



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 21, 2021 REPORT NO. PC-21-001

HEARING DATE: January 28, 2021

SUBJECT: PEREZ RESIDENCE, Process Three Decision

PROJECT NUMBER: [662163](#)

OWNER/APPLICANT: Playa Del Norte Investment, Inc., Owner and Applicant

SUMMARY

Issue: Should the Planning Commission deny or grant an appeal of the Hearing Officer's decision to approve an addition and remodel of an existing single-dwelling unit at 8433 Prestwick Drive in the La Jolla Community Planning area?

Staff Recommendation: DENY the appeal and affirm the Hearing Officer's decision to approve Site Development Permit No. 2478944.

Community Planning Group Recommendation: On October 2, 2020, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project.

Other Recommendation: On October 21, 2020 the La Jolla Shores Planned District Advisory Board voted 4-0 to approve the project.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 5, 2020, and the opportunity to appeal that determination ended on November 20, 2020.

Fiscal Impact Statement: None. All costs associated with the processing of this appeal are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this application.

Housing Impact Statement: No impact. The project is an addition/remodel to an existing single-dwelling unit and does not change the number of dwelling units.

BACKGROUND

As detailed in the Report to the Hearing Officer, [HO-20-059 Perez Residence](#) (Attachment 5), the proposed Perez Residence Project (Project) is an application for a proposed Site Development Permit (SDP) for a 1,536-square-foot addition and 96-square-foot demolition to an existing 3,553 sf single-dwelling unit at 8433 Prestwick Drive. The existing house is two stories, and the two-story addition is to the north end of the existing two-story house. The addition and remodel convert the house plan to place the bedrooms on the lower level and move the entertaining spaces and the master suite to the second level.

The project is located at [8433 Prestwick Drive](#) in the La Jolla Shores Planned District within the [La Jolla](#) Community Planning area. The site and all surrounding properties are zoned La Jolla Shores Planned District- Single Family ([LJSPD-SF](#)) and are designated Very Low Density Residential (0-5 du/ac) in the La Jolla Community Plan. The site and adjacent properties on the east side of Prestwick Drive back up to the right-of-way of Torrey Pines Road, where City maps indicate the presence of Coastal Sage Scrub habitat, which is considered a sensitive biological resource, and therefore subject to the Environmentally Sensitive Lands regulations in the Coastal Zone per San Diego Municipal Code ([SDMC section 143.0110](#)).

The project provides additional building articulation by stepping back the structure's walls. The proposed building additions do not disturb any environmentally sensitive lands because all construction takes place entirely within an already-developed building pad, toward the front of the property at the street.

The project also requires a La Jolla Shores Planned District Permit, processed as a Process Three, SDP per [SDMC section 1510.0201](#), and is exempt from the requirement to obtain a Coastal Development Permit per [SDMC section 126.0704\(a\)](#).

On December 2, 2020, the Hearing Officer considered the Project and approved Site Development Permit No. 2478944. On December 6, 2020, Michael Vines filed an appeal of the Project citing the grounds for appeal due to factual errors (Attachment 1).

PROJECT APPEAL DISCUSSION

The appellant owns the property at 8457 Prestwick Drive, directly to the north of the proposed Project. The Project's appeal issues are provided below along with the City staff responses:

Appeal Issue #1: *"The Vines Residence south side setback is 25 feet, as measured from the shared fence between the two properties to the south side of the Vines Residence. The Vines Residence is parallel to the shared fence. The placement of the shared fence is along the property line and not in dispute. Please see Appendix A."*

City Staff Response: Staff acknowledges that that the ten-foot measurement from the common property line of the applicant project to the Vines house to the north used on the applicant's plans and in the Report to the Hearing Officer is not correct. However, this error does not materially affect the findings required to approve the project. The ten-foot measurement was only an estimate, and

the resolution of approval for the Perez Residence project does not rely upon the setback on the Vines property, which is not part of the Project.

The La Jolla Shores Planned District (LJSPD) does not have specific side setback requirements and does not require that side setbacks match their adjacent neighbors. The LJSPD states only that "building and structure setbacks shall be in general conformity with those in the vicinity" [SDMC 1510.0304(b)(4)]. Staff determined that the Perez Residence project is in general conformity with setbacks in the vicinity.

The appellant's Appendix A, Page 2 (Attachment 1), includes a picture of several surfboards laid end to end, which the appellant states show that their side yard setback is approximately 25 feet. The appellant has not provided their own survey, and the applicant was not required to survey the appellant's property as a part of their application. The applicant did survey the project site as shown on sheet 3 of the development plans (Appendix 5).

Appeal Issue #2: *"The Vines Residence south side setback was misrepresented as 10 feet in the Report to the Hearing Officer (issued on November 5, 2020; Report No. HO-20-059) and during the Public Hearing on December 2nd, 2020."*

"Please see Appendix B for an itemization of the errors in the Report to the Hearing Officer."

City Staff Response: The 10-foot setback was addressed in the response to Appeal Issue #1 above.

The appellant's Appendix B, Page 4 (Attachment 1), states:

- 1.) That the resolution of approval incorrectly states that the Project follows La Jolla Community Plan's Residential Recommendation 2.b, "Apply minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way" (La Jolla Community Plan, Page 76), because it states that the project "maintains side yard setbacks, avoiding a wall effect and it is not located near the rear yard setback line. Project design includes articulations to break up wall planes and provide visual interest" (Draft Resolution of Approval, Attachment 4 to Hearing Officer Staff Report, Page 2).

The appellant alleges that the statement that the Project "maintains side yard setbacks" is incorrect because the Project does not keep existing setbacks, it changes them. However, in this context, the word "maintains" means that the Project has setbacks (it maintains a distance from the property line), not that it keeps the existing setbacks. This is clarified by the fact that Project development plans clearly show the existing and proposed structure having different setbacks. Although "wall effect" is not defined, the Vines appeal does not demonstrate that a wall effect is created, especially when their existing south side setback being approximately 25 feet (rather than ten) would actually reduce the perception of such an effect.

- 2.) That the site plan showing 10 feet from the property line to the Vines Residence is incorrect, which was addressed in the City staff response to Appeal Issue #1.

Appeal Issue #3: *"During the Public Hearing on December 2nd, 2020, the Vines Residence south side setback was misrepresented as 10 feet in all diagrams, visualizations and spoken word the applicant used to justify the reduction of their north side setback. Please see Appendix C for every occurrence of the error as it was presented. Michael and Lesley Vines raised the factual error during the meeting, however our correction was not accepted by the Hearing Officer."*

City Staff Response: The appellant's Appendix C, Page 7 (Attachment 1), identifies several instances where the appellant alleges that the ten-foot measurements being shown on slides is used as a rationale to allow the project to get closer to the property line than should otherwise be allowed. However, as mentioned in the response to Appeal Issue #1 above, the LJSPD does not have specific side setback requirements and does not require that side setbacks match their adjacent neighbors. The LJSPD states only that "building and structure setbacks shall be in general conformity with those in the vicinity". Neither the staff report, the resolution of approval, nor the discussion at the Hearing Officer hearing indicate that the specific setback of the Vines property was an important factor in recommending approval of and approving the project. Rather, the approval was based on general conformity to buildings in the vicinity, which the proposed Perez Residence addition/remodel provides.

"General conformity" is not precisely defined; and neither is "vicinity". Materials submitted during project review and at the Hearing Officer hearing indicated that the project conforms to the setbacks in the general area. Although the minimum setback observed at the closest point to the property line (the northern side yard at the rear of the house) on the east side is 11' 8", it is important to note that the Perez Residence is not parallel to the property line. The proposed setback increases to a maximum of 24' 10½" on the northern side yard setback at the west side (the front of the house), making the average setback along the Perez-Vines property line 18.5 feet. The setback increases towards the front of the house, respecting view, light and air access for the Vines residence.

Appeal Issue #4: *"The Perez Residence will be outside of the principles of like setbacks and general conformity by reducing their north side setback to 44% of the Vines Residence's existing south side setback. Please see Appendix D for a survey of neighborhood setbacks, highlighting how the reduction of the Perez Residence north side setback to 11 feet is highly incongruent with the neighborhood. The Board was led to believe that the Perez Residence's new north side setback remained in line with the Vines Residence's existing south side setback and approved the project while biased by this factual error."*

City Staff Response: As previously mentioned, the LJSPD does not have specific side setback requirements and does not require that side setbacks match their adjacent neighbors. The LJSPD states only that "building and structure setbacks shall be in general conformity with those in the vicinity". "General conformity" and "vicinity" are not precisely defined. Setbacks are not required to match their adjacent neighbors, be the average of setbacks of nearby properties, or meet any other defined mathematical standard.

The appellant's Appendix D, Page 14 (Attachment 1), provides a survey of the "vicinity" and includes only five adjacent properties. The Project applicant conducted research on adjacent properties (Attachment 2) that looked at the 21 properties within 300 feet of the project site and determined an average side setback distance of 7.2 feet. The proposed Project exceeds this standard and falls within the range of setbacks found (ranging from 3 feet to 24 feet). Therefore, the Project is in general conformance with the vicinity.

The appellant's survey indicates that the average side setback of five nearby properties is 22 feet. Because the Perez Residence is not parallel to the property line, the average setback proposed along the Vines-Perez property line is 18.5 feet. This is not significantly different from the 22-foot average that the appellant shows in their survey. The appellant does not demonstrate why a 3.5-foot difference from the average takes the property out of general conformance, considering that existing setbacks already vary more than 3.5 feet from this average.

Although the "average distance between homes" is not a required component of the La Jolla Shores Planned District, the appellant also addresses this criterion in their survey, stating that the average distance between adjacent homes is 41 feet. The average proposed distance from the Perez structure to the Vines structure is 38.5 feet, and this is not significantly different than the 41-foot average shown in the appellant's survey. Once again, the appellant does not demonstrate why a 2.5-foot difference from the average takes the property out of general conformance, considering that existing setbacks already vary more than 2.5 feet from this average.

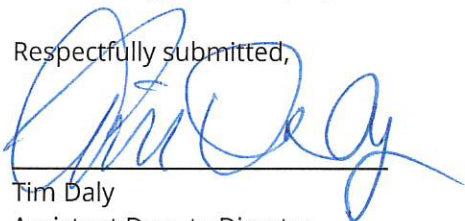
CONCLUSION

As stated herein, the appeal did not raise issues that change the material facts of the Project. The Project meets all applicable sections of the San Diego Municipal Code and will be developed in accordance with the La Jolla Community Plan and Local Coastal Program. Therefore, staff recommends that the Planning Commission deny the appeal and affirm the Hearing Officer's decision to approve Site Development Permit No. 2478944.

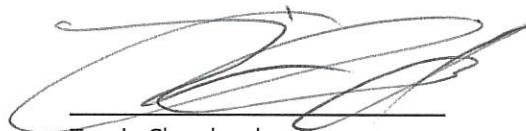
ALTERNATIVES

1. DENY the appeal and affirm the Hearing Officer's decision to APPROVE Site Development Permit No. 2478944, with modifications.
2. Uphold the appeal and DENY Site Development Permit No. 2478944, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Tim Daly
Assistant Deputy Director



Travis Cleveland
Development Project Manager

Attachments:

1. Vines Appeal
2. Applicant General Conformity Research
3. Draft Resolution with Findings
4. Draft Permit with Conditions
5. Report to the Hearing Officer, [HO-20-059 Perez Residence](#)

Development Permit/ Environmental Determination Appeal Application

November 2017

1. Type of Appeal:	<input checked="" type="checkbox"/> Appeal of the Project
	<input type="checkbox"/> Appeal of the Environmental Determination

Name: Michael and Lesley Vines E-mail: mvines@gmail.com

Address:	City:	State:	Zip Code:	Telephone:
8457 Prestwick Drive	La Jolla	CA	92037	619-940-6360

4. Project Information		
Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination	City Project Manager:
Project number 662163	December 2, 2020	Travis Cleveland

The Perez Residence Remodel SDP was approved. We spoke at the public hearing in opposition to the project

5. Ground for Appeal(Please check all that apply):

<input checked="" type="checkbox"/> Factual Error	<input type="checkbox"/> New Information
<input type="checkbox"/> Conflict with other matters	<input type="checkbox"/> City-wide Significance (Process Four decisions only)
<input type="checkbox"/> Findings Not Supported	

Please find attached the Description of Grounds for Appeal and accompanying material. Thank you

Signature:  Date: December 6, 2020

Clear Form

Description of Grounds for Appeal

The Perez Residence Remodel SDP project approval was based on a factual error.

The Vines Residence south side setback is **25 feet**, as measured from the shared fence between the two properties to the south side of the Vines Residence. The Vines Residence is parallel to the shared fence. The placement of the shared fence is along the property line and not in dispute. Please see **Appendix A**.

The Vines Residence south side setback was misrepresented as **10 feet** in the Report to the Hearing Officer (issued on November 5, 2020; Report No. HO-20-059) and during the Public Hearing on December 2nd, 2020.

Please see **Appendix B** for an itemization of the errors in the Report to the Hearing Officer.

During the Public Hearing on December 2nd, 2020, the Vines Residence south side setback was misrepresented as **10 feet** in all diagrams, visualizations and spoken word the applicant used to justify the reduction of their north side setback. Please see **Appendix C** for every occurrence of the error as it was presented. Michael and Lesley Vines raised the factual error during the meeting, however our correction was not accepted by the Hearing Officer.

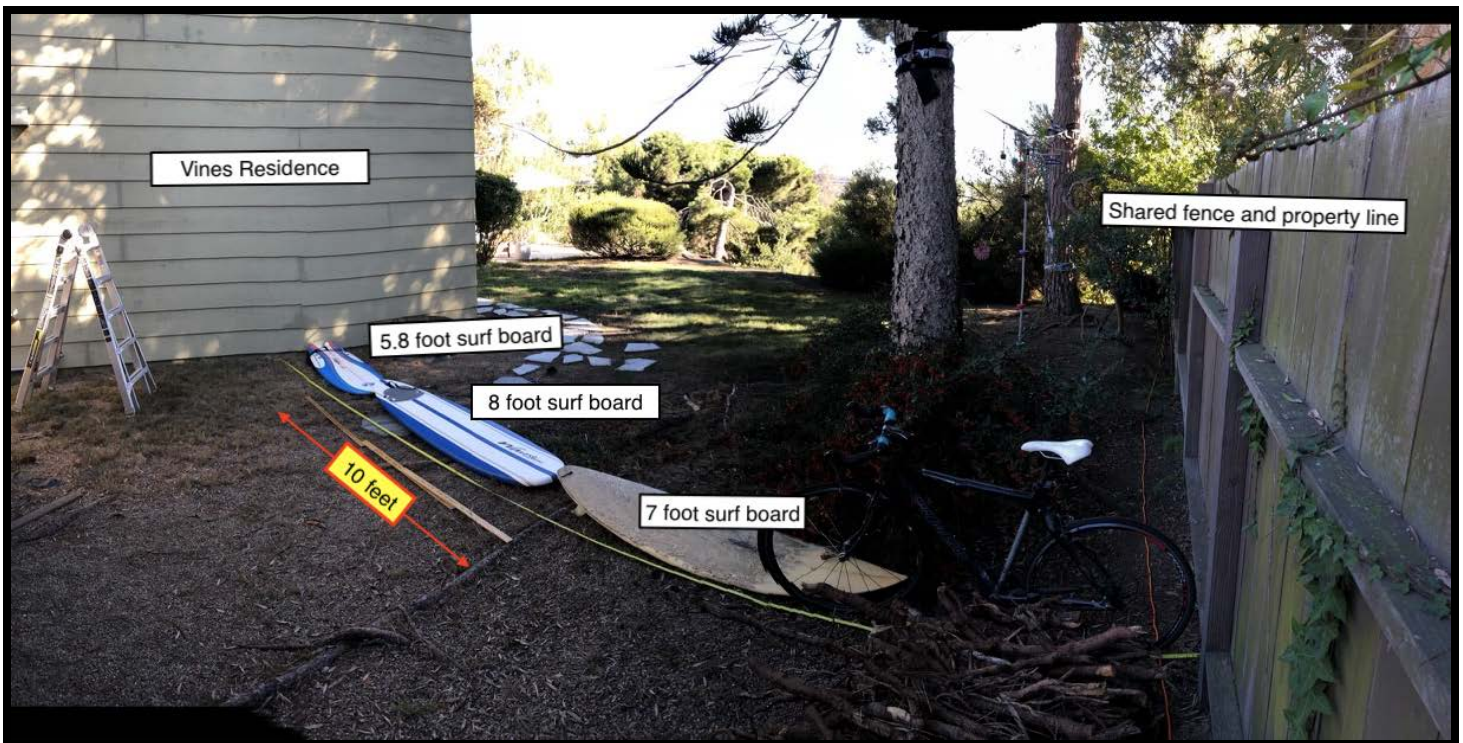
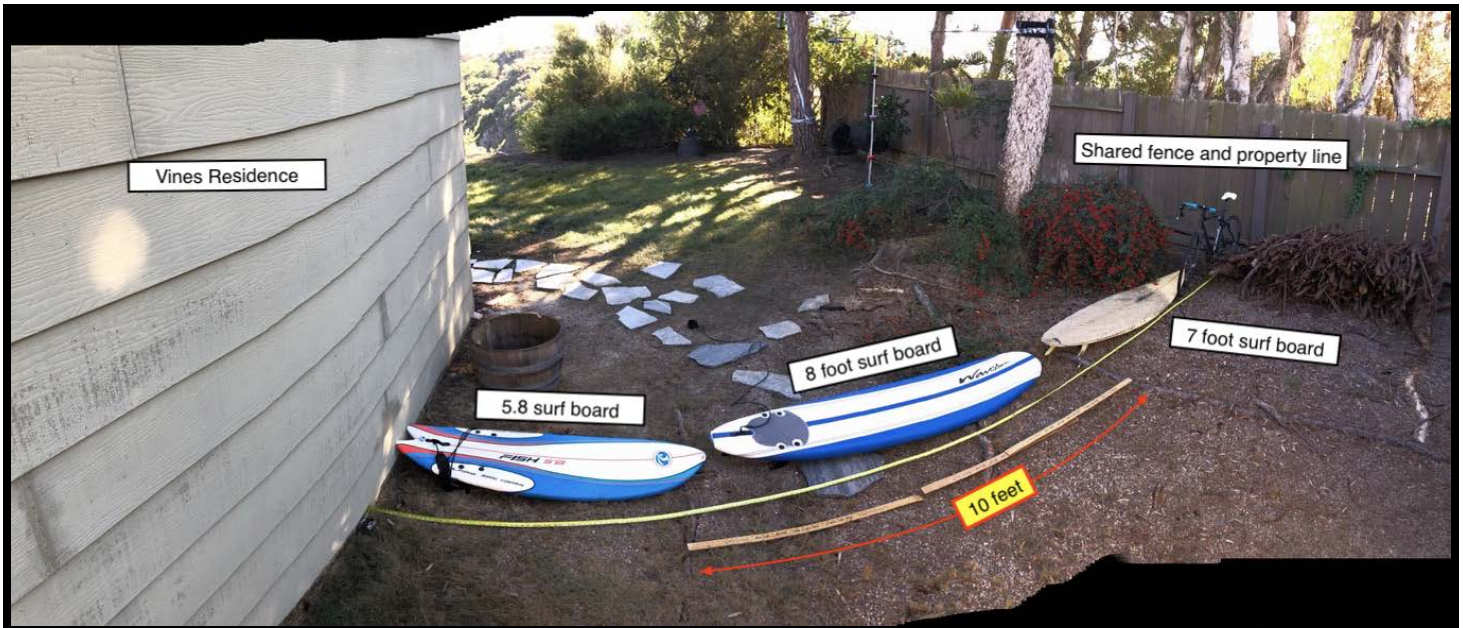
The Perez Residence will be outside of the principles of like setbacks and general conformity by reducing their north side setback to 44% of the Vines Residence's existing south side setback. Please see **Appendix D** for a survey of neighborhood setbacks, highlighting how the reduction of the Perez Residence north side setback to **11 feet** is highly incongruent with the neighborhood.

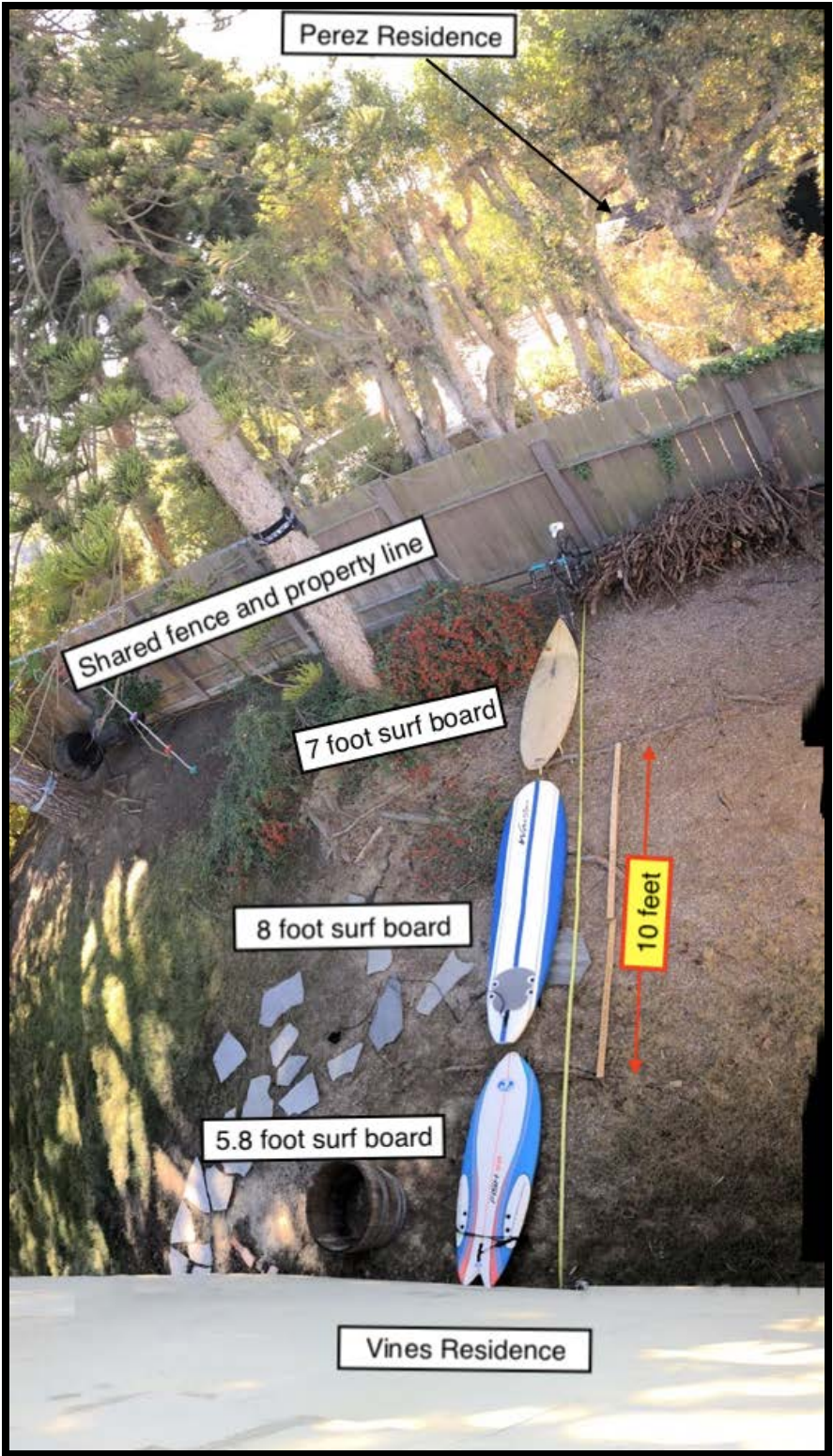
The Board was led to believe that the Perez Residence's new north side setback remained in line with the Vines Residence's existing south side setback and approved the project while biased by this factual error.

We request the approved reduction of the Perez Residence north side setback be repealed, and that the project be reimagined such that its side setbacks remain in line with the principles of like setbacks and general conformity with the neighborhood.

Appendix A: The Vines Residence's South Side Setback

This appendix contains pictures of the Vines Residence's south side setback taken December 6th, 2020 with common household objects to aid with scale. While we acknowledge that this is not a licensed survey of the property, any layperson will plainly see the setback is not 10 feet as claimed by the applicant.





Appendix B: Factual Errors in the Report to the Hearing Officer

The [Report to the Hearing Officer](https://www.sandiego.gov/sites/default/files/dsd_ho-20-059_perez_residence.pdf)

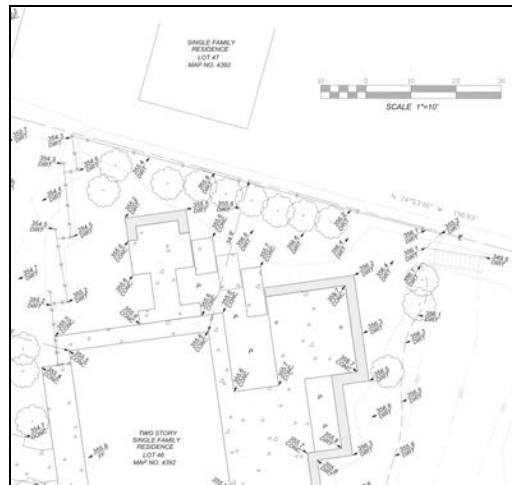
(https://www.sandiego.gov/sites/default/files/dsd_ho-20-059_perez_residence.pdf) contains the following factual errors regarding the side setback of the Vines Residence:

Page 8, section (1) 2. 2b states:

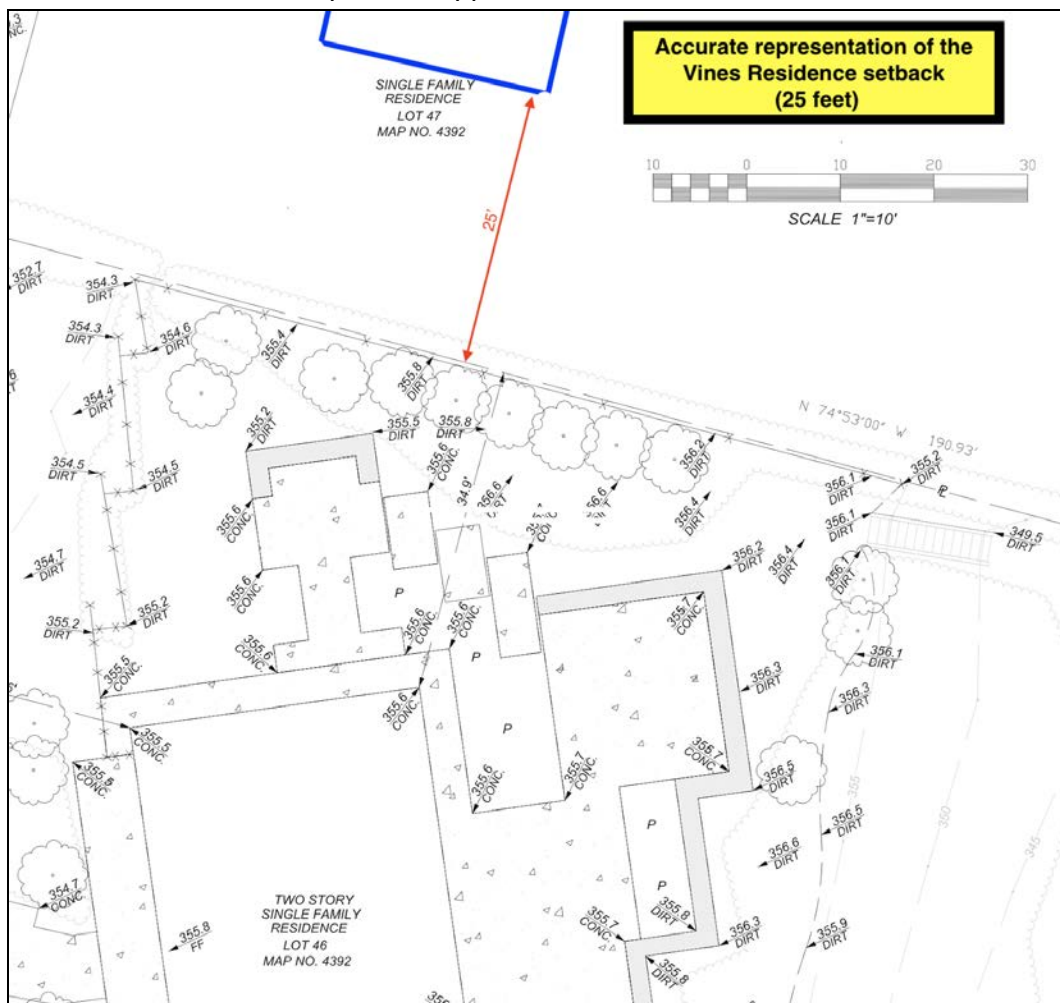
“The project maintains side yard setbacks, avoiding a wall effect and it is not located near the rear yard setback line. “

This statement is in error. The project does not maintain the side yard setback with the Vines Residence, it significantly decreases the North side yard setback and violates the principles of like setbacks and general conformity within the neighborhood.

Page 23 of the Report to the Hearing Officer, which contains the Site Map. The current Perez Residence setback is reported as 34.9 feet and at the scale of this map the Vines Residence is incorrectly represented with a 10 foot setback:



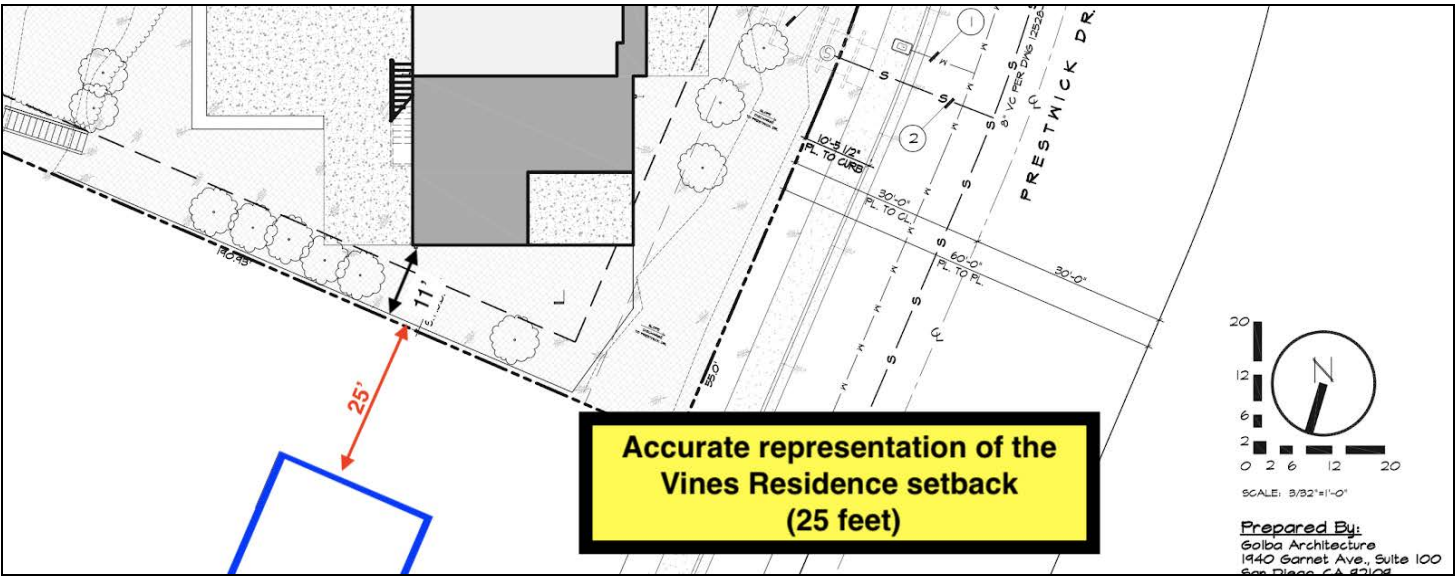
With the error is corrected, the Site Map would appear as:



Page 24 of the Report to the Hearing Officer, which contains the Proposed Site again incorrectly represented Vines Residence as having a 10 foot setback



When the error is corrected, the Proposed Site would appear as:



Appendix C: Factual Errors during the Public Hearing

During the Public Hearing on December 2nd (which can be viewed at <https://www.youtube.com/watch?v=JdDvPCP0tUA&t=1432s>) the error regarding the Vines Family Residence's setback was visible on eight or more slides presented by the applicant. This section renders each slide with the setback error corrected.

Approximately 22:25 minutes into the hearing Mr. Golba presented this slide:



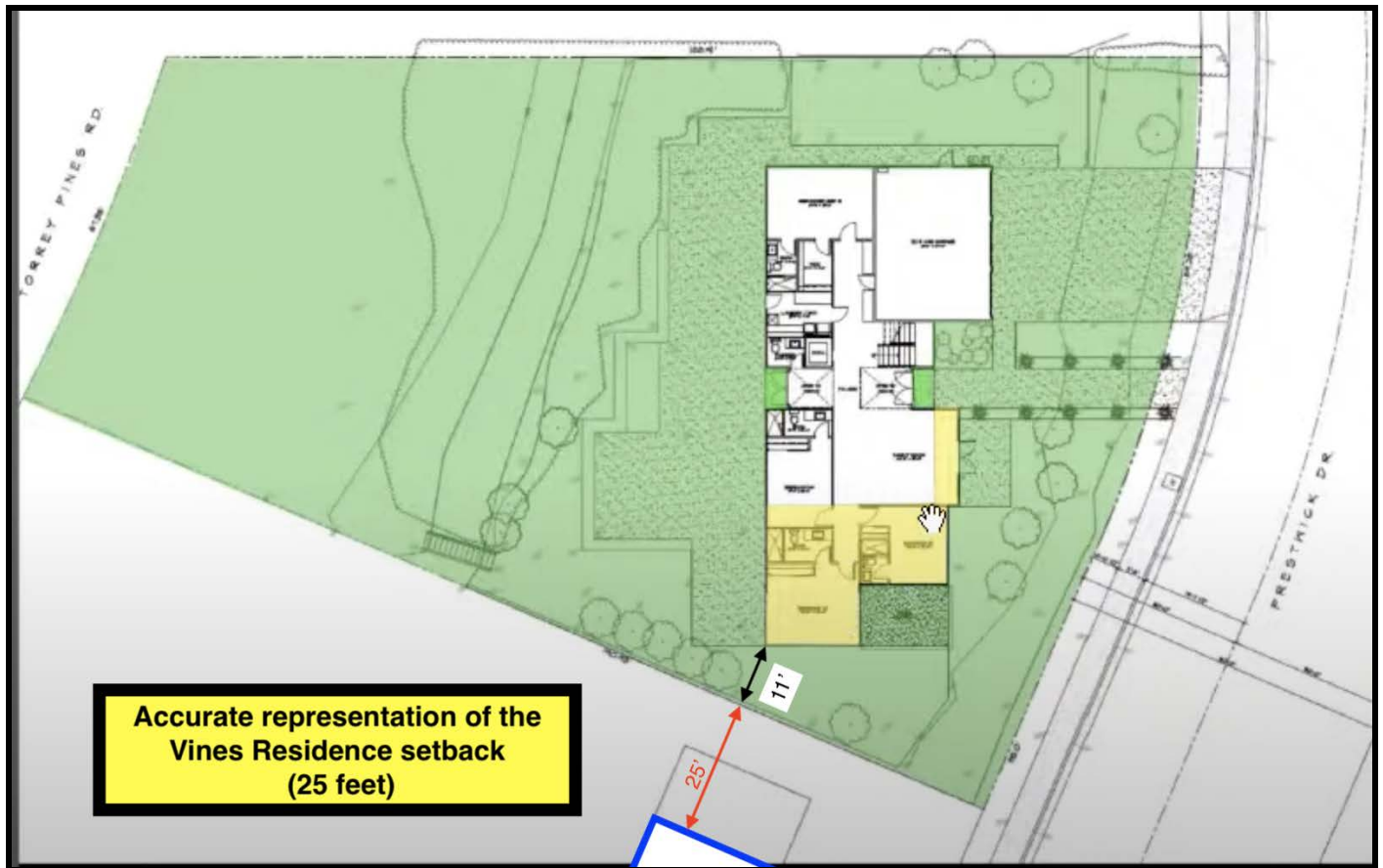
With the setback error corrected a more accurate slide is:



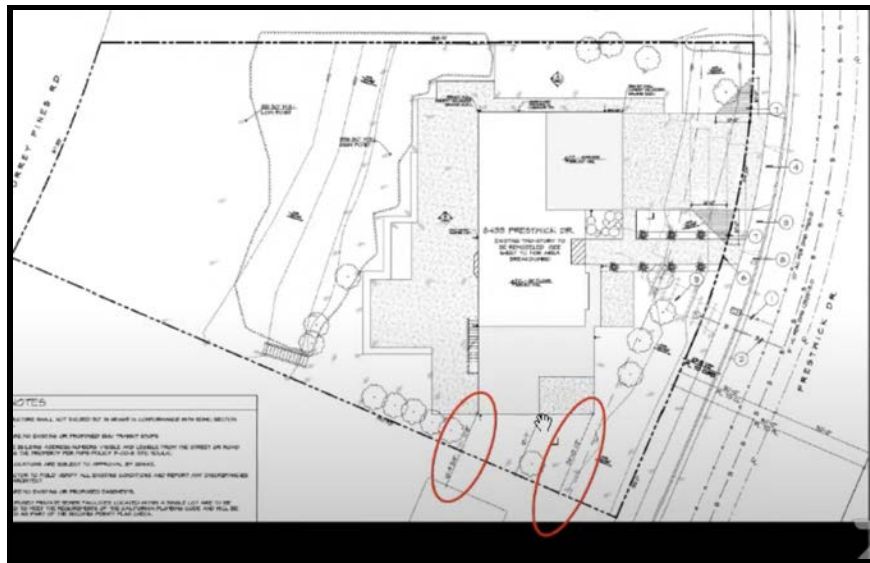
Approximately 24:33 minutes into the hearing Mr. Golba presented this slide:



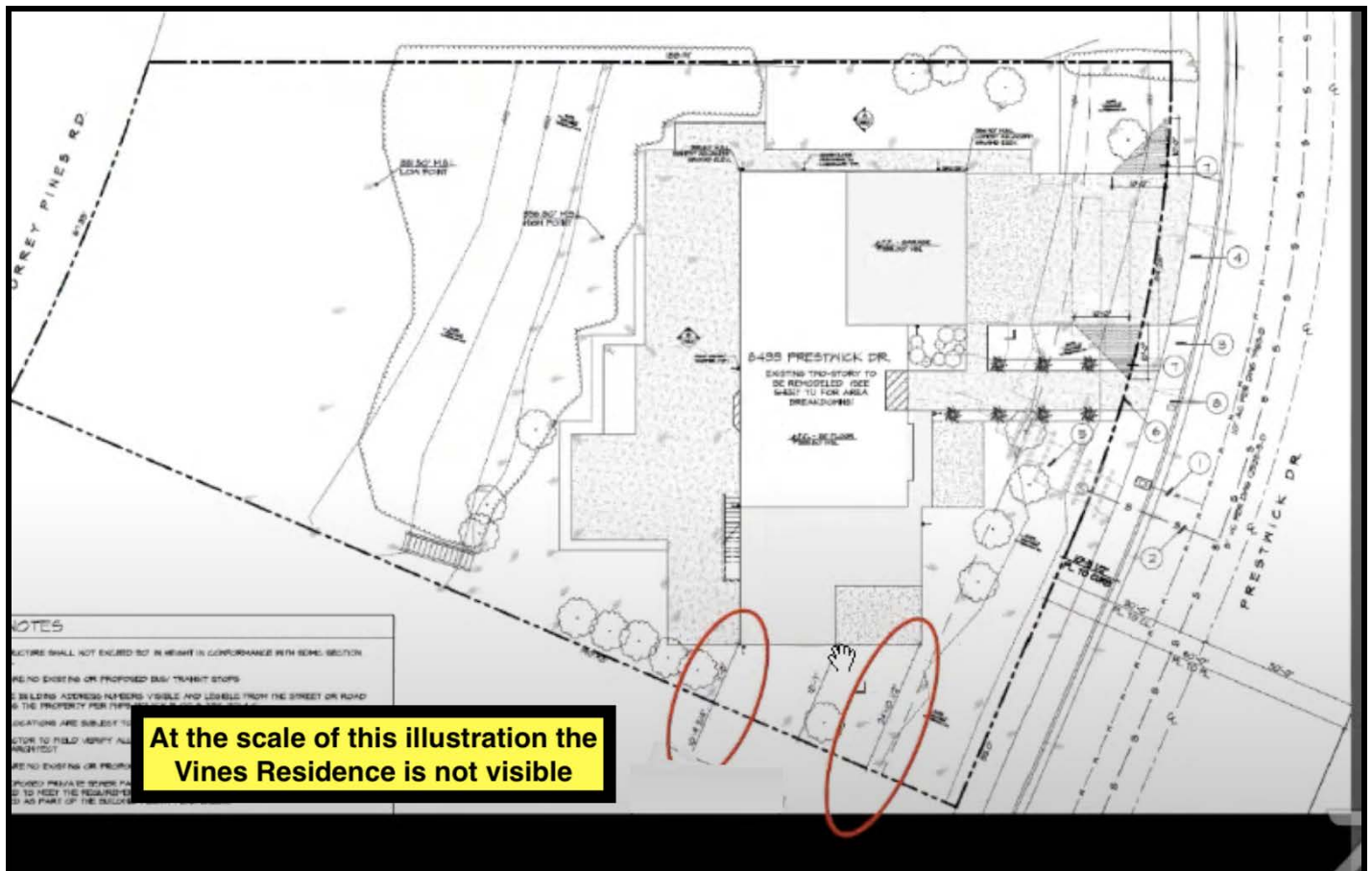
With the setback error corrected a more accurate slide is:



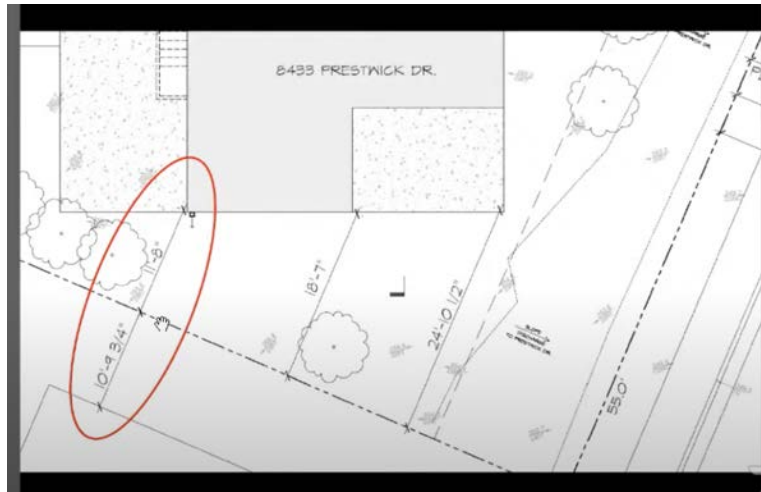
Approximately 25:02 minutes into the hearing Mr. Golba presented this slide:



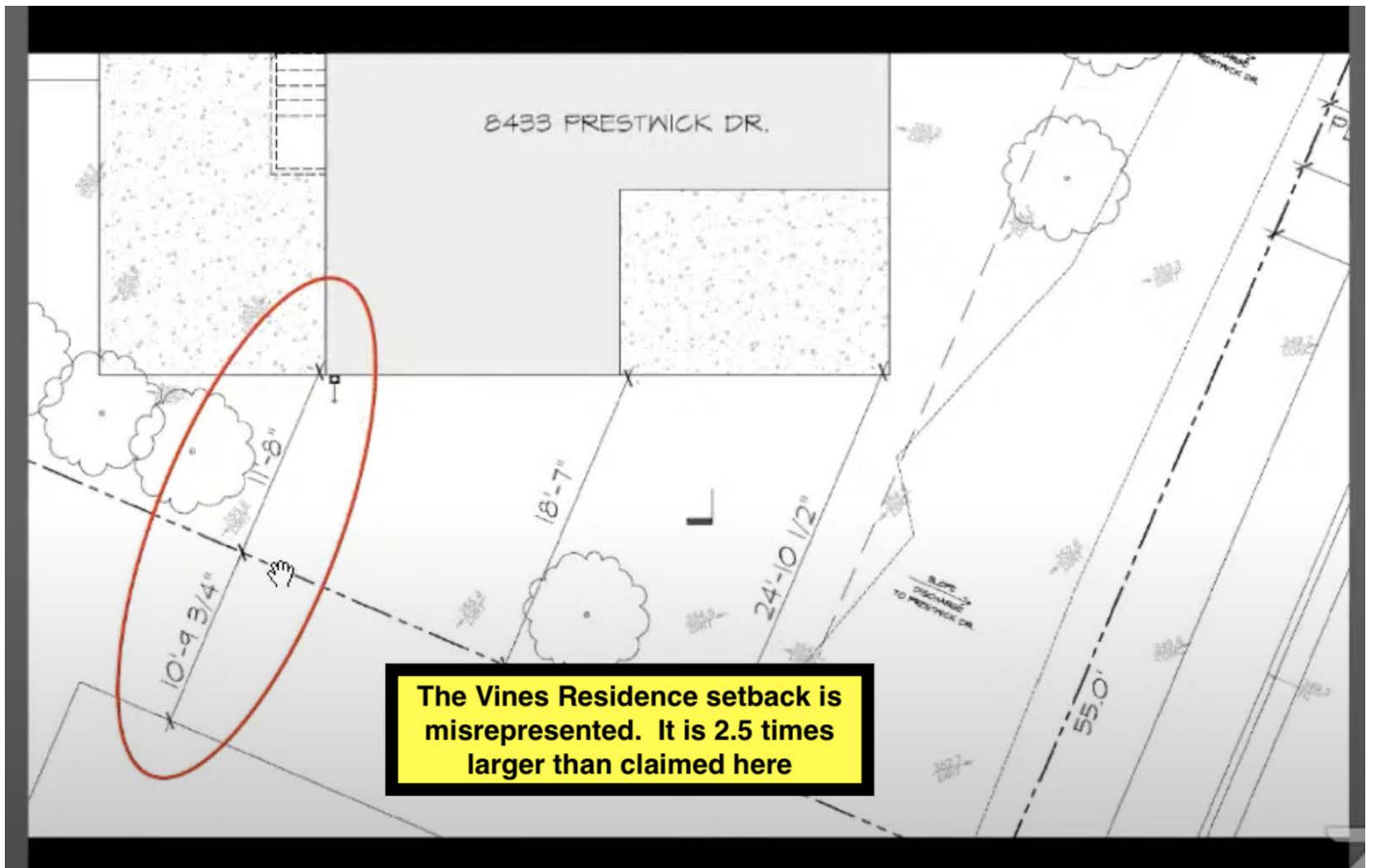
With the setback error corrected a more accurate slide is:



Approximately 25:32 minutes into the hearing Mr. Golba presented this slide:



With the setback error corrected, the Vines Residence would not be visible on the slide:



Approximately 26:54 minutes into the hearing Mr. Golba presented this slide:



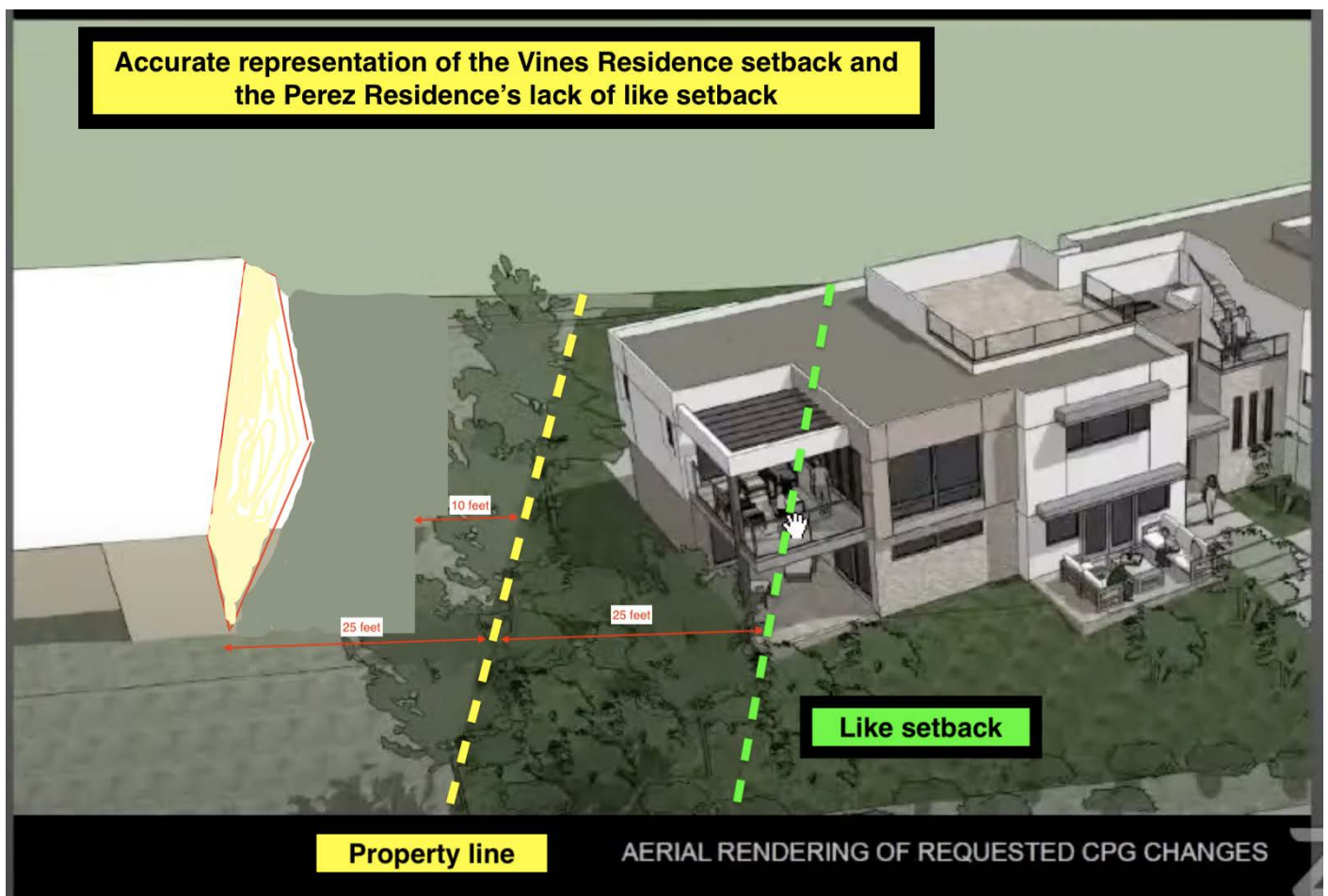
With the setback error corrected a more accurate slide is:



Approximately 27:02 minutes into the hearing Mr. Golba presented this slide:



With the setback error corrected a more accurate slide is:



Approximately 32:07 minutes into the hearing this slide from Mr. Golba was discussed:



With the setback error corrected a more accurate slide is:



Appendix D: Informal Survey of Neighborhood Setbacks

This appendix contains an informal survey of the side setbacks between some comparable neighboring homes in the immediate area.

Observations:

- The average side setback is approximately 22 feet.
- The average distance between adjacent homes (north + south side setbacks) is approximately 41 feet.

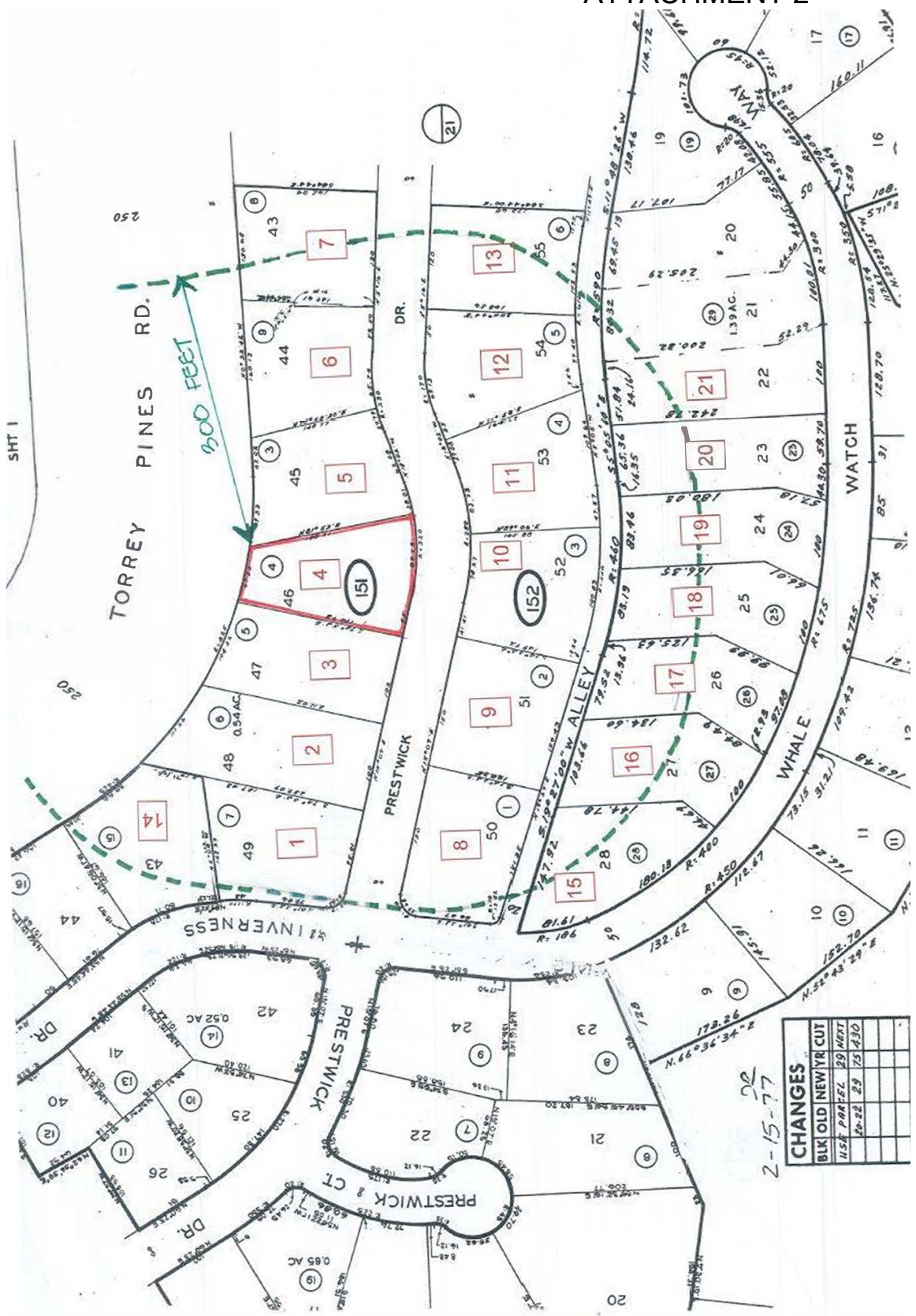
A new Perez Residence north setback of 11 feet would be half the neighborhood average for side setbacks, and smaller than all existing side setbacks. This is not general conformity with the rest of the neighborhood.



Note that this illustration is intended to assist in developing a feel for the existing neighborhood norms, the setback distances represented here are approximate and not taken by a professional surveyor.

8433 PRESTWICK DRIVE

LA JOLLA SHORES NEIGHBORHOOD SETBACK & FLOOR AREA RATIO						
LOT ADDRESS	FRONT SETBACK	SIDE SETBACK	SIDE SETBACK	LOT SIZE	GROSS S.F.	F.A.R.
1. 8493 Prestwick Drive	20.0	8.0	7.0	20,473	2,812	0.14
2. 8473 Prestwick Drive	21.0	8.0	5.0	23,522	4,322	0.18
3. 8457 Prestwick Drive	20.0	10.0	24.0	20,037	4,623	0.23
4. 8433 Prestwick Drive	20.0	11.0	18.0	10,890	4,470	0.41
5. 8419 Prestwick Drive	18.0	18.0	9.0	20,908	5,017	0.24
6. 8405 Prestwick Drive	15.0	15.0	5.0	20,908	4,182	0.20
7. 8391 Prestwick Drive	17.0	5.0	6.0	20,473	4,117	0.20
8. 8495 Whale Watch Way	12.0	12.0	6.0	19,602	7,597	0.39
9. 8466 Prestwick Drive	16.0	7.0	4.0	20,037	3,905	0.19
10. 8444 Prestwick Drive	22.0	5.0	6.0	20,037	3,855	0.19
11. 8422 Prestwick Drive	12.0	5.0	5.0	20,908	5,958	0.28
12. 8404 Prestwick Drive	15.0	5.0	5.0	21,780	3,690	0.17
13. 8390 Prestwick Drive	11.0	4.0	5.0	20,473	6,024	0.29
14. 2715 Inverness Drive	15.0	6.0	6.0	21,780	2,993	0.14
15. 8471 Whale Watch Way	9.0	5.0	11.0	19,166	3,785	0.20
16. 8461 Whale Watch Way	13.0	5.0	5.0	20,473	5,524	0.27
17. 8451 Whale Watch Way	11.0	6.0	6.0	20,473	4,655	0.23
18. 8441 Whale Watch Way	9.0	3.0	5.0	20,037	9,321	0.47
19. 8431 Whale Watch Way	13.0	4.0	5.0	19,602	9,870	0.50
20. 8421 Whale Watch Way	11.0	5.0	4.0	20,037	4,634	0.23
21. 8411 Whale Watch Way	8.0	5.0	4.0	60,548	11,042	0.18
AVERAGES:	14.67	7.24	7.19	23108	5352	0.25



PLANNING COMMISSION RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 2478944
PEREZ RESIDENCE PROJECT NO. 662163

WHEREAS, PLAYA DEL NORTE INVESTMENT, INC., Owner/Permittee, filed an application with the City of San Diego for a permit to an addition and remodel to an existing single-dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2478944, on portions of a 0.46-acre site;

WHEREAS, the project site is located at 8433 Prestwick Drive in the LJSPD-Sf zone of the La Jolla Community Plan;

WHEREAS, the project site is legally described as LOT 46 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNT OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY NOVEMBER 13, 1959;

WHEREAS, on November 5, 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, 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 December 2, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2478944 and pursuant to Resolution No. HO-7360, approved the permit;

WHEREAS, Michael Vines filed an appeal of the Hearing Officer decision to approve the permit to the Planning Commission of the City of San Diego (Appeal); and

WHEREAS, on January 28, 2021, the Planning Commission of the City of San Diego considered Site Development Permit No. 2478944 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it denies the Appeal, affirms the Hearing Officer's decision and adopts the following findings with respect to Site Development Permit No. 2478944:

SDMC 126.0505 (a) Findings for all Site Development Permits

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

The proposed project is located at 8433 Prestwick Drive in the La Jolla Community Planning Area. The La Jolla Community Plan identifies the land use as Very Low Density Residential (0-5 du/ac). This density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed development is an addition to an existing single dwelling unit and does not increase the density.

The project proposes a 1,536-square-foot addition and 96-square-foot demolition to an existing 3,553 sf single-dwelling unit on a 20,087-square-foot lot at 8433 Prestwick Drive. The existing house is two stories, and the two-story addition is to the north end of the existing two-story house. The addition and remodel convert the house plan to place the bedrooms on the lower level and move the entertaining spaces and the master suite to the second level. The remodel also changes the façade of the house, providing visual interest in the form of varied colors, materials, and offsetting planes.

The project follows several Community Plan Residential Recommendations, including (but not limited to):

1. 2.a.1: "...preserve bulk and scale with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space."

Surveys of the surrounding neighborhood indicate a range of house square footages from 2,812 square feet to 11,042 square feet, in one and two stories. The 4,470-square-foot, two-story project falls within this range, preserving the bulk and scale of the surrounding area.

2. 2.b: "Apply minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way."

The project maintains the existing south side setback of 19.8 feet. The existing structure is at an angle to the northern property line, which the proposed addition continues to observe, proposing an average north side setback of 18.5 feet, with a low of 11.6 feet and a high of 24.8 feet. These setbacks, together with those on adjacent properties, provide ample building separation and break up façade lines from adjacent houses, avoiding a wall effect. The project is not located near the rear setback line. Project design includes façade articulations, and varied colors and textures to break up wall planes and provide visual interest.

3. 2.c. "...create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements."

The project is an addition and remodel. The remodel alters the existing front façade with significant visual interest, providing offsetting planes and varied colors and textures. The addition carries that same visual relief to new construction through offsetting planes and building articulation, and has outdoor areas on the first and second levels, creating further variation in the structure.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the state CEQA Guidelines. Section 15301 provides for CEQA exemptions for projects that involve negligible or no expansion of an existing or former use. Exempt projects have been determined not to have a significant effect on the environment per Section 15300 of the CEQA Guidelines.

In addition, the project complies with existing Community Plan Recommendations for residential projects [see finding (1) above]. During and after construction, the project will be required to comply with all relevant ministerial codes designed to protect the public health, safety, and welfare, including the California Building Code, stormwater regulations, and air quality regulations.

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

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

The project has been reviewed against all relevant provisions of the Land Development Code, including the La Jolla Shores Planned District (LJSPD), and was determined in compliance. The setbacks are in general conformance with the surrounding area as determined by a neighborhood survey, and the proposed lot coverage of 14.7 percent is within the 60 percent allowed by the LJSPD. The project provides visual interest and building articulation as required by the LJSPD. No deviations are proposed.

Therefore, the proposed development will comply with the regulations of the Land Development Code.

SDMC 126.0505(b) Supplemental Findings--Environmentally Sensitive Lands

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

The project site at 8433 Prestwick Drive is physically suitable for the design and siting of the proposed development because it has been previously developed with a single-dwelling unit on a landscaped, flat pad at the top of a hill. The proposed project is an addition and remodel that takes place entirely on the existing graded pad, at the front of the parcel by the street, and does not bring the structure any closer to environmentally sensitive lands on the slope at the rear of the property, resulting in the minimum disturbance to environmentally sensitive lands. No grading or mapping actions are required for the proposed development, and all drainage is routed away from environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The proposed project is an addition to an existing single-dwelling unit, with no grading of natural landforms proposed. The addition takes place entirely on an existing, landscaped building pad, with all drainage routed according to accepted engineering practices. The project's brush management plan meets City standards and will minimize the risk of fire. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The proposed project is an addition and remodel that takes place entirely on the existing graded pad, at the front of the parcel by the street, and does not bring the structure any closer to environmentally sensitive lands on the slope at the rear of the property. Drainage will be routed according to accepted engineering practices. No adverse impacts are anticipated beyond those which may have already occurred during the construction of the existing house.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

Neither of these plans is applicable to the project because the project site does not contain vernal pools or Multi-Habitat Planning Area (MHPA).

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

The project site is located approximately 0.5 miles from the nearest shoreline. It does not drain directly to a beach or shoreline. Site drainage has been designed according to best engineering practices and is not anticipated to negatively affect beaches or shorelines.

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

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

This project was determined exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the State CEQA Guidelines. Therefore, no mitigation is required, and this finding does not apply.

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 the Appeal of Michael Vines is denied; the decision of the Hearing Officer is affirmed; and Site Development Permit No. 2478944 is granted to PLAYA DEL NORTE INVESTMENT, INC., Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

Travis Cleveland

Development Project Manager
Development Services

Adopted on: January 28, 2021

IO#: 24008772

DRAFT

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: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2478944
PEREZ RESIDENCE PROJECT NO. 662163
PLANNING COMMISSION

This Site Development Permit No. 2478944 is granted by the Planning Commission of the City of San Diego to Playa Del Norte Investment, Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505, 143.0110, and 1510.0201. The 0.46-acre site is located at 8433 Prestwick Drive in the La Jolla Community Planning Area. The project site is legally described as: Lot 46 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 Recorder of said San Diego County November 13, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition and remodel to an existing 3,553 sf single-dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 28, 2021, on file in the Development Services Department.

The project shall include:

- a. A 1,536-square-foot addition and 96-square-foot demolition to an existing 3,553-square-foot house;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 28, 2024.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.

9. 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.

ENGINEERING REQUIREMENTS:

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

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the driveway, with a 12 feet wide standard driveway, adjacent to the site, on Prestwick Drive, satisfactory to the City Engineer.

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

LANDSCAPE REQUIREMENTS:

13. 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.

14. 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

16. The Owner/Permittee shall implement the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

17. Prior to issuance of any building permit, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

18. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

19. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

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

21. 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.

22. 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 Planning Commission of the City of San Diego on January 28, 2021 and [Approved Resolution Number].

ATTACHMENT 4

Permit Type/PTS Approval No.: Site Development Permit No. 2478944
Date of Approval: January 28, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

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

Playa Del Norte Investment, Inc.
Owner/Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 25, 2020 REPORT NO. HO-20-059

HEARING DATE: December 2, 2020

SUBJECT: PEREZ RESIDENCE, PROCESS THREE DECISION

PROJECT NUMBER: [662163](#)

OWNER/APPLICANT: Playa Del Norte Investment, Inc.

SUMMARY

Issue: Should the Hearing Officer approve an addition and remodel to an existing single-dwelling unit at 8433 Prestwick Drive in the La Jolla Community Planning Area?

Staff Recommendation: APPROVE Site Development Permit No. 2478944.

Community Planning Group Recommendation: On October 2, 2020, the La Jolla Community Planning Association voted 14-0 to recommend approval of the proposed project.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 5, 2020, and the opportunity to appeal that determination ended November 20, 2020.

BACKGROUND

The project is located at [8433 Prestwick Drive](#) in the [La Jolla](#) Community Planning Area. The site and all surrounding properties are zoned [LJSPD-SF](#) (Single Family) within the La Jolla Shores Planned District and are designated Very Low Density Residential (0-5 du/ac) in the La Jolla Community Plan. The site and adjacent properties on the east side of Prestwick Drive back up to the right-of-way of Torrey Pines Road, where City maps indicate the presence of Coastal Sage Scrub habitat, which is considered a sensitive biological resource, and therefore subject to the Environmentally Sensitive Lands regulations in the Coastal Zone per [SDMC 143.0110](#).

The project also requires a La Jolla Shores Planned District Permit (processed as a Process Three Site Development Permit) per [SDMC 1510.0201](#), and is exempt from the requirement to obtain a Coastal Development Permit per [SDMC 126.0704\(a\)](#).

DISCUSSION

The Perez Residence project proposes a 1,536-square-foot addition and 96-square-foot demolition to an existing 3,553 sf single-dwelling unit at 8433 Prestwick Drive. The existing house is two stories, and the two-story addition is to the north end of the house. The addition creates additional bedrooms on the first floor and expands common area on the second floor.

The project provides additional building articulation by stepping back the structure's walls. The proposed building additions do not disturb any environmentally sensitive lands because all construction takes place entirely within an already-developed building pad, toward the front of the property at the street.

Community Plan Analysis

The La Jolla Community Plan identifies the land use as Very Low Density Residential (0-5 du/ac). This density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed development is an addition to an existing single dwelling unit and does not increase the density.

The La Jolla Community Planning Association and the La Jolla Shores Planned District Ordinance Board both approved the project unanimously in October 2020.

The project follows Community Plan Residential Recommendations, including:

1. 2.a.1: "...preserve bulk and scale with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space."
2. 2.b: "Apply minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way."
3. 2.c. "...create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements."

CONCLUSION

The project meets all applicable sections of the San Diego Municipal Code and will be developed in accordance with the La Jolla Community Plan and Local Coastal Program. Staff recommends that the Hearing Officer approve Site Development Permit No. 2478944.

ALTERNATIVES

1. Approve Site Development Permit No. 2478944, with modifications.

2. Deny Site Development Permit No. 2478944 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Travis Cleveland", is written over a horizontal line.

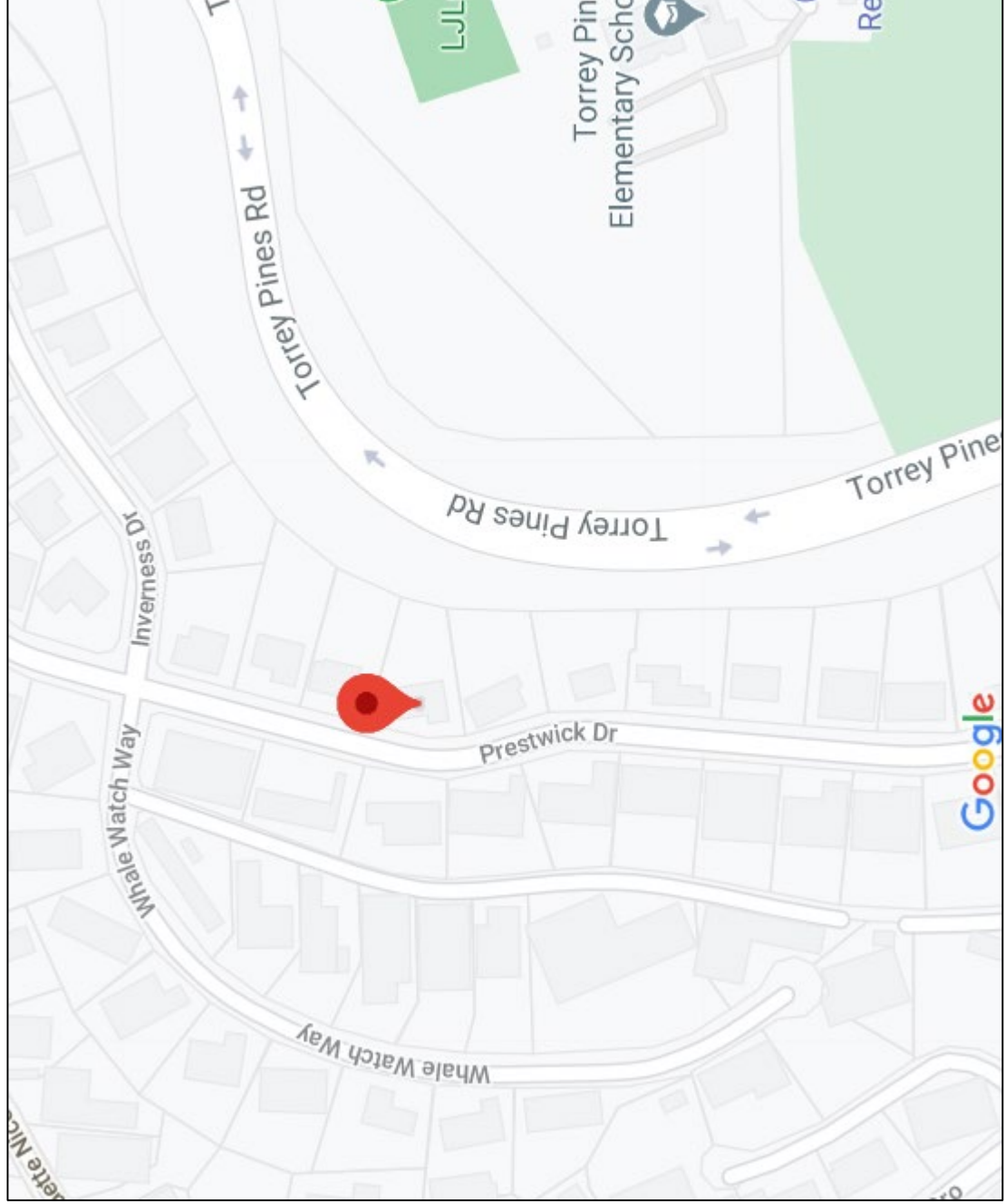
Travis Cleveland, Development Project Manager

Attachments:

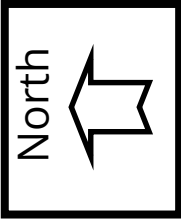
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Project Plans



Project Location Map

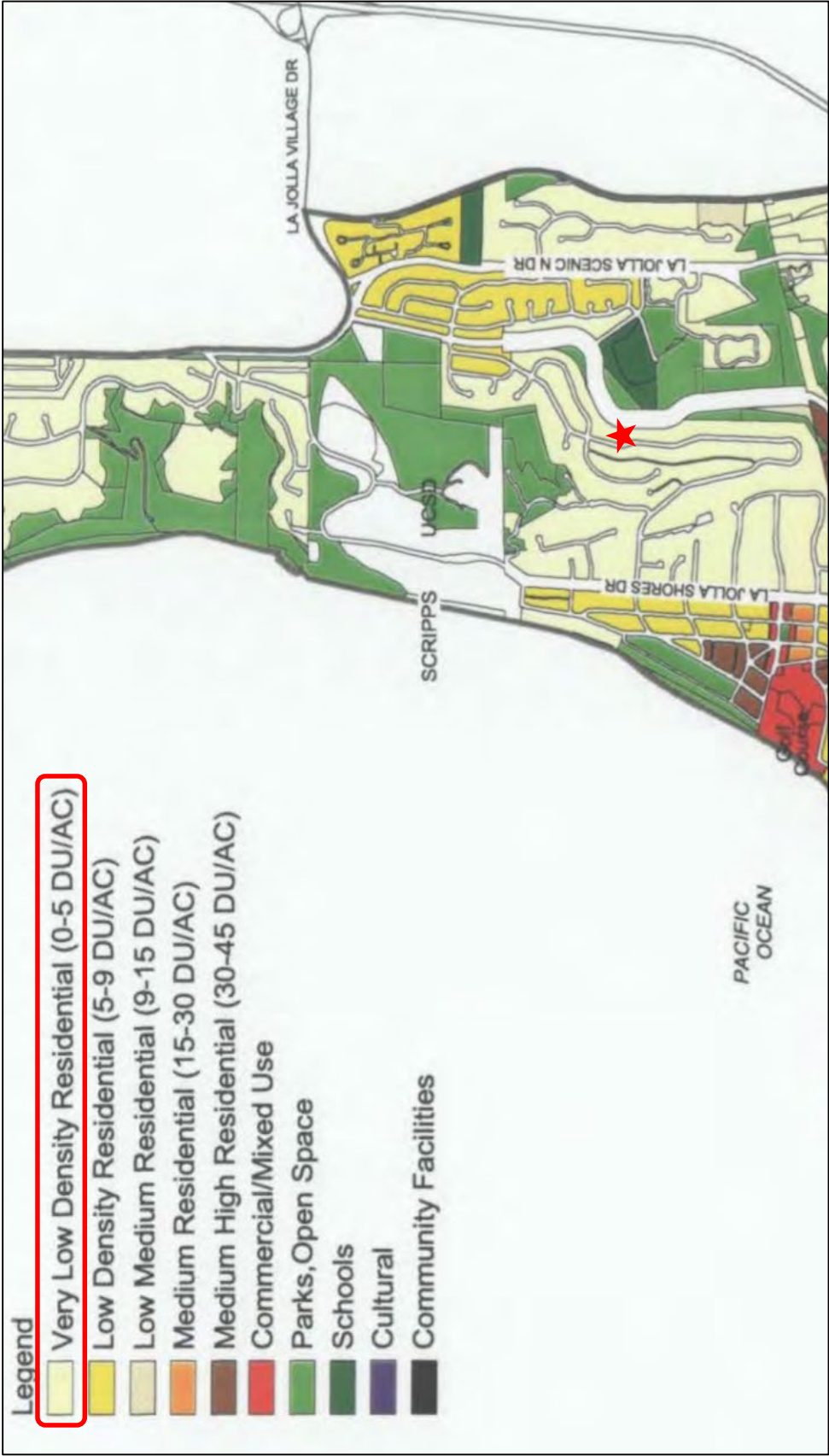


Perez Residence, Project Number 662163
8433 Prestwick Drive





Community Plan

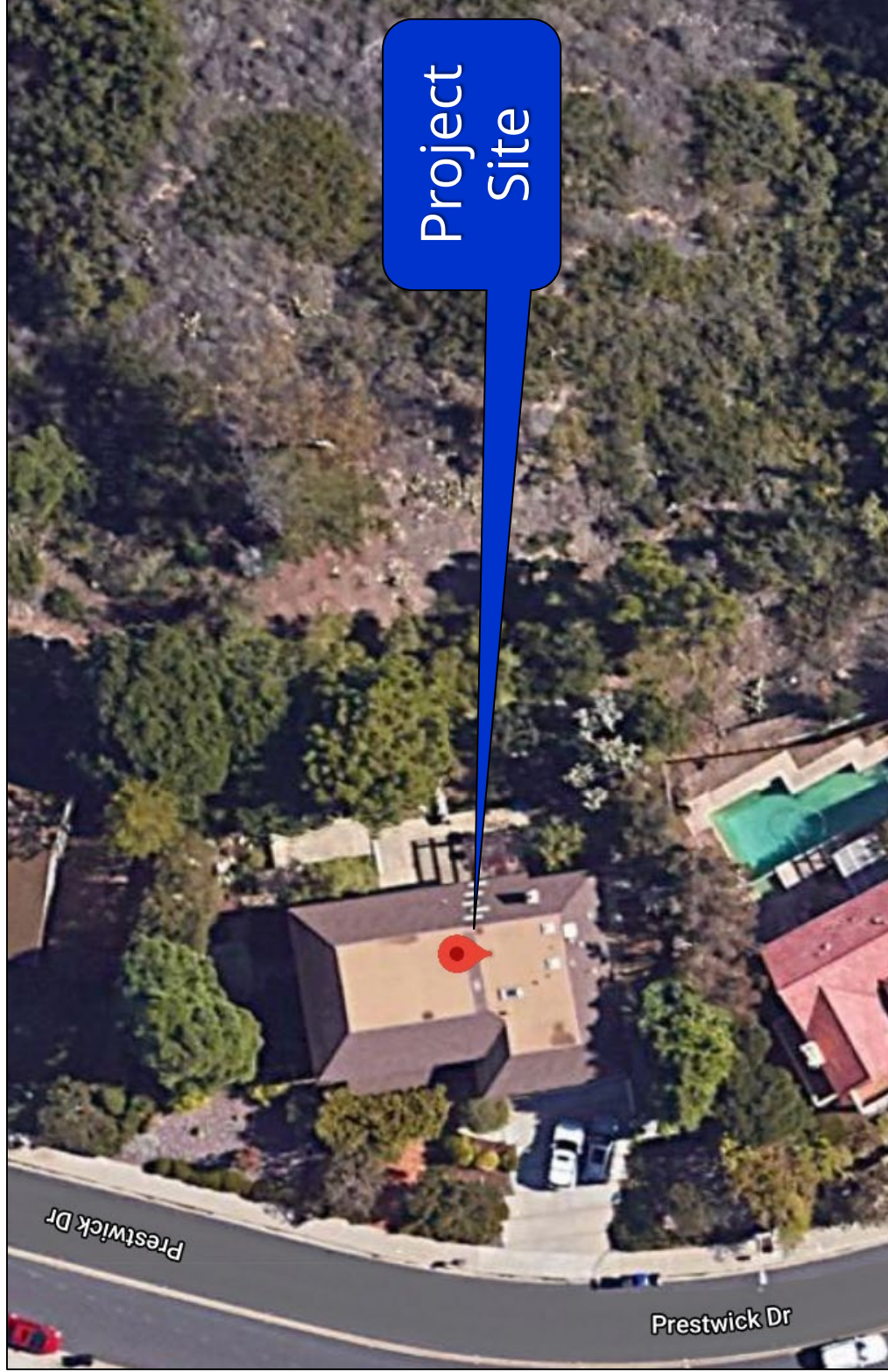


Perez Residence, Project Number 662163
8433 Prestwick Drive

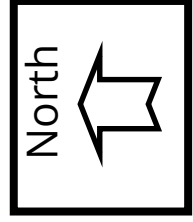
North



Aerial Photo



Perez Residence, Project Number 662163
8433 Prestwick Drive



HEARING OFFICER RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 2478944
PEREZ RESIDENCE PROJECT NO. 662163

WHEREAS, PLAYA DEL NORTE INVESTMENT, INC., Owner/Permittee, filed an application with the City of San Diego for a permit to an addition and remodel to an existing single-dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 247894, on portions of a 0.46-acre site;

WHEREAS, the project site is located at 8433 Prestwick Drive in the LJSPD-Sf zone of the La Jolla Community Plan;

WHEREAS, the project site is legally described as LOT 46 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNT OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY NOVEMBER 13, 1959;

WHEREAS, on November 5, 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, 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 December 2, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2478944 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. 2478944:

SDMC 126.0505 (a) Findings for all Site Development Permits

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

The proposed project is located at 8433 Prestwick Drive in the La Jolla Community Planning Area. The La Jolla Community Plan identifies the land use as Very Low Density Residential (0-5 du/ac). This density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed development is an addition to an existing single dwelling unit and does not increase the density.

The project follows several Community Plan Residential Recommendations, including (but not limited to):

1. 2.a.1: "...preserve bulk and scale with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space."

The project maintains the bulk and scale of the existing house and remains in scale with the surrounding neighborhood based on photo surveys.

2. 2.b: "Apply minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way."

The project maintains side yard setbacks, avoiding a wall effect and it is not located near the rear yard setback line. Project design includes articulations to break up wall planes and provide visual interest.

3. 2.c. "...create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements."

The addition creates visual relief through offsetting planes and building articulation, and also modifies the building façade to create further visual interest.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project was determined categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the state CEQA Guidelines. Section 15301 provides for CEQA exemptions for projects that involve negligible or no expansion of an existing or former use. Exempt projects have been determined not to have a significant effect on the environment per Section 15300 of the CEQA Guidelines.

In addition, the project has been determined to comply with existing Community Plan Recommendations for residential projects [see finding (1) above]. During and after

construction, the project will be required to comply with all relevant ministerial codes designed to protect the public health, safety, and welfare, including the California Building Code, stormwater regulations, and air quality regulations.

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

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

The project has been reviewed against all relevant provisions of the Land Development Code, including the La Jolla Shores Planned District, and was determined in compliance. No deviations are proposed. The construction and operation of the site will also be required to comply.

Therefore, the proposed development will comply with the regulations of the Land Development Code.

SDMC 126.0505(b) Supplemental Findings--Environmentally Sensitive Lands

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

The project site at 8433 Prestwick Drive is physically suitable for the design and siting of the proposed development because it has been previously developed with a single-dwelling unit on a landscaped, flat pad at the top of a hill. The proposed project is an addition and remodel that takes place entirely on the existing pad and does not bring the structure any closer to environmentally sensitive lands, resulting in the minimum of disturbance to environmentally sensitive lands. No grading or mapping actions are required for the proposed development, and all drainage is routed away from environmentally sensitive lands.

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

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

The proposed project is an addition to an existing single-dwelling unit, with no grading of natural landforms proposed. The addition takes place entirely on an existing, landscaped building pad, with all drainage routed according to accepted engineering practices. The project's brush management plan meets City standards and will minimize the risk of fire.

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

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

The proposed project is an addition and remodel that takes place entirely on an existing pad and does not bring the structure any closer to environmentally sensitive lands. Drainage will be routed according to accepted engineering practices. No adverse impacts are anticipated beyond those which may have already occurred during the construction of the existing house.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

Neither of these plans is applicable to the project site, which does not contain vernal pools or Multi-Habitat Planning Area (MHPA).

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

The project is located approximately 0.5 miles from the nearest shoreline. It does not drain directly to a beach or shoreline. Site drainage has been designed according to best engineering practices and is not anticipated to negatively affect beaches or shorelines.

Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply

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

This project was determined exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the State CEQA Guidelines. Therefore, no mitigation is required, and this finding does not apply.

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

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2478944 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2478944, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: December 2, 2020

IO#: 11004543

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: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2478944
PEREZ RESIDENCE PROJECT NO. 662163
HEARING OFFICER

This considered Site Development Permit No. 2478944 is granted by the Hearing Officer of the City of San Diego to Playa Del Norte Investment, Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505, 143.0110, and 1510.0201. The 0.46-acre site is located at 8433 Prestwick Drive in the La Jolla Community Planning Area. The project site is legally described as:

LOT 46 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNT OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY NOVEMBER 13, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition to an existing 3,553 sf single-dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2020, on file in the Development Services Department.

The project shall include:

- a. A 1,536-square-foot addition and 96-square-foot demolition to an existing 3,553-square-foot house;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 16, 2023.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.

9. 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.

ENGINEERING REQUIREMENTS:

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

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the driveway, with a 12 feet wide standard driveway, adjacent to the site, on Prestwick Drive, satisfactory to the City Engineer.

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

LANDSCAPE REQUIREMENTS:

13. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

14. 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

16. 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.

17. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

18. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

19. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

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

21. 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.

22. 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 December 2, 2020 and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: Site Development Permit No. 2478944
Date of Approval: December 2, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

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

Playa Del Norte Investment, Inc.
Owner/Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: Perez Residence Remodel SDP / 662163

SCH No.: N.A.

Project Location-Specific: 8433 Prestwick Drive San Diego, CA 92037

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

Description of nature and purpose of the Project A SITE DEVELOPMENT PERMIT for La Jolla Shores and for Environmentally Sensitive Lands (sensitive biological resources) for a 1,536 sf addition and 96 sf demolition to an existing 3,553 sf single-family residence at 8433 Prestwick Drive. The 0.46-acre site is in the Single-Family zone of the La Jolla Shores Planned District (LJSPD-SF), Coastal (Non-Appealable Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone within the La Jolla Community Plan in CD 1. Project is exempt from a Coastal Development Permit per SDMC 126.0704(a). (LEGAL DESCRIPTION: Lot 46, Map No. 4392; APN 346-151-04-00)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Brian Yamagata, Golba Architecture, Inc. 1940 Garnet Ave. San Diego, CA 92109

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption: **15301**
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 Existing Facilities - additions to existing structures where the addition will not increase more than 50 percent of the floor area of the structure before the addition. Since the proposed project is an addition to an existing home and will not increase the structure more than 50 percent, the exemption is appropriate. Furthermore, the exceptions listed in Section 15300.2 do not apply.

Lead Agency Contact Person: Sara Osborn

Telephone: (619)446-5381

If filed by applicant:

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

ATTACHMENT 6

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

Senior Planner

Signature/Title


Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3		City of San Diego • Information Bulletin 620		May 2020						
		City of San Diego Development Services		Community Planning Committee Distribution Form						
Project Name: 8433 Prestwick Dr.			Project Number: 662163							
Community: La Jolla										
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>										
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny										
# of Members Yes 14		# of Members No 0		# of Members Abstain 1						
Conditions or Recommendations:										
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)										
NAME: Suzanne Weissman										
TITLE: Secretary, LJCPA			DATE: October 02, 2020							
<i>Attach additional pages if necessary (maximum 3 attachments).</i>										

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

PEREZ RESIDENCE REMODEL

8433 PRESTWICK DRIVE
LA JOLLA, CA 92037



ARTISTIC RENDERING - CONCEPT ONLY

SITE DEVELOPMENT PERMIT SET

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

Project Addresses:
8433 Prestwick Drive
La Jolla, CA 92037

Project Name:
Perez Residence Remodel

Sheet Title:
COVER

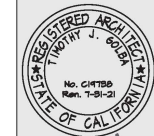
Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-24-20
Revision 1: 06-19-20

Original Date:
08-28-20

Sheet | Of 14

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

PEREZ RESIDENCE REMODEL
8433 PRESTWICK DRIVE
LA JOLLA, CA



golba
inc.
T 1.0

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER I, SECTION 4.
- RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIM GOLBA

SIGNATURE: DATE:

GEN. PLAN DEV. GOALS

THE PROPOSED PROJECT RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN AN EFFORT TO REACH THESE GOALS, THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTOVOLTAIC SYSTEM FOR GENERATING POWER ON SITE (UNDER SEPARATE PERMIT)
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- "ENERGY STAR" APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL NEW WINDOWS
- USE OF LOW V.O.C. PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS, AND OTHER FINISHES WHERE FEASIBLE
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING AND VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT
- ELECTRICAL OUTLET ON SEPARATE CIRCUIT IN EACH GARAGE FOR ELECTRIC CAR USAGE

HISTORIC REVIEW CLEARANCE

Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 La Jolla Village Drive, San Diego, CA 92161-1454

3/13/20 5:03 pm
Page 1 of 1

L64A-003A

Project Information

Project No: 659762
Project Mgr: Patia, Estelita
Title: Prelim 8433 Prestwick
(619) 445-5415
Estelita.patia@cityofsan-diego.gov

Review Information

Cycle Type: 1 Prelim(Plan-Historic)
Submitted: 02/29/2020
Deemed Complete on: 02/28/2020

Reviewing Discipline: Plan-Historic
Reviewer: Brian Mager
(619) 655-6301
Hours of Review: 1.00
Next Review Method: Prelim(Plan-Historic)

Cycle Distributed: 02/29/2020
Assigned: 03/12/2020
Started: 03/12/2020
Review Due: 03/12/2020
Completed: 03/12/2020
Closed: 03/12/2020

COMPLETED ON TIME

Last month Plan-Historic performed 342 reviews, 82.5% were on-time, and 83.1% were on projects at less than 4 complete submittals.

07.03.13.2009

Issue Test

1

The property located at 8433 Prestwick Dr. is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historic resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)

2

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:
<http://www.sandiego.gov/planning/programs/historic/pd20110220ragsguidelines.pdf>
(Informational Only, No Response or Action Required) (New Issue)

3

More information regarding this review process can be found in Information Bulletin 582:
<http://www.sandiego.gov/development-services/pdf/industryinfo/bulletin/b582.pdf>
(Informational Only, No Response or Action Required) (New Issue)

4

If City staff determines after review of these documents that no potentially significant historic resource exists on site, the parcel will be exempt from further historic review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only, No Response or Action Required) (New Issue)

5

If City staff determines that a potentially significant historic resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)

6

(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only, No Response or Action Required) (New Issue)

7

Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public notice and outreach and has made the following determination. (New Issue)

8

The property does not meet local designation criteria as an individually significant resource under any adopted Historic Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from the date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)

9

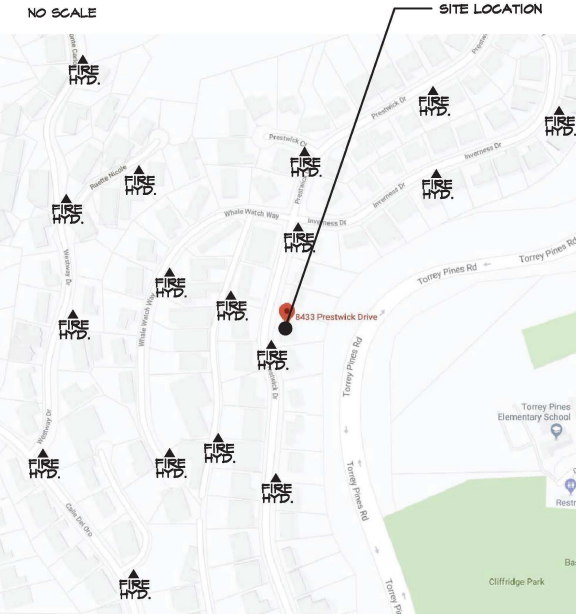
Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle review report. (Info Only, No Response Required) (New Issue)

For questions regarding the Plan-Historic review, please call Mager Brian at (619) 655-6301. Project No: 659762 Cycle: 1

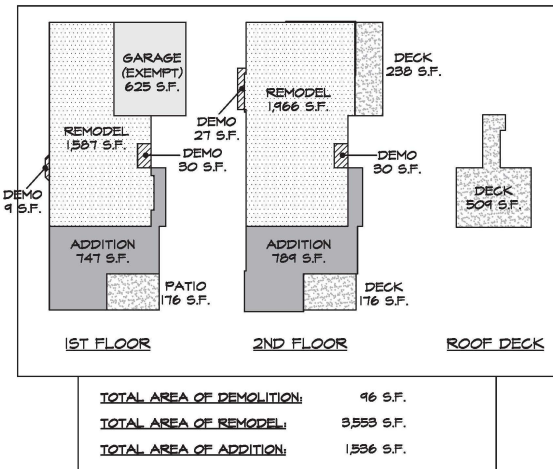
03/12/20 03:25:38

020 Reports 446-0022

VICINITY MAP/HYDRANT MAP



AREA DIAGRAM



CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
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3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
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- RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIM GOLBA

SIGNATURE: DATE: 03/24/2020

PROJECT DATA

PROJECT DESCRIPTION:

THE PROJECT PROPOSES AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE. SCOPE INCLUDES A 1,587 S.F. REMODEL OF THE EXISTING FIRST FLOOR WITH 747 S.F. OF ADDITION AND 39 S.F. OF DEMOLITION, AND A 1,966 S.F. REMODEL OF THE EXISTING SECOND FLOOR WITH 789 S.F. OF ADDITION AND 57 S.F. OF DEMOLITION. PROPOSED PROJECT AREA TO BE 5,114 S.F. SITE TO BE HARDESCAPED WITH NEW PATIOS, RETAINING WALLS, PAVING & STEPS. LANDSCAPE TO INCLUDE NEW PLANTED AREAS AND TURF.

SITE ADDRESS:

8433 PRESTWICK DRIVE
LA JOLLA, CA 92037

ASSESSORS PARCEL NUMBER:

346-151-04-00

LEGAL DESCRIPTION:

LOT 46, MAP NO. 4942

EXISTING DISCRETIONARY PERMITS:

NONE

REQUIRED DISCRETIONARY PERMITS:

PROCESS 3 SITE DEVELOPMENT PERMIT

YEAR EXISTING STRUCTURE WAS BUILT:

1970

EXISTING SOIL CONDITIONS:

PREVIOUSLY GRADED & DISTURBED

LOT USE

EXISTING:
PROPOSED:

SINGLE FAMILY RESIDENCE
SINGLE FAMILY RESIDENCE

LOT ZONING:

LSFDP-SF

COMMUNITY PLAN:

LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN

OVERLAY ZONE DESIGNATION:

COASTAL HEIGHT LIMIT
COASTAL OVERLAY ZONE
PARKING IMPACT OVERLAY ZONE

LOT SIZE:

20,087 S.F.

MAX. LOT COVERAGE:

.60 MAX = 12,052 S.F. ALLOWED

OCCUPANCY:

R-3

BUILDING CODES:

2019 CALIFORNIA RESIDENTIAL CODE,
2019 CALIFORNIA BUILDING CODE,
2019 CALIFORNIA ELECTRICAL CODE,
2019 CALIFORNIA PLUMBING CODE,
2019 CALIFORNIA MECHANICAL CODE,
2019 CALIFORNIA GREEN BUILDING CODE,
2019 CALIFORNIA FIRE CODE

CONSTRUCTION TYPE:

TYPE VB
13D FIRE SPRINKLERS THROUGHOUT HOUSE AND GARAGE

NUMBER OF STORIES

EXISTING:
PROPOSED:

2 STORY
2 STORY

BUILDING HEIGHT

EXISTING:
PROPOSED:

23'-0"
23'-8 3/8"

GEOLOGICAL HAZARD CATEGORY:

53 & 26

AREA CALCULATIONS

MAX. LOT COVERAGE:

60%

AREA OF SITE:

20,087 S.F.

ALLOWABLE COVERAGE:

12,052 S.F.

EXISTING LOT COVERAGE:

2,251 S.F. / 20,087 S.F. = 11.2%

PROPOSED LOT COVERAGE:

2,454 S.F. / 20,087 S.F. = 14.7%

TOTAL PROPOSED AREA:

1ST FLOOR HABITABLE:

EXISTING AREA TO BE REMODELED:
AREA OF ADDITION:

1,587 S.F.
747 S.F.

TOTAL 1ST FLOOR HABITABLE:

2,334 S.F.

2ND FLOOR HABITABLE:

EXISTING AREA TO BE REMODELED:
AREA OF ADDITION:

1,966 S.F.
789 S.F.

TOTAL 2ND FLOOR HABITABLE:

2,755 S.F.

TOTAL LIVING SPACE:

5,089 S.F.

GARAGE:

625 S.F.

AREA OF PATIOS AND DECKS:

1ST FLOOR (COVERED ENTRY):
1ST FLOOR (PATIOS):
2ND FLOOR (DECKS):
ROOF (DECKS):
TOTAL:

30 S.F.
176 S.F.
414 S.F.
504 S.F.
1,124 S.F.

LANDSCAPE REQUIREMENTS

LANDSCAPE REQ'S:
(LA JOLLA SHORES PLANNED DISTRICT)

30% OF PARCEL TO BE LANDSCAPED, MINIMUM.
20,087 S.F. x .30 = 6,026 S.F. REQUIRED
PROPOSED LANDSCAPING: 13,060 S.F.
% OF PARCEL TO BE LANDSCAPED:
13,070 S.F. / 20,087 S.F. = 65%

SHEET INDEX

GENERAL

T1.0 COVER SHEET
T1.1 PROJECT DATA

CIVIL

TOPO TOPOGRAPHIC SURVEY

ARCHITECTURAL

A0.0 SITE/GRADING PLAN
A0.1 DEMOLITION PLAN
A1.0 FIRST FLOOR PLAN
A1.1 SECOND FLOOR PLAN
A1.2 ROOF PLAN
A2.0 ELEVATIONS
A2.1 ELEVATIONS
A3.0 SECTIONS

LANDSCAPE

L1.0 LANDSCAPE DEVELOPMENT PLAN
L1.1 LANDSCAPE DEVELOPMENT PLAN
BM-1 BRUSH MANAGEMENT PLAN

PROJECT DIRECTORY

OWNER & FINANCIALLY RESPONSIBLE PARTY:

PLAYA DEL NORTE, LLC
C/O HUMBERTO PEREZ
1501 FRONT STREET, SUITE 115
SAN DIEGO, CA 92101

ARCHITECT:

GOLBA ARCHITECTURE
CONTACT: BRIAN YAMAGATA
1940 GARNET AVENUE, SUITE 100
SAN DIEGO, CA 92104
P: 619-231-9905
F: 658-750-3471

SURVEYOR:

"A QUICK SURVEY"
CONTACT: MICHAEL THOMPSON, P.L.S.
2165 WOODLAND HEIGHTS GLEN
ESCONDIDO, CA 92026
P: 760-525-0694

LANDSCAPE ARCHITECT:

NERI LANDSCAPE ARCHITECTURE
CONTACT: JIM NERI
928 HORNBLAND STREET, SUITE #3
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Project Addresses:
8433 Prestwick Drive
La Jolla, CA 92037

Project Name:
Perez Residence Remodel
Sheet Title:

PROJECT DATA

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: X
Revision 1: 06-19-20

Original Date:
03-23-20

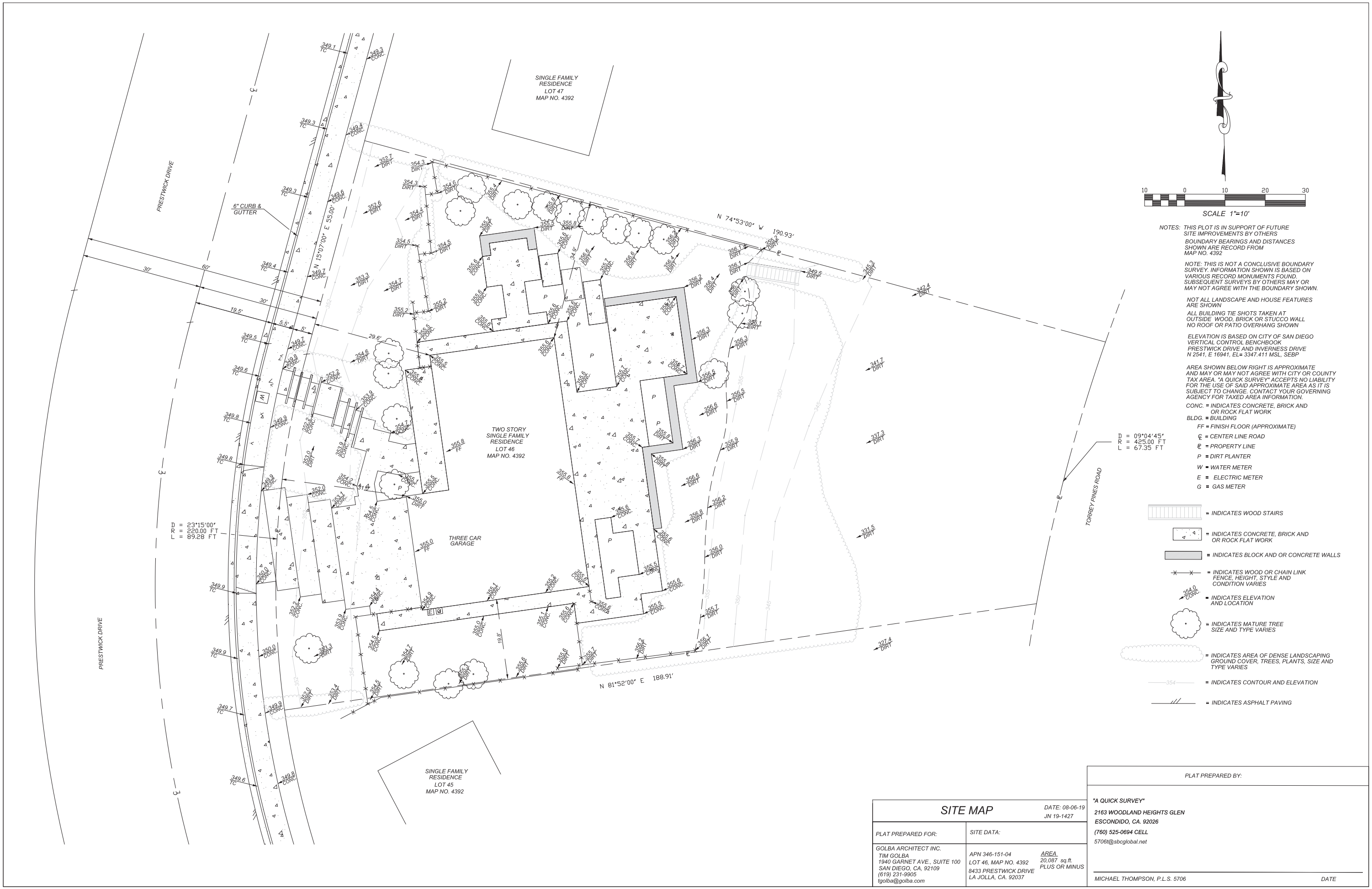
Sheet 2 Of 14

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
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PEREZ RESIDENCE REMODEL
8433 PRESTWICK DRIVE
LA JOLLA, CA



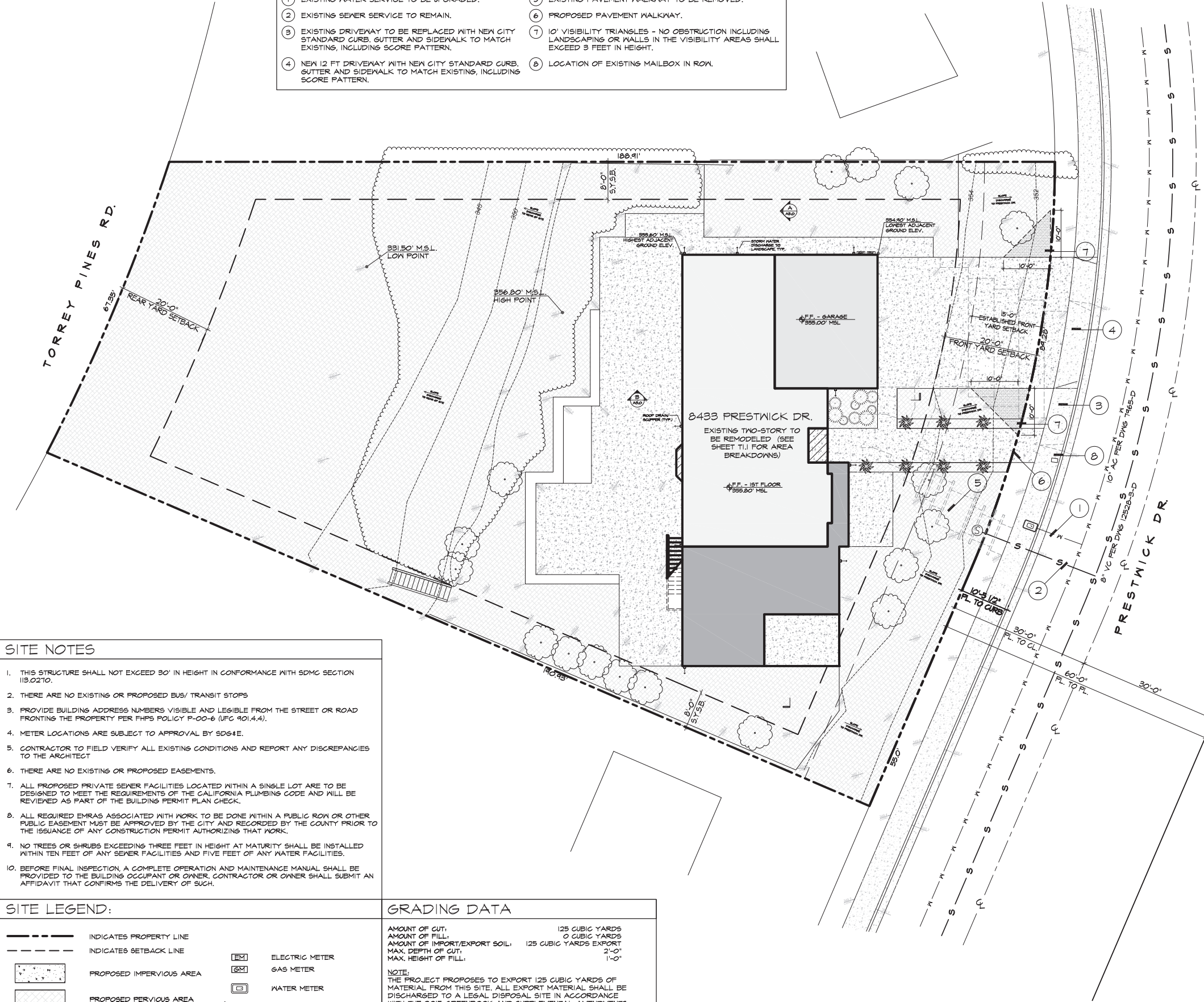
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SITE PLAN KEYNOTES

- | | |
|---|---|
| 1 EXISTING WATER SERVICE TO BE UPGRADED. | 5 EXISTING PAVEMENT WALKWAY TO BE REMOVED. |
| 2 EXISTING SEWER SERVICE TO REMAIN. | 6 PROPOSED PAVEMENT WALKWAY. |
| 3 EXISTING DRIVEWAY TO BE REPLACED WITH NEW CITY STANDARD CURB, GUTTER AND SIDEWALK TO MATCH EXISTING, INCLUDING SCORE PATTERN. | 7 10' VISIBILITY TRIANGLES - NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT. |
| 4 NEW 12 FT DRIVEWAY WITH NEW CITY STANDARD CURB, GUTTER AND SIDEWALK TO MATCH EXISTING, INCLUDING SCORE PATTERN. | 8 LOCATION OF EXISTING MAILBOX IN ROW. |

ELEVATION IS BASED ON CITY OF SAN DIEGO
VERTICAL CONTROL BENCHMARK:
PRESTWICK DRIVE AND INVERNESS DRIVE
N:2541, E:16941, ELEV. 3347.411 M.S.L., SEBP



SITE NOTES

- THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMC SECTION 13.0210.
- THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFG 901.4.4).
- METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
- ALL PROPOSED PRIVATE SEWER FACILITIES LOCATED WITHIN A SINGLE LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
- ALL REQUIRED EMRAS ASSOCIATED WITH WORK TO BE DONE WITHIN A PUBLIC ROW OR OTHER PUBLIC EASEMENT MUST BE APPROVED BY THE CITY AND RECORDED BY THE COUNTY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT AUTHORIZING THAT WORK.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
- BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH.

SITE LEGEND:

- | | |
|--------------------------|---|
| INDICATES PROPERTY LINE | ELECTRIC METER |
| INDICATES SETBACK LINE | GAS METER |
| PROPOSED IMPERVIOUS AREA | WATER METER |
| PROPOSED PERVIOUS AREA | DIRECTION OF DRAINAGE |
| EXISTING CONCRETE PAVING | ROOF DRAIN: DISCHARGE INTO LANDSCAPE AREA |
| AREA OF NEW FOOTPRINT | EXISTING CONTOURS |
| | PROPOSED CONTOURS |

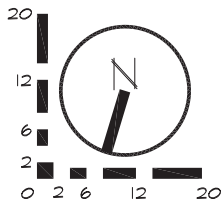
GRADING DATA

AMOUNT OF CUT: 125 CUBIC YARDS
AMOUNT OF FILL: 0 CUBIC YARDS
AMOUNT OF IMPORT/EXPORT SOIL: 125 CUBIC YARDS EXPORT
MAX. DEPTH OF CUT: 2'-0"
MAX. HEIGHT OF FILL: 1'-0"

NOTE:
THE PROJECT PROPOSES TO EXPORT 125 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SITE DISTURBANCE DATA:

TOTAL DISTURBANCE AREA:	4526 S.F.
EXISTING IMPERVIOUS AREA:	5852 S.F.
PROPOSED IMPERVIOUS AREA:	6128 S.F.
TOTAL IMPERVIOUS AREA:	6128 S.F.
IMPERVIOUS % INCREASE:	10.3%



SCALE: 3/32"=1'-0"

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Revision 4: X
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Revision 2: X
Revision 1: 06-19-20

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8433 Prestwick Drive
La Jolla, CA 92037

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Perez Residence Remodel

Sheet 4 Of 14

Sheet Title:

**PROPOSED
SITE/GRADING PLAN**

GOLBA ARCHITECTURE inc
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Phone: (619) 231-9905 Fax: (858) 750-3471

PEREZ RESIDENCE REMODEL

8433 PRESTWICK DRIVE
LA JOLLA, CA



Golba inc

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DEMOLITION NOTES:

1. THE CONTRACTOR IS TO USE EVERY PRECAUTION TO PREVENT DAMAGE TO ADJOINING AREAS. WHERE APPLICABLE, THE CONTRACTOR IS TO PATCH AND REPAIR DRYWALL, STUCCO OR SIMILAR ADJOINING MATERIAL AFTER DEMOLITION OR REPLACEMENT OF WALLS, WINDOWS OR DOORS.
2. THE CONTRACTOR IS TO REFERENCE THE NEW FLOOR PLANS AND SITE PLANS FOR PRECISE LIMITS OF DEMOLITION. CONSULT ARCHITECT OR OWNER IN AREA OF UNCERTAINTY OR DISCREPANCY.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACINGS, SHORINGS AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, ELEVATIONS, SECTIONS OR DETAILS OF THESE DRAWINGS.

WALL DEMO BREAKDOWN

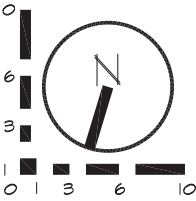
WALL	WALL LENGTH TO REMAIN	WALL LENGTH TO DEMOLISH	TOTAL WALL LENGTH
A	41'-7 3/4"	0'-0"	41'-7 3/4"
B	28'-6"	0'-0"	28'-6"
C	1'-8"	32'-0 3/4"	33'-8 3/4"
D	10'-7 3/4"	0'-0"	10'-7 3/4"
E	0'-3 1/2"	30'-8 1/2"	31'-0"
F	13'-10 1/4"	0'-0"	13'-10 1/4"
G	0'-0"	1'-4 1/2"	1'-4 1/2"
H	0'-0"	5'-6"	5'-6"
I	0'-0"	1'-4 1/2"	1'-4 1/2"
J	33'-11"	6'-5 1/4"	40'-4 1/4"
K	32'-0 1/2"	4'-7 1/4"	41'-7 3/4"
L	0'-0"	28'-6"	28'-6"
M	1'-8"	32'-0 3/4"	33'-8 3/4"
N	2'-1 3/4"	8'-6"	10'-7 3/4"
O	0'-3 1/2"	30'-8 1/2"	31'-0"
P	18'-4 1/4"	16'-10 1/2"	35'-2 3/4"
Q	2'-7"	0'-0"	2'-7"
R	12'-7 1/4"	0'-0"	12'-7 1/4"
S	2'-7"	0'-0"	2'-7"
T	13'-11 3/4"	0'-0"	13'-11 3/4"
TOTAL	217'-2 1/4"	204'-6 1/2"	421'-8 3/4"

COASTAL EXEMPTION SUMMARY

BUILDING PERIMETER LENGTH:	421'-8 3/4"
50% OF BUILDING PERIMETER LENGTH:	210'-10 3/8"
LENGTH OF WALLS TO REMAIN	217'-2 1/4"
LENGTH OF WALLS TO DEMO:	204'-6 1/2"

204'-6 1/2" < 50% MAX. DEMO ALLOWED (210'-10 3/8")
48.5% TO BE DEMOLISHED

NOTE:
GENERAL CONTRACTOR ASSUMES ALL RISK AND LIABILITY TO COMPLY WITH THE CITY OF SAN DIEGO COASTAL PERMIT EXEMPTION POLICY. GENERAL CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL REQUIREMENTS TO PRESERVE 50.1% OF THE EXISTING WALLS AND REPORT ANY DISCREPANCIES OR ISSUES TO THE ARCHITECT UPON DISCOVERY.



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

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Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: X
Revision 1: 06-19-20

Project Addresses:
8433 Prestwick Drive
La Jolla, CA 92037

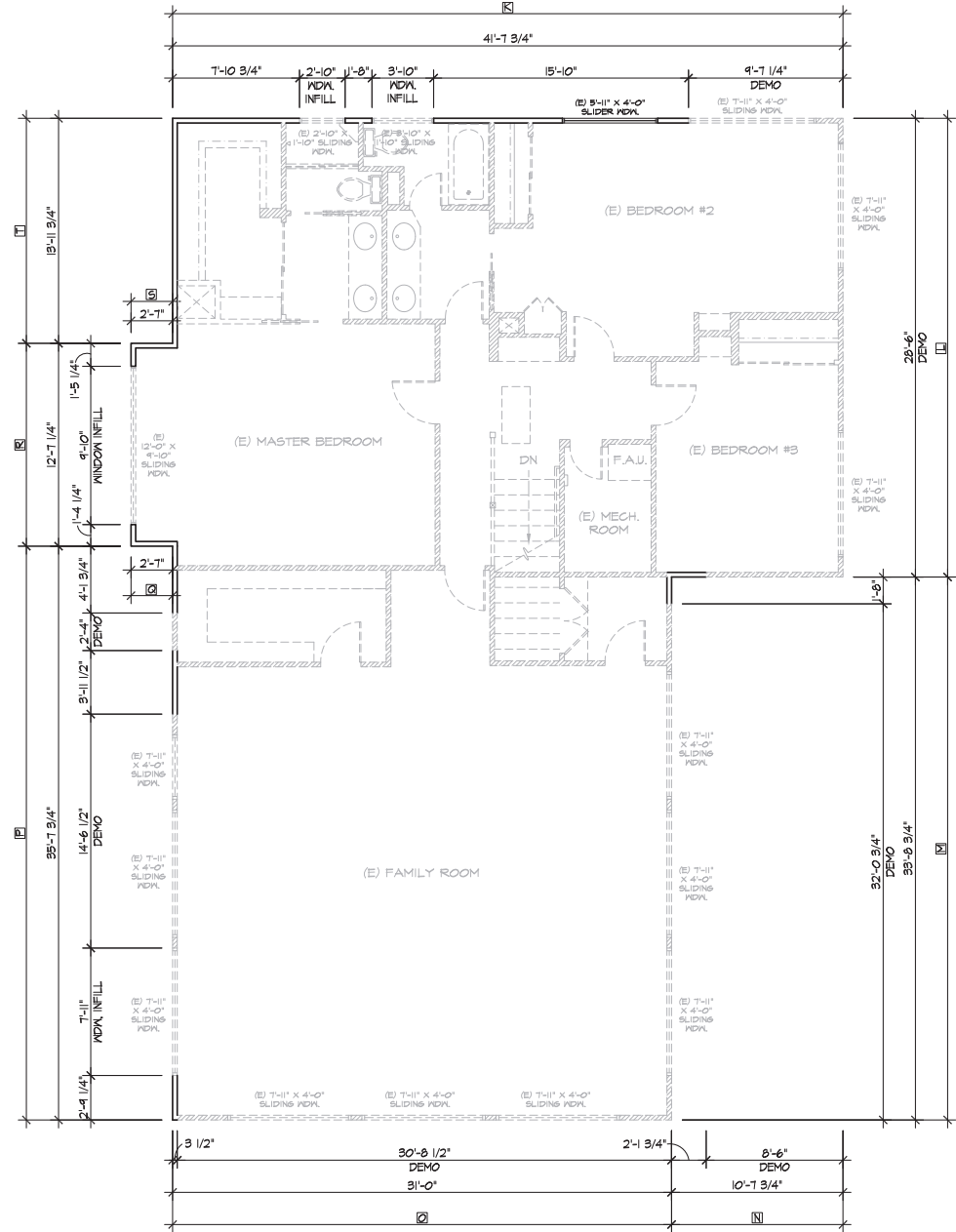
Original Date:
03-23-20

Project Name:
Perez Residence Remodel

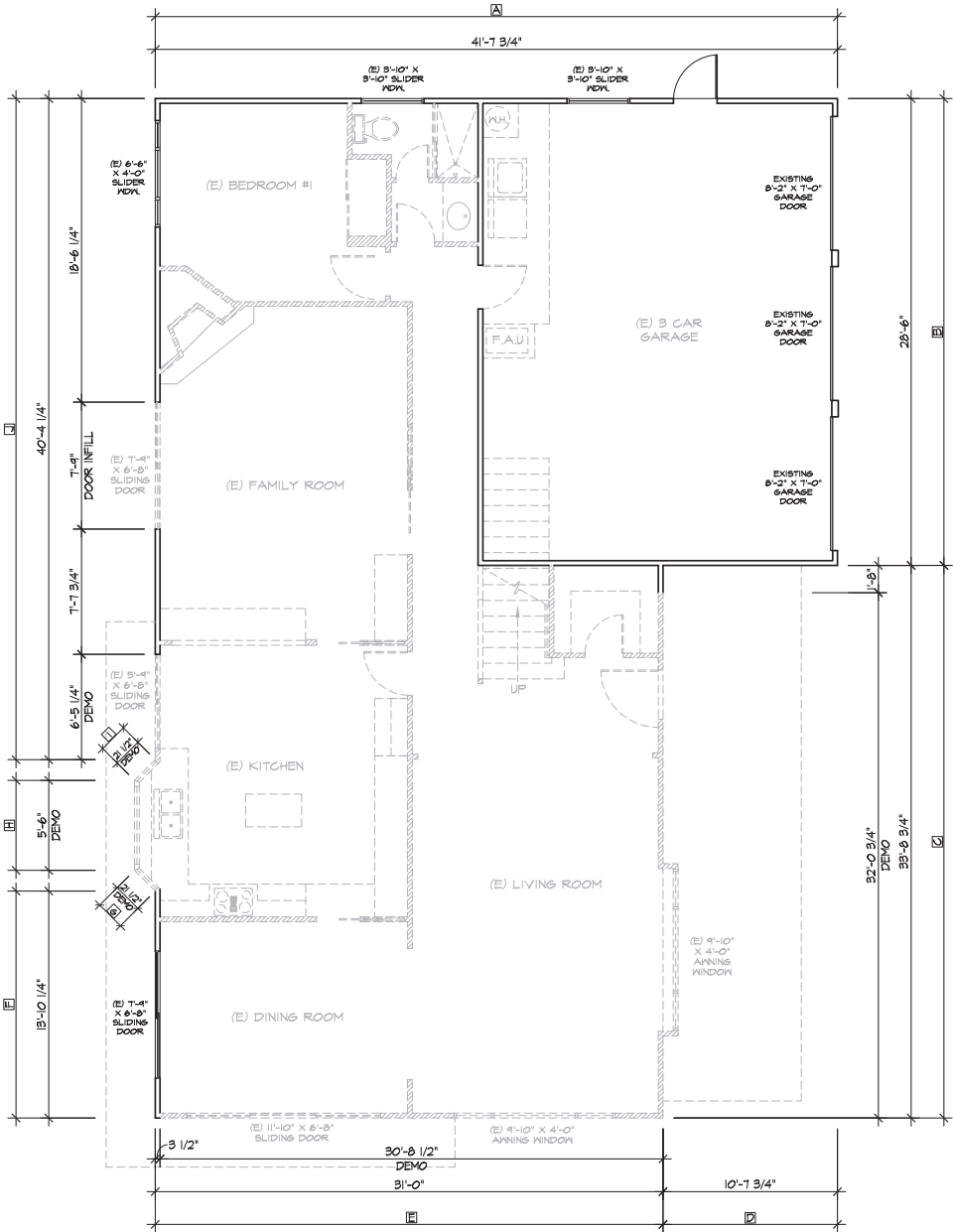
Sheet 5 Of 14

Sheet Title:

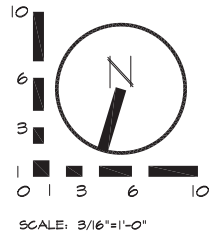
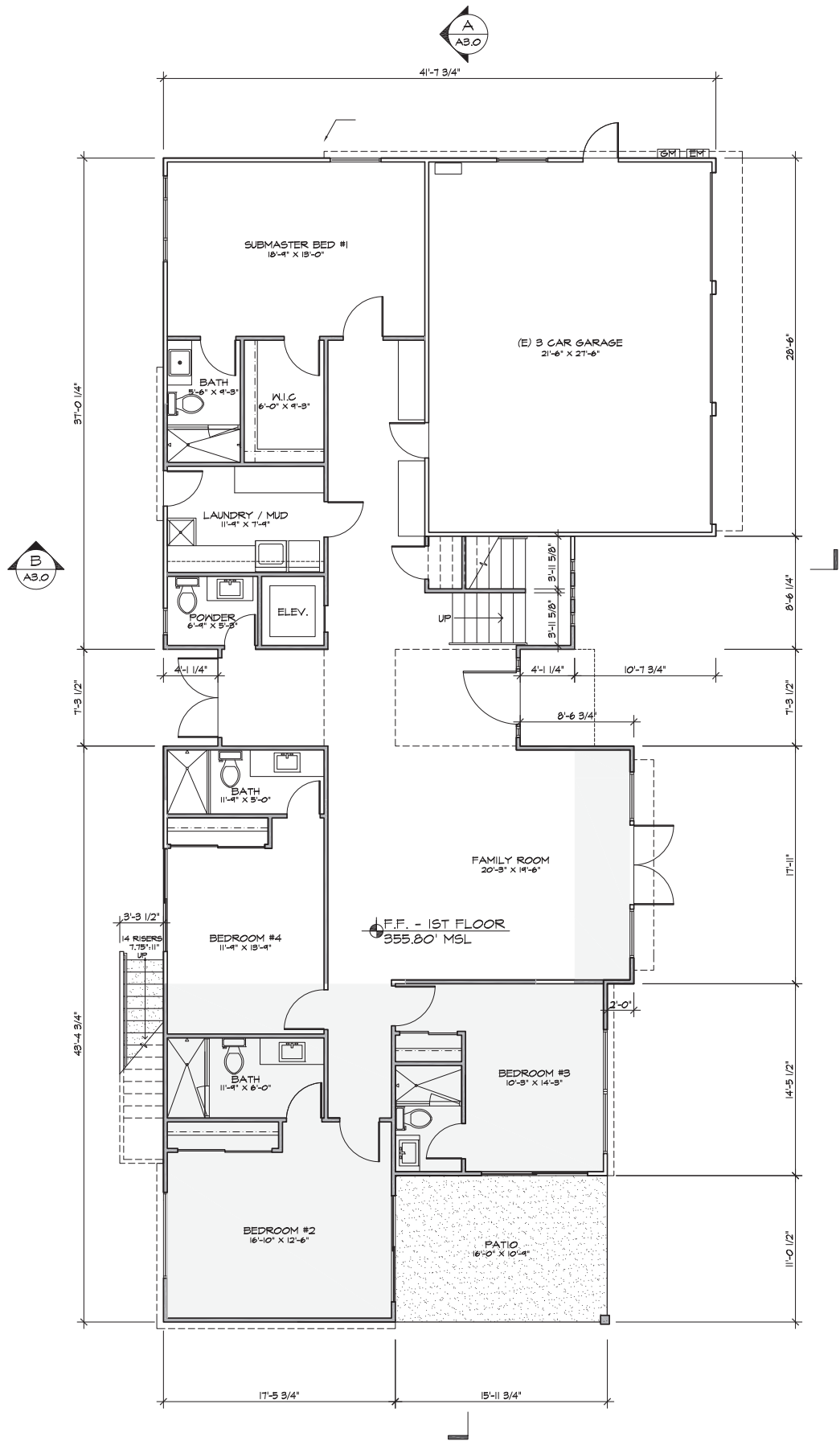
DEMOLITION PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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Revision 3: X
Revision 2: X
Revision 1: 06-19-20

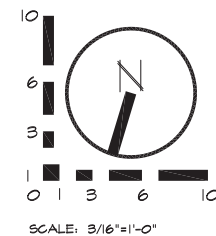
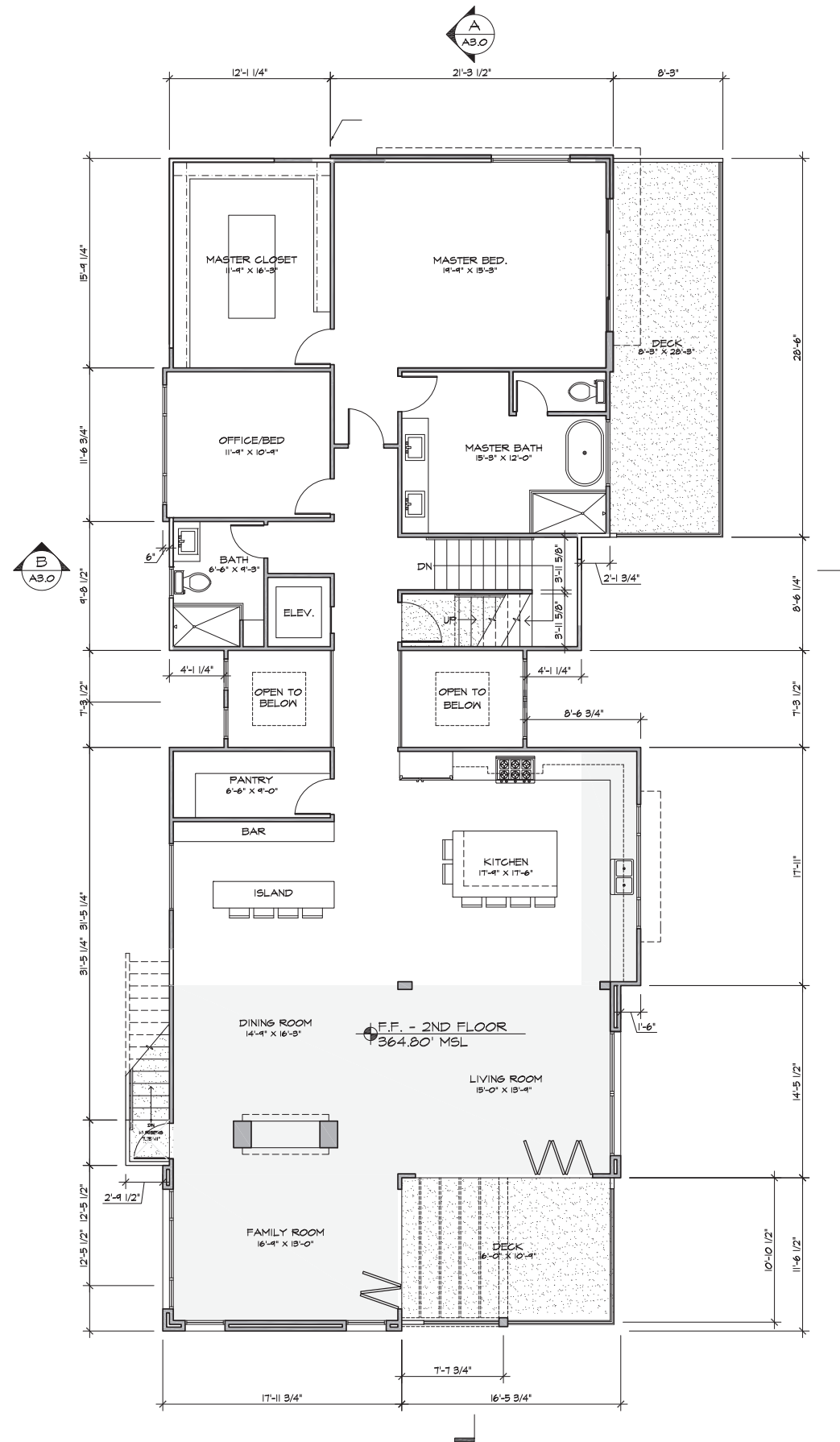
Project Addresses:
8433 Prestwick Drive
La Jolla, CA 92037

Original Date:
03-23-20

Project Name:
Perez Residence Remodel

Sheet 6 of 14

Sheet Title:
PROPOSED 1ST
FLOOR PLAN



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Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-24-20
Revision 1: 06-19-20

Project Addresses:
8433 Prestwick Drive
La Jolla, CA 92037

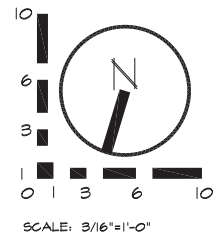
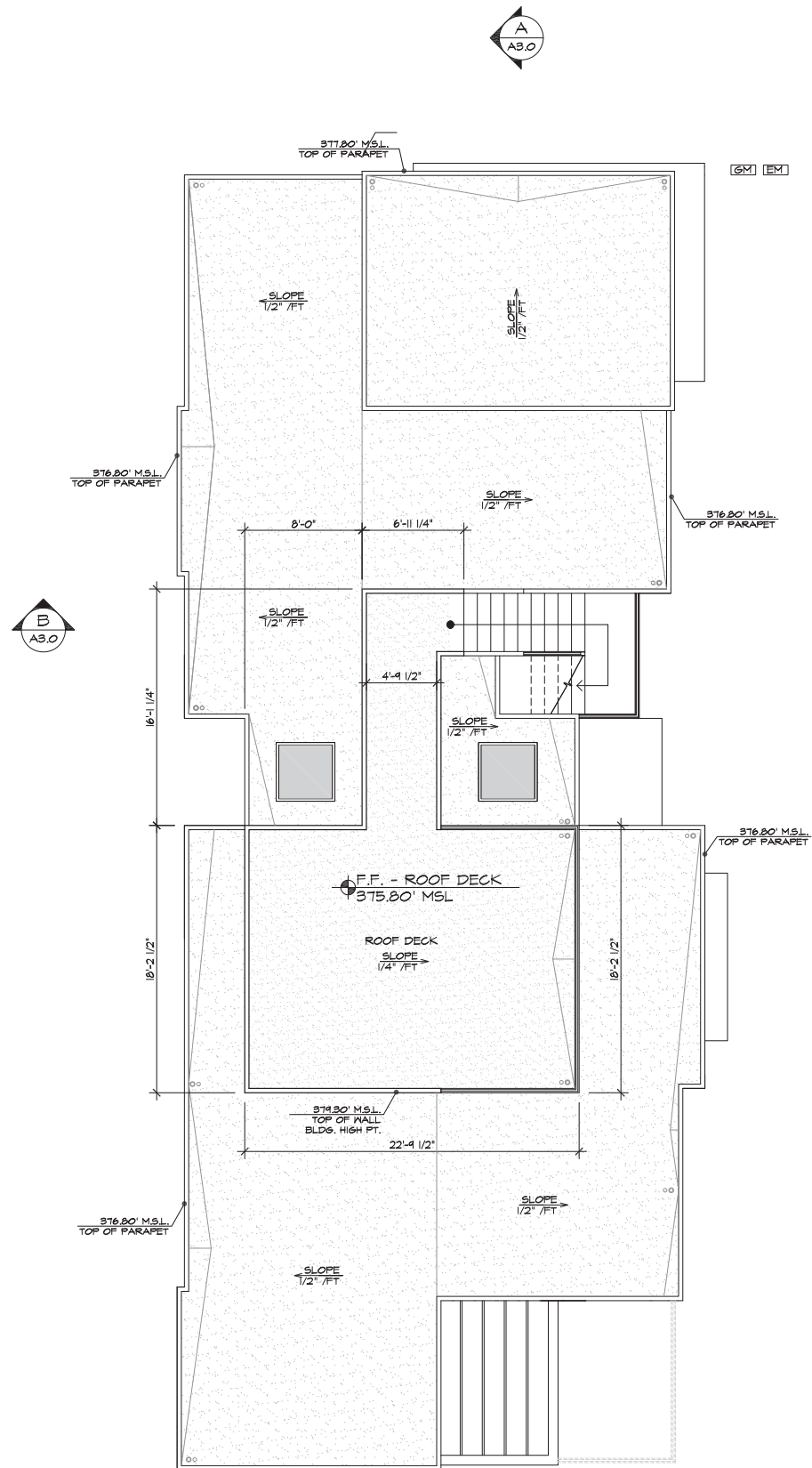
Original Date:
03-23-20

Project Name:
Perez Residence Remodel

Sheet 7 of 14

Sheet Title:

**PROPOSED 2ND
FLOOR PLAN**



Prepared By:
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Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-24-20
Revision 1: 06-19-20

Project Addresses:
8433 Prestwick Drive
La Jolla, CA 92037

Original Date:
03-23-20

Project Name:
Perez Residence Remodel

Sheet 8 Of 14

Sheet Title:
**PROPOSED ROOF
PLAN**

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC 132.0505(a))

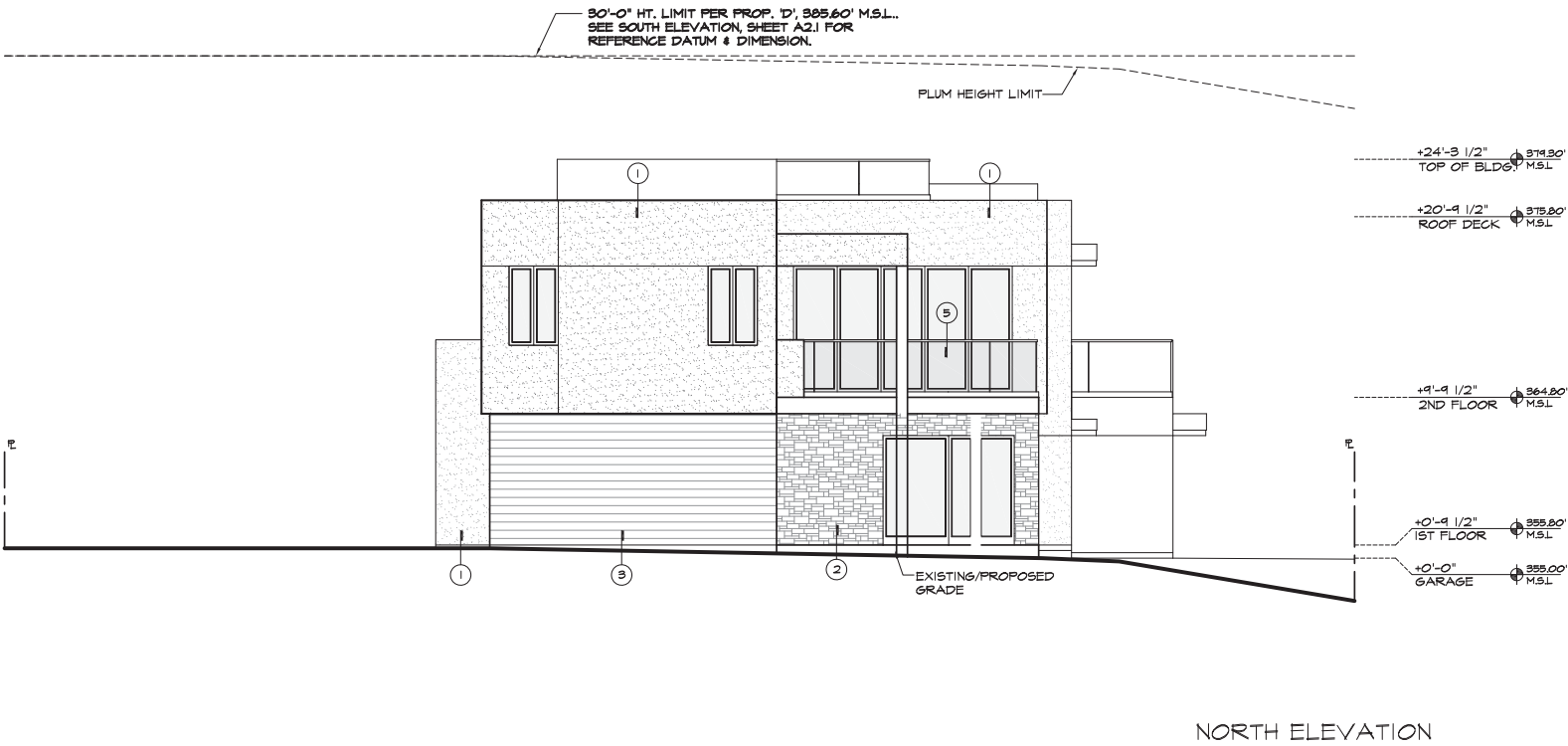
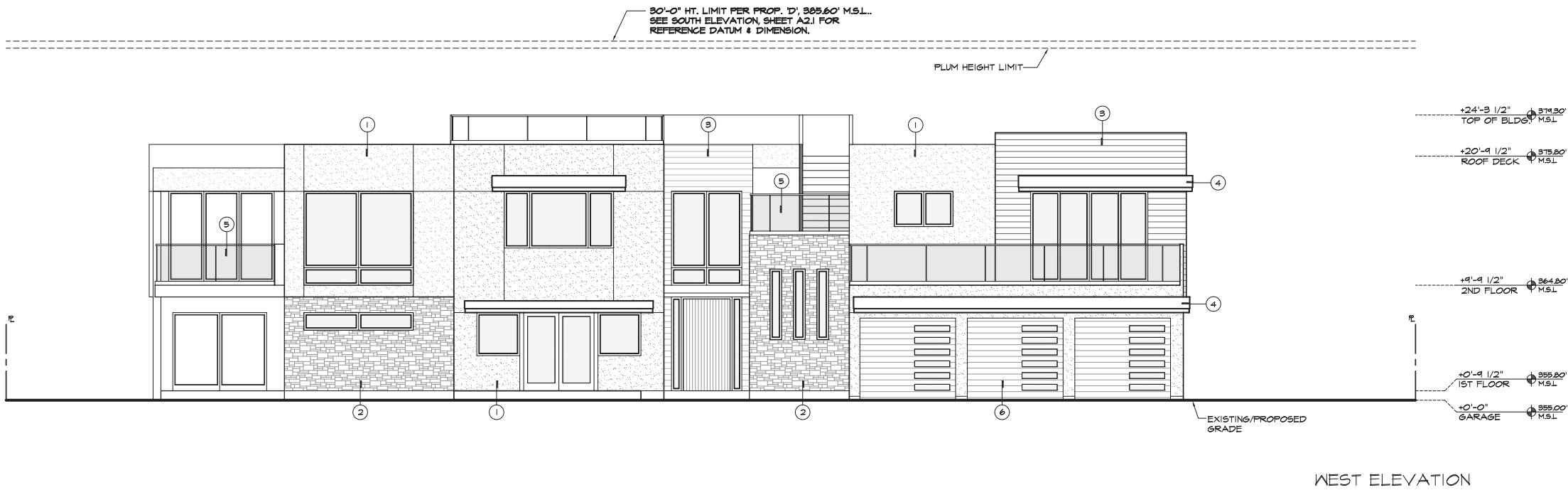
NOTE:
NO DECK PARAPET, GUARDRAIL, WALL OR FENCE TO EXCEED AN AVERAGE OF 42" IN HEIGHT FROM THE FINISHED FLOOR OF THAT DECK, NOR SHALL THEY EXCEED 54" IN HEIGHT AT ANY POINT.

ELEVATION NOTES:

- 1 7/8" EXT. CEMENT STUCCO W/ENERGY[®] ACRYLIC FINISH COATING, COLOR PER OWNER/ ARCHITECT APPROVAL, (TYP.)
- 2 STONE TILE VENEER PER OWNER APPROVAL, INSTALLED PER MANUF. SPECS, (TYP.)
- 3 LAP SIDING PER OWNER APPROVAL INSTALLED PER MANUF. SPECS, (TYP.)
- 4 COPPER FLASHING/COPING @ ROOF EDGE (TYP.)
- 5 CUSTOM RAILING PER OWNER APPROVAL (TYP.)
- 6 ROLL-UP GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS, (TYP.)

COLOR PALETTE:

STUCCO:	EARTHTONES
SIDING:	EARTHTONES
STONE TILE:	EARTHTONES
FLASHING/COPING:	COPPER



0 3 6 10

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

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Revision 3: X
Revision 2: 08-24-20
Revision 1: 06-19-20

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8433 Prestwick Drive
La Jolla, CA 92037

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Perez Residence Remodel

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Sheet Title:

EXTERIOR
ELEVATIONS

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PEREZ RESIDENCE REMODEL
8433 PRESTWICK DRIVE
LA JOLLA, CA



GOLBA inc.
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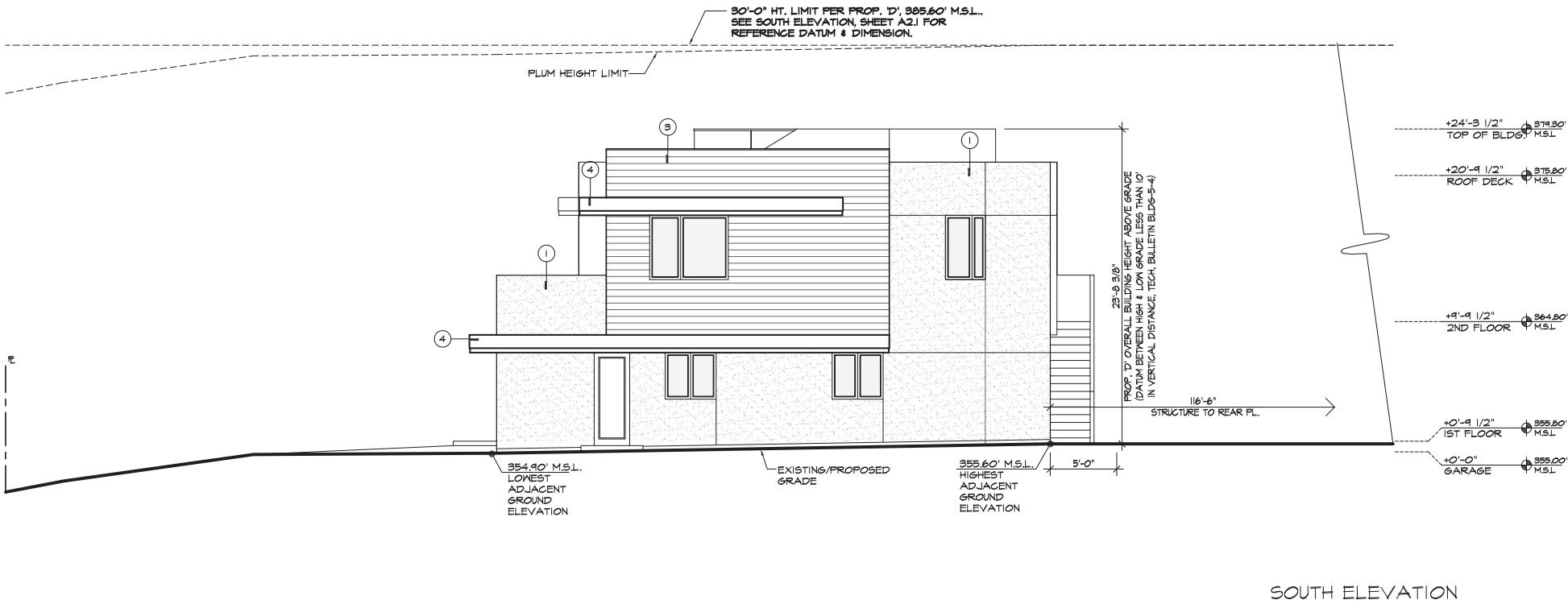
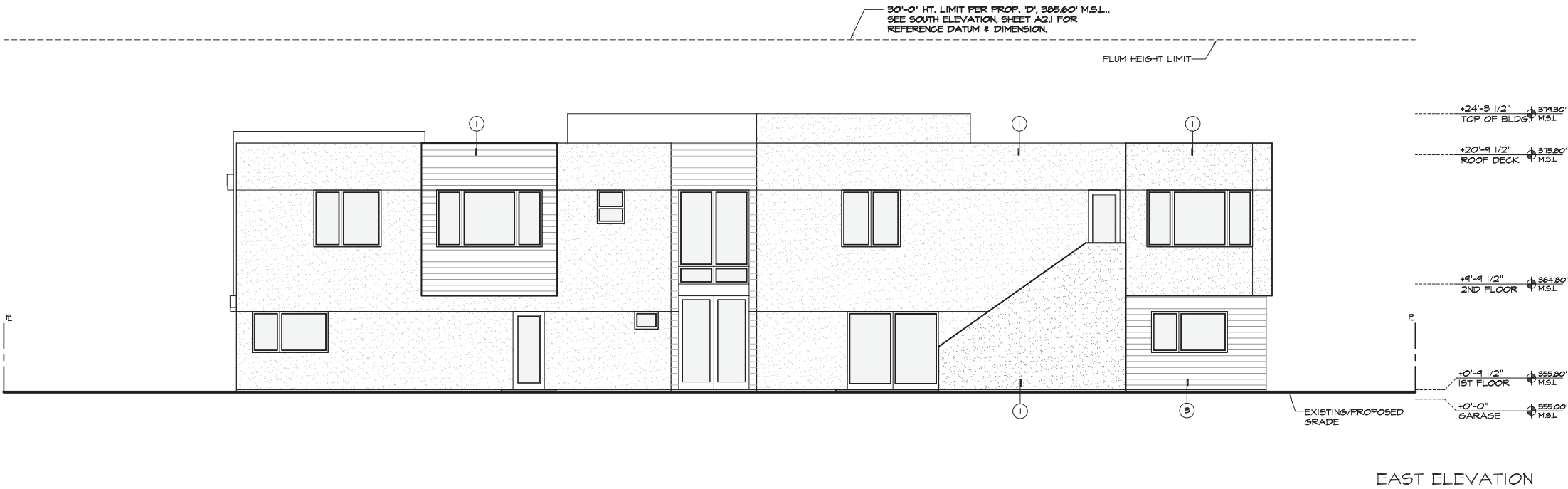
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ELEVATION NOTES:

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- 2 STONE TILE VENEER PER OWNER APPROVAL, INSTALLED PER MANUF. SPECS, (TYP.)
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- 6 ROLL-UP GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS, (TYP.)

COLOR PALETTE:

STUCCO:	EARTHTONES
SIDING:	EARTHTONES
STONE TILE:	EARTHTONES
FLASHING/COPING:	COPPER



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

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EXTERIOR
ELEVATIONS

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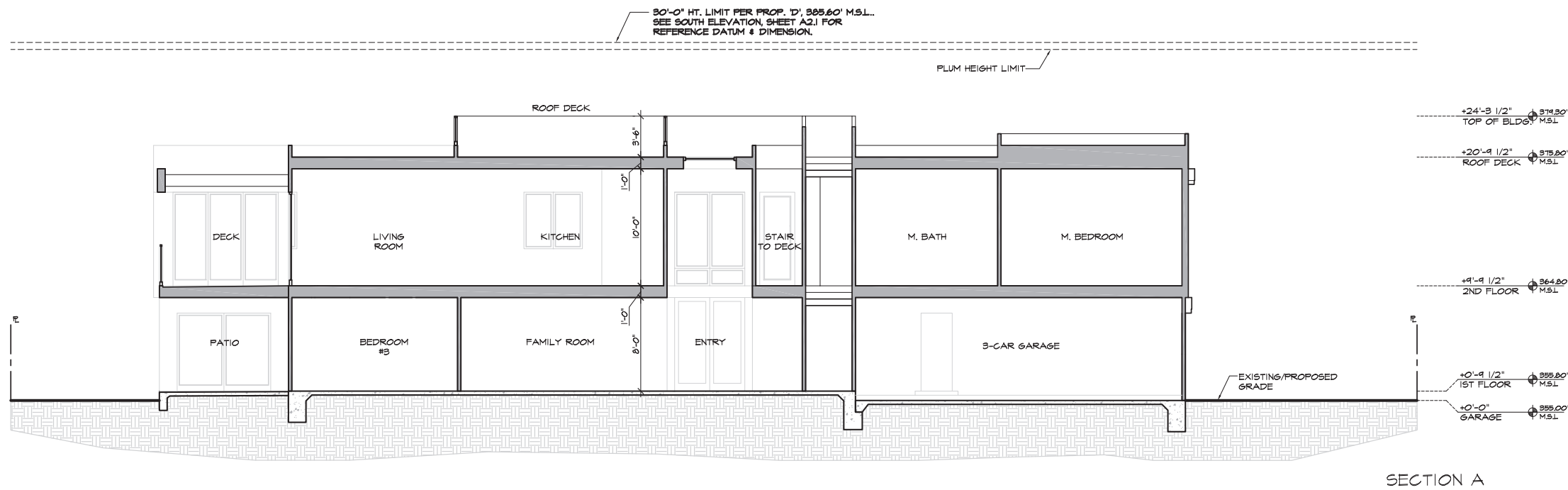
PEREZ RESIDENCE REMODEL
8433 PRESTWICK DRIVE
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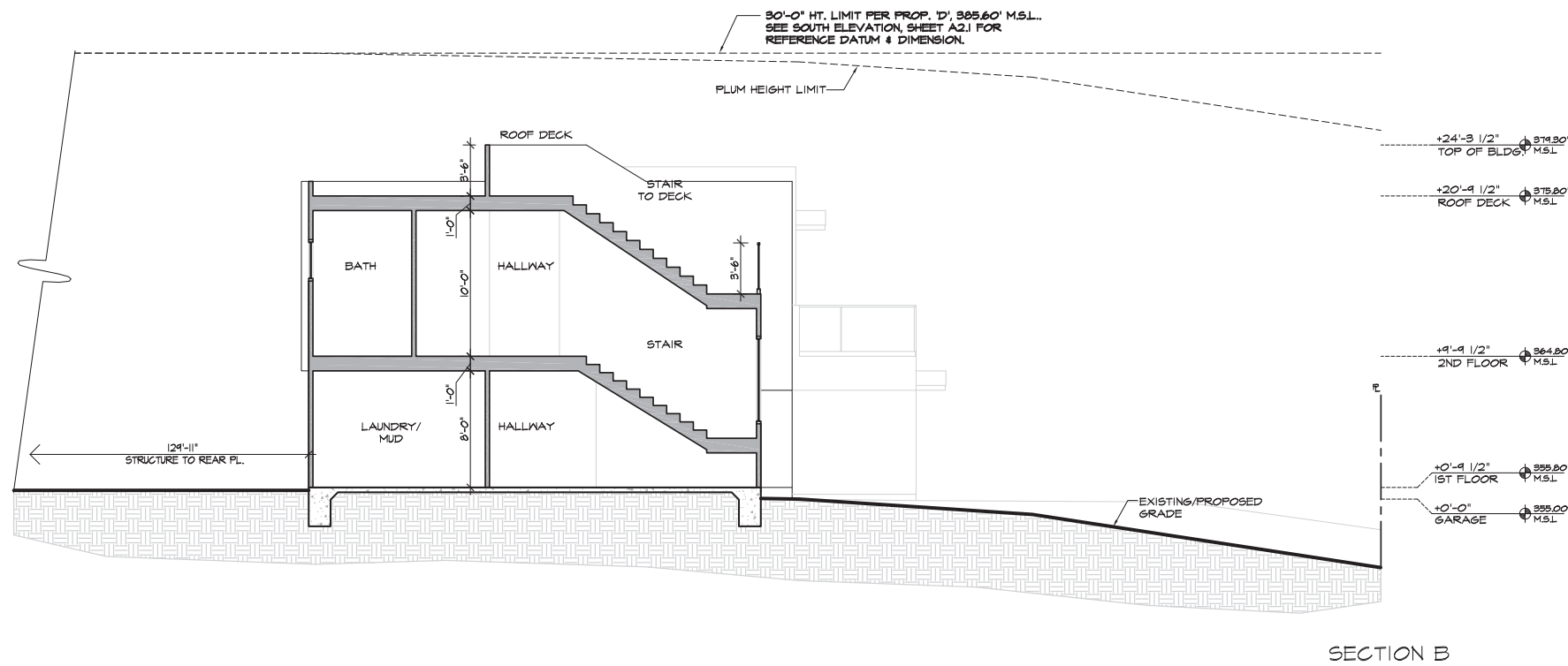
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- NOTE:
- 1) NO DECK PARAPET, GUARDRAIL, WALL OR FENCE TO EXCEED AN AVERAGE OF 42" IN HEIGHT FROM THE FINISHED FLOOR OF THAT DECK, NOR SHALL THEY EXCEED 54" IN HEIGHT AT ANY POINT.
 - 2) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.
 - 3) A VAPOR RETARDER AND CAPILLARY BREAK ARE REQUIRED AT SLAB ON GRADE FOUNDATIONS.
 - 4) 4" THICK BASE OF 3/4" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH ADDRESS BLEEDING, SHRINKAGE, AND CURING SHALL BE USED, PER ACI 302.2R-06



0 3 6 10

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

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Perez Residence Remodel

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Sheet Title:

SECTIONS

GOLBA ARCHITECTURE
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PEREZ RESIDENCE REMODEL
8433 PRESTWICK DRIVE
LA JOLLA, CA

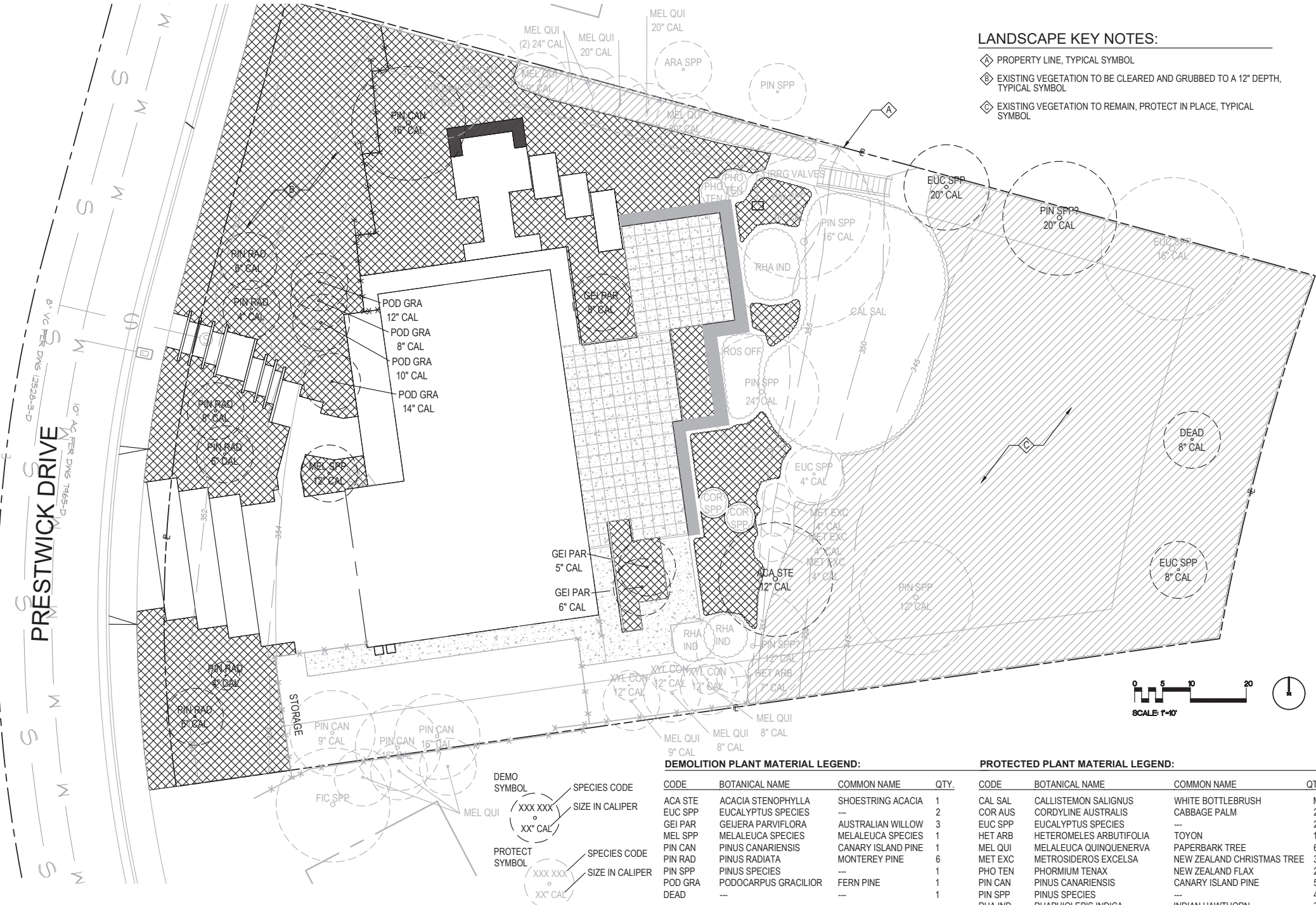


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EXISTING SITE DEMOLITION PLANTING:



LANDSCAPE KEY NOTES:

- PROPERTY LINE, TYPICAL SYMBOL
- EXISTING VEGETATION TO BE CLEARED AND GRUBBED TO A 12" DEPTH, TYPICAL SYMBOL
- EXISTING VEGETATION TO REMAIN, PROTECT IN PLACE, TYPICAL SYMBOL

DEMOLITION PLANT MATERIAL LEGEND:

CODE	BOTANICAL NAME	COMMON NAME	QTY.
ACA STE	ACACIA STENOPHYLLA	SHOESTRING ACACIA	1
EUC SPP	EUCALYPTUS SPECIES	---	2
GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	3
MEL SPP	MELALEUCA SPECIES	MELALEUCA SPECIES	1
PIN CAN	PINUS CANARIENSIS	CANARY ISLAND PINE	1
PIN RAD	PINUS RADIATA	MONTEREY PINE	6
PIN SPP	PINUS SPECIES	---	1
POD GRA	PODOCARPUS GRACILIOR	FERN PINE	1
DEAD	---	---	1

APPROXIMATELY 5,360 SF OF LANDSCAPE TO BE CLEARED AND GRUBBED TO A DEPTH OF 12"

PROTECTED PLANT MATERIAL LEGEND:

CODE	BOTANICAL NAME	COMMON NAME	QTY.
CAL SAL	CALLISTEMON SALIGNUS	WHITE BOTTLEBRUSH	MULTIPLE
COR AUS	CORDYLINE AUSTRALIS	CABBAGE PALM	2
EUC SPP	EUCALYPTUS SPECIES	---	2
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	1
MEL QUI	MELALEUCA QUINQUENVERVA	PAPERBARK TREE	6
MET EXC	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	3
PHO TEN	PHORMIUM TENAX	NEW ZEALAND FLAX	2
PIN CAN	PINUS CANARIENSIS	CANARY ISLAND PINE	5
PIN SPP	PINUS SPECIES	---	4
RHA IND	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	1

LA JOLLA SHORES PDO NOTES:

- IN THE SINGLE FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
- ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
- ALL LANDSCAPED MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL.

GENERAL NOTES:

- THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER PER SDMC §142.0411. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. ALL PROPOSED STREET TREE PALMS SHALL HAVE A MINIMUM OF 10' BROWN TRUNK HEIGHT (BTH).
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA SHORES PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
- ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL AS SHOWN ON THE APPROVED EXHIBIT "A", LANDSCAPE DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE CONSISTENT WITH APPROVED EXHIBIT 'A', THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN, AND THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
- 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 CONDITIONS AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLAN IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES WITHIN 30 DAYS OF DAMAGE.

IRRIGATION NOTE:

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

DRAINAGE NOTES:

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

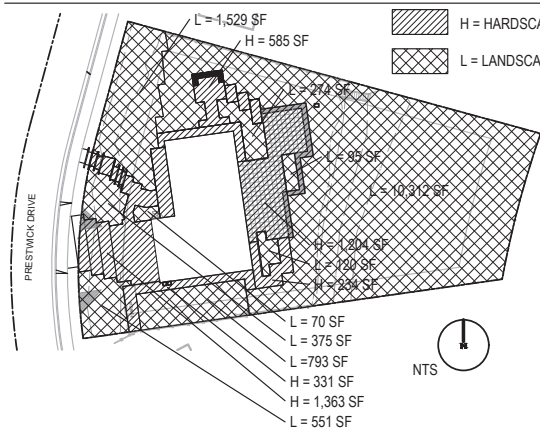
EXISTING TREE NOTES:

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

- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
- STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIPLINE.
- A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

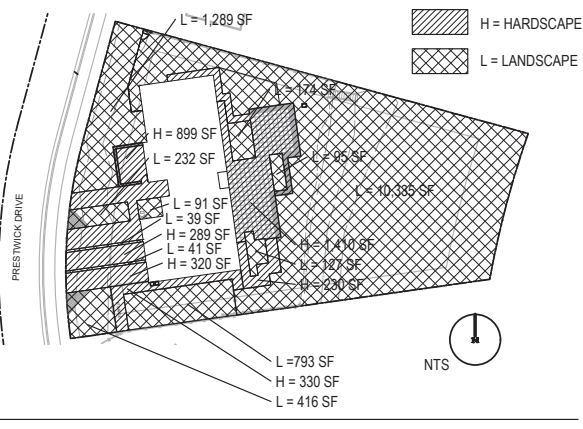
LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

SINGLE FAMILY LANDSCAPE REQUIREMENTS:
LA JOLLA SHORES PLANNED DISTRICT ORDINANCE ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE [SDMC 1510.0303(a)(8)(h)(1)]



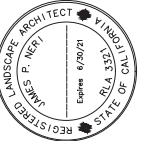
EXISTING	
TOTAL PARCEL AREA:	20,087 S.F.
PLANTING AREA REQUIRED:	6,026 S.F. (30%)
PLANTING AREA PROVIDED:	14,119 S.F. (70%)
EXCESS AREA PROVIDED:	8,093 S.F.
BUILDING AREA:	2,251 S.F.
HARDSCAPE AREA:	3,717 S.F.

PROPOSED	
TOTAL PARCEL AREA:	20,087 S.F.
PLANTING AREA REQUIRED:	6,026 S.F. (30%)
PLANTING AREA PROVIDED:	13,652 S.F. (68%)
EXCESS AREA PROVIDED:	7,626 S.F.
BUILDING AREA:	2,959 S.F.
HARDSCAPE AREA:	3,478 S.F.



Project No. - XX
Drawn - JS
Checked - JPN

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LANDSCAPE CONCEPT PLANS FOR
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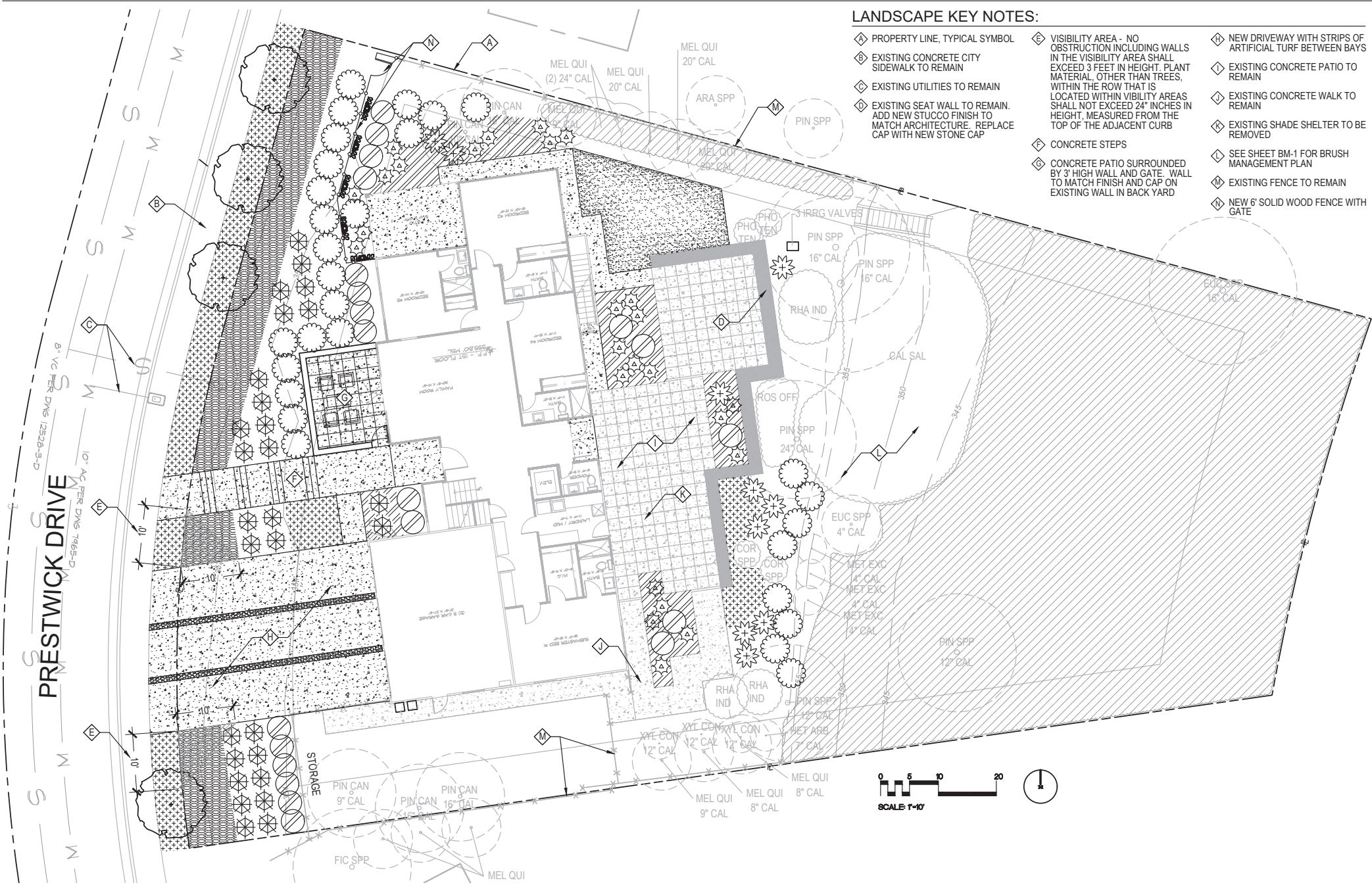
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PROPOSED SITE:



LANDSCAPE KEY NOTES:

- PROPERTY LINE, TYPICAL SYMBOL
- EXISTING CONCRETE CITY SIDEWALK TO REMAIN
- EXISTING UTILITIES TO REMAIN
- EXISTING SEAT WALL TO REMAIN. ADD NEW STUCCO FINISH TO MATCH ARCHITECTURE. REPLACE CAP WITH NEW STONE CAP
- VISIBILITY AREA - NO OBSTRUCTION INCLUDING WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE ROW THAT IS LOCATED WITHIN VIBILITY AREAS SHALL NOT EXCEED 24" INCHES IN HEIGHT. MEASURED FROM THE TOP OF THE ADJACENT CURB
- CONCRETE STEPS
- CONCRETE PATIO SURROUNDED BY 3' HIGH WALL AND GATE. WALL TO MATCH FINISH AND CAP ON EXISTING WALL IN BACK YARD
- NEW DRIVEWAY WITH STRIPS OF ARTIFICIAL TURF BETWEEN BAYS
- EXISTING CONCRETE PATIO TO REMAIN
- EXISTING CONCRETE WALK TO REMAIN
- EXISTING SHADE SHELTER TO BE REMOVED
- SEE SHEET BM-1 FOR BRUSH MANAGEMENT PLAN
- EXISTING FENCE TO REMAIN
- NEW 6' SOLID WOOD FENCE WITH GATE

PLANTING LEGEND

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
* Denotes Preferred Species	
STREET TREES Medium scale tree - 30' tall x 20' wide, such as: * <i>Olea europaea</i> 'Skylark Dwarf'	4 / 100% / 24" BOX "Skylark Dwarf Olive"
SCREENING SHRUB Medium scale shrub - 5' tall x 5' wide, such as: <i>Coprosma repens</i> <i>Hebe</i> spp. * <i>Rhamnus californica</i> 'Little Sur'	21 / 100% / 1 GAL "Mirror Plant" "Hebe" "Little Sur Coffeeberry"
EVERGREEN FLOWERING SHRUB (SUN) Medium scale shrub - 3' tall x 3' wide, such as: <i>Galvezia speciosa</i> 'Firecracker' <i>Grevillea noellii</i> * <i>Westringia fruticosa</i> 'Wynabbie Gem'	29 / 100% / 1 GAL "Bush Snapdragon" "Noell Grevillea" "Coast Rosemary"
BOLD TEXTURE PERENNIAL Medium scale shrub - 3' tall x 3' wide, such as: * <i>Agave desmettiana</i> * <i>Phormium tenax</i> 'Pink Stripe' <i>Leymus condensatus</i> 'Canyon Prince'	10 / 100% / 1 GAL "NCN" "New Zealand Flax" "Canyon Prince Wild Rye"
ACCENT PERENNIAL Medium scale shrub - 3' tall x 3' wide, such as: * <i>Dianella tasmanica</i> 'Variegata' <i>Liriope muscari</i> 'Variegata' <i>Phormium</i> 'Tom Thumb'	26 / 100% / 1 GAL "Tasman Flax Lily" "Variegated Big Blue Lily Turf" "Tom Thumb New Zealand Flax"
ACCENT SUCCULENT Medium scale shrub - 3' tall x 3' wide, such as: <i>Agave desmettiana</i> * <i>Aloe striata</i> * <i>Hesperaloe parviflora</i> 'Brakelights'	28 / 100% / 1 GAL "NCN" "Coral Aloe" "Red Yucca"
EVERGREEN VINE Medium scale vine - 10' tall x 3' wide, such as: <i>Bignonia capreolata</i> <i>Trachelospermum jasminoides</i> <i>Rhoicissus capensis</i>	5 / 100% / 1 GAL "Crossvine" "Star Jasmine" "Evergreen Grape"
FLOWERING GROUNDCOVER (SHADE) Medium scale shrub - 3' tall x spreading wide, such as: * <i>Cerastium tomentosum</i> * <i>Pelargonium peltatum</i> 'Red' <i>Vinca minor</i>	419 SF / 100% / FLAT @ 12" O.C. "Snow in Summer" "Red Ivy Geranium" "Common Periwinkle"
FLOWERING GROUNDCOVER (SUN) Medium scale shrub - 3' tall x spreading wide, such as: * <i>Lantana montevidensis</i> 'Alba' <i>Rosa</i> 'Floral Carpet' * <i>Cistus x pulverulentus</i> 'Sunset'	726 SF / 100% / 1 GAL @ 4' O.C. "White Trailing Lantana" "Carpet Rose" "Rockrose"
EVERGREEN GROUNDCOVER (SUN) Medium scale shrub - 3' tall x spreading wide, such as: <i>Baccharis pilularis</i> 'Pigeon Point' <i>Coprosma kirkii</i> * <i>Westringia fruticosa</i> 'Mundi'	762 SF / 100% / 1 GAL @ 4' O.C. "Coyote Brush" "NCN" "Mundi Coast Rosemary"

HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:	
EXISTING PAVING Existing concrete	1,458 SF
HARDSCAPE PAVING 'A' Non-porous paving such as: "Integral Color Concrete" "Integral Color Concrete with Exposed Aggregate Finish" "Uncolored Concrete with Enhanced Finish"	2,048 SF
HARDSCAPE PAVING 'B' Porous paving such as: "Artificial Turf over Drivable Structural Base"	80 SF
ARTIFICIAL TURF "Artificial Turf over Compacted Porous Base"	357 SF

WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) =	7,660 SF
SPECIAL LANDSCAPE AREA (SLA) =	0 SF
ETO =	40
ETAF =	.55

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):

MAWA = (ETO)(0.62)(ETAF x (LA+SLA)) + ((1-ETAF) x SLA)
(40)(0.62)((.55 x 7,660) + (0.45 x 0)) = 104,482 GAL/YR

ETWU = (ETO)(0.62) ((PF/IE x HA/IE) + (SLA))

ESTIMATED TOTAL WATER USE (ETWU): 97,840 GAL/YR

ESTIMATED TOTAL WATER USE

HYD.	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	HYDROZONE AREA IN S.F.	ETAF x HA	RESULT IN GAL/ YR.
1	0.3	DRIP	.81	0.370	113	41.852	1,038
2	0.4	SPRAY	.75	0.533	2,562	1366.400	33,887
3	0.4	DRIP	.81	0.494	3,082	1521.975	37,745
4	0.4	SPRAY	.75	0.533	1,903	1014.933	25,170
TOTAL					7,660		97,840

LANDSCAPE DESIGN COMPLIANCE STATEMENT:

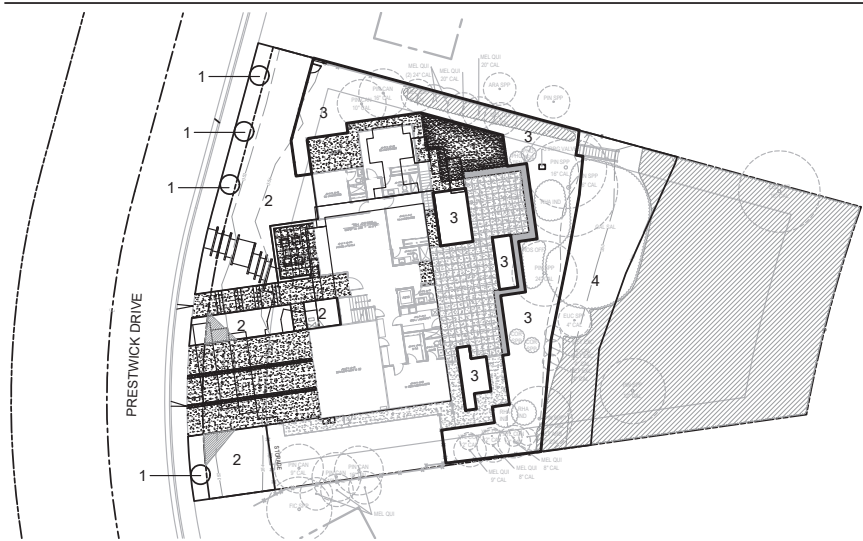
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

James P. Neri
JAMES P. NERI
NERI LANDSCAPE ARCHITECTURE
LICENSED LANDSCAPE ARCHITECT, RLA#3321

MAWA NOTE:

THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

HYDROZONE DIAGRAM



Project No. - XX

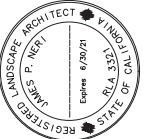
Drawn - JS

Checked - JPN

LA

NERI LANDSCAPE ARCHITECTURE

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4

BRUSH MANAGEMENT ZONES

BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES ON PUBLICLY OR PRIVATELY OWNED PREMISES THAT ARE WITHIN 100 FEET OF A STRUCTURE AND CONTAIN NATIVE OR NATURALIZED VEGETATION.

BRUSH MANAGEMENT ZONES:

- BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL TYPICALLY CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING.
- BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND TYPICALLY CONSISTS OF THINNED, NATIVE OR NATURALIZED NON-IRRIGATED VEGETATION.

ALL ZONE REQUIREMENTS

A. THINNING AND PRUNING, NATIVE/NATURALIZED VEGETATION - TWO KEY FACTORS IN CREATING A FIRE-SAFE LANDSCAPE ARE PROVIDING FUEL DISCONTINUITY BY THE SEPARATION OF THE FLAMMABLE PLANT COVER (THINNING) AND REDUCTION IN FUEL LOAD BY CUTTING OUT DEAD AND EXCESS GROWTH OF THE NATIVE/NATURALIZED VEGETATION (PRUNING). PLANTS TO BE RETAINED SHOULD BE CONSISTENT WITH THE ALLOWABLE COVERAGE, MASSING AND SPACING REQUIRED IN THE BRUSH MANAGEMENT REGULATIONS AND THE LANDSCAPE STANDARDS. WHENEVER POSSIBLE, A PERSON KNOWLEDGEABLE ABOUT THE USE AND MAINTENANCE OF NATIVE PLANTS SHOULD BE CONSULTED TO OVERSEE THE SELECTION, THINNING, AND PRUNING OF THESE PLANTS.

THE PROGRESSION OF WORK SHOULD PROCEED AS FOLLOWS:

- REMOVE DEAD PLANTS,
- THIN OUT BRUSH MANAGEMENT AREAS TO THE REQUIRED COVERAGE,
- PRUNE REMAINING PLANTS,
- DISPOSE OR MULCH DEBRIS AND TRIMMINGS, AND
- MAINTAIN ZONE ONE ON A YEAR-ROUND BASIS, ZONE TWO ON A SEASONAL BASIS.

- THINNING - THIS FIRST STEP REQUIRES IDENTIFICATION OF THE NATIVE/NATURALIZED SPECIES AND A FAMILIARITY WITH THEIR VARIOUS CHARACTERISTICS SUCH AS ROOTING DEPTH, FUEL LOADS, FLAMMABILITY, AS WELL AS HABITAT AND AESTHETIC VALUE. THINNING SHOULD BE PRIORITIZED AS FOLLOWS: 1) INVASIVE NON-NATIVE SPECIES WITH THE EXCEPTION OF EUCALYPTUS TREES IN EUCALYPTUS WOODLAND AREAS, 2) NON-NATIVE SPECIES, 3) FLAMMABLE NATIVE SPECIES, 4) NATIVE SPECIES, AND 5) REGIONALLY SENSITIVE SPECIES.

ALL VEGETATION THAT IS NOT TO BE REMOVED DURING THE INITIAL THINNING SHOULD BE NOTED OR FLAGGED. THE REMAINING PLANTS WHICH ARE NOT TO BE SAVED SHOULD BE CUT SIX INCHES ABOVE THE GROUND WITHOUT PULLING OUT THE ROOTS.

CERTAIN NATIVE PLANTS, SUCH AS THOSE FOUND IN COASTAL SAGE SCRUB, SHOULD BE CUT BACK TO WITHIN 12 INCHES OF THE ROOT CROWN, AS SPROUTING AND RE-GROWTH OCCUR. THESE PLANTS CAN BE MAINTAINED AS LOW, SUCULENT MOUNDS. EXAMPLES INCLUDE ARTEMISIA CALIFORNICA (CALIFORNIA SAGEBRUSH), SALVIA MELLIFERA (BLACK SAGE), ADENOSTOMA FASCICULATUM (CHAMISE) AND ERIOGONUM FASCICULATUM (BUCKWHEAT).

- PRUNING - AFTER THINNING OF THE NATIVE/NATURALIZED VEGETATION, THE FUEL LOAD SHOULD BE FURTHER REDUCED BY PRUNING THE PLANTS THAT HAVE NOT BEEN REMOVED. WHILE PRUNING INDIVIDUAL PLANTS IS NOT FEASIBLE IN COASTAL SAGE SCRUB, IT IS VERY EFFECTIVE FOR MANY HARD CHAPARRAL SPECIES, SUCH AS CEANOTHUS (WILD LILAC), HETEROMELES (TOYON), RHUS (LEMONADE BERRY, SUGARBUSH), AND RHAMNUS (COFFEEBERRY, REDBERRY). THESE PLANTS CAN BE SHAPED INTO ATTRACTIVE, FIRE-SAFE SPECIMENS BY PRUNING DEAD AND EXCESSIVELY TWIGGY GROWTH. REMOVE THE LIMBS TOUCHING THE GROUND AND A LARGE VOLUME OF MATERIAL FROM THE CANOPY. THE LIMBS THAT REMAIN SHOULD BE THOSE WITH YOUNG, VIGOROUS SHOOTS.

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 UNDERSTORY PLANT MATERIAL OR SIX FEET, WHICHEVER IS HIGHER. DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.

ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS.

MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

TREE & SHRUB SPACING. VERTICAL CLEARANCE BETWEEN TREES AND SHRUBS CAN BE CREATED BY PRUNING UP THE TREE CANOPY, REDUCING HEIGHT OF THE SHRUBS, OR A COMBINATION THEREOF. CANOPIES OF EXISTING TREES THAT EXTEND TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET. PORTIONS OF TREE CANOPIES THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET.

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-RESISTIVE.

- 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:

- (A) 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.

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-RESISTIVE. 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 RESISTIVE 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/LOW, LOW-GALLONAGE 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

LEGEND

SYMBOL	CRITERIA	ZONE WIDTH
	ZONE ONE	35'
	ZONE TWO	65'

GENERAL NOTES:

1. ADJACENT PROPERTIES THAT ARE NOT BEING PROPERLY MAINTAINED SHALL BE SUBJECT TO A NOTICE OF VIOLATION ISSUED BY THE FIRE DEPARTMENT THROUGH THE FIRE HAZARD ADVISOR AT (619)533-4444. PLANT COMMUNITY IS A MIX OF COASTAL SAGE SCRUB AND NON-NATIVE NATURALIZED VEGETATION.

2. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY A STRUCTURE, SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

3. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCULENT 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.

4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/PERMITTEE TO SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.

DESIGN METHOD

ZONE 1 SHALL MEASURE 35' FROM THE EDGE OF THE EXISTING & PROPOSED STRUCTURE TOWARD THE PROPERTY LINE. THIS AREA SHALL ADHERE TO THE ZONE 1 REQUIREMENTS FOR BOTH PLANTING AND IRRIGATION.

ZONE 2 SHALL BE THE REMAINING AREA BETWEEN ZONE 1 AND THE PROPERTY LINE. THE SLOPE IS CURRENTLY PLANTED WITH A MIX OF ORNAMENTAL & NATIVE/ NATURALIZED PLANT MATERIAL. IT IS THE PLANT MATERIAL TO REMAIN IN PLACE TO ACT AS EROSION CONTROL AND FIRE PREVENTION WITH THINNING AS OUTLINED IN THE GENERAL NOTES

KEY NOTES

- | | |
|--|---|
| PROPERTY LINE | EXISTING PATIO HARDSCAPE |
| EXISTING TREE TO REMAIN. PRUNE BRANCHES TO BE A MINIMUM OF 10' FROM ANY STRUCTURE IN ZONE ONE AND PER ZONE TWO REQUIREMENTS IN ZONE TWO WHERE APPLICABLE | EXISTING LOW MASONRY RETAINING WALL (SEAT HEIGHT) TO REMAIN |
| EXISTING AUTOMATIC IRRIGATION VALVE FOR SLOPE PLANTING & REAR YARD TO REMAIN | EXISTING STAIRS TO REMAIN |
| EXISTING IRRIGATION CONTROLLER TO REMAIN | EXISTING CONCRETE WALKWAY TO REMAIN |
| EXISTING MIXED SLOPE ORNAMENTAL & NATIVE VEGETATION (RHUS INTEGRIFOLIA, CALISTEMUM SALICINUS, OPUNTIA LITORALIS, EUCALYPTUS SP., PINUS SP., HETEROMELES ARBUTIFILIA) TO REMAIN TO ACT AS EROSION CONTROL AND FIRE PREVENTION WITH THINNING AS OUTLINED IN THE GENERAL NOTES. | NEW CONCRETE WALKWAY |
| | FRONT YARD WITH EXISTING AUTOMATIC SPRAY IRRIGATION |
| | SIDE YARD WITH EXISTING AUTOMATIC SPRAY IRRIGATION |

MAINTENANCE

1. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY.

2. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED UNDER CONDITIONS OF THE PERMIT.

3. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

Project No. - XX

Drawn - JS

Checked - JPN

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COASTAL
DEVELOPMENT
PERMIT

6/19/2020

BRUSH
MANAGEMENT
PLAN

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