

#### THE CITY OF SAN DIEGO

### **Report to the Planning Commission**

DATE ISSUED:	June 6, 2019	REPORT NO. PC-19-046
HEARING DATE:	June 13, 2019	
SUBJECT:	Mardoum – SDP. Appeal of a Process Three D	ecision
PROJECT NUMBER:	<u>612206</u>	
REFERENCE:	Report to the Hearing Officer No. <u>HO-19-026</u>	
OWNER/APPLICANT:	Riad Mardoum and Valerie Sussman, Owners Design & Remodeling, Applicant	/Denisse Prado-Liendo, Jackson

#### **SUMMARY**

<u>Issue</u>: Should the Planning Commission deny or uphold the appeal of the Hearing Officer's decision to approve the addition and remodel of a single dwelling unit located at 7830 Roseland Drive within the La Jolla Community Plan area?

<u>Staff Recommendation</u>: DENY the appeal and uphold the Hearing Officer's decision to APPROVE Site Development Permit No. 2174199, with modifications to the Exhibit "A" drawing and a revised condition to the permit.

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

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

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

<u>Fiscal Impact Statement</u>: All costs associated with the processing of this project are paid from a deposit account funded by the applicant.

<u>Code Enforcement Impact</u>: Code Enforcement Division (CED) received a complaint on March 27, 2019 for unpermitted grading and construction activities at the location, case number 0505544. On April 12, 2019 an inspection was conducted by the CED investigator and no violations were observed. The case was closed on April 23, 2019.

<u>Housing Impact Statement</u>: The project proposes an addition and remodel to an existing single dwelling unit. There will be no net gain or loss to the available housing stock.

#### BACKGROUND

The 0.23-acre project site contains an existing 1,933-square-foot, one-story, single dwelling located south of the La Jolla Shores Drive/Torrey Pines Road intersection, at 7830 Roseland Drive (Attachments 1–3 of the Hearing Officer Report). The site is designated for Very Low-Density Residential uses within the La Jolla Community Plan and is within the SF-Zone of the La Jolla Shores Planned District.

The project proposes a first-floor 53-square-foot addition and a new, second-floor 1,377 square-foot addition, for a total of 3,363 square feet including the existing dwelling. A Site Development Permit is required by San Diego Municipal Code (SDMC) Section 151.0201(c) for major development within the La Jolla Shores Planned District. The project retains more than half of existing exterior walls and is exempt from the requirement for a Coastal Development Permit.

On March 6, 2019, the Hearing Officer approved the project. The Report to the Hearing Officer No. HO-19-026 (Attachment 1) includes the project background, analysis and necessary draft findings with a staff recommendation of approval.

#### PROJECT APPEAL DISCUSSION

On March 18, 2019, an appeal was filed by Michael Pallamary on behalf of several interested parties in attendance at the March 6<sup>th</sup> Hearing Officer Hearing, citing Factual Error, Conflict with other matters, and New Information (Attachment 2).

The appellants' project appeal issues are provided below along with City staff responses:

#### Appeal Issues 1:

"[N]one of these people listed above received a mailed notice of the initial LCPA proceedings (August/September 2018) to approve the project at 7830 E. Roseland Drive, and only received mail notice of the March 6, 2019 final hearing in San Diego. That is the reason that Dr. and Mrs. Farrell (speaking on behalf of Dr. Betty Edwards) and Mr. and Mrs. McClendon spoke in opposition at the hearing."

Staff Response: The City prepared and mailed out Notices of Application post-dated August 16, 2018 based off a certified list provided by the applicant. The City does not mail notices of "initial LCPA proceedings." Based on electronic communication provided to the City from the owner, interested

parties requesting clarifying project information occurred April 18, 2018 as a result of public noticing. Within the body of the Notice of Application and the Posted Notice of Application, the following information is also provided:

"The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review."

It is uncertain as to why the affected property owners did not receive mailed Notices of Application. The noticing list used for the Notice of Application, Notice of Public Hearing for the Hearing Officer Hearing, and Notice of Public Hearing for the Planning Commission Appeal Hearing are the same. Additionally, a Posted Notice of Application on the property provides notice in the event mailed notice is not received.

#### Appeal Issue 2:

"The Municipal Code requires that "The applicant shall post copies of the Notice of Application or Notice of Future Decision along the street frontage of the property that is the subject of the application." That was not done."

Staff Response: Based on appellant photographs, a Posted Notice of Application was posted at an elevated deck less than six feet from the property line, prominently visible from the private drive. Therefore, the applicant has met their obligations for the City's noticing requirement for the posted notice. Additionally, see Staff Response to Appeal Issue 1.

#### Appeal Issue 3:

"[T]he site plan depicts the setting of various survey monuments. These are not marked or identified as required under state law. This plan also shows encroachments along the boundary lines. This survey does not identify the licensed land surveyor who prepared this plan and made the related boundary line decisions. Consequently, by approving this plan and making it official, the city has laid the foundation for a boundary line dispute and related legal problems. I note under the Business and Professions Code, the City Surveyor is required to review this survey."

Staff Response: The project scope did not require a review by the Map Check Section nor did it require the preparation of a topographic map. Nonetheless, the Senior Land Surveyor has reviewed the Exhibit "A" Site Plan after the filing of the appeal. The site plan depicts existing reference information incorrectly. Staff recommends properly referencing the existing boundary survey performed by Karn Engineering and Surveying, Inc. as Record of Survey No. 21806 and modifying the Site Plan Legend on Sheet A 1.2 to reflect the correct, existing survey monument descriptions and locations.

Additionally, Site Development Permit Condition No. 20 (Attachment 5, Hearing Officer report) specifically addresses issues that may arise when topographic information contained within a

discretionary exhibit conflicts with the ministerial construction processes. Therefore, staff recommends that this condition be modified to require a topographic map as part of the construction drawings (Attachment 5). Finally, encroachments shown on the site plan are existing and not a part of the proposed project. Disputes between existing encroachments are a civil matter between property owners.

#### Appeal Issue 4:

"According to the City of San Diego Business and Professions Code requirements, Mr. Mills, Associate Engineering Geologist, is not authorized to comment on this aspect [mapped location of fault] of the proposed project. We are challenging the city's approval of this aspect of the project as it was not reviewed or approved by the city geologist as required by state law."

Staff Response: Mr. Mills is a California State licensed professional geologist qualified to review the geologic hazards aspects of the *Preliminary Geotechnical Investigation Fault and Landslide Analysis, Proposed Residential Addition, 7830 East Roseland Drive, La Jolla, California*, prepared by Murbach Geotech, dated February 7, 2018 (their project no. MG-17-23) for the purpose of environmental review of the proposed development.

#### Appeal Issue 5:

"The attached exhibit shows an approximate plotting of the Rose Canyon Fault. As can be seen, it runs through a considerable portion of the applicant's property (Mardoum/Sussman). In addition, the city geologist states the Rose Canyon fault is located significantly south of the location depicted on the city's geological hazard map. With all due respect I must question that conclusion. I have been working in this neighborhood more than forty years and I have not found the city's base map to be in error by this magnitude. In addition, if you examine the geological map and the Gammage report, it is obvious that any trenching along the rear of the applicant's property will probably reveal nothing as there is no indication of the fault line passes through this section of the property. The hazard map shows it running through the southwest corner of the property. It is my understanding that, as opposed to a 20-foot setback, state law requires a 50-foot setback."

Staff Response: The appellant's exhibit shows **1)** an "approximate location of fault line per Soil and Geologic Investigation prepared by Geocon, Incorporated (Geocon) dated March 1980 file no. D-2170-MO1"; **2)** "centerline of Rose Canyon Fault, the geological data shown hereon is as shown on City of San Diego Development Services Department "Seismic Safety Study – Geologic Hazards and Faults" map dated 4/3/2008 Grid Tile: 29, attached hereto as Sheet 2 and Sheet 3, locations are approximate"; and **3)** "Zone 22 – possible or conjectured landslide."

Item 1 on the appellant's exhibit is apparently an easterly projection by the appellant of the approximate location of the Rose Canyon fault shown on Figure 1 of the 1980 Geocon report. Note that the 1980 report indicates that it should not be relied upon after a period of three years (page 24). Nonetheless, the 1980 Geocon report cites that the approximate location of the Rose Canyon fault shown on their Figure 1 is from the California Division of Mines and Geology, Bulletin 200,

1975. The mapped location of the Rose Canyon fault was revised by the California Division of Mines and Geology and shown on the State of California Special Studies Zones Official Map La Jolla Quadrangle (effective, November 1, 1991). As indicated in the *Preliminary Geotechnical Investigation Fault and Landslide Analysis, Proposed Residential Addition, 7830 East Roseland Drive, La Jolla, California*, prepared by Murbach Geotech, dated February 7, 2018 (their project no. MG-17-23) (page 10), "the current State of California map shows the "active" strand of the RCFZ approximately 30 feet south of the southern property line."

Item 2 and 3 on the appellant's exhibit appear to represent information copied from the San Diego Seismic Safety Study Geologic Hazards and Faults maps, which are available online at the City of San Diego web site.

Regardless of the uncertainties in the actual location(s) of the Rose Canyon fault in the vicinity of the subject property, a site-specific investigation was conducted by Murbach Geotech which included a 90-foot long exploratory trench aligned to intercept faults along the expected trend and logged by a State licensed engineering geologist. The investigation concluded that no active faults or potentially active faults were encountered on-site during the subsurface investigation. Their report was reviewed by a State licensed professional geologist, who indicated the project's geotechnical consultant adequately addressed the geologic site conditions for the purposes of environmental review of the proposed development.

With respect to "State Law" and with reference to the Alquist-Priolo Earthquake Fault Zoning Act, California Code of Regulations Title 14, Division 2, Section 3603(a) states: "no structure for human occupancy shall be permitted to be placed across the trace of an active fault. Furthermore, as the area within fifty (50) feet of such active faults shall be presumed to be underlain by active branches of that fault unless proven otherwise by an appropriate geologic investigation and report prepared as specified in Section 3603(d), no such structures shall be permitted in this area." Per California Public Resources Code Section 2621.6(a)(2)(B), a single-family wood-frame or steel-frame dwelling not exceeding two stories when that dwelling is not part of a development of four or more dwellings is not considered a structure for human occupancy for the purposes of Earthquake Fault Zoning; therefore, the requirements of Section 3603(a) do not apply. Although these requirements do not apply, the project's geotechnical consultant recommended a 20-foot setback for new construction from the southern property line (or essentially an approximate 50-foot setback from the official "mapped" trace of the fault).

#### Conclusion:

Staff has reviewed the appellant issues and recommends correcting sheet A1.2 Site Plan to reflect the existing survey monument descriptions and locations and include the referenced Record of Survey No. 21806 in the Exhibit "A." Staff also has included a revised condition of approval, requiring a topographic map as part of the construction drawing review. As these changes would not impact the design of the approved project, staff recommends the Planning Commission deny the appeal and approve Site Development Permit No. 2174199.

#### **ALTERNATIVES**

- 1. DENY the appeal and uphold the Hearing Officer's decision to approve Site Development Permit No. 2174199, with modifications.
- 2. UPHOLD the appeal and DENY Site Development Permit No. 2174199.

Respectfully submitted,

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Assistant Deputy Director Development Services Department

Francisco Mendeza Development Project Manager Development Services Department

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#### Attachments:

- 1. Hearing Officer Report
- 2. Appeal Issues
- 3. Project Site Plan Revised
- 4. Draft Resolution
- 5. Draft Revised Permit



THE CITY OF SAN DIEGO

## **Report to the Hearing Officer**

DATE ISSUED:	February 20, 2019	REPORT NO. HO-19-026
HEARING DATE:	March 6, 2019	
SUBJECT:	Mardoum - SDP. Process Three Decision.	
PROJECT NUMBER:	<u>612206</u>	
OWNER/APPLICANT:	Riad Mardoum, Owner/Denisse Prado-Liendo Applicant	o, Jackson Design & Remodeling,

#### <u>SUMMARY</u>

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

Staff Recommendation: Approve Site Development Permit No. 2174199.

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

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

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

#### BACKGROUND/DISCUSSION

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

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

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

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

#### **ALTERNATIVES**

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

Respectfully submitted,

Francisco Mendoza, Development Project Manager

#### Attachments:

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





## **Project Location Map**

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







## **Aerial Photograph**

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







Land Use Map

Mardoum – SDP / 7830 Roseland Drive Project No. 612206



#### HEARING OFFICER RESOLUTION NO. HO-\_\_\_\_\_ SITE DEVELOPMENT PERMIT NO. 2174199 MARDOUM – SDP - PROJECT NO. 612206

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

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

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

WHEREAS, on January 10, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et seq.) under CEQA Guideline Sections 15301(Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; WHEREAS, on March 6, 2019, the Hearing Officer of the City of San Diego considered Site

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

NOW, THEREFORE;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following

findings with respect to Coastal Development Permit No. 2126155:

#### A. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]</u>

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

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

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

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

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

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

#### ATTACHMENT 1 - HO Report ATTACHMENT 4

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

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

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

As the proposed project complies with all height and bulk regulations and there are no proposed variances or deviations to any Land Development Code regulation, the proposed development will comply with the applicable regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

#### ATTACHMENT 1 - HO Report ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2174199, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2174199, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza Development Project Manager Development Services

Adopted on: March 6, 2019 IO#: 24007940 RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

#### WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24007940

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

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

The project shall include:

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

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

#### **STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 20, 2022.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

#### **CLIMATE ACTION PLAN REQUIREMENTS:**

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

#### **ENGINEERING REQUIREMENTS:**

12. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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

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

#### LANDSCAPE REQUIREMENTS:

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

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

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

#### PLANNING/DESIGN REQUIREMENTS:

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

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

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

#### **INFORMATION ONLY:**

• The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

• Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

• This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 6, 2019, by Resolution No. HO-

#### ATTACHMENT 1 - HO Report ATTACHMENT 5

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

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza 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.

**RIAD MARDOUM** 

Owner/Permittee

Ву \_\_\_\_\_

Riad Mardoum

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



THE CITY OF SAN DIEGO

## Date of Notice: January 10, 2019 NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

#### **DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24007940

**PROJECT NAME / NUMBER:** Mardoum SDP / 612206 **COMMUNITY PLAN AREA:** La Jolla Community Plan **COUNCIL DISTRICT:** 1 **LOCATION:** 7830 Roseland Drive, La Jolla, CA 92037

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

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

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

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

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

#### ATTACHMENATTABBNRENJort

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

<b>DEVELOPMENT PROJECT MANAGER:</b>
MAILING ADDRESS:
PHONE NUMBER / EMAIL:

Pancho Mendoza 1222 First Avenue, MS 501, San Diego, CA 92101-4153 (619) 446-5433 / fmendoza@sandiego.gov

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

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

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

POSTED IN THE OFFICE OF DSD Posted Removed JAN Pested by MM M



#### ATTACHMENT 1 - HO Report ATTACHMENT 7

### La Jolla Community Planning Association

October 22, 2018 To: Pancho Mendoza

Cc: Denisse Prado-Liendo

**RE: Mardoum Project** 

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

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

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

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

Sincerely,

Bob Steck President

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

	~	ΔΤΤΔ	CHMENT 1 - HC	Report Att	achment 8
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	(619) 446-5000				October 2017
Neighborhood Deve	lopment Permit 🗖 Site Dev	approval(s) requested: 🗅 Neigh velopment Permit 🗅 Planned p Waiver 🗅 Land Use Plan Am	Development Permit	Conditional Use Pe	ermit 🗆 Variance
Project Title: MAR	POUM		Project No	. For City Use Only	612206
	30 ROSELAND DRIVE	e, la Joua er 920	31	14 - 14 M (14)	
Specify Form of Own	ership/Legal Status (pleas	se check):			
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🗆 Partnership 🗖 Indiv					
owner(s), applicant(s), individual, firm, co-par with a financial interes individuals owning mo officers. (A separate p <u>ANY</u> person serving a A signature is required notifying the Project M ownership are to be g	and other financially intere- thership, joint venture, ass at in the application. If the re than 10% of the shares, age may be attached if nec- is an officer or director of d of at least one of the pr Anager of any changes in iven to the Project Manage	erty with the intent to record ested persons of the above re sociation, social club, fraterna a applicant includes a corporat . If a publicly-owned corporat ressary.) If any person is a nor f the nonprofit organization roperty owners. Attach additi ownership during the time t er at least thirty days prior to a ld result in a delay in the heari	ferenced property. A f l organization, corpora- tion or partnership, inc- cion, include the names hprofit organization or or as trustee or bene onal pages if needed. he application is being any public hearing on t	inancially interested tion, estate, trust, r clude the names, tit s, titles, and address a trust, list the nam ficiary of the nonp Note: The applicar processed or cons	d party includes any eceiver or syndicate eles, addresses of all ses of the corporate es and addresses of profit organization. Int is responsible for sidered. Changes in
Property Owner					
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Street Address: <u>18 30</u>	ROSELAND DRIVE				
City: JA JOUA	1CA			State: CA	Zip: 92037
Phone No.: 019.4	12.6125	_ Fax No.:	Email:		
Signature:	9		Date:	6/25/18	
Additional pages Attac	hed: 🛛 Yes	DN			
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Applicant Name of Individual: Street Address: City: <del>SAN </del>	Ackson Design An 17 Mercury St	ар венорешыд		State: CA	□ Successor Agen Zip: <b>92111</b>
Applicant Name of Individual: Street Address: City:AN Phone No.:6194	ACKSON DESIGN AN 17 MERCURY ST 142.6125 × 563	ар Кенорешың	Email: den	State: <u>CA</u>	Successor Agen Zip: <u>92111</u>
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Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities.



# Description REVISION TAG / MARKE PROJECT STATUS SDP - 3rd Submittal 12/11/18 пап ഗ $( \cap$ Su alerie >Irdoum Н SHEI Na Sheet Title: COVER Riad JACKSON DESIGN & REMODELING EXPRESSLY RESERVES IT'S COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING DRAWN CHECKED MEASURE DATE 12/19/17 SCALE as noted JOB NAME MARDOUN SHEET A 00

ATTACHMENT 9



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	RIC DOF	D3 SECTION NUMBER	FACE DIMENSION	MIKE SURPRENANT AND ASSOCIATES 9975 BUSINESS PARK AVE. SUITE 'A'	



(E) I ST FL HOME	1,933 SF
(N) I ST FL HOME	47 SF
(N) I ST FL HOME	7 SF
(N) 2ND LIVING	1,357 SF
GARAGE	3,344 SF
(E) GARAGE	256 SF
DECK	256 SF
(E) I ST FL DECK	464 SF
(N) I ST FL DECK	94 SF
(N) 2ND FL DECK	179 SF
(N) 2ND FL DECK	82 SF
(N) ROOF DECK	169 SF
HARDSCAPE	989 SF
(E) DRIVE	121 SF
(E) HARDSCAPE	71 SF
(N) HARDSCAPE	826 SF
(N) HARDSCAPE	128 SF
(N) WALL	19 SF
(N) STEPS	39 SF
(N) STEPS	84 SF
(N) COLUMN	9 SF
(N) COLUMNS	34 SF
PERMEABLE	1,332 SF
(N) PERMEABLE HARDSCAPE	441 SF
(N) PERMEABLE	310 SF
	75   SF
LANDSCAPE	



## NEW HARDSCAPE QUANTITIES

- TOTAL IMPERMEABLE HARDSCAPE:
- 1,837 S.F. TOTAL PERMEABLE HARSCAPE 310 S.F.

#### NEW LANDSCAPE QUANTITIES

- IOTAL LANDSCAPE: 4,731 S.F. TOTAL PERMEABLE HARSCAPE 310 S.F.
- (E) BLOCK WALL ENCROACHMENT. APPROXIMATELY 40 SF -
- 47 % OF LOT IS ALLOCATED TO LANDSCAPE

LANDSCAPE / LOT : 4,731 / 10,140

#### CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE

l			
	EXISTING AREA	EXISTING AREA (SQ FT)	NEW OR REPLACED
IMPERVIOUS ITEMS	(SQ FT)	TO REMAIN	AREA (SQ FT)
(E) HOUSE IST FLOOR	1,933	١,933	54
(N) HOUSE 2ND FLOOR	0	0	١,357
(E) GARAGE	256	256	0
(E) DRIVE	121	2	0
(E) FRONT DECK	464	464	94
(N) 2ND FL DECK	0	0	261
(N) HARDSCAPE	4   4	71	1,140
TOTAL	3,187	2,845	2,906

TOTAL DISTURBANCE AREA: 2,103 SQ FT EXISTING AMOUNT OF IMPERVIOUS AREA: 3,187 SQ FT

PROPOSED AMOUNT OF IMPERVIOUS AREA: 1,793 SQ FT .

TOTAL IMPERVIOUS AREA: 4,638 SQ FT .

#### IMPERVIOUS % INCREASE: 31 %

IMPREVIOUS AREA SHALL INCLUDE: ROOF, SIDEWALK, PARKING AREA, WALKWAYS, POOLS, POOL DECKS, ETC.

### LOT COVERAGE:

LOT : **10,140 SQ FT** LOT COVERAGE ALLOWED: <u>60 %</u> OR <u>6,084 SQ FT</u> (LOT SQ FT x <u>60</u>%)

PROPOSED COVERAGE: 2,614 SQ FT OKAY

DOESN'T INCLUDE SECOND FLOORS DIRECTLY ABOVE FIRST FLOOR, OPEN HARDCAPE AREAS, PER SECTION 113.0240(a)

IMPERVIOUS AREA, ROOFS, DECKS
EXISTING TO REMAIN + IMPERVIOUS PROPOSED (2,845 + 1 793)



KEYNOTES	# Description Date
	/#       REVISION TAG / MARKER         PROJECT STATUS         SDP - 3rd Submittal         12/11/18
	Design state       San Diego, CA 9211         Rate of the state       (19) 442-6125         Windersignandremodeling.com       (1800-675-6548
SYMBOL       REMARKS         \$ SINGLE POLE SWITCH         \$ HIO VOLT OUTLET         \$ 4" L.P.D. CAN LIGHT         \$ 4" L.P.D. CAN LIGHT         \$ FAN         \$ MAIN ELECTRICAL PANEL    1. PRIOR TO DEMOLITION, A JOB WALK WITH THE CLIENT/OWNER SHALLBE PERFORMED TO VERIPY ALL ITEMS AND MATERIALS TO BE REMOVED AND KEPT. VERIPY LOCATION OF WHERE SAVED ITEMS AND MATERIALS SHALL BE STORED. 2. ITEMS NOT KEPT SHALL BE RECYCLED PER THE CAL GREEN CODE. BULLDING DATA LE A.I. I FOR DETAIL DATA) LE A.I. I FOR DETAIL DATA) LET FLOOR: EXISTING LIVING AREA: 1,933 SQ FT	A Home Remodel For: Riad Mardoum and Valerie Sussman 7830 Roseland Drive, La Jolla, CA 92037 Sheet Title: Sheet Title: EXISTING FIRST FLOOR PLAN
WALL LEGEND         EXISTING WALL TO REMAIN         EXISTING WALL TO BE         REMOVED (U.N.O.)         PROPOSED 2x4 STUD WALL	JACKSON DESIGN & REMODELING EXPRESSLY RESERVES IT'S COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING
ABBREVIATIONS (E) - EXISTING NOTED FEATURE (D) - EXISTING NOTED FEATURE TO BE DEMOLISHED (N) - PROPOSED NOTED FEATURE (R) - REMODELED ROOM / AREA (R, & R, ) - REMOVE AND REPLACE NOTED FEATURE	CHECKED JEK MEASURE DATE 12/19/17 SCALE as noted JOB NAME MARDOUM SHEET A 2.1





## ATTACHMENT 1 - HO Report ATTACHMENT 9











NEIGHBORHOOD / TUDY - 600' RADIU/ JURVEY | = | OO' - O''

7830 ROSELAND DRIVE							
Number	ADDRESS	FRONT	REAR	SIDE YARD	LOT SIZE	HOUSE SIZE	FAR
	7810 ROSELAND DR	5' - 0"	5' - 0"	15' - 0"	10,698 SF	2,789 SF	0.26
2	7840 ROSELAND DR	15' - 0"	5' - 0"	5' - 0"	9,738 SF	2,727 SF	0.28
 3	7820 ROSELAND DR	10' - 0"	10' - 0"	20' - 0"	10,607 SF	3,400 SF	0.32
	7843 ROSELAND DR	5' - 0"	5' - 0"	5' - 0"	6,899 SF	3,272 SF	0.47
5	7826 ROSELAND DR	15' - 0"	5' - 0"	5' - 0"	8,899 SF	3,194 SF	0.36
- 	I E ROSELAND DR	20' - 0"	20' - 0"	15' - 0"	30,927 SF	3,968 SF	0.13
7	7863 ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	17,737 SF	3,946 SF	0.22
3	7865 ROSELAND DR	20' - 0"	10' - 0"	10' - 0"	36,590 SF	3,733 SF	0.10
)	7885 ROSELAND DR	10' - 0"	10' - 0"	5' - 0"	13,467 SF	2,242 SF	0.17
0	2037 TORREY PINES RD	20' - 0"	20' - 0"	5' - 0"	9,190 SF	1,768 SF	0.19
	7872 LOOKOUT DR	10' - 0"	20' - 0"	5' - 0"	24,393 SF	3,790 SF	0.16
12	7878 LOOKOUT DR	1 O' - O''	15' - 0"	5' - 0"	26,136 SF	3,518 SF	0.13
3	7884 LOOKOUT DR	10' - 0"	15' - 0"	O' - O''	35,283 SF	8,926 SF	0.25
14	7860 ROSELAND DR	15' - 0"	1 O' - O''	5' - 0"	29,620 SF	2,925 SF	0.10
5	2075 SOLEDAD AVE	20' - 0"	15' - 0"	2' - 0"	52,707 SF	9,219 SF	0.17
6	7887 LOOKOUT DR	10' - 0"	10' - 0"	5' - 0"	9,842 SF	2,349 SF	0.24
17	7800 ROSELAND DR	15' - 0"	1 O' - O''	5' - 0"	4,957 SF	0 SF	0.00
8	7788 ROSELAND PL	15' - 0"	10' - 0"	5' - 0"	14,148 SF	2,802 SF	0.20
9	7770 ROSELAND PL	10' - 0"	10' - 0"	5' - 0"	12,732 SF	3,018 SF	0.24
20	7777 ROSELAND PL	15' - 0"	20' - 0"	5' - 0"	13,853 SF	2,082 SF	0.15
21	7785 ROSELAND DR	5' - 0"	20' - 0"	10' - 0"	15,802 SF	3,152 SF	0.20
22	I I E ROSELAND DR	10' - 0"	20' - 0"	5' - 0"	18,936 SF	3,634 SF	0.19
23	7750 ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	21,144 SF	5,567 SF	0.26
24	7740 ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	23,522 SF	3,879 SF	0.16
25	I 2 E ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	24,153 SF	1,994 SF	0.08
26	I O E ROSELAND DR	20' - 0"	1 O' - O''	1 O' - O''	21,034 SF	2,547 SF	0.12
27	7780 ROSELAND DR	10' - 0"	1 O' - O''	5' - 0"	7,540 SF	2,390 SF	0.32
28	5 E ROSELAND DR	1 O' - O''	30' - 0"	1 O' - O''	10,823 SF	1,378 SF	0.13
29	4 E ROSELAND DR	25' - 0"	5' - 0"	5' - 0"	12,532 SF	1,700 SF	0.14
30	7850 ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	7,548 SF	1,124 SF	0.15
31	7860 CALLE JUELA	5' - 0"	20' - 0"	O' - O''	6,042 SF	1,496 SF	0.25
32	3 E ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	11,349 SF	5,076 SF	0.45
33	2 E ROSELAND DR	20' - 0"	5' - 0"	5' - 0"	8,508 SF	3,702 SF	0.44
34	7866 ROSELAND DR	15' - 0"	5' - 0"	15' - 0"	10,879 SF	3,822 SF	0.35
35	7892 ROSELAND DR	5' - 0"	10' - 0"	5' - 0"	4,263 SF	2,021 SF	0.47
36	7888 ROSELAND DR	15' - 0"	15' - 0"	15' - 0"	14,922 SF	1,801 SF	0.12
37	2075 TORREY PINES RD	15' - 0"	1 O' - O''	5' - 0"	8,809 SF	3,667 SF	0.42
38	2107 TORREY PINES RD	10' - 0"	20' - 0"	5' - 0"	12,510 SF	2,098 SF	0.17
39	7870 CALLE JUELA	10' - 0"	20' - 0"	5' - 0"	9,340 SF	1,638 SF	0.18
10	2105 TORREY PINES RD	15' - 0"	20' - 0"	5' - 0"	6,026 SF	1,080 SF	0.18
41	7869 CALLE JUELA	15' - 0"	15' - 0"	5' - 0"	10,894 SF	1,432 SF	0.13
12	7855 CALLE JUELA	20' - 0"	20' - 0"	0' - 0"	18,510 SF	1,786 SF	0.10
		565' - 0"	600' - 0"	297' - 0"	663,509 SF	126,652 SF	9.14
	AVERAGE	13'-0"	14'-0"	7'-0"	16,062 SF	3,089 SF	0.21

\* 17 UNDER CONSTRUCTION

# ATTACHMENT 1 - HO Report ATTACHMENT 9

# REVISION TAG / MARKER PROJECT STATUS SDP - 3rd Submittal |2/||/|8 ш X ш R ഗ S ш **D** 479 пап Sussr STUDY Valerie NEIGHBORHOOD Mardoum Sheet Title: SETBACK N

Date

Description

Riad 7830 Ro

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

as noted

## LEGEND

EXISTING STOP SIGN 

EXISTING FIRE HYDRANT



D 2000 N V	ATTACHMENT 1 - HO Report       ATT         KEYNOTES       Image: Comparison of the second secon		# Description Date
	NLTNUTLS		
			REVISION TAG / MARKER PROJECT STATUS
			SDP - 3rd Submittal   2/   / 8
		l	· ·
			255 256 248
(N)			DELING (619) 442-6125 Fax: (858) 292-6250 1-800-675-9548
" H WALL			
·			S S S
Mr.			R R E
white			JACK DESIGN & REA Lic. #880939 Lic. #880939 Www.jacksondesignandremodeling.com
· 22			SIG srest
Maria Co			<b>J A</b> <b>D E S I</b> Lic. #880939 4797 Mercury www.jackson
STEPS			
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D ( )			
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CAPE			
			Ц а Д
			E E
			Sus:
	(SEE A-1.1 FOR DETAIL DATA)		
$\bigvee$	FIRST FLOOR: EXISTING LIVING AREA: 1,933 SQ FT		Valerie <sup>2037</sup>
A A A A A A A A A A A A A A A A A A A	LOWER REMODEL AREA: 1,364 SQ FT PROPSED ADDITION AREA: 54 SQ FT TOTAL PROPOSED LIVING: 1,987 SQ FT		
	GENERAL NOTES		DUM S La Jolla
North .	<ol> <li>SEE SHEET GN-1.1 FOR FLOOR PLAN AND ELECTRICAL NOTES.</li> <li>SEE SHEET GN-1.2 FOR FLOOR PLAN AND ARCHITECTURAL NOTES.</li> <li>SEE ELECTRICAL SHEET E-1.1 FOR CARBON MONOXIDE ALARM AND SMOKE DETECTOR</li> </ol>		Drive OR
Zun	<ul> <li>4. SEE SHEET GN-1.1 FOR RESIDENTIAL LIGHTING NOTES, ENERGY EFFICIENCY, AND HERS NOTES</li> </ul>		Remodel For:
- A	<ul><li>5. SEE SHEET GN-1.1FOR CALIFORNIA GREEN BUILDING CODE REQUIREMENTS</li><li>6. SEE SHEET GN-1.1 FOR MECHANICAL REQUIREMENT</li></ul>		i či i či i i i i i i i i i i i i i i i
· Tra	7. ALL ALIGN NOTES ARE TO BE HELD WITH ADJACENT WALLS, CENTER LINES ETC. VERIFY ON SITE. IF CONDITIONS CHANGE NOTIFY THE ARCHTECTURAL DEPARTMENT FOR RESOLUTION		A Home Ren RIAD 7830 Rc Sheet Title: FIRST
May 22	8. FIELD VERIFY ALL "HOLD" DIMENSIONS. CONTACT ARCHITECTURAL DEPARTMENT IF CONFLICTS ARISE FOR RESOLUTION		JACKSON DESIGN & REMODELING EXPRESSLY RESERVES IT'S
Marshan -	WALL LEGEND		COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE
·	EXISTING WALL TO REMAIN		REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT
Ward All	EXISTING WALL TO BE		FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING
	REMOVED (U.N.O.)	l I	
	PROPOSED 2x4 STUD WALL	PM	DRAWN DPL
		5:35:33 P	CHECKED JEK MEASURE DATE 12/19/17
		$\infty$	SCALE as noted
	ABBREVIATIONS (E) - EXISTING NOTED FEATURE	0/201	JOB NAME MARDOUM
	(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED	:: 12/1	SHEET
	(N) - PROPOSED NOTED FEATURE (R) - REMODELED ROOM / AREA	DATE	A 3.1
	(R. ∉ R.) - REMOVE AND REPLACE NOTED FEATURE	RINT	



ATTACHMENT 1 - HO Report ATT	ACHMENT 9
KEYNOTES	#     Description     Date
	Design service       San Diego, CA 9211       San Diego, CA 9211         Design service       San Diego, CA 9211       San Diego, CA 9211         Mownjacksondesignandremodeling.com       1.800-675-6548
BUILDING DATA         (SEE A-1.1 FOR DETAIL DATA)         SECOND FLOOR: EXISTING LIVING AREA: 0 SQ PT PROPSED DUVING I. 1,377 SQ PT TOTAL PROPOSED LIVING: 1,377 SQ PT TOTAL PROPOSED LIVING: 1,377 SQ PT         SEE SHEET GN-1.1 FOR FLOOR FLAM AND ELECTRICAL NOTES.         SEE SHEET GN-1.1 FOR FLOOR FLAM AND ELECTRICAL NOTES.         SEE SHEET GN-1.1 FOR FLOOR FLAM AND DELECTRICAL NOTES.         SEE SHEET GN-1.1 FOR RESIDENTIAL LIGHTING NOTES, ENERGY EFFICIENCY, AND HERS NOTES         SHE SHEET GN-1.1 FOR CALIFORNIA GREEN BUILDING CODE REQUIREMENTS         SHE SHEET GN-1.1 FOR MECHANICAL REQUIREMENT         ALL ALIGN NOTES ARE TO BE HELD WITH ADJACENT WALLS, CENTER LINES ETC, VERIFY ON STIEL IF CONDITIONS CHANGE ALE RECHIRECTURAL DEPARTMENT FOR RESOLUTION         ALL ALIGN NOTES ARE TO BE HELD WITH ADJACENT WALLS, CENTER LINES ETC, VERIFY ON STIE, IF CONDITIONS CHANGE AND TYP'T ALE ARCHITECTURAL DEPARTMENT FOR RESOLUTION         ALL HOLD* DIMENSIONS, CONTACT ARCHITECTURAL DEPARTMENT FOR RESOLUTION         A SHEET GN-1.1 FOOR MEDISIONS, CONTACT ARCHITECTURAL DEPARTMENT FOR RESOLUTION	A Home Remodel For: Riad Mardoum and Valerie Sussman 7830 Roseland Drive, La Jolla, CA 92037 Sheet Title: Steet Title: SECOND FLOOR PLAN
WALL LEGEND         EXISTING WALL TO REMAIN         EXISTING WALL TO BE         REMOVED (U.N.O.)	JACKSON DESIGN & REMODELING EXPRESSLY RESERVES IT'S COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING
ABBREVIATIONS         (E) - EXISTING NOTED FEATURE         (D) - EXISTING NOTED FEATURE TO BE DEMOLISHED         (N) - PROPOSED NOTED FEATURE         (R) - REMODELED ROOM / AREA         (R. \$ R.) - REMOVE AND REPLACE NOTED FEATURE	DRAWN DPL CHECKED JEK MEASURE DATE 12/19/17 SCALE as noted JOB NAME MARDOUM SHEET A 3.2



ATTACHMENT 1 - HO Report ATT	ACHMENT 9
KEYNOTES	#     Description     Date
	Designed       Designed       Call
PR TOP-PLATE       No         No       100         PR TOP-PLATE       No	A Home Remodel For: A Home Remodel For: A Home Remodel For: Brance Stand Durve, La Jolla, CA 92037 Super Title: Bret Title: Shert Title: Bret Title: B
FIRST FLOOR     WALL LEGEND       GARAGE STEM     Image: step of the	DRAWN DPL CHECKED JEK MEASURE DATE 12/19/17
HORIZONTAL WOOD SIDING # KEYNOTE	19:00MEASURE DATE12/19/17SCALEas notedJOB NAMEMARDOUMSHEET
FINISH WOOD WINDOW SYMBOL # ELEVATION POINT	A 4.1



	ATTACHMENT 1 - HO Report AT	ACHMENT 9
	KEYNOTES	#     Description     Date
158.72 ELEVATION LEVEL		Desides       Desides       California         In the service of t
	LEVATION NOTES 1. FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF WORK. IF A CONFLICT ARISES THE ARCHITECTURAL DESIGNER SHALL BE NOTIFIED 2. THE INTENT OF THESE ILLUSTRATIONS ARE TOO SHOW DESIGN INTENT AND THE SPIRIT OF THE ARCHITECTURE. IF ANY CHANGES ARE REQUIRED OR REQUESTED BY THE OWNER WHICH AFFECTS THE DESIGN INTENT. THE CONSTRUCTOR SHALL NOTIFY THE ARCHITECTURAL DESIGNER OF THE CHANGES AND A REVIEW SHALL BE DONE	A Home Remodel For: A Home Remodel For: A Home Remodel For: A Home Remodel For: Build Mardoum and Valence Substand A Plane Substand A Mardoum and Valence S
	WALL LEGEND     Image: Deltaster / Stucco     Image: Plaster / Stucco     Image: Horizontal wood siding     Image: Horizontal wood siding     Image: Verical wood siding     Image: Verical wood siding     Image: Plaster / Stucco     Image: Plaster / Stucco    <	DRAWN DPL CHECKED JEK MEASURE DATE 12/19/17 SCALE as noted JOB NAME MARDOUM SHEET A 4.2


Court View 1



Front View 3







A	TTACHMENT 1 - HO Report	<u>ATTAC</u>	HMENT 9
	KEYNOTES		#     Description     Date
<u>(N)</u> DE <u>C</u> K			REVISION TAG / MARKER PROJECT STATUS SDP - 3rd Submittal 12/11/18 C(13) 445-6125 12/1 N C 1-800-675-9548 COM 1 90 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
			DESIGN&REN DESIGN&REN Mww.jacksondesignandremodeling.com
	DEPENDENCIPALITY           EDEDERAL NOTES           1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FOUNDATION WORK. COMPAR PLANS WITH EXISTING CONDITIONS PRIOR TO FOUNDATION WORK. COMPAR PLANS WITH EXISTING CONDITIONS AND INFORM DESIGNER IF CONTESTS ARTIS.           2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FOUNDATION WORK. COMPAR PLANS WITH EXISTING CONDITIONS AND INFORM DESIGNER IF CONTESTS ARTIS.           3. FRAMER TO FIELD VERIFY ALL CONDITIONS AND COORDINATE WHERE NEW AND EXISTING FRAMING ALIGN. COORDINATE AND ALIGN WHEN POSSIBLE.           WALL LEGEND	E	A Home Remodel For: Riad Mardoum and Valerie Sussman 7830 Roseland Drive, La Jolla, CA 92037 Sheet Title: Sheet Title: BUILDING SECTIONS
	EXISTING WALL TO REMAIN         EXISTING WALL TO BE         REMOVED (U.N.O.)         PROPOSED 2x4 STUD WALL         PROPOSED 2x6 STUD WALL		JACKSON DESIGN & REMODELING EXPRESSLY RESERVES IT'S COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING
	CMU WALL ABBREVIATIONS (E) - EXISTING NOTED FEATURE (D) - EXISTING NOTED FEATURE TO BE DEMOLISHED (N) - PROPOSED NOTED FEATURE (R) - REMODELED ROOM / AREA (R. \$ R.) - REMOVE AND REPLACE	TE: 12/10/2018 5:16:42 PM	DRAWN DPL CHECKED JEK MEASURE DATE 12/19/17 SCALE as noted JOB NAME MARDOUM SHEET
	NOTED FEATURE	PRINT DATE:	A 5.1



<u> </u>	TTACHMENT 1 - HO Report	ATTAC	CHMENT 9
	KEYNOTES		#     Description     Date
			JACKSON       JACKSON         DESIGN & REMODELING       (19) 442-6125         Lic. #88039       Lic. #88039         Vavijacksondesignandremodeling.com       (19) 442-6125         Manual St. San Diego, CA 92111       Fax: (858) 292-6250         Manual St. San Diego, CA 92111       Fax: (858) 292-6250
	CONTRACT STATES		A Home Remodel For: Read Mardoum and Valene Sussman 7830 Roseland Drive, La Jolla, CA 92037 Sheet Title: BUILDING SECTIONS
2	Existing wall to remain         Existing wall to remain         Existing wall to remain         Existing wall to remain         Proposed 2x4 stud wall         Proposed 2x6 stud wall		COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING
	CMU WALL ABBREVIATIONS (E) - EXISTING NOTED FEATURE (D) - EXISTING NOTED FEATURE TO BE DEMOLISHED (N) - PROPOSED NOTED FEATURE (R) - REMODELED ROOM / AREA (R. \$ R.) - REMOVE AND REPLACE NOTED FEATURE	PRINT DATE: 12/10/2018 5:16:26 PM	DRAWN DPL CHECKED JEK MEASURE DATE 12/19/17 SCALE as noted JOB NAME MARDOUM SHEET A 5.2







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

# **ATTACHMENT 1 - HO Report ATTACHMENT 9**

MATURE

DRIVE





INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT

QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.

PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS





### WATER EFFICIENT LANDSCAPE WORKSHEET

### SECTION A. HYDROZONE INFORMATION TABLE

Irrigation Point of Connection (P.O.C.) #1									
А	В	с	D	E	F	G	Н	1	
Controller #	Hydroz one #	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozo ne Area (HA) (sf)	% of Total Landscaped Area	PF x HA	IE	PF x
Α	1	1	D	0.2	383	27%	77	0.80	
Α	2	2	D	0.2	297	21%	59	0.80	
Α	3	3	D	0.2	191	14%	38	0.80	
Α	4	4	D	0.2	523	38%	105	0.80	
				SLA	ĺ į			1.0	
				TOTAL	1,394	100%			

SLA = Special Landscaped Area

Hydrozone Category is based on the feature or plant within the hydrozone with the highest plant factor.

Hydrozone Category	PF - Plant Factor (average)	
ght Water Use	0.8	
oderate Water Use	0.5	
w Water Use	0.2	
ecial Landscaped Area	1.0	
THE CONTRACT METADON AND AND AND AND AND AND AND AND AND AN	and an even	

Artificial turf is considered Low Water Use.

Irrigation N	lethod Code	IE - Irrigatior Efficiency *
S	= Spray	0.55
R	= Rotor	0.70
D	= Drip	0.80

\* Turf and Landscape Irrigation Best Management Pracitices, April 2005, Wate Management Committee of the Irrigation Association

# HYDROZONE KEY



	-0-0	00000
0-0	 -0-0	- 0 - 0 -





HYDROZONE #1 - 383 SF. (DRIP)

HYDROZONE #2 - 297 SF. (DRIP)

HYDROZONE #3 - 191 SF. (DRIP)

HYDROZONE #4 - 523 SF. (DRIP)

# **ATTACHMENT 1 - HO Report ATTACHMENT 9**

PE PE RA SYMBOL MANU M E E E E E RA RA RA RA RA RA RA RA RA RA RA RA RA	SCATION LECEND         PCC       State Processing         PCC       PCC         PCC       PCC		LOGIC TONY VITALE www.MyLandscapeLogic.com PH: U U U U U U U U U U U U U U U U U U U	ATUS pmittal 8 <b>CCAPEE</b> (e13) 442-6125 (e13) 442-61
ET	WATER EFFICIENT LANDSCAPE WORKSHEET		A sig	80939 1ercury St. cksondesigr
s	SECTION B. WATER CALCULATIONS			Lic. #8{ 4797 M www.jau
<b>1</b>	SECTION B1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)			
I I J	The project's Maximum Applied Water Allowance shall be calculated using this equation:			
	MAWA = (Eto)(0.62)[(0.7 x LA) + (0.3 x SLA)]			
HA       IE       PF x HA         77       0.80       95         59       0.80       74         38       0.80       48         105       0.80       131         105       0.80       131         105       0.80       131         100       349         Highest plant factor.         IE - Irrigation Efficiency *         code Efficiency *         23 0.55         cor 0.70         p 0.80         be Irrigation Best         dices, April 2005, Water         nittee of the Irrigation	Where:MAWA = Maximum Applied Water Allowance (gallons per year)ETo = Reference Evapotranspiration Appendix A (inches per year) $0.55 = ET$ Adjustment FactorLA = Landscaped Area Including Special Landscape Area (square feet) $0.62 = Conversion factor (to gallons per square foot)SLA = Portion of the landscaped area identified as Special Landscape Area (square feet)0.3 = Additional ET adjustment Factor for Special Landscape Area (4.0 - 0.7 = 0.3)Show values:ETo = 47.0 in./yr.LA = 1.394 sq. ft. (Total from Column F of Hydrozone Information Table SLA = 1.0 sq. ft.Show calculation:(47.0) (0.62) [ (0.6) x (1.394) + (0.3) x (1.0) ] = 22,350Maximum Applied Water Allowance = 22,350 gallons per year$		n and Valerie Sussman	PROPOSED IRRIGATION PLAN
			ior: <u>ardoum</u> 1d Drive, La Jo	ED IRRIG
	SECTION B2. ESTIMATED TOTAL WATER USE (ETWU)		oselar	ISO
#1 - 383 SF.	The project's Estimated Total Water Use is calculated using the following formula:		Home Re Nad 830 R	PROP
	ETWU = (Eto)(0.62)(Total of Column J from the Hydrozone Information Table)			ଅନ୍ତି <b>ପ</b>
#2 - 297 SF.	Where: ETWU = Estimated total water use per year (gallons) Eto = Reference Evapotranspiration (inches) Show value: Eto = <u>47.0</u> in./yr.		JACKSON DESIGN & I EXPRESSLY RESER COMMON LAW & OTHER RIGHTS IN THIS DOCI DOCUMENT SHALL REPRODUCED, COPIEL OR DISCLOSED IN ANY MANNER WHATSOEVE FIRST OBTAINING THE WRITTEN CONSENT O DESIGN & REMOI	RVES IT'S R PROPERTY UMENT. THIS NOT BE D, CHANGED Y FORM OR R WITHOUT EXPRESSED OF JACKSON
	Show calculation: (47.0) (0.62) (349) = 10,170	║╹		
#3 - 191 SF.	(47.0) (0.02) (343) - 10,170		DRAWN	DPL
	Estimated Total Water Use = 10,170 gallons per year.		CHECKED	JEK
			MEASURE DATE	12/19/17
#4 - 523 SF.			SCALE JOB NAME	as noted
			SHEET	
	12/10/2018 Signature Date		L-2	2
		1	L	



# **ATTACHMENT 1 - HO Report ATTACHMENT 9**

REVISION TAG / MARKER PROJECT STATUS SDP - 3rd Submittal 12/11/18 TONY VITALE www.MyLandscapeLogic.com H: 619.446.6482 C Z -ш 0 0 S Σ R Z 0 S ш 479 пап ŝ Su  $\mathcal{O}$  $\overline{\Box}$ <u>ale</u> >and AILS Mardoum DET РП  $\triangleleft$ S S Sheet Title: LANDS( Riad 7830 Ro JACKSON DESIGN & REMODELING EXPRESSLY RESERVES IT'S COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING DRAWN CHECKED JE MEASURE DATE 12/19/17 as noted SCALE OB NAME MARDOUN SHEET  $\mathbf{\Omega}$ --3

Date

Description

PRINT DATE: 12/10/2018 5:15:21 PN

**ATTACHMENT 2 - Appeal Form** 

Infor	mation Bulletin 505, "Developr	Development Permit Environmental Determinatio Appeal Applicatio	n DS-5051 November 2017 d understand		
1. Type of Appeal:	Appeal of the Project Appeal of the Environmenta	Determination			
2. Appellant: Please c	heck one 🖾 Applicant 🛛 Offi	cially recognized Planning Committee (Per M.C. Sec. 113.)			
Name: Michael Pallama	ary	E-mail: mpallamary@pipeline	.com		
Address:	City	: State: Zip Code: Telephone In Diego CA 92037 858-454-4			
7755 Fay Avenu 3. Project Name:	e, suite j sa				
Mardoum/Sussman dev 4. Project Information	elopment, 7830 East Roseland D		8.5		
Permit/Environmental D	etermination & Permit/Docume CT NO. 612206; City Council Dist		0		
Site Development Pern second-floor addition to the Single Family (SF) zo Plan area and Council D attached)	an existing 1,933-square-foot, o one of the La Jolla Shores Plannec istrict 1. This development is wit	District Permit for a 54-square-foot first-floor addition and a 1, ne-story single dwelling unit located at 7830 Roseland Drive. I District and the Coastal (Non-Appealable) Overlay Zone in th hin the Coastal Overlay zone and the application was filed on	he 0.23-acre site is in e La Jolla Community		
<ul> <li>Ground for Appeal(F</li> <li>Factual Error</li> <li>Conflict with other</li> <li>Findings Not Supp</li> </ul>		☑ New Information □ City-wide Significance (Process Four c	ecisions only)		
in Chapter 11, Article 2, L	<b>Description of Grounds for Appeal</b> ( <i>Please relate your description to the allowable reasons for appeal as more fully described</i> in <u>Chapter 11, Article 2, Division 5 of the San Diego Municipal Co</u> de. Attach additional sheets if necessary.) See attached letter from applicant Michael J. Pallamary, PLS				
		RECEI	VED		
		MAR 18	2019		
		DEVELOPMENT	SERVICES		
6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct. Signature: March 18, 2019 Date: March 18, 2019					
		e: Faxed appeals are not accepted.			
	Printed on recycled paper. V	isit our web site at <u>www.sandiego.gov/development-services</u> .			

/

### Pallamary & Associates Land Use Consultants

(O) 858-454-4094

(F) 858-454-4667

### HAND DELIVERED (FILED IN PERSON)

March 18, 2019

File No. 11-1016

City of San Diego Development Services 1222 First Avenue 3<sup>rd</sup> Floor San Diego, CA 92101

Re: Appeal of Mardoum SDP – 7830 Roseland Drive Site Development Permit Project No. 612206 Hearing Date, March 6, 2019

In accordance with the requirements for an appeal as set forth on Information Bulletin 505, please find the following:

• Fully completed Development Permit/Environmental Determination Appeal Application DS-3031.

• Signature of appellant on Appeal Application DS-3031.

• Completion of "Grounds for Appeal."

• Payment of \$100 appeal fee.

With regards to the "Interested Persons" filing this appeal <sup>1</sup>, they are:

Dr. Betty Edwards 7840 E. Roseland Dr. La Jolla, CA 92037

Anne Farrell Daughter of Dr. Betty Edwards 7840 E. Roseland Dr. La Jolla, CA 92037

<sup>1</sup> SDMC Section 113.0103

7755 Fay Avenue, Suite J

#### ATTACHMENT 2 - Appeal Letter File No. 11-1016

City of San Diego Development Services

> John Farrell Son-in-Law of Dr. Betty Edwards 7840 E. Roseland Dr. La Jolla, CA 92037

Brian Bomeisler 7840 E. Roseland Dr. La Jolla, CA 92037

Robin Sinclaire 2075 Soledad Ave. La Jolla, CA 92037

Murray Sinclaire 2075 Soledad Ave. La Jolla, CA 92037

Scott McClendon 1 E. Roseland Dr. La Jolla, CA 92037

Elizabeth McClendon 1 E. Roseland Dr. La Jolla, CA 92037

Attached hereto you will find their authorization allowing me to act as their agent and the appeal applicant. In addition to these people, twelve of the surrounding neighbors/property owners/family members/acquaintances have also authorized me as their agent, to petition this appeal process due to numerous defects in the noticing process. They are:

Tao Chen 7826 E. Roseland Dr. La Jolla, CA 92037

Patricia Sung 7826 E. Roseland Dr. La Jolla, CA 92037 Joan Gammage 7865 E. Roseland Dr. La Jolla, CA 92037

Davis Gammage

#### ATTACHMENT 2 - Appeal Letter File No. 11-1016

City of San Diego Development Services

> 7865 E. Roseland Dr. La Jolla, CA 92037

> John Holladay 7820 E. Roseland Dr. La Jolla, CA 92037

> Paula Holladay 7820 E. Roseland Dr. La Jolla, CA 92037

> Kerri Smith 7863 E. Roseland Dr. La Jolla, CA 92037

> Andrew Smith 7863 E. Roseland Dr. La Jolla, CA 92037

Terri Zimdars 1606 Hunsaker St. Oceanside, CA 92054

John Massey, CPA 7816 Ivanhoe La Jolla, CA 92037

Rick McDonald 7860 E. Roseland Dr. La Jolla, CA 92037

Abbey Kissell 7860 E. Roseland Dr. La Jolla, CA 92037

I have been informed that none of these people listed above received a mailed notice of the initial LCPA proceedings (August/September 2018) to approve the project at 7830 E. Roseland Drive, and only received mail notice of the March 6, 2019 final hearing in San Diego. That is the reason that Dr. and Mrs. Farrell (speaking on behalf of Dr. Betty Edwards) and Mr. and Mrs. McClendon spoke in opposition at the hearing. With regards to the defects in satisfying the posting requirements, in the instructions given to the applicant, the project manager informed the applicant that the posting must be "visible from the street."

City of San Diego Development Services

That is not what the Municipal Code requires.

The Municipal Code requires that "The *applicant* shall post copies of the Notice of Application or Notice of Future Decision *along the street frontage* of the property that is the subject of the application." That was not done.

The reason the postings are placed along the street frontage is so people can read them and see them and not have to trespass and climb through an active construction site (which, in this case, appears to be occurring without the benefit of a permit) onto an elevated deck. I have enclosed a couple of photographs of the improperly posted property.

The goal of a public notice posting is notice and not obfuscation.

There are also a number of gross errors that violate various provisions of the Business and Professions Code of the State of California. As can be seen, the site plan depicts the setting of various survey monuments. These are not marked or identified as required under state law. <sup>2</sup> This plan also shows encroachments along the boundary lines.

This survey does not identify the licensed land surveyor who prepared this plan and made the related boundary line decisions. <sup>3</sup> Consequently, by approving this plan and making it official, the city has laid the foundation for a boundary dispute and related legal problems. I

<sup>&</sup>lt;sup>2</sup> Business and Professions Code 8772. Marking of monuments Any monument set by a licensed land surveyor or registered civil engineer to mark or reference a point on a property or land line shall be permanently and visibly marked or tagged with the certificate number of the surveyor or civil engineer setting it, each number to be preceded by the letters "L.S." or "R.C.E.," respectively, as the case may be or, if the monument is set by a public agency, it shall be marked with the name of the agency and the political subdivision it serves. Nothing in this section shall prevent the inclusion of other information on the tag which will assist in the tracing or location of the survey records which relate to the tagged monument.

<sup>&</sup>lt;sup>3</sup> Business and Professions Code 8761. Signing and sealing of land surveying documents (a) Any licensed land surveyor or civil engineer authorized to practice land surveying may practice land surveying and prepare maps, plats, reports, descriptions, or other documentary evidence in connection with that practice. (b) All maps, plats, reports, descriptions, or other land surveying documents shall be prepared by, or under the responsible charge of, a licensed land surveyor or civil engineer authorized to practice land surveying and shall include his or her name and license number. (c) Interim maps, plats, reports, descriptions, or other land surveying documents shall include a notation as to the intended purpose of the map, plat, report, description, or other document, such as "preliminary" or "for examination only." (d) All final maps, plats, reports, descriptions, or other land surveying documents issued by a licensed land surveyor or civil engineer authorized to practice land surveying shall bear the signature and seal or stamp of the licensee and the date of signing and sealing or stamping. If the land surveying document has multiple pages or sheets, the signature, seal or stamp, and date of signing and sealing or stamping shall appear, at a minimum, on the title sheet, cover sheet or page, or signature sheet, unless otherwise required by law. (e) It is unlawful for any person to sign, stamp, seal, or approve any map, plat, report, description, or other land surveying document unless the person is authorized to practice land surveying. (f) It is unlawful for any person to stamp or seal any map, plat, report, description, or other land surveying document with the seal or stamp after the certificate of the licensee that is named on the seal or stamp has expired or has been suspended or revoked, unless the certificate has been renewed or reissued.

note under the Business and Professions Code, the City Surveyor is required to review this survey. <sup>4</sup>

Another of my clients' concerns involves the influence of the Rose Canyon Fault on this project as it proposes a second story addition to the existing structure. In the 1980s I was involved with the development of several adjacent properties. At that time, one of the property owners was proposing a second story addition. Because of the location of the Rose Canyon Fault, this became a problem. As noted in the city geology sections comments as forwarded by Mr. Dye:

From: "Dye, Morris" <<u>MDye@sandiego.gov</u>>

Subject: RE: Important Questions re: Mardoum/Sussman project at 7830 E Roseland, La Jolla

Date: March 11, 2019 at 3:51:24 PM PDT

To: Anne Farrell' <<u>anne@annefarrell.org</u>>

Cc: "'Betty Edwards (<u>bedwards1@san.rr.com</u>)''' <<u>bedwards1@san.rr.com</u>>, "'Robin Sinclaire (<u>robinasin@gmail.com</u>)''' <<u>robinasin@gmail.com</u>>, 'Mu Sinclaire' <<u>msinclaire@rsanet.com</u>>, 'Davis Gammage' <<u>dgammage61@gmail.com</u>>, "'Betsy McClendon (<u>Betsy@designsbybetsysd.com</u>)''' <<u>Betsy@designsbybetsysd.com</u>>, 'Scott McClendon' <<u>scott@mcclendonconsults.com</u>>, "'Kerri Smith (<u>ksmithglobal1@gmail.com</u>)''' <<u>ksmithglobal1@gmail.com</u>>, "'Drew Smith

<sup>&</sup>lt;sup>4</sup> Business and Professions Code 8725.1. Legislative intent - requirement for responsible charge at state and local government entities It is the intent of the Legislature that the licensure requirements that are imposed upon private sector professional land surveyors and land surveying partnerships, firms, or corporations shall be imposed upon the state and any city, county, city and county, district, and special district that shall adhere to those requirements. Therefore, for the purposes of Section 8725 and this chapter, at least one person authorized to practice land surveying shall be designated the person in responsible charge of professional land surveying work practiced in any department or agency of the state, city, county, city and county, district, or special district.

<sup>8726.</sup> Land surveying defined A person, including any person employed by the state or by a city, county, or city and county within the state, practices land surveying within the meaning of this chapter who, either in a public or private capacity, does or offers to do any one or more of the following:

<sup>... (</sup>n) Renders a statement regarding the accuracy of maps or measured survey data. Any department or agency of the state or any city, county, or city and county that has an unregistered person in responsible charge of land surveying work on January 1, 1986, shall be exempt from the requirement that the person be licensed as a land surveyor until such time as the person currently in responsible charge is replaced. The review, approval, or examination by a governmental entity of documents prepared or performed pursuant to this section shall be done by, or under the direct supervision of, a person authorized to practice land surveying.

City of San Diego Development Services

> (<u>drewsmith@pacbell.net</u>)''' <<u>drewsmith@pacbell.net</u>>, "'John Farrell (jgfarrell22@gmail.com)''' <<u>jgfarrell22@gmail.com</u>>

Hello Anne:

I have checked in with our Geology Section and I received the following response to your email.

Please let me know if you have any questions.

Regarding the site development permit, PTS 612206 for the subject property at 7830 E. Roseland Drive, the proposed remodel and 2<sup>nd</sup> floor addition are within the footprint of the existing structure and there are no basement or retaining walls proposed. The property is located within the State Mapped Alquist-Priolo Earthquake Fault Hazard Special Studies Zone. The active Strand of the Rose Canyon Fault is mapped approximately 30 feet south of the southern property line crossing the Sinclair property. The City of San Diego Hazards Maps show mapped strands of the Rose Canyon Fault Zone to the north and south of the site.

The applicant submitted a geotechnical report, dated February 2, 2018, prepared by Murbach Geotech that is signed and stamped by a California licensed Certified Engineering Geologist and a Geotechnical Engineer. The geotechnical consultants excavated and logged a 90' long by 9 to 11' deep fault investigation trench along the east property line during the period of September 12 through 15, 2017 with photo documentation. They also drilled a large 24" diameter boring to an approximately depth of 46' between the period of November 30 through December 4.

Murbach Geotech concluded that active or potentially active faults do not cross the site. Based on the unknown exact location of the State Active Fault that is mapped off-site, south of the property, Murbach Geotech also recommended that no new construction be allowed within a minimum 20-foot setback from the southern property line. The proposed development plans reflect this recommendation.

The Geology Section has reviewed the submitted geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions at this time for the purposes of environmental review of the proposed development.

The project manager can be contacted to review the development permit file.

Thank you,

Kreg Mills Associate Engineering Geologist Engineering Division, Development Services Department

T (619) 446-5295

With all due respect for staff's comments, I do not feel the inclusion of the reference to "the Sinclair [sic] property," is appropriate. It is pejorative and creates a blemish on one of my client's property. The reference should have been relative to the applicant's property and not my clients, the Sinclaires.

According to the City of San Diego Business and Professions Code requirements, Mr. Mills, Associate Engineering Geologist, is not authorized to comment on this aspect of the proposed project. (See attached) We are challenging the city's approval of this aspect of the project as it was not reviewed or approved by the city geologist as required by state law.

The attached exhibit shows an approximate plotting of the Rose Canyon Fault along with the fault line plotted in connection with a soils report prepared for the Gammage family. A review of that report reveals that the principle objective of that report was to ascertain the location of the Rose Canyon Fault. As can be seen, it runs through a considerable portion of the applicant's property (Mardoum/Sussman). In addition, the city geologist states that the Rose Canyon Fault is located significantly south of the location depicted on the city's geological hazard map. With all due respect, I must question that conclusion. I have been working in this neighborhood more than forty years and I have not found the city's base map to be in error by this magnitude. In addition, if you examine the geological inap and the Gammage report, it is obvious that any trenching along the rear of the applicant's property will probably reveal nothing as there is no indication the fault line passes through this section of the property. The hazard map shows the fault just off the property. It is my understanding that, as opposed to a 20-foot setback, state law requires a 50-foot setback.

<sup>&</sup>lt;sup>5</sup> https://www.kpbs.org/news/2018/may/02/san-diegos-downtown-earthquake-fault-kept-quiet-ye/

<sup>&</sup>lt;sup>6</sup> https://inewsource.org/2018/06/11/pat-abbott-inewsource-earthquake-questions/

<sup>&</sup>lt;sup>7</sup> https://apps.peer.berkeley.edu/events/2009/sfdc\_workshop/Bryant\_AP\_PEER-2.pdf

<sup>&</sup>lt;sup>8</sup> 14 CCR § 3603 § 3603. Specific Criteria. The following specific criteria shall apply within earthquake fault zones and shall be used by affected lead agencies in complying with the provisions of the act.

<sup>(</sup>a) No structure for human occupancy, identified as a project under Section 2621.6 of the Act, shall be permitted to be placed across the trace of an active fault. Furthermore, as the area within fifty (50) feet of such active faults shall be presumed to be underlain by active branches of that fault unless proven otherwise by an appropriate geologic investigation and report prepared as specified in Section 3603(d) of this subchapter, no such structures shall be permitted in this area.

<sup>(</sup>b) Affected lead agencies, upon receipt of official earthquake fault zones maps, shall provide for disclosure of delineated earthquake fault zones to the public. Such disclosure may be by reference in general plans, specific plans, property maps, or other appropriate local maps.

<sup>(</sup>c) No change in use of character of occupancy, which results in the conversion of a building or structure from one not used for human occupancy to one that is so used, shall he permitted unless the building or structure complies with the provisions of the Act.

<sup>(</sup>d) Application for a development permit for any project within a delineated earthquake fault zone shall be accompanied by a geologic report prepared hy a geologist registered in the State of California, which is directed to the problem of potential surface fault displacement through the project site, unless such report is waived pursuant to Section 2623 of the Act. The required report shall be based on a geologic investigation designed to identify the location, recency, and nature of faulting that may have affected the project site in the past and may affect the project site in the future. The report may be combined with other geological or geotechnical reports.

of the most important concerns of my clients.<sup>9</sup> It should also be the most important concern for the citizens of San Diego.

I trust these concerns are compliant with SDMC Section 112-0510. In the event there are any deficiencies in this material, please do not hesitate to contact me. Thank you for your time and consideration of these important points.



(Photo courtesy San Diego Union Tribune)

Note: Authority cited: Section 2621.5, Public Resources Code. Reference: Sections 2621.5, 2622, 2623 and 2625(c), Public Resources Code.

#### HISTORY

2. Change without regulatory effect amending section and subsections (b) and (d) filed 1-5-96 pursuant to section 100, title 1, California Code of Regulations (Register 96, No. 1). This database is current through 3/1/19 Register 2019, No. 9 14 CCR § 3603,

<sup>(</sup>c) A geologist registered in the State of California, within or retained hy each lead agency, shall evaluate the geologic reports required herein and advise the lead agency.

<sup>(</sup>f) One (1) copy of all such geologic reports shall be filed with the State Geologist by the lead agency within thirty (30) days following the report's acceptance. The State Geologist shall place such reports on open file.

<sup>1.</sup> New section filed 10-18-84; effective thirtieth day thereafter (Register 84, No. 42).

<sup>9</sup> https://www.sandiegouniontribune.com/news/science/sd-me-rose-canyon-20170531-story.html

Sincerely,

PALLAMARY & ASSOCIATES

amos

Michael J. Pallamary, PDS



Encl:

CC: Client list

Council Member Barbara Bry Deputy Director Greg Hopkins, PLS Bob Steck, La Jolla Community Planning Association

111016 appeal letter to city 031419.doc



Development Services Department Project Submittal & Management Division

08/02/2018

Denisee Prado-Liendo Jackson Desing & Remodeling 4797 Mercury Street San Diego, CA 92111 RECEIVED MAR 1 8 2019 DEVELOPMENT SERVICES

Subject: Mardoum -SDP – 7830 Roseland Drive SITE DEVELOPMENT PERMIT – Project No. 612206

Dear Ms. Prado-Liendo:

The above application has recently been reviewed for completeness against the <u>Land Development</u> <u>Manual - Project Submittal Requirements</u>, was found to be complete, and has been distributed for review. The project information you provided will be further reviewed by staff for accuracy and adequacy during the review process. In approximately 35 days, you should receive a project assessment letter from your Development Project Manager. This letter will identify City staff project design issues and changes necessary for project compliance with the Land Development Code that you are required to make. The Project Manager assigned to your project is Pancho Mendoza.

Enclosed are *Posted Notice of Application* and *Verification of Posting Public Notice* forms. The *Posted Notice of Application* is required to be posted along the property line visible from the street, within five business days of receipt. You must also complete the *Verification of Posting Public Notice* form which states that you or your representative has placed the *Posted Notice of Application* on the property within the appropriate time frame. This form must be returned to the Project Manager within five business days of posting the required notice.

It is recommended that you contact Bob Steck, President of the La Jolla Community Planning Association at (858) 456-7900, info@lajollaCPA.org or http://www.lajollaCPA.org to make arrangements to present your project for review at their next available meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. We also notify the community planning group of your pending request and send them copies of your project plans and documents. Page 2 Denisse Prado-Liendo 08/02/2018

1

If you have any questions regarding this project or about the Notice of Application requirements, please contact Pancho Mendoza at (619) 446-5433 or via email <u>FMendoza@sandiego.gov</u>.

Sincerely,

Raul Aguilera Project Management Assistant Development Services

Enclosures: Posted Notice of Application (3) Verification of Posting

cc: Project Number: 612206



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 16, 2018

### **POSTED NOTICE OF APPLICATION** DEVELOPMENT SERVICES DEPARTMENT

Please be advised that an application has been filed with the City of San Diego for a La Jolla Shores Planned District Permit (Site Development Permit) for a 54-square-foot addition to the first floor and a 1,377-square-foot second-floor addition to an existing 1,933-square-foot, one-story single dwelling unit located at 7830 Roseland Drive. The 0.23-acre site is in the Single Family (SF) zone of the La Jolla Shores Planned District and the Coastal (Non-Appealable) Overlay Zone in the La Jolla Community Plan area and Council District 1.

PROJECT NO:	612206
PROJECT NAME:	MARDOUM - SDP
PROJECT TYPE:	Site Development Permit, Process 3
APPLICANT:	Denisse Prado-Liendo
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Pancho Mendoza, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5433 / FMendoza@sandiego.gov

The decision to approve or deny this application will be made at a public hearing.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Bob Steck, President of the La Jolla Community Planning Association at (858) 456-7900, <u>info@lajollaCPA.org</u> or <u>http://www.lajollaCPA.org</u> to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions regarding this application after reviewing this information, you may contact the City of San Diego Project Manager listed above.

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

Internal Order Number: 24007940



THE CITY OF SAN DIEGO

### **Verification of Posting Public Notice**

Mardoum - SDP & Project No. 612206

This is to verify that a *Notice of Application* has been posted at **7830 Roseland Drive, PROJECT NUMBER** <u>612206</u>, within five business days of receipt of the mailed notice as required in the Land Development Code, Section 112.0304. I understand that no more than three *Notice of Application* signs will be posted and will be spaced at a maximum of 200 feet apart on the real property.

Signature

Date Notice Posted

After signing this verification, please send it within 5 business days of posting date to:

Pancho Mendoza Development Project Manager Development Services Department 1222 First Avenue, MS 302 San Diego, California 92101-4155

Revised 04-07-14 HMD



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PHONE NUMBER/E-MAIL:	(619) 446-5433 / FMendoza@sandiego.gov

The decision to approve or deny this application will be made at a public hearing.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Bob Steck, President of the La Jolla Community Planning Association at (858) 456-7900, info@lajollaCPA.org or http://www.lajollaCPA.org to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions regarding this application after reviewing this information, you may contact the City of San Diego Project Manager listed above.

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

Internal Order Number: 24007940











PAA 11-1016

ATTACHMENT 2	2 - S	heet 1 of 3
DTES		# Description Date
TION OF LAND N PREPARED EP DATED 2-2170-MOL		AREVISION TAG / MARKER PROJECT STATUS LJSPDAB REVIEW 10/15/18
OTES CRETE TO MATCH REAR PATIO IN PARKING THE PROPERTY LINE AND SHALL OPERTIES. 6 OF MATERIAL FROM THIS SITE. EGAL DISPOSAL SITE. THE CESSING AND SALE OF MATERIAL, DNAL USE PERMIT.		CKSON N & R E M O D E L I N G San Diego, CA 92111 Fax: (858) 292-6260 nandremodeling.com
SOIL AROUND THE HOUSE LED IN ACCORDANCE WITH DJECT GEOTECHNICAL REPORT (7, 2018. S FOR HUMAN OCCUPANCY TS ARE NOT DAMAGE NOR RMIT THE OWNER/ PERMITEE SHALL ENT PRACTICES NECESSARY TO GRADING REGULATIONS) OF THE ION PLAN OR SPECIFICATIONS. I THE OWNER/PERMITTEE SHALL IN THE WPCP SHALL BE PREPARED NSTRUCTION BMP STANDARDS 5.		DESIG AT97 Mercury St. www.jacksondesign
NEW INTERIOR		A Home Remodel For: Riad Mardoum and Valerie Sussman 7830 Roseland Drive, La Jolla, CA 92037 Sheet Title: SITE PLAN
GRASS / TURF GROUND COVER		JACKSON DESIGN & REMODELING EXPRESSLY RESERVES IT'S COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING
C CAP STAMPED LS ON OF SURVEY MAP NO. RCE 7808 PER MAP 192 G AND SURVEYING, INC	PRINT DATE: 10/9/2018 2:52:47 PM	DRAWN DPL CHECKED JEK MEASURE DATE 12/19/17 SCALE as noted JOB NAME MARDOUM SHEET A 1.2

ATTACHMENT 2 - Sheet 2 of 3



SanGIS Land (Lot) basemap data for the City of San Diego tested 20.7' horizontal accuracy at the 95% confidence level.

This data meets the ASPRS Standard for Class 1 Map Accuracy at a scale of :12,000 (1"=1,000').

This assessment assumes utilization of the data on a citywide basis. Localized data may exceed or fail to meet this accuracy with errors in excess of 100' possible.

reasonable effort has been made to assure the racy of this map. However, neither the SanGIS ants nor San Diego Data Processing Corporatio sume any liability arising from its use THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, ITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. PROPRIETARY INFORMATION: The use of this information is pursuant to sublicense agreement only. Any resale or relicensing of this information is prohibited, except in accordance with such sublicensing agreements.



SEISMIC SAFETY STUDY **Geologic Hazards and Faults** 



GRID SCALE: 800 DATE: 4/3/2008



Index Map



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#### SOIL AND GEOLOGIC INVESTIGATION

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and

#### GAMMAGE PROPERTY

La Jolla, California

For

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MR. KENNEDY GAMMAGE La Jolla, California

By

GEOCON, INCORPORATED San Diego, California

March, 1980

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INCORPORATED

File No. D-2170-MO1 March 28, 1980

Mr. Kennedy Gammage 7865 East Roseland Drive La Jolla, California 92037

Subject: Gammage Property (Parcel Map, TM 80-1) East of 7865 East Roseland Drive & 195<sup>±</sup> feet South of East Roseland Drive La Jolla, California SOIL AND GEOLOGIC INVESTIGATION

Dear Mr. Gammage:

In accordance with your authorization, we have performed a soil and geologic investigation of the subject property. We herewith submit our report of the investigation.

The site is underlain by loose topsoils which, in turn, are underlain by firm colluvial/alluvial soils and terrace deposits that possess good foundation bearing characteristics. We anticipate that the soils encountered during any future grading of the site will be expansive and will, therefore, require reinforced foundations slabs.

The results of our investigation indicate that there is no evidence for faulting on the site.

It is our opinion that the site may be developed with a single family residence provided the recommendations of this report are carefully followed.

The accompanying report presents our findings from the investigation and our conclusions and recommendations based on these findings.

Very truly yours,

GEOCON INCORPORATED W. Hart Michael

Thomas V. Langpap RCE 20427

Gregory T. Farrand Staff Geologist

GTF:MWH:lm copies: (3)

**CEG 706** 

copies: (3) addressee (3) Charles Christiansen & Associates 6645 CONVOY COURT • SAN DIEGO, CALIFORNIA 92111 • PHONE (714) 292-5100
SOIL AND GEOLOGIC INVESTIGATION

#### Purpose and Scope

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The purpose of this soil and geologic investigation was to determine the surface and subsurface soil and geologic conditions of the site and, based upon the findings of the investigation, to provide recommendations for development of the site to receive a single family residential structure.

To obtain the information necessary to provide recommendations for grading and foundation design, both field and laboratory investigation procedures were utilized. The field investigation consisted of a site inspection, test trench excavations, and soil sampling. Laboratory tests were performed to determine the physical properties of the soils encountered. Engineering analysis was performed on the data obtained from our investigation and recommendations were formulated from the results.

The geologic portion of this investigation was concerned primarily with determining the relationship of the Rose Canyon Fault and other mapped faults to the site. We were particularly

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concerned by conclusions contained in a geologic report for an adjacent site prepared by W. S. Krooskos & Associates that the Rose Canyon Fault lies on the subject property. In order to determine the validity of their conclusions, we have reviewed the findings of the Krooskos report with respect to geology and faulting. In addition, we have investigated the site with respect to other potential geologic hazards.

#### References

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The major references utilized in our geologic study included the following:

- 1. Seismic Safety Element for the City of San Diego.
- Special Report 123, Character and Recency of Faulting in the San Diego Metropolitan Area, by the California Division of Mines and Geology, 1975.
- Bulletin 200, Geology of the San Diego Metropolitan Area, California, by M. P. Kennedy, 1975, published by California Division of Mines and Geology, 1975.
- Geologic Investigation for Parcels 1 and 2, Preliminary Parcel Map, 1 East Roseland Drive, La Jolla, California, by Geocon, Inc., July 21, 1977.
- Report of Soil Investigation and Geologic Reconnaissance, W. J. Allen Property, 7884 Lookout Drive, La Jolla, California, by William S. Krooskos and Associates, October 24, 1979.
- Unpublished reports on file with this firm for nearby areas.

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#### Location and Description of Site and Project

The subject property consists of a 0.37<sup>±</sup> acre vacant parcel of land located east of 7865 East Roseland Drive and 195<sup>±</sup> feet south of East Roseland Drive in the La Jolla area of San Diego, California (see Figure 1, Site Plan)." The property is also referred to as a Portion of Pueblo Lot 1287. The 52 to 75<sup>±</sup> foot wide by 212 to 224<sup>±</sup> foot long site is bounded on the north by a 30 foot wide roadway easement, on the west by Lot 1, Roseland Terrace, Map 5323 (7865 East Roseland Drive), and on the south by Lots 25, 26 and 27, La Jolla Hills Map 1479. Existing single family residences occur on properties surrounding the site. The site is presently vacant and covered with a moderate growth of ice plant and scattered shrubs. A paved 20 foot wide roadway easement exists in the southeasterly portion of the property.

Topographically, the site consists of gently sloping land that drains to the north and east. According to U. S. Geological Survey topographic maps, the site exists at an approximate elevation of 150 feet above mean sea level. A Topographic Map of the site and adjacent Lots 25 and 26 by Thomas H. Shuttleworth

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(dated September 16, 1978) indicates that the site varies in elevation by 15<sup>+</sup> feet between the southeast property corner and the southerly porperty line. For our study, we also utilized a tax assessor's plat map with a scale of 1 inch equals 50 feet.

It is proposed to split Lot 1, Roseland Terrace Map 5323 from a Portion of Pueblo Lot 1287. It is our understanding that the existing residence on Lot 1 will remain. Although no specific plans for development of the site exist, it is anticipated that the property will eventually be developed to receive a single family residence. The depth and extent of grading of the site has not been determined at this time.

#### Field Investigation

The field investigation was performed between March 17 and 21, 1980 and included an inspection of the site and the excavation of three test trenches at the approximate locations shown on the Site Plan, Figure 1.

The trenches were excavated under the supervision of our engineering geologist with a tractor-mounted backhoe equipped

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with a 24-inch wide bucket. These trenches, identified as Trenches 1, 2 and 3, extended a horizontal distance of 55 feet, 26 feet, and 36 feet, respectively, and were excavated to depths varying between 6 and 19 feet. Trenches 1 and 2 were carefully observed and logged by our engineering geologist at a scale of one inch equals five feet. Trench 3 was carefully observed and logged as a stratigraphic column. The detailed logging and observation by our geologist was performed to determine the presence of faulting. A discussion of the results of the geologic portion of the investigation are included elsewhere in this report.

Selected undisturbed and bulk soil samples were obtained from the trenches and returned to our laboratory for testing.

Figures 4 and 5, "Logs of Test Trenches" shows the depths and descriptions of the soil and geologic conditions encountered and the vertical locations of samples taken.

#### Laboratory Tests

Laboratory tests were performed in accordance with generally accepted test methods of the American Society for Testing and

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Materials (ASTM) and other suggested procedures. Selected relatively undisturbed drive samples were tested for their in-place dry density, moisture content, shear strength, expansive potential and maximum density relationships.

The results of our laboratory tests are summarized on Tables I through III of Appendix A.

#### General Geology

Our inspection of the exploratory trenches indicate that the site is underlain by Quaternary-aged terrace deposits, colluvium/alluvium, paleosol or ancient topsoil deposits developed on the terrace deposits and colluvium, and topsoils. These lithologic units are described below.

<u>Terrace Deposits</u>. Terrace deposits of probable late Pleistocene age were encountered in Trench 1. The terrace deposits consist of dense, damp, light reddish-brown, coarse to very coarse sands. This unit was observed at a depth of 16 to 18 feet and was found to extend continuously along the bottom of the trench. These deposits were typically well sorted, weakly cemented and massive or crudely stratified.

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At the location shown in Figure 4, carbonized organic matter (charcoal) was observed and sampled. The terrace deposits are overlain by a thin, continuous paleosol unit (referred to as Paleosol 2) which is, in turn, overlain by colluvium and alluvium.

Colluvium/Alluvium. Colluvial and alluvial soils consisting of interstratified sandy clays, clayey sands, and silty sands were encountered in all of the test trenches. The colluvial soils encountered in Trenches 1 and 3 consist of dark gray to brown, moist to very moist, medium dense to stiff, medium sandy clays and clayey, medium to coarse sands which contain scattered pebbles and gravel. The colluvium is massive or crudely stratified, highly burrowed by organisms and contains minor quantities of carbonized organic matter. These deposits also contain occasional small clasts (1/2 to 2 inches in diameter) of siltstone which were possibly eroded from the Cretaceous-aged Point Loma Formation located south of the site. The alluvium in Trenches 1 and 3 is comprised of medium dense, clean, light gray to yellowish-brown, silty, medium to coarse sands, clayey silts and silty clays. This alluvium is laminated to thinly bedded. The

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bedding attitudes in the alluvium were found to be nearly horizontal to dipping several degrees to the north. In Trench 2, the colluvium and alluvium consists of thick-bedded to massive, loose to stiff, yellowish-brown to brown, moist, sandy clay and silty coarse sand. As seen in Figure 5, Log of Trench 2, the alluvium overlies the colluvium and has a continuous, clearly defined contact.

In Trenches 1 and 3, several vertical to steeply dipping sand filled fissures were observed within the colluvium/alluvium and in a palesol unit (referred to as Paleosol 1) that overlies these deposits. The randomly striking fissures are one to three inches in width where they begin near the top of Paleosol 1. They typically thin downward to 1/4 inch or less in width and terminate gradually above an approximate depth of 12 feet in the colluvium/alluvium. On occasion, the fissures can be seen to connect with sandy alluvium infilled burrows and to terminate at the top of alluvium beds that are interstratified within the colluvium. None of the fissures were observed to extend down into the terrace deposits. It is our opinion that the fissures are a weathering phenomena.

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They possibly formed as open shrinkage cracks in the highly expansive clayey soils, assisted by burrowing organisms, and were subsequently infilled with alluvium during periods of precipitation and erosion. They are apparently not related to faulting.

Swell tests performed on the clayey alluvium indicates that it is highly expansive (possesses a potential swell of 9.1 percent). Since we anticipate that expansive soils will be encountered near finish grade elevations, special foundation design recommendations are included in the Conclusions and Recommendations.

<u>Palcosols</u>. Two distinct paleosols were encountered in the exploratory trenches. Paleosol 1 was encountered at a depth of three to five feet in Trenches 1 and 3 and was developed on the colluvium. This paleosol consists of soft to medium, moist, dark gray-brown to black, sandy clay and has been partly incised by an overlying bed of alluvium. Numerous infilled borings of burrowing organisms and infilled fissures were observed in this paleosol. The contact of Paleosol 1 with the underlying colluvium is gradational.

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In Trenches 1 and 3, a second paleosol horizon (referred to as Paleosol 2) was observed at a depth of 15 to 17 feet. This paleosol consists of stiff, moist, dark reddish-brown, very coarse, sandy clay and is well developed on top of the very coarse sandy terrace deposits. As observed in Trench 1, the contact between Paleosol 2 and the terrace deposits is sharp, and slopes roughly parallel to the natural ground surface, (see Figure 4). Although the contact between Paleosol 2 and the terrace deposits was not encountered in Trench 3, the upper contact of Paleosol 2 was observed in Trench 3 and was found to be continuous and shallow sloping to the northeast.

<u>Topsoils</u>. The topsoils consist of soft, wet, dark brown, sandy clays. These soils were observed to depths varying between one to three feet, and occur above the colluvium/alluvium and paleosols. These soils are highly expansive and possess a potential swell of 6.1 percent.

#### Groundwater

With the exception of shallow wet zones within the topsoils, no groundwater was encountered on the site. It is our opinion



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that the terrace materials, as well as the surficial deposits encountered on the site, have permeability characteristics that could be susceptible under certain conditions to water seepage. Inasmuch as no springs, seeps or groundwater occurrences were observed below the topsoils or are otherwise known to occur on the site, it is our opinion that the seepage potential is relatively low. It is recommended, however, that surface drainage be directed into contained drainage structures in order to minimize the potential for future groundwater and/or seepage related problems.

#### Local Faulting

According to the geologic map of the La Jolla Quadrangle in Bulletin 200 by the California Division of Mines and Geology, the site lies within the Rose Canyon Fault Zone. The Rose Canyon Fault, Mount Soledad Fault and an unnamed fault trace within this zone are shown in Bullein 200 lying roughly 50 feet north, 300 feet south and 50 feet south of the site, respectively (see Figure 1, Site Plan, and Figure 2, Geologic Map). However, a Soil Investigation and Geologic Reconnaissance report prepared for the property to the south by William

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ATTACHMENT 2 - Geocon Inc 1980

File No. D-2170-MO1 March 28, 1980

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S. Krooskos and Associates (dated October 24, 1979) indicates, to the contrary, that the Rose Canyon Fault does traverse the site. It is apparent from our investigation, however, that Krooskos & Associates have mistaken sandstone and claystone clasts within the colluvial deposits as evidence for encountering the Cabrillo Formation and Ardath Shale. In addition, it is probable that the coarse sands they encountered at a depth of  $19^{\pm}$  feet in their Boring No. 1 are the same materials we identified as terrace deposits in Trench 1 (see Geologic Section A-A', Figure 3). In either case, there is no valid evidence presented in their report to accurately locate the position of the fault.

In order to more thoroughly investigate the possible presence of faulting on the subject site, three test trenches were excavated to depths varying from approximately 9 to 20 feet. The trenches were placed perpendicular to the mapped strike of the Rose Canyon Fault (see Figure 1). In addition, we reviewed aerial photographs, topographic maps and the previously mentioned references.



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Since we were able to trace the contact between terrace deposits (probably correlable with the late Pleistocene Bay Point Formation) and the overlying colluvial materials for the entire length of Trench 1, it is our opinion that the site is not underlain by the Rose Canyon Fault. Further, it is our opinion, as stated in a previous report prepared by our firm for the property located immediately north of the site, that the Rose Canyon Fault probably lies north of Roseland Drive (over 200 feet to the north of the site).

It is our opinion that further trenching on the site to a depth where Cretaceous or Eocene bedrock would be exposed, would necessitate excavating to an estimated depth of 30 to 40 feet. This sort of an investigation would not be economically feasible for a single family residence since the cost may outweigh to potential risk of surface faulting during future seismic activity. Because of the present delay of ` several months to a year in obtaining results of radiocarbon samples, we are retaining the samples taken from Trench 1 for possible future use. It is our opinion, as stated earlier, that the reddish-brown sands encountered at the

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base of Trench 1, are probably correlable with the late Pleistocene Bay Point Formation which has been dated by others at approximately 120,000 years B.P.

#### Seismicity

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The Rose Canyon Fault and related major faults within this zone are presently considered to be potentially active, meaning the geologic evidence exists for movement along this fault during the Pleistocene (two million to 11,000 years ago) but not during the Holocene or last 11,000 years. Moore and Kennedy, 1975 (Quaternary Faults in San Diego Bay, California, U.S. Geologic Survey, Journal of Research V.3) estimate that a 6.5 magnitude earthquake could occur on the average of once every 300 years in the San Diego Metropolitan area.

It is our opinion that the site would be subject to severe seismic shaking in the event of a major earthquake along any of the faults within this zone. In this regard, the site is similar to most others in the La Jolla area. Based on present knowledge of the seismic activity of this fault zone, it is our opinion that there is a very low probability that there will be a major locally generated earthquake during the next  $100^{\pm}$  years.



CONCLUSIONS AND RECOMMENDATIONS

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1. The site may be utilized for the proposed development of a single family residence. The undisturbed mative soils, properly compacted native soils, or combinations thereof, should adequately support a future residential structure without detrimental settlement, provided the recommendations of this report are followed. Significant adverse soil conditions exist in the form of loose surface soils and highly expansive soils. No evidence of faulting on the site was encountered in our investigation.

2. The native soils are suitable for use as compacted fill, provided they are free of deleterious material. They are also classified as possessing moderate to high expansive properties. Imported soils should be approved by the soil engineer prior to being delivered to the site.

3. Loose topsoils and portions of colluvial/alluvial soils should be removed and recompacted where they will exist beneath the proposed building pad area. The depth of these excavations

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shall be determined in the field by the soil engineer or engineering geologist. For the purpose of estimating, an average depth of three feet may be assumed. It is our understanding that the test trenches will be properly backfilled and compacted under the supervision of the soil engineer.

#### Slope Stability

4. Cut slopes constructed entirely in the native soils should have a sufficient factor of safety to resist deep-seated rotational failures at inclinations of 2.0 horizontal to 1.0 vertical or flatter at heights of 10 feet (maximum).

Fill slopes may be constructed at inclinations of 1.5 horizontal to 1.0 vertical provided a suitable base "key" is provided at the toe of slope. All fill keys shall be inspected and approved by the engineering geologist prior to placing fill soils.

#### Grading

5. All grading should be performed in accordance with the "Recommended Grading Specifications" contained in Appendix B.



#### Foundations

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6. Standard continuous concrete foundations are suitable for the proposed project. An allowable bearing capacity of 2000 psf is recommended for dead plus live loads. Bearing capacities may be increased by one third for short-time loadings. The minimum footing width should be 12 inches.

7. It is our recommendation that standard foundations be placed a minimum of 24 inches into firm soils of either the coluvium/alluvium or recompacted highly expansive fill soils made up of onsite soils. Reinforcement for conventional continuous concrete strip footings should consist of four No. 4 steel bars; two placed near the top of the footing and two placed near the bottom.

8. The settlement for footings, as designed or recommended herein, are expected to be less than one-half inch.

#### Slabs-on-Grade

9. Concrete slabs-on-grade should be at least four inches thick and should be underlain by at least four inches of clean sand and an impermeable membrane. It is recommended that all

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slabs be reinforced with 6x6 - 10/10 steel wire mesh. It is recommended that the building pad subgrade be moistened prior to the pouring of concrete.

#### Retaining Walls

10. The passive earth pressure to be used for the design of foundations and walls to resist lateral forces shall be based on an equivalent fluid pressure of 300 pcf. The active pressure shall be based on an equivalent fluid pressure of 30 pcf. A coefficient of friction of 0.4 times the dead load may be used between the soil and shallow foundations and floor slabs. The above values assume a level backfill.

#### Drainage

11. Adequate drainage provisions are imperative. Downdrains should discharge into splashblocks and/or controlled drains. No drainage water should be allowed to discharge over cut or fill slopes.

12. Building pads should be graded to provide drainage swales away from the structures. No water should be allowed





to pond adjacent to footings. If topsoil is placed adjacent to footings for landscaping purposes, it should also slope away from the structures.

#### Grading Plan Review

13. The soil engineer and engineering geologist should review the final grading plans to verify their compliance with this report and with UBC Chapter 70 as required by the State of California, Divison of Real Estate.





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LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report pertain only to the site investigated and are based upon the assumption that the soil conditions do not deviate from those disclosed in the trenches. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the present time, Geocon, Incorporated should be notified so that supplemental recommendations can be given.

2. This report is issued with the understanding that it is the responsibility of the owner, or of his representative, to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project and incorporated into the plans, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

3. The findings of this report are valid as of the present date. However, changes in the conditions of a property

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can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.

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Summar	y of In-P	lace Moistu	re-Density an	nd Direct Shear	Test Results
Sample No.	Depth ft	Dry Density pcf	Moisture Content %	Unit Cohesion psf	Angle of Shear Resistance degrees
1-1	1.0	103.1	16.5		
1-2*	1.0	107.6	12.5	370	14
1-3	4.0	116.4	3.7		
1-4**	4.5	114.7	5.2	140	20
1-5	10.5	114.6	8.6	·	
2-1	2.0	105.1	17.0		
2-2	4.0	106.3	18.0		
2-3	6.0	118.5	13.9		

TABLE I

Sample remolded to maximum dry density and optimum moisture content
Sample remolded to in-place dry density and moisture content of
Sample 1-3







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DEPTH



SCALE : Horizontal = Vertical

#### LEGEND

1: Soft, wet, grav-brown to dark reddish-brown, Sandy, Silly CLAY on: Endium dense to dense, moist, light yellowlish-brown, laminated, Silly Slayey SILTS and Silly fine SAEDS, moderately comented, burrowed

11: Medium dense, very moist, dark gray to black, Sandy, Silty GLAY, burrowed

tame: Redium dense to dense, dame to moist, mottled dark grav-brown, Glavey Sandy GLAY and Silty SAND, highly burrowed, contains scattered publies and 4, massive

sm. Pedina dense, dry to durn, light gray to light brown, laminated fine inm SANDS and Sandy SIL's, well sorted, weakly cemented

of 2: Very will, moist, dark reddish-brown, very course Sandy CLAY

deposits - Dense, dry to damp, light reddish-broan, very coarse SASD,
bodded, very weakly cemented, sharp contact with overlying Fileosol 2,
borings

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in of carloin sample.

hydraulic jack

Soft, wet to model, dark brown, Silty CLAY and Samly CLAY me Loose to medium dease, very model, vellow-brown, Silty to Clavey, to coarse SABD, contains senttered pebble-sized clasts of SILTSIONE une: Stiff, model to very model, dark reddish-brown to dark brown, brown, medium Sindy CLAY, massive

a of in-place soil sample

a of bulk soil sample

LOG OF	TRENCHES
GAMMAGE	PROPERTY
La Jolla	, California
FILE No.	FIGURE 4.
D-2170-MOI	GEOCON, INC.

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### File No. D-2170-M01 March 28, 1980

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-	T		28, 1 Fenetration Resistonce Bioestt	DESCRIPTION		IN-PLACE	
DEPTH IN FEET	SAMPLE NUMBER					MOISTURE CONTENT % dry wt	
				TRENCH NO. 3			
0 -				TOPSOIL Soft, wet, dark gray to brown, slightly Sandy, Silty, CLAY contact varies between 1 and 3 ft / in depth		÷	
4-		//		ALLUVIUM Dense, moist, yellow-brown, lamina- ted Silty, CLAY and fine SAND	a.		
6- 8- 3-				Acontact varies btwn 3 & 5 ft.depth PALEOSOL Medium, moist, dark gray-brown, Sandy CLAY, contains in-filled fissures			
10 				COLLUVIUM/ALLUVIUM Medium, moist, mottled dark gray to medium brown, Sandy CLAY, Clayey SANDS and laminated Silty SANDS, contains several sand infilled fissures above a depth of 12 feet, highly burrowed, massive, scattered pebbles			
16		1/1		contact slopes gently to north			
18		<u>:::/</u> :		PALEOSOL 2 Very stiff, dark reddish-brown, moist, coarse Sandy CLAY, continues along bottom of trench		1 (6)	
			×	TRENCH TERMINATED AT 17.5 FEET			

Figure 5, Log of Test Trench 3

## ATTACHMENT 2 - Geocon Inc 1980

APPENDIX B RECOMMENDED GRADING SPECIFICATIONS



RECOMMENDED GRADING SPECIFICATIONS

for

1.2.3

GAMMAGE PROPERTY (PARCEL MAP, TM 80-1)

La Jolla, California

- 1.1 General Description
- 1.11 These specifications have been prepared for grading and site development of the Gammage Property (Parcel Map, TM\_80-1) located east of 7865 East Roseland Drive and 195<sup>-</sup> feet south of East Roseland Drive, in La Jolla, California. Geocon, Incorporated, hereinafter described as the soil engineer, should be consulted prior to any site work connected with site development to ensure compliance with these specifications. These specifications shall only be used in conjunction with the soil report of which they are a part.
- 1.12 This item shall consist of all clearing and grubbing, preparation of land to be filled, filling of the land, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading of the filled areas to conform with the lines, grades and slopes as shown on the accepted plans.
- 1.13 The soil engineer shall test and observe all grading operations. In the event that any unusual conditions not covered by the special provisions are encountered during the grading operations, the soil engineer shall be contacted for further information.
- 2.1 Tests
- 2.11 The standard test used to define maximum density of all compaction work shall be the ASTM Test Procedure D1557-78. All densities shall be expressed as a relative compaction in terms of the maximum density obtained in the laboratory by the foregoing standard procedure.





- total

-

- 3.1 Clearing, Grubbing, and Preparing Areas to be Filled
- 3.11 Any trees not utilized in landscaping, structures, weeds, and other rubbish shall be removed, piled, or otherwise disposed of so as to leave the areas that have been disturbed with a neat and finished appearance, free from unsightly debris.
- 3.12 Any septic tanks, if encountered, and debris must be removed from the site prior to any building, grading or fill operations. Septic tanks, including all connecting drain fields and other lines, must be totally removed and the resulting depressions properly reconstructed and filled to the complete satisfaction of the supervising soil engineer.
- 3.13 All water wells on the site shall be capped according to the requirements of the San Diego County Health Department. The strength of the cap shall be at least equal to the adjacent soil. The final elevation of the top of the well casing must be a minimum of 36 inches below any adjacent grade prior to any grading of fill operations.
- 3.14 All buried tanks, if encountered, must be totally removed and the resulting depressions properly reconstructed and filled to the complete satisfaction of the supervising soil engineer.
- 3.15 All vegetable matter and soil designated as unsuitable by the soil engineer shall be removed under the direction of the soil engineer. The then exposed surface shall then be plowed or scarified to a depth of at least eight inches and until the surface is free from ruts, hummocks, or other uneven features which would tend to prevent uniform compaction by the equipment to be used.
- 3.16 The original ground upon which the fill is to be placed shall be plowed or scarified deeply, and where the slope ratio of the original ground is steeper than 6.0 horizontal to 1.0 vertical, the bank shall be stepped or benched. At the toes of the major fills and on the sideslope fills, the base key shall be, as described elsewhere in this report, at least 10 feet in width, cut at

B-2



> least three feet into the undisturbed or native soil, and sloped back into the hillside at a gradient of not less than two percent. Subsequent keys should be cut into the hillside as the fill is brought up the slope. The construction of subsequent keying operations shall be determined by the soil engineer during grading operations. Ground slopes which are flatter than 6 to 1 shall be benched when considered necessary by the soil engineer.

- 3.17 After the foundation for the fill has been cleared, plowed, or scarified, it shall be disced or bladed until it is uniform and free from large clods; brought to the proper moisture content by adding water or aerating; and compacted to relative density of not less than 90 percent.
- 4.1 Materials

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8

- 4.11 Native soil, free of organic material and undesirable deleterious material, may be used as fill. Native soil which is expansive shall not be placed on the top two feet of building pads without the approval of the soil engineer.
- 4.12 The materials for fill shall be approved by the soil engineer before commencement of grading operations. Any imported material must be approved for use before being brought to the site. The materials used shall be free from vegetable matter and other deleterious material, and be nonexpansive. Expansive soil is defined as soil which expands more than 3.0 percent when saturated at 90 percent relative compaction and optimum moisture content under a surcharge of 150 psf.
- 5.1 Placing, Spreading, and Compacting Fill Material
- 5.11 The selected fill material shall be placed in layers which when compacted shall allow adequate bonding and compaction. Each layer shall be spread evenly and shall be thoroughly blade mixed during the spreading to ensure uniformity of material in each layer.
- 5.12 When the moisture content of the fill material is below that specified by the soil engineer, water shall



anim.

-North

be added until the moisture content is as specified . to assure thorough bonding during the compaction process. When the moisture content of the fill material is above that specified by the soil engineer, the fill material shall be aerated by blading or other satisfactory methods until the moisture content is as specified.

- 5.13 After each layer has been placed, mixed, and spread evenly, it shall be thoroughly compacted to a relative compaction of not less than 90 percent.
- 5.14 When fill material includes rock, no rocks will be allowed to nest, and all voids must be carefully filled with small stones or earth and properly compacted. No rocks larger than six inches in diameter will be permitted in the fill.
- 5.15 Compaction shall be by sheepsfoot rollers, multiplewheel pneumatic-tired rollers, or other types of acceptable compacting rollers. Rollers shall be of such design that they will be able to compact the fill to the specified moisture content range. Rolling of each layer shall be continuous over its entire area and until the required density has been obtained.
- 5.16 Field density tests shall be made by the soil engineer. Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches. Density tests shall be taken in compacted material below the disturbed surface. When these tests indicate that the density of any layer of fill or portion thereof is below the required 90 percent density, the particular layer or portion shall be reworked until the required density has been obtained.
- 5.17 The fill operation shall be continued in compacted layers, as specified above, until the fill has been brought to the finished slopes and graded as shown on the accepted plans.
- 5.18 Fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment. Compaction operations shall be continued until the slopes are stable.





1:\9137\RECORD OF SURVEY

# RECORD OF SURVEY MAP NO. 21806

## **ATTACHMENT 2 - Record of Survey/Encroachments**





## **ATTACHMENT 2 - Record of Survey/Encroachments**


# **ATTACHMENT 2 - Record of Survey/Encroachments**

Image: Second	TYNOTES		#  Description  Date	RECEIVED
NEW INTERIOR REMODELED AREA GRASS / TURF GROUND COVER GROUND COVER DESIGN A REMODELING GROUND COVER DESIGN A REMODELING GROUND COVER DESIGN A REMODELING COMMINIAN AND FOR MORE AND FOR MORE AND FOR MORE MANAGEM AND FOR MORE DESIGN A REMODELING COMMINIAN AND FOR MORE MANAGEM AND FOR MORE MANAGEM AND FOR MORE MANAGEM A REMODELING DESIGN A REMODELING	ED CONCRETE TO MATCH REAR PATIO NS SLOPE IN PARKING WITHIN THE PROPERTY LINE AND SHALL CENT PROPERTIES. C YARDS OF MATERIAL FROM THIS SITE. TO A LEGAL DISPOSAL SITE. THE DW PROCESSING AND SALE OF MATERIAL, ONDITIONAL USE PERMIT. AS TOP SOIL AROUND THE HOUSE BACKFILLED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT BRUARY 7, 2018. ICTURES FOR HUMAN OCCUPANCY NUMENTS ARE NOT DAMAGE NOR TION PERMIT THE OWNER/ PERMITEE SHALL VAGEMENT PRACTICES NECESSARY TO ON 1 (GRADING REGULATIONS) OF THE DTRUCTION PLAN OR SPECIFICATIONS. PERMIT THE OWNER/PERMITEE SHALL WPCP). THE WPCP SHALL BE PREPARED 2 CONSTRUCTION BMP STANDARDS		S S	
MEASURE DATE 12/19/17	GRASS / TURF	8 2:52:47 PM	AHOME REMODELING AHOME REMODELING AHOME REMODELING AHOME REMODELING AHOME REMODELING AHOME REMODELING AHOME A REMODELING AHOME A REMODELING AHOME A REMODELING AHOME A REMODELING AHOME A REMODELING ALL ALL ALL ALL ALL ALL ALL ALL ALL ALL	



FOR	OFFICE	USE	ONLY
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DATE		

BY

CED #

# **REQUEST FOR INVESTIGATION**

Apt. #	Zip Code	Cross Street	
Agent/Manager/Responsible Party		Tenant/Lesee	Phone Number
	City	State	Zip Code
_	•	Agent/Manager/Responsible Party	Agent/Manager/Responsible Party Tenant/Lesee

ate box if you believe the violation includes:

Dangerous or unstable structures	Inadequate barriers for pools or spas	. Leaking sewage
Live, exposed electrical wires	Uninhabitable living conditions	

Alleged Violation Details:

Is this a residential property?		Single Fa	amily	Duplex	Multifamily		
Is this a rental property?		Yes	No				
Is there any drug activity at the s	ite?	Yes	No	Are there	any loose pets at the site?	Yes	No
NOISE ONLY:							
When does the noise occur? (Select all that apply.)	Every day Once or t On weeke	wice a weel	<	Daytime (7 a.m. Evening (7 p.m. Night (10 p.m. t	to 10 p.m.)	15 to 3	minutes 0 minutes han 30 minutes
Name:				Address:			
Daytime Phone Numb	er:			Language S	poken:		
Email Address:				D	ate:		
			nal sunno	rtar contact informatio	on for noise complaints here.):		

Please refer to www.sandiego.gov/ced for further information and forms.

- Fill the form as completely as possible. The more information is included, the better service that can be provided.
- Important: The correct address of violation must be included.
- Please attach any additional information, pictures or sketches.

# Return the completed form and keep us updated on any improvement or lack of improvement. We rely on you to request further service when needed!

The department does not enforce the noise regulations when the alleged violator and the complainant live in the same apartment or condominium complex. Contact your complex manager, homeowner association, mediation services or the civil courts to resolve your dispute.

**Mediation:** Mediation is an effective way for you and the person responsible for the problem to resolve the dispute. In situations where mediation is warranted, responsible or affected parties are encouraged to seek this type of assistance.

Community members interested in mediation can contact the National Conflict Resolution Center by visiting <u>www.ncrconline.com</u> or calling 619-238-2400.

### What happens when your Request for Investigation From is received by this office?

- 1. The responsible person will be notified of the concern and appropriate enforcement action will proceed. We have found that most people will begin corrective action as soon as they receive the first notice.
- 2. The average response time is one to 30 days, depending on the type of complaint.

NC-114 (rev. 01-19)

Please fold, staple and mail this form to the address below.

THE POSTAL SERVICE WILL NOT DELIVER LETTERS THAT DO NOT HAVE A STAMP

City of San Diego Code Enforcement Division Development Services Department 1222 1<sup>st</sup> Avenue 5<sup>th</sup> Floor, MS-511 San Diego, CA 92101-4101







### CITY OF SAN DIEGO HEARING OFFICER DOCKET FOR HEARING OFFICER MEETING MARCH 6, 2019 COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BUILDING 9:00 A.M.

**NOTE:** Land Use Hearings are held at 9:00 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*)** will include consideration of the appropriate environmental document.

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.* 

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Duke Fernandez

- ITEM 1: **PUBLIC COMMENT** ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. **NOTE:** 3 MINUTE MAXIMUM PER SPEAKER.
- ITEM 2: REQUESTS FOR CONTINUANCES OR WITHDRAWALS
- ITEM 3: ITEMS TO BE PLACED ON CONSENT AGENDA.
- ITEM 4: SAN CARLOS VILLAGE CUP PROJECT NO. 6157077 City Council District: 6; Plan Area: Navajo

#### **STAFF: Karen Bucey**

Conditional Use Permit for an existing fitness center facility's proposed 24-hour, seven days a week operation within an existing one-story, 34,215-square-foot building located at 8876 Navajo Road in the CC-1-3 Zone within the Navajo Community Plan area. Exempt from Environmental. Report No. <u>HO-19-019</u>.

RECOMMENDATION: Approve RECEIVED

MAR 1 8 2013

DEVELOPMENT SERVICES

### HEARING OFFICER DOCKET OF MARCH 6, 2019

### ITEM – 5: 5251 CHELSEA STREET CDP - PROJECT NO. 609389

City Council District: 1; Plan Area: La Jolla

### STAFF: Xavier Del Valle

Coastal Development Permit for the remodel and addition to an existing two-story, single dwelling unit for a total of approximately 4,332 square feet located at 5251 Chelsea Street. The 0.17-acre site is located in the RS-1-7 base zone within the Coastal Overlay Zone (Appealable) within the La Jolla Community Plan area and Council District 1. Exempt from Environmental. Report No. <u>HO-19-024</u>.

### **RECOMMENDATION:**

Approve

### ITEM – 6: MARDOUM SDP - PROJECT NO. 612206 City Council District: 1; Plan Area: La Jolla

### STAFF: Francisco Mendoza

Site Development Permit for a La Jolla Shores Planned District Permit for a 54square-foot first-floor addition and a 1,377-square-foot second-floor addition to an existing 1,933-square-foot, one-story single dwelling unit located at 7830 Roseland Drive. The 0.23-acre site is in the Single Family (SF) zone of the La Jolla Shores Planned District and the Coastal (Non-Appealable) Overlay Zone in the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on August 2, 2018. Exempt from Environmental. Report No. <u>HO-19-026</u>.

### **RECOMMENDATION:**

Approve

ITEM – 7: BAYVIEW TOWNHOMES - PROJECT NO. 611646 City Council District: 6; Plan Area: Mira Mesa

### STAFF: Sammi Ma

Map Waiver to waive the requirement for a tentative map for the creation of eight condominium units within a 9,120 square-foot, three-story building over parking, currently under construction, located at 3104-3112 Garrison Street. The 0.23-acre site is located in the RM-3-7, Coastal Height Limitation Overlay, Airport Influence Area Overlay (San Diego International Airport – Review Area 2), and Federal Aviation Administration Part 77 Noticing Area Overlay Zones in the Peninsula Community Plan area. Exempt from Environmental. Report No. <u>HO-19-004</u>.

#### **RECOMMENDATION:**

Approve

### HEARING OFFICER DOCKET OF MARCH 6, 2019

ITEM – 8: MPF 3940 HOME AVENUE - PROJECT NO. 611536 City Council District: 9; Plan Area: Mid-City/City Heights

### STAFF: Hugo Castaneda

Conditional Use Permit to operate a 6,480 square-foot Marijuana Production Facility (MPF) within an existing 8,680 square-foot building, located at 3940 Home Avenue. The 0.42-acre site is located in the IL-3-1 zone within the Mid-City: City Heights Community Plan area. Exempt from Environmental. Report No. <u>HO-19-020</u>.

#### **RECOMMENDATION:**

Approve

ITEM – 9: MPF 8390 MIRAMAR PLACE - PROJECT NO. 585648 City Council District: 1; Plan Area: University

#### STAFF: Sammi Ma

Conditional Use Permit for a Marijuana Production Facility (MPF) to operate within an existing 16,752 square-foot building located at 8390 Miramar Place, Suites A through C. The 0.72-acre project site is in the IL-2-1 Zone within the University Community Plan area. Exempt from Environmental. Report No. <u>HO-19-023</u>.

### **RECOMMENDATION:**

Approve

(E) I ST FL HOME	1,933 SF
(N) IST FL HOME	47 SF
(N) IST FL HOME	7 SF
(N) 2ND LIVING	1,357 SF
GARAGE	3,344 SF
(E) GARAGE	256 SF
DECK	256 SF
(E) I ST FL DECK	464 SF
(N) I ST FL DECK	94 SF
(N) 2ND FL DECK	179 SF
(N) 2ND FL DECK	82 SF
(N) ROOF DECK	169 SF
HARDSCAPE	989 SF
(E) DRIVE	121 SF
(E) HARDSCAPE	71 SF
(N) HARDSCAPE	826 SF
(N) HARDSCAPE	128 SF
(N) WALL	19 SF
(N) STEPS	39 SF
(N) STEPS	84 SF
(N) COLUMN	9 SF
(N) COLUMNS	34 SF
PERMEABLE	1,332 SF
(N) PERMEABLE HARDSCAPE	441 SF
(N) PERMEABLE	310 SF
	75   SF
	,
LANDSCAPE	
LANDSCAPE	4,731 SF



- TOTAL IMPERMEABLE HARDSCAPE: 1,837 S.F.
- TOTAL PERMEABLE HARSCAPE 310 S.F.

### NEW LANDSCAPE QUANTITIES

 IOTAL LANDSCAPE: 4,731 S.F. TOTAL PERMEABLE HARSCAPE

LANDSCAPE / LOT : 4,731 / 10,140

47 % OF LOT IS ALLOCATED TO LANDSCAPE

3,187





5" CALIPER-

FL.

(N)

ROOF

DECK

169 SF

	EXISTING AREA	EXISTING AREA (SQ FT)	NEW OR REPLACED
IMPERVIOUS ITEMS	(SQ FT)	TO REMAIN	AREA (SQ FT)
E) HOUSE IST FLOOR	1,933	١,933	54
N) HOUSE 2ND FLOOR	0	0	I,357
E) GARAGE	256	256	0
E) DRIVE	2	2	0
E) FRONT DECK	464	464	94
N) 2ND FL DECK	0	0	261
N) HARDSCAPE	4 4	71	1,140
N) HARDSCAPE	414	71	١,140

CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE

310 S.F.

2,845

TOTAL DISTURBANCE AREA: 2,103 SQ FT EXISTING AMOUNT OF IMPERVIOUS AREA: 3,187 SQ FT

PROPOSED AMOUNT OF IMPERVIOUS AREA: 1,793 SQ FT .

TOTAL IMPERVIOUS AREA: 4,638 SQ FT .

IMPERVIOUS % INCREASE: 31 %

IMPREVIOUS AREA SHALL INCLUDE: ROOF, SIDEWALK, PARKING AREA, WALKWAYS, POOLS, POOL DECKS, ETC.

### LOT COVERAGE:

TOTAL

LOT : **10,140 SQ FT** LOT COVERAGE ALLOWED: <u>60 %</u> OR <u>6,084 SQ FT</u> (LOT SQ FT x <u>60</u>%)

PROPOSED COVERAGE: 2,614 SQ FT OKAY

DOESN'T INCLUDE SECOND FLOORS DIRECTLY ABOVE FIRST FLOOR, OPEN HARDCAPE AREAS, PER SECTION 113.0240(a)

IMPERVIOUS AREA, ROOFS, DECKS
EXISTING TO REMAIN+ IMPERVIOUS PROPOSED (2,845 +1793)

2,906

# (M) / ITE PLAN |*/*8" = |'-0"



26' - 9 1/2" 129













### PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_-PC SITE DEVELOPMENT PERMIT NO. 2174199 MARDOUM – SDP - PROJECT NO. 612206

WHEREAS, RIAD MARDOUM and VALERIE SUSSMAN, Co-Trustees of the Mardoum-Sussman Family Trust, dated May 9, 2018, Owners/Permittees, filed an application with the City of San Diego for a permit for a remodel and second-story addition to a single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2174199), on portions of a 0.23-acre property; and

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

WHEREAS, the project site is legally described as, Parcels 1-2: All that portion of Lot 1286 of Pueblo Lands of San Diego, in the City Of San Diego, County of San Diego, State of California, according to Map Thereof made by James Pascoe in 1870, filed November 14, 1921, and is known as Miscellaneous Map No. 36, and more particularly described in Quitclaim Deed recorded October 16, 2018, as Document No. 2018-0430277 of Official Records of the San Diego County Recorder's Office; and

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

### **ATTACHMENT 4**

WHEREAS, on March 6, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2174199, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on March 18, 2019, Michael Pallamary, on behalf of several Interested Parties in attendance at the March 6, 2019, Hearing Officer Hearing, filed a Development Permit Appeal Application (Appeal); and

WHEREAS, on June 13, 2019, the Planning Commission of the City of San Diego considered the Appeal and Site Development Permit No. 2174199, pursuant to the Land Development Code of the City of San Diego, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by Planning Commission of the City of San Diego, that it denies the Appeal and adopts the following findings with respect to Site Development Permit No. 2174199:

### A. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]</u>

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

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

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

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

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

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

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

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

As the proposed project complies with all height and bulk regulations and there are no proposed variances or deviations to any Land Development Code regulation, the proposed development will comply with the applicable regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that the Appeal is DENIED, the decision of the Hearing Officer is AFFIRMED, and based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 2174199 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2174199, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza Development Project Manager Development Services

Adopted on: June 13, 2019 IO#: 24007940 RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

#### WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24007940

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SITE DEVELOPMENT PERMIT NO. 2174199 MARDOUM - SDP - PROJECT NO. 612206 PLANNING COMMISSION

This Site Development Permit No. 2174199 (Permit) is granted by the Planning Commission of the City of San Diego to RIAD MARDOUM and VALERIE SUSSMAN, Co-Trustees of the Mardoum-Sussman Family Trust, dated May 9, 2018, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 151.0201(c). The 0.23-acre site is located at 7830 Roseland Drive, in the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay (Non-Appealable), Coastal Height Limitation Overlay, Parking Impact (Coastal) Overlay, Residential Tandem Parking Overlay, Transit Area Overlay, and Transit Priority Area Overlay Zones within the La Jolla Community Plan. The project site is legally described as: Parcels 1-2: All that portion of Lot 1286 of Pueblo Lands of San Diego, in the City Of San Diego, County of San Diego, State of California, according to Map Thereof made by James Pascoe in 1870, filed November 14, 1921, and is known as Miscellaneous Map No. 36, and more particularly described in Quitclaim Deed recorded October 16, 2018, as Document No. 2018-0430277 of Official Records of the San Diego County Recorder's Office.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a permit for a remodel and second-story addition to a single dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 6, 2019 <u>and revised June 13, 2019</u>, on file in the Development Services Department.

The project shall include:

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

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

### **STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 27, 2022.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

### **CLIMATE ACTION PLAN REQUIREMENTS:**

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

### **ENGINEERING REQUIREMENTS**:

12. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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

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

### LANDSCAPE REQUIREMENTS:

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

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

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

### PLANNING/DESIGN REQUIREMENTS:

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

20. <u>Prior to the issuance of any construction permits for structures, the Owner/Permittee shall</u> <u>submit a</u> topographical survey conforming to the provisions of the SDMC for approval. <del>may be</del> <del>required if it is determined, during construction, that there may be a conflict between the building(s)</del> <del>under construction and a condition of this Permit or a regulation of the underlying zone. The cost of</del> <del>any such survey shall be borne by the Owner/Permittee.</del>

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

### **INFORMATION ONLY:**

• The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

• Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

• This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 13, 2019, by Resolution No. PC-\_\_\_\_\_.

### **ATTACHMENT 5**

Site Development Permit No. 2174199 Date of Approval: June 13, 2019

### AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza 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.

**The Mardoum-Sussman Family Trust, dated May 9, 2018** Owner/Permittee

Ву \_\_\_\_\_

Riad Mardoum Co-Trustee

Ву \_\_\_\_\_

Valerie Sussman Co-Trustee

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