



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 11, 2019 REPORT NO. PC-19-070

HEARING DATE: July 18, 2019

SUBJECT: BONAIR RESIDENCES. Process Three Decision

PROJECT NUMBER: [579587](#)

REFERENCE: Hearing Officer Report No. [HO-19-049](#)

OWNER/APPLICANT: Bonair, LP, Owner; Axon Architecture, Applicant

SUMMARY

Issue: Should the Planning Commission approve or deny the appeals of the Hearing Officer's decision to approve the demolition of an existing residential building, subdivision of one lot into two under the small lot subdivision regulations, and construction of two new, two-story plus basement dwelling units located at 744-746 Bonair Way within the La Jolla Community Plan area?

Staff Recommendation: DENY the appeals and affirm the Hearing Officer's decision to APPROVE Coastal Development Permit No. 204686, Site Development Permit No. 2147698, and Tentative Map No. 2153623.

Community Planning Group Recommendation: On February 7, 2019, the La Jolla Community Planning Association voted 11-0-1 to recommend denial of the proposed project, as they could not make the findings.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301(I)(2) (Existing Facilities) and 15303(c) (New Construction or Conversion of Small Structures). An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on March 18, 2019 pursuant to Resolution No. 312261. The scope of the subject hearing only includes the project, and not the environmental determination.

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

Housing Impact Statement: The project will provide two for-sale, single-dwelling residential

units on individual lots, where currently there are two units in one building, one of which is an apartment in the upper floor of the building. The project is consistent with the La Jolla Community Plan density range and is subject to the City's Inclusionary Housing Ordinance.

BACKGROUND

The project site is located at 744 and 746 Bonair Street, in a residential neighborhood, two blocks south of Nautilus Street, west of the Fay Avenue bike path, east of Draper Street, and north of Bonair Place. The 0.14-acre site is designated Low Medium Residential per the La Jolla Community Plan (LJCP) and is zoned RM-1-1. The project land use and density are consistent with the LJCP. The RM-1-1 zone has a minimum lot area of 3,000 square feet per unit. The project is also subject to the Coastal Overlay Zone (Non-Appealable Area-2), the Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact Area), Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan and Local Coastal Program.

The site is in a residential neighborhood that includes a mix of single and multiple dwelling units and varied lot sizes and architectural styles. The project site is developed with a two-unit, two-story residential structure that appears as a single dwelling unit from the street and has a single driveway on the west side of the property. As the existing building is over 45 years old, review by City Staff in the Historical Resources Section was required to determine if the building was potentially historic. Upon review of the structure, staff determined that the building was not historic or eligible for historic designation, and no Site Development Permit would be required.

The project was initially submitted as a two-unit, detached townhome project with a design similar to the current proposal. In 2018 the applicant chose to utilize the City's Small Lot Subdivision provisions to build the units as single dwelling units on separate legal lots with a shared driveway.

In February 2019, the La Jolla Community Planning group voted to appeal the CEQA determination on the bases that the project was inconsistent with the Local Coastal Program and Land Use Plan; violates city code requirements and thus inconsistent with the Local Coastal Program Implementation Ordinances; and due to those inconsistencies would result in a cumulative effect on the neighborhood character. As noted above, the City Council voted to deny the appeal and uphold the environmental determination of exemption and the environmental determination is not before the Planning Commission.

DISCUSSION

This item is an appeal of the Hearing Officer's May 15, 2019 decision to approve the CDP, SDP, and TM. On May 28, 2019, the La Jolla Community Planning Association (LJCPA) filed an appeal of the Hearing Officer's decision on the grounds that the permit findings could not be made (Attachment 4). On May 28, 2019, Philip Merten on behalf of Larry and Patty Davidson also filed an appeal of the Hearing Officer's decision on the same grounds (Attachment 5), with the exception of Appeal Issue No. 1, which was only part of the LJCPA appeal. The reasons are detailed below.

Appeal Issue #1 (LJCPA): At the H.O. Hearing PM [Project Manager] Martha Blake incorrectly stated that the LJCPA did not have any objections to the project other than environmental issues. That was factually incorrect as evidenced by the LJCPA's Feb. 15, 2019 letter to Martha Blake.

Staff Response: The Hearing Officer report did not correctly capture the motion that was made by the La Jolla Community Planning Association on February 7, 2019. The report states that "the...(LJCPA) appealed the determination of the Environmental Exemption to the City Council based on four issues...which were the same issues raised by the subcommittee for not being able to make the findings. The applicant chose to move forward to the Hearing Officer without a formal vote on the project from the LJCPA."

A formal vote was made by the LJCPA to recommend denial of the project on a vote of 11-0-1, supporting the decision of the Development Permit Subcommittee that the findings could not be made to approve the project. This was clarified before the Hearing Officer decision was made.

Appeal Issue #2 (LJCPA and Merten/Davidson): The Hearing Officer erred in making the required findings for the CDP and SDP permits. The required findings should not have been made because the proposed project does not comply with the San Diego Municipal Code [SDMC] or the Local Community Plan and Local Coastal Land Use Plan.

A) The project exceeds the SDMC's maximum allowed Floor Area Ratio for the RM-1-1 Zone.

Staff Response: The Floor Area Ratio (FAR) has been correctly calculated. The appellants contend that the carports are not in conformance with SDMC [113.0234\(a\)\(6\)](#), which requires two elevations be at least 75 percent open, which would mean the carports should be included in the project's floor area ratio (FAR). The carports are in compliance with 75 percent open requirement, and therefore do not count towards the project FAR. A condition was added by the Hearing Officer to assure the community that the carports would always be maintained in conformance with the permit and SDMC requirements (Attachment 3).

B) The project is not in compliance with SDMC Division 142.05 [sic] Parking Regulations for Single Dwelling Units

Staff Response: SDMC Section [143.0365\(h\)](#) requires 20 feet from the building to the back of the sidewalk, which this project complies with as verified by staff. Diagram [142-05A](#) of the SDMC shows examples of how to measure the 20 – 30 feet distance between the building and the sidewalk and/or curb opening, it is not intended to show how every driveway is required to be designed and measured.

C) Contrary to the Community Character recommendations of the La Jolla Community Plan, Local Coastal Program Land Use Plan the project neither preserves nor enhances the existing neighborhood character

- a. Front facades of the upper levels only step back 5 feet from the ground floor exterior walls*

(where 10', 15' and 20' second floor setbacks are the norm in the neighborhood) and do not provide adequate transition between proposed and existing adjacent structures

Staff Response: The project has been reviewed against all of the applicable regulations and the setbacks are in conformance with those regulations. In addition, as noted by the appellant, the surrounding buildings in the neighborhood have varied upper level setbacks, so there is no consistent setback establishing a specific pattern or character in the neighborhood. There are no deviations or variances proposed with this project, and all required setbacks are being observed.

- b. Upper level roofs of both buildings do not step back sufficiently from the ground floor exterior walls, as recommended by the Community Plan and result in building masses that neither maintain or enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character*

Staff Response: The project proposes a partial step back to the second floor and the rooftop decks are stepped back farther. Stepping back floors above one-story is an architectural recommendation for the community character and not defined as a requirement of compliance. No deviations or variances are requested or required for the project as it complies with all of the applicable development regulations per the SDMC and is in conformance with the Community Plan.

- c. The uncharacteristic narrowness of the dwelling units is accentuated by the unusual height and vertically of the units. The resultant vertical height of the units is due in part to high 'fake' windows and elevated roof features above 8-foot-tall exterior doors, and windows at the upper level. The window and roof features are inconsistent with the neighborhood character.*

Staff Response: The project is consistent with the allowable coastal height limit and does not exceed 30'. The neighborhood has no unifying theme or character so it is not clear how the proposed features are inconsistent with a neighborhood architecture that is eclectic, including a variety of building ages, sizes, and architectural styles. The project architectural style is similar to three dwelling units located one lot east of the project site, though it is not similar to either style on the lots immediately to the east and west, which are also dissimilar from one another.

Under the Small Lot Subdivision regulations, there is no required setback for new interior lot lines, though the setbacks for the pre-subdivided lot do apply. For example, a 5-foot side yard setback would apply to existing lot lines, but a new interior lot line would not have the same setback requirement.

- d. Rather than preserve and enhance the existing neighborhood character, the proposed open carports are so different from the enclosed garages in the neighborhood that the carports will significantly alter and disrupt the existing neighborhood character.*

Staff Response: Carports are allowed in the La Jolla Community Plan and Local Coastal Program and are allowed in the underlying zone. The majority of the residences in this neighborhood do have enclosed garages, but some only have off-street surface parking spaces, like the existing parking for the project site.

- e. *The cumulative effect of this and similar future projects would not maintain or enhance the existing neighborhood character, but would significantly disrupt and change the existing neighborhood character.*

Staff Response: The project is consistent with the La Jolla Community Plan and Local Coastal Program and does comply with the regulations in the Land Development Code, more specifically with the setbacks, building height, bulk and scale, and neighborhood character. No deviations or variances are required in order to construct the project as proposed. The cumulative effects to neighborhood character were considered by the City Council as part of the CEQA appeal on this project, and as noted earlier in this report, the City Council denied that appeal, finding that there was not an impact to the neighborhood character.

Conclusion:

City staff has reviewed the proposed project and determined that the project complies with the development regulations of the La Jolla Community Plan and Local Coastal Program and the RM-1-1 Zone and no deviations are required to approve the project. Staff has provided draft findings and conditions of approval.

Staff recommends the Planning Commission deny the appeal and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2046868; Site Development Permit No. 2147698; and Tentative Map No. 2153623.

ALTERNATIVES

1. Deny the appeal and affirm the Hearing Officer's decision to approve Coastal Development Permit No. 2046868; Site Development Permit No. 2147698; and Tentative Map No. 2153623 with modifications.
2. Approve the appeal and Deny Coastal Development Permit No. 2046868; Site Development Permit No. 2147698; and Tentative Map No. 2153623, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



P.J. FitzGerald
Assistant Deputy Director
Development Services Department



Martha Blake
Development Project Manager
Development Services Department

Attachments:

1. Hearing Officer Report No. HO-19-049
Includes the following as attachments to report:
 - Aerial Photographs
 - Community Plan Land Use Map
 - Project Location Map
 - Draft Permit Resolution with Findings
 - Draft Permit with Conditions
 - Draft Map Resolution with Findings
 - Draft Map Conditions
 - Environmental Exemption
 - Project Plans
2. Revised Draft Permit with Hearing Officer added conditions
3. La Jolla Community Planning Association Appeal
4. Phil Merten on behalf of the Davidsons Appeal
5. Ownership Disclosure Statement



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 8, 2019 REPORT NO. HO-19-049

HEARING DATE: May 15, 2019

SUBJECT: BONAIR RESIDENCES. Process Three Decision

PROJECT NUMBER: [579587](#)

OWNER/APPLICANT: Bonair, LP, Owner; Axon Architecture, Applicant.

SUMMARY

Issues: Should the Hearing Officer approve a Coastal Development Permit, Site Development Permit and Tentative Map to demolish a duplex and create a small lot subdivision for the construction of two new single dwelling units at 744/746 Bonair Street within the La Jolla Community Planning area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 2046868; and
2. Site Development Permit No. 2147698; and
3. Tentative Map No. 2153623.

Community Planning Group Recommendation: On January 15, 2019 the La Jolla Development Permit Review Subcommittee recommended denial of the project, stating that the findings to approve the project could not be made (Attachment 9). On February 7, 2019 the La Jolla Community Planning Association (LJCPA) appealed the determination of Environmental Exemption to the City Council based on four issues (Attachment 10), which were the same issues raised by the subcommittee for not being able to make the findings. The applicant chose to move forward to the Hearing Officer without a formal vote on the project from the LJCPA.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301(I)(2) (Existing Facilities) and 15303(c) (New Construction or Conversion of Small Structures). An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on March 18, 2019

pursuant to Resolution No. 312261 (Attachment 11). The scope of the subject hearing only includes the project, and not the environmental determination.

BACKGROUND

The project site is located at 744 and 746 Bonair Street, west of the Fay Avenue Bike path, two blocks south of Nautilus Street, east of Draper Street, and north of Bonair Place. The 0.14-acre site is designated Low Medium Residential per the La Jolla Community Plan and is subject to the RM-1-1 zoning requirements. The project is also subject to the Coastal Overlay Zone (Non-Appealable Area-2), the Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact Area), Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan and Local Coastal Program.

The site is in a residential neighborhood that includes a mix of single and multiple dwelling units and varied lot sizes and architectural styles. The project site is developed with a two-unit, two-story residential structure that appears as a single dwelling unit from the street and has a single driveway on the west side of the property. As the existing building is over 45 years old, review by City Staff in the Historical Resources Section was required to determine if the building was potentially historic. Upon review of the structure, staff determined that the building was not historic or eligible for historic designation, and no Site Development Permit would be required for impacts to historic resources.

The project was initially submitted as a two-unit, detached townhome project with a similar design as currently proposed. In 2018 the applicant chose to utilize the City's Small Lot Subdivision provisions to build the units as single dwelling units on separate legal lots with a shared driveway.

The applicant presented their project to the La Jolla Development Permit Review Committee February 13, 2018 and May 8, 2018. After attending those meetings and believing that no agreement could be achieved, the applicant opted out of attending any additional meetings. The item was docketed before the La Jolla Community Planning Association on January 3, 2019 but removed from the agenda. On January 15, 2019, the DPR heard a presentation by a representative of the neighbor to the east of the site and voted to recommend denial of the project without the applicant in attendance on the basis that specific findings could not be made. On February 7, 2019, the La Jolla Community Planning group voted to appeal the CEQA determination of the project based on the subcommittee vote and determination that specific findings could not be made. As noted above, the City Council voted 7-2 to deny the appeal and uphold the environmental determination of exemption.

DISCUSSION

The project seeks a Tentative Map (TM), Coastal Development Permit (CDP), and Site Development Permit (SDP) for a small-lot subdivision which would include the demolition an existing two-unit residential structure and construct two new, detached, two-story plus basement, single-dwelling units. The dwelling unit on Lot A would be approximately 2,843 square feet (including a 614-square-foot basement) and the unit on Lot B would be approximately 2,901 square feet (including a 614-square-foot basement). Each residence would include balconies and roof decks: Lot A would have

286.4 square feet of balcony space and a 505-square-foot roof deck; Lot B would have 155 square feet of balcony space and a 480-square-foot roof deck.

Small lot subdivisions are permitted in the RM-1-1 zone with a Site Development Permit. Small lot subdivisions are to be consistent with the density of the zone. This subdivision would result in two 0.07-acre size lots (3,058 square feet), which is consistent with the zone allowance of 1 dwelling unit for each 3,000-square feet of lot area. In addition, the La Jolla Community Plan and Local Coastal Program Land Use Plan designation for the site is Low-Medium Density (9 to 15 dwelling units per acre). The density of the site would be 14 du/acre, consistent with the land use designation. Both lots would front on and take access from existing, developed public right-of-way of Bonair Street.

The project is consistent with the Local Coastal Program Land Use Plan and therefore, would not result in Land Use, Visual Effects and/or Neighborhood Character impacts. As outlined in the San Diego Municipal Code (SDMC) Section 143.0365, the Small Lot Subdivision is an approved development process for the site and zero building separation is allowed when additional structural regulations are met. As noted in the La Jolla Community Plan and Local Coastal Program Land Use Plan for residential community character, new construction of single-dwelling unit homes has tended to be larger in size than the traditional development in some neighborhoods. The project would follow the recommendation of the community plan by reducing the size of the lot and proposing two smaller single-family residences, effectively reducing the bulk and scale of the area. The immediate neighborhood includes a variety of architectural styles and does not maintain a set theme or consistent setbacks.

The project proposes a partial step back to the second floor and the rooftop decks would be farther stepped back, consistent with the architectural recommendations for community character in the La Jolla Community Plan and Local Coastal Program recommendations. The project includes a 50 percent side yard setback in compliance with the La Jolla Community Plan and Local Coastal Program recommendations. The project proposes carports that comply with the Land Development Code as delineated on Diagram 113-02M. The carports are not counted in Gross Floor Area (GFA) as they will be 75 percent open.

The Coastal Overlay Zone and City's RM-1-1 zone allow for a 30-foot height limit. Many, if not most, of the new developments within the La Jolla community approach the allowable 30-foot height limit. The project height would be just over 28 feet in height, below the 30-foot height limit requirement and is therefore not out of character for the neighborhood and is consistent with other residential structures and in compliance with all applicable height regulations.

A review of the project's plan has determined that the project is consistent with the La Jolla Community Plan and Local Coastal Program and does comply with all applicable regulations in the Land Development Code, more specifically with the setbacks, building height, bulk and scale, and neighborhood character.

CONCLUSION:

This proposed project is designed to comply with the development regulations of the La Jolla Community Plan and Local Coastal Program and the RM-1-1 Zone. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and

has provided draft findings and conditions of approval. Staff recommends the Hearing Officer approve Coastal Development Permit No. 2046868; Site Development Permit No. 2147698; and Tentative Map No. 2153623 as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2046868; Site Development Permit No. 2147698; and Tentative Map No. 2153623, with modifications.
2. Deny Coastal Development Permit No. 2046868; Site Development Permit No. 2147698; and Tentative Map No. 2153623, if the findings required to approve the project cannot be affirmed.

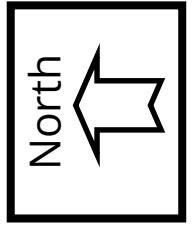
Respectfully submitted,



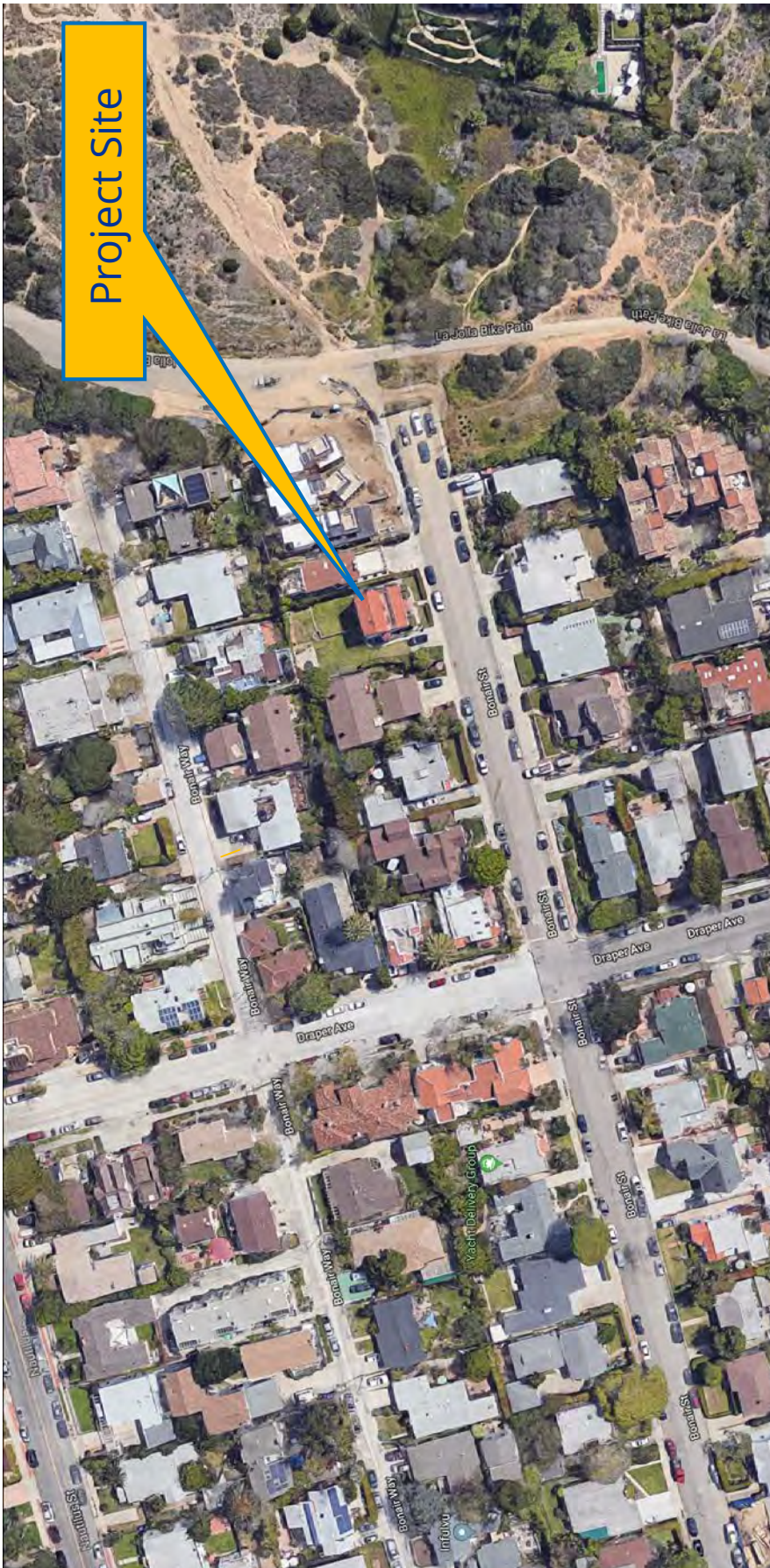
Martha Blake, Development Project Manager

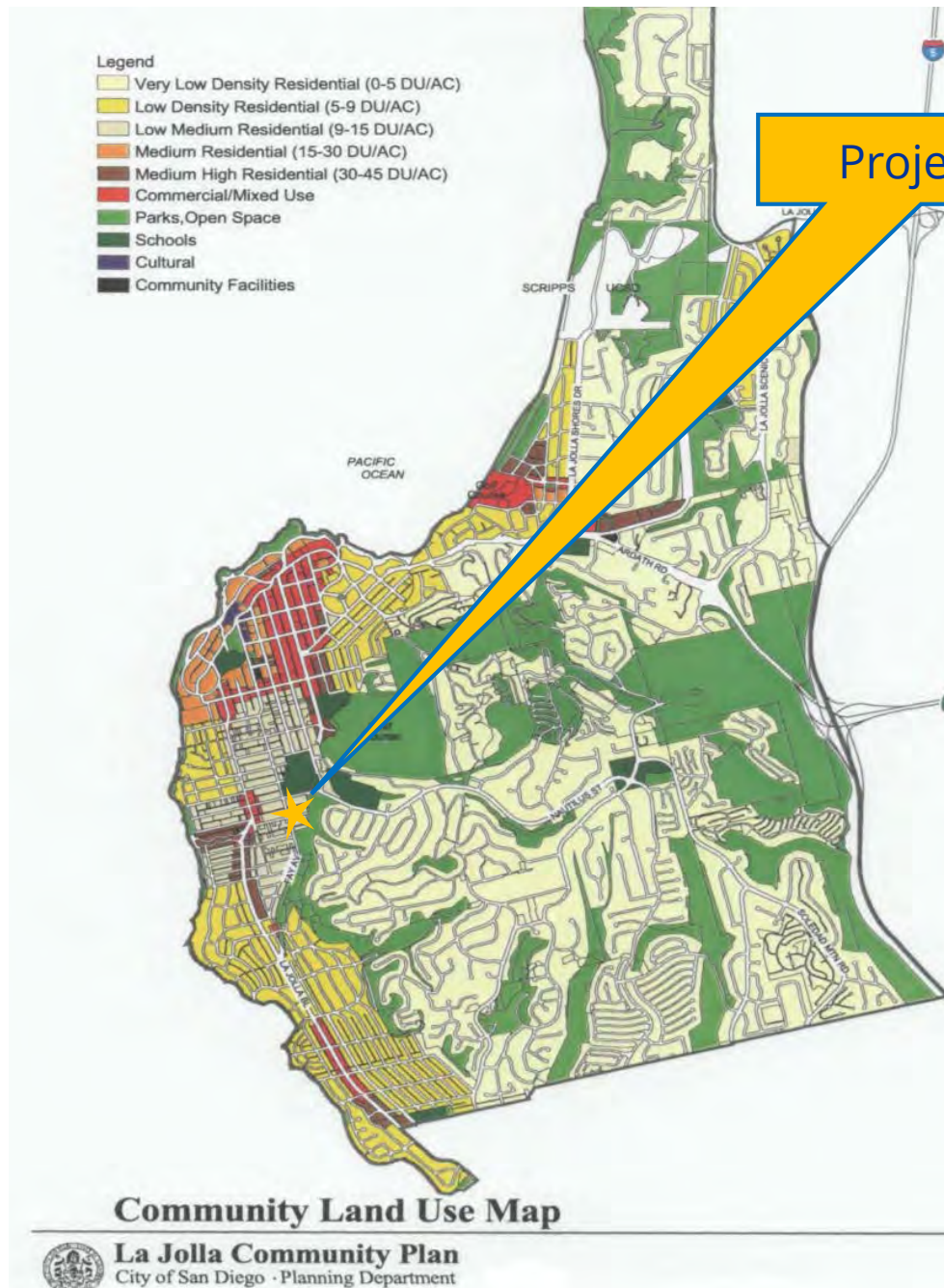
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Tentative Map Resolution
7. Draft Tentative Map Conditions
8. Environmental Exemption
9. Community Planning Group Actions
10. CEQA Appeal
11. City Council CEQA Resolution
12. Ownership Disclosure Statement
13. Project Plans



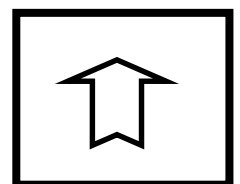
Aerial Photo
Bonair Residences
PROJECT NO. 579587



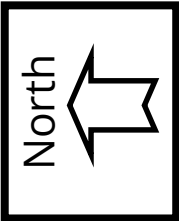


Land Use Map

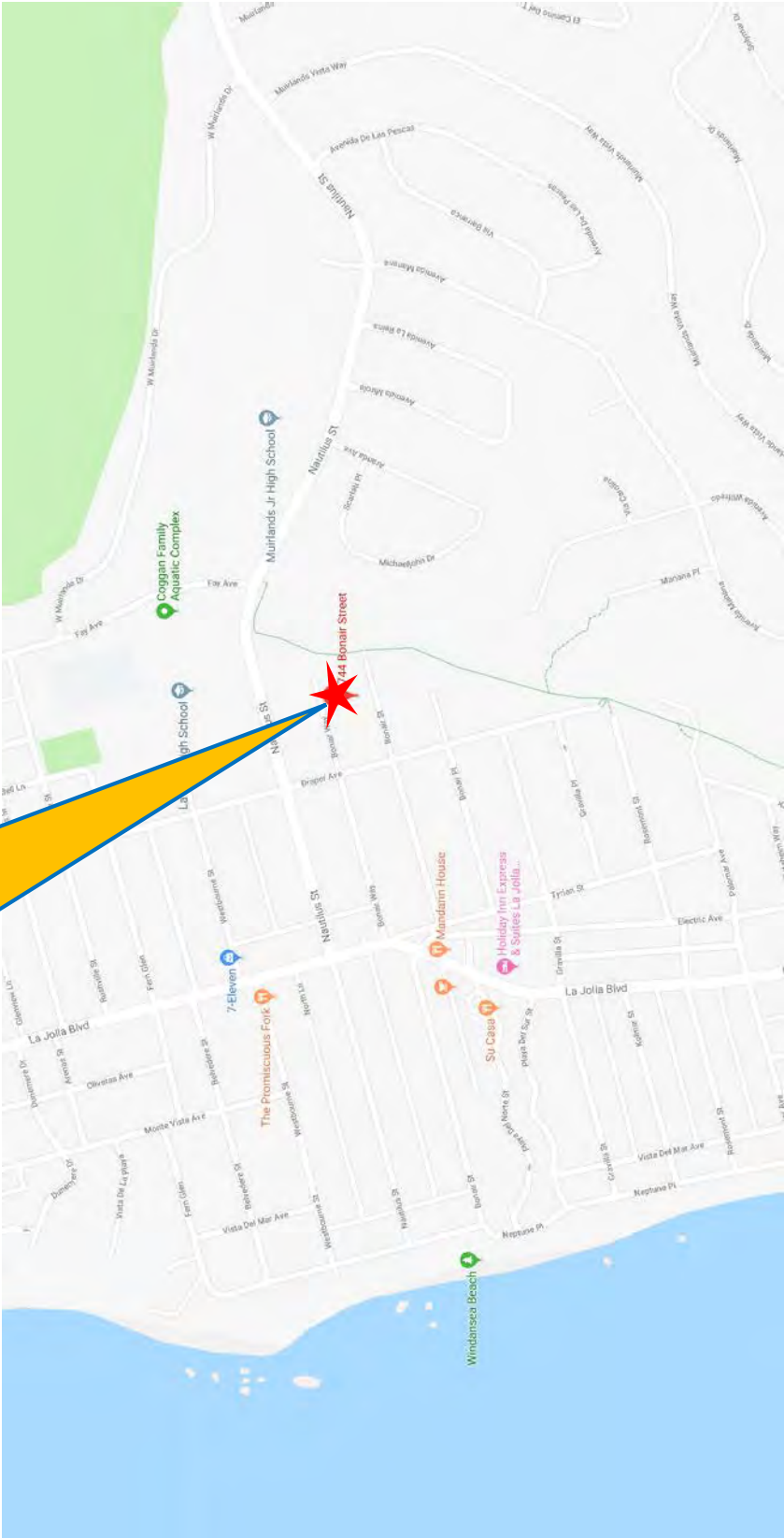
Bonair Residences
PROJECT NO. 5579587



North



Project Site



Project Location Map
Bonair Residences
PROJECT NO. 579587



HEARING OFFICER RESOLUTION NO. XXXXXX
COASTAL DEVELOPMENT PERMIT NO. 2046868/SITE DEVELOPMENT PERMIT NO. 2147698
BONAIR RESIDENCES - PROJECT NO. 579587

WHEREAS, BONAIR VENTURES, LP, Owner/Permittee, filed an application with the City of San Diego for permits to demolish an existing residential building and create a two-lot subdivision developed with two new single dwelling units, one per lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2046868 and Site Development Permit No. 2147698), on portions of a 0.14-acre lot;

WHEREAS, the project site is located at 744-746 Bonair Street, in the RM-1-1 zone of the La Jolla Community Planning Area;

WHEREAS, the project site is legally described as the South half of Lot 13 in Block D of Starkey's Prospect Park per Map 1729 filed in the office of the County Recorder of San Diego County on May 6, 1922. The North line of said South half being parallel with the North line of said lot;

WHEREAS, on January 7, 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 15303 (New Construction); and the Environmental Determination was appealed to City Council, which heard and denied the appeal on March 18, 2019 pursuant to Resolution No. R-312261;

WHEREAS, on May 15, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2046868 and Site Development Permit No. 2147698 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Coastal Development Permit No. 2046868 and Site Development Permit No. 2147698:

COASTAL DEVELOPMENT PERMIT FINDINGS – SAN DIEGO MUNICIPAL CODE SECTION 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project proposes the demolition of a two-story residential building and the construction of two new, two-story plus basement single-family residences on two new separate lots. The residence on Lot A would be approximately 2,843 square feet (including a 614-square-foot basement) and the residence on Lot B would be approximately 2,901 square feet (including a 614-square-foot basement) on Lot B. Each residence would include balconies and roof decks: Lot A would have 286.4 square feet of balcony space and a 505-square-foot roof deck; Lot B would have 155 square feet of balcony space and a 480-square-foot roof deck. Each unit would have two off-street parking spaces accessed via a shared driveway. The La Jolla Community Plan does not identify any existing or proposed physical access way from this site to any coastal resource and there are no public access easements recorded on the title of the property. No physical access routes are identified through the property in the Community Plan or Local Coastal Program Land Use Plan. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public access way identified in a Local Coastal Program.

Furthermore, the La Jolla Community Plan and the adopted Local Coastal Program do not identify any public views from or across this private property to and along the ocean, which is approximately 2,590 feet westerly of the site, or other scenic coastal areas. Therefore, the proposed coastal development will not degrade, nor will it remove, eliminate, or detract any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program from this privately-owned site as there are none.

- 2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The subject site does not contain nor is it adjacent to any environmentally sensitive lands. Both single-family and multi-residential development are the primary existing land uses of the immediate neighborhood and the proposed residential development maintains that development pattern. This infill project is located in a developed, urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or

Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife on their habitat.

The project has been designed to ensure all drainage from unimproved areas will be appropriately collected and discharged to reduce, control, or mitigate erosion. The proposed coastal development will not adversely affect environmentally sensitive lands, as no such resources exist on or adjacent to the project site.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The 0.14-acre parcel is located at 744 to 746 Bonair Street, within the La Jolla Community Plan (LJCP) area, which designates the site for Low-Medium Density (9-15 du/ac). The project proposes to subdivide the existing lot into two, 0.07-acre (approximately 3,058 square feet) lots. The RM-1-1 zone allows for one unit per minimum 3,000-square-foot lot, and the subdivision is consistent with that requirement. One unit on a 0.07-acre site has, or two units on 0.14 acres have, a density of 14.3 du/ac which is consistent with designated density. Therefore, the two single-unit lots proposed are consistent with the density specified by the Community Plan.

The subdivision of this site, which is surrounded by existing residential development, for single-unit residential development is consistent with the residential goals and policies of the La Jolla Community Plan. The goals include (a) providing a high quality residential environment that respects its relationship to the sea, to hillsides, and open space; (b) promote the development of a variety of housing types and styles; (c) introducing opportunities for the production of more affordable housing within the community to meet the housing needs of all income levels; and (d) maintaining the character of the residential areas by ensuring redevelopment that protects the natural features, preserves existing streetscape themes, and allow a harmonious visual relation between the build and scale of new and older structures. (p. 67).

The project would not interfere with the existing relationship (goal (a) above) of the area to either the sea, hillsides, or open space, which are not on or immediately adjacent to the project site, and the development will provide new housing units in the community. The development style is modern, which is consistent with the newer development in the community, including just two lots east of the site, where three newer units were built in a similar architectural style. The immediate neighborhood has a variety of architectural styles and residences that vary in sizes and ages, so this project is consistent with second goal (b) above. The site is currently developed with two residential units, one of which is a studio, and is on the second floor of the building. The project would redevelop the site with two dwelling units on two new lots, providing new housing opportunities. As a

single lot, a larger home or an attached duplex (similar to the development to the west of the site) could be built. This development would provide a new housing type for this lot, that is also consistent with surrounding development. The last goal is to maintain the character of the residential area. The project proposes a slight increase in the street side setback, consistent with the development on either side. No deviations are proposed for any setbacks, and the second floor provides step backs, consistent with the Community Character recommendations of the LJCP (p. 76), that provide transitions to existing development. All of the above serves to maintain the existing residential character of the neighborhood by encouraging buildout of residential areas at the plan density, a policy of the LJCP (p. 70). As noted above, the project is within the density range of the plan, and consistent with the LJCP goal regarding Community Character, by not being a project with an "extreme or intrusive" change to the residential scale of the neighborhood. The neighborhood is developed with a variety of architectural styles, building sizes, massing, and setbacks, as well as varied lot sizes. This project continues that diversity of style, massing, and lot size.

Therefore, the proposed development proposal is consistent with the policies, goals, and objectives of the applicable land use plan, including the Local Coastal Program.

In addition, the proposed project will provide an opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4: "to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations". The new residential development is a use that is compatible with Residential uses expected to be found in the La Jolla community. Therefore, the proposed development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is not located between the nearest public road and the shoreline of a body of water. The site does not contain a physical public access way and is not within or adjacent to any public recreation area. The project does not propose to encroach into any public access way to the ocean, which is approximately 2,590 feet westerly of the site. The project is a private development on privately owned land. The La Jolla Community Plan and Local Coastal Program do not designate any coastal access to the beach from the project site. Therefore, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

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

The 0.14-acre parcel is located at 744 to 746 Bonair Street, within the La Jolla Community Plan (LJCP) area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 dwelling units per acre (du/ac)) in the LJCP.

The LJCP designates this area as residential, and the proposed small lot subdivision provides the required zone and plan densities using detached single-dwelling units on individual lots. The project proposes to subdivide the existing lot into two, 0.07-acre (approximately 3,058 square feet) lots. The RM-1-1 zone allows for one unit per minimum 3,000-square-foot lot, and the subdivision is consistent with that requirement. One unit on a 0.07-acre site is a density of 14.3 du/ac which is consistent with designated density. In addition, the project is consistent with the residential policies of the La Jolla Community Plan, which encourages the maintenance of the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density (p. 70). As noted above, the project is within the density range of the plan, and consistent with the LJCP policy regarding Community Character, as the project is not an "extreme or intrusive" change to the residential scale of the neighborhood as noted under CDP Finding No. 3 above, and the architectural style is in harmony with the existing neighborhood that is developed with a variety of housing styles, sizes, setbacks, and massing. No deviations are proposed as the project is in conformance with all applicable regulations of the San Diego Municipal Code, including all requirements of the RM-1-1 zone. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The 0.14-acre parcel is located at 744 to 746 Bonair Street, within the LJCP area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 dwelling units per acre (du/ac)) in the LJCP.

The project site is located in a developed, urban area that is already served by utilities and emergency services. It will be developed in accordance with existing zoning and Community Plan densities for the site. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines.

The development has been designed in full accordance with the Land Development Code and will enhance the existing streetscape by providing new landscaping, curb, gutter, and sidewalk. Construction of dwelling units and public improvements will be required to observe all local, state, and federal laws related to building safety, fire safety, and water quality. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.14-acre parcel is located at 744 to 746 Bonair Street, within the LJCP area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 dwelling units per acre (du/ac)) in the LJCP.

The project complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit (SDP) Regulations for Small Lot Subdivisions (SDMC 143.0365), as well as the requirements for Tentative Maps (SDMC 125.0410 and 125.0430). The supplemental SDP regulations allow the lot size of under 6,000 square feet (the minimum lot size for the RM-1-1 zone) provided that the density is consistent with the zone and community plan designation. The RM-1-1 zone requires a minimum of 3,000 square feet of area per dwelling unit, which this project satisfies, and the density will be 14.3 du/ac, which is within the community plan designated range. No deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2046868 and Site Development Permit 2147698 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2046868 and 2147698, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: May 15, 2019

IO#: 24007504

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: 24007504

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2046868/SITE DEVELOPMENT PERMIT NO. 2147698
BONAIR RESIDENCES PROJECT NO. 579587
HEARING OFFICER

This COASTAL DEVELOPMENT PERMIT NO. 2046868 and SITE DEVELOPMENT PERMIT NO. 2147698 is granted by the Hearing Officer of the City of San Diego to BONAIR VENTURES, LP, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 0.14-acre site is located at 744 and 746 Bonair Street in the RM-1-1 zone of the La Jolla Community Plan. The project site is legally described as: the South half of Lot 13 in Block D of Starkey's Prospect Park per Map 1729 filed in the office of the County Recorder of San Diego County on May 6, 1922. The North line of said South half being parallel with the North line of said lot;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing residential building and construct two, detached dwelling units with carports and a shared driveway, subject to the City's land use regulations and as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 15, 2019, on file in the Development Services Department.

The project shall include:

- a. Two new, two-story dwelling units with basements and roof decks. The dwelling unit on Lot A would be approximately 2,843 square feet (including a 614-square-foot basement) and the unit on Lot B would be approximately 2,901 square feet (including a 614-square-foot basement). Each residence would include balconies and roof decks: Lot A would have 286.4 square feet of balcony space and a 505-square-foot roof deck; Lot B would have 155 square feet of balcony space and a 480-square-foot roof deck;
- 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 XXXXX XX, 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The Coastal Development Permit shall comply with all Conditions of the Parcel Map for the Tentative Map No.2153623.
14. The project proposes to export 390 cubic yards of material from the project site. All excavated material listed to be 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.
15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping in the Bonair Street Right-of-Way.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 14 ft driveway per current City Standards, adjacent to the site on Bonair Street.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of all non-utilized driveways with current City Standard curb, gutter and sidewalk, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
19. 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.
20. 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:

21. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
22. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

24. 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 another entity approved by the Development Services Department. 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.

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

26. Owner/Permittee shall maintain a minimum of four 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.

27. 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.

28. 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.

29. Fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301, unless deviations to the regulations are approved with this permit.

30. A Mutual Maintenance and Access Agreement for all facilities used in common will be entered into to the satisfaction of the City Engineer and shall be recorded against the applicable properties in the office of the San Diego County Recorder prior to issuance of a certificate of occupancy.

31. The Mutual Maintenance and Access Agreement shall, at a minimum, include and provide for the following: (1) Easements for: (A) Shared driveways, (B) Utilities (C) Drainage and runoff, (D) Encroachments, (E) Maintenance, repair, and reconstruction, (2) Maintenance for: (A)

Shared driveways, (B) Sewer lines, (C) Cable and electrical lines, (D) Exterior lighting, (E) Perimeter fences as shown on Exhibit "A", satisfactory to the City Engineer.

TRANSPORTATION REQUIREMENTS

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

33. Prior to recording the final map, the subdivider shall record a shared access agreement in favor of all parcels within the project site, to the satisfaction of the City Engineer

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

34. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

35. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

36. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

37. All on-site water and sewer facilities shall be private.

38. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

39. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-Way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

40. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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 May 15, 2019 and [Approved Resolution Number].

Coastal Development Permit No. 2046868/Site Development Permit No. 2147698
Date of Approval: May 15, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

BONAIR VENTURES, LP
Owner/Permittee

By _____
Peter Weinberg
Owner/General Partner

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

HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 2153623, BONAIR RESIDENCES

PROJECT NO. 579587

WHEREAS, Bonair Ventures, LP, Subdivider, submitted an application to the City of San Diego for a tentative map, Tentative Map No. 2153623 for the creation of two new residential lots, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 744 and 746 Bonair Street, in the RM-1-1 zone within the La Jolla Community Planning Area. The project site is legally described as: the South half of Lot 13 in Block D of Starkey's Prospect Park per Map 1729 filed in the office of the County Recorder of San Diego County on May 6, 1922. The North line of said South half being parallel with the North line of said lot; and

WHEREAS, the Map proposes the Subdivision of a 0.14-acre-site into two single 0.07-acre lots; and

WHEREAS, on January 7, 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 and 15303 and the Environmental Determination was appealed to City Council, which heard and denied the appeal on March 18, 2019 pursuant to Resolution No. R-312261; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities is pursuant to San Diego Municipal Code section 144.0242(c) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on May 15, 2019, the Hearing Officer of the City of San Diego considered Tentative Map No. 2153623, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, 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 Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2153623:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The 0.14-acre parcel is located at 744 to 746 Bonair Street, within the La Jolla Community Plan (LJCP) area, which designates the site for Low-Medium Density (9-15 du/ac). The project proposes to subdivide the existing lot into two, 0.07-acre (approximately 3,058 square feet) lots. The RM-1-1 zone allows for one unit per minimum 3,000-square-foot lot, and the subdivision is consistent with that requirement. One unit on a 0.07-acre site is a density of 14.3 du/ac which is consistent with designated density. Therefore, the two single-unit lots proposed are consistent with the density specified by the Community Plan.

The subdivision of this site, which is surrounded by existing residential development, for single-unit residential development is consistent with the residential policies of the La Jolla Community Plan, which encourages the maintenance of the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density (p. 70). As noted above, the project is within the density range of the plan. The surrounding community is developed with a variety of architectural styles, building sizes, massing, and setbacks, as well as varied lots sizes. The subdivision of the lot would not be out of character with the general vicinity of the project.

Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The subdivision would result in two 0.07-acre size lots (3,058 square feet). This complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit Regulations for Small Lot Subdivisions (SDMC 143.0365), which allow the subdivision of multi-family zoned land, consistent with the density of the zone, for the construction of single dwelling units. All lots would front on and take access from the existing, developed public right-of-way of Bonair Street. The RM-1-1 zone allows for one unit per minimum 3,000-square-foot lot, and the subdivision is consistent with that requirement. The subdivision complies with all development regulations and no deviations are proposed.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The infill project site is located in a developed, residential area that is zoned RM-1-1 and designated for Low-Medium Density (9-15 du/ac) residential development in the La Jolla Community Plan.

The proposed subdivision meets the density requirements of the zone and designation. The site topography is generally level, approximately 41 feet above mean sea level. Both lots would front on and take access from the existing, developed street rights-of-way with all required public utilities and services located adjacent to the site. Future single dwelling units would be required to comply with Land Development Code Regulations and construction permit requirements. The site is located in a developed, urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site.

Therefore, the subdivision to create two lots is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

This infill project is located in a developed, urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The Tentative Map was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals, including utility undergrounding, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Both lots would be accessed from an existing public right-of-way, via a shared driveway. The development as proposed is consistent with Land Development Code Regulations and Building Permit requirements, which would ensure that the project is not detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

No such adverse impacts were identified during project review. The site will continue to be accessed from the existing public street (Bonair Street) which is developed with curb, gutter, and sidewalk. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements. There are no existing access easements through the property, but there are two easements on the site: a 2' reserved private water line that runs north/south along the western edge of the existing lot/proposed parcel 1; and a 2' gas line easement that at the northeast portion of the existing lot/proposed parcel 2. Those easements would remain, with the private water easement on the western portion of parcel 1 being enlarged from 2 feet to 4 feet. The easement for a gas line would remain in its current size and configuration.

Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed subdivision of a 0.14-acre parcel into two lots for residential development will not impede or inhibit passive or natural heating and cooling opportunities. The design of the subdivision and placement of proposed dwelling units has taken into account the best use of the land to minimize grading, and complies with Land Development Code Regulations and Building Permit requirements, which include setback and height limitations to ensure adequate natural light and air movement between the future structures.

Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The subdivision creates two lots for single dwelling unit residential development on a site is designated and zoned for such. At the time of construction, dwelling units will be subject to the underlying zone regulations at the time of the application, including the City's Inclusionary Affordable Housing requirements and payment of all applicable Developer Impact Fees (DIF). The site is served by existing public infrastructure, including the developed road rights-of-way and water, sewer, electrical and gas lines. Impacts to environmental resources would be avoided in that the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources.

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of one residential lot (two proposed lots minus one lot) for private development is consistent with the housing needs anticipated for the La Jolla Community Planning area.

That waiver of the requirement to underground existing overhead utilities is appropriate because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map 2153623, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Bonair Ventures, LP, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007504

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2153623,
BONAIR RESIDENCES - PROJECT NO. 579587
ADOPTED BY RESOLUTION NO. HO-XXXX ON MAY 15, 2019

GENERAL

1. This Tentative Map will expire May 29, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the property into two (2) Parcels shall be recorded in the office of the County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and provide proof prior to the recordation of the Parcel Map.
5. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 2046868 and Site Development Permit No. 2147698.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

MAPPING

8. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

9. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
10. The Parcel Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES DEPARTMENT

11. The Owner/Permittee shall grant private water and sewer easements for all cross-lot private water and sewer services from one lot to another as shown on the approved Exhibit "A".

INFORMATION:

- The approval of this Parcel Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide

adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Parcel Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Parcel Map, may protest the imposition within ninety days of the approval of this Parcel Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code section 142.0607).

Internal Order No. 24007504

NOTICE OF EXEMPTION**ATTACHMENT 8***(Check one or both)*

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

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

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

Project Name/Number: Bonair Townhomes TM/CDP/SDP / 579587**SCH No.:** N/A**Project Location-Specific:** 744 Bonair Street La Jolla, CA 92037**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: The project requests a Tentative Map (TM), Coastal Development Permit (CDP), and Site Development Permit (SDP) for a small-lot subdivision which proposes to demolish an existing duplex and construct two new detached two-story single-family residences. Unit A proposes to include 2,913-square feet (including basement of interior area) and Unit B proposes to include 2,903-square-feet (including basement of interior area) for a total of 5,816-square-feet combined. The project is located at 744 Bonair Street. The 0.14-acre site is designated Low Medium Residential per the La Jolla Community Plan and is subject to the RM-1-1 zoning requirements. The project is also subject to Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay, Parking Impact Overlay (Coastal Impact Area), Residential Tandem Parking Overlay, Transit Area Overlay, Transit Priority Area, and Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Peter Weinberg
Bonair Ventures, LP
P.O. Box 3342
La Jolla, CA 92038
(858) 692-0004

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA State Guidelines Sections 15301(l)(2) and 15303(a), *Existing Facilities and New Construction or Conversion of Small Structures*

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301(l)(2) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures). The exemptions are appropriate because 15301(l)(2) allows for the demolition of an existing duplex and 15303(a) allows for the construction of up to three units, which in this case would be two residential units. Furthermore, the exceptions listed in CEQA Section 15300.2 do not apply because the residential structure to be demolished was determined to not be historically significant and the site itself has been previously developed and is devoid of sensitive resources.

Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

If filed by applicant:

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

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

Cliff Lym / SENIOR PLANNING
Signature/Title

5/7/2019
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday February 13, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. APPROVAL OF MEETING MINUTES

Meeting January 16, 2018

3. PRELIMINARY REVIEW 2/13/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Liaghat Hillside Vacation & Residence 7520 Hillside Drive	Permits:	CDP & SDP & Easement Relocation
Project No.:	503701	DPM:	Glenn Gargas
Zone:	RS-1-1, RS-1-5	Applicant:	Hamid Liaghat

Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

THIS MATTER HAS BEEN REFERRED BACK TO THIS COMMITTEE BY THE CPA.
THIS COMMITTEE MAY ELECT TO:

- a) REOPEN THIS AS A DE NOVO REVIEW IN WHICH THE ENTIRE PROJECT IS PRESENTED AND REVIEWED, OR***
- b) REOPEN THIS WITH A LIMITED PRESENTATION AND REVIEW ON ISSUES RAISED AT THE CPA HEARING. THE DPR MAY FURTHER ELECT TO EXPAND THIS REVIEW AT ITS DISCRETION.***
- c) TAKE ANY OTHER ACTION WITHIN THE AUTHORITY OF THE DPR.***

FOR REFERENCE, THE DPR MINUTES ON THIS MATTER FOLLOW:

4. PRELIMINARY REVIEW 2/13/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Colima Street 623 Colima Street	Permits:	CDP
Project No.:	575043	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Elizabeth Carmichael

(Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct a new 5,675 square foot two story residential single dwelling unit located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

5. PRELIMINARY REVIEW 2/13/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Draper Avenue TM & CDP 7435 Draper Avenue	Permits:	CDP, TM
Project No.:	579850	DPM:	Morris Dye
Zone:	RM-1-1	Applicant:	Kramer

(Process 3) Tentative Map, Coastal Development Permit & Site Development Permit to demolish an existing single dwelling residence, subdivide one parcel into two legal lots and develop two new single dwelling residences, first dwelling unit totaling 2838-sq-ft., second dwelling unit totaling 3,363-sq-ft. The 0.16-acre site is located at 7435 Draper Ave and is in the Coastal (Non-Appealable) within the RM-1-1 zone in the La Jolla Community Plan area.

6. PRELIMINARY REVIEW 2/13/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Bonair Townhomes CDP 744 Bonair Street	Permits:	CDP
Project No.:	579587	DPM:	Morris Dye
Zone:	RM-1-1	Applicant:	Joshua Kordesiewicz

(Process 2) Coastal Development Permit to demolish an existing duplex and construct two (2) new detached two (2) story single dwelling units with Unit A construction of 2913 square feet and Unit B construction of 2903 square feet for a total of 5816 square feet located at 744 Bonair Street. The

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LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday May 8, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. APPROVAL OF MEETING MINUTES

Meeting April 17, 2018

3. FINAL REVIEW 5/8/18

Project Name:	Colima Street 623 Colima Street	Permits:	CDP
Project No.:	575043	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Elizabeth Carmichael

(Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct two, new, two-story residential units totaling 5,675 square feet (sf) (2,777 sf west unit, and 2,898 sf east unit) located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

3/13/2018 - APPLICANT PRESENTATION AND QUESTIONS Elizabeth Carmichael

- Currently two lots with one house and pool. Proposing two, two story residences (one on each lot).
- Current drive off Colima. Proposed two driveways off Colima.
- No roof decks (second floor decks, but not roof)
- Traditional architecture, mix lapped siding, shingle, stone
- Drought tolerant landscape
- West 25'-1.5" high, East 27'-11.5" high
- Neighbor West concerned about backyard privacy. No second floor windows on that side.
- Not an improved alley. City is not asking for alley access. Otherwise driveways would not be allowed.
- 8' between buildings, desire to differentiate
- Lots are 4,859 each. They were never joined.

3/13/2018 - PUBLIC COMMENTS

- Miller – what does this look like next to neighbors?

3/13/2018 - COMMITTEE DELIBERATION

- How is neighborhood laid out.
- Immediate neighbor issues are still community issues.

4/17/2018 – DELIVER FOR NEXT TIME

- Section through, with fence and outline of house
- Overall dimensions to compare.
- Montage to see homes 2-3 on either side.
- Hard elevations including adjacent neighbors
- Please consider removing window
- Any necessary exhibits to demonstrate privacy
- Aerial photo of the entire block, one with proposed home.

City approval of two distinct lots.

4. FINAL REVIEW 5/8/18

Project Name:	Bonair Townhomes CDP 744 Bonair Street	Permits:	CDP
Project No.:	579587	DPM:	Martha Blake
Zone:	RM-1-1	Applicant:	Joshua Kordesiewicz

(Process 2) Coastal Development Permit to demolish an existing duplex and construct two (2) new detached two (2) story single dwelling units with Unit A construction of 2913 square feet and Unit B construction of 2903 square feet for a total of 5816 square feet located at 744 Bonair Street. The 0.14 acre site is in the Coastal (Non-Appealable) overlay zone in the RM 1-1 base zone of the La Jolla Community Plan Area.

APPLICANT PRESENTATION (2/13/2018) Joshua Kordesiewicz

- Currently there is a two-story single family home.
- Proposed 2 freestanding 2-story over basement townhomes
- 60'x102' lot in RM-1-1 zone, .75 FAR, .749 proposed
- Four parking spaces in 2 garages and 2 carports, Auto lift in one garage provides 5th parking space. (allowed per tandem overlay zone)
- Roof decks with PV panels over no deck area
- 29'-10" max height from low side of lot. 10' ceilings first floor with sunken living room at 13'9" ceiling. 9' and 10' ceilings upstairs
- Approximate 5' grade front to back

PUBLIC COMMENT (2/13/2018)

- Davidson: next door neighbor, concerned about size of project, roof decks impose on privacy.
- Merten (representing Davidson): Drafted 3 letters to city regarding issues (circulated to committee members.
 - Building is too big, portion of carport with habitable above should be counted in FAR. Phantom floor area in living room should be counted. Basement areas over 3.5' above

- grade should be in FAR. The living room floor to floor above exceeds 15' which triggers the phantom floor rule and FAR should be counted twice for that area.
- There is a vertical wall that encroaches into the 45 degree angled front setback
- There are drawing inconsistencies. A window on the front elevation is shown as a parapet wall in section.
- Bathtub pop-outs encroach into side setback
- Suggestion to remove parapets and end vertical wall at gravel stop flush to roof surface
- Not enough parking provided, 4 proposed, 5 required
- Architectural design elements (horizontal bands) reduce the internal spacing between buildings to less than 6'
- Vertical wall on deck of easterly unit blocks neighbors view
- Applicant response to above items: (the applicant presented an updated set of drawings from those distributed to LJCPA and reviewed by Merten)
 - The habitable/enclosed space over the carport was pulled back and overhangs less than 4' and is exempt from FAR. The carport is 75% open on 2 sides
 - The lot has a slope exceeding 5% allowing 5' of basement projection before counting as FAR, basement does not exceed 5' above grade
 - The bathtub pop-outs meet the city definition of a bay window and are exempt from FAR
 - A 5th parking space is provided by car lift in a tandem parking zone allowable
 - The floor to floor height which exceeded 15' was reduced to less than 15', no need to double count FAR
 - The code allows roof overhangs to encroach into setbacks and solid elements including walls to encroach into the angled front and side setbacks up to 1/3 of the envelope width.
- Merten: The neighbors request that the master bedroom ceiling be lowered by 1' and that the parapets be removed per the detail provided
- Sim: applicant has maximized every allowable "trick" in the municipal code. There is a dark canyon between the buildings, the car lift is an unrealistic solution to parking concerns. The driveway width should be limited to 12'. Privacy concerns over proximity of rear patios to neighbors. There are many duplexes in the neighborhood that use a common-wall design.
- Metz: Applicant may wish to apply for future lot split and thus needs separate buildings

SUBCOMMITTEE DELIBERATION (2/13/2018)

- Gaenzle: How do the roof decks relate to adjacent properties?
- Ragsdale: What is the area of the "carports"? A: approx. 190 sf
- Kane: Asked about permeable vs impermeable lot coverage
- Leira: Prefer to see a commonwall design without the 6' space in between and apply that space to side setbacks
- Will: How did you arrive at a 14' curb-cut? Is 12' required in parking impact zone?
- Leira: The dominant pattern in the neighborhood is 50' wide lots with single structures. Two separate townhomes disrupts the character.
- Kane: The 6' space between buildings is a lost opportunity, dark, ugly. The applicant has an opportunity to lower the height at least 1-2'
- Leira: The 30' height limit is appropriate for pitched roofs. Flat roofs should be lower.

- Will: Before next meeting please confirm if there is or is not a condo conversion or small lot subdivision planned.
- Costello: Missed opportunity to transition between old and new and consider needs of neighbors. Wish to see garage/carport called a garage and see the FAR reduced elsewhere. Combine the buildings into one and increase side setbacks
- Gaenzle: Design is out of character, remove walls on front balconies, carports are ugly full of garage “stuff” no one wants to see.
- Will: What is the width of each of your units compared to neighbor to the east? A: Lot width of proposed is 60’ with two units. Lot next door is 30’ wide with one unit.

RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION (2/13/2018)

1. Please consider the following design changes.
 - enclose the carport and lose the FAR on the 2nd floor
 - combining both structures into one to increase side setbacks and replicate single structure massing/rhythm on street
 - lower the structure height including reducing parapets
 - remove vertical element on South East corner of front balcony
 - stepping the second floor back from the street and the wall below
2. Please provide a streetscape image/collage showing the proposed structure relative to the neighbors
3. Provide a section through the proposed structures and the immediate next door neighbors
4. Provide justification for the 5% lot slope
5. Provide a birdseye or satellite view with the proposed structure, identify location of roof decks relative to uses of neighboring homes
6. Provide a materials board
7. Identify and provide exhibit to identify window alignment between proposed structures and with next door neighbors

5. FINAL REVIEW 5/8/18

Project Name:	Webber Residence	Permits:	CDP
	622 Palomar Avenue		
Project No.:	587593	DPM:	Paul Godwin
Zone:	RM-1-1	Applicant:	Michael Morton

(PROCESS 2) Coastal Development Permit for the remodel of a 1,005-square-foot two story detached single family residence and converting a 488-square-foot existing detached second floor office to a companion unit at 622 Palomar Avenue. The 0.12-acre site is located within the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

4/17/2018 – APPLICANT PRESENTATION Michael Morton

- RM-1-1 Multi-Family zone. Area was spec homes in 60s.
- 8700sf lot, Existing 2 units plus detached 2-car garage with office above.



La Jolla Community Planning Association

ATTACHMENT 9

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

email: info@lajollacpa.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

FINAL MINUTES –

Regular Meeting | Thursday, 3 January 2019

Trustees Present: Ahern, Boyden, Brady, Costello, Gordon, Kane, Little, Merten, Rasmussen, Shannon, Steck, Weiss, Weissman, Will.

Arrived Late: Courtney, Mangano.

Meeting Commences: 6:05.

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

Motion: Hear LJSRPC Bylaws Revision - postponed one month from December meeting/ inadvertently left off agenda. (Gordon/ Rasmussen)

In Favor: Ahern, Gordon, Rasmussen, Weissman.

Opposed: Boyden, Brady, Costello, Courtney, Kane, Little, Merten, Shannon, Weiss.

Abstain: Steck (Chair)

Motion Fails: 4-9-1

Motion: Remove Item 12.0 Bonair Residences from agenda (Weiss/ Boyden)

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Kane, Little, Mangano, Rasmussen, Shannon, Weiss, Weissman, Will.

Opposed: None.

Abstain: Steck (Chair), Merten.

Motion Carries: 13-0-2

Motion: Adopt the Agenda (Boyden/ Brady)

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will.

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 14-0-1

3.0 Meeting Minutes Review and Approval: 6 December 2018

Motion: Approve 6 December Minutes as corrected (Merten/ Kane).

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will.

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 14-0-1

11.0. Resident Petition for Speed Humps on Bonair Street between La Jolla Boulevard and Draper Ave (Roland Stroebel)

T&T Motion: To accept the Petition as is including any further signatures and forward to the City with the recommendation to consider the Speed Humps for Bonair Street between Draper Ave and La Jolla Boulevard: Ryan, Second: Gantzel 9-0-0 Pulled from December consent calendar

Discussion: Multiple residents made cases for the speed humps to be installed on Bonair Street between La Jolla Boulevard and Draper Ave. The City traffic engineers will be on-site on January 7.

Motion: Accept T&T suggestion with alterations from Patrick Ahern (Ahern/ Brady)

In Favor: Ahern, Brady, Gordon, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will.

Opposed: Boyden, Costello, Courtney, Kane.

Abstain: Steck (Chair)

Motion Carries: 11-4-1

12.0 Bonair Residences (formerly Bonair Townhomes) 744 and 746 Bonair Street

Removed from agenda.

13.0 Recommendations to CPPT Bry on ideas for CIP budget priorities proposed in December. Item 9 added.

1. Safety of the walk south end of the Marine Room restaurant – Fund Handrail to supplement repair of pavement.
2. Black's Beach Overlook fence replacement (new design)
3. Belvedere viewing dip at Prospect and Girard –LJCPA approved concept and design
4. Repair ocean access areas at Camino de la Costa (handrails, steps)
5. Repair ocean access areas at Marine Street (steps)
6. Repair dip in road at Forward Street & LJB (road sinking on east side)
7. Update Speed Limit signs on La Jolla Parkway off the 52. (signs not synced)
8. Install streetlights at Coast Walk and TPR - existing base –light now blocked by protective barrier
9. Coast Walk Safety Issue (added during meeting).

13.1 Add NEW: Fund environmental Review for Coast Walk turnaround passed by LJCPA on May 16th 2016 [T&T Motion to remove two parking spaces on the Coast Walk bluff and replace them with a turnaround conditional on the ability to relocate those two spaces on the inland side of the street; ratified by the LJCPA; reported as geotechnically feasible by Gary Pence December 14, 2017] **12.1 only is Action item**

Motion: Add item 9 (Coast Walk) to list (Kane/Brady)

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will.

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 15-0-1

13.2 Prioritization: Board voted for prioritization as follows (highest priority first, lowest priority last):

1, 9, 5, 6, 2, 4, 3, 7, 8.

14.0 Letter to City to requesting meeting to resolve design of Black's overlook Fence. Melinda Merryweather discussed history of issue and letter.

Motion: Approve sending letter after review by **Bob Steck.** (Will/Courtney)

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will.

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 15-0-1

15.0 Adjourn to next LJCPA Meeting: Thursday, February 7, 2019 at 6:00 PM

La Jolla Community Planning Association

ATTACHMENT 9

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

Contact Us:

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President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT AGENDA –

Regular Meeting | Thursday, 7 February 2019

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 3 January 2019

4.0 Officer Reports:

4.1 Treasurer

4.2 Secretary

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-645-3090 javier.gomez2@asm.ca.gov

5.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

6.0 President's Report – Information only unless otherwise noted

6.1 Ratify member Matthew Price to Airport Noise Advisory Committee. Action item

6.2 Ratify President's appeal of the Categorical Exemption for the Bonair Project. Action Item

6.3 PDO Information: The PDO determined that Neighborhood Code Compliance has approved the McLaren/Coach mural as being in compliance. The PDO heard from the builders of the Nautilus/ La Jolla Blvd. mixed use structure undergoing remodeling. It will have residential units and Valley Farm Market on the ground level. There have been questions from neighbors. Please see PDO minutes attached for more details on these projects.

6.4 Election Committee Announcement – 10 Open seats – six 3-year terms expiring in 2022, one 2-year, three 1-year. Patrick Ahern, Chair. The chair will announce the names of those members who have declared their candidacy. Others who have attended three LJCPA meetings from March 2018 through this evening may declare their candidacy until gavel down tonight. The election will be held from three to seven PM on March 7, 2019 in the Gill Room of this building. Photo Identification will be required. All those current members listed as having an expiration date of 2/28/2019 will be dropped from the membership if they have not attended in the months beginning March 2018 to tonight. They will not be able to vote next month. New members joining tonight will have an expiration date of February 29, 2020.

Interested candidates may speak for 2-minutes each.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

13.0 Bonair Residences (formerly Bonair Townhomes) 744 and 746 Bonair Street No. 579587 The applicant was asked to return to DPR with revisions. Applicant has revised but has declined to return to DPR/LJCPA/. Applicant has been notified of this hearing. Changes have been made to the project.

ATTACHMENT 9

Previous description and Motion: (Process 2) Coastal Development Permit to demolish an existing duplex and construct two (2) new detached two (2) story single dwelling units with Unit A construction of 2913 square feet and Unit B construction of 2903 square feet for a total of 5816 square feet located at 744 Bonair Street. The 0.14 acre site is in the Coastal (Non-Appealable) overlay zone in the RM 1-1 base zone of the La Jolla Community Plan Area. However at the May 15, 2018 meeting, it was announced that the Project now included a small lot subdivision and was now a Process Three. **DPR Motion:** Due to the change in permit requirements and process change, the project should be postponed pending official notice from the city and the requisite 15day noticing period **Passed 3-2-1**

DPR Motion (15 Jan 2019): Findings **CANNOT** be made for: A Coastal Development Permit because the proposed project is not in conformity with the certified Local Coastal Program Land Use Plan, nor with the certified Implementation Plan, nor does it comply with the applicable regulations of the Land Development Code to demolish an existing duplex and construct two new detached, two-story single dwelling units, located at 744 Bonair Street. Based on these facts, the proposal should not be approved and cannot be given an Environmental Exemption. Following are the major issues identified:

1. Inconsistency with the Local Coastal Program Land Use Plan which among other things calls for “new development consistency with the scale and character of the neighborhood”.
 - A. The proposed building layout and 25-foot lot layout are inconsistent with the neighborhood’s scale and character of 50-foot and larger lot frontages and larger separation between buildings, with building separations of 8 feet or more, instead of the 5 feet shown by the proposed project. This substantially changes the development scale, lot rhythm and streetscape character of the neighborhood and sets an undesirable precedent for future development in the Coastal Zone.
 - B. The almost 30-foot height of the buildings, separated by a mere 5 feet wide area, make the site’s profile even more inconsistent with the neighborhood pattern of development.
 - C. The upper level roofs of both buildings do not step back from the ground floor level exterior walls as recommended by the Community Character provisions of the Residential Land Use Element of the La Jolla Community Plan, and results in building masses that neither maintain nor enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character.
2. The proposed project is in violation of city code requirements and thus inconsistent with the Local Coastal Program Implementation Ordinances.
 - A. The western portions of Building A are in violation of the required side yard setback provisions of SDMC Sec.131.0443(d)(2)(A) Setback Requirements in (RM-1-1) Residential Zones, because more than 50 percent of the structure is less than 8 feet from the side property line.
 - B. The Gross Floor Area and resultant Floor Area Ratio of the project exceeds the maximum GFA and FAR allowed, because contrary to SDMC Sec. 113.0234(a)(6) Gross Floor Area, the floor area of both carports is omitted from the stated Total Gross Floor Area of the project.
 - C. The west exterior wall of Building A and the east exterior wall of Building B exceed the maximum structure height allowed by the side 45 degree angled building envelope per SDMC Sec.131.0444 (e) Angled Building Envelope Plan/Maximum Structure Height in Residential Zones.
 - D. The proposed driveways and their relationship to the single street curb cut are not in accordance with SDMC Sec. 143.0365(h) which requires off-street parking site design to be in accordance with SDMC Division 142.05 Parking Regulations for single dwelling units. As the proposed driveways are unlike those depicted in Diagram 142-05A, the project fails to provide two additional on-street parking spaces abutting the subject property in accordance with SDMC Sec 142.0525(c)(4)

Finally, based on the above facts, the City’s Environmental Determination that the project is Categorically Exempt from CEQA should be appealed because the design of the project is not in accordance with the La Jolla Community Plan Local

Coastal Project and Land Use Plan, nor does the project comply with the applicable regulations of the Land Development Code.

ATTACHMENT 9

The cumulative effect of this and similar future projects would neither maintain nor enhance the existing neighborhood character, but would significantly disrupt and change the existing neighborhood character.

Passed: 6-0-1

14.0 Time Certain 6:30 PM "Pipeline Rehabilitation AL-1" will rehabilitate 7.1 mile of 8-inch sewer main Construction begins in spring of 2019 in La Jolla Community Information only. Bobak Madgedi, city engineer

~~15.0 Consideration of proposed PRC Charter changes, revised and called Bylaws. Existing and proposed documents will be provided as a supplement. Passed by LJSPRC. Dave Gordon~~

16.0 Consideration of recommending to the membership a proposed Bylaw amendment with regard to recusal policy amending Article VI, Section 2. D.(1) of the La Jolla Community Planning Association Bylaws. Rationale provided by Dave Gordon in supplement.

Existing paragraph:

D. Abstentions and Recusals

(1) RECUSALS - Any Trustee of the LJCPA with a direct economic interest in any project that comes before the LJCPA or any committee must disclose the economic interest, and must recuse from voting and not participate in any manner as a Trustee for that item on the agenda. In the event of a recusal, the individual must remove him or herself from the room prior to discussion if that individual is not part of the presentation. Article VI, Section 2(c) of the Administrative Guidelines is the LJCPA's reference for determining direct economic interest.

Proposed paragraph:

D. Abstentions and Recusals

(1) RECUSALS - Any Trustee of the LJCPA with a direct economic interest in any project that comes before the LJCPA or any committee must disclose the economic interest, and must recuse from voting and not participate in any manner as a Trustee **or Committee Member** for that item on the agenda. In the event of a recusal, **the individual must disclose the economic interest, recuse before the item is discussed and physically leave the community planning group or committee seating area. It must be made clear to the audience that the member is not acting in any capacity as a trustee or committee member. The presence of the recusing member in the room in which the meeting occurs does not count toward a quorum for the item the member recuses on.** Article VI, Section 2(c) of the Administrative Guidelines is the LJCPA's reference for determining direct economic interest.

17.0 Adjourn to next LJCPA Meeting: Thursday, February 7, 2019 immediately following annual Membership meeting scheduled for 6:00 PM



La Jolla Community Planning Association

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

Contact Us:

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President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT MINUTES –

Regular Meeting | Thursday, 3 January 2019

Trustees Present: Ahern, Boyden, Brady, Costello, Gordon, Kane, Little, Merten, Rasmussen, Shannon, Steck, Weiss, Weissman, Will.

Opposed: None.**Abstain:** Steck (Chair)**Motion Carries:** 15-0-1

The following agenda items, are ACTION ITEMS unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0. Resident Petition for Speed Humps on Bonair Street between La Jolla Boulevard and Draper Ave (Roland Stroebel)**T&T Motion:** To accept the Petition as is including any further signatures and forward to the City with the recommendation to consider the Speed Humps for Bonair Street between Draper Ave and La Jolla Boulevard: Ryan, Second: Gantzel 9-0-0 Pulled from December consent calendar**Discussion:** Multiple residents made cases for the speed humps to be installed on Bonair Street between La Jolla Boulevard and Draper Ave. The City traffic engineers will be on-site on January 7.**Motion:** Accept T&T suggestion with alterations from Patrick Ahern (Ahern/ Brady)**In Favor:** Ahern, Brady, Gordon, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will.**Opposed:** Boyden, Costello, Courtney, Kane.**Abstain:** Steck (Chair)**Motion Carries:** 11-4-1**12.0 Bonair Residences (formerly Bonair Townhomes) 744 and 746 Bonair Street**

Removed from agenda.

13.0 Recommendations to CPPT Bry on ideas for CIP budget priorities proposed in December. Item 9 added.

1. Safety of the walk south end of the Marine Room restaurant – Fund Handrail to supplement repair of pavement.
2. Black's Beach Overlook fence replacement (new design)
3. Belvedere viewing dip at Prospect and Girard –LJCPA approved concept and design
4. Repair ocean access areas at Camino de la Costa (handrails, steps)
5. Repair ocean access areas at Marine Street (steps)
6. Repair dip in road at Forward Street & LJB (road sinking on east side)
7. Update Speed Limit signs on La Jolla Parkway off the 52. (signs not synced)
8. Install streetlights at Coast Walk and TPR - existing base –light now blocked by protective barrier
9. Coast Walk Safety Issue (added during meeting).

13.1 Add NEW: Fund environmental Review for Coast Walk turnaround passed by LJCPA on May 16th 2016 [T&T Motion to remove two parking spaces on the Coast Walk bluff and replace them with a turnaround conditional on the ability to relocate those two spaces on the inland side of the street; ratified by the LJCPA; reported as geotechnically feasible by Gary Pence December 14, 2017] **12.1 only is Action item**

Motion: Add item 9 (Coast Walk) to list (Kane/Brady)**In Favor:** Ahern, Boyden, Brady, Costello, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will.**Opposed:** None.**Abstain:** Steck (Chair)**Motion Carries:** 15-0-1**13.2 Prioritization:** Board voted for prioritization as follows (highest priority first, lowest priority last):**1, 9, 5, 6, 2, 4, 3, 7, 8.****14.0 Letter to City to requesting meeting to resolve design of Black's overlook Fence.** Melinda Merryweather discussed history of issue and letter.**Motion:** Approve sending letter after review by **Bob Steck.** (Will/Courtney)

Deliverables for next meeting:

1. Provide campus master development plan and concept for integrated architectural design.
2. Provide aerial of site & neighborhood with pedestrian circulation, parking and drop-off areas, alley use.
3. Present analysis of project effects to general traffic & pedestrian circulation in area: (Pearl/Girard intersection, alley, school parking lots & drop-off areas, Upper Girard businesses, intersection of Girard & Genter; intersections of Genter & Fay and Fay & Pearl.)
4. Provide streetscape plan for Girard: trees, sidewalk, pergolas & vines, walls, other improvements
5. Develop opportunities for additional landscaping along Girard.

5. COMMUNITY GENERATED ACTION ITEM 1/15/2018**PRESENTATION OF POTENTIAL PROJECT ISSUES FOR THE FOLLOWING PROJECT AND REQUEST FOR LJCPA APPEAL OF ENVIRONMENTAL EXEMPTION.**

Project Name:	Bonair Townhomes CDP 744 Bonair Street	Permits:	CDP
Project No.:	579587	DPM:	Martha Blake
Zone:	RM-1-1	Applicant:	Joshua Kordesiewicz

(Process 2) Coastal Development Permit to demolish an existing duplex and construct two (2) new detached two (2) story single dwelling units with Unit A construction of 2913 square feet and Unit B with 2903 square feet, for a total of 5816 square feet located at 744 Bonair Street. The acre site is in the Coastal (Non-Appealable) overlay zone in the RM 1-1 base zone of the La Jolla Community Plan Area.

2/13/2018 - APPLICANT PRESENTATION Joshua Kordesiewicz

- Currently there is a two-story single family home.
- Proposed 2 freestanding 2-story over basement townhomes
- 60'x102' lot in RM-1-1 zone, .75 FAR, .749 proposed
- Four parking spaces in 2 garages and 2 carports, Auto lift in one garage provides 5th parking space. (allowed per tandem overlay zone)
- Roof decks with PV panels over no deck area
- 29'-10" max height from low side of lot. 10' ceilings first floor with sunken living room at 13'9" ceiling. 9' and 10' ceilings upstairs
- Approximate 5' grade front to back

2/13/2018 - PUBLIC COMMENT

- Davidson: next door neighbor, concerned about size of project, roof decks impose on privacy.
- Merten (representing Davidson): Drafted 3 letters to city regarding issues (circulated to committee members.
 - Building is too big, portion of carport with habitable above should be counted in FAR. Phantom floor area in living room should be counted. Basement areas over 3.5' above grade should be in FAR. The living room floor to floor above exceeds 15' which triggers the phantom floor rule and FAR should be counted twice for that area.
 - There is a vertical wall that encroaches into the 45 degree angled front setback

- There are drawing inconsistencies. A window on the front elevation is shown as a parapet wall in section.
- Bathtub pop-outs encroach into side setback
- Suggestion to remove parapets and end vertical wall at gravel stop flush to roof surface
- Not enough parking provided, 4 proposed, 5 required
- Architectural design elements (horizontal bands) reduce the internal spacing between buildings to less than 6'
- Vertical wall on deck of easterly unit blocks neighbors view
- Applicant response to above items: (the applicant presented an updated set of drawings from those distributed to LJCPA and reviewed by Merten)
 - The habitable/enclosed space over the carport was pulled back and overhangs less than 4' and is exempt from FAR. The carport is 75% open on 2 sides
 - The lot has a slope exceeding 5% allowing 5' of basement projection before counting as FAR, basement does not exceed 5' above grade
 - The bathtub pop-outs meet the city definition of a bay window and are exempt from FAR
 - A 5th parking space is provided by car lift in a tandem parking zone allowable
 - The floor to floor height which exceeded 15' was reduced to less than 15', no need to double count FAR
 - The code allows roof overhangs to encroach into setbacks and solid elements including walls to encroach into the angled front and side setbacks up to 1/3 of the envelope width.
- Merten: The neighbors request that the master bedroom ceiling be lowered by 1' and that the parapets be removed per the detail provided
- Sim: applicant has maximized every allowable "trick" in the municipal code. There is a dark canyon between the buildings, the car lift is an unrealistic solution to parking concerns. The driveway width should be limited to 12'. Privacy concerns over proximity of rear patios to neighbors. There are many duplexes in the neighborhood that use a common-wall design.
- Metz: Applicant may wish to apply for future lot split and thus needs separate buildings

2/13/2018 - SUBCOMMITTEE DELIBERATION

- Gaenzle: How do the roof decks relate to adjacent properties?
- Ragsdale: What is the area of the "carports"? A: approx. 190 sf
- Kane: Asked about permeable vs impermeable lot coverage
- Leira: Prefer to see a common wall design without the 6' space in between and apply that space to side setbacks
- Will: How did you arrive at a 14' curb-cut? Is 12' required in parking impact zone?
- Leira: The dominant pattern in the neighborhood is 50' wide lots with single structures. Two separate townhomes disrupts the character.
- Kane: The 6' space between buildings is a lost opportunity, dark, ugly. The applicant has an opportunity to lower the height at least 1-2'
- Leira: The 30' height limit is appropriate for pitched roofs. Flat roofs should be lower.
- Will: Before next meeting please confirm if there is or is not a condo conversion or small lot subdivision planned.
- Costello: Missed opportunity to transition between old and new and consider needs of neighbors. Wish to see garage/carport called a garage and see the FAR reduced elsewhere. Combine the buildings into one and increase side setbacks

- Gaenzle: Design is out of character, remove walls on front balconies, carports are ugly full of garage “stuff” no one wants to see.
- Will: What is the width of each of your units compared to neighbor to the east? A: Lot width of proposed is 60’ with two units. Lot next door is 30’ wide with one unit.
-

2/13/2018 - RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION

1. Please consider the following design changes:
 - enclose the carport and lose the FAR on the 2nd floor
 - combining both structures into one to increase side setbacks and replicate single structure massing/rhythm on street
 - lower the structure height including reducing parapets
 - remove vertical element on South East corner of front balcony
 - stepping the second floor back from the street and the wall below
2. Please provide a streetscape image/collage showing the proposed structure relative to the neighbors
3. Provide a section through the proposed structures and the immediate next door neighbors
4. Provide justification for the 5% lot slope
5. Provide a birdseye or satellite view with the proposed structure, identify location of roof decks relative to uses of neighboring homes
6. Provide a materials board
7. Identify and provide exhibit to identify window alignment between proposed structures and with next door neighbors

5/15/2018 – SUBCOMMITTEE DISCUSSION – Should we hear this project today?

- Will: As of last week, the city project manager had decided the project did not require re-noticing. As such, there was insufficient grounds to warrant a delay despite Mr Merten’s request and the project was added to the agenda.
- Will: As of Monday, the PM reversed course and decided the Process change and additional permit warranted re-noticing. Issue was discussed with LJCPA executive committee and determined that the DPR committee could vote to hear or delay this project.
- Costello: Project needs to get all ducks in a row. DPR is important. CPA needs to have a clear message from us. This is valuable time.
- Josh (applicant) – Project now includes SDP, small lot subdivision. (Was Process 2, Now Process 3).
- Peter Wineburg (applicant/developer) – Based on city review, that we do not have to re-notice. Up until yesterday that was the case. Many changes have been made. Only reason re-notice was requested of Phil Merten who could not attend this evening.
- Costello – Mr. Merten works tirelessly pro-bono for many clients. Respected member of community. Committees need professionals. Suggest we take a deep breath and take a complete look at this project. DPR is a friendly environment and the best place to review.
- Wineburg - exorbitant expense to delay/come back.
- Sim (public) – This is now a small lot subdivision and a new permit.
- Costello – Read letter from Mr. Merten requesting postponement

5/15/2018 – SUBCOMMITTEE MOTION

- Due to the change in permit requirements and process change, the project should be postponed pending official notice from the city and the requisite 15 day noticing period (Costello/Welsh)
 - In Favor: Costello, Ragsdale, Welsh
 - Opposed: Collins, Zynda
 - Abstain: Will (chair)
- **Motion Passes (3-2-1)**

1/15/2019—This item was again reviewed, pursuant to a project change in scope, at the request of Architect Phil Merten, who represented neighbors Patty and Larry Davidson.

Chair Costello prefaced the item with a brief history of the project. He explained that the applicant declined to attend the meeting and declined to request a continuance. Instead, the applicant's position was summarized in an email from Architect Joshua Kordasiewicz, dated January 14, 2019, that was read into the proceedings by Mr. Costello and is included for reference as Attachment A. Mr. Phil Merten proceeded to analyze the project's shortcomings, which are detailed in Attachment B.

After clarifying questions by DPR members Kane, Ganzle, Ragsdale and Leira, a public comment from Sally Miller, Michael Sim, and a letter from Ellen Webster (read by Chair Costello), DPR voted to accept Mr. Merten's expert opinion and project analysis.

1/15/2019 -- SUBCOMMITTEE MOTION: Findings CAN NOT be made for:

A Coastal Development Permit because the proposed project is not in conformity with the certified *Local Coastal Program Land Use Plan*, nor with the certified Implementation Plan, nor does it comply with the applicable regulations of the Land Development Code to demolish an existing duplex and construct two new detached, two-story single dwelling units, located at 744 Bonair Street. Based on these facts, the proposal should not be approved and cannot be given an Environmental Exemption. Following are the major issues identified:

1. Inconsistency with the Local Coastal Program Land Use Plan which among other things calls for "new development consistency with the scale and character of the neighborhood".

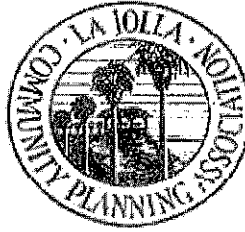
A. The proposed building layout and 25-foot lot layout are inconsistent with the neighborhood's scale and character of 50-foot and larger lot frontages and larger separation between buildings, with building separations of 8 feet or more, instead of the 5 feet shown by the proposed project. This substantially changes the development scale, lot rhythm and streetscape character of the neighborhood and sets an undesirable precedent for future development in the Coastal Zone.

B. The almost 30-foot height of the buildings, separated by a mere 5 feet wide area, make the site's profile even more inconsistent with the neighborhood pattern of development.

C. The upper level roofs of both buildings do not step back from the ground floor level exterior walls as recommended by the Community Character provisions of the Residential Land Use Element of the La Jolla Community Plan, and results in building masses that neither maintain or enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character.

Agendas and Committee Reports are available online at www.lajollacpa.org

[illegible]



La Jolla Community Planning Association

Appeal of CEQA Determination for Bonair Townhomes (Project #579587)

The San Diego Municipal Code states that Environment Determinations and Categorical Exemptions must be in accordance with Title 24 California Code of Regulations, Chapter, Article 19 Categorical Exemptions.

Specifically, section 15300.2 Exceptions to Categorical Exemptions states: (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. This particular project is so different from the existing development pattern that the cumulative impact of future projects like this one will forever alter the neighborhood character.

To provide further support of our position, please see the following motion from the Development Permit Review Committee, which is a subcommittee of the La Jolla Community Planning Association.

SUBCOMMITTEE MOTION (15 Jan 2019): Findings CANNOT be made for:

A Coastal Development Permit because the proposed project is not in conformity with the certified *Local Coastal Program Land Use Plan*, nor with the certified Implementation Plan, nor does it comply with the applicable regulations of the Land Development Code to demolish an existing duplex and construct two new detached, two-story single dwelling units, located at 744 Bonair Street. Based on these facts, the proposal should not be approved and cannot be given an Environmental Exemption. Following are the major issues identified:

1. **Inconsistency with the Local Coastal Program Land Use Plan which among other things calls for “new development consistency with the scale and character of the neighborhood”.**

A. The proposed building layout and 25-foot lot layout are inconsistent with the neighborhood’s scale and character of 50-foot and larger lot frontages and larger separation between buildings, with building separations of 8 feet or more, instead of the 5 feet shown by the proposed project. This substantially changes the development scale, lot rhythm and streetscape character of the neighborhood and sets an undesirable precedent for future development in the Coastal Zone.

B. The almost 30-foot height of the buildings, separated by a mere 5 feet wide area, make the site’s profile even more inconsistent with the neighborhood pattern of development.

C. The upper level roofs of both buildings do not step back from the ground floor level exterior walls as recommended by the Community Character provisions of the Residential Land Use Element of the La Jolla Community Plan, and results in building masses that neither maintain nor enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character.

2. **The proposed project is in violation of city code requirements and thus inconsistent with the Local Coastal Program Implementation Ordinances.**

A. The western portions of Building A are in violation of the required side yard setback provisions of *SDMC Sec.131.0443(d)(2)(A) Setback Requirements in (RM-1-1) Residential Zones*, because more than 50 percent of the structure is less than 8 feet from the side property line.

B. The Gross Floor Area and resultant Floor Area Ratio of the project exceeds the maximum GFA and FAR allowed, because contrary to *SDMC Sec. 113.0234(a)(6) Gross Floor Area*, the floor area of both carports is omitted from the stated Total Gross Floor Area of the project.

C. The west exterior wall of Building A and the east exterior wall of Building B exceed the maximum *structure height* allowed by the side 45 degree angled *building envelope* per

SDMC Sec.131.0444(e) Angled Building Envelope Plan/Maximum Structure Height in Residential Zones.

D. The proposed driveways and their relationship to the single street curb cut are not in accordance with *SDMC Sec. 143.0365(h)* which requires off-street parking site design to be in accordance with *SDMC Division 142.05 Parking Regulations* for *single dwelling units*. As the proposed driveways are unlike those depicted in Diagram 142-05A, the project fails to provide two additional on-street parking spaces abutting the subject property in accordance with *SDMC Sec 142.0525(c)(4)*

Finally, based on the above facts, the City's Environmental Determination that the project is Categorically Exempt from CEQA should be appealed because the design of the project is not in accordance with the *La Jolla Community Plan Local Coastal Project and Land Use Plan*, nor does the project comply with the applicable regulations of the *Land Development Code*.

The cumulative effect of this and similar future projects would neither maintain nor enhance the existing neighborhood character, but would significantly disrupt and change the existing neighborhood character.

(Kane/Leira 6-0-1)

In Favor: Collins, Gaenzle, Kane, Leira, Ragsdale, Welsh

Oppose: none

Abstain: Costello, Chair Pro Tem
Motion Passes



THE CITY OF SAN DIEGO

Date of Notice: January 7, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007504

PROJECT NAME / NUMBER: Bonair Townhomes TM/CDP/SDP / 579587**COMMUNITY PLAN AREA:** La Jolla**COUNCIL DISTRICT:** 1**LOCATION:** 744 Bonair Street, La Jolla, CA 92037

PROJECT DESCRIPTION: The project requests a Tentative Map (TM), Coastal Development Permit (CDP), and Site Development Permit (SDP) for a small-lot subdivision which proposes to demolish an existing duplex and construct two new detached two-story single-family residences. Unit A proposes to include 2,913-square feet (including basement of interior area) and Unit B proposes to include 2,903-square-feet (including basement of interior area) for a total of 5,816-square-feet combined. The project is located at 744 Bonair Street. The 0.14-acre site is designated Low Medium Residential per the La Jolla Community Plan and is subject to the RM-1-1 zoning requirements. The project is also subject to Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay, Parking Impact Overlay (Coastal Impact Area), Residential Tandem Parking Overlay, Transit Area Overlay, Transit Priority Area, and Council District 1.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines Section(s) 15301(l)(2) Existing Facilities and 15303(a) New Construction or Conversion of Small Structures.

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 Sections 15301(l)(2) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures). The exemptions are appropriate because 15301(l)(2) allows for the demolition of an existing duplex and 15303(a) allows for the construction of up to three units, which in this case would be two residential units. Furthermore, the exceptions listed in CEQA Section 15300.2 do not apply because the residential structure to be demolished was determined to not be historically significant and the site itself has been previously developed and is devoid of sensitive resources.

DEVELOPMENT PROJECT MANAGER: Martha Blake
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5375 / MBlake@sandiego.gov

On January 7, 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 22, 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.

RESOLUTION NUMBER R- 312261

DATE OF FINAL PASSAGE MAR 18 2019

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DENYING THE APPEAL AND APPROVING THE ENVIRONMENTAL DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO GUIDELINES SECTIONS 15301(l)(2) (EXISTING FACILITIES) AND 15303(a) (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) FOR BONAIR TOWNHOMES TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT, AND SITE DEVELOPMENT PERMIT – PROJECT NO. 579587.

WHEREAS, an application was submitted for a Tentative Map (TM), Coastal Development Permit (CDP), and Site Development Permit (SDP) for a small lot subdivision and demolition of an existing duplex and construction of two new, detached two-story single-family residences for a total of 5,816 square feet located on a 0.14-acre site at 744 Bonair Street (Project), within the La Jolla Community Plan area; and

WHEREAS, on January 7, 2019, the Environmental Analysis Section (EAS) of Development Services (DSD) determined the subject project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Sections 15301(l)(2) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures) and determined that the exceptions to the exemption do not apply; and

WHEREAS, a Notice to Right to Appeal was prepared and posted pursuant to San Diego Municipal Code Section 112.0310; and

WHEREAS, on January 21, 2019, an environmental determination appeal was filed by Robert Steck; and

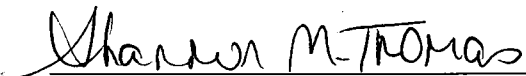
WHEREAS, the appeal was heard by the City Council on March 18, 2019; and

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the appeal of the environmental determination is denied, based upon the substantial evidence provided in the record to support the categorical exemptions and the determination that no substantial evidence has been provided to support a fair argument that one of the exceptions to the categorical exemption applies.

BE IT FURTHER RESOLVED, that the Environmental Exemption No. 579587 for the Project is approved and the Project is exempt from CEQA, pursuant to Guidelines Sections 15301(l)(2) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures).

APPROVED: MARA W. ELLIOTT, City Attorney

By 

Shannon M. Thomas
Senior Deputy City Attorney

SMT:als
03/19/2019
Or.Dept:DSD
Doc. No.: 1960572

Passed by the Council of The City of San Diego on MAR 18 2019, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 18 2019.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER

Mayor of The City of San Diego, California.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California.

By Gina Bravin, Deputy

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number R- 312261



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

Ownership Disclosure Statement

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

Project Title

Bonair Townhomes

Project No. For City Use Only

579587

Project Address:

744-746 Bonair St, La Jolla, CA 92037

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

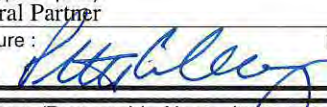
Project Title: Bonair Townhomes	Project No. (For City Use Only) _____
---	---

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☐ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 201719900006
☒ Partnership

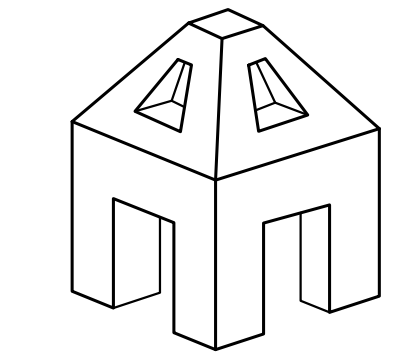
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**
☐ Yes
☒ No

Corporate/Partnership Name (type or print): Bonair Ventures, LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 6611 Edmonton Ave City/State/Zip: San Diego, CA 92122 Phone No: (858) 6920-0004 Fax No: (630) 489-6979 Name of Corporate Officer/Partner (type or print): Peter Weinberg Title (type or print): General Partner Signature :  Date: 10/16/17	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
---	---

Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
---	---

Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
---	---

BONAIR RESIDENCES
744-746 BONAIR STREET
LA JOLLA, CA 92037



AXON
ARCHITECTURE

4344 ROBBINS STREET
SAN DIEGO, CA 92122

CONTACT:
JOSHUA J KORDASIEWICZ

619-208-3222
JOSH@AXONARCH.COM

STAMP

BONAIR RESIDENCES
744-746 Bonair Street
La Jolla, CA 92037

PHASE
COASTAL PERMIT

REVISIONS

2017-08-30 CLIENT MTG
2017-09-08 CLIENT MTG
2017-09-29 CLIENT MTG
2017-10-16 COMP CHK SUB
2017-11-13 FULL SUBMITTAL
2018-02-12 COMM GROUP
2018-04-24 CLIENT MTG
2018-08-02 RESUBMITTAL
2018-10-01 RESUBMITTAL
2019-03-11 RESUBMITTAL

DRAWN BY
AB/JK

CHECKED BY
JK

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The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only contract documents of record. Any modifications or deviations from these drawings or accompanying specifications without the written consent of Axon Architecture, Inc. is prohibited. Use of these drawings or attached specifications shall constitute the acceptance of all these restrictions.

PROJECT NO. 17-10

MARCH 11, 2019

SHEET TITLE
TITLE SHEET

SHEET NO.

A-0.1

SHEET: 1 OF 26

Cycle Issues

7/12/17 9:03 am

THE CITY OF SAN DIEGO

Development Services Department

1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-003A

Project Information

Project Nbr: 561003 Title: Prelim 744 Bonair St

Project Mgr: Valencuela, Lauren (619) 446-5297 LNV@valencuela@sandiego.gov

Review Information

Cycle Type: 1 Prelim(Plan-Historic)

Submitted: 07/03/2017 Deemed Complete on 07/05/2017

Reviewing Discipline: Plan-Historic

Cycle Distributed: 07/05/2017

Reviewer: Pakarak, Camille

Assigned: 07/06/2017

Hours of Review: 0:50

Review Due: 07/12/2017

Next Review Method: Prelim(Plan-Historic)

Completed: 07/12/2017 COMPLETED ON TIME

Closed: 07/12/2017

Last month Plan-Historic performed 369 reviews. 96.2% were on-time, and 95.3% were on projects at less than < 3 complete submittals.

7-12-2017

Created

Issue

Item

Issue Text

1

1

1

The applicant has submitted a preliminary review application for the property located at 744 Bonair Street to determine whether or not the subject property is potentially historically significant and eligible for designation under one or more designation criteria. (continued...) (New Issue)

2

2

2

(...continued) This preliminary review has been submitted in anticipation of the potential historic resource review required by SOMC Section 143.0212, which directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. (continued...) (New Issue)

3

3

3

(...continued) More information regarding this review process can be found in Information Bulletin 580: <http://www.sandiego.gov/development-services/pdf/industryinfo/bulletins/IB580.pdf> (Informational Only; No Response or Action Required) (New Issue)

4

4

4

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

5

5

5

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

6

6

6

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

7

7

7

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

8

8

8

The applicant has submitted the following documentation for staff review current photos, Assessor's Building Record. Staff also considered any input received through applicable public noticing and outreach and have made the following determination. (New Issue)

9

9

9

Based on the documentation provided, the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. Therefore, no historical research report required at this time. (New Issue)

10

10

10

This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a discretionary project application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue)

For questions regarding the "Plan-Historic" review, please call Camille Pakarak at (619) 236-7173. Project Nbr: 561003 / Cycle: 1

6/28 v 02.03.38 DSD Reports 446-5050

HISTORICAL CLEARANCE 08

ITEMS TO BE DEFERRED:
1. NO DEFERRED ITEMS

NOTES:
1. PLANS FOR THE DEFERRED SUBMITTAL SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO THE APPROVAL OF THE SUBMITTAL ITEMS.

DEFERRED SUBMITTALS 09

OWNER: BONAIR VENTURES
PO BOX 3342
LA JOLLA, CA 92038
PETER WEINBERG

ARCHITECT: AXON ARCHITECTURE
4344 ROBBINS STREET
SAN DIEGO, CA 92122
JOSHUA KORDASIEWICZ
JOSH@AXONARCH.COM
619-208-3222

SURVEY: MIGUEL A. MARTINEZ
CA LICENSE NO. 7443
9517 GROSSMONT SUMMIT DRIVE
LA MESA, CA 91941
619-579-2582

LANDSCAPE ARCHITECT: ABOVE IT ALL DESIGN, INC.
6479 DWANE AVENUE
SAN DIEGO, CA 92120
BRIAN KATZ
BKATZ524@HOTMAIL.COM
619-995-9773

CIVIL ENGINEER: FLOREZ ENGINEERING, INC.
10732 CHARBONO TERRACE
SAN DIEGO, CA 92131
FRANK FLOREZ
FRANK@FLOREZENGINEERING.COM
858-229-2493

PROJECT TEAM 04

VICINITY MAP AND HYDRANT LOCATIONS 05

GENERAL
A-0.1 TITLE SHEET

CIVIL
TOPO
1 OF 1
C-1 TOPOGRAPHICAL SURVEY
PRELIMINARY GRADING PLAN
TENTATIVE PARCEL MAP

ARCHITECTURAL
A-1.0 SITE DEMO PLAN
A-1.1 SITE PLAN
A-1.3 GFA PLAN
A-1.4 PARKING PLAN
A-2.0 BASEMENT FLOOR PLAN
A-2.1 FIRST FLOOR PLAN
A-2.2 SECOND FLOOR PLAN
A-4.1 ROOF PLAN
A-5.1 EXTERIOR ELEVATIONS
A-5.2 EXTERIOR ELEVATIONS
A-5.3 EXTERIOR ELEVATIONS
A-5.4 EXTERIOR ELEVATIONS
A-5.5 EXTERIOR ELEVATIONS
A-5.6 EXTERIOR ELEVATIONS
A-6.1 BUILDING SECTIONS
A-6.2 BUILDING SECTIONS
A-6.3 BUILDING SECTIONS
A-6.4 BUILDING SECTIONS
P-0.2 SITE AERIAL
P-0.3 SITE ELEVATION
P-0.4 SITE SECTION
P-0.5 NEIGHBOR WINDOW COMPARISON

LANDSCAPE
1 LANDSCAPE DEVELOPMENT PLAN
2 LANDSCAPE DEVELOPMENT PLAN

SHEET INDEX 03

DEMOLISH EXISTING 2 STORY WITH 1 STORY BASEMENT, 2 DWELLING UNIT BUILDING. PROCESS A SMALL LOT SUBDIVISION TO DIVIDE LOT INTO TWO LEGAL PARCELS.

CONSTRUCT TWO NEW 2 STORY DWELLING UNITS WITH 1 STORY BASEMENTS AND ROOF DECKS.

THIS PROJECT IS APPLYING FOR A COASTAL DEVELOPMENT PERMIT, SMALL LOT SUBDIVISION - SITE DEVELOPMENT PERMIT & TENTATIVE MAP.

HISTORICAL REVIEW ALREADY COMPLETE, SEE PTS #561003 FOR HISTORICAL DETERMINATION. CLEARANCE ATTACHED SEE DETAIL 08/A-0.1.

SCOPE OF WORK 01

ADDRESS: 744 Bonair Street
La Jolla, CA 92037

LEGAL DESCRIPTION: THE SOUTH HALF OF LOT 13 IN BLOCK D OF STARKEY'S PROSPECT PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1729, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 6, 1922. THE NORTH LINE OF SAID SOUTH HALF BEING PARALLEL WITH THE NORTH LINE OF SAID LOT.

A.P.N.: 351-370-34-00

YEAR BUILT: 1945

TYPE OF CONSTRUCTION: V-B, SPRINKLERED
OCCUPANCY: R-3/U
NUMBER OF STORIES: TWO STORY WITH 1 STORY BASEMENT

APPLICABLE CODES: 2016 CALIFORNIA RESIDENTIAL CODE, WHICH ADOPTS THE 2012 IRC, 2012 UMC, 2012 UPC AND THE 2011 NEC, SAN DIEGO MUNICIPAL CODE

LOT SIZE: 6,120 SF
ZONE: RM-1-1
OVERLAY ZONES: COASTAL HEIGHT LIMIT, COSTAL (CITY), FIRE HAZARD SEVERITY ZONE, PARKING IMPACT, RESIDENTIAL TANDEM PARKING, TRANSIT AREA
GEO. CATEGORY: 53

HEIGHT LIMIT: 30'-0"

SETBACKS: INTERIOR SIDE: 5'-0"/8'-0"
STREET SIDE: N/A
FRONT: 15'-0"/20'-0"
REAR: 15'-0"

PARKING: EXISTING: 4
PROPOSED LOT A: 2
PROPOSED LOT B: 2

MAX ALLOWABLE FAR: .75
ALLOWABLE AREA: 4,590 SF

PROPOSED FAR: .74
PROPOSED AREA: 4,516.6 SF

AREA:	LOT A	LOT B	TOTAL
BASEMENT:	614 SF	614 SF	1,228 SF (NON-GFA)
FIRST FLOOR:	1,166.1 SF	1,170.3 SF	2,336.4 SF
SECOND FLOOR:	1,063.4 SF	1,116.8 SF	2,180.2 SF
TOTAL:			5,744.6 SF
BALCONIES:	286.4 SF	155 SF	441.4 SF
ROOF DECK:	505 SF	480 SF	985 SF

PARKING: (2) SINGLE FAMILY = (4) REQUIRED SPACES
PARKING SPACES PROVIDED: 4

PROJECT INFORMATION 02

TOPOGRAPHICAL SURVEY

744 BONAIR STREET #46, LA JOLLA, CA 92037

OWNER:
BONAIR VENTURES, LP

ASSESSOR'S PARCEL NUMBER:
351-370-34

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTHWESTERLY RIGHT OF WAY LINE OF BONAIR STREET PER PARCEL MAP 21195. SAID PARCEL MAP IS IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35

BENCHMARK
THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS PLUG AT THE SW CORNER AT THE INTERSECTION OF BONAIR STREET AND DRAPER AVENUE AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER 2011. ELEVATION: 111.724 DATUM: MEAN SEA LEVEL

LEGAL DESCRIPTION:
SOUTH HALF OF LOT 13, BLOCK D IN STARKEY'S PROSPECT PARK, TRACT MAP 1729

ABBREVIATIONS

- AC= ASPHALT PAVEMENT
- AD= AREA DRAINS
- AVAC= AIR VACUUM VALVE
- BF= BACKFLOW
- BC= BEGIN CURVE
- BW= BACK OF WALK
- BT= BOTTOM OF CURB TRANSITION
- C-VLT= COMMUNICATIONS VAULT
- COM-BX= COMMUNICATIONS BOX
- CON, CONC= CONCRETE
- CONA= CONCRETE ANGLE POINT
- DL= DAYLIGHT
- DD= DOWN DRAIN
- EC= END CURVE
- EB= ELECTRIC BOX
- EM= ELECTRIC METER
- EMH= ELECTRIC MANHOLE
- E-PNL= ELECTRIC PANEL
- E-VLT= ELECTRIC VAULT
- FF= FINISH FLOOR
- G= GROUND
- GB= GRADE BREAK
- GBA= GRADE BREAK ANGLE POINT
- GVA= GAS VALVE
- GB= GRADE BREAK
- GM= GAS METERS/REGULATORS
- GP= GAUGE POST
- CSO= GAS SHUT OFF
- HOLD= HANDICAP LOADING
- IE= INVERT ELEVATION
- IRB= IRRIGATION BOX
- IRV= IRRIGATION VALVE
- JB= JUNCTION BOX
- MOW= MOW STRIP
- MT= MULTIPLE TREE
- OH= ROOF OVERHANG
- PB-RSR= PACBELL RISER
- PED= PESISATL/PAD
- PL= PROPERTY LINE
- SCO= SEWER CLEAN OUT
- SDI/MH= STORM DRAIN INLET W/MANHOLE
- SDHM= STORM DRAIN MANHOLE
- SL= STREET LIGHT
- SLB= STREET LIGHT BOX
- SMH= SEWER MANHOLE
- RSR= UTILITY RISER
- T= TREE
- T= TOP OF
- TB= TELEPHONE BOX
- TC= TOP FACE OF CURB
- TCM= TOP FACE CURB @ ANGLE POINT
- TC2= TOP FACE OF CURB (POINT ON CURVE)
- TCR= TELECOMM RISER
- TG= TOP OF GRATE
- TR= ELECTRIC TRANSFORMER
- TS= TRAFFIC SIGNAL
- TSB= TRAFFIC SIGNAL BOX
- TSC= TRAFFIC SIGNAL CONTROL
- TX= TOP FACE OF CURB @ DWY CUT/TRANSITION TO 0" CURB
- TW= TOP OF WALL
- WDF= WOOD FENCE
- WM= WATER METER
- WMH= WATER MANHOLE
- WV= WATER VALVE

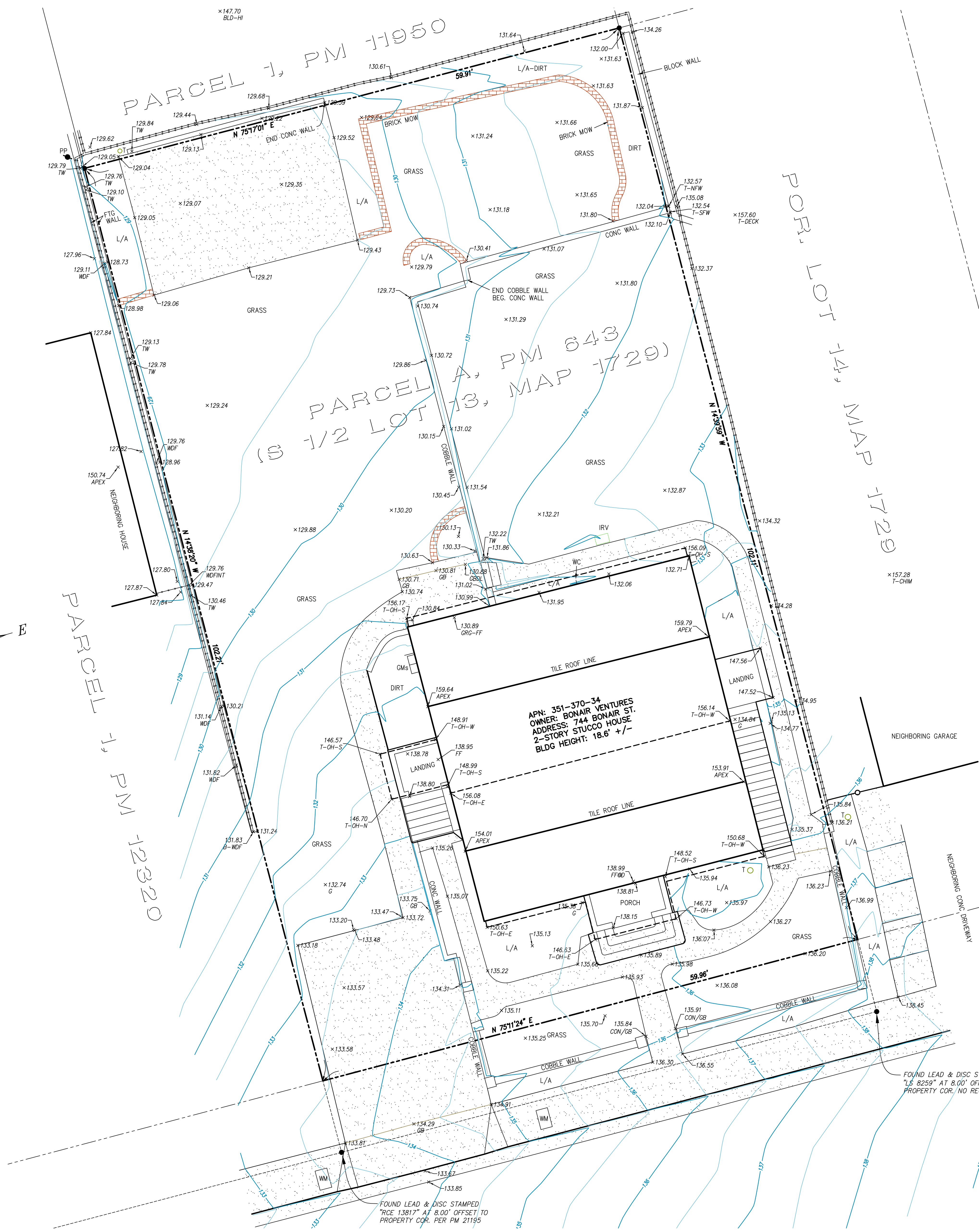
LEGEND

- PROPERTY LINE
- ADJOINING LOT LINES/RIGHT-OF-WAY
- CENTERLINE OF RIGHT-OF-WAY
- BUILDING OVERHANG
- ELEVATION CONTOUR LINE (1 FOOT INTERVAL)
- ELEVATION CONTOUR LINE (1/2 FOOT INTERVAL)
- CHAIN LINK FENCING
- WOOD FENCING
- GATE
- CONCRETE SURFACE
- EXISTING TREES (TRUNKS OF VARYING DIAMETERS)
- UNLESS OTHERWISE NOTED FOUND 3/4" PIPE W/TAG STAMPED "LS 8195" AT REAR LOT CORNERS PER PM 11950
- SPOT ELEVATION

SCALE: 1" = 5'

ALTA LAND SURVEYING, INC.
9517 Grossmont Summit Dr.
La Mesa, CA 91941
Phone/fax: (619) 713-2582
altalandsurveying.com

3644 TOPO MAP.DWG JN 18-3644 DATE: 04/03/18



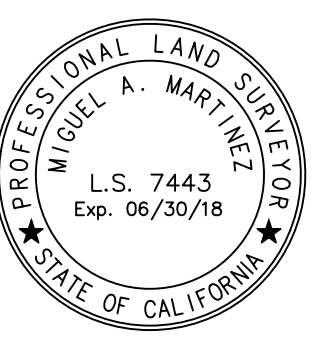
FOUND LEAD & DISC STAMPED "RCE 26283" AT 11.84' OFFSET TO PROPERTY COR. NO RECORD

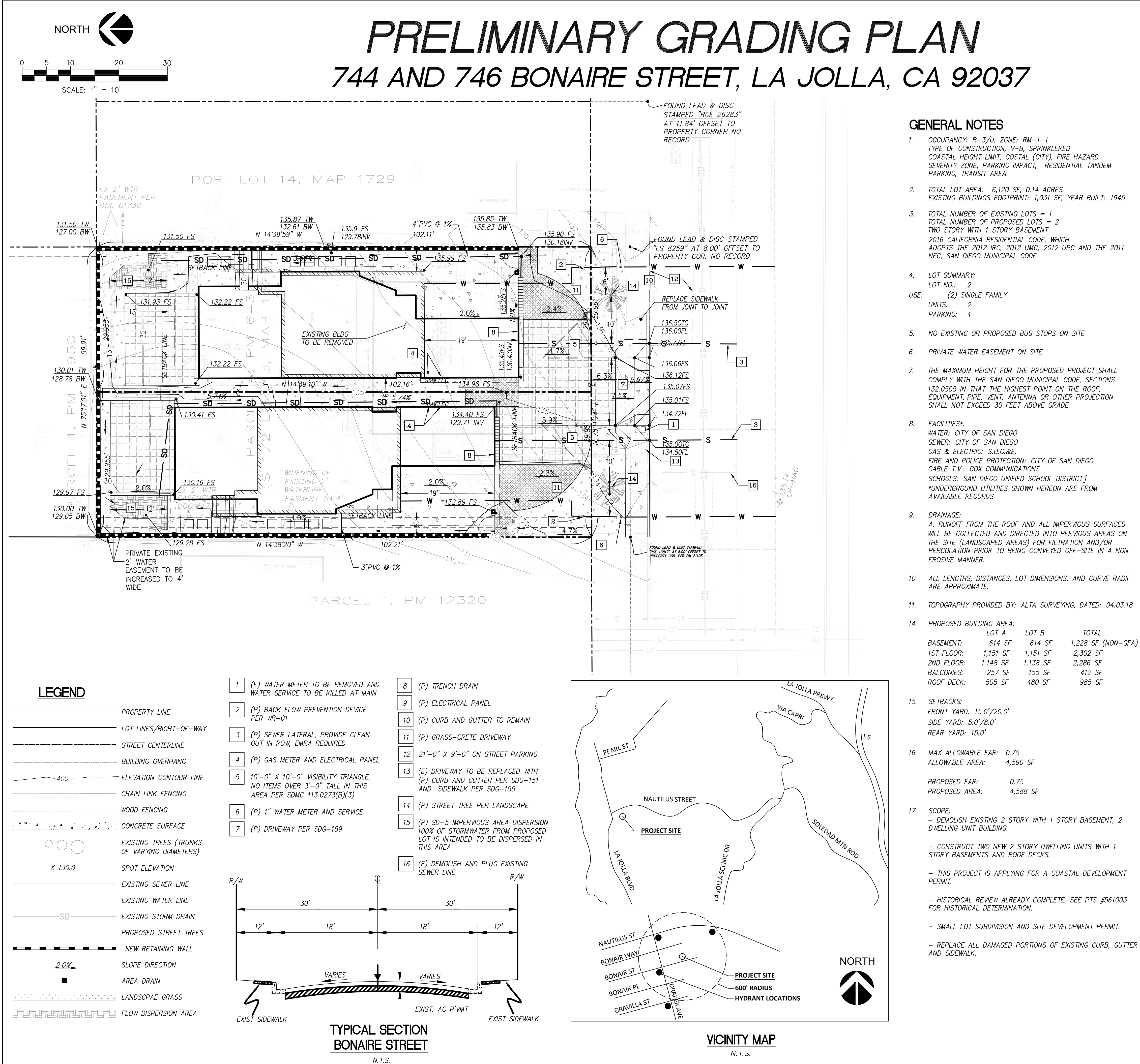
FOUND LEAD & DISC STAMPED "RCE 13817" AT 8.00' OFFSET TO PROPERTY COR. PER PM 21195

STORM DRAIN MH
RIM=140.15
IE=127.73

Miguel A. Martinez
MIGUEL A. MARTINEZ
L.S. 7443
LIC. EXP. 6/30/18

DATE: 04/03/18





APN
351-370-34-00

LEGAL DESCRIPTION
THE SOUTH HALF OF LOT 13 IN BLOCK D OF STARKEY'S
PROSPECT PARK, IN THE CITY OF SAN DIEGO, COUNTY OF
SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE
MAP THEREOF NO. 1729, FILED IN THE OFFICE OF THE
COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 6, 1922.

BENCHMARK
THE BENCHMARK USED FOR THIS SURVEY
IS THE BRASS PLUG AT THE SW CORNER AT THE
INTERSECTION OF BONAIRE STREET AND DRAPER
AVENUE AS PUBLISHED IN THE CITY OF SAN DIEGO
VERTICAL CONTROL BENCHMARK, OCTOBER 2011.
ELEVATION: 111.724
DATUM: MEAN SEA LEVEL

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
SOUTHERLY RIGHT-OF-WAY LINE OF BONAIRE STREET
FROM FOUND MONUMENTS PER PM 643
(N74°41'18" N75°11'24"E

MAPPING AND MONUMENTATION
ALL PROPERTY CORNERS WILL BE SET AND A LOT
PARCEL MAP WILL BE FILED UPON APPROVAL OF
THE TENTATIVE MAP. A DETAILED PROCEDURE OF
SURVEY WILL BE SHOWN ON THE PARCEL MAP.

SUBDIVIDER RESPONSIBILITIES

- INSTALL APPROPRIATE BACK FLOW PREVENTION
DEVICES ON ALL EXISTING AND PROPOSED WATER
SERVICES (DOMESTIC, IRRIGATION, AND FIRE)
ADJACENT TO THE PROJECT SITE IN A MANNER
SATISFACTORY TO THE WATER DEPARTMENT
DIRECTOR.
- PROVIDE A LETTER AGREEING TO PREPARE CO&R'S
FOR THE OPERATION AND MAINTENANCE OF ALL
PRIVATE WATER AND SEWER FACILITIES THAT SERVE
OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM
UNIT OR LOT.
- COMPLY WITH ALL CURRENT STREET LIGHTING
STANDARDS ACCORDING TO THE CITY OF SAN DIEGO
STREET DESIGN SATISFACTORY TO THE CITY
ENGINEER. POSSIBLY REQUIRING INSTALLATION OF
NEW STREET LIGHTS AND/OR UPGRADING OF LIGHTS
AND WATTAGE.
- ENSURE THAT ALL ONSITE UTILITIES SERVING THE
SUBDIVISION SHALL BE UNDERGROUNDED WITH THE
APPROPRIATE PERMITS. IN ADDITIONS TO PERMIT,
WRITTEN CONFIRMATION FROM APPLICABLE UTILITIES
THAT CONVERSION HAS TAKEN PLACE
SATISFACTORY TO THE CITY ENGINEER.

SWPPP NOTES

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AGREEMENT FOR THE ONGOING PERMANENT BMP
MAINTENANCE.
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BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH
CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS)
OF THE SAN DIEGO MUNICIPAL CODE, INTO THE
CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT
THE SUBDIVIDER SHALL SUBMIT A WATER QUALITY TECHNICAL
REPORT (WQTR). THE WQTR SHALL BE PREPARED IN
ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE
CITY'S STORM WATER STANDARDS.

DEMOLITION NOTES
SOME EXISTING STRUCTURES AND THE ACCOMPANYING
HARDSCAPE WILL BE DEMOLISHED AND REMOVED PRIOR TO
GRADING.

GRADING TABULATIONS:
CUT QUANTITIES: 400 CUBIC YARDS
FILL QUANTITIES: 10 CUBIC YARDS
IMPORT/EXPORT: 390 CUBIC YARDS
MAXIMUM CUT DEPTH: 6.83' (UNDER BUILDING)
MAXIMUM FILL DEPTH: 4.67'

DESCRIPTION	EXISTING	PROPOSED
HARDSCAPE AREA	714 SF	860 SF
DECK AREA	58 SF	779 SF
ROOF AREA	1,040 SF	617 SF
TOTAL IMPERVIOUS AREA:	1,812 SF	
TOTAL DISTURBANCE AREA:		2,256 SF

ENGINEER OF WORK
Frak Florez
FRANK FLOREZ
EXPIRES ON 12/31/18
R.C.E. 55555
DATE 04/19/2018

REVISIONS

Revision	Description
Revision 1:	
Revision 2:	
Revision 3:	

PROJECT ADDRESS
744 AND 746 BONAIRE STREET
LA JOLLA, CA 92037

S.D. CITY PROJECT NUMBERS:
TENTATIVE MAP NO.
CITY PROJECT NO.
579587

REQUIRED PERMITS/APPROVALS
-TENTATIVE MAP
-COASTAL DEVELOPMENT PERMIT

OWNERS/DEVELOPER
BONAIRE VENTURES
6611 EDMONTON AVE.
SAN DIEGO, CA 92122
MR. PETER WEINBERG

ARCHITECT
AXON ARCHITECTURE
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SAN DIEGO, CA 92122
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858.229.2493
FRANK FLOREZ

CERTIFICATION AND DECLARATION OF RESPONSIBLE CHARGE

1. I HEREBY DECLARE THAT I AM THE ENGINEER
FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE
CHARGE OVER THIS SUBMITTAL AS DEFINED IN SECTION
6703 OF THE BUSINESS AND PROFESSIONS CODE.
2. I CERTIFY THAT I HAVE PERFORMED REASONABLE
RESEARCH TO DETERMINE THE REQUIRED APPROVALS FOR
THE PROPOSED PROJECT.

ENGINEER OF WORK
Frak Florez
FRANK FLOREZ
EXPIRES ON 12/31/18
R.C.E. 55555
DATE 04/19/2018

PROJECT ADDRESS
744 AND 746 BONAIRE STREET, LA JOLLA, CA 92037

SCALE: 1"=10'
APPROVED BY:
DATE: 04.19.18
DRAWN BY: VINCE MERCADO
REVISED BY:

CALIFORNIA COORDINATE INDEX:
242-1683

DRAWING TITLE:
PRELIMINARY GRADING PLAN

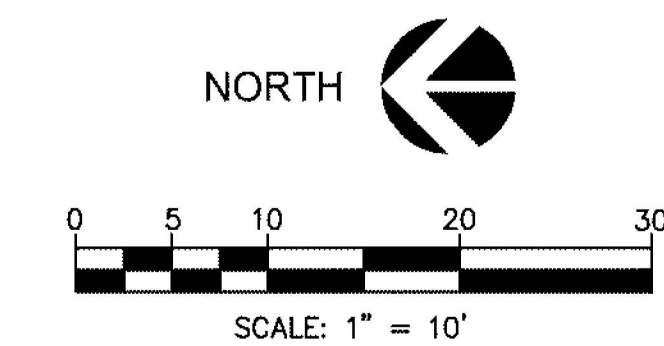
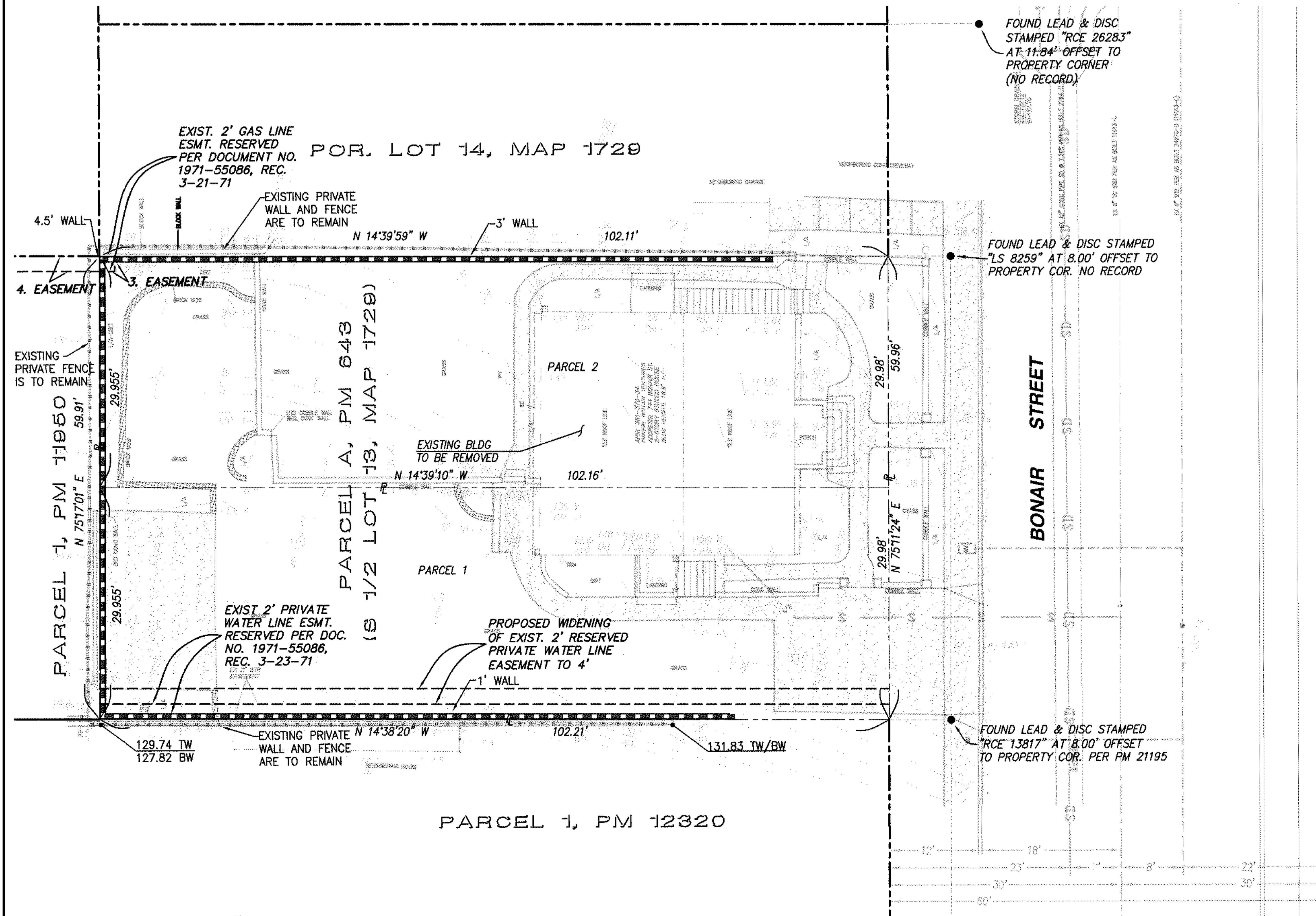
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SHEET
1 OF 1

PTS 59587 T.M. 2153623 L.C. - 242-1685 CCS 83:1882-6245

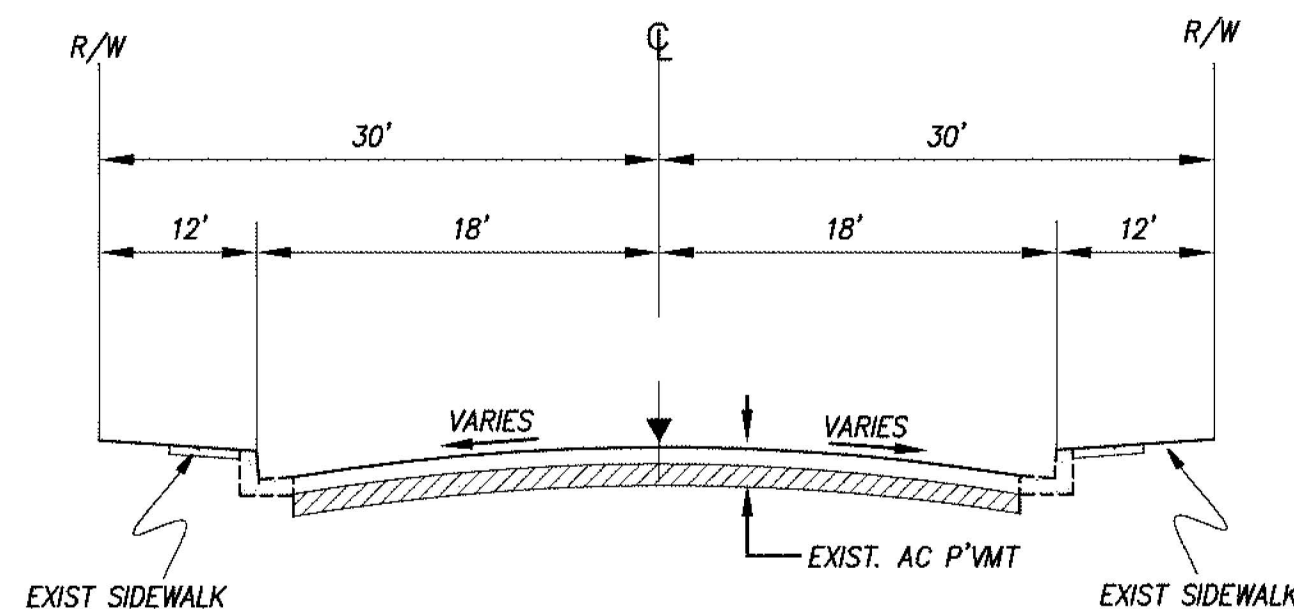
TENTATIVE MAP NO. 2153623

744 AND 746 BONAIR STREET, LA JOLLA, CA 92037



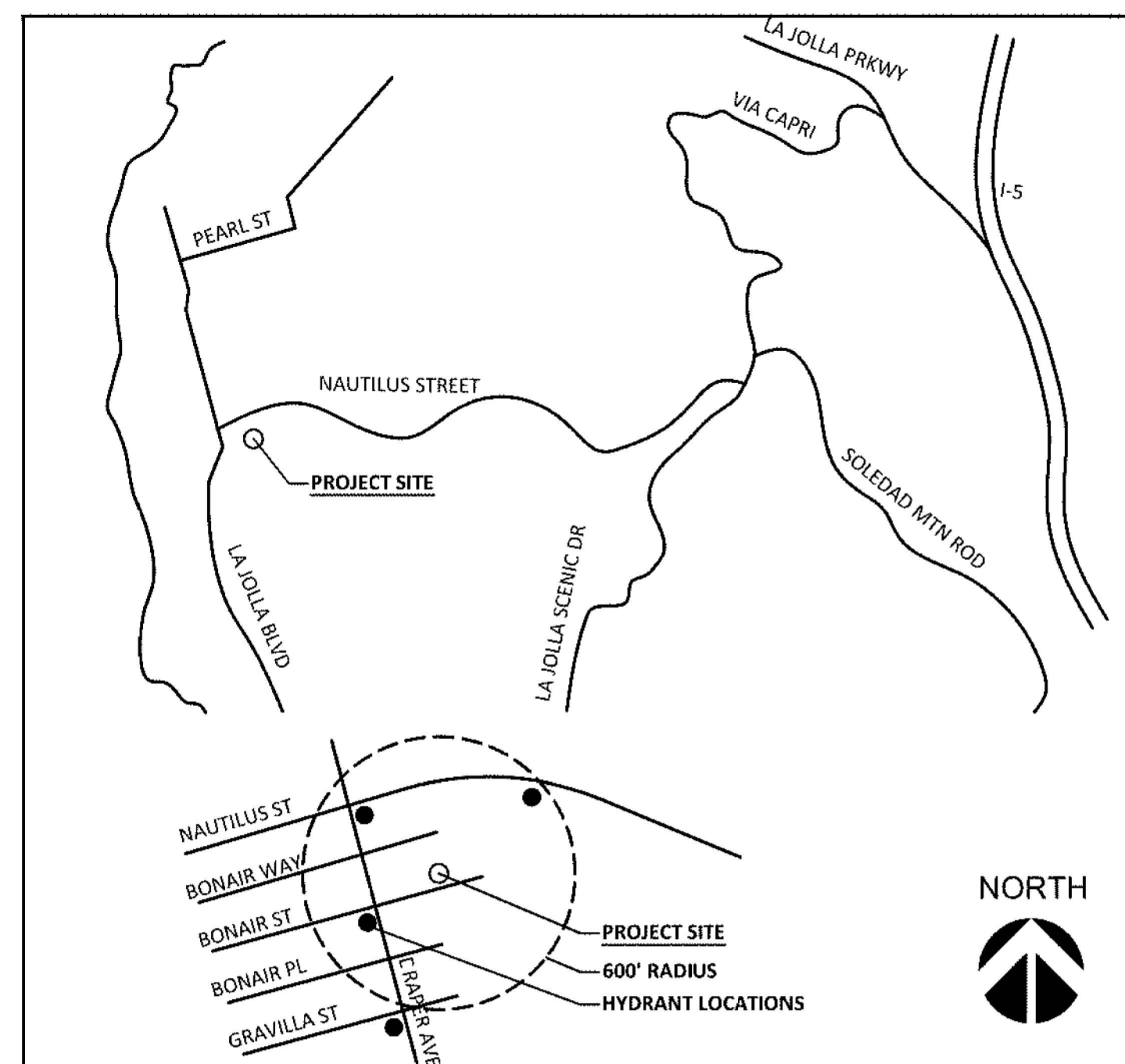
LEGEND

---	PROPERTY LINE/TM BOUNDARY
---	LOT LINES/RIGHT-OF-WAY
---	STREET CENTERLINE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN
---	EXISTING NEIGHBORING PRIVATE WALL
---	EXISTING NEIGHBORING PRIVATE FENCE



TYPICAL SECTION
BONAIRE STREET

N.T.S.



VICINITY MAP

N.T.S.

GENERAL NOTES

- OCCUPANCY: R-3/U, ZONE: RM-1-1
TYPE OF CONSTRUCTION, V-B, SPRINKLERED
COASTAL HEIGHT LIMIT, COSTAL (CITY), FIRE HAZARD
SEVERITY ZONE, PARKING IMPACT, RESIDENTIAL TANDEM
PARKING, TRANSIT AREA
- TOTAL LOT AREA: 6,120 SF, 0.14 ACRES
EXISTING BUILDINGS FOOTPRINT: 1,031 SF, YEAR BUILT: 1945
- TOTAL NUMBER OF EXISTING LOTS = 1
TOTAL NUMBER OF PROPOSED LOTS = 2
TWO STORY WITH 1 STORY BASEMENT
2016 CALIFORNIA RESIDENTIAL CODE, WHICH
ADOPTS THE 2012 IRC, 2012 UMC, 2012 UPC AND THE 2011
NEC, SAN DIEGO MUNICIPAL CODE
- LOT SUMMARY:
LOT NO.: 2
USE: (2) SINGLE FAMILY
UNITS: 2
PARKING: 4
- NO EXISTING OR PROPOSED BUS STOPS ON SITE
- THE MAXIMUM HEIGHT FOR THE PROPOSED PROJECT SHALL
COMPLY WITH THE SAN DIEGO MUNICIPAL CODE, SECTIONS
132.0505 IN THAT THE HIGHEST POINT ON THE ROOF,
EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION
SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- FACILITIES:
WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS & ELECTRIC: S.D.G.&E.
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE T.V.: COX COMMUNICATIONS
SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
*UNDERGROUND UTILITIES SHOWN HEREON ARE FROM
AVAILABLE RECORDS
- DRAINAGE:
A. RUNOFF FROM THE ROOF AND ALL IMPERVIOUS SURFACES
WILL BE COLLECTED AND DIRECTED INTO PERVIOUS AREAS ON
THE SITE (LANDSCAPED AREAS) FOR FILTRATION AND/OR
PERCOLATION PRIOR TO BEING CONVEYED OFF-SITE IN A NON
EROSIVE MANNER.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS, AND CURVE RADI
ARE APPROXIMATE.
- TOPOGRAPHY PROVIDED BY: ALTA SURVEYING, DATED: 04.03.18
- PROPOSED BUILDING AREA:

	LOT A	LOT B	TOTAL
BASEMENT:	614 SF	614 SF	1,228 SF (NON-GFA)
1ST FLOOR:	1,151 SF	1,151 SF	2,302 SF
2ND FLOOR:	1,148 SF	1,138 SF	2,286 SF
BALCONIES:	257 SF	155 SF	412 SF
ROOF DECK:	505 SF	480 SF	985 SF
- SETBACKS:
FRONT YARD: 15.0'/20.0'
SIDE YARD: 5.0'/8.0'
REAR YARD: 15.0'
- MAX ALLOWABLE FAR: 0.75
ALLOWABLE AREA: 4,590 SF
PROPOSED FAR: 0.75
PROPOSED AREA: 4,588 SF
- SCOPE:
- DEMOLISH EXISTING 2 STORY WITH 1 STORY BASEMENT, 2
DWELLING UNIT BUILDING.
- CONSTRUCT TWO NEW 2 STORY DWELLING UNITS WITH 1
STORY BASEMENTS AND ROOF DECKS.
- THIS PROJECT IS APPLYING FOR A COASTAL DEVELOPMENT
PERMIT.
- HISTORICAL REVIEW ALREADY COMPLETE, SEE PTS #561003
FOR HISTORICAL DETERMINATION.
- SMALL LOT SUBDIVISION AND SITE DEVELOPMENT PERMIT.
- REPLACE ALL DAMAGED PORTIONS OF EXISTING CURB, GUTTER
AND SIDEWALK.
- THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS
AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS
EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY
THE SAME OWNER. THE DECLARATION OF COVENANTS AND
RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL
ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A
PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE
FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN
THE PRIVATE PARTIES.
- THE NEAREST EXISTING STREET LIGHT IS LOCATED
APPROXIMATELY 88' FEET AWAY FROM THE SOUTHEAST
PROPERTY CORNER ON THE SOUTH SIDE OF BONAIRE STREET TO
THE EAST OF THE PROPERTY. THE SECOND NEAREST EXISTING
STREET LIGHT IS LOCATED ON A POWER POLE ON THE
SOUTHWEST CORNER OF THE INTERSECTION OF BONAIRE STREET
AND DRAPER AVENUE. THE LIGHT IS APPROXIMATELY 320' FEET
FROM THE SOUTHWEST CORNER OF THE PROPERTY LINE.
THE SPACING BETWEEN BOTH STREET LIGHTS IS APPROXIMATELY
440'. THE WATTAGE IS UNKNOWN.
- ALL PROPOSED UTILITIES INCLUDING ELECTRICAL ARE TO BE
LOCATED UNDERGROUND FOR BOTH PARCELS. WHEN
CONNECTING TO EXISTING UTILITIES, TRENCHING WILL BE PER
CITY OF SAN DIEGO STANDARDS.

EASEMENTS

- EASEMENT FOR RIGHT OF WAY AND SEWER PURPOSES, PER DEED
BOOK 2243, PAGE 436, RECORDED 3-27-1947. AFFECTS LOTS
12, 13, 14 & 15, BLOCK D, STARKEY'S PROSPECT PARK, MAP NO.
1729. THE LOCATION OF THE EASEMENT IS NOT PLOTTABLE PER
RESOLUTION NO. 85582
- PRIVATE WATER LINE EASEMENT RESERVED PER DOCUMENT NO.
1971-55086, RECORDED 3-23-71, DESCRIBED AS THE
WESTERLY TWO FEET OF THE SOUTH HALF OF LOT 13 IN BLOCK
D OF STARKEY'S PROSPECT PARK, IN THE COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO.
1729 AS FILE NO. 61738
- EASEMENT RESERVED FOR GAS LINE PIPE PURPOSES, RECORDED
ON 3/23/1971 AS INSTRUMENT NO. 1971-55086, O.R. DESCRIBED
AS THE EASTERLY 2 FEET OF THE NORTHERLY 2 FEET OF THE
SOUTH HALF OF LOT 13, BLOCK D, STARKEY'S PROSPECT PARK,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MAP THEREOF NO. 1729.
- GENERAL UTILITIES EASEMENT, RECORDED ON 9/6/1973 AS
INSTRUMENT NO. 1973-252169, O.R. AFFECTS THE EASTERLY 2
FEET OF NORTH HALF OF LOT 13.

APN

351-370-34-00

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 13 IN BLOCK D OF STARKEY'S PROSPECT
PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE
OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1729,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO
COUNTY, MAY 6, 1922.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY
IS THE BRASS PLUG AT THE SW CORNER AT THE
INTERSECTION OF BONAIRE STREET AND DRAPER
AVENUE AS PUBLISHED IN THE CITY OF SAN DIEGO
VERTICAL CONTROL BENCHMARK, OCTOBER 2011.
ELEVATION: 111.724
DATUM: MEAN SEA LEVEL

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
NORTHERLY RIGHT-OF-WAY LINE OF BONAIRE STREET
FROM FOUND MONUMENTS PER PM 21195.
I.E. N75°11'24"E

MAPPING AND MONUMENTATION

ALL PROPERTY CORNERS WILL BE SET AND A
PARCEL MAP WILL BE FILED UPON APPROVAL OF
THE TENTATIVE MAP. A DETAILED PROCEDURE OF
SURVEY WILL BE SHOWN ON THE PARCEL MAP.

SUBDIVIDER RESPONSIBILITIES

- INSTALL APPROPRIATE BACK FLOW PREVENTION
DEVICES ON ALL EXISTING AND PROPOSED WATER
SERVICES (DOMESTIC, IRRIGATION, AND FIRE)
ADJACENT TO THE PROJECT SITE IN A MANNER
SATISFACTORY TO THE WATER DEPARTMENT
DIRECTOR.
- PROVIDE A LETTER AGREEING TO PREPARE CC&R'S
FOR THE OPERATION AND MAINTENANCE OF ALL
PRIVATE WATER AND SEWER FACILITIES THAT SERVE
OR TRAVEL MORE THAN A SINGLE CONDOMINIUM
UNIT OR LOT.
- COMPLY WITH ALL CURRENT STREET LIGHTING
STANDARDS ACCORDING TO THE CITY OF SAN DIEGO
STREET DESIGN SATISFACTORY TO THE CITY
ENGINEER. POSSIBLY REQUIRING INSTALLATION OF
NEW STREET LIGHTS AND/OR UPGRADING OF LIGHTS
AND WATTAGE.
- ENSURE THAT ALL ONSITE UTILITIES SERVING THE
SUBDIVISION SHALL BE UNDERGROUND WITH THE
APPROPRIATE PERMITS. IN ADDITIONS TO PERMIT,
WRITTEN CONFIRMATION FROM APPLICABLE UTILITIES
THAT CONVERSION HAS TAKEN PLACE
SATISFACTORY TO THE CITY ENGINEER.

SWPPP NOTES

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GRADING.

GRADING TABULATIONS:

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FILL QUANTITIES: 250 CUBIC YARDS
IMPORT/EXPORT: 0 CUBIC YARDS

PROJECT ADDRESS

744 AND 746 BONAIRE STREET
LA JOLLA, CA 92037

S.D. CITY PROJECT NUMBERS:

TENTATIVE MAP NO. 2153623
CITY PROJECT NO. 579587

REQUIRED PERMITS/APPROVALS

-TENTATIVE MAP
-COASTAL DEVELOPMENT PERMIT

OWNERS/DEVELOPER

BONAIRE VENTURES, LP
PO BOX 3342
LA JOLLA, CA 92037
PETER WEINBERG

ARCHITECT

AXON ARCHITECTURE
4344 ROBBINS STREET
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JOSHUA KORDASIEWICZ
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619-208-3222

SURVEYOR/MAPPER

MIGUEL A. MARTINEZ
LS NO. 7443
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LANDSCAPE ARCHITECT

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ENGINEER OF WORK

FLOREZ ENGINEERING, INC.
11440 W. BERNARDO CT, STE 157
SAN DIEGO, CA 92123
858.229.2493
FRANK FLOREZ

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ENGINEER OF WORK

Florez Engineering, Inc.
Civil Engineering & Planning

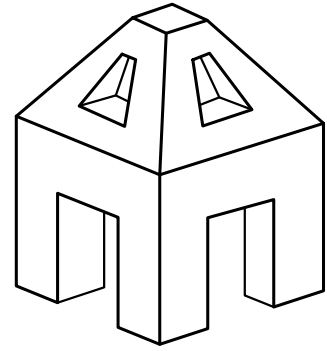
Frank Florez 07/31/2018
FRANK FLOREZ R.C.E. 55555 DATE
EXPIRES ON 12/31/18

OWNER'S SIGNATURE

Peter Weinberg 07/31/2018
PETER WEINBERG DATE

Revision 1: _____
Revision 2: _____
Revision 3: _____

Florez Engineering, Inc. Civil Engineering & Planning		FLOREZ ENGINEERING, INC. 11440 W. BERNARDO CT, STE 157, SAN DIEGO, CA 92123 858.229.2493	
ADDRESS: 744 AND 746 BONAIRE STREET, LA JOLLA, CA 92037			
SCALE: 1"=10'	APPROVED BY:	DRAWN BY: VINCE MERCADO	
DATE: 04.16.18		REVISED BY: FRANK FLOREZ	
CALIFORNIA COORDINATE INDEX:		242-1683	
DRAWING TITLE:	TENTATIVE MAP 2153623		DRAWING NUMBER: C-1
PTS 579587	T.M. 2153623	L.C. -242-1685	CCS 83:1882-6245



AXON
ARCHITECTURE

4344 ROBBINS STREET
SAN DIEGO, CA 92122

CONTACT:
JOSHUA J KORDASIEWICZ

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JOSH@AXONARCH.COM

STAMP

BONAIR RESIDENCES
744-746 Bonair Street
La Jolla, CA 92037

PHASE
COASTAL PERMIT

REVISIONS

2017-08-30 CLIENT MTG
2017-09-08 CLIENT MTG
2017-09-29 CLIENT MTG
2017-10-16 COMP CHK SUB
2017-11-13 FULL SUBMITTAL
2018-02-12 COMM GROUP
2018-04-24 CLIENT MTG
2018-08-02 RESUBMITTAL
2018-10-01 RESUBMITTAL
2019-03-11 RESUBMITTAL

DRAWN BY
AB/JK

CHECKED BY
JK

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PROJECT NO. 17-10

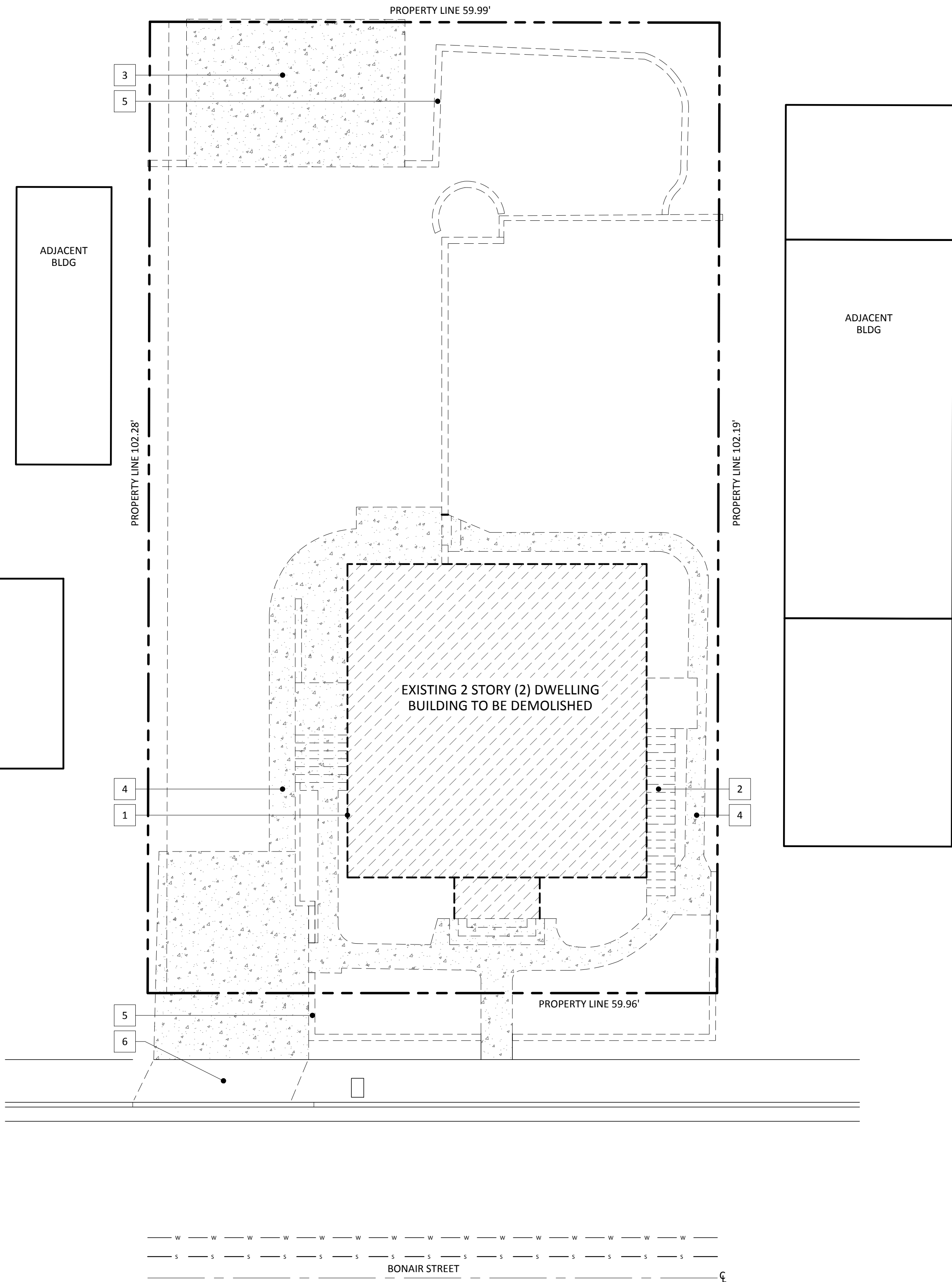
MARCH 11, 2019

SHEET TITLE
SITE DEMO PLAN

SHEET NO.

A-1.0

SHEET: 3 OF 26



- REFERENCE OTHER DRAWINGS FOR ADDITIONAL GENERAL NOTES.
- SITE PLAN IS FOR REFERENCE ONLY. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
- SURFACE WATER TO DRAIN AWAY FROM BUILDING.
- CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES, SITE DIMENSIONS AND CONDITIONS. MARK LOCATIONS OF PROPERTY LINES, EASEMENTS, UNDERGROUND UTILITIES. ALSO MARK ANY NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT THE CONSTRUCTION OF THE PROPOSED BUILDING.
- ALL DIMENSIONS AND CONDITIONS ON THE PLANS TO BE VERIFIED BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DIMENSIONS SHOWN AND SITE CONDITIONS.
- DO NOT PROCEED WITH WORK THAT HAS A CONFLICT BETWEEN THE PLANS AND SITE CONDITIONS UNTIL ARCHITECT PROVIDES WRITTEN OR VERBAL INSTRUCTIONS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS FOUND.
- LOCATE REFUSE BIN AT APPROVED ON SITE LOCATION. CONTRACTOR TO DISPOSE OF ALL REFUSE AT CITY APPROVED LOCATIONS.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY.
- VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILINGS AND OTHER ITEMS WHICH WILL NOT BE CHANGED SO THAT AN ATTACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED LEVEL AND PLUMB.
- NO TRANSIT STOPS LOCATED ON SITE.

- PROPERTY LINE
- EXISTING BUILDING TO BE REMOVED
- EXISTING HARDSCAPE TO BE REMOVED
- SITE WALL TO BE REMOVED

SITE DEMO PLAN

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

04

- | | |
|---|--|
| 1 | (E) BUILDING TO BE REMOVED |
| 2 | (E) STAIRCASE TO BE REMOVED |
| 3 | (E) CONCRETE SLAB TO BE REMOVED |
| 4 | (E) HARDSCAPE TO BE REMOVED |
| 5 | (E) SITE WALL TO BE REMOVED |
| 6 | (E) CURB CUT TO BE REMOVED AND REPLACED PER SITE PLAN ON SHEET A-1.1 |

NOTES 01

LEGEND 02

KEYNOTES 03



619-208-3222
JOSH@AXONARCH.COM

STAMP

744-746 Bonair Street
La Jolla, CA 92037

2017-08-30 CLIENT MTG
2017-09-08 CLIENT MTG
2017-09-29 CLIENT MTG
2017-10-16 COMP CHK SUB
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2018-04-24 CLIENT MTG
2018-08-02 RESUBMITTAL
2018-10-01 RESUBMITTAL
2019-03-11 RESUBMITTAL

DRAWN BY AB/JK	CHECKED BY JK
-------------------	------------------

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PROJECT NO. 17-10

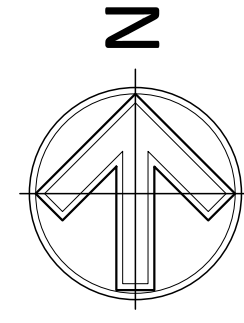
MARCH 11, 2019

SITE PLAN

SHEET NO.

A-1.1

SHEET: 4 OF 26



1. REFERENCE OTHER DRAWINGS FOR ADDITIONAL GENERAL NOTES.
2. SITE PLAN IS FOR REFERENCE ONLY. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
3. SURFACE WATER TO DRAIN AWAY FROM BUILDING.
4. CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES, SITE DIMENSIONS AND CONDITIONS. MARK LOCATIONS OF PROPERTY LINES, EASEMENTS, UNDERGROUND UTILITIES. ALSO MARK ANY NEARBY EXISTING SITE ITEMS WHICH COULD EFFECT THE CONSTRUCTION OF THE PROPOSED BUILDING.
5. ALL DIMENSIONS AND CONDITIONS ON THE PLANS TO BE VERIFIED BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DIMENSIONS SHOWN AND SITE CONDITIONS.
6. DO NOT PROCEED WITH WORK THAT HAS A CONFLICT BETWEEN THE PLANS AND SITE CONDITIONS UNTIL ARCHITECT PROVIDES WRITTEN OR VERBAL INSTRUCTIONS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS FOUND.
7. LOCATE REFUSE BIN AT APPROVED ON SITE LOCATION. CONTRACTOR TO DISPOSE OF ALL REFUSE AT CITY APPROVED LOCATIONS.
8. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 90-04)
9. VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILINGS AND OTHER ITEMS WHICH WILL NOT BE CHANGED SO THAT AN ATTACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED LEVEL AND PLUMB.
10. NO TRANSIT STOPS LOCATED ON SITE.
11. SURVEY BENCHMARK: CITY OF SAN DIEGO, BENCHMARK SWBP DRAPER AVENUE AND BONAIR STREET, ELEV. 111.724 MSL (NAVD 1929)
12. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF ADJACENT CURB.
13. ANY OTHER OTHER THAN STANDARD LAWN IN THE ROW WILL REQUIRE AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA).
14. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
15. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN. 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.
16. THE SUBMITTER SHALL OBTAIN RECORDS OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

-
- PROPERTY LINE
- SETBACK
- DRAINAGE DIRECTION
- EXISTING FENCE
- SITE DRAIN
- LANDSCAPING
- HARDSCAPING
- GRASS CRETE
- STORM DRAIN, ALSO SEE GRADING PLAN

CUT QUANTITIES:	260.6 CUBIC YARDS (UNDER BUILDING)
FILL QUANTITIES:	9.2 CUBIC YARDS
IMPORT/EXPORT:	251.4 CUBIC YARDS
MAX. CUT DEPTH:	6'-10"
MAX. FILL DEPTH:	4'-8"

THIS PROJECT PROPOSES TO EXPORT 251.4 CUBIC YARDS OF MATERIAL FROM THE SITE.

NOTES:

1. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE.
2. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT

TOTAL DISTURBANCE AREA: 2,255.1 S.F.

	<u>EXISTING</u>	<u>PROPOSED</u>
HARDSCAPE AREA:	713.9 SF	860 SF
DECK AREA:	58.4 SF	778.6 SF
ROOF AREA:	1,039.5 SF	616.5 SF

TOTAL IMPERVIOUS AREA: 1,811.8 SF 2,255.1 SF

- | | |
|----|--|
| 1 | (E) $\frac{3}{4}$ " WATER METER TO BE KILLED |
| 2 | (P) BACKFLOW PREVENTION DEVICE PER WR-01 |
| 3 | (P) SEWER LATERAL, PROVIDE CLEAN OUT IN ROW |
| 4 | (P) GAS METER AND ELECTRICAL PANEL |
| 5 | 10'-0" x 10'-0" VISIBILITY TRIANGLE, NO ITEMS OVER 3'-0" TALL IN THIS AREA PER SDMC 113.0273(b)(3) |
| 6 | (P) WATER METER |
| 7 | (P) DRIVEWAY PER SDG-159 |
| 8 | (P) TRENCH DRAIN |
| 9 | (P) ELECTRICAL PANEL |
| 10 | (E) CURB AND GUTTER TO REMAIN |

- | | |
|----|--|
| 11 | (P) LIGHT WELL |
| 12 | 21'-0" X 9'-0" ON STREET PARKING |
| 13 | (P) 6'-0" SITE WALL |
| 14 | (P) STREET TREE |
| 15 | (P) SD-5 DISPERSION AREA, SEE GRADING PLAN |
| 16 | (P) GRASS-CRETE DRIVEWAY |
| 17 | (P) PRIVATE EXTERIOR OPEN SPACE PER SDMC
131.0455(a), MINIMUM 6'-0" x 10'-0" |
| 18 | (E) DRIVEWAY TO BE REPLACED WITH CURB AND
GUTTER PER SDG-151 AND SIDEWALK PER SDG-155 |
| 19 | (E) SEWER LATERAL TO BE ABANDONED |
| 20 | (P) REFUSE AND RECYCLING AREA, 24 SF MIN, PER SDMC
142.0820 |

KEYNOTES	04
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2018-04-24 CLIENT MTG
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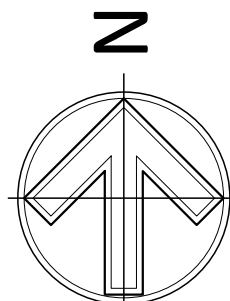
MARCH 11, 2019

SHEET TITLE
GFA PLAN

SHEET NO.

A-1.3

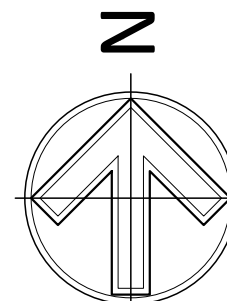
SHEET: 6 OF 26



BASEMENT GFA PLAN

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

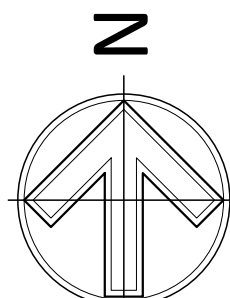
06



FIRST FLOOR GFA PLAN

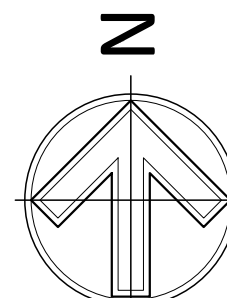
SCALE: 1/4" = 1'-0"

05



SECOND FLOOR GFA PLAN

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

07

ROOF GFA PLAN

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

04

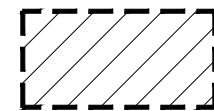
GFA KEYNOTES

03

TOTAL FOR BUILDINGS "A" AND "B":	4,516.6 SF
MAX ALLOWABLE FAR:	4,590 SF

GFA CALCULATIONS

01

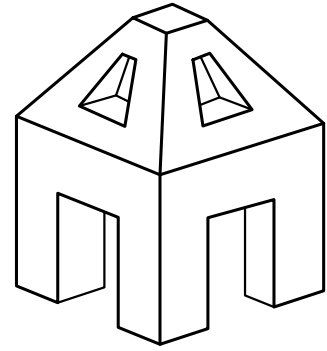


PROPOSED GFA AREA PER SDMC

GFA LEGEND

02

1	(P) CARPORT, NOT COUNTED AS GFA BECAUSE TWO SIDES ARE 75% OPEN SIDE PER SDMC 113.0234(a)(b)
2	(P) LINE OF SECOND FLOOR ABOVE, MAX. 3'-11" OVER CARPORT PER SDMC 113.0234(b)(3)
3	(P) LINE OF FLOOR ABOVE
4	(P) BASEMENT EXEMPT PER SDMC 113.0234(a)(2)(A)
5	(P) ROOF DECK EXEMPT PER SDMC 113.0234(b)(5). ALL RAILS 42" HIGH MAX.



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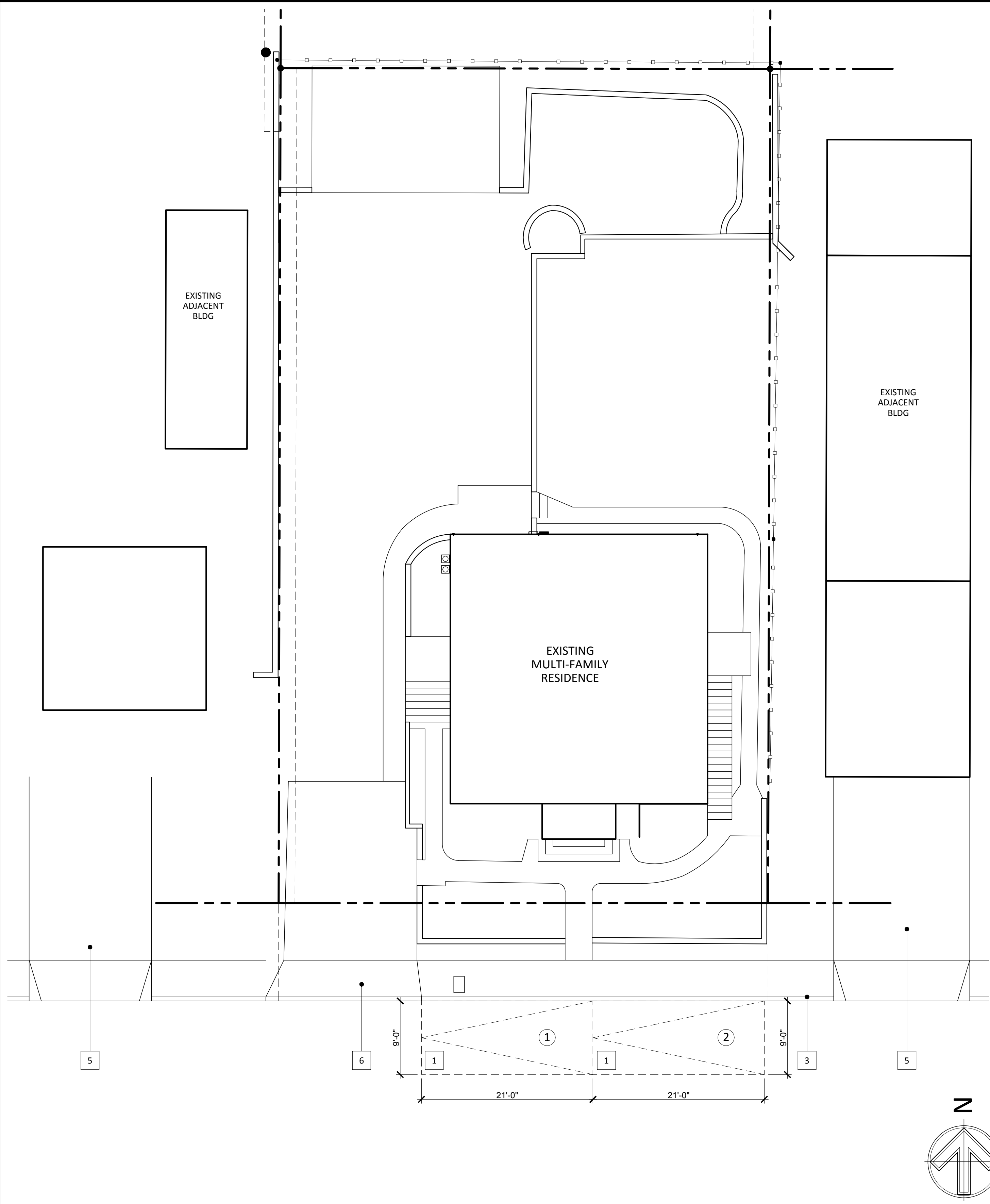
SHEET TITLE

PARKING PLAN

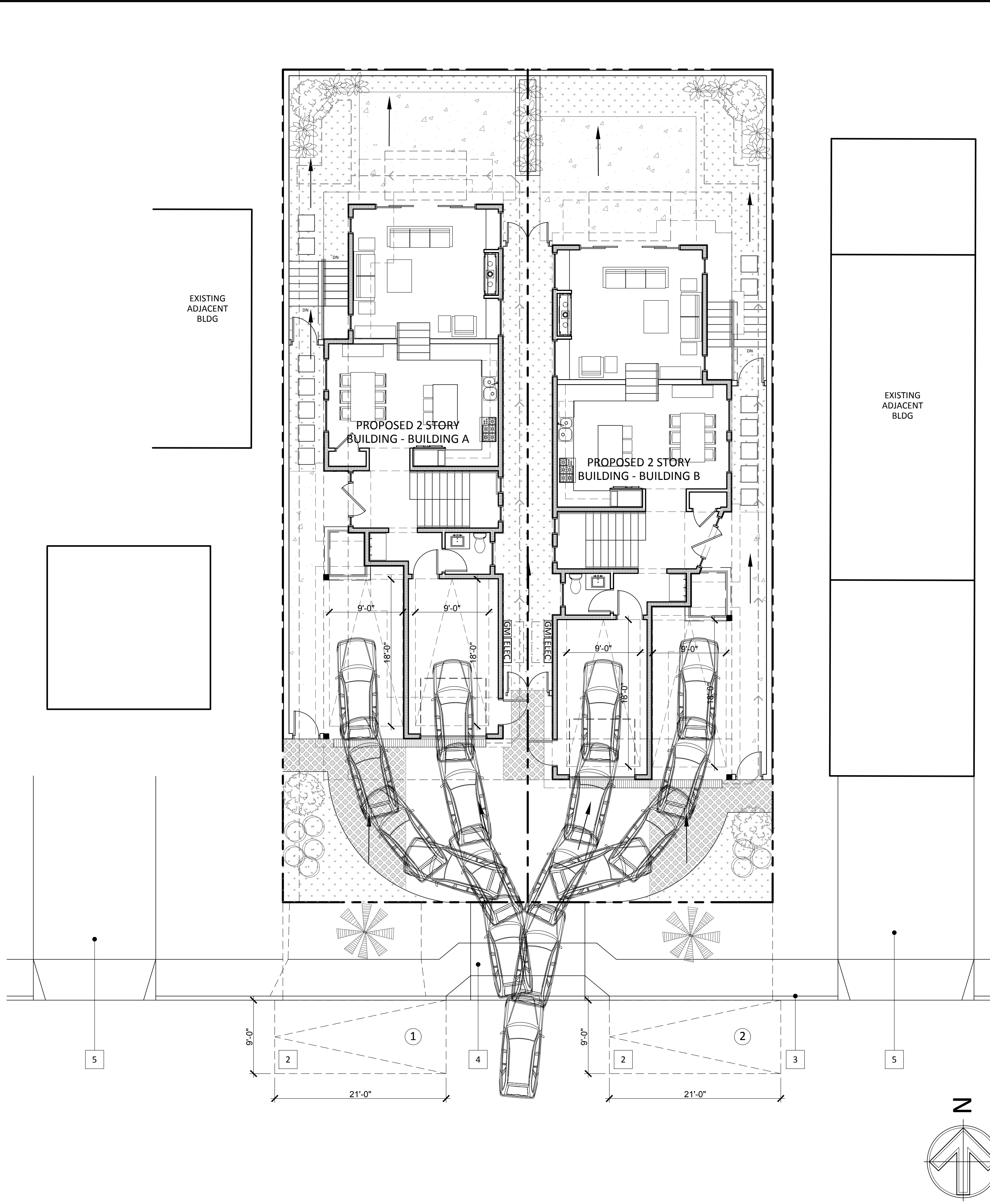
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A-1.4

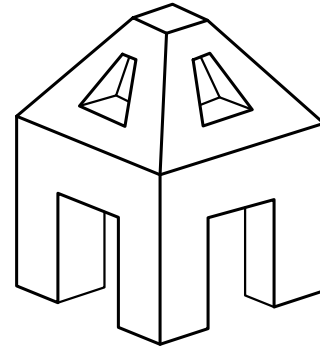
SHEET: 7 OF 26



EXISTING STREET PARKING		SCALE: 1/4" = 1'-0"	04
1. REFERENCE OTHER DRAWINGS FOR ADDITIONAL GENERAL NOTES. 2. SITE PLAN IS FOR REFERENCE ONLY. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION.	--- PROPERTY LINE	EXISTING STREET PARKING SPACES : PARKING SPACES TO REMAIN:	2
	--- SETBACK	NET CHANGE TO STREET PARKING:	0
NOTES	01	LEGEND	02



PROPOSED STREET PARKING AND GARAGE ACCESS PLAN		SCALE: 1/4" = 1'-0"	05
1	(E) STREET PARKING SPACE, 21'-0" x 9'-0"		
2	(P) STREET PARKING SPACE, 21'-0" x 9'-0"		
3	(E) CURB AND GUTTER TO REMAIN		
4	(P) DRIVEWAY PER SITE PLAN, A-1.1		
5	(E) DRIVEWAY AT NEIGHBORING PROPERTY		
6	(E) DRIVEWAY		
STREET PARKING CALCS	03	KEYNOTES	04



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PROJECT NO. 17-10

SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NO.

A-2.0

SHEET: 8 OF 26

1. ALL DIMENSIONS TO BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CONFLICT RESOLVED PRIOR TO PROCEEDING WITH AFFECTED WORK
2. EXTERIOR WALL DIMENSIONS TO FACE OF STUD OR FOUNDATION WALL
3. INTERIOR WALL DIMENSIONS TO FACE OF STUD
4. REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION
5. INSULATION:
 - 4.1. R-13 BATT AT PROPOSED EXTERIOR 2x4 WALLS
 - 4.2. R-19 BATT AT PROPOSED EXTERIOR 2x6 WALLS
 - 4.3. R-13 BATT AT INTERIOR WALLS FOR SOUND ATTENUATION
 - 4.4. R-30 BATT AT CEILING AND ROOF
 - 4.5. R-4.5 BATT AT HOT WATER PIPING AND SUPPLY DUCTS
6. FOR DOOR AND WINDOW SCHEDULES SEE SHEETS
7. FOR INTERIOR FINISH SCHEDULES SEE SHEET
8. FOR APPLIANCE AND FIXTURE SCHEDULE SEE SHEET
9. FOR HVAC EQUIPMENT SEE TITLE 24 CALCULATIONS
10. WATER HEATER:
 - 10.1. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOMS AND LAUNDRY ROOM VENTILATION
 - 10.2. PROVIDE EXHAUST FAN WITH VENTILATION RATE OF 120 CFM FOR WHOLE HOUSE VENTILATION
11. SHOWER COMPARTMENT AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6'-0" ABOVE THE FLOOR PER CRC R307.2
12. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
13. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
14. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CBC 907.2.10.3
15. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4.

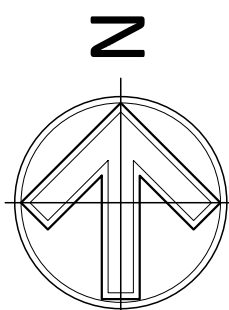
FLOOR PLAN NOTES 01

- PROPOSED 2x4 STUD WALL W/ SHEATHING PER STRUCTURAL ENGINEER. EXTERIOR FINISH STUCCO, INTERIOR FINISH $\frac{5}{8}$ " GYP BD. PROVIDE TILE BACKER BOARD AT WET LOCATIONS
- PROPOSED 2x6 STUD WALL W/ SHEATHING PER STRUCTURAL ENGINEER. INTERIOR FINISH $\frac{5}{8}$ " GYP BD. PROVIDE TILE BACKER BOARD AT WET LOCATIONS
- PROPOSED CMU WALL PER STRUCTURAL ENGINEER
- PROPOSED DOOR, INSTALL 4 $\frac{1}{2}$ " FROM ADJACENT WALL UNLESS NOTED OTHERWISE

4 $\frac{1}{2}$ " TYP.

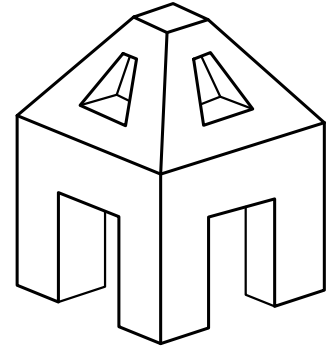
FLOOR PLAN LEGEND 02

- | | |
|---|---|
| 1 | (P) EXTERIOR ACCESS STAIR |
| 2 | (P) LIGHT WELL WITH LADDER FOR EMERGENCY EGRESS |
| 3 | (P) CARPORT, 2 SIDES 75% OPEN PER SDMC 113.0234(b)(3) |
| 4 | (P) LINE OF SECOND FLOOR ABOVE, MAX. 3'-11" OVER CARPORT PER SDMC 113.0234(b)(3) |
| 5 | (P) LINE OF FLOOR ABOVE |
| 6 | (P) BAY WINDOW ENCROACHMENT INTO SETBACK PER SDMC 131.0461(a)(3), ALL WIDTHS LESS THAN 8'-0" AND ONLY (1) PROVIDED ON ELEVATIONS WHERE THEY OCCUR |
| 7 | (P) FRONT ROOF ENCROACHMENT PER SDMC 131.0461(a)(1)(D) |



BASEMENT FLOOR PLAN SCALE: 1/4" = 1'-0" 04

FLOOR PLAN KEYNOTES 03



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PROJECT NO. 17-10

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.

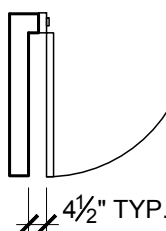
A-2.1

SHEET: 9 OF 26

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 - 4.5. R-4.5 BATT AT HOT WATER PIPING AND SUPPLY DUCTS
6. FOR DOOR AND WINDOW SCHEDULES SEE SHEETS
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8. FOR HVAC EQUIPMENT SEE TITLE 24 CALCULATIONS
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12. SHOWER COMPARTMENT AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6'-0" ABOVE THE FLOOR PER CRC R307.2
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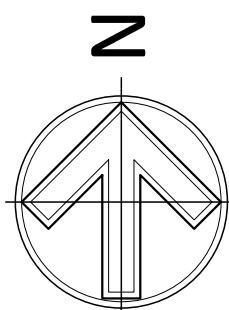
FLOOR PLAN NOTES 01

- PROPOSED 2x4 STUD WALL W/ SHEATHING PER STRUCTURAL ENGINEER. EXTERIOR FINISH STUCCO, INTERIOR FINISH $\frac{5}{8}$ " GYP BD. PROVIDE TILE BACKER BOARD AT WET LOCATIONS
- PROPOSED 2x6 STUD WALL W/ SHEATHING PER STRUCTURAL ENGINEER. INTERIOR FINISH $\frac{5}{8}$ " GYP BD. PROVIDE TILE BACKER BOARD AT WET LOCATIONS
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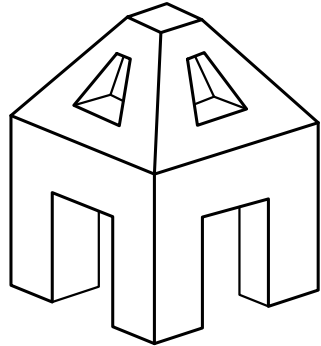
FLOOR PLAN LEGEND 02

- | | |
|---|---|
| 1 | (P) EXTERIOR ACCESS STAIR |
| 2 | (P) LIGHT WELL WITH LADDER FOR EMERGENCY EGRESS |
| 3 | (P) CARPORT, 2 SIDES 75% OPEN PER SDMC 113.0234(b)(3) |
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| 5 | (P) LINE OF FLOOR ABOVE |
| 6 | (P) BAY WINDOW ENCROACHMENT INTO SETBACK PER SDMC 131.0461(a)(3), ALL WIDTHS LESS THAN 8'-0" AND ONLY (1) PROVIDED ON ELEVATIONS WHERE THEY OCCUR |
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FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" 04

FLOOR PLAN KEYNOTES 03



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2018-10-01	RESUBMITTAL
2019-03-11	RESUBMITTAL

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PROJECT NO. 17-10

MARCH 11, 2019

SHEET TITLE
SECOND FLOOR PLAN

SHEET NO.

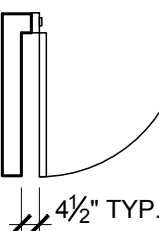
A-2.2

SHEET: 8 OF 26

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 - R-19 BATT AT PROPOSED EXTERIOR 2x6 WALLS
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 - R-4.5 BATT AT HOT WATER PIPING AND SUPPLY DUCTS
- FOR DOOR AND WINDOW SCHEDULES SEE SHEETS
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- PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOMS AND LAUNDRY ROOM VENTILATION
- PROVIDE EXHAUST FAN WITH VENTILATION RATE OF 120 CFM FOR WHOLE HOUSE VENTILATION
- SHOWER COMPARTMENT AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6'-0" ABOVE THE FLOOR PER CRC R307.2
- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CBC 907.2.10.3
- THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4.

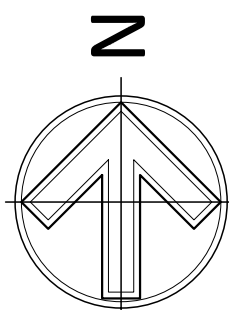
FLOOR PLAN NOTES 01

- PROPOSED 2x4 STUD WALL W/ SHEATHING PER STRUCTURAL ENGINEER. EXTERIOR FINISH STUCCO, INTERIOR FINISH $\frac{5}{8}$ " GYP BD. PROVIDE TILE BACKER BOARD AT WET LOCATIONS
- PROPOSED 2x6 STUD WALL W/ SHEATHING PER STRUCTURAL ENGINEER. INTERIOR FINISH $\frac{5}{8}$ " GYP BD. PROVIDE TILE BACKER BOARD AT WET LOCATIONS
- PROPOSED CMU WALL PER STRUCTURAL ENGINEER
- PROPOSED DOOR, INSTALL $4\frac{1}{2}$ " FROM ADJACENT WALL UNLESS NOTED OTHERWISE



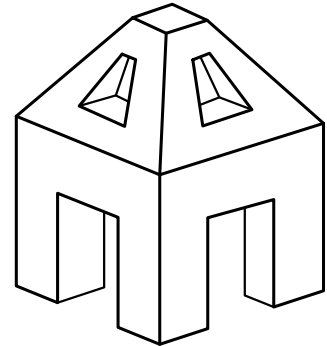
FLOOR PLAN LEGEND 02

- | | |
|---|---|
| 1 | (P) EXTERIOR ACCESS STAIR |
| 2 | (P) LIGHT WELL WITH LADDER FOR EMERGENCY EGRESS |
| 3 | (P) CARPORT, 2 SIDES 75% OPEN PER SDMC 113.0234(b)(3) |
| 4 | (P) LINE OF SECOND FLOOR ABOVE, MAX. 3'-11" OVER CARPORT PER SDMC 113.0234(b)(3) |
| 5 | (P) LINE OF FLOOR ABOVE |
| 6 | (P) BAY WINDOW ENCRoACHMENT INTO SETBACK PER SDMC 131.0461(a)(3), ALL WIDTHS LESS THAN 8'-0" AND ONLY (1) PROVIDED ON ELEVATIONS WHERE THEY OCCUR |
| 7 | (P) FRONT ROOF ENCRoACHMENT PER SDMC 131.0461(a)(1)(D) |



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" 04

FLOOR PLAN KEYNOTES 03

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PROJECT NO. 17-10

MARCH 11, 2019

SHEET TITLE

ROOF PLAN

SHEET NO.

A-4.1

SHEET 11 OF 26

1. ROOFING UNDERLAYMENT SLOPE 3:12 OR LESS: "ICE AND WATER SHIELD" BY WR GRACE, ESR-1677, OR "WINTER GUARD HT" BY CERTANTEED CORP, ESR-1492. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL A #40 FIBERGLASS REINFORCED FELT SHEET OVER ROOF MEMBRANE. ALSO SEE NOTE #12.
2. COUNTER-SLOPES: 1/2" PER 1'-0" (MINIMUM) TOWARDS DRAINS CREATED USING G-26 (LATEX-CEMENT) FLOORING UNDERLAYMENT BY CROSSFIELD PRODUCTS CORP.
3. ROOF DRIP EDGE, METAL FLASHING, PANEL CLIPS AND COUNTER FLASHING: ALL EXTERIOR FLASHING TO BE 16 OZ COPPER UNLESS OTHERWISE NOTED. SOLDER OR SEAL ALL SEAMS. HEM ALL EXPOSED EDGES.
4. PLUMBING VENT: ABS PLASTIC TO BE FLASHED PER ROOF MANUFACTURER RECOMMENDATIONS.
5. PARAPET, TRANSITIONS AND OTHER HORIZONTAL STUCCO SURFACE WATERPROOFING: MEMBRANE WATERPROOFING SHALL BE JIFFY SEAL 140/60 BY PROTECTO WRAP, ESR-1127. EXTEND MEMBRANE A MINIMUM OF 6" BELOW EDGE OF PARAPET, EACH SIDE. PROVIDE A MINIMUM END LAP OF 4" OVER ADJOINING MEMBRANE SHEETS. WHERE MEMBRANE ABUTS VERTICAL SURFACES, THE MEMBRANE SHALL EXTEND 6" UP SURFACE, AND BE OVERLAPPED BY BUILDING WRAP.
6. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
7. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
8. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019" (#26 GALVANIZED SHEET GAUGE) CORROSION-RESISTANT METAL INSTALLED OVER A MIN. 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
9. ENCLOSED RAFTER ASSEMBLIES NOT REQUIRED TO BE VENTED PER CRC R806.5.
10. THE ENTIRE ROOF SHALL BE COVERED WITH A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS 'A' WHEN THE AREA OF THE ADDITION TO THE EXISTING BUILDING IS MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ORIGINAL FLOOR AREA OF THE BUILDING (SDMC 149.0902(A)(2)).
11. ASPHALT SHINGLES TO BE OWENS CORNING "DURATION", COLOR TO BE SANDSTONE. SHINGLES ARE CLASS 'A' PER UL REPORT ER-2453-01.
12. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, STARTING AT THE EAVE. APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.

FLOOR PLAN NOTES 01

SLOPE
1/2" = 1'-0"

DIRECTION OF ROOF SLOPE FOR DRAINAGE



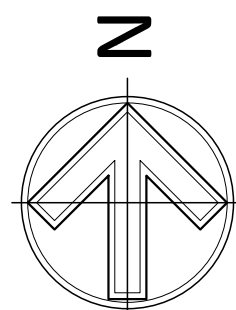
ROOF DRAIN PER ROOF NOTES



DECK DRAIN, SLOPE TOWARD 2% MIN.

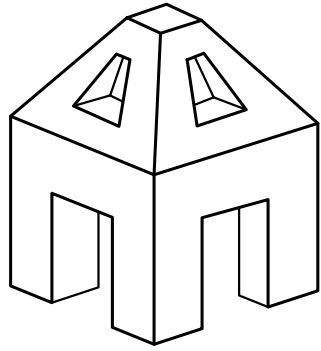
FLOOR PLAN LEGEND 02

- | | |
|---|---|
| 1 | (P) BBQ COUNTER WITH UNDERCOUNTER FRIDGE |
| 2 | (P) GLASS RAIL |
| 3 | (P) ROOF BELOW, SEE TYPICAL NOTES |
| 4 | (P) FIREPIT |
| 5 | (P) TRELLIS BELOW, SEE OTHER DRAWINGS FOR MORE INFO |
| 6 | (P) SOLAR ELECTRICAL PANELS, UNDER SEPARATE PERMIT |



ROOF PLAN SCALE: 1/4" = 1'-0" 04

FLOOR PLAN KEYNOTES 03



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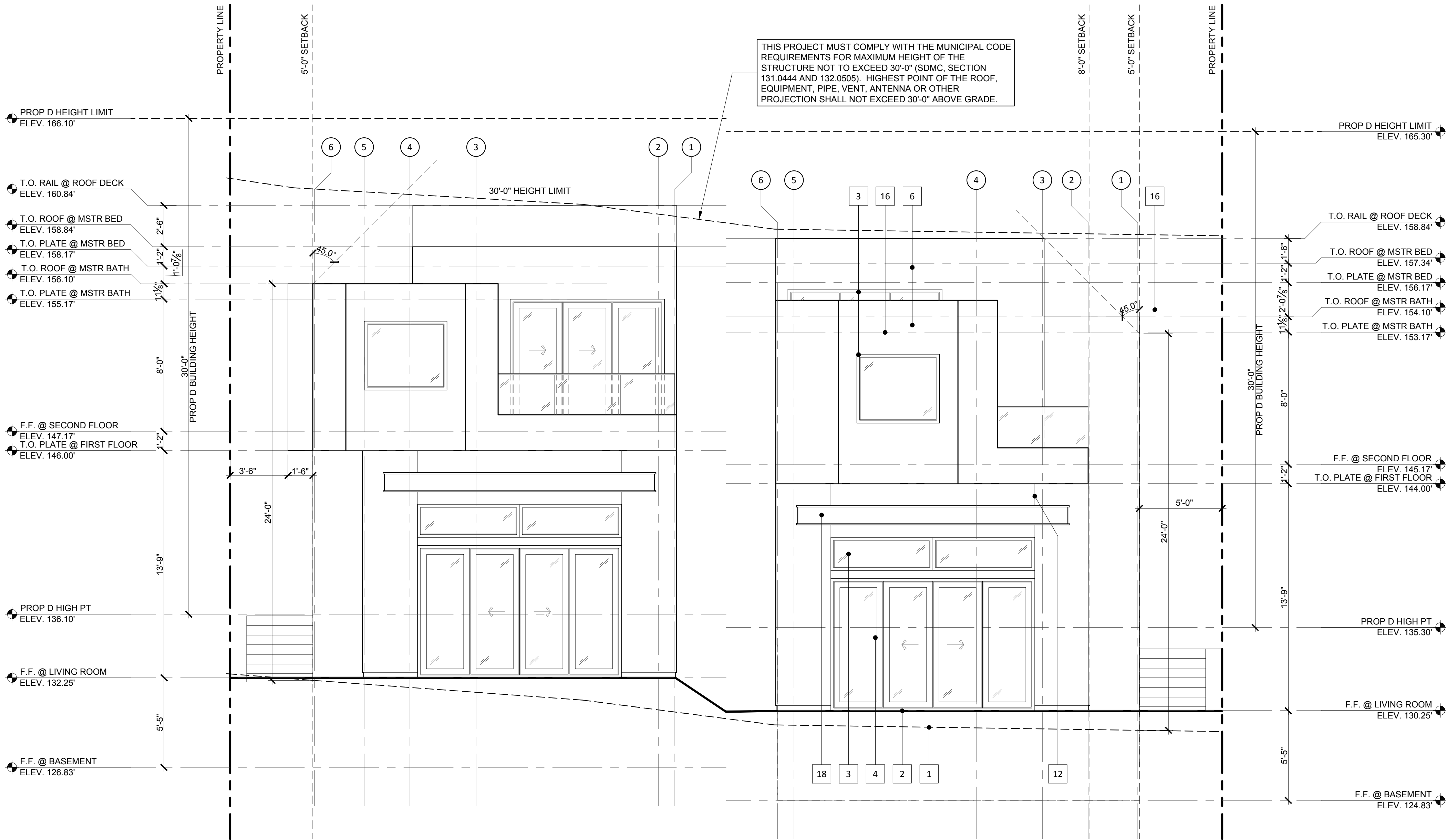
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A-5.3

SHEET 14 OF 26



1. ALL DIMENSIONS TO BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CONFLICT RESOLVED PRIOR TO PROCEEDING WITH AFFECTED WORK
2. REFER TO OTHER DRAWINGS FOR ADDITIONAL INFORMATION

CARPORT CALCULATIONS:

SOUTH ELEVATIONS:

OPENING: 82.4 SF
TOTAL AREA: 109.1 SF
TOTAL % OPEN: 82.4/109.1 = 75.5%

WEST & EAST ELEVATIONS:

OPENING: 169.6 SF
TOTAL AREA: 224.5 SF
TOTAL % OPEN: 169.6/224.5 = 75.5%

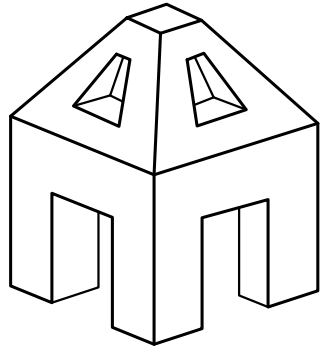
- | | |
|----|---|
| 1 | (E) GRADE |
| 2 | (P) GRADE |
| 3 | (P) WINDOW PER SCHEDULE, COLOR: BRONZE |
| 4 | (P) DOOR PER SCHEDULE, COLOR: BRONZE |
| 5 | (P) GARAGE DOOR, WOOD, STAIN, COLOR: DARK BROWN |
| 6 | (P) STUCCO, COLOR: OFF WHITE |
| 7 | (P) IPE WOOD SIDING, STAIN, COLOR: DARK BROWN |
| 8 | (P) CONTROL JOINT, ALUMINUM FINISH |
| 9 | (P) BREAK METAL SIDING, DARK BRONZE |
| 10 | (P) BREAK METAL FASCIA, DARK BRONZE |
| 11 | (P) IPE WOOD SOFFIT, STAIN, COLOR: DARK BROWN |
| 12 | (P) GLASS RAIL, BRONZE HANDRAIL |

- | | |
|----|--|
| 13 | (P) EXTERIOR ACCESS STAIR |
| 14 | (P) LIGHT WELL WITH LADDER FOR EMERGENCY EGRESS |
| 15 | (P) 75% OPEN SIDE PER SDMC 113.0234(a)(b) |
| 16 | (P) BAY WINDOW ENCROACHMENT INTO SETBACK PER SDMC 113.0461(a)(3) |
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| 18 | (P) METAL TRELLIS PER SDMC 113.0461(a)(2) |
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| 20 | (P) LIGHT FIXTURE, COLOR: BRONZE |

EXTERIOR ELEVATION NOTES | 01

CARPORT ELEVATION CALCULATIONS | 02

EXTERIOR ELEVATION KEYNOTES | 03



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PROJECT NO. 17-10

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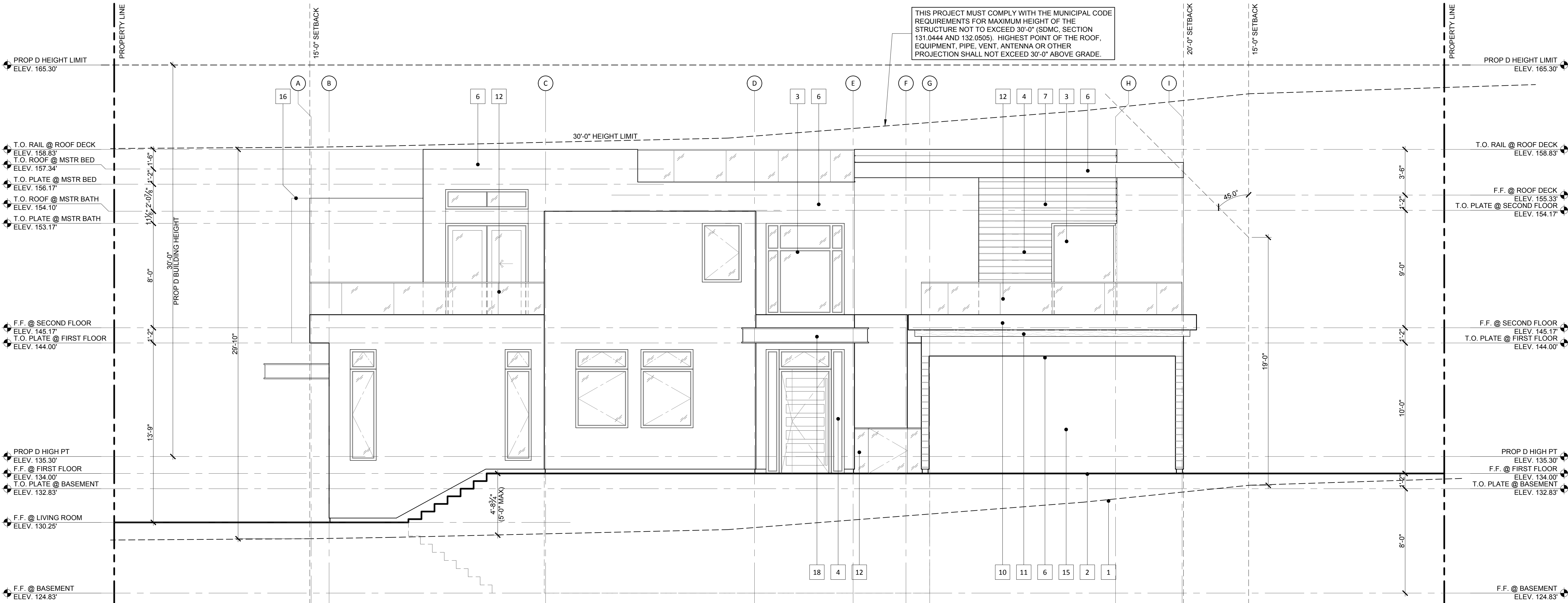
EXTERIOR ELEVATIONS

SHEET NO.

A-5.4

SHEET 15 OF 26

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TOTAL % OPEN: 169.6/224.5 = 75.5%

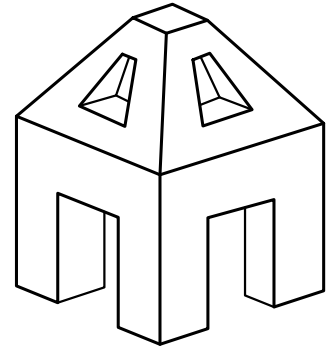
- | | |
|----|---|
| 1 | (E) GRADE |
| 2 | (P) GRADE |
| 3 | (P) WINDOW PER SCHEDULE, COLOR: BRONZE |
| 4 | (P) DOOR PER SCHEDULE, COLOR: BRONZE |
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| 12 | (P) GLASS RAIL, BRONZE HANDRAIL |

- | | |
|----|--|
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EXTERIOR ELEVATION NOTES | 01

CARPORT ELEVATION CALCULATIONS | 02

EXTERIOR ELEVATION KEYNOTES | 03



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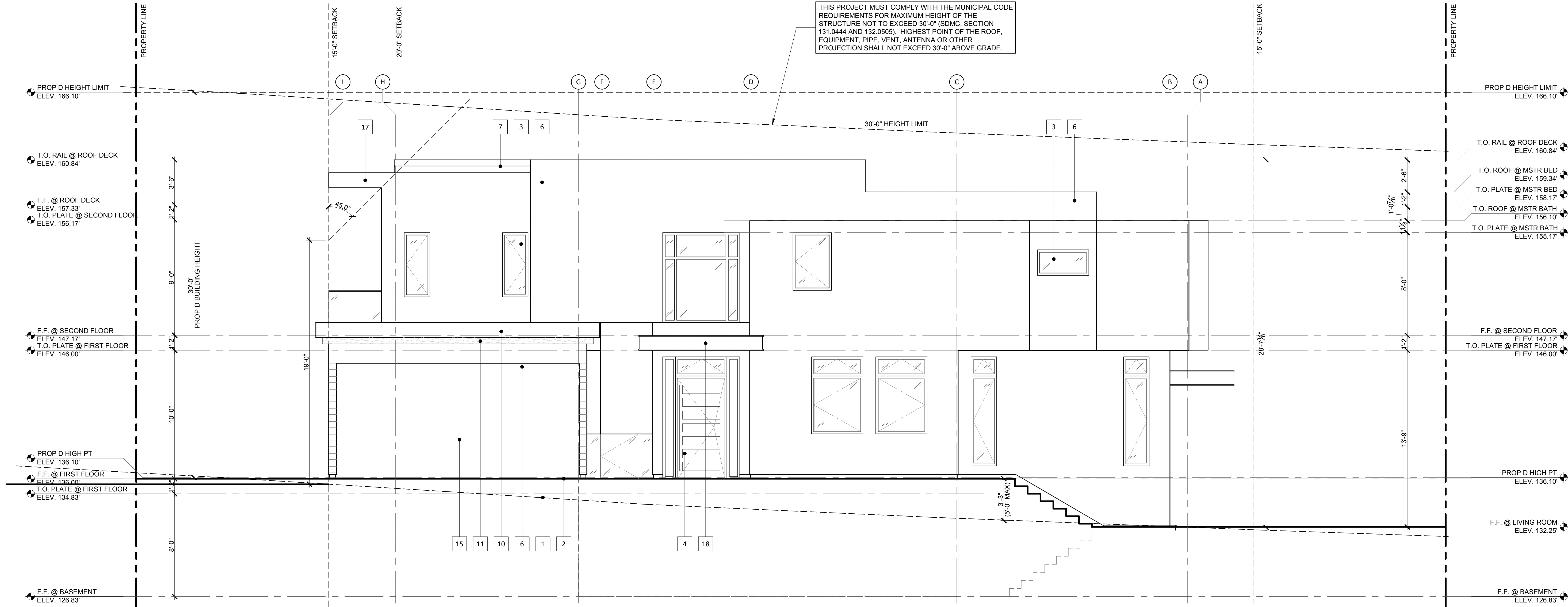
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A-5.5

SHEET 16 OF 26



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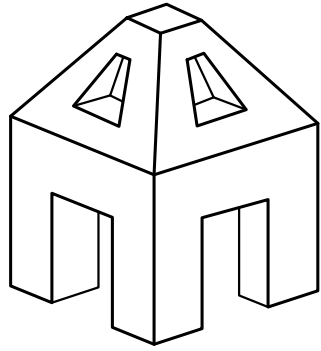
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- | | | | |
|----|---|----|--|
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EXTERIOR ELEVATION NOTES | 01

CARPORT ELEVATION CALCULATIONS | 02

EXTERIOR ELEVATION KEYNOTES | 03



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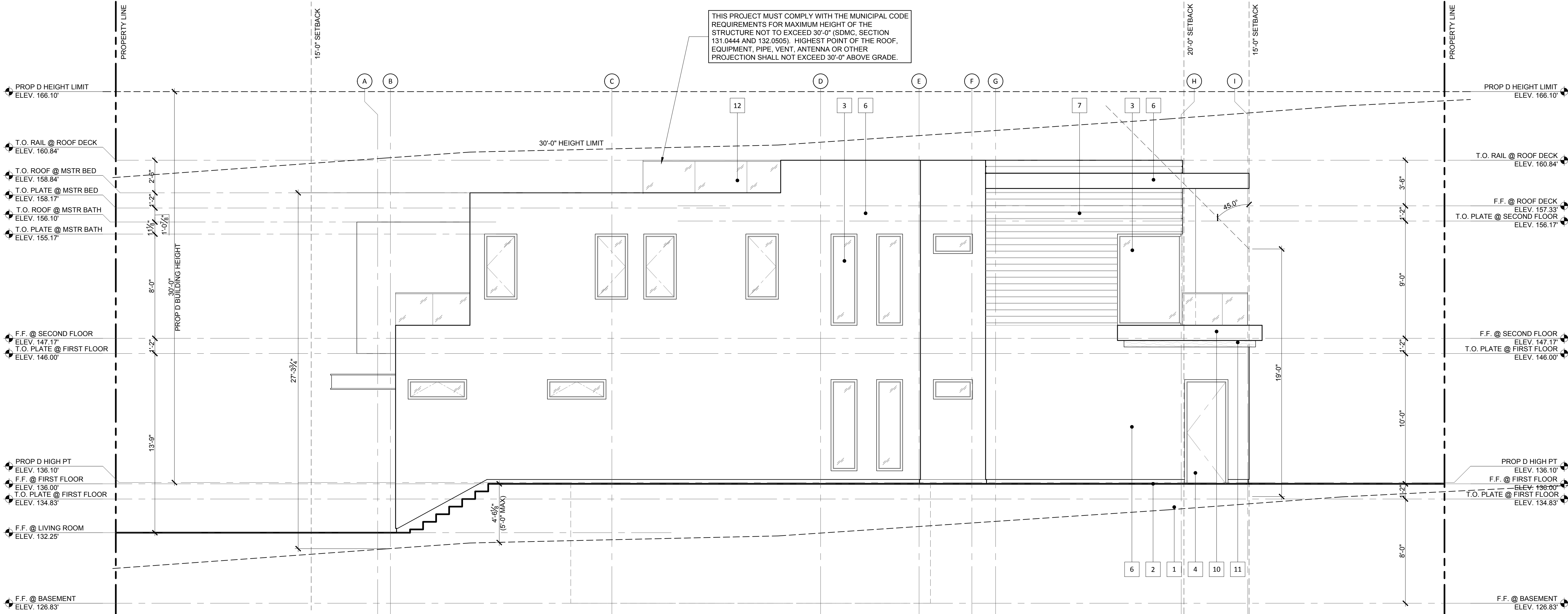
EXTERIOR ELEVATIONS

SHEET NO.

A-5.6

SHEET 17 OF 26

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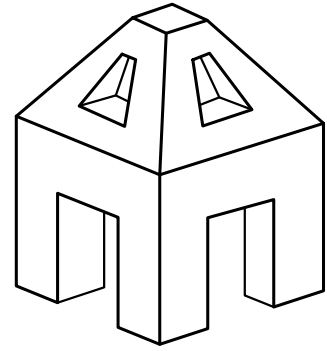
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| 5 | (P) GARAGE DOOR, WOOD, STAIN, COLOR: DARK BROWN | 17 | (P) FRONT ROOF ENCROACHMENT PER SDMC 113.0461(a)(1)(D) |
| 6 | (P) STUCCO, COLOR: OFF WHITE | 18 | (P) METAL TRELLIS PER SDMC 113.0461(a)(2) |
| 7 | (P) IPE WOOD SIDING, STAIN, COLOR: DARK BROWN | 19 | (P) ROOF/EAVE/PARAPET PROJECTION PER SDMC 113.0461(a)(1) |
| 8 | (P) CONTROL JOINT, ALUMINUM FINISH | 20 | (P) LIGHT FIXTURE, COLOR: BRONZE |
| 9 | (P) BREAK METAL SIDING, DARK BRONZE | | |
| 10 | (P) BREAK METAL FASCIA, DARK BRONZE | | |
| 11 | (P) IPE WOOD SOFFIT, STAIN, COLOR: DARK BROWN | | |
| 12 | (P) GLASS RAIL, BRONZE HANDRAIL | | |

EXTERIOR ELEVATION NOTES 01

CARPORT ELEVATION CALCULATIONS 02

EXTERIOR ELEVATION KEYNOTES 03



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REVISIONS

2017-08-30	CLIENT MTG
2017-09-08	CLIENT MTG
2017-09-29	CLIENT MTG
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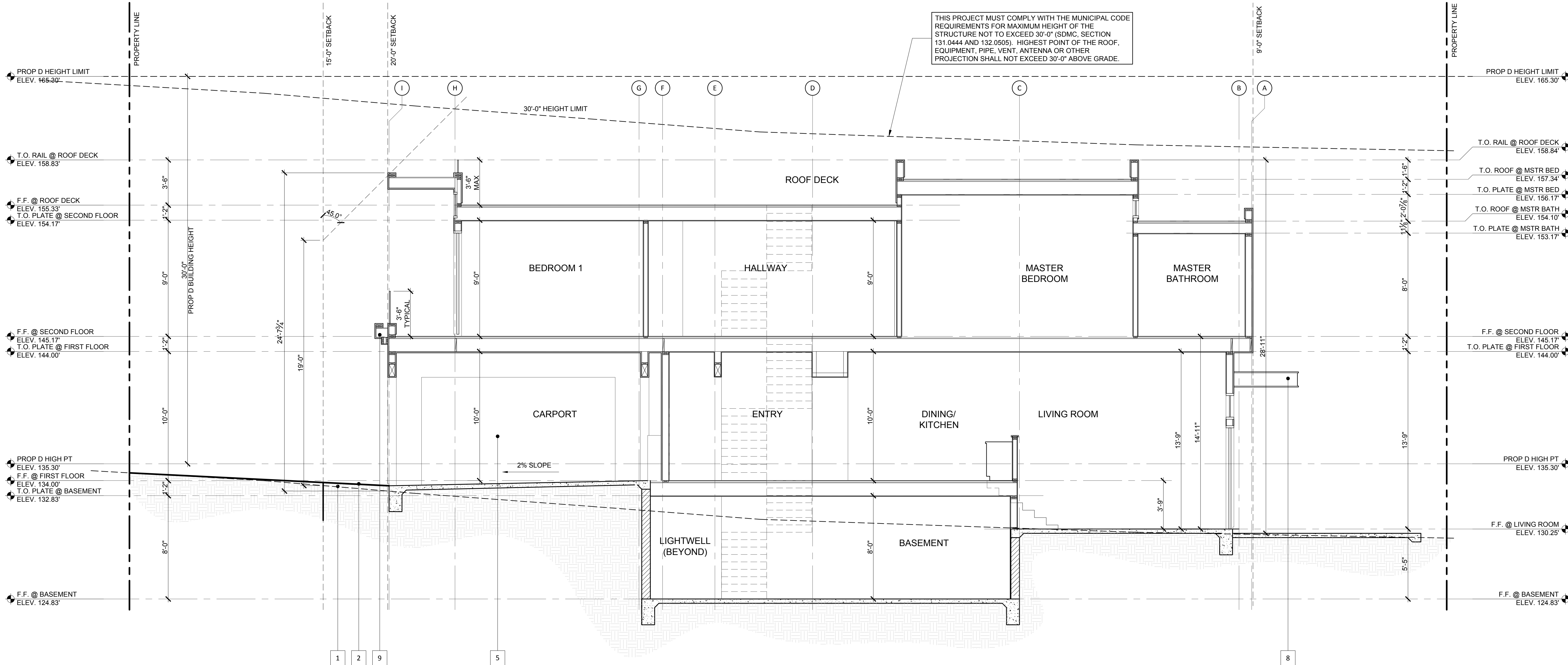
PROJECT NO. 17-10

SHEET TITLE
BUILDING SECTIONS

SHEET NO.

A-6.1

SHEET:19 OF 26



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EXTERIOR ELEVATION NOTES | 01

EXTERIOR ELEVATION LEGEND | 02

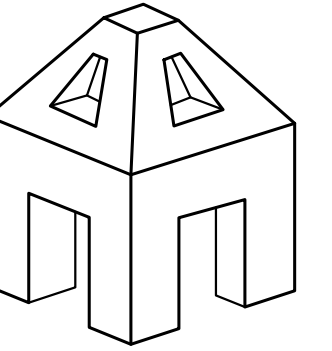
EXTERIOR ELEVATION KEYNOTES | 03

BUILDING A SECTION

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

04

- | | |
|---|--|
| 1 | (E) GRADE |
| 2 | (P) GRADE |
| 3 | (P) EXTERIOR ACCESS STAIR |
| 4 | (P) LIGHT WELL WITH LADDER FOR EMERGENCY EGRESS |
| 5 | (P) 75% OPEN SIDE PER SDMC 113.0234(a)(b) |
| 6 | (P) BAY WINDOW ENCROACHMENT INTO SETBACK PER SDMC 131.0461(a)(3) |
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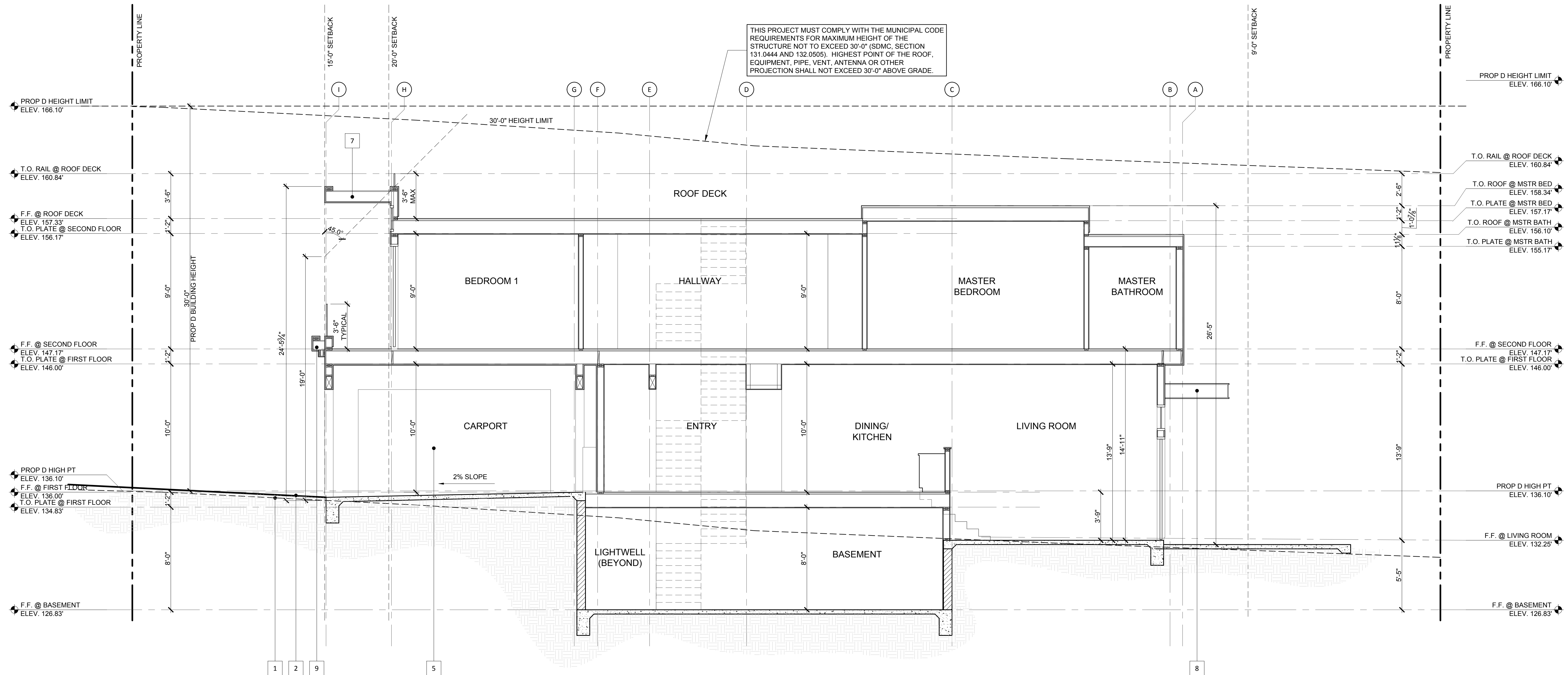
MARCH 11, 2019

SHEET TITLE
BUILDING SECTIONS

SHEET NO.

A-6.2

SHEET:20 OF 26



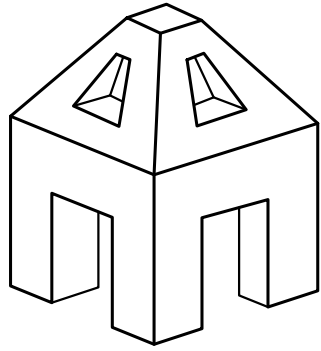
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EXTERIOR ELEVATION NOTES	01
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EXTERIOR ELEVATION LEGEND 02

EXTERIOR ELEVATION KEYNOTES	03
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- | | |
|---|--|
| 1 | (E) GRADE |
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| 3 | (P) EXTERIOR ACCESS STAIR |
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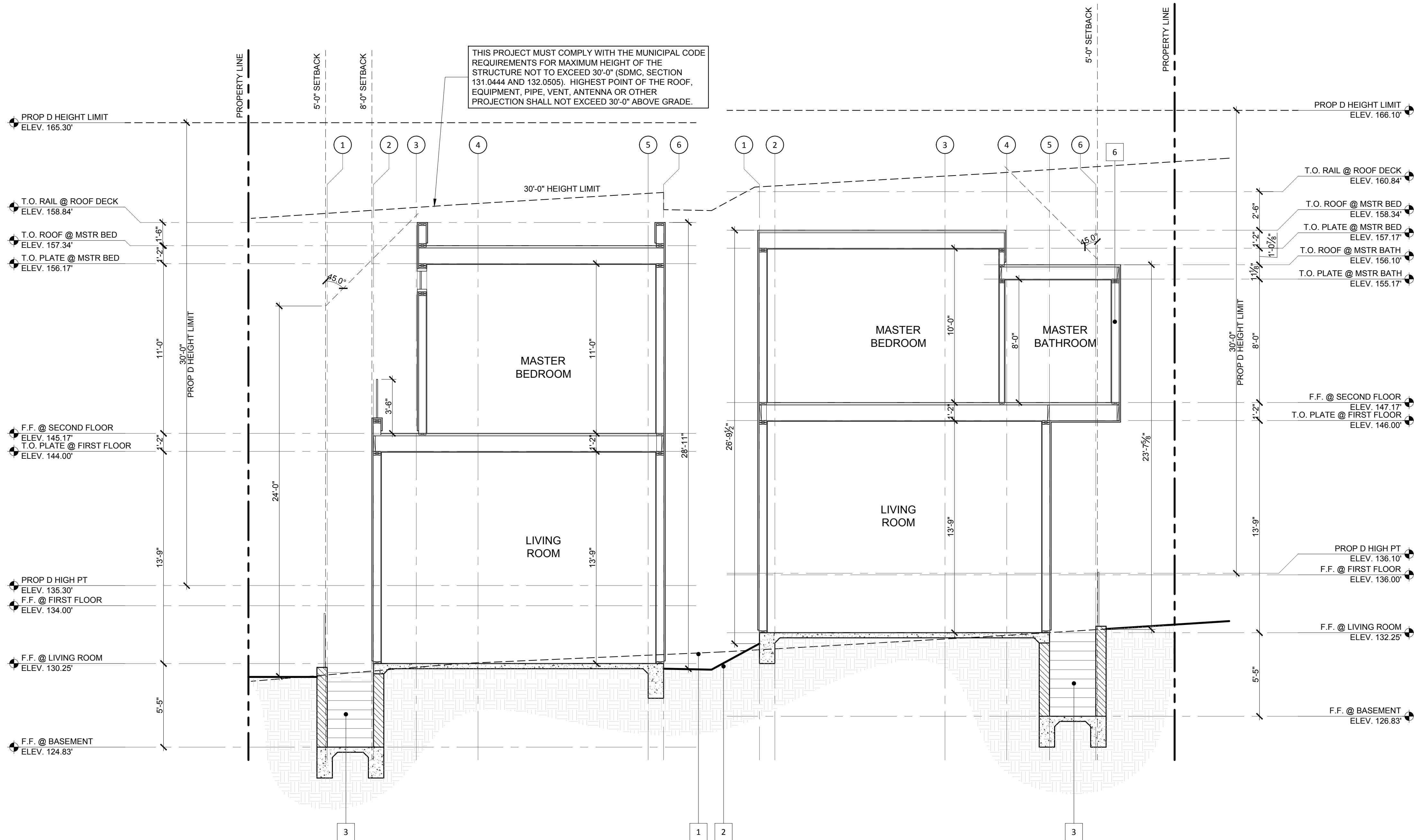
SHEET TITLE

BUILDING SECTIONS

SHEET NO.

A-6.3

SHEET 21 OF 26



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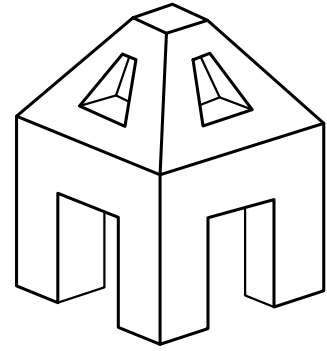
BUILDING SECTION | SCALE: 1/4" = 1'-0" | 04

- | | |
|---|--|
| 1 | (E) GRADE |
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EXTERIOR ELEVATION NOTES | 01

EXTERIOR ELEVATION LEGEND | 02

EXTERIOR ELEVATION KEYNOTES | 03



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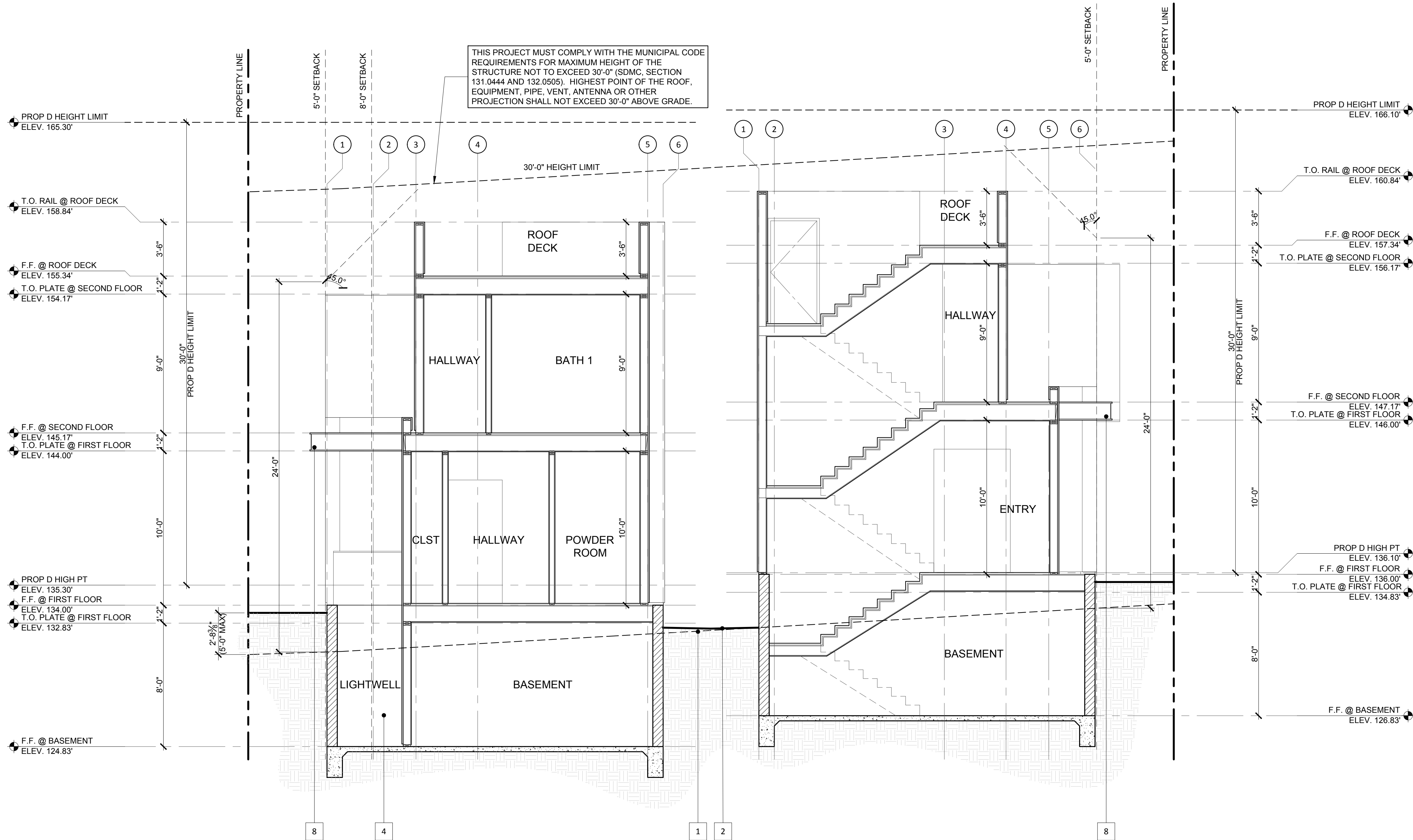
SHEET 11, 2019

SHEET TITLE
BUILDING SECTIONS

SHEET NO.

A-6.4

SHEET 22 OF 26



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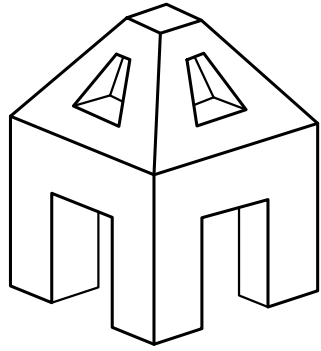
BUILDING SECTION | SCALE: 1/4" = 1'-0" | 04

- | | |
|---|--|
| 1 | (E) GRADE |
| 2 | (P) GRADE |
| 3 | (P) EXTERIOR ACCESS STAIR |
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EXTERIOR ELEVATION NOTES | 01

EXTERIOR ELEVATION LEGEND | 02

EXTERIOR ELEVATION KEYNOTES | 03



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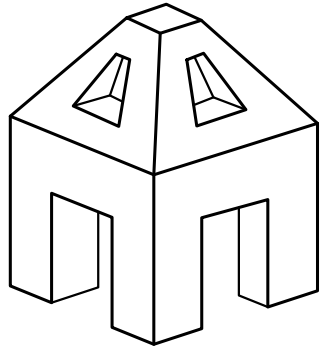
SHEET TITLE
SITE PHOTOS

SHEET NO.

P-0.2

SHEET: 25 OF 26





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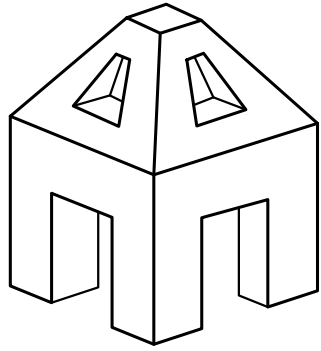
SHEET TITLE
SITE ELEVATION

SHEET NO.

P-0.3

SHEET:25 OF 26





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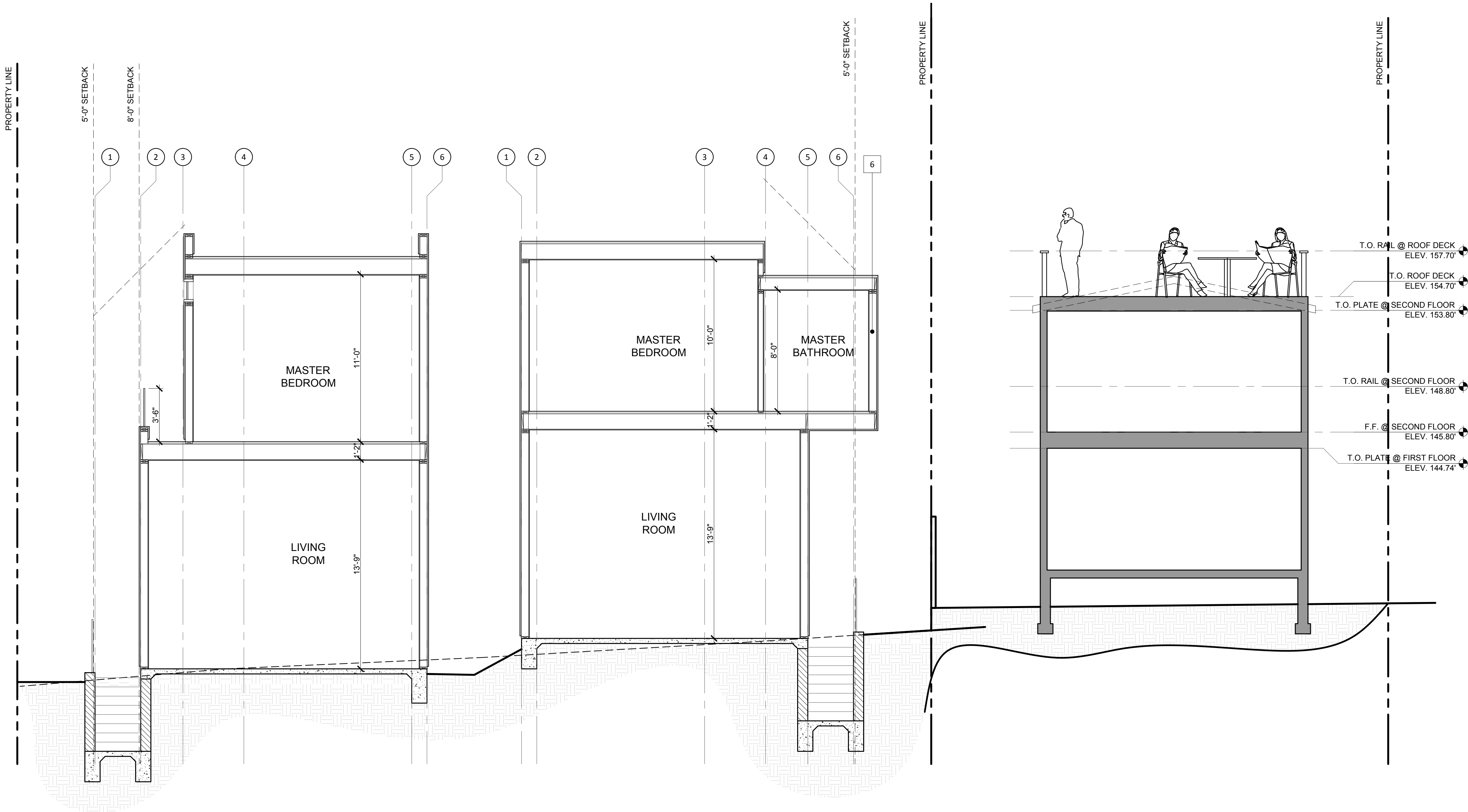
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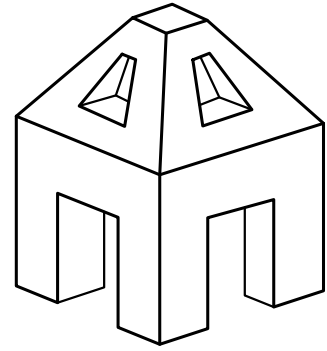
SHEET TITLE
SITE SECTION

SHEET NO.

P-0.4

SHEET:25 OF 26





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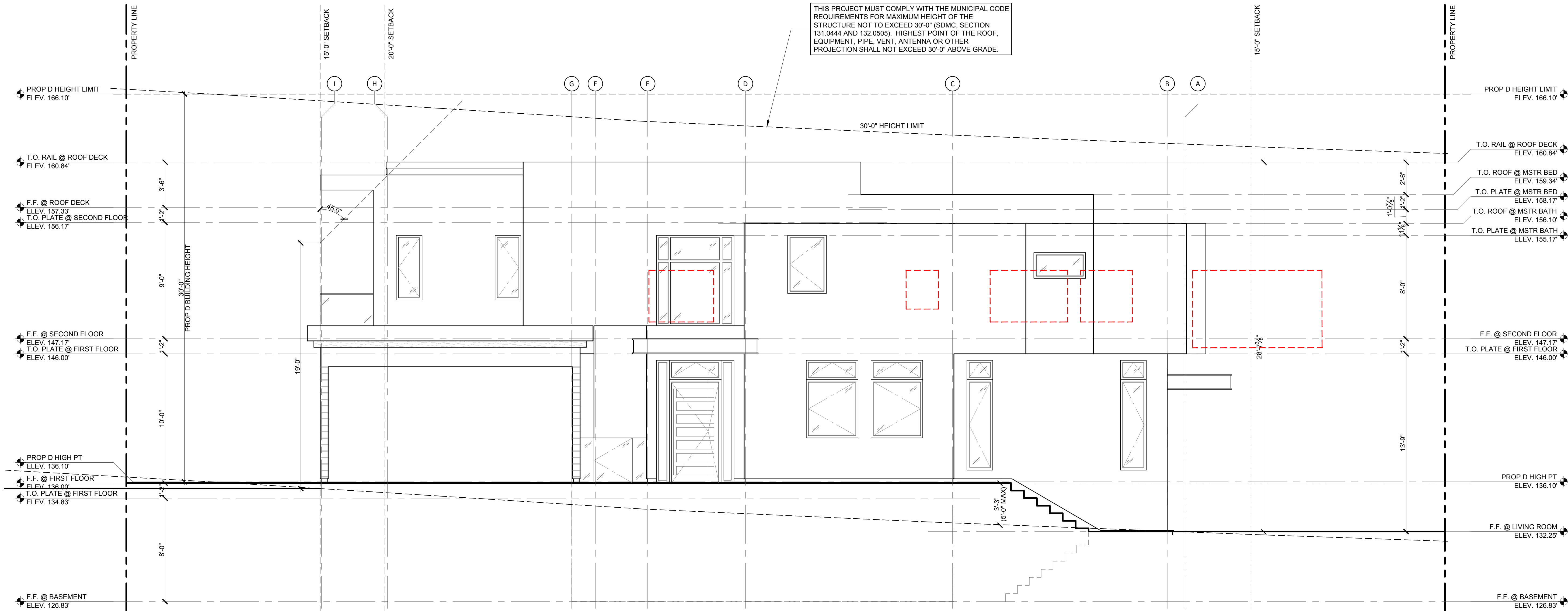
SHEET TITLE
WINDOW COMPARISON

SHEET NO.

P-0.5

SHEET:25 OF 26

THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30'-0" (SDMC, SECTION 131.0444 AND 132.0505). HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.



Special Notes:

1. A MINIMUM OF 40 S.F. WITH A MINIMUM DIMENSION OF 5 FEET, SHALL BE PROVIDED FOR ALL TREES. ALL OTHER REQUIRED PLANTING AREAS SHALL BE GREATER THAN 30 S.F. IN SIZE WITH A MINIMUM DIMENSION OF 3 FEET.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. EQUIPMENT FOR THIS PROJECT SHALL INCLUDE A WEATHER-BASED CONTROLLER WITH RAIN SHUT-OFF DEVICE, REDUCED PRESSURE BACKFLOW PREVENTER, GATE VALVES, REMOTE CONTROL VALVES, QUICK COUPLER VALVE, INLINE DRIP TUBING, ADJUSTABLE BUBBLER HEADS, SCHEDULE 40 MAINLINE AND SLEEVING, AND CLASS 200 LATERAL LINE PIPING.
3. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND THE DRIP LINE.
 - B. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - C. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
 - D. THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
 - E. ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINTS MANUFACTURED BY FLINTKOTE OR APPROVED EQUAL.
 - F. A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 6-IN OR GREATER IN DIAMETER.
 - G. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
 - H. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

Minimum Tree Separation Distance

Traffic signals/stop signs – 20 feet
Underground utility lines – 5 feet
Above ground structures – 10 feet
Driveways (Entries/Exits) – 10 feet
Intersections (Intersecting curb lines of two streets) – 25 feet
Sewer lines – 10 feet
Each tree located along a street shall have a minimum of 40 square feet of air and water permeable area with a minimum dimension of 5 feet, measured from the inside face of a curb

Landscape Conditions:

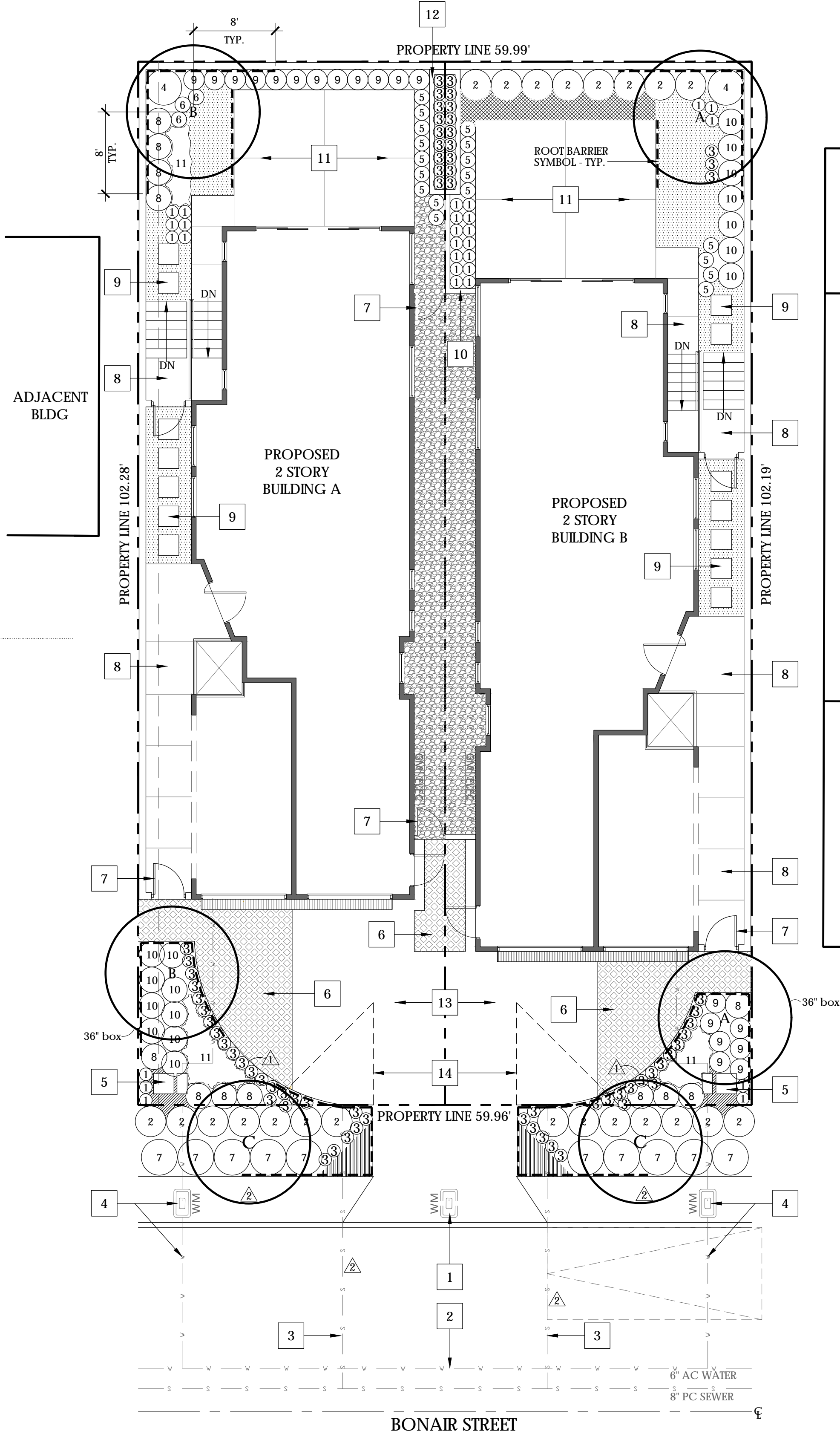
1. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS FOR PUBLIC RIGHT-OF-WAY IMPROVEMENTS, THE PERMITTEE OR SUBSEQUENT OWNER SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. IMPROVEMENT PLANS SHALL TAKE INTO ACCOUNT A 40 S.F. AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES, DRIVEWAYS, DRAINS, WATER AND SEWER LATERALS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR BUILDINGS, THE PERMITTEE OR SUBSEQUENT OWNER SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS CONSISTENT WITH THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL.
3. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR SUBSEQUENT OWNER TO INSTALL ALL REQUIRED LANDSCAPE AND OBTAIN ALL REQUIRED INSPECTIONS. A NO-FEE STREET TREE PERMIT SHALL BE OBTAINED FOR THE INSTALLATION, ESTABLISHMENT, AND ON-GOING MAINTENANCE OF ALL STREET TREES.
4. THE PERMITTEE OR SUBSEQUENT OWNER SHALL MAINTAIN ALL LANDSCAPE IN A DISEASE, WEED AND LITTER-FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF NEW OR EXISTING TREES IS NOT PERMITTED. ALL TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD.
5. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
6. 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, THE PERMITTEE OR SUBSEQUENT OWNER

Maintenance Notes:

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

IMPORTANT NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE-RELATED CITY AND REGIONAL STANDARDS.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE H x S
Trees				
A	Bahinia blakeana Cercis c. 'Forest Pansy'	Hong Kong Orchid Tree Forest Pansy Redbud	100% 24" box 100% 24" box	20' x 25' Unless Noted Otherwise 20' x 25' Unless Noted Otherwise
B	Cassia leptophylla Eriobotrya deflexa	Gold Medallion Tree Bronze Loquat	100% 24" box 100% 24" box	25' x 20' Unless Noted Otherwise 25' x 20' Unless Noted Otherwise
C	Jacaranda mimosifolia Koelreuteria bipinnata	Jacaranda Chinese Flame Tree	100% 24" box 100% 24" box	25' x 20' 30' x 35'

Shrubs

1	Agapanthus africanus Aloe 'Blue Elf'	Lily of the Nile Aloe variety	100% 1 gal. 100% 1 gal.	1.5' x 1.5' 2' x 2'
2	Callistemon c. 'Little John' Phormium 'Yellow Wave'	Little John Dwarf Bottlebrush Yellow Wave New Zealand Flax	100% 5 gal. 100% 5 gal.	3' x 5' 4' x 5'
3	Calyophorus berlandieri Crassula c. 'Campfire'	Sundrops Campfire crassula	100% 1 gal. 100% 1 gal.	<1' x 3' 0.5' x 3'
4	Cycas revoluta Phormium 'Yellow Wave'	Sago Palm (single trunk) Yellow Wave New Zealand Flax	100% 24" bth 100% 5 gal.	10' x 8' 4' x 5'
5	Dianella revolute 'DR5000' Dianella 'Cassa Blue'	Dianella patent Cassa Blue Flax Lily	100% 1 gal. 100% 1 gal.	4' x 2' 2' x 2'
6	Festuca g. 'Elijah Blue' Agapanthus 'Peter Pan'	Elijah Blue Fescue Dwarf Lily of the Nile	100% 1 gal. 100% 1 gal.	1' x 1' 1.5' x 1.5'
7	Carissa m. 'Green Carpet' Rosmarinus o. 'Prostratus'	Green Carpet Natal Plum Prostrate Rosemary	100% 5 gal. 100% 5 gal.	1.2' x 5' 2' x 8'
8	Phormium 'Amazing Red' Strelitzia reginae	Amazing Red New Zealand Flax Bird of Paradise	100% 5 gal. 100% 5 gal.	4' x 4' 5' x 5'
9	Raphiolepis i. 'Ballerina' Dianella r. 'Little Rev'	Ballerina Indian Hawthorn Little Rev Flax Lily	100% 5 gal. 100% 5 gal.	2.5' x 4' 2' x 2'
10	Rosmarinus o. 'Tuscan Blue' Pittosporum 'Crème De Mint'	Tuscan Blue Rosemary Dwarf Mock Orange	100% 5 gal. 100% 5 gal.	6' x 4' 2.5' x 2.5'
11	Senecio vitalis Limonium californicum	Narrow-Leaf Chalksticks Coastal Statice	100% 1 gal. 100% 1 gal.	2' x 5' 1' x 2'

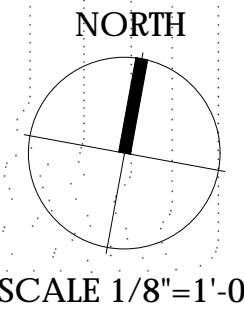
Ground Covers

Crassula c. 'Campfire'	Campfire Crassula	flats/12" o.c.	0.5' x 3'
Archostaphylos e. 'Emerald Carpet'	Emerald Carpet Manzanita	100% 1 gal.	1' x 6'
Dymondia margaretae	Silver Carpet	flats/12" o.c.	<1' x 0.5'
Carissa m. 'Green Carpet'	Green Carpet Natal Plum	flats/12" o.c.	1.2' x 5'
Baccharis 'Pigeon Point'	Dwarf Coyote Bush	100% 1 gal.	1' x 5'
Senecio mandraliscae	Blue Chalksticks	flats/12" o.c.	1.5' x 2'
Pelargonium peltatum	Ivyleaf Geranium	100% 1 gal.	2' x 3'
3" depth, ¾ dia. decorative rock layer (tan color) installed over landscape weed control fabric. Leave a 4" clear area of exposed soil between rock layer and building stucco screeds where occurs.			

Site Features Legend - symbol

- 1 Existing ¾" water meter to be killed
- 2 6" AC water and 8" PC sewer per architectural plans
- 3 Proposed sewer lateral
- 4 Proposed water meter
- 5 Proposed BMP filter and sidewalk underdrain
- 6 Proposed Grass-Crete driveway per architectural plans
- 7 Proposed gate per architectural plans
- 8 Proposed concrete paving per architectural plans
- 9 Proposed concrete stepper pads per architectural plans
- 10 Proposed retaining wall per architectural plans
- 11 Proposed concrete patio per architectural plans
- 12 Proposed raised planter per architectural plans
- 13 Proposed driveway per architectural plans
- 14 Visibility triangle

Note:
Refer to architectural plans for proposed property line fencing.



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BONAIR TOWNHOMES
744 - 746 BONAIR STREET
LA JOLLA, CA 92037

LANDSCAPE DEVELOPMENT PLAN

REVISIONS:
1. 09-19-2018
2. 10-29-2018
3.

ISSUE DATE:
AUGUST-21-2018

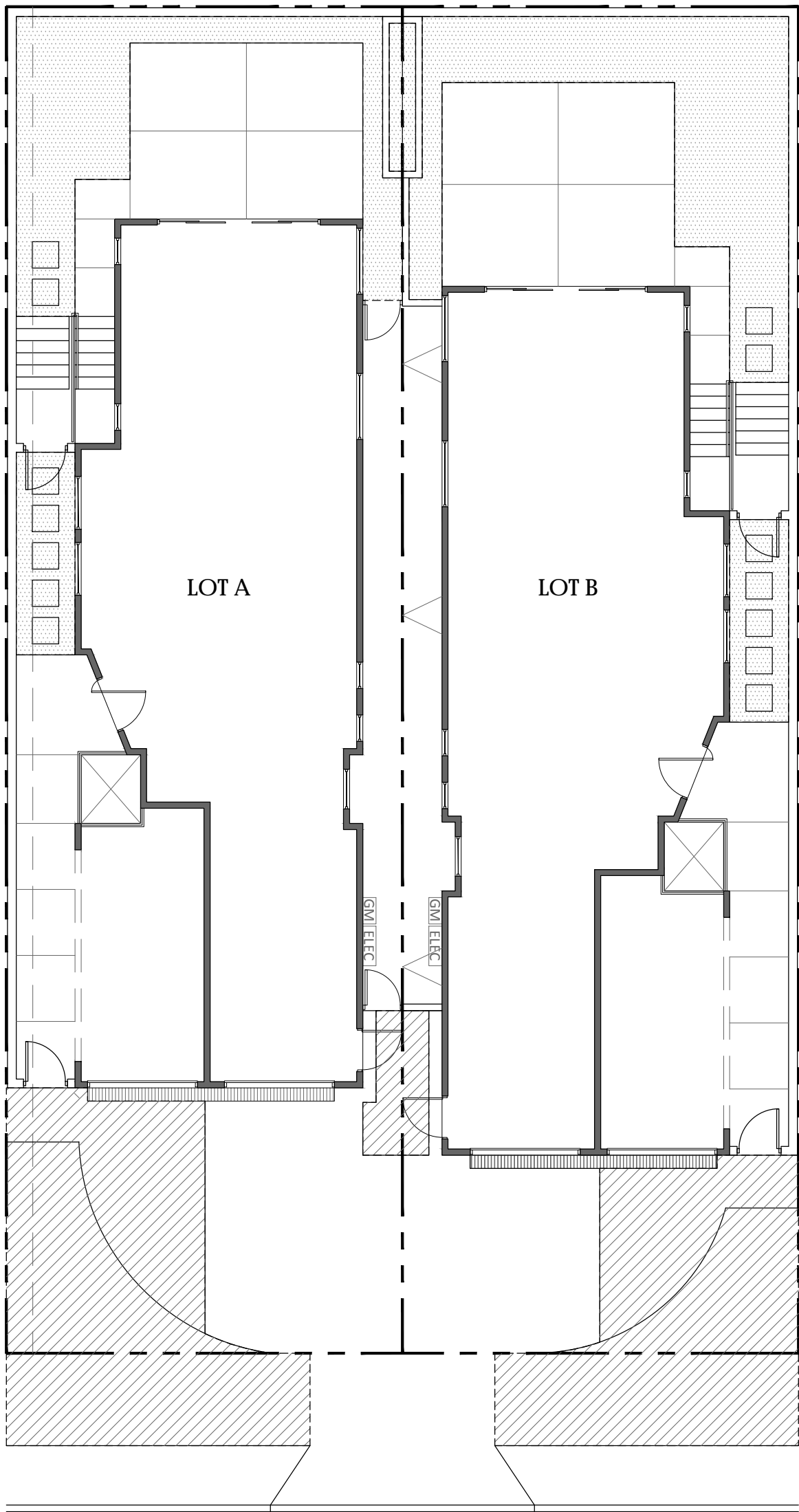
SHEET NO:

Construction Notes:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
2. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE AND IRRIGATION INSTALLATION AND MAINTENANCE. IF ANY EXISTING HARDSCAPE OR LANDSCAPE IDENTIFIED TO REMAIN ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE ORIGINALLY APPROVED PLANS FOR THE PROJECT.
3. CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INC. BUILDING/WALL FOOTPRINTS, PAVING, MOWSTRIPS, FENCING, UTILITIES, ETC.) AND NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE (OAR) OF ANY DISCREPANCIES FOUND PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY THE OAR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OAR, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE PLANS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL ARRANGE FOR PAYMENT OF ANY PERMIT FEES, AND RELATED EXPENSES, WITH THE OAR.
7. ALL LOCAL, MUNICIPAL, COUNTY, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK DEPICTED ON THESE PLANS SHALL BE CARRIED OUT BY THE CONTRACTOR.
8. ALL WORKMANSHIP SHALL COMPLY WITH INDUSTRY STANDARDS EXCEPT WHEN MORE RESTRICTIVE TOLERANCES OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.
9. CONTRACTOR SHALL ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, SIDEWALKS AND ADJACENT FACILITIES.
10. CONTRACTOR SHALL POST SIGNS AS REQUIRED TO ALERT TRAFFIC TO CONSTRUCTION ACTIVITIES, AND TO DIRECT TRAFFIC THROUGH AND AROUND THE CONSTRUCTION AREAS.
11. CONTRACTOR SHALL REMOVE TEMPORARY MATERIALS, EQUIPMENT, SERVICES, AND CONSTRUCTION PRIOR TO SUBSTANTIAL COMPLETION INSPECTION BY THE OAR.
12. CONTRACTOR SHALL CONTROL THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH ON THE PROJECT SITE AND SHALL PERIODICALLY DISPOSE OF ALL WASTE MATERIAL OFF-SITE AT AN APPROVED LEGAL DISPOSAL FACILITY. ALL CLEANING AND DISPOSAL OPERATIONS COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND ANTI-POLLUTION LAWS.
13. CONTRACTOR SHALL USE ONLY THOSE CLEANING MATERIALS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY AND WHICH WILL NOT DAMAGE SURFACES.
14. CONTRACTOR SHALL USE CLEANING MATERIALS ONLY ON SURFACES RECOMMENDED BY THE CLEANING MATERIAL MANUFACTURER.
15. DURING CONSTRUCTION, CONTRACTOR SHALL CLEAN SPACES ADJACENT TO CONSTRUCTION AREAS AS CONSTRUCTION PROGRESSES, AND SHALL CONTINUE CLEANING ON A DAILY BASIS UNTIL CONSTRUCTION IS FINISHED.
16. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN PROJECT ROADWAYS AND WALKWAYS FREE FROM CONSTRUCTION OR EXCAVATED MATERIALS, EXCEPT IN DESIGNATED STORAGE OR STOCKPILING AREAS.
17. CONTRACTOR SHALL EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION BY THE OAR.
18. CONTRACTOR SHALL REMOVE ALL TOOLS, UNINSTALLED MATERIALS, AND CONSTRUCTION DEBRIS, ETC. FROM THE PROJECT SITE.
19. CONTRACTOR SHALL REMOVE GREASE, MASTIC, ADHESIVES, DUST, DIRT, STAINS, FINGERPRINTS, LABELS, AND OTHER FOREIGN MATERIALS FROM SIGHT-EXPOSED SURFACES.
20. PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL CONDUCT AN INSPECTION OF SITE-EXPOSED SURFACES, AND ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK AREA IS CLEAN.

Landscape Notes:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF SAN DIEGO PLANNED DISTRICT ORDINANCE, THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION OF THIS AREA SHALL BE 5', PER SDMC 142.0403(b)(5).
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY IRRIGATED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
4. IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY SDMC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
5. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
6. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3'-0" AT MATURITY SHALL BE INSTALLED WITHIN 5'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
7. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH. LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF BARK MULCH.
8. ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEIOUS MATERIALS.
9. ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OAR PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OAR.
10. ALL LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICE'S SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, THE CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
11. ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OAR.
12. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.
13. ALL TREES SHALL BE LOCATED MIN. 6' (FEET) FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING FOUNDATIONS, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE/ APPLICABLE. ANY TREE PLANTED WITHIN 5' (FEET) OF HARDSCAPE SURFACES AND BUILDING SHALL FOUNDATIONS SAHLL RECEIVE A ROOT BARRIER (BIO-BARRIER) INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE, FOUNDATION, AND/OR UTILITY AND 8' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES, IMMEDIATELY NOTIFY THE OAR. IN ADDITION, TREES SHALL BE LOCATED MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV, MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES, MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES, MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES. CONTRACTOR SAHLL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
14. ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURER'S SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR.
15. PRIOR TO ANY CONTRACTOR, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
16. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OF CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.
17. ALL BUILDING AND HARDSCAPE SHOWN ON THESE PLANS IS BASED UPON THE MOST CURRENT CIVIL ENGINEERING SITE PLAN RECEIVED FROM THE CIVIL ENGINEER. LANDSCAPE CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT INCLUDING BUILDING FOOTPRINTS, WALKWAYS, STAIRWAYS, FENCING, UTILITIES, ETC.



HYDROZONE DIAGRAM LEGEND:

- HYDROZONE No. 1
- HYDROZONE No. 2

YARD DIAGRAM LEGEND:

- STREET YARD AREA
- REMAINING YARD AREA

HYDROZONE DIAGRAM

N.T.S.

MAWA

ETo =Evapotranspiration (inches per year)
0.62 =Conversion factor (to gallons)
0.55 =Evapotranspiration Adjustment Factor
LA =Landscape Area (square feet)

MAWA (LOT A)

(ETo x 0.62)(0.55 x LA)
(41 x 0.62)(0.55 x 583) = 8,151 Gal./Year

ETWU

(ETo x 0.62)(PF xHA)/(IE)
(41 x 0.62)(0.3 x 583)/(0.75) = 5,928 Gal./Year

ETWU < MAWA

5,928 Gal/Year < 8,151 Gal/Year

ETWU

ETo =Reference Evapotranspiration (inches)
0.62 = Conversion facto to gallons
PF =Plant Factor from WUCOLS
HA = Hydrozone Area (s.f)
IE =Irrigation Efficiency

MAWA (LOT B)

(ETo x 0.62)(0.55 x LA)
(41 x 0.62)(0.55 x 623) = 8,710 Gal./Year

ETWU

(ETo x 0.62)(PF xHA)/(IE)
(41 x 0.62)(0.3 x 623)/(0.75) = 6,335 Gal./Year

ETWU < MAWA

6,335 Gal/Year < 8,710 Gal/Year

STREET & REMAINING YARD DIAGRAM

N.T.S.

LANDSCAPE WORKSHEET

STREET YARD [142.0404]			
Planting Area Required		Planting Area Provided	Excess Area Provided
Total Area	1,050 sq. ft. x 50% = 525 sq. ft.	261 sq. ft. \triangle	-- sq. ft.
Planting Points Required		Plant Points Provided	Points Provided with trees (at least half)
Total Area	1,050 sq. ft. x 0.05 = 52.5 points	225 points \triangle	100 points \triangle
REMAINING YARD (MULTIPLE STRUCTURES IN LOT) [142.0404]			
No. of Buildings	Buildings x 3 = Trees Required	Trees Required	Trees Provided
2	2 x 3 = 6	6	6
Trees must be located on each side and in the rear of each structure			

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744 - 746 BONAIR STREET
LA JOLLA, CA 92037

LANDSCAPE DEVELOPMENT PLAN

REVISIONS:
1. \triangle 09-19-2018
2. _____
3. _____

ISSUE DATE:

AUGUST-21-2018

SHEET NO:

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: 24007504

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2046868/SITE DEVELOPMENT PERMIT NO. 2147698
BONAIR RESIDENCES PROJECT NO. 579587
HEARING OFFICER

This COASTAL DEVELOPMENT PERMIT NO. 2046868 and SITE DEVELOPMENT PERMIT NO. 2147698 is granted by the Hearing Officer of the City of San Diego to BONAIR VENTURES, LP, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 0.14-acre site is located at 744 and 746 Bonair Street in the RM-1-1 zone of the La Jolla Community Plan. The project site is legally described as: the South half of Lot 13 in Block D of Starkey's Prospect Park per Map 1729 filed in the office of the County Recorder of San Diego County on May 6, 1922. The North line of said South half being parallel with the North line of said lot;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing residential building and construct two, detached dwelling units with carports and a shared driveway, subject to the City's land use regulations and as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 18, 2019, on file in the Development Services Department.

The project shall include:

- a. Two new, two-story dwelling units with basements and roof decks. The dwelling unit on Lot A would be approximately 2,843 square feet (including a 614-square-foot basement) and the unit on Lot B would be approximately 2,901 square feet (including a 614-square-foot basement). Each residence would include balconies and roof decks: Lot A would have 286.4 square feet of balcony space and a 505-square-foot roof deck; Lot B would have 155 square feet of balcony space and a 480-square-foot roof deck;
- 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 August 2, 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The Coastal Development Permit shall comply with all Conditions of the Parcel Map for the Tentative Map No. 2153623.
14. The project proposes to export 390 cubic yards of material from the project site. All excavated material listed to be 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.
15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping in the Bonair Street Right-of-Way.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 44- 12-foot driveway per current City Standards, adjacent to the site on Bonair Street.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of all non-utilized driveways with current City Standard curb, gutter and sidewalk, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
19. 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.
20. 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:

21. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
22. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

24. 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 another entity approved by the Development Services Department. 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.

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

26. Owner/Permittee shall maintain a minimum of four 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.

27. 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.

28. 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.

29. Fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301, unless deviations to the regulations are approved with this permit.

30. A Mutual Maintenance and Access Agreement for all facilities used in common will be entered into to the satisfaction of the City Engineer and shall be recorded against the applicable properties in the office of the San Diego County Recorder prior to issuance of a certificate of occupancy.

31. The Mutual Maintenance and Access Agreement shall, at a minimum, include and provide for the following: (1) Easements for: (A) Shared driveways, (B) Utilities (C) Drainage and runoff, (D) Encroachments, (E) Maintenance, repair, and reconstruction, (2) Maintenance for: (A)

Shared driveways, (B) Sewer lines, (C) Cable and electrical lines, (D) Exterior lighting, (E) Perimeter fences as shown on Exhibit "A", satisfactory to the City Engineer.

- 32. No privacy wall allowed on the balconies on the south face of the structures.
- 33. The maximum roof eave over the balconies on the south face of the structures shall be 18 inches.
- 34. The carports shall be maintained as carports in accordance with the SDMC and not converted to enclosed garages.

TRANSPORTATION REQUIREMENTS

- 35. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
- 36. Prior to recording the final map, the subdivider shall record a shared access agreement in favor of all parcels within the project site, to the satisfaction of the City Engineer

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

- 37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
- 38. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
- 39. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
- 40. All on-site water and sewer facilities shall be private.
- 41. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.
- 42. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed

project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-Way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

43. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

DRAFT

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 May 15, 2019 and [Approved Resolution Number].

Coastal Development Permit No. 2046868/Site Development Permit No. 2147698
Date of Approval: May 15, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

BONAIR VENTURES, LP
Owner/Permittee

By _____
Peter Weinberg
Owner/General Partner

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

Development Permit/ Environmental Determination Appeal Application

**FORM
DS-3031**

November 2017

1. Type of Appeal: ☒ Appeal of the Project
☐ Appeal of the Environmental Determination

2. **Appellant:** Please check one ☐ Applicant ☒ Officially recognized Planning Committee ☐ "Interested Person"
(Per M.C. Sec. 113.0103)

Name:			E-mail:	
La Jolla Community Planning Association			info@lajollacpa.org	
Address:	City:	State:	Zip Code:	Telephone:
P.O. Box 889	La Jolla	CA	92038	none, use email

3. Project Name:
Bonair Residence, Process three

4. Project Information		
Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination	City Project Manager:
Project Number 579587	May 15, 2019	Martha Blake

Decision(Describe the permit/approval decision):
Appeal of the Hearing Officer's approval of a CDP, SDP, and TM to demolish a duplex and create a small lot subdivision for the construction of two new single dwelling units at 744/746 Bonair Street.

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

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

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in [Chapter 11, Article 2, Division 5 of the San Diego Municipal Code](#). Attach additional sheets if necessary.)

Description of Grounds for Appeal:

Factual Error: At the H.O. Hearing PM Martha Blake incorrectly stated that the LJCPA did not have any objections to the project other than environmental issues. That was factually incorrect as evidenced by the LJCPA's Feb. 15, 2019 letter to Martha Blake. The letter is attached.

Factual Errors and Findings Not Supported: The Hearing Officer erred in making the Required Findings for CDP and SDP permits. The Required Findings should not have been made because the proposed project does not comply with the San Diego Municipal Code or the Local Community Plan and Local Coastal Program Land Use Plan. Supporting documentation and explanations are attached.

Attached: LJ CPA Letter, Supporting Doc. with explanations.

6. **Appellant's Signature:** I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:

Date:

Note: Faxed appeals are not accepted.

Appeal of the Bonair Residences Project, Process three, Project Number 579587

By the La Jolla Community Planning Association

Description of Grounds for Appeal: Supporting documentation and explanations.

1. The project exceeds the SDMC's maximum allowed Floor Area Ratio for the RM-1-1 Zone

The floor areas of the proposed carports with occupied roof decks above was incorrectly exempted from the Total Gross Floor Area (GFA) of the project. SDMC Sec. 113.0234(a)(6) says: "*Gross floor area* includes on- or above-grade parking structures, garages and carports that are constructed and maintained with less than two elevations of the element that are at least 75 percent completely open, as shown in Diagram 113-02M, ...". Diagram 113-02M shows simple open carports without occupied roof decks above. As such, the floor area of carports with occupied roof decks above should be included in the Gross Floor Area of the project.

The floor area of simple carports is exempted from inclusion in the Total GFA when two elevations of the element are at least 75 percent completely open. However the two 'open' sides of the proposed carports are only 67% and 69% open. The floor area of both carports must be included in the Total GFA. When the carports are included in the Total Gross Floor Area of the project, the project exceeds the maximum allowed Gross Floor Area by 236 sq. Ft and results in a FAR of 0.787 where 0.75 is the maximum FAR allowed.

Contrary to SDMC Sect. 126.0708 Findings for Coastal Development Permit Approval, the Hearing Officer found that project complies with SDMC and Approved CDP and SDP now, conditioned upon the project actually complying the SDMC sometime in the future.

2. The project is not in compliance with SDMC Division 142.05 Parking Regulations for Single Dwelling Units

The proposed driveways and their relationship to the single street curb cut are not in accordance with SDMC Sec. 143.0365(h) which requires off-street parking site design to be in accordance with SDMC Division 142.05 Parking Regulations for single dwelling units. As the proposed driveways are unlike those depicted in Diagram 142-05A, the project fails to provide two additional on-street parking spaces for each unit abutting the subject property in accordance with SDMC Sec 142.0525(c)(4).

3. Contrary to the Community Character recommendations of the La Jolla Community Plan, Local Coastal Program Land Use Plan the project neither preserves nor enhances the existing neighborhood character

A. The Community Character provision of the Local Coastal Program Land Use Plan says: "*In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, preserve ...the following elements:*

1. Bulk and scale - with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space, and:

e. In order to address transitions between the bulk and scale of new and older development in residential areas ... Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape.

Contrary to the Community Character recommendations the front facades of the upper floor levels only step back 5 feet from the ground floor exterior walls, (where 10', 15' and 20' second floor setbacks are the norm in the neighborhood) and do not provide an adequate transition between the proposed structures and the older existing adjacent structures.

B. The upper level roofs of both buildings do not step back sufficiently from the ground floor level exterior walls as recommended by the Community Character provisions of the Residential Land Use Element of the La Jolla Community Plan, and results in building masses that neither maintain or enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character.

C. Contrary to the Local Coastal Program Land Use Plan the uncharacteristic narrowness of the proposed dwelling units is accentuated by the unusual height and vertically of the units. The resultant vertical height of the units is due in part to high 'fake' widows and elevated roof features located high above the 8 ft. tall exterior doors and windows at the upper floor level. The high 'fake' windows and projecting elevated roof features are inconsistent with and neither preserve nor enhances the existing neighborhood character.

D. Rather than preserve and enhance the existing neighborhood character, the proposed open carports are so different from all of the enclosed garages in the neighborhood that the open carports will significantly alter and disrupt the existing neighborhood character.

E. The cumulative effect of this and similar future projects would not maintain or enhance the existing neighborhood character, but would significantly disrupt and change the existing neighborhood character.

Development Permit/ Environmental Determination Appeal Application

November 2017

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.
DS-3032 (11-17)



www.MertenArchitect.com

PHILIP A. MERTEN AIA ARCHITECT

1236 MUIRLANDS VISTA WAY LA JOLLA CALIFORNIA 92037 PHONE 858-459-4756 Phil@MertenArchitect.com

May 23, 2019

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

Re: Description of the Grounds for Appeal of
Hearing Officer's Decision to APPROVE
CDP No. 2046868, SDP No. 21476908, TM No. 2153623
BONAIR RESIDENCES CDP/SDP/TM, Project No. 579587
744 and 746 Bonair Street

To Whom It May Concern,

I represent Larry and Patty Davidson who live next door to the subject property. Please accept this letter as a Description of the Grounds for the Appeal of the Hearing Officer's decision to Approve the BONAIR RESIDENCES project.

The Hearing Officer erred in making the Required Findings for the requested CDP and SDP permits. The Required Findings should not have been made because the proposed project neither complies with the San Diego Municipal Code or the Local Coastal Program Land Use Plan.

1. The project exceeds the SDMC's maximum allowed Floor Area Ratio for the RM-1-1 Zone

The floor areas of the proposed carports with occupied roof decks above was incorrectly exempted from the Total Gross Floor Area (GFA) of the project. SDMC Sec. 113.0234(a)(6) says: '*Gross floor area* includes on- or above-grade parking structures, garages and carports that are constructed and maintained with less than two elevations of the element that are at least 75 percent completely open, as shown in Diagram 113-02M, ...'. Diagram 113-02M shows simple open carports without occupied roof decks above. As such, the floor area of carports with occupied roof decks above should be included in the Gross Floor Area of the project.

The floor area of simple carports is exempted from inclusion in the Total GFA when two elevations of the element are at least 75 percent completely open. However the two 'open' sides of the proposed carports are only 67% and 69% open. The floor area of both carports must be included in the Total GFA. When the carports are included in the Total Gross Floor Area of the project, the project exceeds the maximum allowed Gross Floor Area by 236 sq. Ft and results in a FAR of 0.787 where 0.75 is the maximum FAR allowed.

Contrary to SDMC Sect. 126.0708 Findings for Coastal Development Permit Approval, the Hearing Officer found that project complies with SDMC and Approve CDP and SDPermits now, conditioned upon the project actually complying the SDMC sometime in the future.

2. The project is not in compliance with SDMC Division 142.05 Parking Regulations for Single Dwelling Units

The proposed driveways and their relationship to the single street curb cut are not in accordance with SDMC Sec. 143.0365(h) which requires off-street parking site design to be in accordance with SDMC Division 142.05 Parking Regulations for single dwelling units. As the proposed driveways are unlike those depicted in Diagram 142-05A, the project fails to provide two additional on-street parking spaces for each unit abutting the subject property in accordance with SDMC Sec 142.0525(c)(4).

Development Services Department

Appeal of the Hearing Officer's Decision to APPROVE Bonair Residences, Project No. 579587

May 23, 2019

Page 2

3. Contrary to the Community Character recommendations of the La Jolla Community Plan, Local Coastal Program Land Use Plan the project neither preserves nor enhances the existing neighborhood character

A. The Community Character provisions of the Local Coastal Program Land Use Plan says: "In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, preserve ...the following elements:

1. Bulk and scale - with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space, and:

e. In order to address transitions between the bulk and scale of new and older development in residential areas ... Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape.

Contrary to the Community Character recommendations the front facades of the upper floor levels only step back 5 feet from the ground floor exterior walls, (where 10', 15' and 20' second floor step backs are the norm in the neighborhood) and do not provide an adequate transition between the proposed structures and the older existing adjacent structures.

B. The upper level roofs of both buildings do not step back sufficiently from the ground floor level exterior walls as recommended by the Community Character provisions of the Residential Land Use Element of the La Jolla Community Plan, and results in building masses that neither maintain or enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character.

C. Contrary to the Local Coastal Program Land Use Plan the uncharacteristic narrowness of the proposed dwelling units is accentuated by the unusual height and vertically of the units. The resultant vertical height of the units is due in part to the high 'fake' widows and elevated roof features located high above the 8 ft. tall exterior doors and windows at the upper floor level. The high 'fake' windows and projecting elevated roof features are inconsistent with and neither preserve nor enhances the existing neighborhood character.

D. Rather than preserve and enhance the existing neighborhood character, the proposed open carports are so different from all of the enclosed garages in the neighborhood that the open carports will significantly alter and disrupt the existing neighborhood character.

E. The cumulative effect of this and similar future projects would neither maintain or enhance the existing neighborhood character, but would significantly disrupt and change the existing neighborhood character.

Thank you for your consideration.

Sincerely,



Philip A. Merten AIA

ec: Martha Blake <MBlake@sandiego.gov>
La Jolla Community Planning Association <info@lajollacpa.org>

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other _____

Project Title: Borair Residences Project No. For City Use Only: _____
 Project Address: 744-746 Borair St, La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):
☐ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 261719900006
☒ Partnership ☐ Individual

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

Property Owner
 Name of Individual: Borair Ventures, LP / Peter Weinberg ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: P.O. Box 3342
 City: La Jolla State: CA Zip: 92038
 Phone No.: 858-692-0004 Fax No.: _____ Email: peter@sdmasterbuilders.com
 Signature: [Signature] Date: 5/13/19
 Additional pages Attached: ☒ Yes ☐ No

Applicant
 Name of Individual: Borair Ventures LP / Peter Weinberg ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: P.O. Box 3342
 City: La Jolla State: CA Zip: 92038
 Phone No.: 858-692-0004 Fax No.: _____ Email: peter@sdmasterbuilders.com
 Signature: [Signature] Date: 5/13/19
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons
 Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

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 Upon request, this information is available in alternative formats for persons with disabilities.

**Bonair Residences (744-746 Bonair Street, La Jolla CA 92037)
Additional Pages for Ownership Disclosure Statement (DS-318)**

Renato Bortoluzzi (45% ownership interest in Bonair Ventures, LP)
12286 Oakview Way
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renatobortoluzzi@yahoo.com
(858) 775-6352

Mehrdad Shahabi (27% ownership interest in Bonair Ventures, LP)
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Mehrdad57@gmail.com
(858) 722-7331

Mahshid Palsson (18% ownership interest in Bonair Ventures, LP)
350 K Street, #606
San Diego CA 92101
mahshidpalsson@gmail.com
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