



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 13, 2016 REPORT NO. HO-16-044
HEARING DATE: July 20, 2016
SUBJECT: HENCH RESIDENCE CDP - Process Three Decision
PROJECT NUMBER: [471580](#)
OWNER/APPLICANT: James and Geraldine Hench / William Currier, Architect

SUMMARY:

Issue: Should the Hearing Officer approve the demolition of an existing single-family residence and the construction of a two-story single-family residence at 1227 Diamond Street, in the Pacific Beach Community Plan area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1650657.

Community Planning Group Recommendation: On June 22, 2016, the Pacific Beach Community Planning Group voted 11-0 to recommend approval of the proposed project without recommendations. The approved minutes were not available as of the print date of this report.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 16, 2016, and the opportunity to appeal that determination ended June 30, 2016.

BACKGROUND

The 0.14-acre site is located at 1227 Diamond Street, between Everts Street and Fanuel Street. The site is developed with a one-story single-family residence that was constructed in 1950 and is located in a developed, urban neighborhood with similar single-family development on all sides. A historical assessment of the site was performed and City staff determined that the property and associated structure is not considered historically or architecturally significant and does not meet local designation criteria for historic designation.

The site is level with onsite elevations ranging from 69 feet above mean sea level at the Diamond Street frontage to 65 feet above mean sea level at the rear property line. Vehicular access is provided from the alley at the rear of the project site.

The site is located in the Pacific Beach Community Plan and the RS-1-7 Zone, both of which designate the site for single-family development. The site is also located within the non-appealable area of the Coastal Overlay Zone, the Coastal Height Limit Overlay Zone and the Coastal Parking Impact Overlay Zone.

DISCUSSION

The project proposes the demolition of an existing single-family residence and the construction of a 2,882-square-foot, two-story, three-bedroom, single-family residence with a detached 457-square-foot, two-car garage with 278-square foot guest quarters above. The garage would be accessed from the alley at the rear of the property. The maximum project height is 28.5 feet which conforms to the 30-foot maximum height allowed by the Coastal Height Limit Overlay Zone and Citywide zoning requirements. The project does include the provision of a guest quarters above the garage, which is an allowed use in the RS-1-7 Zone. The project has been conditioned that the guest quarters may not be used as, or converted to, a companion unit or any other dwelling unit and neither the primary dwelling unit nor the guest quarters may be sold separately. No deviations or variances are requested with this application and the project as designed is consistent with recommended land use and zoning designation and development standards in effect for the site.

The Pacific Beach Community Plan designates the site for single-family residential development. The proposed single-family residence would meet the goals of the Pacific Beach Community Plan /Local Coastal Program by maintaining the site for single-family development and not interfering with public access or public views to the beaches and ocean. The proposed project will meet the land use regulations of the certified Implementation Program, including compliance with the San Diego Municipal Code development regulations including, but not limited to, height, setbacks, parking, landscape, and floor area ration.

Development of the proposed project requires the approval of a Process Three Coastal Development Permit in accordance with San Diego Municipal Code Section 126.0707 and is not appealable to the Coastal Commission. Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1650657, with modifications.
2. Deny Coastal Development Permit No. 1650657, if the findings required to approve the project cannot be affirmed.

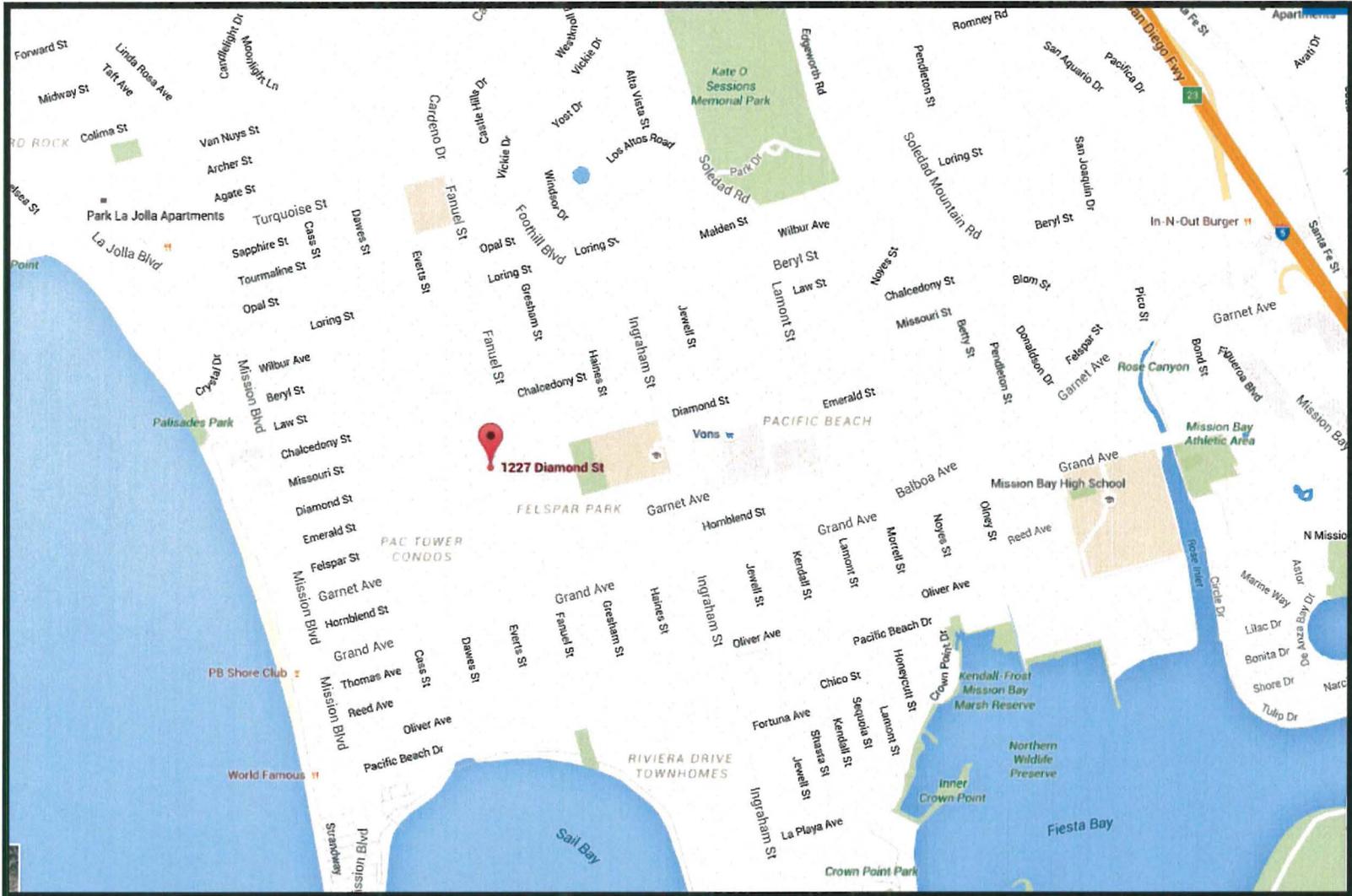
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Paul Godwin", written over a horizontal line.

Paul Godwin, Development Project Manager

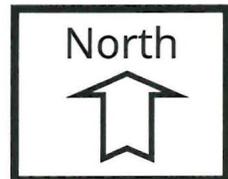
Attachments:

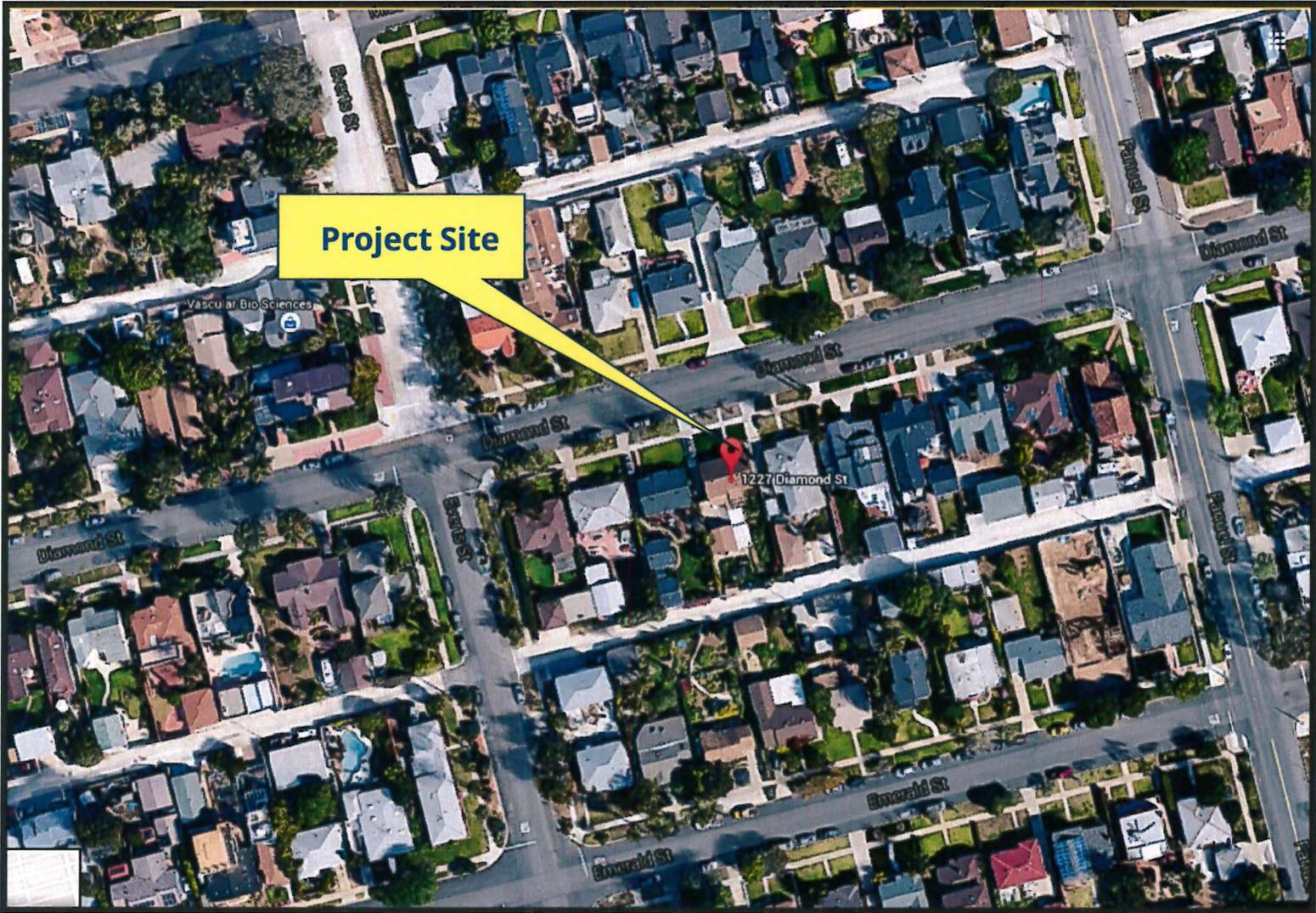
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

Hench Residence CDP - 1227 Diamond Street
Project No. 471580





Location Aerial Photo

Hench Residence CDP - 1227 Diamond Street
Project No. 471580



PROJECT DATA SHEET

PROJECT NAME:	Hench Residence CDP	
PROJECT DESCRIPTION:	Demolition of existing single-family residence and construction of a new two-story, three bedroom single-family residence with guest quarters.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential, 5-9 dwelling units per acre	
ZONING INFORMATION:		
<p style="margin-left: 40px;">ZONE: RS-1-7</p> <p style="margin-left: 40px;">HEIGHT LIMIT: 30 feet</p> <p style="margin-left: 40px;">LOT SIZE: 0.14 acres</p> <p style="margin-left: 40px;">FLOOR AREA RATIO: 0.58</p> <p style="margin-left: 40px;">FRONT SETBACK: 15 feet</p> <p style="margin-left: 40px;">SIDE SETBACK: 4 feet</p> <p style="margin-left: 40px;">STREETSIDE SETBACK: Not applicable</p> <p style="margin-left: 40px;">REAR SETBACK: 4 feet when on alley</p> <p style="margin-left: 40px;">PARKING: Two spaces required and provided in garage at rear of site.</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-7	Single-Family Residence
SOUTH:	Residential; RS-1-7	Single-Family Residence
EAST:	Residential; RS-1-7	Single-Family Residence
WEST:	Residential; RS-1-7	Single-Family Residence
DEVIATION REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 22, 2016, the Pacific Beach Community Planning Group voted 11-0 to recommend approval of the project with no conditions.	

HEARING OFFICER
RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. 1650657
HENCH RESIDENCE CDP - PROJECT NO. 471580

WHEREAS, JAMES AND GERALDINE HENCH, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish an existing single-family residence and construct a 2,882-square-foot, two-story, single-family residence with a detached 457-square-foot two-car garage with 278-square-foot guest quarters above (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1650657), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 1227 Diamond Street in the RS-1-7 Zone of the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lot 4, Block E of Congress Heights No. 2, Map No. 1770;

WHEREAS, on July 20, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1650657 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 16, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303, New Construction, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated July 20, 2016.

FINDINGS:

Coastal Development Permit Findings, San Diego Municipal Code Section 126.0708:

(1) The proposed coastal development will not encroach upon any existing physical accessway 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 site is located approximately six blocks (0.4 mile) from the Pacific Ocean in a built, urban environment, surrounded by similar single-family development and contains no existing or potential physical coastal accessways used legally or otherwise by the public, nor does it contain any public

access identified in the Local Coastal Program (LCP) land use plan. The project located on private property and as such would not encroach upon any existing physical access way.

The Pacific Beach Community Plan does not identify a public view corridor along Diamond Street adjacent to the project. The proposed building would conform to the maximum 30-foot Coastal Height Limit allowed by the zone. 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 by not encroaching into any scenic coastal area or public views.

(2) The proposed coastal development will not adversely affect environmentally sensitive lands; and

The site is located approximately six blocks (0.4 mile) from the Pacific Ocean in a built, urban environment and does not contain nor is adjacent to any environmentally sensitive lands or Multi-Habitat Planning Area (MHPA) lands. The project is conditioned to provide a Water Pollution Control Plan (WPCP) prior to the issuance of a building permit to ensure runoff is collected and treated before leaving the site. The City of San Diego conducted an environmental review pursuant to the California Environmental Quality Act (CEQA) guidelines and determined the project is exempt under CEQA Section 15303, New Construction. There are no unique circumstances associated with the project or site to create significant environmental impacts. Therefore the proposed coastal development will not adversely affect environmentally sensitive lands.

(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 Pacific Beach Community Plan designates the site for single-family development at a rate of 5-9 dwelling units per acre, or 0.7-1 dwelling units allowed onsite. The proposed project is consistent with the single-family land use designation by continuing to maintain an existing single-family home within the density range of the Community Plan. The project would meet the goals of the Pacific Beach Community Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays. The proposed project will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, parking, landscape and floor area ratio. Therefore, the proposed development is in conformity with the Pacific Beach Community Plan and Local Coastal Program and complies with the regulations of the certified Land Development Code.

(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 site is located approximately six blocks (0.4 mile) from the Pacific Ocean in a built, urban environment, surrounded by similar single-family development.

ATTACHMENT 5

The site does not contain nor are there opportunities for physical public coastal access and is not located between the sea and the nearest public road. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1650657 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1650657, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: July 20, 2016

IO#: 24006485

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: 24006485

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1650657
HENCH RESIDNECE CDP - PROJECT NO. 471580
HEARING OFFICER

This Coastal Development Permit No. 1650657 is granted by the Hearing Officer of the City of San Diego to James and Geraldine Hench, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.14-acre site is located at 1227 Diamond Street in the RS-1-7 zone of the Pacific Beach Community Plan. The project site is legally described as: Lot 4, Block E of Congress Heights No. 2, Map No. 1770.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish and existing single-family home and construct a two-story, single-family home with detached garage and guest quarters, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 20, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single-family residence and construction of a two-story, 2,882-square-foot single-family residence and a detached 457-square-foot garage with 278-square-foot guest quarters above.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 3, 2019.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

ENGINEERING REQUIREMENTS:

10. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

11. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed landscape/irrigation and private walk within public right of way.

12. 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.

13. 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.

PLANNING/DESIGN REQUIREMENTS:

14. Owner/Permittee shall maintain a minimum of two 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.

15. 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.

16. The guest quarters shall not be used as, or converted to, a companion unit or any other dwelling unit and neither the primary dwelling unit nor the guest quarters shall be sold or conveyed separately.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 July 20, 2016, and **[Approved Resolution Number]**.

Conditional Use Permit Approval No.: 1650657

Date of Approval: July 20, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
Development Project Manager

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

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

Owner/Permittee

By _____
James Hench, Owner

Owner/Permittee

By _____
Geraldine Hench, Owner

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: **471580**

Project Title: **Hench Residence**

Project Location-Specific: 1227 Diamond Street, San Diego, California 92109

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

Description of nature and purpose of the Project: The project proposes a COASTAL DEVELOPMENT PERMIT to demolish an existing single family residence and construct a new two-story residence with detached two car garage including an accessory unit above the garage totaling 3,617 square feet. The 0.14 acre site is located at 1227 Diamond Street in the RS-1-7 zone of the Pacific Beach Community Plan area, Council District 2. Additionally the project site is located within the Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-appealable-2) and Parking Impact Overlay Zone (Coastal). (LEGAL DESCRIPTION: Lot 4, Block "E", on map entitled Congress Heights Unit Two, Map No. 1770)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: James Hench
21097 Brush Road
Los Gatos, California 95033
(858) 735-5902

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: 15303 (New Construction)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include but are not limited to on single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

Lead Agency Contact Person: Morgan Dresser

Telephone: (619) 446-5404

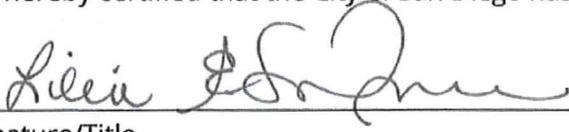
If filed by applicant:

1. Attach certified document of exemption finding.

ATTACHMENT 7

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



Signature/Title

June 16, 2016

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, June 22, 2016: 6:30-8:30 pm
AGENDA

- Item 1 - 6:30 **Call to Order, Quorum**
- Item 2 **Current Agenda - Modifications and Approval**
- Item 3 **May 26, 2016 Minutes - Modifications and Approval**
- Item 4 – 6:35 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)
Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.
- Item 5 – 6:55 **Election Subcommittee Update (Information Item / Possible Action Item)**
Presenter: Debbie Conca
- Item 6 – 7:00 **Citizens' Plan for San Diego (Possible Action Item)**
Presenter: Jeff Marston; Director of Traditional Communications
- Item 7 – 7:30 **Development Subcommittee (Action Item)**
Presenter: Henish Pulickal
- 1) PTS 471580 / 1227 Diamond / RS-1-7
CDP to demolish older SFD and construct 3,617 sf SFD and guest quarters/garage.
Subcommittee recommends motion to approve.
- 2) PTS 466647 / 1141 Felspar
Previously approved 4-plex. Seeking tentative map waiver for condominiums.
Subcommittee recommends motion to approve.
- Item 8 – 7:45 **PBPG Chair's Report (Information Item)**
Presenter: Brian J. Curry
Crime in Pacific Beach
- Item 9 **Other Subcommittees and Reports (Time Permitting)**
Traffic & Parking: Michael Beltran
Public Safety: Amy Gordon
De Anza Special Study Area: Chris Olson
Special Events: Debbie Conca or Eve Anderson
- Item 10 – 8:30 **Adjournment**

Next PBPG

General Meeting: Wednesday, July 27, 2016 6:30-8:30 pm



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 _____ Project No. For City Use Only _____

HENCH RESIDENCE

Project Address:

1227 DIAMOND ST

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):
 JIM HENCH
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 21097 BRUSH RD

City/State/Zip:
 LOS GATOS CA. 95033

Phone No: (408) 966-9926 Fax No:
 Signature: [Signature] Date: 2/9/16

Name of Individual (type or print):
 GERALDINE HENCH
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 21097 BRUSH RD

City/State/Zip:
 LOS GATOS CA. 95033

Phone No: (408) 966-9926 Fax No:
 Signature: [Signature] Date: 2/7/16

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

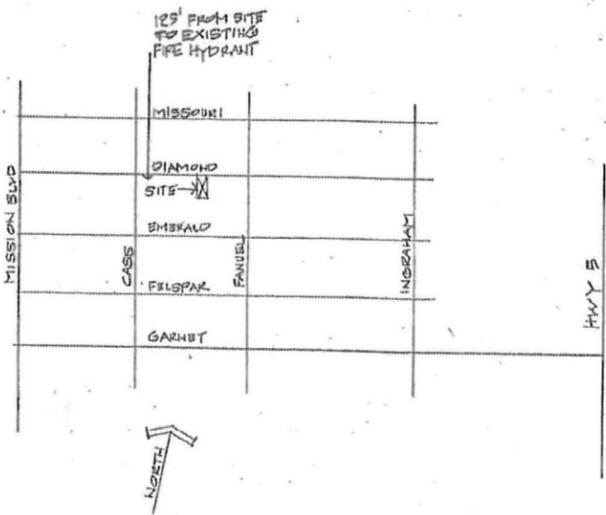
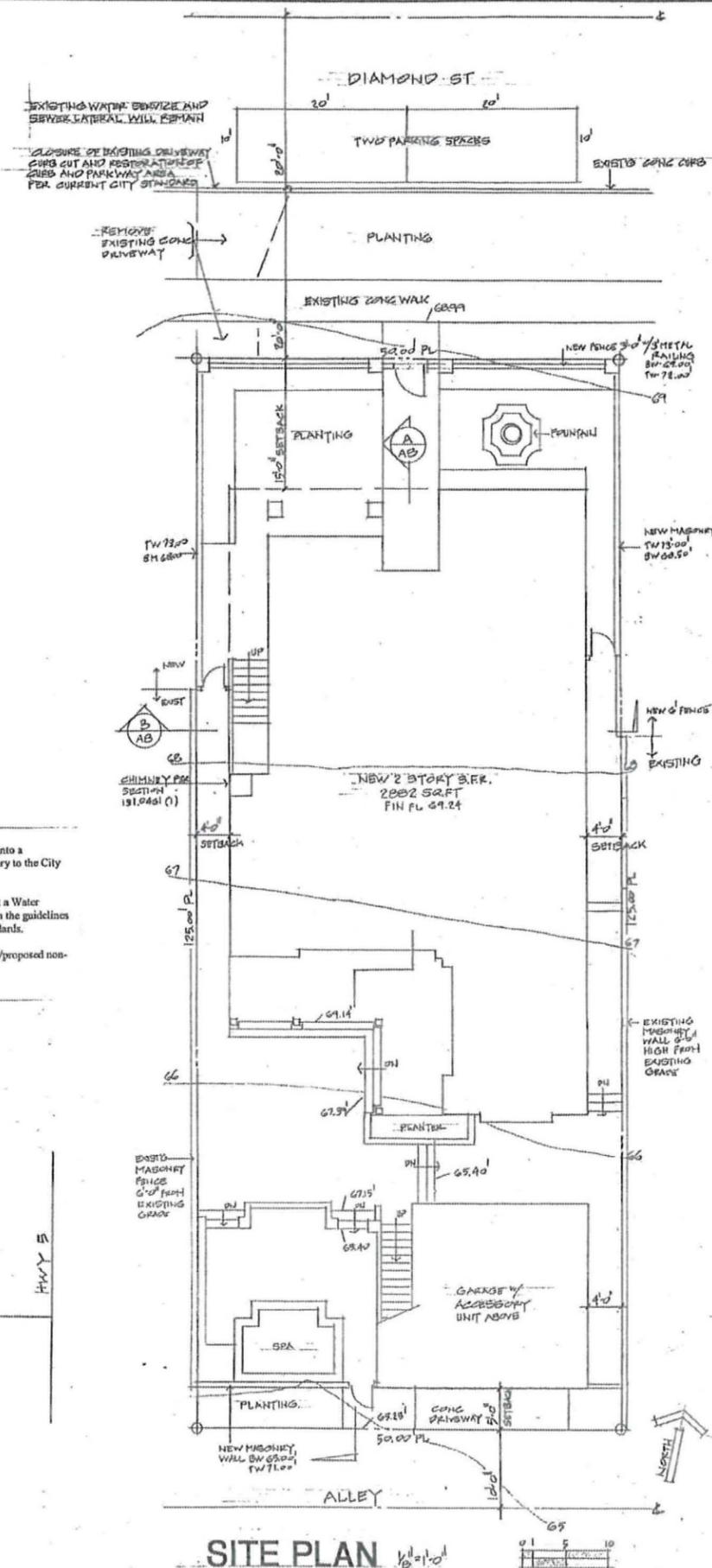
Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
 Signature: _____ Date: _____



VICINITY MAP NO SCALE

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

Development Summary
 Scope of work:
 Applying for Coastal Development Permit
 Coastal Development Permit to demolish an existing single family residence and construct a new two story residence with detached two car garage including a habitable accessory unit over garage totaling 3617 square-foot. The 0.14 acre site is located within the Coastal Overlay zone at 1227 Diamond Street in the RS-1-7 zone (a) of the Pacific Beach Community Plan area within Council District 2.

Project Team:
Architect
 William G. Currier
 10818 Birch Bluff Ave
 San Diego, CA 92131
 Phone: (858) 695-1914
Topography Survey
 Bill Goodwin
 2269 San Bernardo Ave.
 Hemet, CA 92545
 Phone: (619) 462-6523
Energy Calculations
 D & R Calc
 14107 Ipava Dr.
 Poway, CA 92064
 Phone: (858) 486-950
Landscape Architect
 Angelina Sotelo
 2643 4th Ave
 San Diego, CA 92103
 Phone: (619) 544-1977
Structural Engineer
 John Schmitt
 1963 Robn Road
 Escondido, CA 92131
 Phone: (760) 703-3389
Civil Engineer
 Alex Parra
 709 Esfa Drive
 Chula Vista, CA 91910
 Phone: (619) 227-8941

Legal Description:
 Lot 4, Block "E", as shown on that certain map entitled Congress Heights Unit Two, which map was filed in the Office of the Recorder of the County of San Diego, State of California, according to Map No. 1770. Filed on November 27, 1923.
 APN: 415-632-04-00
Owner Name and Address:
 James and Geraldine Hench
 1227 Diamond Street
 San Diego, CA 92109

Type of Construction: Type 5- Non rated
Occupancy Classification: R-1
Zoning designation: RS-1-7 Coastal, Coastal Height Limit
Year Constructed: 1950
Geologic Hazard Category: 52
Existing/Proposed Uses: Single Family Residence
Floor Area Ratio: 0.58
Gross site area= 6250 Sq. ft. (0.58) = 3625 Sq. ft. max
Floor Area Summary:

Lower Level Floor Plan	2249	Bedroom #2 Balcony	44 Sq. ft.
Upper Level Floor Plan	633	Bedroom #3 Balcony	18 Sq. ft.
Garage Floor Plan	457	Accessory Unit Balcony	112 Sq. ft.
Habitable Accessory Unit	278	Covered Patio	282 Sq. ft.
Total Living Area	3617 Sq. Ft.		

No easements on property
 No existing or proposed transit stops adjacent to property

SHEET INDEX

A1	Title Sheet/Proposed Site Plan/Development Summary
A2	Historical/Demolition Site Plan
A3	Lower Level Floor Plan
A4	Upper Level Floor Plan
A5	Exterior Elevations
A6	Roof Plan
A7	Building Sections
A8	Site Sections
L1	Landscape Concept Plan
L2	Conceptual Water Conservation Plan
C1	Drainage and BMP Plan

william currier
architect

10818 birch bluff ave., san diego, ca. 92131 (858) 695-1914

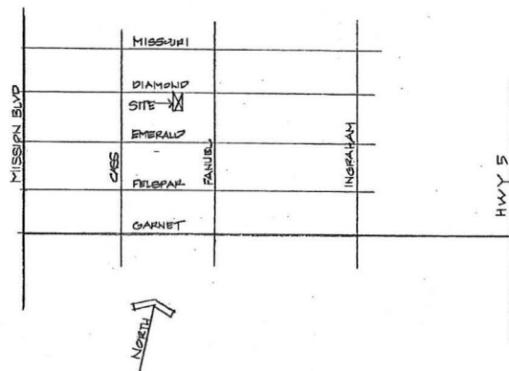
HENCH RESIDENCE
 1227 DIAMOND ST.
 SAN DIEGO, CA. 92109

TITLE SHEET
 PROPOSED SITE
 PLAN DEVELOPMENT
 SUMMARY

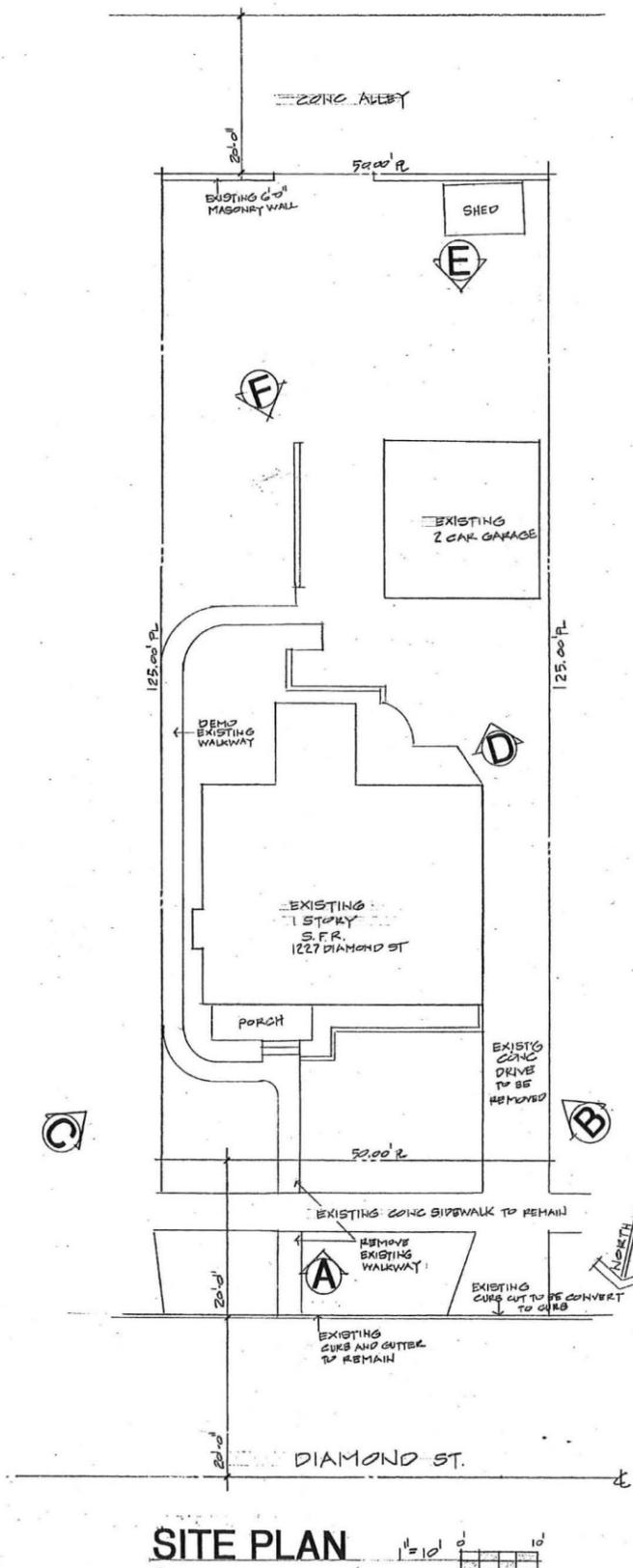
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 of 11



VICINITY MAP NO SCALE



SITE PLAN 1" = 10'

LEGAL: LOT 4, BLOCK "E", AS SHOWN ON THAT CERTAIN MAP ENTITLED CONGRESS HEIGHTS UNIT TWO, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO 1770, FILED ON NOVEMBER 27, 1923.

APN: 415-632-04-00

OWNER:
James and Geraldine Hench

SITE ADDRESS:
1227 Diamond Street
San Diego, CA 92109

BASIS OF BEARINGS: 7 foot offset line along South side of Diamond St. per Corner Record No. 2079, i.e. North 75°38'30" East.

BENCHMARK:
Northwest Brass plug top of curb Diamond St. and Everts St. Elevation = 67.154 feet M.S.L. Datum per City of San Diego.

No easements shown per First American Title Company Order No. DIV-4404661 dated May 16, 2013.

NOTE
REMO ALL EXISTING STRUCTURES ON SITE INCLUDING HOUSE, GARAGE, SHED, GARDEN WALLS, TRELLIS, AND CONCRETE FLATWORK.

william currier
architect

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HENCH RESIDENCE

1227 DIAMOND ST.
SAN DIEGO, CA. 92109

SITE PLAN
HISTORICAL/
DEMOLITION

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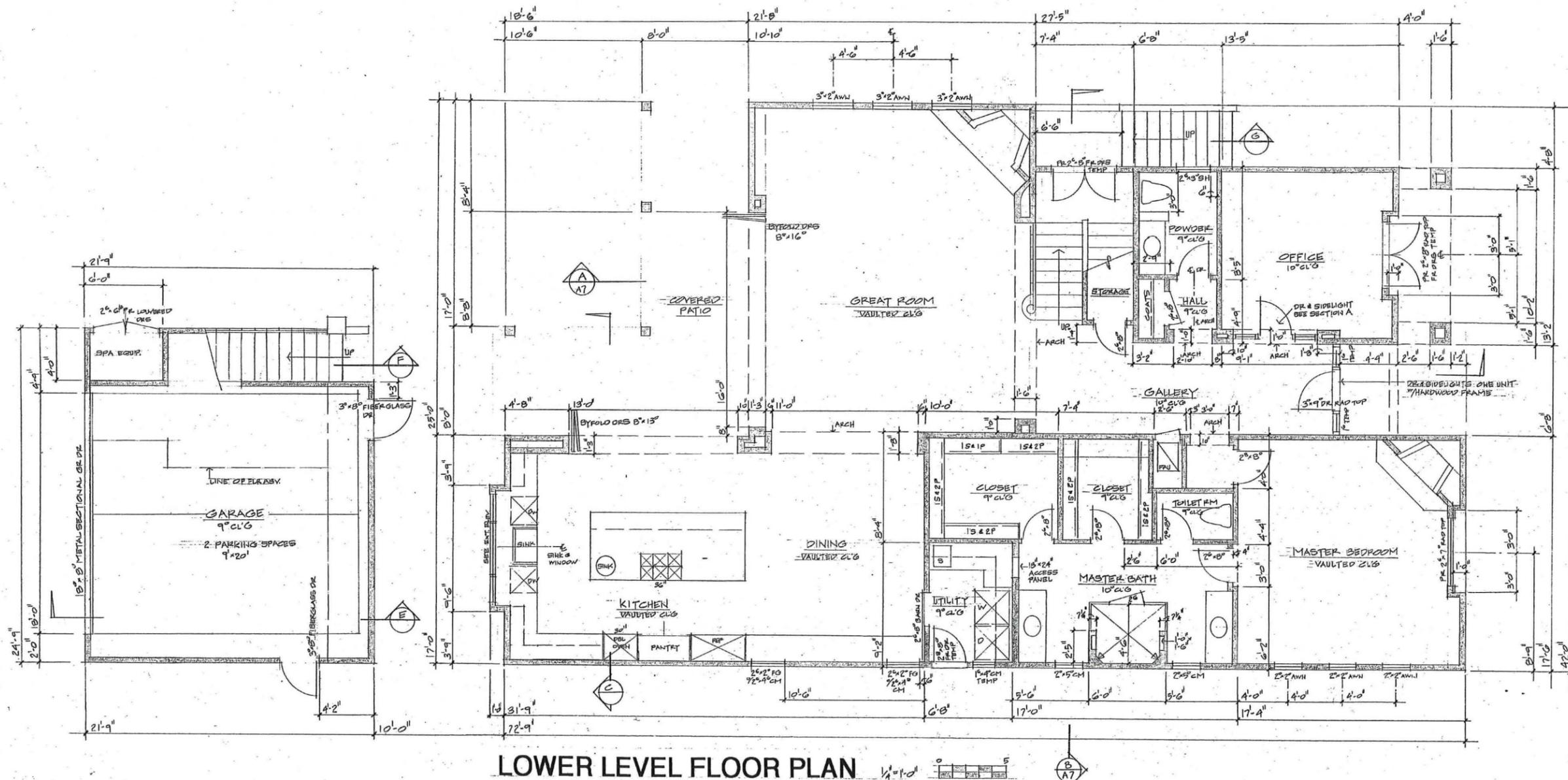
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LOWER LEVEL FLOOR PLAN 1/4" = 1'-0"

William currier
architect

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HENCH RESIDENCE

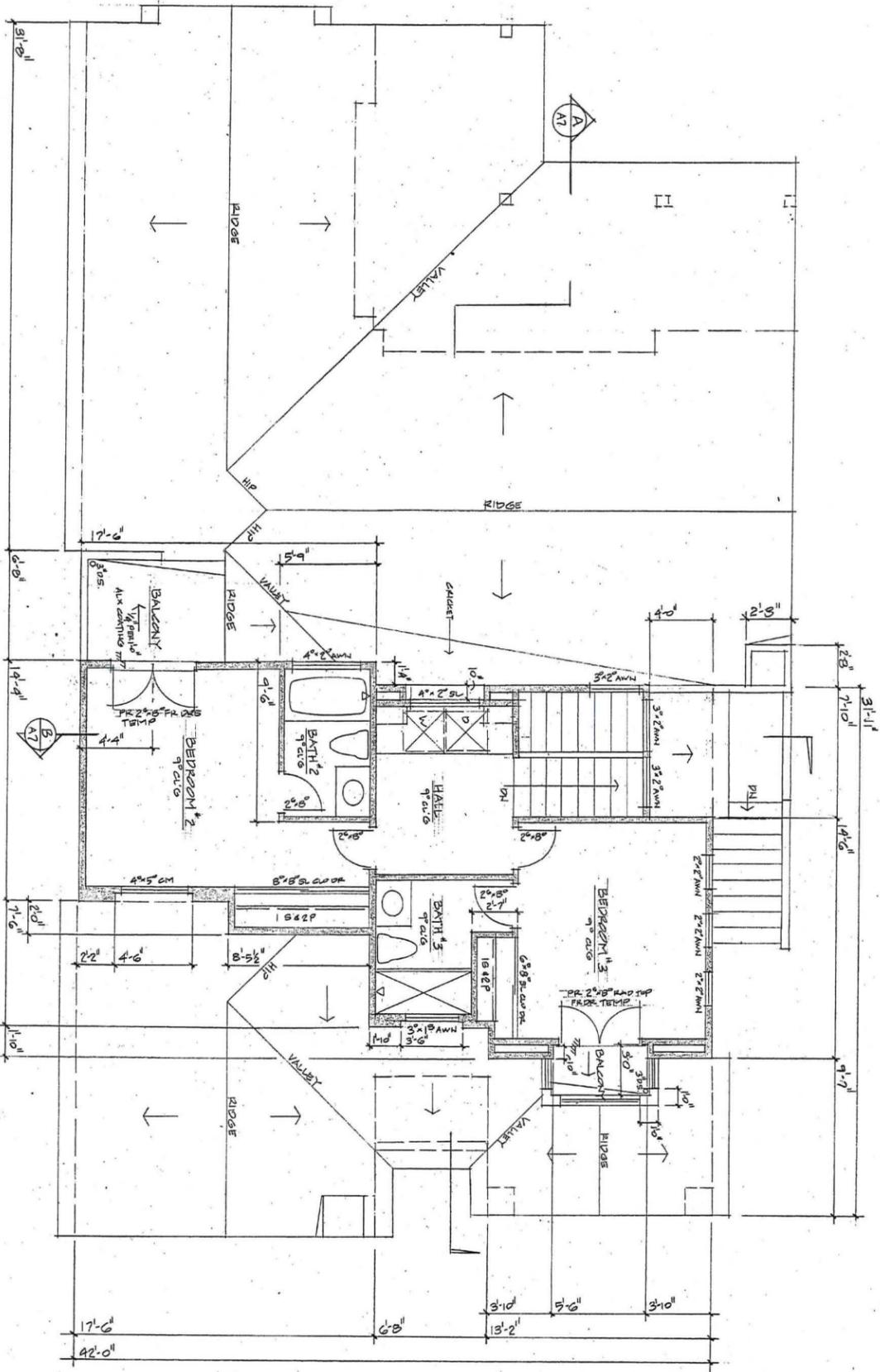
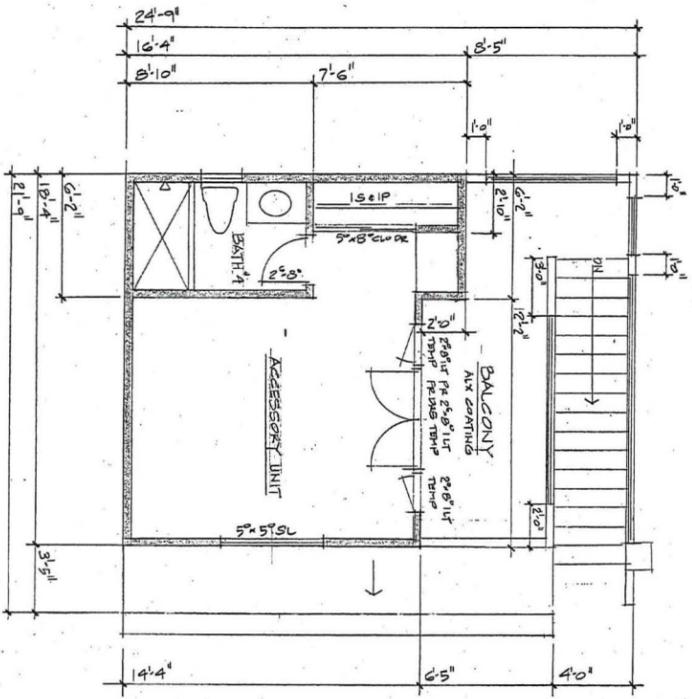
1227 DIAMOND ST.
SAN DIEGO, CA. 92109

LOWER LEVEL FLOOR PLAN

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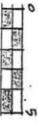
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UPPER LEVEL FLOOR PLAN

1/4"=1'-0"



HENCH RESIDENCE

1227 DIAMOND ST.
SAN DIEGO, CA. 92109

william currier
architect

10818 birch bluff ave., san diego, ca. 92131 (858) 695-1914

UPPER LEVEL
FLOOR PLAN

revision date

5/14/15

date 2/9/15

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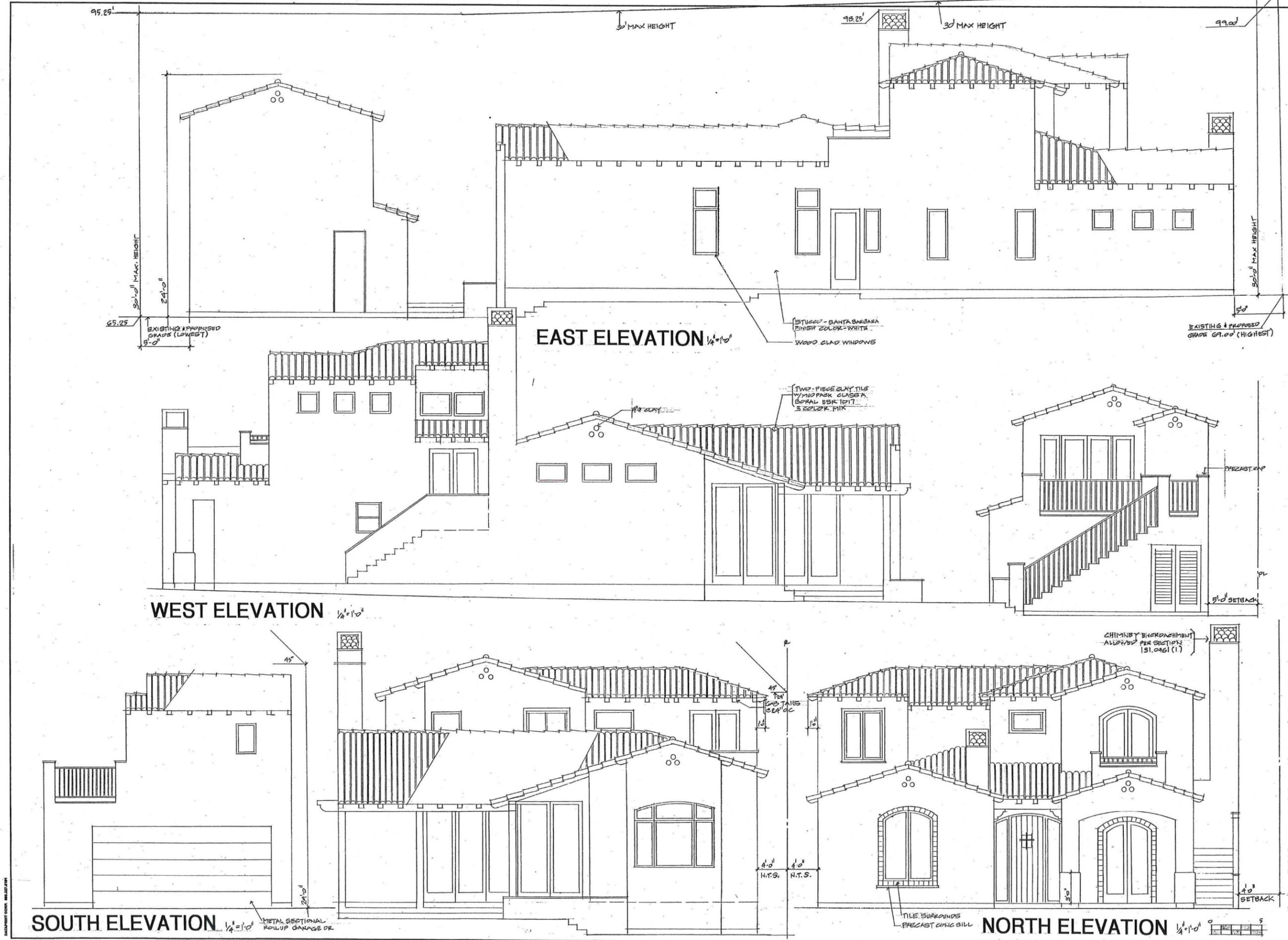
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HENCH RESIDENCE

1227 DIAMOND ST.
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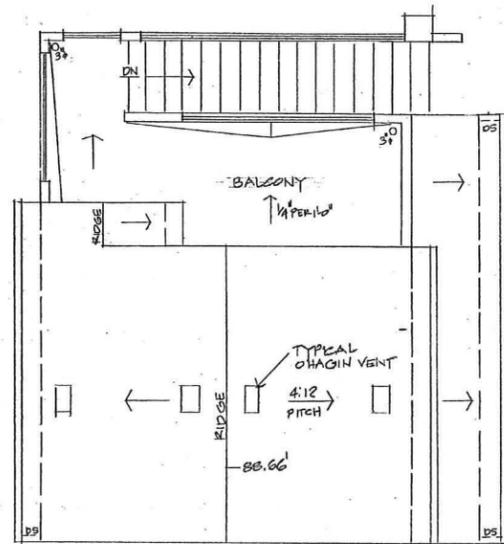
EXTERIOR ELEVATIONS

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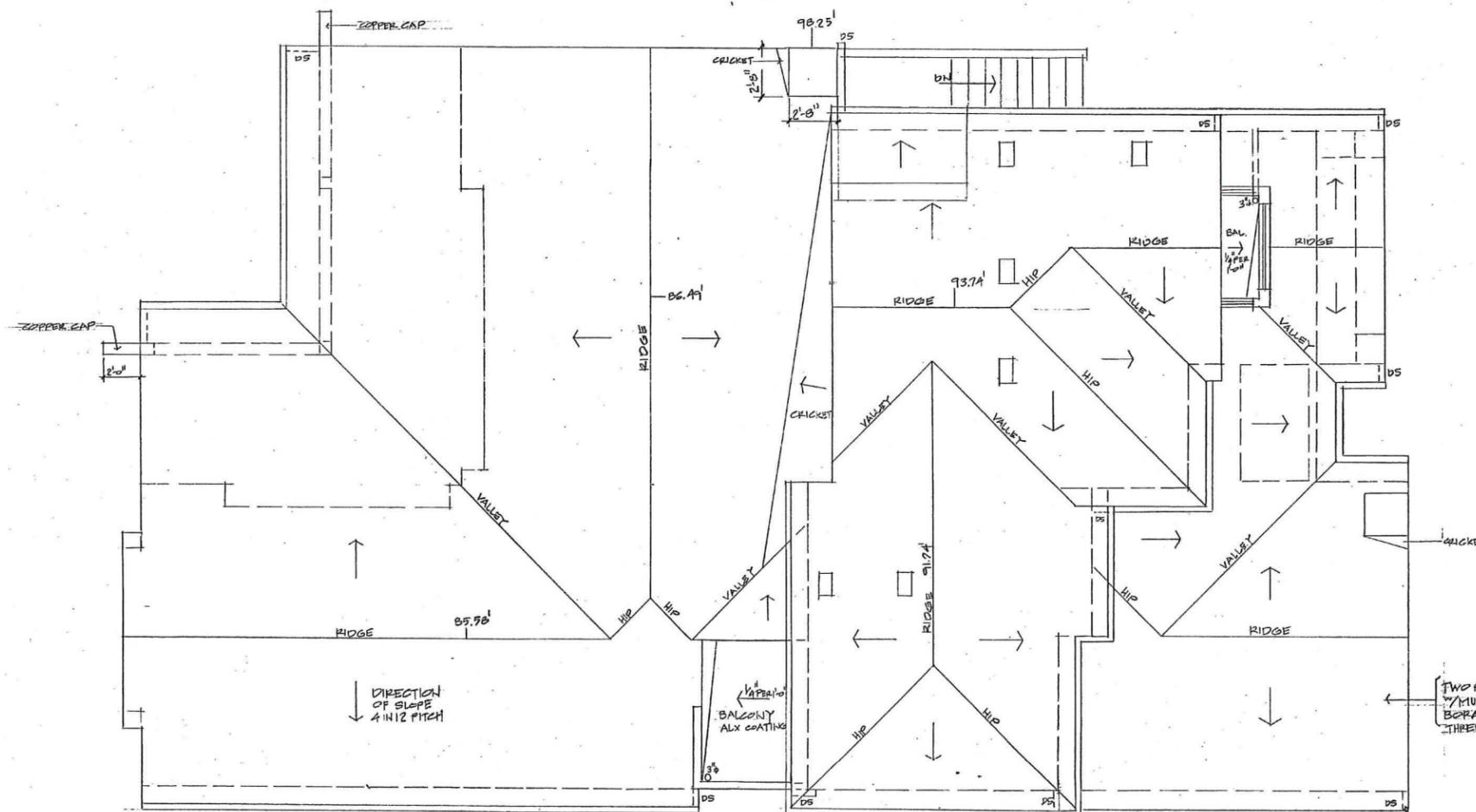
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DATEPLOT COPY: 04/22/16



ATTIC VENTS
 ACCESSORY UNIT = 278 SF FT
 278 SF FT / 150 = 1.85 2143 x 267 SF IN
 267 / 47.50 = 5 VENT REQUIRED
 4 SHOWN



ROOF PLAN 1/4" = 1'-0" 0 5

UPPER ROOF VENTS
 CHAOS, MODEL 5 EMBARK RESISTANT
 102-EG 9050 A
 633 SF FT / 150 = 4.22 x 144 = 607.68 SF IN
 608 / 97.50 = 6 VENT REQUIRED

TWO PIECE CLAY TILE
 W/ MUD PACK CLASS A
 BERAL BR 1017
 THREE COLOR MIX

HENCH RESIDENCE

1227 DIAMOND ST.
 SAN DIEGO, CA. 92109

ROOF PLAN

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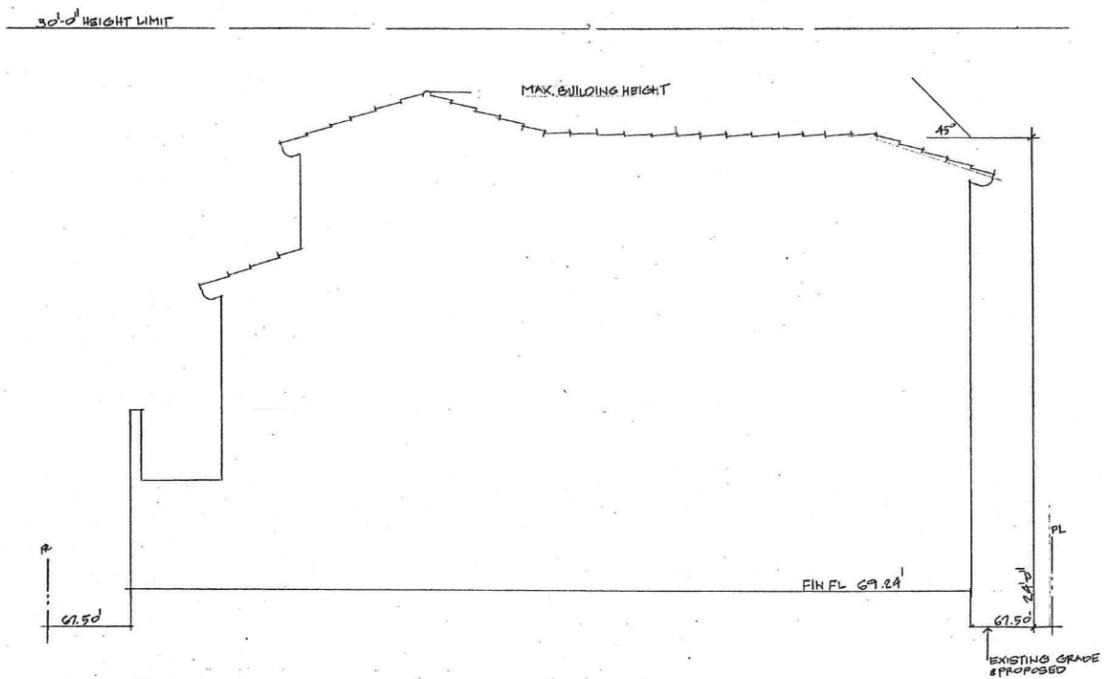
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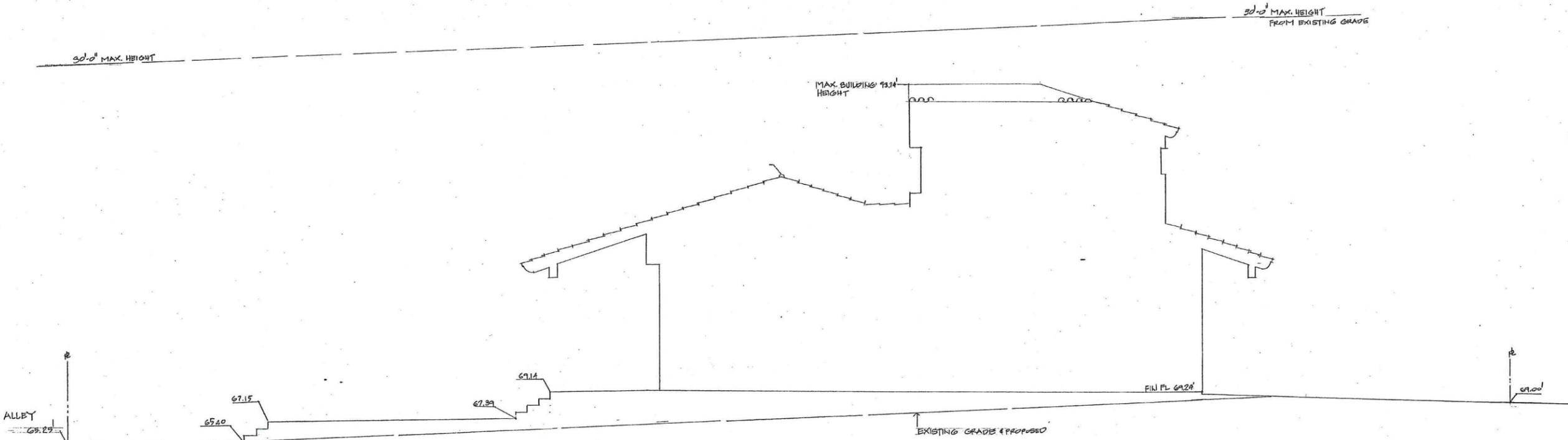
of 11

william currier
 architect

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SITE SECTION B 1/4" = 1'-0" 0 5



SITE SECTION A 1/4" = 1'-0" 0 5

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architect

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HENCH RESIDENCE

1227 DIAMOND ST.
 SAN DIEGO, CA. 92109

SITE SECTIONS

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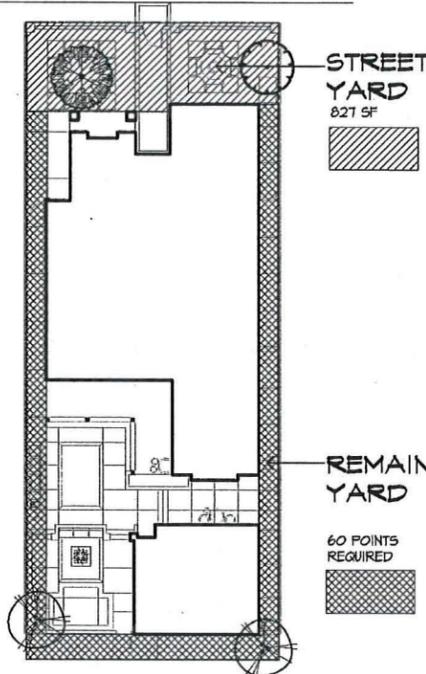
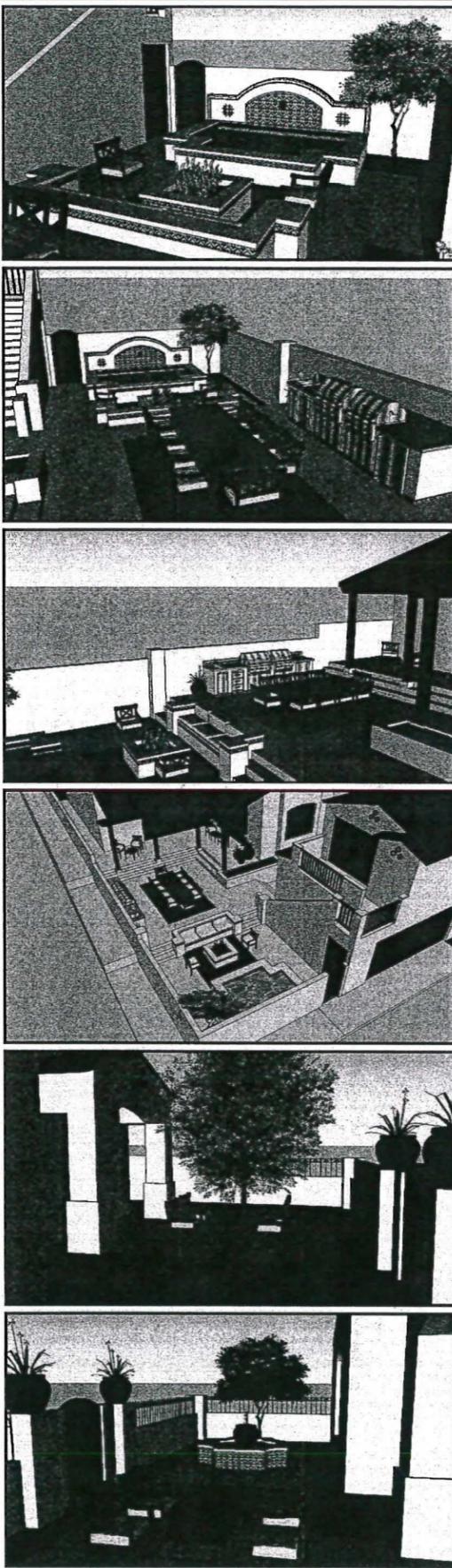
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PERSPECTIVE RENDERINGS



LANDSCAPE CALCULATION DIAGRAM
SCALE 1/8"=1'-0"

B

STREET YARD			
• A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.			
• At least one-half of the required planting points shall be achieved with trees.			
Planting Area Required (142.0404)	Planting Area Provided	Excess Area Provided	
Total Area 827 sq. ft. x 60% = 330.8 sq. ft.	330.42 sq. ft.	2.62 sq. ft.	
Planting Points Required (142.0404)	Plant Points Provided	Excess Points Provided	
Total Area 827 sq. ft. x 0.05 = 41.35 points	100 points	58.65 points	
Points achieved with trees: 70 points			
Planting Area allowable on hardscape or unattached unit pavers (142.0404)(1/10)	Provided		
Total Area 827 sq. ft. x 10% = 82.7 sq. ft.	82.7 sq. ft.		

**LS AREA REQUIRED = 413.50 SF
-10% OF UNATTACHED PAVERS = 82.70 SF
330.80 SF

REMAINING YARD - 2 Dwellings Units		
Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points in the remaining yard	70 points	40 points

PLANT LIST

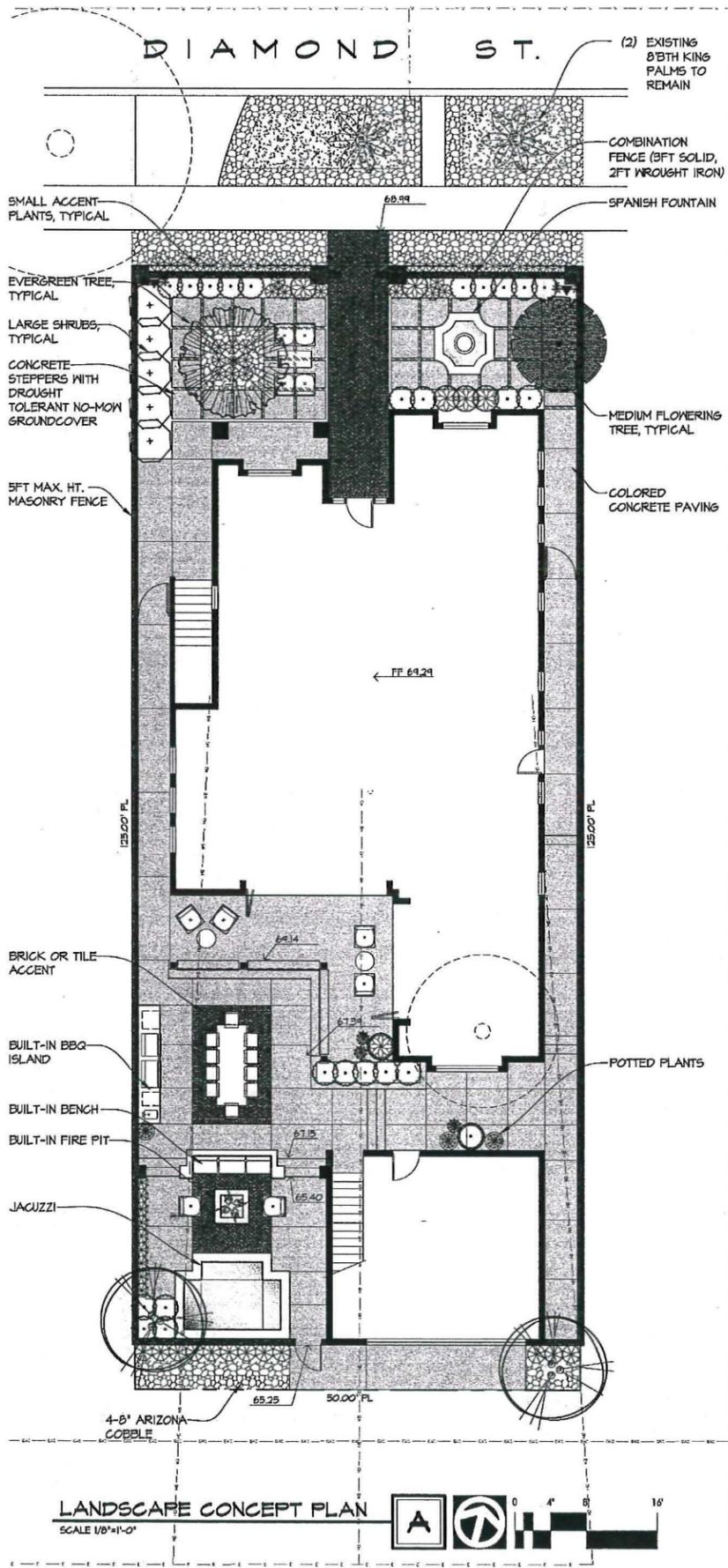
ABBR.	SIZE	SCIENTIFIC NAME	COMMON NAME	H x W
SHADE TREES - 20% 36" BOX, 80% 24" BOX				
ARB. MAR.	24" BOX	ARECATUS MARINA-MULTI	MARINA STRAWBERRY TREE	25' x 25'
OLE. EUR.	36" BOX	OLEA EUROPAEA 'SIHAN HILL' - MULTI	EUROPEAN OLIVE	25' x 25'
FRU. K.V.	24" BOX	FRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	20' x 15'
LARGE TO MEDIUM FLOWERING SHRUBS - 100% 5 GAL				
CAL. L.J.	5 GAL.	CALLISTEMON LITTLE JOHN'	DIARUF BOTTLE BRUSH	3' x 3'
PIT. TEN.	5 GAL.	PITOSPORIUM TENIFOLIUM 'SILVER SHEEN'	KOHUHU	10' x 6'
ROS. TB.	5 GAL.	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	3' x 2'
ACCENT PLANTS - 25% 5GAL, 75% 1GAL				
AEO. URB.	1 GAL.	AECONIUM URBIICUM	SALAD BOWL	15' x 15'
ASA. DES.	5 GAL.	ASAVE DESMETTIANA	SMOOTH AGAVE	25' x 25'
CHO. TEC.	1 GAL.	CHONDROPETALUM TECTORUM	SHALL CAPE RUSH	3' x 2'
DIE. IRI.	1 GAL.	DIETES IRIDIODES	AFRICAN IRIS	2' x 2'
SAN. MS	1 GAL.	SANSEVIERIA T. MOONSHINE	SNAKE PLANT	3' x 1'
STR. RES.	5 GAL.	STRELITZIA REGINAE	BIRD OF PARADISE	4' x 3'
GROUNDCOVERS - 100% FLATS				
DYM. MAR.	FLATS	DYMONDIA MARGARETAE	SILVER CARPET	0.1' x 0.15'
SEN. MAN.	FLATS	SENEGIO MANDRILASCAGAE	BLUE ICE PLANT	0.75' x 1'

GENERAL NOTES

PLANT MATERIAL REQUIREMENTS
 (1) PLANTING OF INVASIVE PLANT SPECIES, AS DESCRIBED IN THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL, IS NOT PERMITTED.
 (2) ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES TYPE, LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.
 (3) PLANT MATERIAL SPECIES SHALL BE USED THAT WILL CONTINUE TO MEET THE REQUIREMENTS OF THIS DIVISION AFTER INSTALLATION.
 (4) TREE LOCATIONS SHALL BE MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE TREE TRUNK AT PROPOSED GRADE.
 (5) A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. THIS MINIMUM DIMENSION AND ROOT ZONE AREA MAY BE REDUCED WITH THE USE OF STRUCTURAL SOIL OR WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS, AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE ADJACENT IMPROVEMENTS.
 (6) PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
 (7) ALL PRUNINGS SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
 (8) ANY PLANT MATERIAL REQUIRED BY THIS DIVISION THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN. REQUIRED SHRUBS THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 15-GALLON SIZE AND REQUIRED TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 60-INCH BOX SIZE MATERIAL. THE CITY MANAGER MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN A 15 GALLON SHRUB OR 60-INCH BOX TREE.
 (9) TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
 (10) TREES REQUIRED BY THIS DIVISION SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.
 (11) SHRUBS REQUIRED BY THIS DIVISION SHALL BE WOODY OR

PERENNIAL PLANTS THAT ARE LOW BRANCHING OR HAVE MULTIPLE STEMS.
 (12) TREE ROOT BARRIERS OR STRUCTURAL SOIL SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NON PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE CITY MANAGER MAY WAIVE THIS REQUIREMENT WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS, AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE PUBLIC IMPROVEMENTS.
 (13) NATIVE PLANTS SHALL BE LOCALLY INDIGENOUS.
 (14) NATURALIZED PLANT MATERIAL SHALL BE PLANTINGS THAT CAN SURVIVE WITHOUT IRRIGATION AFTER INITIAL PLANT ESTABLISHMENT.
 (15) PLANT MATERIALS SHALL BE GROUPED INTO HYDROZONES THAT CONSIST OF PLANT SPECIES HAVING SIMILAR WATER DEMAND AND BY THEIR SOIL, SUN, AND SHADE REQUIREMENTS.
 (16) PLANT MATERIAL SHALL BE SELECTED TO MEET A MAXIMUM APPLIED WATER ALLOWANCE AS DETERMINED BY THE WATER BUDGET FORMULA AND SPECIFICATIONS IN SECTION 142.0419(D).
PLANT AREA REQUIREMENTS
 (1) PLANTING AREAS REQUIRED BY THIS DIVISION SHALL CONSIST OF THE FOLLOWING:
 (A) LOW-GROWING WOODY OR HERBACEOUS GROUNDCOVER, TURF, SHRUBS, OR TREES.
 (B) UNATTACHED UNIT PAVERS, LOOSE ORGANIC OR INORGANIC MATERIALS, OR HARDSCAPE, OR
 (C) BUILT IMPROVEMENTS INCLUDING WATER FEATURES, OVERHEAD STRUCTURES (SUCH AS GAZEBOES, TRELLIS STRUCTURES, ETC.) OR FIXED SEATING.
 (2) PLANTING AREAS MAY BE LOCATED TOWARD THE PLANTING AREA REQUIRED BY THIS DIVISION IF THEY ARE GREATER THAN 30 SQUARE FEET IN SIZE WITH NO DIMENSION LESS THAN 5 FEET.
 (3) ALL REQUIRED PLANTING AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER.
STREET TREE REQUIREMENTS
 (A) STREET TREE REQUIREMENTS WHEN NEW STRUCTURES, ADDITIONS TO STRUCTURES, CONDOMINIUM CONVERSIONS, OR NEW VEHICULAR USE AREAS ARE SUBJECT TO THIS SECTION IN ACCORDANCE WITH TABLE 42-041A, STREET TREES WITHIN THE PARKWAY SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING REGULATIONS.
 (1) STREET TREE QUANTITY, STREET TREES SHALL BE PLANTED BETWEEN THE CURB AND ADJUTING PROPERTY LINE. THE NUMBER OF REQUIRED STREET TREES SHALL BE CALCULATED AT THE RATE OF ONE 24-INCH BOX TREE FOR EVERY 30 FEET OF STREET FRONTAGE. THE INSTALLED TREE SPACING MAY BE

VARIED TO ACCOMMODATE SITE CONDITIONS OR DESIGN CONSIDERATIONS, HOWEVER, THE NUMBER OF TREES REQUIRED FOR EACH STREET FRONTAGE ON A LOT BOUNDED BY MORE THAN ONE STREET SHALL BE PLANTED ALONG THE CORRESPONDING STREET FRONTAGE. WHERE SITE CONDITIONS DO NOT ALLOW THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE. ALONG THAT STREET FRONTAGE WHERE PALM TREES ARE PROPOSED TO SATISFY THIS REQUIREMENT IN ACCORDANCE WITH SECTION 142.0409(A)(3), THEY SHALL BE PLANTED AT A RATE OF ONE 10-FOOT BROWN TRUNK HEIGHT PALM FOR EACH 20 FEET OF STREET FRONTAGE.
 (2) STREET TREE LOCATIONS
 (A) STREET TREES SHALL BE LOCATED 7 FEET FROM THE FACE OF CURB ON STREETS CLASSIFIED IN THE APPLICABLE LAND USE PLAN AS MAJOR STREETS, PRIMARY ARTERIALS, OR EXPRESSWAYS THAT HAVE A POSTED SPEED OF 50 MILES PER HOUR OR GREATER FOR ALL OTHER STREET CLASSIFICATIONS, STREET TREES SHALL BE LOCATED NO CLOSER THAN 50 INCHES TO THE FACE OF CURB OR WITHIN MEDIAN ISLANDS, NO CLOSER THAN FOUR FEET TO THE FACE OF CURB.
 (B) STREET TREES SHALL BE SEPARATED FROM IMPROVEMENTS BY THE MINIMUM DISTANCE SHOWN IN TABLE BELOW.
 MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNAL, STOP SIGN 20 FEET
 UNDERGROUND UTILITY LINES (EXCEPT SEWER) 5 FEET
 SEWER LINES 10 FEET
 ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) 10 FEET
 DRIVEWAYS 10 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) 25 FEET
 (C) TREES SHALL BE SELECTED AND LOCATED SO THAT AT MATURITY THEY DO NOT CAUSE DAMAGE OR CONFLICT WITH OVERHEAD UTILITY LINES.
 (3) STREET TREE SPECIES SELECTION TREES SHALL BE SELECTED IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL. PALM TREES MAY ONLY BE USED TO SATISFY THE STREET TREE REQUIREMENT WHERE IDENTIFIED AS AN ACCEPTABLE STREET TREE SPECIES IN AN ADOPTED LAND USE PLAN.
 (4) ADDITIONAL PUBLIC RIGHT-OF-WAY REGULATIONS
 (1) AREAS WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE NOT PAVED FOR REQUIRED PEDESTRIAN WALKS OR FOR VEHICLE ACCESS SHALL BE PLANTED OR COVERED WITH MULCH, UNATTACHED UNIT PAVERS, OR OTHER PERMEABLE MATERIAL ACCEPTABLE TO THE CITY.
 (2) PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



LANDSCAPE CONCEPT PLAN
SCALE 1/8"=1'-0"

A



2643 4th Avenue
San Diego CA 92103
phone 619.719.6766
angelina@sotelo-la.com
www.sotelo-la.com



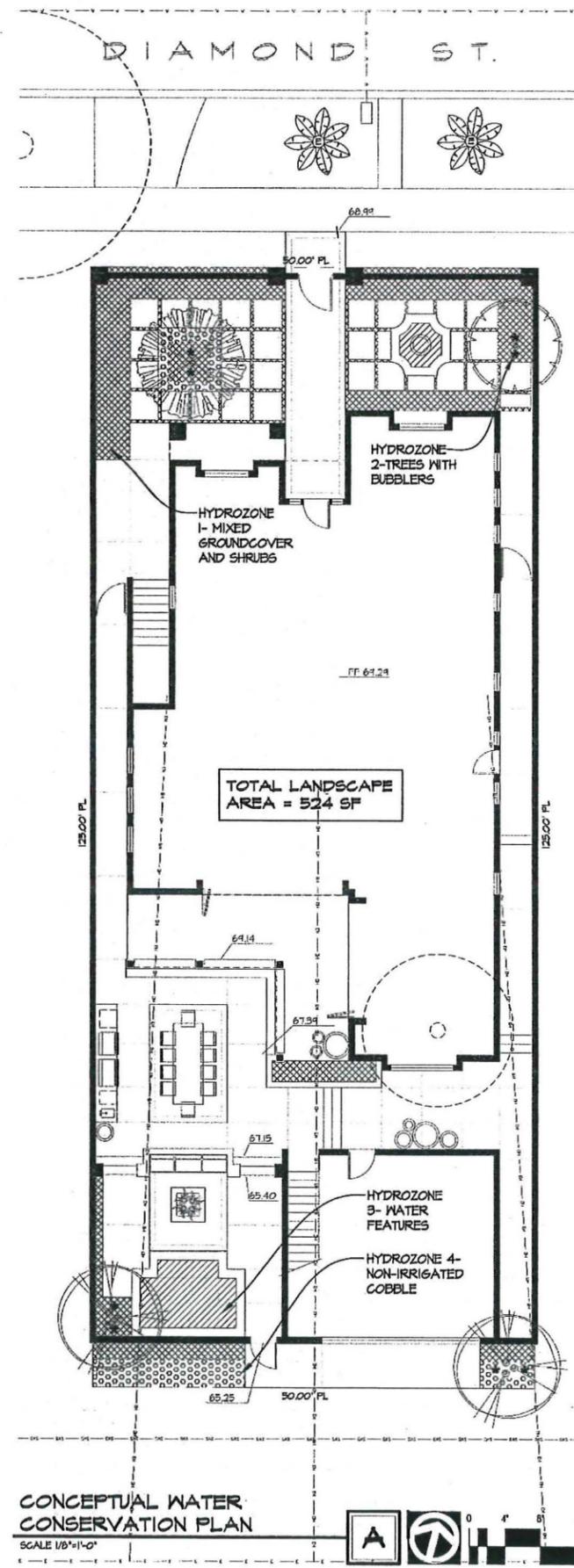
HENCH RESIDENCE
1227 DIAMOND STREET
SAN DIEGO, CA 92109

SUBMIT TO CLIENT 02.09.16

LANDSCAPE CONCEPT PLAN

SHEET
L1.0

ALL DATA OBTAINED FROM FIELD SURVEY OR PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE.



WATER USE CALCULATIONS

MAWA: MAXIMUM APPLIED WATER ALLOWANCE IN GALLONS PER YEAR
 ET₀: EVAPOTRANSPIRATION IN INCHES PER YEAR = 40.0
 0.62: CONSERVATION FACTOR TO GALLONS PER SQUARE FOOT
 0.7: ET ADJUSTMENT FACTOR FOR PLANT FACTORS AND IRRIGATION EFFICIENCY
 LA: LANDSCAPE AREA INCLUDES SPECIAL LANDSCAPE AREA IN SQUARE FEET = 1,091.81 SF

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ET₀ x 0.62 x 0.70 x LA)
 MAWA = (40.0 x 0.62 x 0.70 x 524) = 9,324

ESTIMATED ANNUAL APPLIED WATER USE

ETWU = (ET₀ x 0.62) (PF x HA / IE)
H1 - MD /LOW-MED WATER USE PLANTS WITH DRIP
 ETWU = (40.0 x 0.62) (0.50 x 409 / 0.80) = 6,498
H2 - TB /MED-LOW WATER USE TREES WITH BUBBLERS
 ETWU = (40.0 x 0.62) (0.50 x 16 / 0.85) = 240
H3 - WATER FEATURES
 ETWU = (40.0 x 0.62) (1.0 x 42) = 2,336

ETWU = 9,076

ETWU < MAWA
9,076 GAL/YEAR < 9,324 GAL/YEAR

HYDROZONES INFORMATION

HYDROZONE 1		
PLANT TYPE:	MIXED GROUNDCOVER AND SHRUBS	PF: 0.50
LANDSCAPE WATER NEEDS:	MEDIUM - LOW WATER USE PLANTS	IE: 0.80
TYPE OF IRRIGATION SPECIFIED:	DRIP IRRIGATION	
LANDSCAPE TOTAL AREA:	409 S.F.	
HYDROZONE 2		
PLANT TYPE:	TREES	PF: 0.50
LANDSCAPE WATER NEEDS:	MODERATE WATER USE PLANTS	IE: 0.85
TYPE OF IRRIGATION SPECIFIED:	BUBBLER IRRIGATION	
LANDSCAPE TOTAL AREA:	16 S.F.	
HYDROZONE 3		
PLANT TYPE:	WATER FEATURES	PF: 1.0
LANDSCAPE WATER NEEDS:	HIGH	IE: N/A
TYPE OF IRRIGATION SPECIFIED:	N/A	
LANDSCAPE TOTAL AREA:	42 S.F.	
HYDROZONE 4		
PLANT TYPE:	NON IRRIGATED COBBLE	PF: 0
LANDSCAPE WATER NEEDS:	NON IRRIGATED	IE: N/A
TYPE OF IRRIGATION SPECIFIED:	N/A	
LANDSCAPE TOTAL AREA:	99 S.F.	

IRRIGATION REQUIREMENTS

- (1) ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE IN THIS DIVISION.
- (2) ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.
- (3) IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:
 - (A) NO IRRIGATION RUNOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS.
 - (B) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER.
 - (C) IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE SYSTEM MAINTENANCE REQUIREMENT AFTER INSTALLATION. ABOVE-GROUND IRRIGATION SYSTEM EQUIPMENT THAT IS EXPOSED TO POTENTIAL DAMAGE SHALL BE DESIGNED TO BE DAMAGE-RESISTANT, AND
 - (D) AN APPROVED RAIN SENSOR SHUTOFF DEVICE IS REQUIRED FOR ALL SYSTEMS AND A MOISTURE-SENSING DEVICE THAT REGULATES THE IRRIGATION SYSTEM FOR ALL LAWN AREAS IS REQUIRED.



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HENCH RESIDENCE

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SUBMIT TO CLIENT 02.09.16

CONCEPTUAL WATER CONSERVATION PLAN

SHEET L2.0

CONCEPTUAL WATER CONSERVATION PLAN



