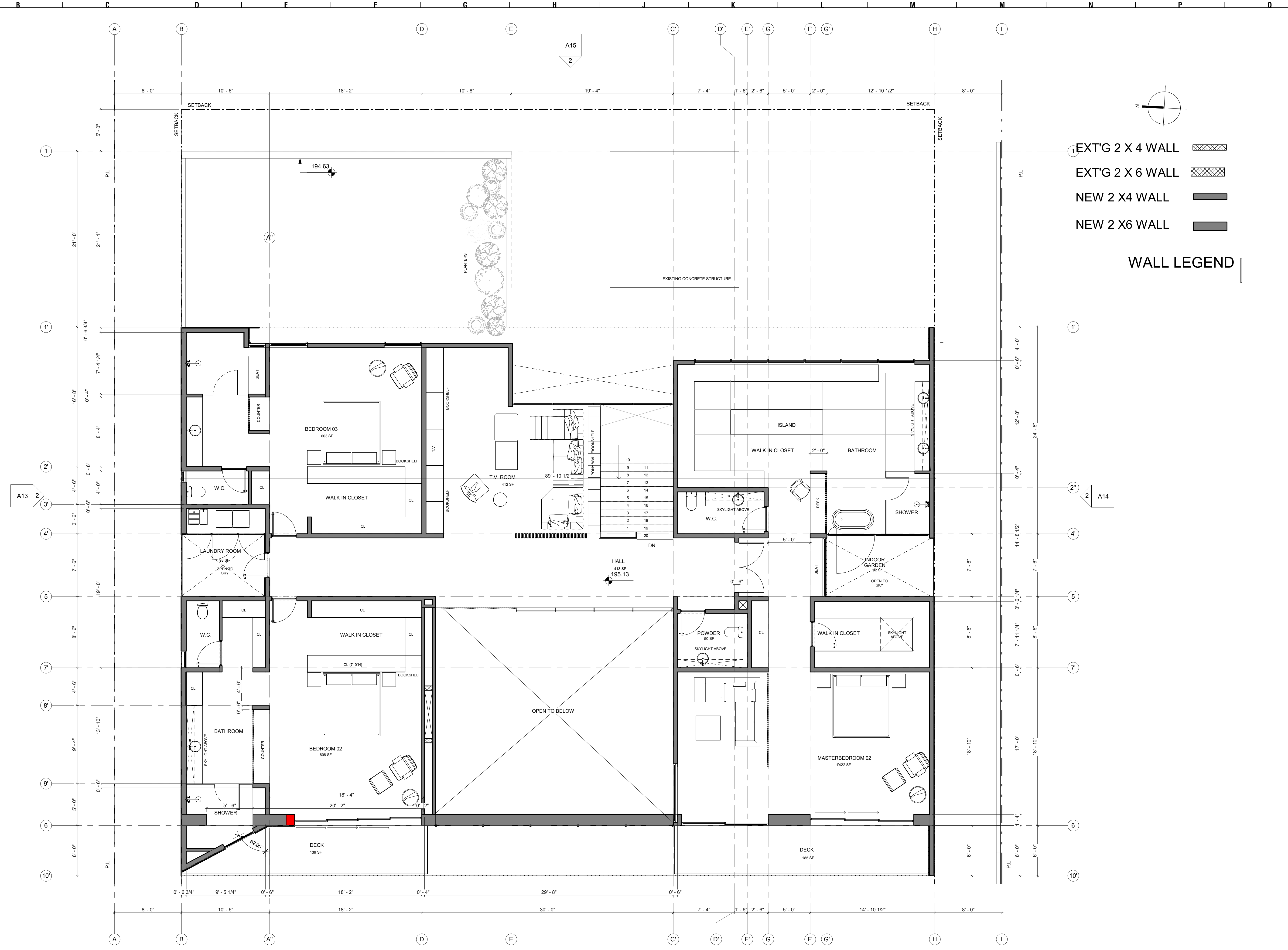
NO. PLAN CHANGE

JOB # 653331
DATE: 4.23.2020

SECOND LEVEL FLOOR PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IT IS FORWARDED IN CONFIDENCE FOR THE ARCHITECT'S USE ONLY. ANY REUSE OR DISSEMINATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL IS STRICTLY PROHIBITED. © COPYRIGHT 2019

A-103
SCALE: As indicated
SHEET: 11 OF 27



N.01 / FIRST LEVEL FLOOR PLAN | 01
3/16" = 1'-0"

Project Status

DEL ORO HOUSE

2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

NO.	PLAN CHANGE

JOB # 653331

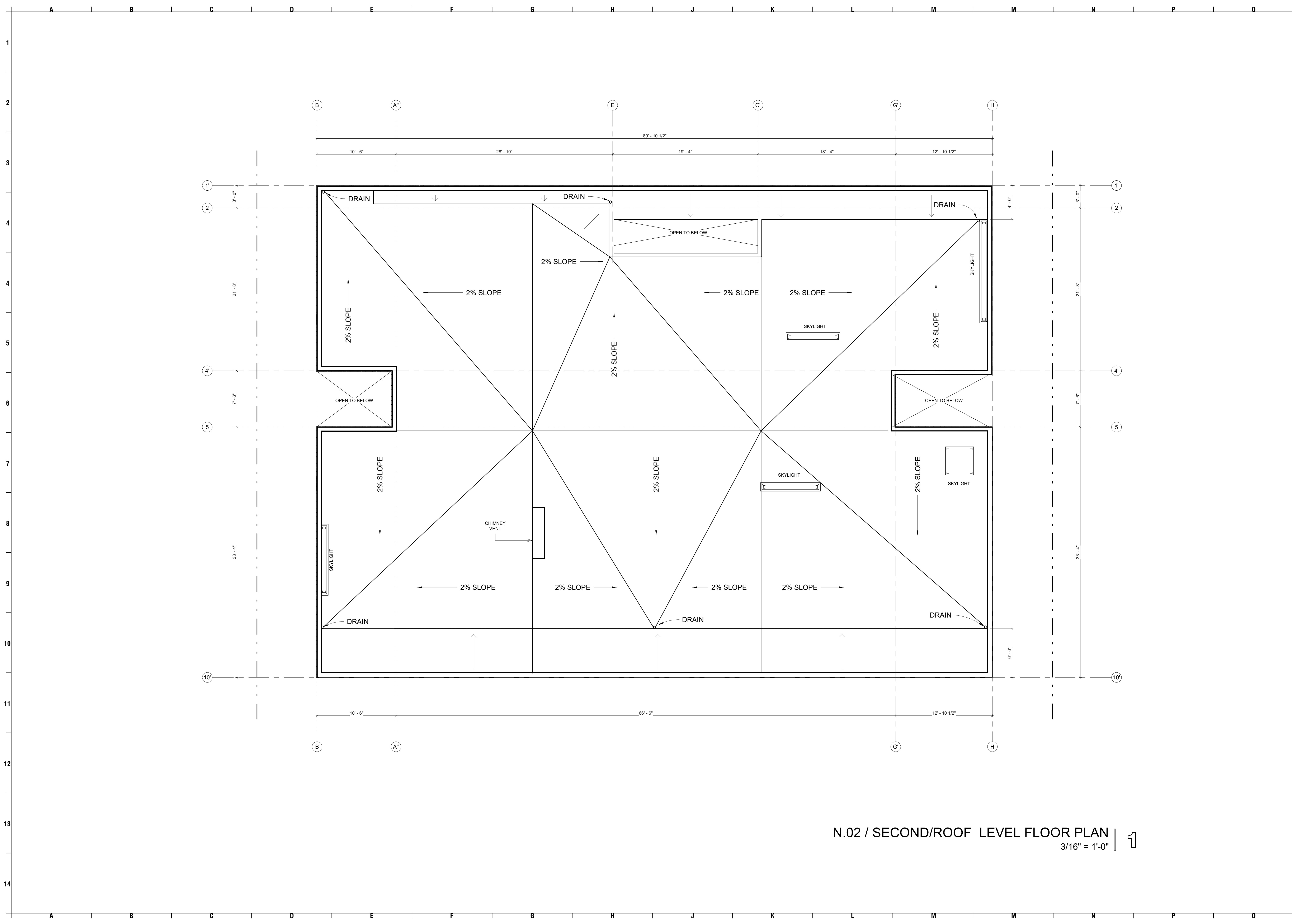
DATE: 4.23.2020

ROOF PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS DISCLOSED OR REPRODUCED FOR ANY OTHER PURPOSE, WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL, THE USER ACCEPTS ALL RESPONSIBILITIES. © COPYRIGHT 2019

A-104

SCALE: 3/16" = 1'-0"
SHEET: 12 OF 27



N.02 / SECOND/ROOF LEVEL FLOOR PLAN
3/16" = 1'-0" 1

Project Status

DEL ORO HOUSE
 2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

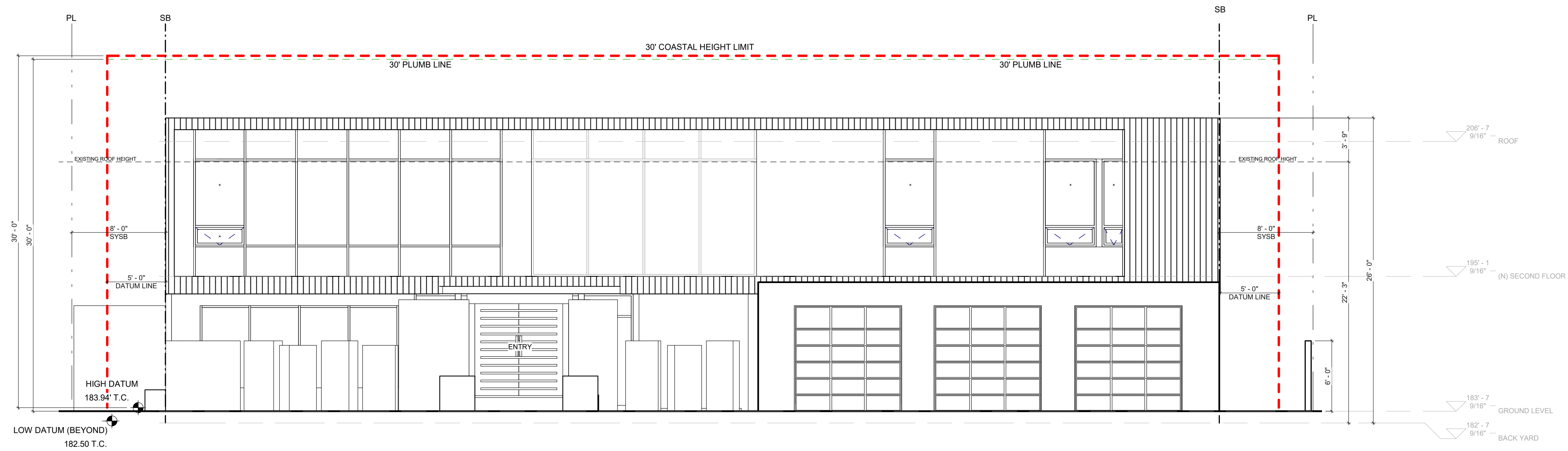
JOB #:
 # 653331
 DATE: 4.23.2020

EAST ELEVATION

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS UNLAWFUL TO DISCLOSE OR THE DOCUMENT IS UNLAWFUL TO DISCLOSE, ALL RIGHTS ARE RESERVED. © COMPAN 2019.

A-201

SCALE: 3/16" = 1'-0"
 SHEET: 13 OF 27

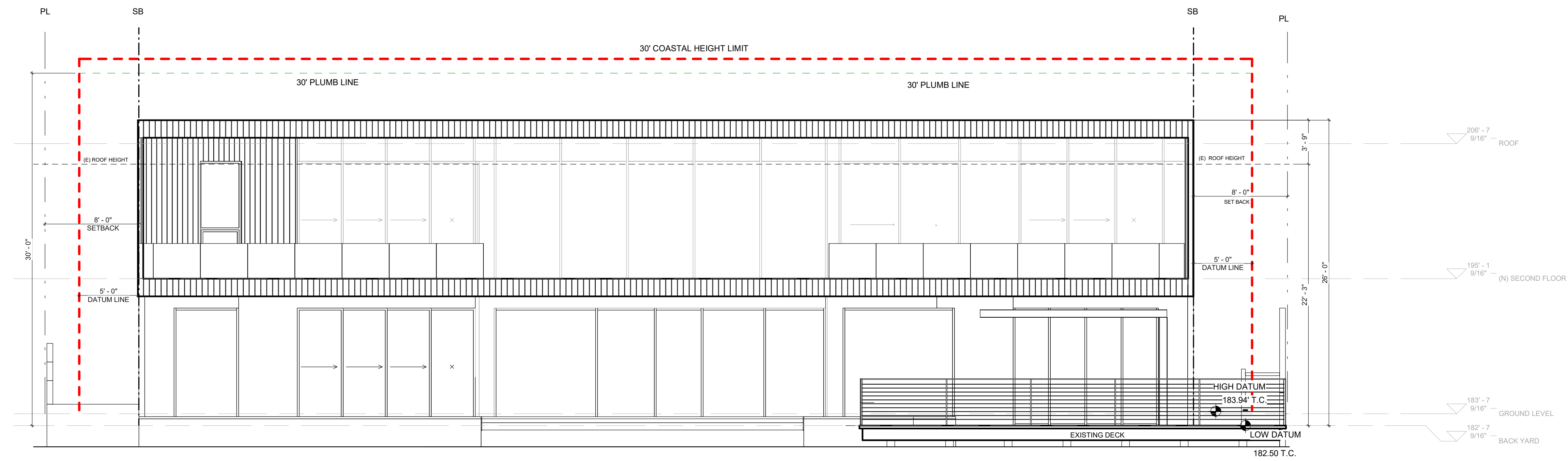


EAST ELEVATION (PROPOSED) | 02
 3/16" = 1'-0"



Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA



WEST ELEVATION (PROPOSED) | 02
3/16" = 1'-0"

NO. PLAN CHANGE

JOB # 653331
DATE: 4.23.2020

WEST ELEVATION

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS DISCLOSED IN CONFERENCE FOR THE DOCUMENT AND THE CONTENTS MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECTS LOCAL. ALL RIGHTS RESERVED. © COPYRIGHT 2019

A-202

SCALE: 3/16" = 1'-0"
SHEET: 14 OF 27



710 13TH SUITE 307
SAN DIEGO CA 92101
619.535.0537
ADMIN@ARCHITECTSLOCAL.COM
WWW.ARCHITECTSLOCAL.COM

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331

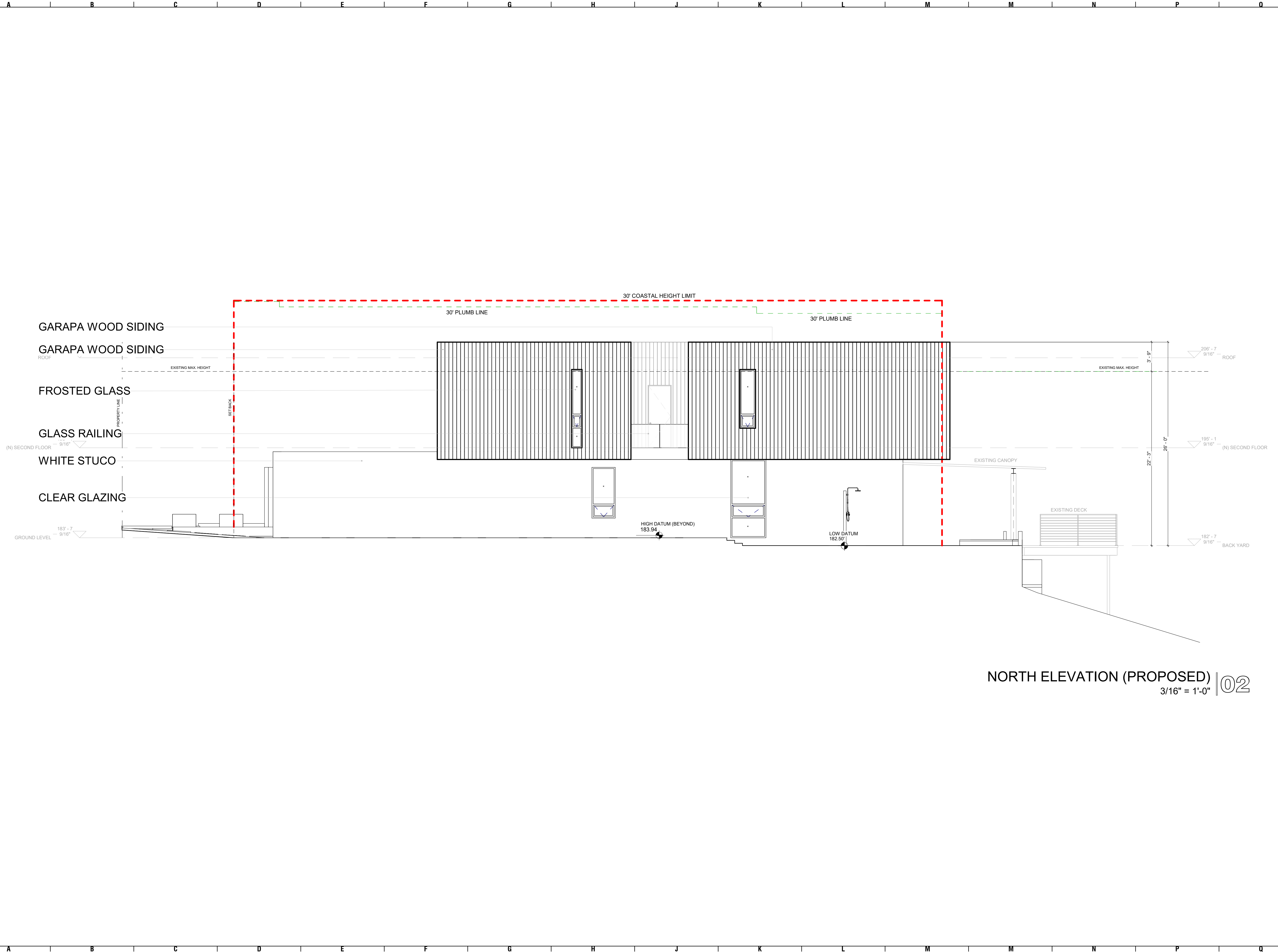
DATE: 4.23.2020

NORTH ELEVATION

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS DISCLOSED IN CONFERENCE OR THE DOCUMENT AND/OR CONTENTS MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL. ALL RIGHTS RESERVED. © COPYRIGHT 2019

A-203

SCALE: 3/16" = 1'-0"
SHEET: 15 OF 27



NORTH ELEVATION (PROPOSED) | 02
3/16" = 1'-0"



710 13TH SUITE 307
SAN DIEGO CA 92101
619.535.0537
ADMIN@ARCHITECTSLOCAL.COM
WWW.ARCHITECTSLOCAL.COM

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO PLAN CHANGE

JOB # 653331

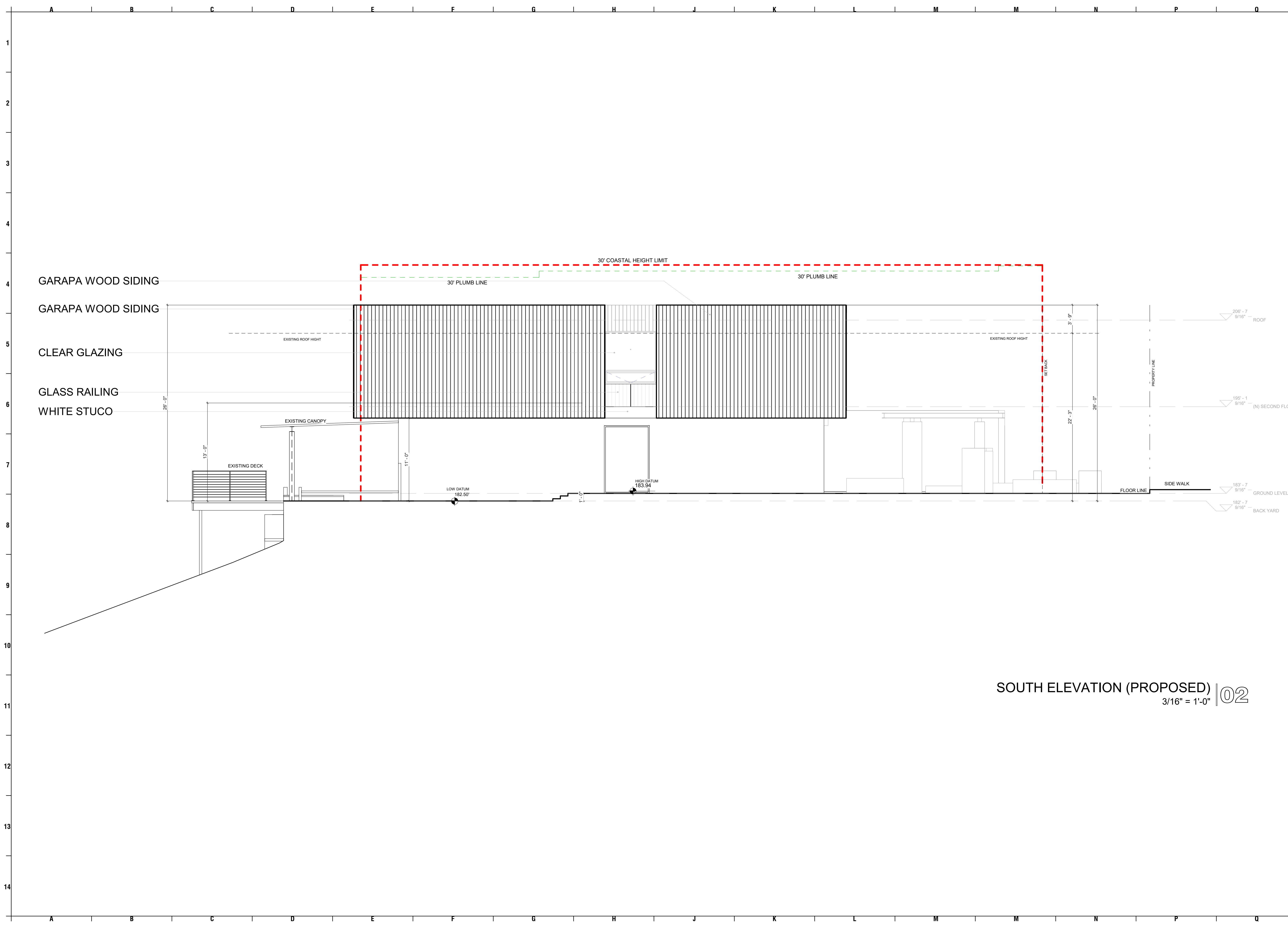
DATE: 4.23.2020

SOUTH ELEVATION

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS DISCLOSED IN CONFERENCE OR THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF ARCHITECTS LOCAL. ALL RIGHTS RESERVED. © COPYRIGHT 2019

A-204

SCALE: 3/16" = 1'-0"
SHEET: 17 OF 27



GARAPA WOOD SIDING
GARAPA WOOD SIDING
CLEAR GLAZING
GLASS RAILING
WHITE STUCO

30' COASTAL HEIGHT LIMIT

30' PLUMB LINE

30' PLUMB LINE

EXISTING DECK

EXISTING CANOPY

LOW DATUM
182.50

HIGH DATUM
183.04

206'-7 9/16" ROOF

185'-1 9/16" (N) SECOND FLOOR

183'-7 9/16" GROUND LEVEL

182'-7 9/16" BACK YARD

SOUTH ELEVATION (PROPOSED) | 02
3/16" = 1'-0"

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

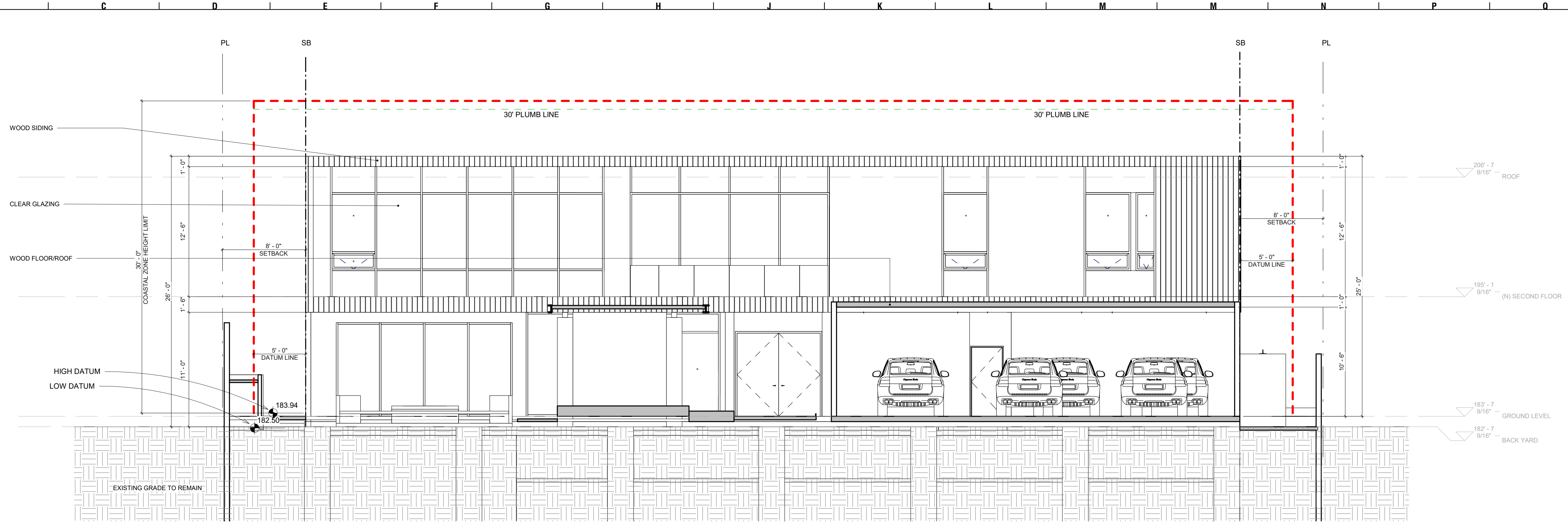
JOB # 653331
DATE: 4.23.2020

LONGITUDINAL SECTIONS

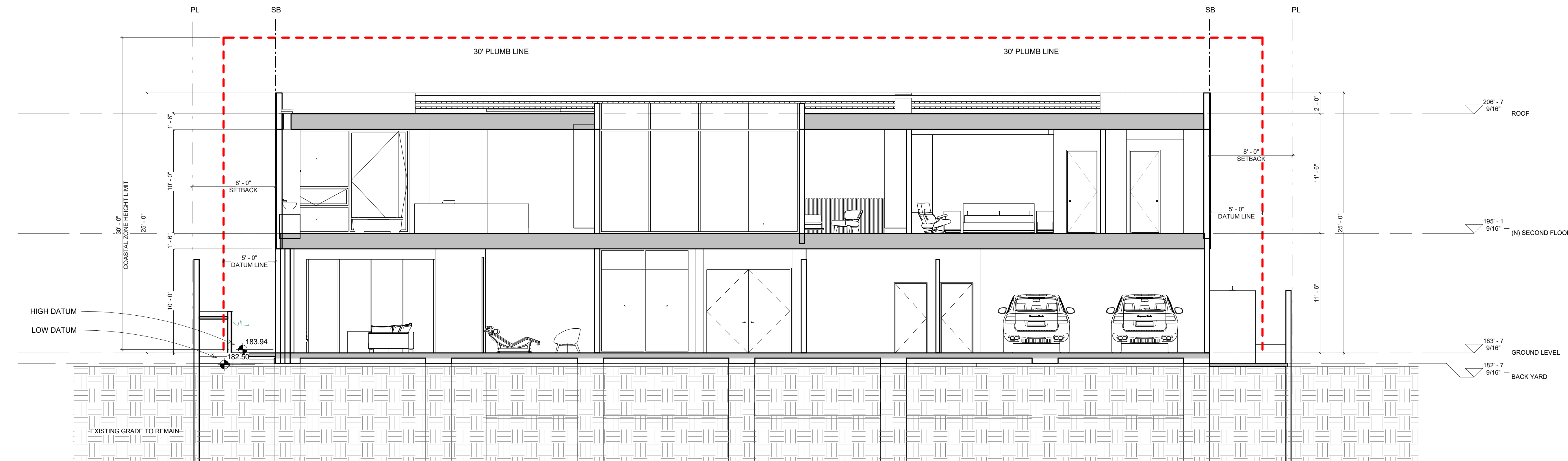
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IT IS FORWARDED IN CONFIDENCE FOR THE ARCHITECT'S USE ONLY. ANY REUSE OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL IS STRICTLY PROHIBITED. © COPYRIGHT 2019

A-301

SCALE: 3/16" = 1'-0"
SHEET: 18 OF 27



Longitudinal Section 1 | 4
3/16" = 1'-0"



Longitudinal Section 2 | 3
3/16" = 1'-0"



710 13TH SUITE 307
 | SAN DIEGO | CA 92101 |
 | 619.535.0337 |
 ADMIN@ARCHITECTSLOCAL.COM
 WWW.ARCHITECTSLOCAL.COM

Project Status

DEL ORO HOUSE
 2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331

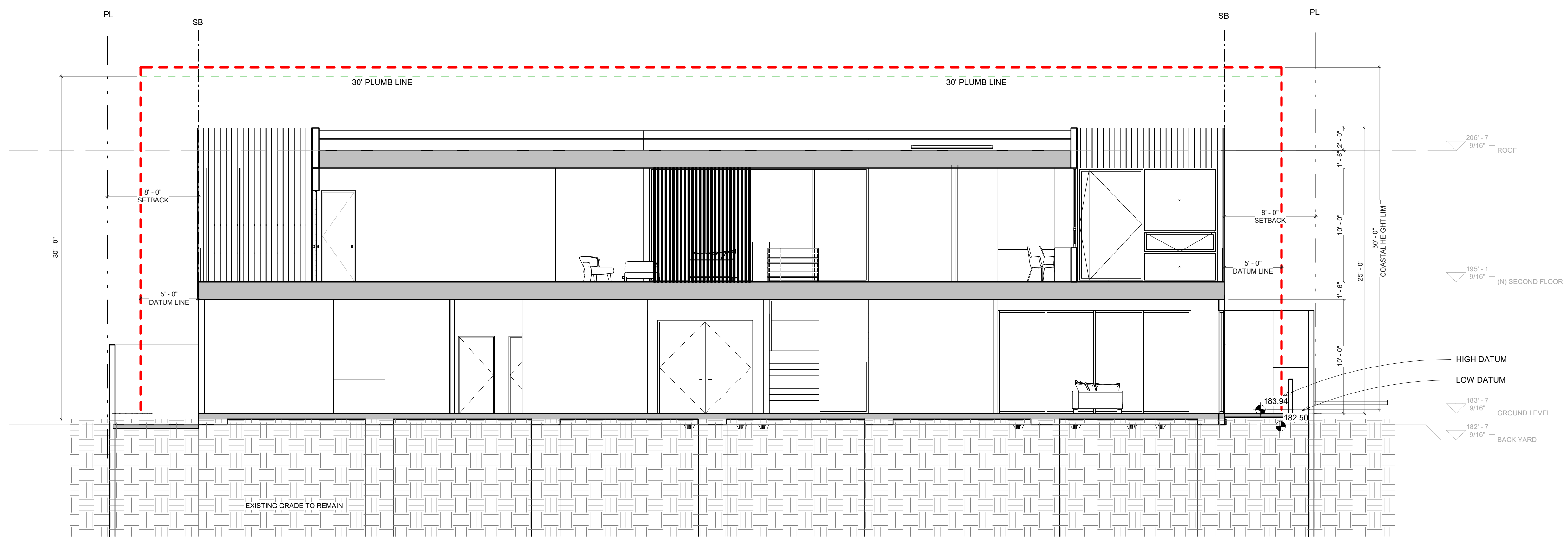
DATE: 4.23.2020

LONGITUDINAL SECTIONS

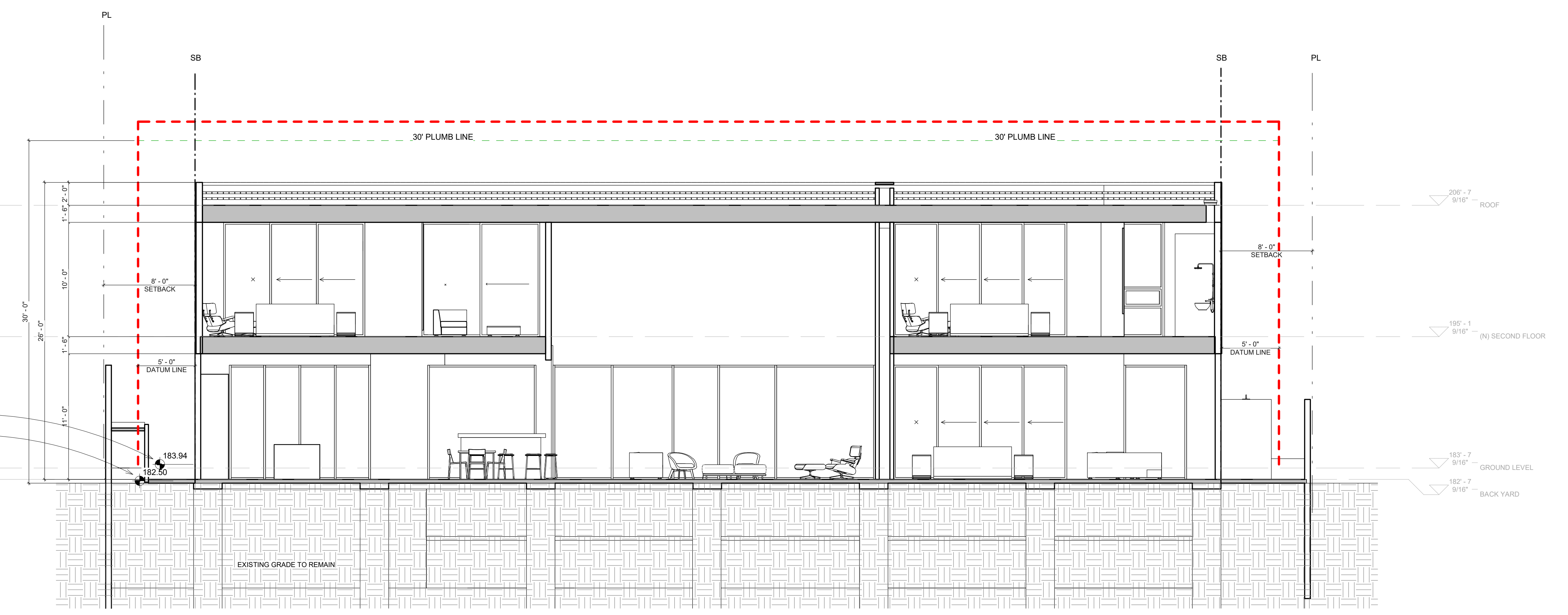
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL, ALL RIGHTS ARE RESERVED. © COPYRIGHT 2019

A-302

SCALE: 3/16" = 1'-0"
 SHEET: 19 OF 27



Longitudinal Section 3 | 1
 3/16" = 1'-0"



Longitudinal Section 4 | 2
 3/16" = 1'-0"





710 13TH SUITE 307
SAN DIEGO CA 92101
619.535.0537
ADMIN@ARCHITECTSLOCAL.COM
WWW.ARCHITECTSLOCAL.COM

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

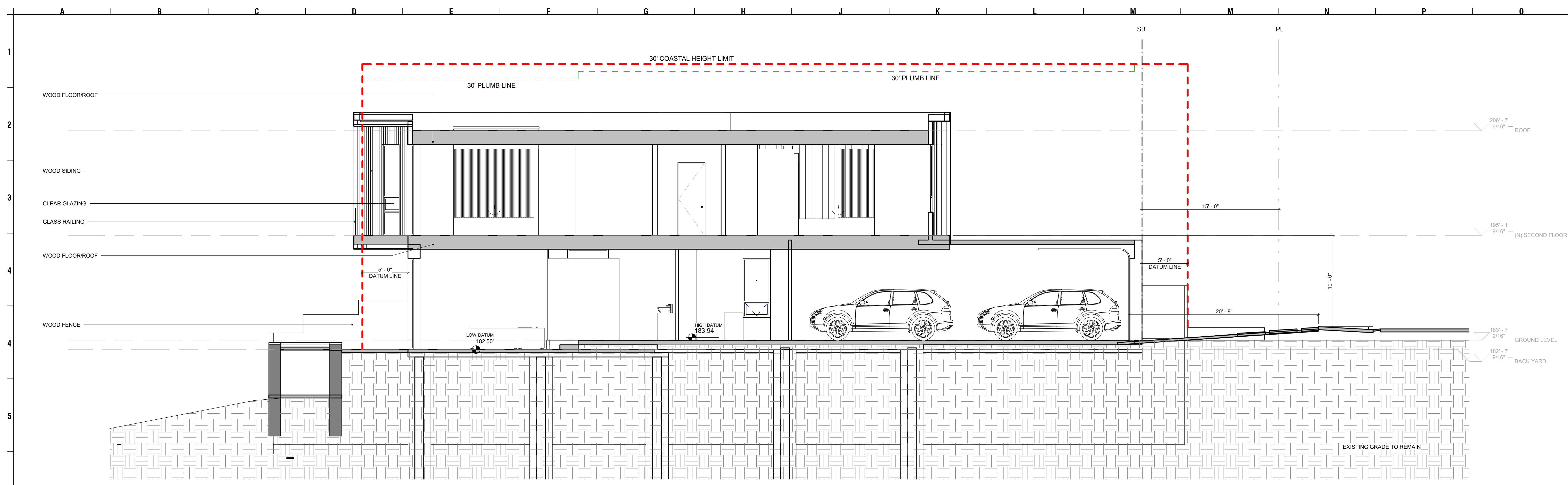
JOB # 653331
DATE: 4.23.2020

TRANSVERSE SECTIONS

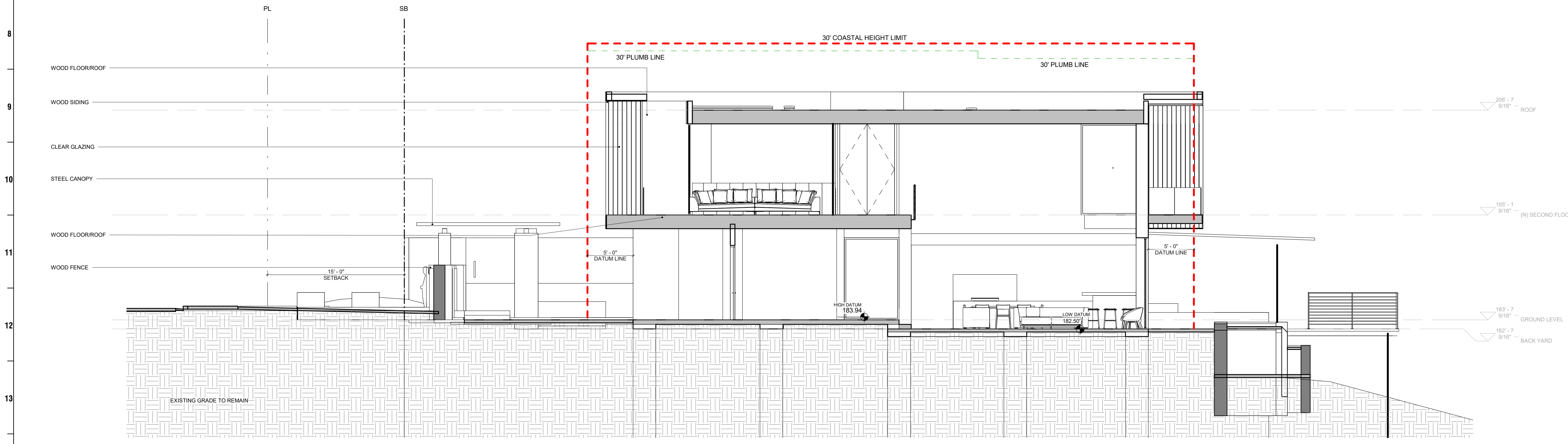
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IT IS FORWARDED IN CONFIDENCE FOR THE ARCHITECT'S USE ONLY. ANY REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL IS STRICTLY PROHIBITED. © COPYRIGHT 2019

A-303

SCALE: 3/16" = 1'-0"
SHEET: 20 OF 27



Transverse Section 1 | 3
3/16" = 1'-0"



Transverse Section 2 | 1
3/16" = 1'-0"



710 13TH SUITE 307
SAN DIEGO, CA 92101
619.535.0537
WWW.ARCHITECTSLOCAL.COM

Project Status

DEL ORO HOUSE
2521 CALLE DEL ORO, SAN DIEGO, CA

NO. PLAN CHANGE

JOB # 653331

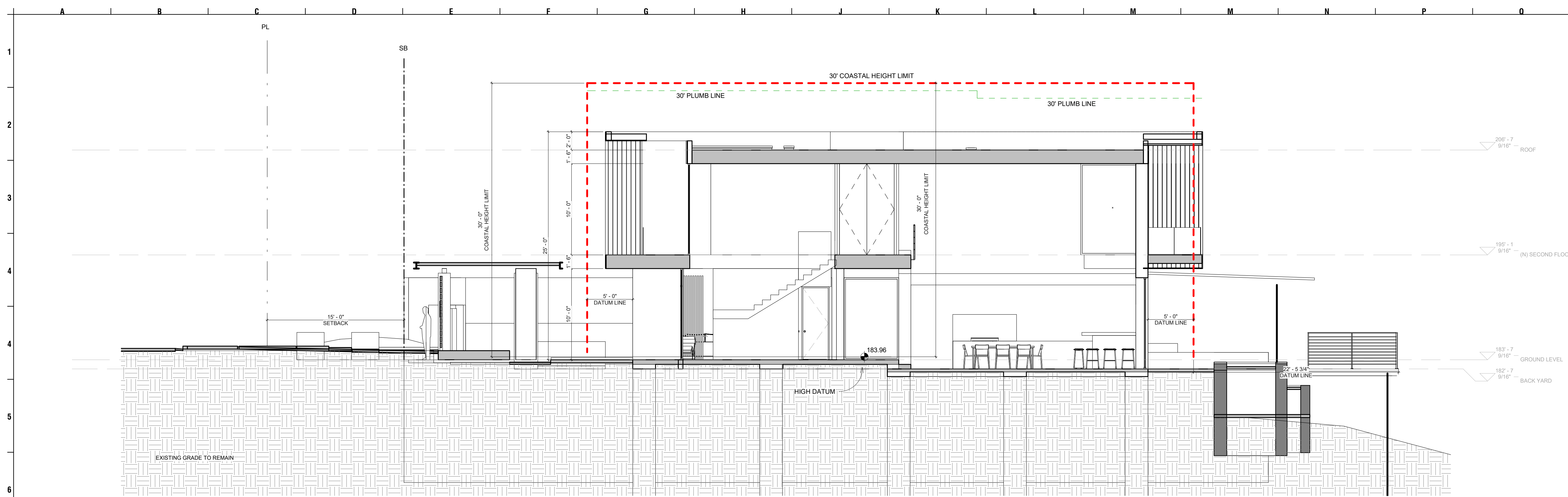
DATE: 4.23.2020

TRANSVERSE SECTIONS

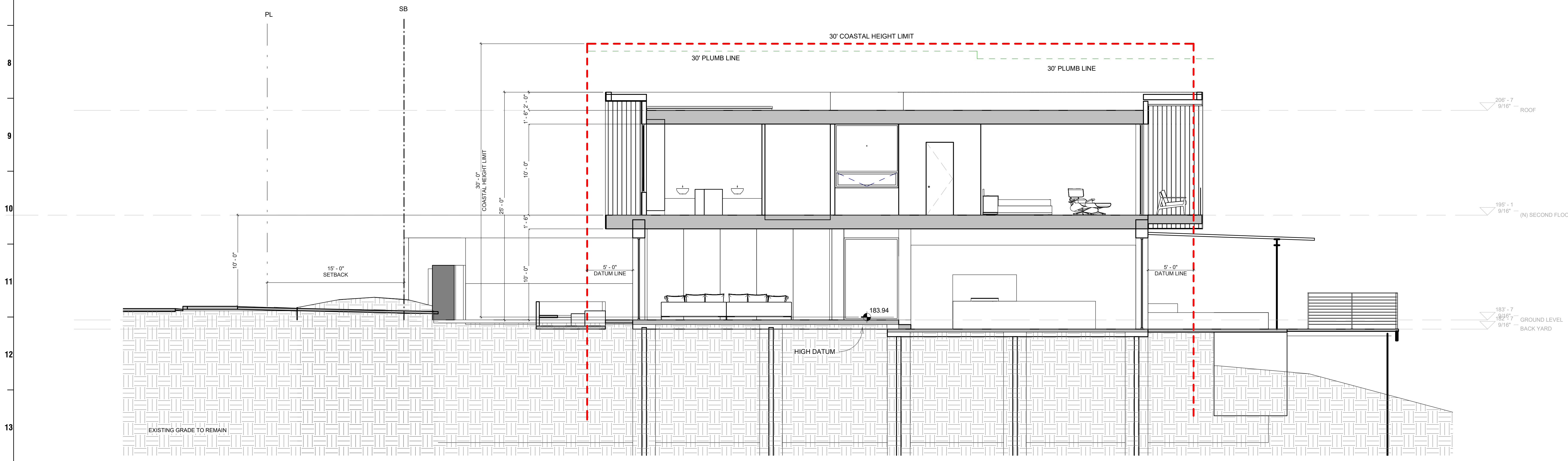
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ARCHITECTS LOCAL. IF IT IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL, ALL RIGHTS RESERVED. © COPYRIGHT 2019

A-304

SCALE: 3/16" = 1'-0"
SHEET: 21 OF 27



Transverse Section 3 | 1
3/16" = 1'-0"



Transverse Section 4 | 2
3/16" = 1'-0"



310 13TH ST. #307
SAN DIEGO CA 92101
619.535.0337
ADMIN@ARCHITECTSLOCAL.COM
WWW.ARCHITECTSLOCAL.COM

Del Oro House
2521 Calle Del Oro
San Diego, CA 92113

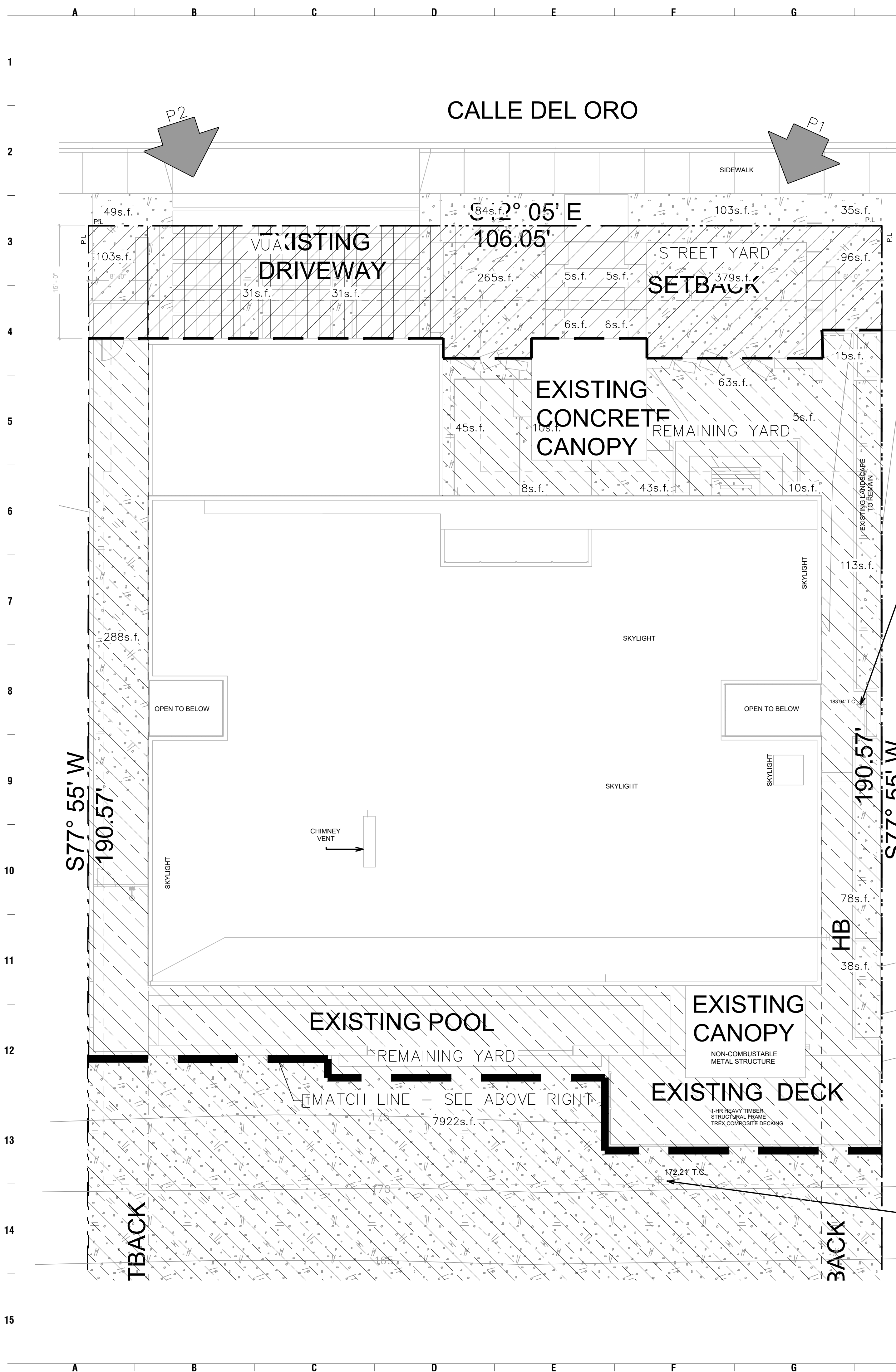
Project Status

No.	Description	Date
1	REV. PER CITY	6/3/2020

JOB # 200306
CDP #
DSD #
DATE 4.17.20

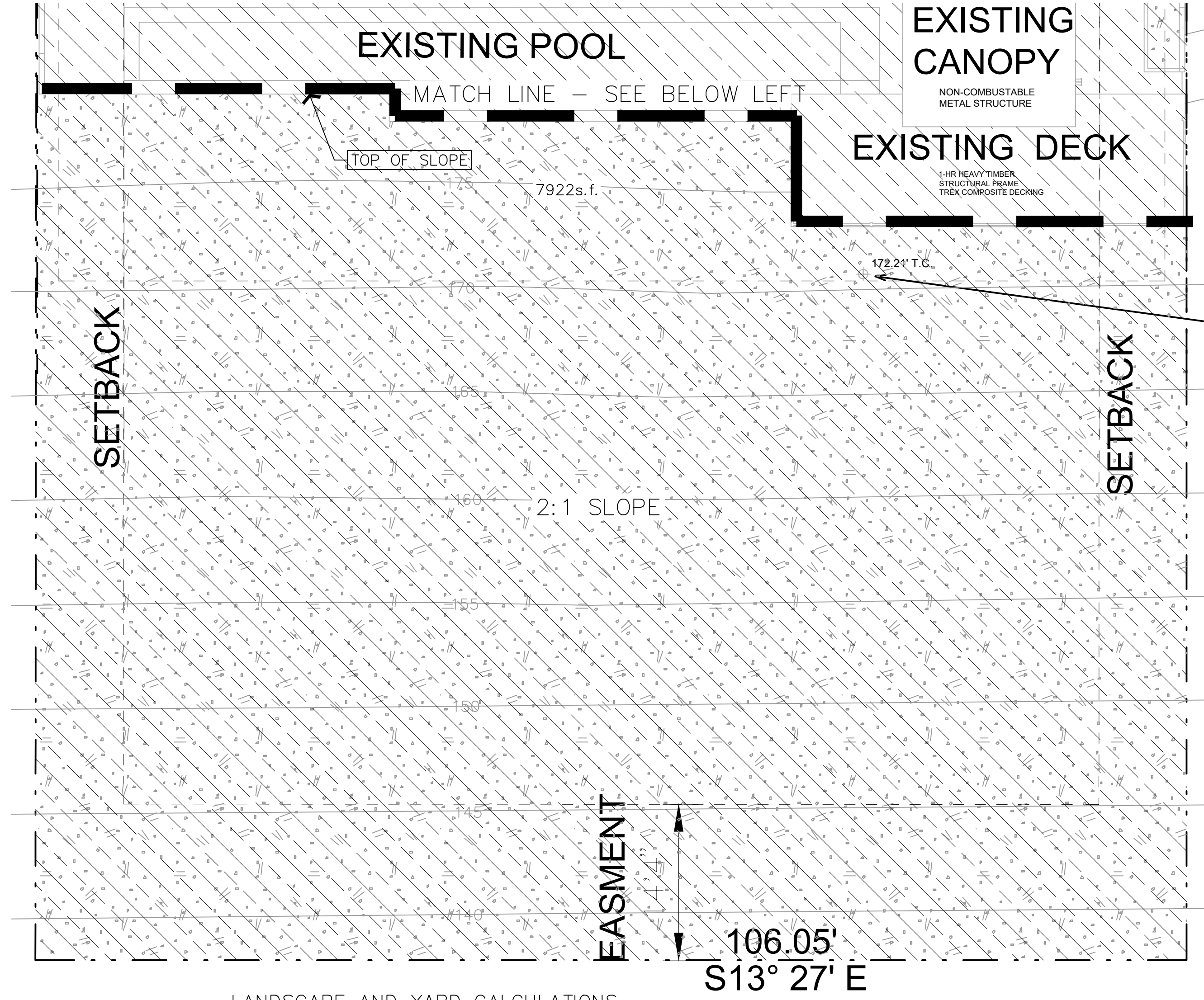
AREA AND YARD CALCULATIONS

L-101



HIGH DATUM POINT: 183.94' A.M.S.L.
DATUM LINE 5' FROM BUILDING FOOTPRINT/OVERHANG FOR COASTAL HEIGHT LIMIT REF. SECTIONS ON A301-304

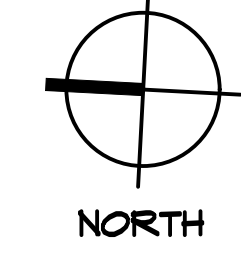
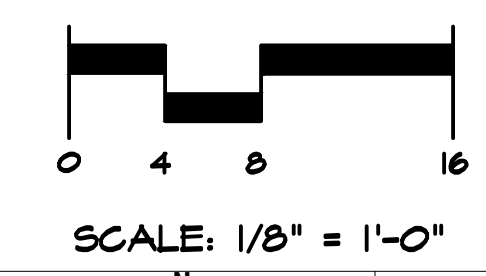
LOW DATUM POINT: 172.21 A.M.S.L.
DATUM LINE 5' FROM BUILDING FOOTPRINT/OVERHANG FOR COASTAL HEIGHT LIMIT REF. SECTIONS ON A301-304



LANDSCAPE AND YARD CALCULATIONS

- STREET YARD** 1673 s.f.
836 s.f. planting area required.
927 s.f. planting provided.
83.65 points required
834.5 points provided.
- REMAINING YARD** 11,368 s.f.
60 points required.
2,566 points provided.
- VEHICLE USE AREA** 431 s.f.
21.6 points required.
197.5 points provided.
52.5 tree points.
- PLANTER AREAS** 9,565 s.f.
Ornamental planting of trees ground cover and shrubs.
Total lot area: 20,194
Planting area: 47%

NOTE:
All planting noted is existing. No new planting is proposed.
Owner is responsible for all long term maintenance on property.



CALIFORNIA LANDSCAPE TECHNOLOGIES
landscape architecture
irrigation design
970 Woodlake Drive
Cardiff by the Sea
California 92007
760.809.3241



310 13TH ST. #307
SAN DIEGO CA 92101
619.535.0337
ADMIN@ARCHITECTSLOCAL.COM
WWW.ARCHITECTSLOCAL.COM

Del Oro House
2521 Calle Del Oro
San Diego, CA 92113

Project Status

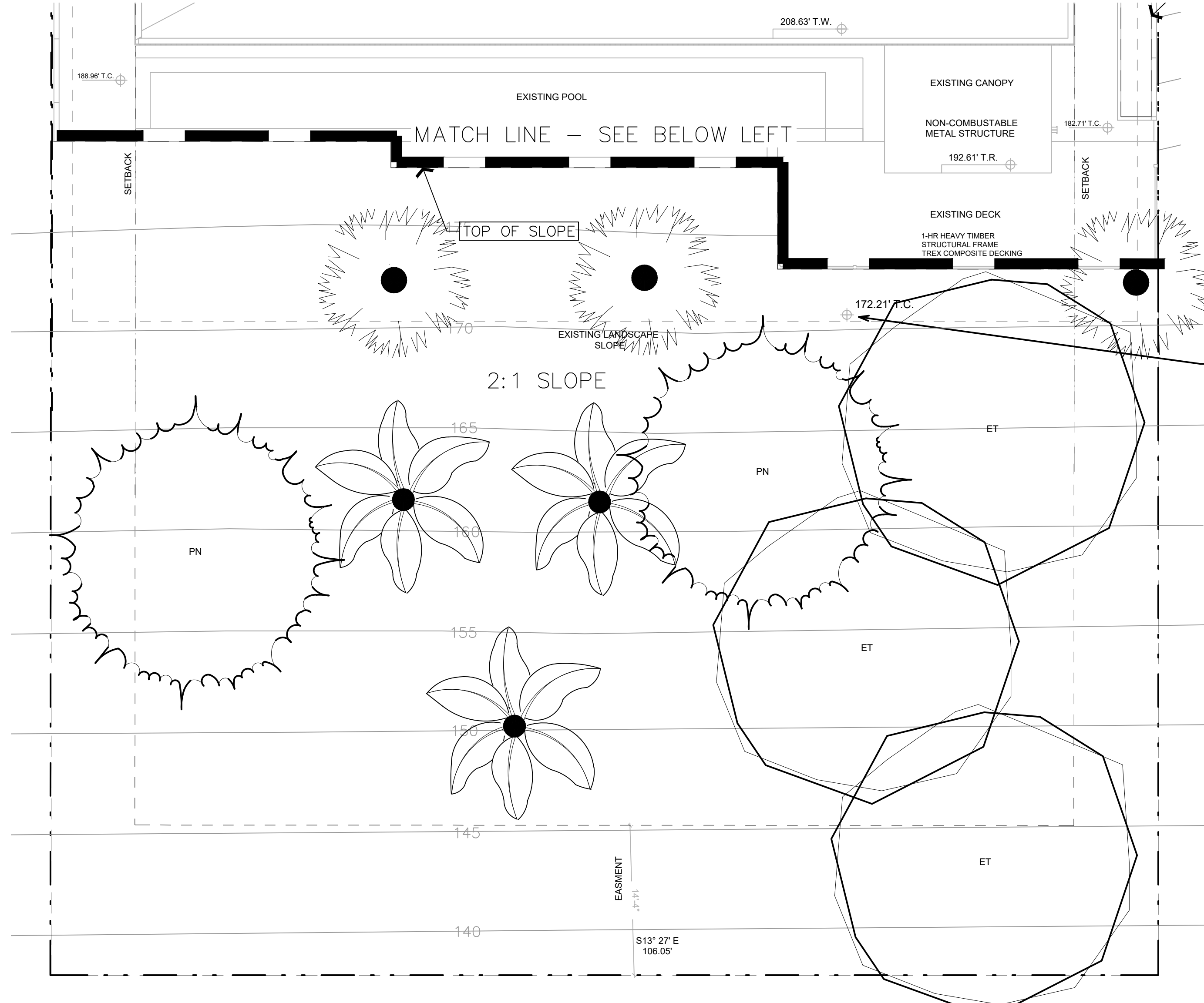
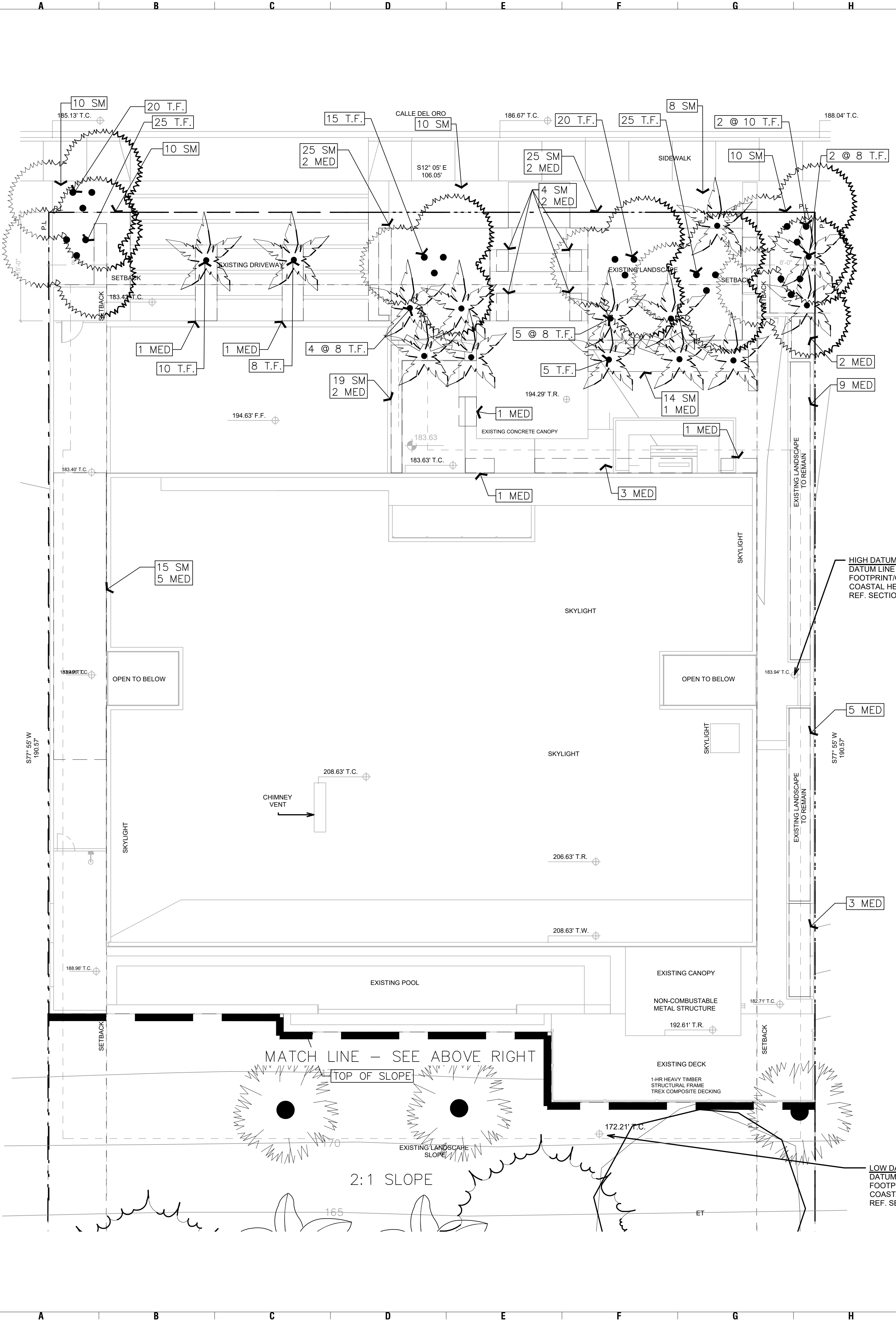
No.	Description	Date
1	REV. PER CITY	6/3/2020

JOB # 200306

CIP #
DSD #
DATE 4.17.20

EXISTING PLANTING PLAN

L-102



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Eucalyptus Spp / Eucalyptus Existing	Existing	3
	Pinus Spp / Pine Species Existing	Existing	2
PALM TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Chamaerops humilis Existing / Mediterranean Fan Palm	Existing	7
	Phoenix canariensis / Canary Island Date Palm	Existing	3
	Phoenix roebelenii / Pygmy Date Palm	Existing	14
	Washingtonia Spp / Existing Hybrid Fan Palm	Existing	3

STREET YARD PLANT TOTALS

83	SM	SMALL SHRUBS (12"<)
19	MED	MEDIUM SHRUBS (18"<)

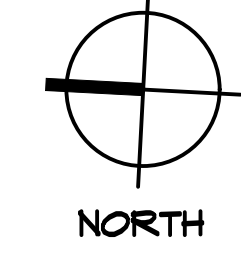
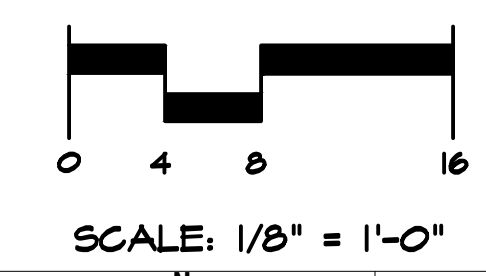
REMAINING YARD PLANT TOTALS

50	SM	SMALL SHRUBS (12"<)
28	MED	MEDIUM SHRUBS (18"<)

NOTE: All planter beds include either ground cover or mulch. All slopes are planted with ground cover.
Site includes 0 lawn.
All areas of site are irrigated. Drip is used in all planter beds. Rotors on slope.

LOW DATUM POINT: 172.21 A.M.S.L.
DATUM LINE 5' FROM BUILDING FOOTPRINT/OVERHANG FOR COASTAL HEIGHT LIMIT REF. SECTIONS ON A301-304

HIGH DATUM POINT: 183.94' A.M.S.L.
DATUM LINE 5' FROM BUILDING FOOTPRINT/OVERHANG FOR COASTAL HEIGHT LIMIT REF. SECTIONS ON A301-304



CALIFORNIA LANDSCAPE TECHNOLOGIES
landscape architecture
irrigation design
970 Woodlake Drive
Cardiff by the Sea
California 92007
760.809.3241



Del Oro House
2521 Calle Del Oro
San Diego, CA 92113

Project Status

No.	Description	Date
1	REV. PER CITY	6/3/2020

JOB # 200306
CDP #
OSD #
DATE 4.17.20

BRUSH MANAGEMENT PLAN

THIS DOCUMENT IS THE PROPERTY OF ARCHITECTS LOCAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF ARCHITECTS LOCAL. ALL RIGHTS RESERVED. © COPYRIGHT 2019

BRUSH MANAGEMENT PLAN

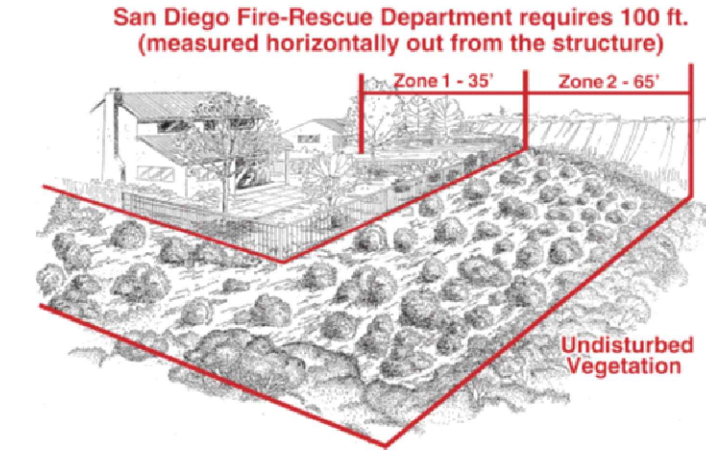
LANDSCAPE TECHNOLOGIES
landscape architecture
irrigation design
970 Woodlake Drive
Cardiff by the Sea
California 92007
760.809.3241

L-200

San Diego Municipal Code §142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	9 to 12-feet
Zone Two	65-feet	91 to 88-feet



(f) The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements

- The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- Permanent irrigation is required for all planting areas within Zone One except as follows:
 - When planting areas contain only species that do not grow taller than 24 inches in height, or
 - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- No structures shall be constructed in Zone Two.
- Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

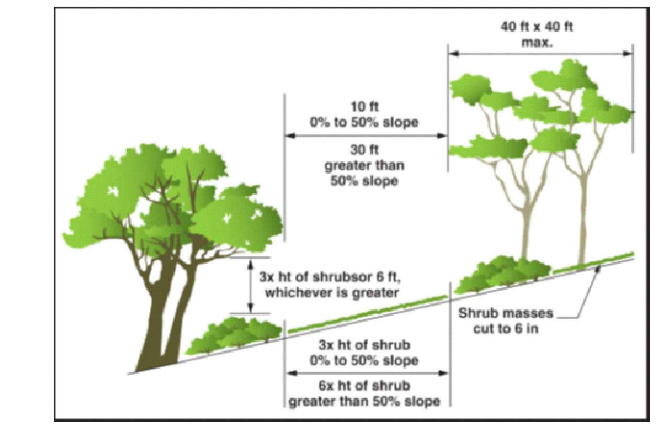
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT-REQUIREMENTS

3.2-1 Basic requirements - All Zones

- For zone two, plants shall not be cut below six inches.
- Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher

(Figure 3-1). Dead and excessively twiggy growth shall also be removed.



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements -All Structures

- Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
- Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- Maintain all plantings in a succulent condition.
- Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

BRUSH MANAGEMENT MAINTENANCE NOTES

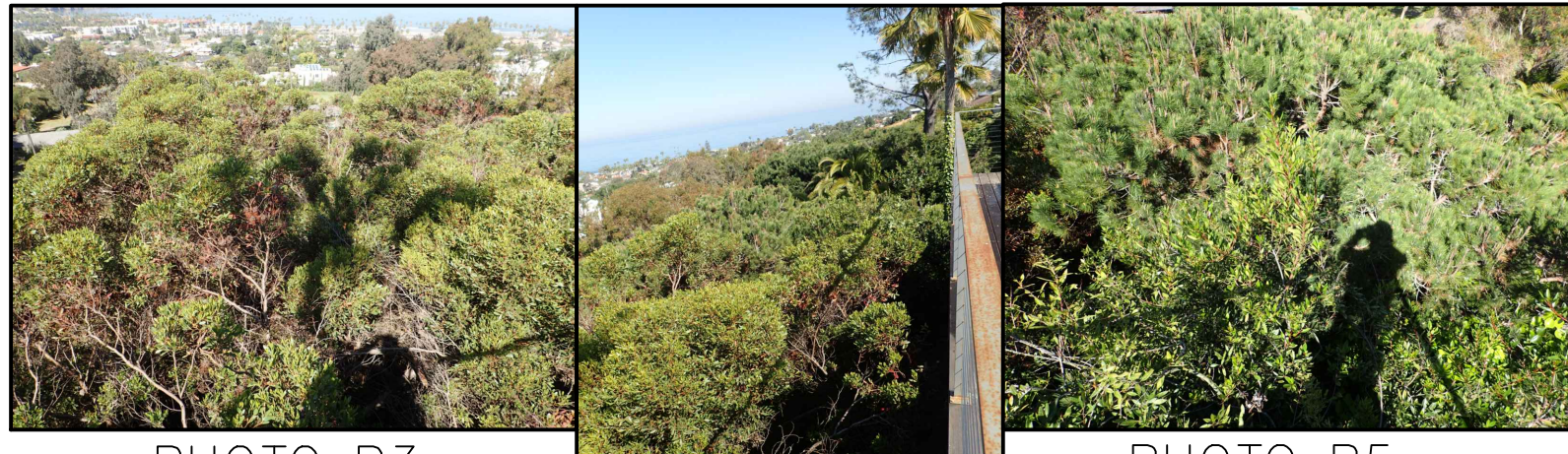
- General Maintenance** ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1** ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2** ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility** ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

BRUSH MANAGEMENT LEGEND

- AREA OF LOT OUTSIDE OF BRUSH MANAGEMENT ZONE
- Existing ornamental plantings.
- ZONE ONE—AREA BETWEEN STRUCTURE AND OUTSIDE EDGE OF POOL.
- Paved area with limited low plantings in raised planters and pots.
- ZONE TWO—EXTENDING FROM ZONE ONE TO PROPERTY LINE APPROX. 68 FEET MIN./80 FEET MAX.
- Ornamental planting of trees ground cover and shrubs.

NOTES:

- All planted areas have permanent irrigation including rear slope.
- Brush Management on adjacent properties shall be the responsibility of the adjacent property owner. For maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor - Brush/Weed complaint line at: (619) 533-4444.



ON SITE PHOTOS:

