



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: August 13, 2014 REPORT NO. HO-14-048

ATTENTION: Hearing Officer

SUBJECT: VISIN DUPLEX
PTS PROJECT NUMBER: 280069

REFERENCE: Report to the Planning Commission for the Appeal of the Visin Duplex at:
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2013/pc13071.pdf>
Report to the Historical Resources Board at:
<http://www.sandiego.gov/planning/programs/historical/pdf/2014/staffreports/hrb14001mtng140123a.pdf>

LOCATION: 337 and 341 Playa del Sur Street

OWNER/
APPLICANT: Jack Visin and Karen L. Visin/
Sasha Horton, Golba Architecture Inc.

SUMMARY

Issue(s): Should the Hearing Officer approve the remodel and addition to an existing historic residential structure (front unit), and demolition of an existing detached dwelling unit (rear unit) and construction of a three-story dwelling unit on a 0.054 acre site located at 337 and 341 Playa del Sur Street within the La Jolla Community Planning area?

Staff Recommendation(s) – APPROVE Coastal Development Permit No. 1323706 and Variance No. 1323708.

Community Planning Group Recommendation – On March 6, 2014, the La Jolla Community Planning Association voted 16-0-1 to recommend approval of all modifications to the existing historic structure, demolition of the non-historic structure and construction of a new dwelling unit without any additional conditions (Attachment 12).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 7, 2014, and the opportunity to appeal that determination ended on July 21, 2014.

BACKGROUND

The proposed project site is located at 337 and 341 Playa del Sur Street (Attachment 1), west of La Jolla Boulevard (Attachment 2). The site is located in the RM-3-7 Zone (Attachment 3) within the La Jolla Community Plan (Attachment 4), Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The zoning designation is a multi family residential zone and the community plan designates the site for Medium High Residential use at a density of 30-45 du/ac. The project site, occupying 0.054 acres, could accommodate two dwelling units based on the underlying zone and two dwelling units based on the community plan.

The project site has been previously graded and developed with two, one story dwelling units identified as 337 and 341 Playa del Sur Street. The 337 Playa del Sur Street dwelling unit was built between 1926 and 1927, and the 341 Playa del Sur Street dwelling unit was built in 1928. The applicant submitted a Single Discipline Preliminary Review to determine whether or not the subject property would be considered historically significant. This submittal included a Historic Resource Technical Report that was prepared by Scott Moomjian, dated December 2010, and was reviewed by staff. City staff concurred with the report's conclusion that the dwelling units are not eligible for designation under any Historical Resources Board (HRB) Criteria due to alterations and a resulting lack of integrity; and therefore the property was not referred to the HRB for consideration.

Development of the proposed project requires the approval of a Process 2 Coastal Development Permit (CDP) for development within the Non-Appealable Area 2 of the Coastal Overlay Zone. On April 18, 2013, Development Services Department (DSD) approved CDP No. 983703 and a Notice of Decision was issued. On May 6, 2013, DSD received three appeal applications. The appeal was to be heard by the Planning Commission on June 13, 2013; however, this hearing was continued to June 20, 2013, at which time the Planning Commission heard the appeals. The Planning Commission continued the hearing until August 8, 2013, and requested that the project go before the HRB for a determination prior to bringing the project and the appeals back to the Planning Commission.

On July 3, 2013, the La Jolla Historical Society (LJHS) provided significant new information that spoke to the building's eligibility for historic designation. This information included historic photographs, oral histories, and historical information not included in the applicant's Technical Report, as well as new analysis under the adopted designation criteria. On July 19, 2013 following the submittal of the LJHS information, the item was withdrawn from the Planning Commission docket to allow the applicant and the LJHS to further evaluate the significance of the site and the possibility for adaptive reuse consistent with the Standards, and a memorandum was sent to the Planning Commission (Attachment 7).

Historic Designation- Historically, the subject property was constructed by and for the Snell family, who played an integral role in the early development of the La Jolla Strand subdivision and the establishment of the neighborhood's identity of Windansea. Architecturally, the cottage, which was designed and built by owner and contractor William Snell, reflects the character of

early development in Windansea and utilized indigenous local cobble hauled up from the beach below, a practice found in buildings scattered throughout the coastal areas of La Jolla during this early period. The historic name of the resource, the William and Ruby Snell Cottage, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners who constructed the house as their personal residence.

On January 23, 2014, the HRB designated the William and Ruby Snell Cottage located at 341 Playa Del Sur as a historical resource with a period of significance of 1928 under HRB Criterion A as a resource that reflects the early historical and architectural development of the Windansea neighborhood. The designation excludes the 20 square foot addition to 341 Playa Del Sur constructed in 1979, and the rear cottage addressed at 337 Playa Del Sur in its entirety. The designation included the cobble retaining wall at the front of the property.

DISCUSSION

Project Description:

Based on the historical designation of 341 Playa Del Sur, the project application was revised to maintain the existing historic residential structure (front unit-341 Playa Del Sur), but would include the remodeling and addition of 47 square feet on the first floor and a 460 square feet on the second floor. The remodel and additions have been determined to be in compliance with the City's Historic Resources Regulations (San Diego Municipal Code (SDMC) Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards. In addition, the application proposes the demolition of the existing rear dwelling unit (337 Playa Del Sur) and construction of a new, three-story, 1,349 square foot dwelling unit and 432 square foot garage. This application includes a request for deviations to the side yard setbacks and for the number of parking spaces.

The existing dwelling unit located at 341 Playa Del Sur will have a maximum building height of 22 feet 6 inches and the new dwelling unit located at 337 Playa Del Sur will have a maximum building height of 29 feet 5 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. Playa del Sur Street at this location is not located in an identified Public Vantage Point and does not contain any physical access or visual access (major viewshed, view corridor or scenic overlooks) as identified within the La Jolla Community Plan.

Development of the proposed project requires the approval of a Process 2 Coastal Development Permit (CDP) for development within the Non-Appealable Area 2 of the Coastal Overlay Zone, and a Process 3 Variance for side yard setbacks and parking. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50 percent of the projected total energy consumption on site through photovoltaic technology (solar panels). Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program

Variance Analysis:

The existing dwelling unit located at 337 Playa del Sur Street was built between 1926 and 1927 and contains a small attached garage that is accessed from the existing alley. This 304 square foot garage was designed to accommodate two small 1926 period vehicles, and would not comply with current development regulations to accommodate two standard size vehicles. The existing dwelling unit located at 341 Playa del Sur Street was built in 1928 and contains no off-street parking.

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit. The proposed new dwelling unit located at 337 Playa del Sur Street includes two one car garages on the ground floor that are accessed from the alley, with one of the garages reserved for the existing designated historical residence. The ability to provide four (4) legal off-street parking spaces for two units was impacted by the preservation and adaptive reuse of the historical residence. In addition, the 24.98 foot wide property impacts the ability to meet the minimum interior dimensions for off-street parking within the garages and still be able to meet the side yard setbacks. Therefore, the project includes a variance request to allow for an 11 1/8 inch north side yard setback and a 2 foot 1 3/4 inch south side yard setback where the development regulation requires a minimum five (5) foot side yard setback. Additionally, the variance includes the request to allow for one parking space per dwelling unit where the development regulation requires two parking spaces per dwelling unit.

The variance seeks relief from the side yard setbacks in addition to relief from the development regulations to allow for one off-street parking space per dwelling unit. Staff has reviewed the circumstances and conditions of the property and the proposed development, as discussed above, and has determined that the finding in support of the variance request can be made (see Attachment 9).

CONCLUSION

With the approval of the variance request, the project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted La Jolla Community Plan, Local Coastal Program Land Use Plan, Land Development Code, the U.S. Secretary of the Interior's Standards, and the General Plan. Therefore, staff recommends the Hearing Officer grant the Coastal Development Permit and Variance as proposed.

ALTERNATIVE

1. APPROVE Coastal Development Permit No. 1323706 and Variance No. 1323708, with modifications.
2. DENY Coastal Development Permit No. 1323706 and Variance No. 1323708, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

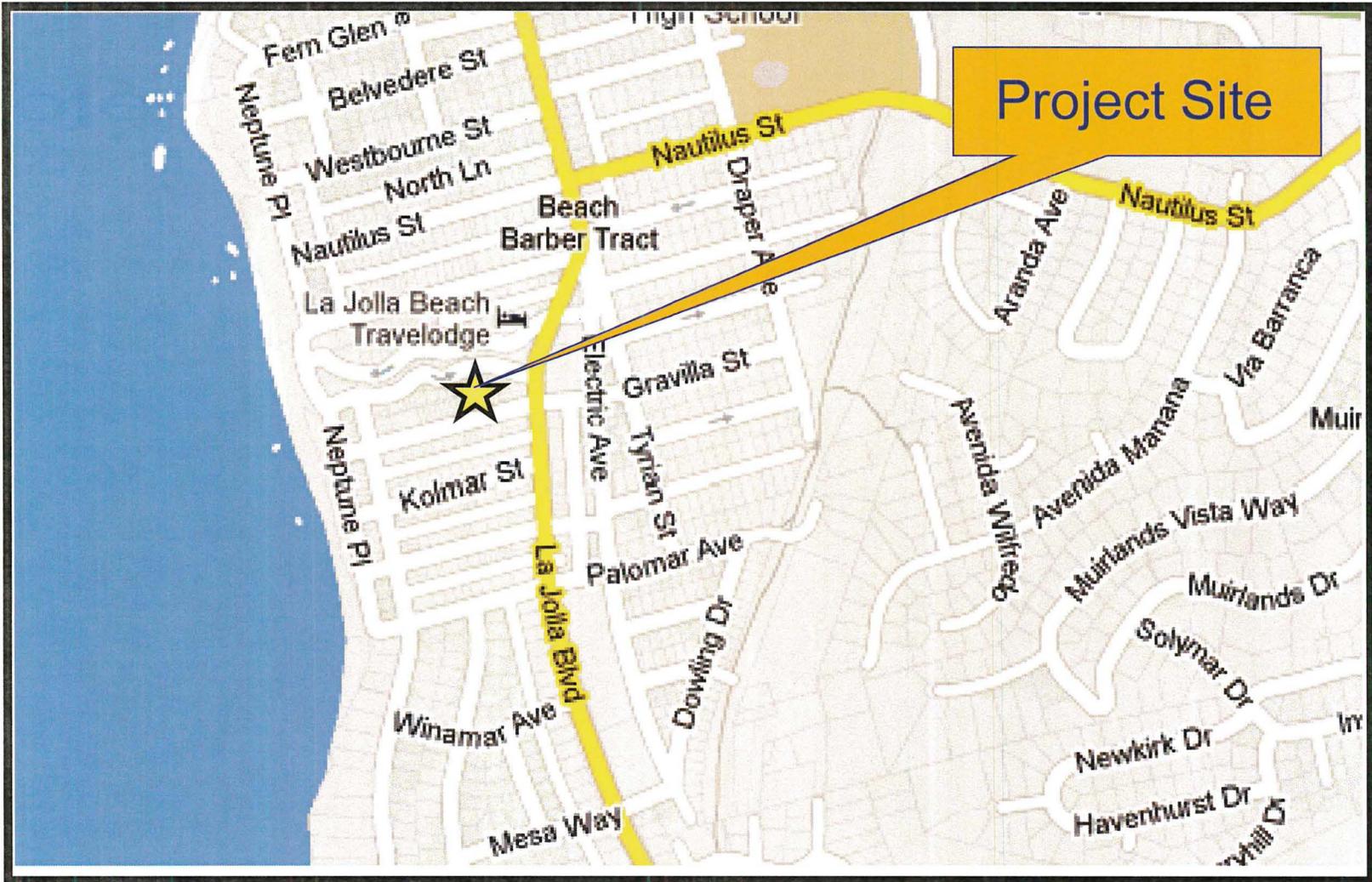


Jeffrey A. Peterson
Development Project Manager
Development Services Department

Attachments:

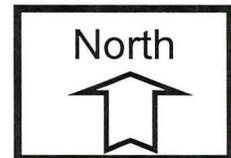
1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Project Plans
7. Memorandum to the Planning Commission, dated July 19, 2013
8. Draft CDP and Variance Resolution with Findings
9. Draft CDP and Variance Conditions
10. Environmental Exemption
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology

Internal Order No. 24002649



Location Map

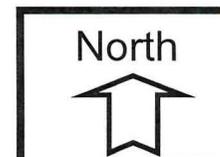
Visin Duplex - Project No. 280069
337 and 341 Playa del Sur Street





Aerial Photograph

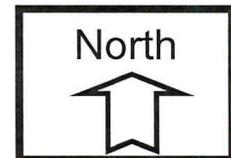
Visin Duplex - Project No. 280069
337 and 341 Playa del Sur Street

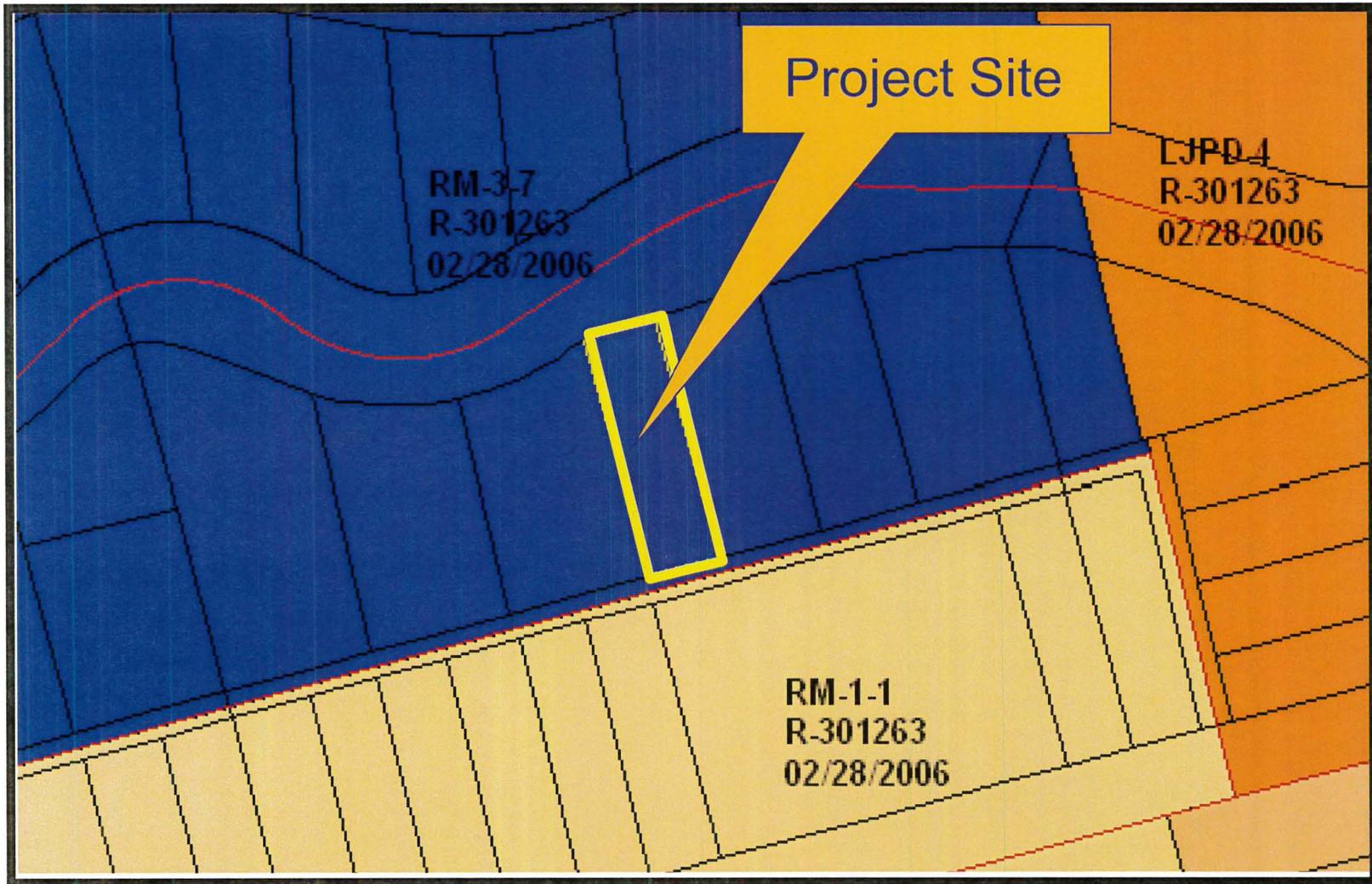




Aerial Photograph (Enlarged View)

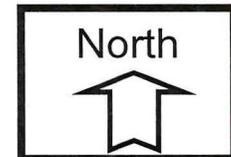
Visin Duplex - Project No. 280069
337 and 341 Playa del Sur Street

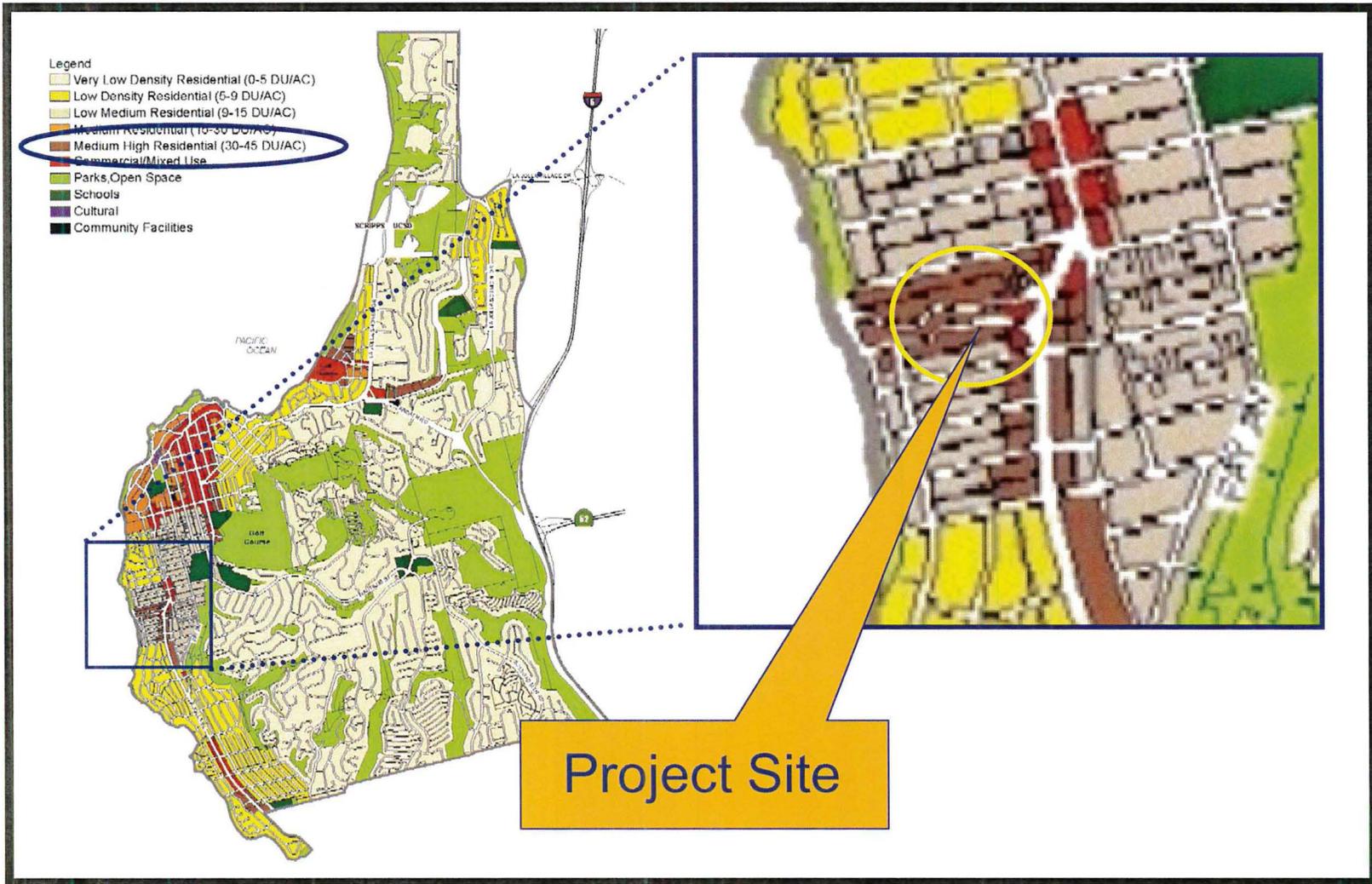




Zoning Map

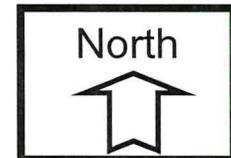
Visin Duplex - Project No. 280069
337 and 341 Playa del Sur Street





La Jolla Community Plan Land Use Map

Visin Duplex - Project No. 280069
 337 and 341 Playa del Sur Street



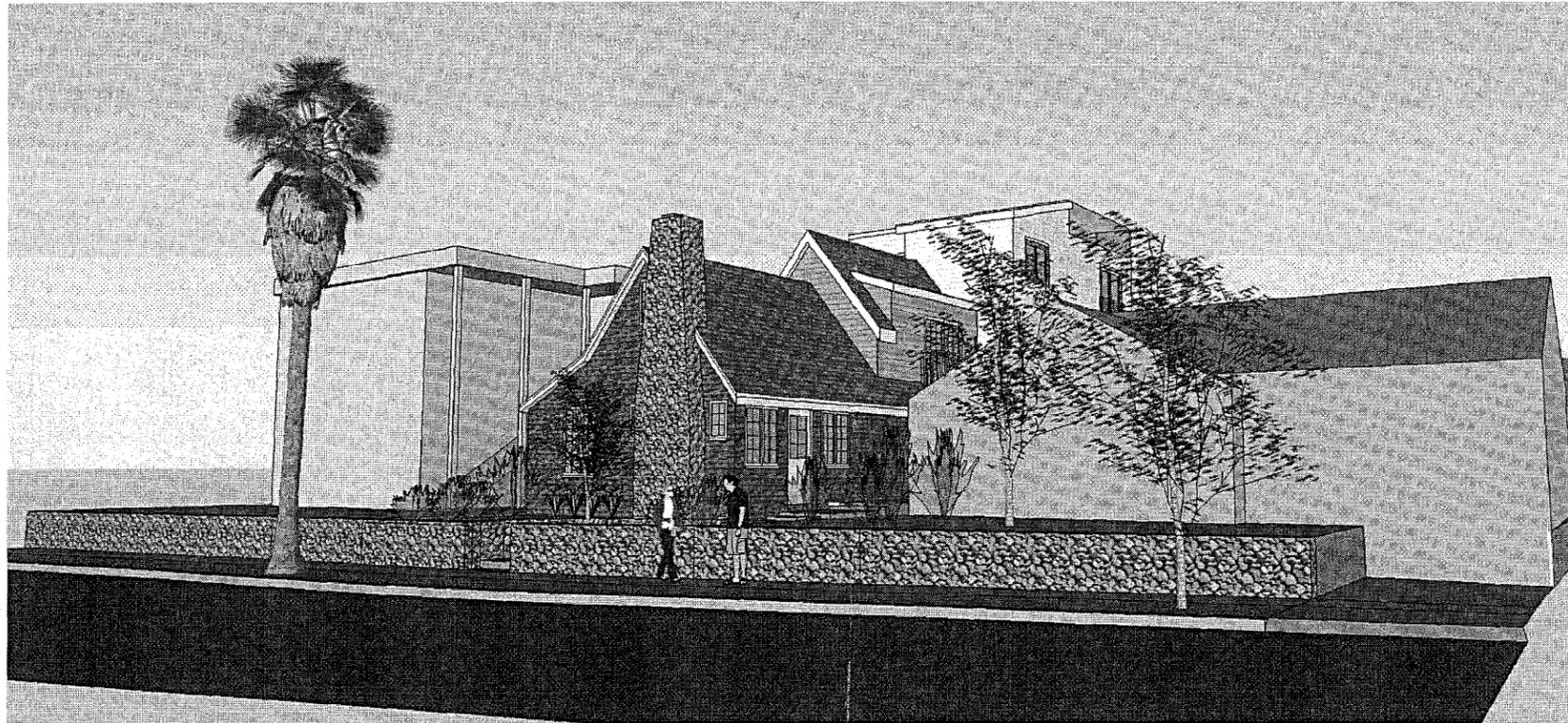
PROJECT DATA SHEET

| | | |
|--|--|--------------------------------------|
| PROJECT NAME: | Visin Duplex - Project No. 280069 | |
| PROJECT DESCRIPTION: | Remodel and addition to an existing historic residential structure (front unit), and demolition of an existing single family dwelling unit (rear unit) and construction of a three-story single family dwelling unit. | |
| COMMUNITY PLAN AREA: | La Jolla | |
| DISCRETIONARY ACTIONS: | Coastal Development Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Medium High Residential use at a density rate of 30-45 du/ac | |
| <u>ZONING INFORMATION:</u> | | |
| ZONE: RM-3-7 Zone | | |
| HEIGHT LIMIT: 30-foot maximum height limit (Coastal Height Limitation Overlay Zone) | | |
| LOT SIZE: 7,000 square foot | | |
| FLOOR AREA RATIO: 1.80 | | |
| LOT COVERAGE: NA | | |
| FRONT SETBACK: 10 feet min. & 20 feet standard | | |
| SIDE SETBACK: 5 feet & 0 feet [LDC Section 131.0443(f)(2)(B)] | | |
| STREETSIDE SETBACK: NA | | |
| REAR SETBACK: 5 feet | | |
| PARKING: 4 spaces | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Medium High Residential; RM-3-7 Zone | Multi Family Residential Development |
| SOUTH: | Medium Residential; RM-1-1 Zone | Multi Family Residential Development |
| EAST: | Medium High Residential; RM-3-7 Zone | Multi Family Residential Development |
| WEST: | Medium High Residential; RM-3-7 Zone | Multi Family Residential Development |
| DEVIATIONS OR VARIANCES REQUESTED: | Variance request to allow for an 11 1/8 inch north side yard setback and a 2 foot 1 3/4 inch south side yard setback; and to allow for one parking space per dwelling unit. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | On March 6, 2014, the La Jolla Community Planning Association voted 16-0-1 recommend approval of all modifications to the existing historic structure, and the demolition of the non-historic structure and construction of a new single family dwelling unit, which did not include any conditions. | |

VISIN UNITS

337-341 PLAYA DEL SUR, LA JOLLA, CALIFORNIA 92037

A SUSTAINABLE PROJECT



REVISED CDP/ VARIANCE SET JUNE 18, 2014

Prepared By:
Golba Architecture
1940 Garnet Ave. #100
San Diego, CA 92109
(619) 231-4905
Fax: 858-750-3471

Project Address:
337-341 PLAYA DEL SUR
LA JOLLA, CA 92037

Project Name:
VISIN DUPLEX

Sheet Title:

COVER SHEET

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6: 06-18-14
Revision 5: 06-02-14
Revision 4: 04-01-14
Revision 3: 11-01-13
Revision 2: 03-05-13
Revision 1: 02-14-13
Original Date: 05-24-12
Sheet 1 of 11

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-4905 Fax: (858) 750-3471

VISIN UNITS
337-341 PLAYA DEL SUR, LA JOLLA, CA 92037



SPECIAL INSPECTIONS:

GENERAL REQUIREMENTS:

1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

SYMBOLS

SHEET NUMBER
A15

SHEET NUMBER
CATEGORY NUMBER
DISCIPLINE LETTER

NORTH ARROW

ELEVATION MARKS

BUILDING SECTION MARKS

MALL SECTION MARKS

DETAIL TARGETS

PLAN BLOW-UP DETAILS

DOOR SYMBOL

WINDOW SYMBOL

BATT INSULATION

NOTE NUMBER

CENTER LINE

ELEVATION TARGETS

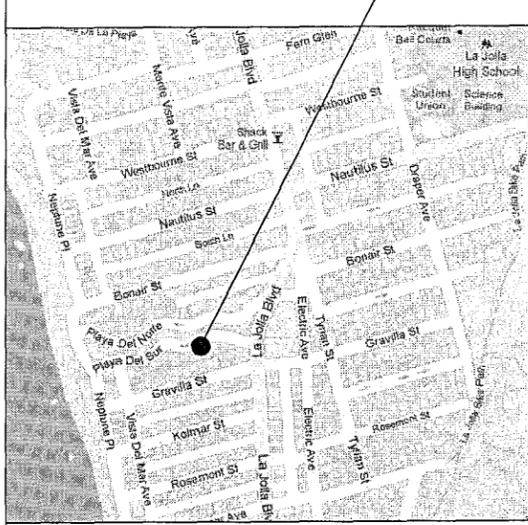
INTERIOR ELEVATION TARGETS

ORIENTATION (SHOWN SHADED)

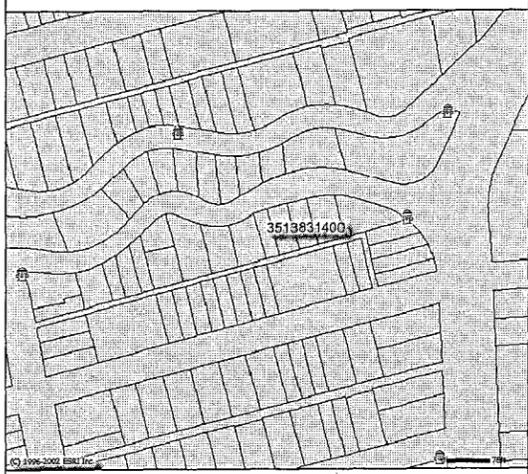
ABBREVIATIONS

| | | | |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| ACOUS. ACOUSTICAL | AC.T. ACOUSTICAL CEILING TILE | MATL. MATERIAL | MATL. MATERIAL |
| ADJ. ADJUSTABLE | ADJ. ADJUSTABLE | MAX. MAXIMUM | MAX. MAXIMUM |
| AGG. AGGREGATE | AGG. AGGREGATE FLOOR | MECH. MECHANICAL | MECH. MECHANICAL |
| ALUM. ALUMINUM | ALUM. ALUMINUM | MEZZ. MEZZANINE | MEZZ. MEZZANINE |
| ALT. ALTERNATE | ALT. ALTERNATE | MFR. MANUFACTURER | MFR. MANUFACTURER |
| AP. ACCESS PANEL | AP. ACCESS PANEL | MIN. MINIMUM | MIN. MINIMUM |
| APPROX. APPROXIMATE | APPROX. APPROXIMATE | MISG. MISCELLANEOUS | MISG. MISCELLANEOUS |
| ARCH. ARCHITECTURAL | ARCH. ARCHITECTURAL | M.O.V. MOVABLE | M.O.V. MOVABLE |
| ASPH. ASPHALT | ASPH. ASPHALT | MTD. MOUNTED | MTD. MOUNTED |
| ASST. ASSISTANT | ASST. ASSISTANT | MUL. MULLION | MUL. MULLION |
| AUTO. AUTOMATIC | AUTO. AUTOMATIC | N. NORTH | N. NORTH |
| BD. BOARD | BD. BOARD | N.I.C. NOT IN CONTRACT | N.I.C. NOT IN CONTRACT |
| BOT. BOTTOM | BOT. BOTTOM | NOM. NOMINAL | NOM. NOMINAL |
| BUR. BUILT UP ROOFING | BUR. BUILT UP ROOFING | N.T.S. NOT TO SCALE | N.T.S. NOT TO SCALE |
| CAB. CABINET | CAB. CABINET | CA. OVERALL | CA. OVERALL |
| CIRC. CIRCULATION | CIRC. CIRCULATION | O.C. ON CENTER | O.C. ON CENTER |
| CL. CLEAR | CL. CLEAR | O.D. OUTSIDE DIAMETER | O.D. OUTSIDE DIAMETER |
| CLS. CEILING | CLS. CEILING | O.F.D. OVERFLOW DRAIN | O.F.D. OVERFLOW DRAIN |
| CL.C. CONCRETE | CL.C. CONCRETE MASONRY UNIT | OFF. OFFICE | OFF. OFFICE |
| C.M.U. CONCRETE | C.M.U. CONCRETE MASONRY UNIT | OPNS. OPENING | OPNS. OPENING |
| CONC. CONCRETE | CONC. CONCRETE | OPP. OPPOSITE | OPP. OPPOSITE |
| CONF. CONFERENCE | CONF. CONFERENCE | PAY. PAVING | PAY. PAVING |
| CONN. CONNECTION | CONN. CONNECTION | P.C. PRE-CAST | P.C. PRE-CAST |
| CONSTR. CONSTRUCTION | CONSTR. CONSTRUCTION | PL. PLATE | PL. PLATE |
| CONT. CONTINUOUS | CONT. CONTINUOUS | PLAM. PLASTIC LAMINATE | PLAM. PLASTIC LAMINATE |
| CONTR. CONTRACTOR | CONTR. CONTRACTOR | PLAS. PLASTER | PLAS. PLASTER |
| COORD. COORDINATE | COORD. COORDINATE | PLBS. PLUMBING | PLBS. PLUMBING |
| CORR. CORRIDOR | CORR. CORRIDOR | PLYD. PLYWOOD | PLYD. PLYWOOD |
| CPT. CARPET | CPT. CARPET | PNT. PAINT | PNT. PAINT |
| C.J. CONTROL JOINT | C.J. CONTROL JOINT | PNL. PANEL | PNL. PANEL |
| C.T. CERAMIC TILE | C.T. CERAMIC TILE | POL. POLISHED | POL. POLISHED |
| CTR. CENTER | CTR. CENTER | PROP. PROPERTY | PROP. PROPERTY |
| C/W. GOLD WATER | C/W. GOLD WATER | P.S.F. POUNDS PER SQUARE FOOT | P.S.F. POUNDS PER SQUARE FOOT |
| DBL. DOUBLE | DBL. DOUBLE | P.T.D. POUNDS PER SQUARE INCH | P.T.D. POUNDS PER SQUARE INCH |
| DEMO. DEMOLITION | DEMO. DEMOLITION | PTD. PAINTED | PTD. PAINTED |
| DEPT. DEPARTMENT | DEPT. DEPARTMENT | FTN. PARTITION | FTN. PARTITION |
| DIA. DIAMETER | DIA. DIAMETER | FT. FOOT | FT. FOOT |
| DIAG. DIAGONAL | DIAG. DIAGONAL | QTY. QUANTITY | QTY. QUANTITY |
| DIFF. DIFFUSER | DIFF. DIFFUSER | R. RUBBER | R. RUBBER |
| DIM. DIMENSION | DIM. DIMENSION | RECEP. RECEPTION | RECEP. RECEPTION |
| DN. DOWN | DN. DOWN | REIN. REINFORCING | REIN. REINFORCING |
| D.P. DAMPROOFING | D.P. DAMPROOFING | R.O.M. RIGHT OF WAY | R.O.M. RIGHT OF WAY |
| DR. DOOR | DR. DOOR | RAD. RADIUS | RAD. RADIUS |
| DTL. DETAIL | DTL. DETAIL | R.B. RUBBER BASE | R.B. RUBBER BASE |
| E. EAST | E. EAST | R.C.P. REFLECTED CEILING PLAN | R.C.P. REFLECTED CEILING PLAN |
| E.A. ELEVATION | E.A. ELEVATION | R.D. ROOF DRAIN | R.D. ROOF DRAIN |
| ELAS. ELASTOMERIC | ELAS. ELASTOMERIC | R.E. RECESSED | R.E. RECESSED |
| ELEC. ELECTRICAL | ELEC. ELECTRICAL | REF. REFERENCE | REF. REFERENCE |
| ELEV. ELEVATOR | ELEV. ELEVATOR | REFR. REFRIGERATOR | REFR. REFRIGERATOR |
| ENGR. EMERGENCY | ENGR. EMERGENCY | REIN. REINFORCED | REIN. REINFORCED |
| ENGR. ENCLOSURE | ENGR. ENCLOSURE | REQD. REQUIRED | REQD. REQUIRED |
| ENGR. ENGINEER | ENGR. ENGINEER | RESL. RESULTANT | RESL. RESULTANT |
| ENT. ENTRANCE | ENT. ENTRANCE | REV. REVISION | REV. REVISION |
| E.J. EXPANSION JOINT | E.J. EXPANSION JOINT | RFG. ROOFING | RFG. ROOFING |
| E.PNL. ELECTRICAL PANEL | E.PNL. ELECTRICAL PANEL | R.N. ROUGH OPENING | R.N. ROUGH OPENING |
| EQ. EQUAL | EQ. EQUAL | S. SOUTH | S. SOUTH |
| EQUIP. EQUIPMENT | EQUIP. EQUIPMENT | SAN. SANITARY | SAN. SANITARY |
| E.W.C. ELECTRIC WATER COOLER | E.W.C. ELECTRIC WATER COOLER | SCHED. SCHEDULE | SCHED. SCHEDULE |
| EXH. EXHAUST | EXH. EXHAUST | SECT. SECTION | SECT. SECTION |
| EXT. EXISTING | EXT. EXISTING | SECUR. SECURITY | SECUR. SECURITY |
| EXP. EXPANSION | EXP. EXPANSION | S.F. SQUARE FOOT | S.F. SQUARE FOOT |
| EXT. EXTERIOR | EXT. EXTERIOR | SHT. SHEET | SHT. SHEET |
| F.D. FLOOR DRAIN | F.D. FLOOR DRAIN | SIM. SIMILAR | SIM. SIMILAR |
| FDN. FOUNDATION | FDN. FOUNDATION | SL. SLOPE | SL. SLOPE |
| F.E. FIRE EXTINGUISHER | F.E. FIRE EXTINGUISHER | S.S. STANDPIPE | S.S. STANDPIPE |
| F.F. FINISH FLOOR | F.F. FINISH FLOOR | SPEC. SPECIFICATION | SPEC. SPECIFICATION |
| F.H.G. FIRE HOSE CABINET | F.H.G. FIRE HOSE CABINET | SPKR. SPEAKER | SPKR. SPEAKER |
| FIN. FINISH | FIN. FINISH | SQ. SQUARE | SQ. SQUARE |
| FL. FLOOR | FL. FLOOR | S.S.T. STAINLESS STEEL | S.S.T. STAINLESS STEEL |
| FLEX. FLEXIBLE | FLEX. FLEXIBLE | STA. STATION | STA. STATION |
| FLOUR. FLOURSCENT | FLOUR. FLOURSCENT | STD. STANDARD | STD. STANDARD |
| FT. FOOT | FT. FOOT | STL. STEEL | STL. STEEL |
| FRUN. FURNITURE | FRUN. FURNITURE | STOR. STORAGE | STOR. STORAGE |
| FURR. FURRING | FURR. FURRING | STRUC. STRUCTURAL | STRUC. STRUCTURAL |
| FUT. FUTURE | FUT. FUTURE | SUSP. SUSPENDED | SUSP. SUSPENDED |
| GA. GALVANIZED | GA. GALVANIZED | SYM. SYMMETRICAL | SYM. SYMMETRICAL |
| GEN. GENERAL | GEN. GENERAL | T. TREAD | T. TREAD |
| GL. GLASS | GL. GLASS | T.O. TOP OF | T.O. TOP OF |
| GND. GROUND | GND. GROUND | T.&B. TOP AND BOTTOM | T.&B. TOP AND BOTTOM |
| GR. GRADE | GR. GRADE | T.&G. TONGUE AND GROOVE | T.&G. TONGUE AND GROOVE |
| GYP. BD. GYPSUM BOARD | GYP. BD. GYPSUM BOARD | TEL. TELEPHONE | TEL. TELEPHONE |
| H.C. HARD CORE | H.C. HARD CORE | TEMP. TERRAZZO | TEMP. TERRAZZO |
| HDND. HARDWARE | HDND. HARDWARE | THK. THICK | THK. THICK |
| H.M. HOLLOW METAL | H.M. HOLLOW METAL | TLT. TOILET | TLT. TOILET |
| H.R. HORIZONTAL | H.R. HORIZONTAL | TOPO. TOPOGRAPHY | TOPO. TOPOGRAPHY |
| H.R. HOUR | H.R. HOUR | TV. TELEVISION | TV. TELEVISION |
| HT. HEIGHT | HT. HEIGHT | TYP. TYPICAL | TYP. TYPICAL |
| HTS. HEATING | HTS. HEATING | UNEXG. UNEXCAVATED | UNEXG. UNEXCAVATED |
| H.V.A.C. HEATING, VENTILATION | H.V.A.C. HEATING, VENTILATION | UNF. UNFINISHED | UNF. UNFINISHED |
| H.W. HOT WATER | H.W. HOT WATER | UNO. UNLESS OTHERWISE NOTED | UNO. UNLESS OTHERWISE NOTED |
| IN. INCHES | IN. INCHES | UTL. UTILITY | UTL. UTILITY |
| INCAND. INCANDESCENT | INCAND. INCANDESCENT | VAC. VACUUM | VAC. VACUUM |
| INCL. INCLUDED | INCL. INCLUDED | V.C.T. VINYL COMPOSITION TILE | V.C.T. VINYL COMPOSITION TILE |
| INSUL. INSULATED | INSUL. INSULATED | VENT. VENTILATION | VENT. VENTILATION |
| INT. INTERIOR | INT. INTERIOR | VERT. VERTICAL | VERT. VERTICAL |
| INTERM. INTERMEDIATE | INTERM. INTERMEDIATE | VEST. VESTIBULE | VEST. VESTIBULE |
| JAN. JANITOR | JAN. JANITOR | VEST. VESTIBULE IN FIELD | VEST. VESTIBULE IN FIELD |
| JOINT. JOINT | JOINT. JOINT | V.I.F. VOLUME | V.I.F. VOLUME |
| KIT. KITCHEN | KIT. KITCHEN | VOL. VOLUME | VOL. VOLUME |
| LAM. LAMINATE | LAM. LAMINATE | V.T. VINYL TILE | V.T. VINYL TILE |
| LAUN. LAUNDRY | LAUN. LAUNDRY | W. WEST | W. WEST |
| LAV. LAVATORY | LAV. LAVATORY | W.C. WATER CLOSET | W.C. WATER CLOSET |
| LB(S). POUNDS | LB(S). POUNDS | WD. WOOD | WD. WOOD |
| L.F. LINEAR FOOT | L.F. LINEAR FOOT | WF. WIDE FLANGE | WF. WIDE FLANGE |
| LT. LIGHT | LT. LIGHT | WH. WATER HEATER | WH. WATER HEATER |
| MACH. MACHINE | MACH. MACHINE | WIN. WINDOW | WIN. WINDOW |
| MAINT. MAINTENANCE | MAINT. MAINTENANCE | WM. WIRE MESH | WM. WIRE MESH |
| MAS. MASONRY | MAS. MASONRY | WTP. WATERPROOFING | WTP. WATERPROOFING |
| | | WTR. WATER | WTR. WATER |
| | | W.W.F. WELDED WIRE MESH | W.W.F. WELDED WIRE MESH |
| | | YD. YARD | YD. YARD |

VICINITY MAP NO SCALE



HYDRANT MAP NO SCALE



PROPOSED AREA (CONTINUED):

| | |
|--|---------------|
| NEW PATIOS & DECKS - 841 (FRONT UNIT) | |
| FIRST LEVEL: | 0 S.F. |
| SECOND LEVEL: | 9 S.F. |
| TOTAL 841 DECKS: | 9 S.F. |

| | |
|---|-----------------|
| NEW PATIOS & DECKS - 887 (REAR UNIT) | |
| FIRST LEVEL (ENTRY PORCH): | 25 S.F. |
| SECOND LEVEL: | 53 S.F. |
| THIRD LEVEL: | 0 S.F. |
| ROOF: | 31.2 S.F. |
| TOTAL 887 DECKS: | 310 S.F. |

| | |
|-------------------------------------|-----------------|
| TOTAL DECK AREA (BOTH UNITS) | 399 S.F. |
|-------------------------------------|-----------------|

* NOTE: ALL PATIOS AND DECKS HAVE A MINIMUM OF 40% OPEN ON AT LEAST TWO SIDES, THEREFORE, THEY ARE EXEMPT FROM BEING INCLUDED IN THE GROSS FLOOR AREA.

PROJECT DATA

PROJECT DESCRIPTION: COP AND VARIANCE TO MAINTAIN, REMODEL, AND ADD TO AN EXISTING HISTORIC RESIDENTIAL STRUCTURE (FRONT UNIT) DEMOLISH AN EXISTING DWELLING UNIT (REAR UNIT) AND CONSTRUCT A NEW THREE-STORY DWELLING UNIT AND TWO ONE-CAR GARAGES. THE PROJECT PROPOSES THE FOLLOWING DEVIATIONS:
1) 11-1/8' NORTH SIDE SETBACK AND 2'-1 3/4' SOUTH SIDE SETBACK WHERE 5' IS THE MINIMUM REQUIRED.
2) 2 OFF-STREET PARKING SPACES WHERE 4 ARE REQUIRED.

SITE ADDRESSES: FRONT UNIT = 841 PLAYA DEL SUR, LA JOLLA, CA 92037
REAR UNIT = 887 PLAYA DEL SUR, LA JOLLA, CA 92037

ASSESSORS PARCEL NUMBER: 981-308-14-00

LEGAL DESCRIPTION: LOT 20, BLOCK 5, MAP NO. 1216

REQUIRED DISCRETIONARY PERMITS: COASTAL DEVELOPMENT PERMIT WITH A VARIANCE FOR TWO DEVIATIONS, #1 SIDE YARD SETBACKS, #2 PARKING SPACES PROVIDED

YEAR EXISTING STRUCTURE WAS BUILT: 1928

EXISTING SOIL CONDITIONS: PREVIOUSLY GRADED & DISTURBED

LOT USE: EXISTING: DUPLEX
PROPOSED: DUPLEX

LOT ZONING: RM-3-7

OVERLAY ZONE DESIGNATION: LA JOLLA COMMUNITY PLAN, COASTAL HEIGHT LIMIT, COASTAL OVERLAY ZONE, PARKING IMPACT, COASTAL & BEACH IMPACT AREAS, RESIDENTIAL TANDEM PARKING, TRANSIT AREA

LOT SIZE: 2178 S.F.

DENSITY: 1000 SF PER D.U. = 2 UNITS ALLOWED

MAXIMUM F.A.R.: 1.80 (WITH 1/3 SET ASIDE FOR PARKING) = 3,920 SF TOTAL ALLOWED (2,618 SF LIVING + 1,302 SF PARKING)

OCCUPANCY: R-3

BUILDING CODE: 2018 C.B.C.

CONSTRUCTION TYPE: FRONT = TYPE VB
REAR = TYPE VB SPRINKLERED

NUMBER OF STORIES: EXISTING: 1 STORY @ FRONT, 1 STORY @ REAR
PROPOSED: 2 STORIES @ FRONT, 3 STORIES @ REAR

BUILDING HEIGHT: EXISTING: 17'-0"
PROPOSED: 24'-4"

GEOLOGICAL HAZARD CATEGORY: B3

AREA CALCULATIONS:

MAXIMUM F.A.R.: 1.80 (WITH 1/3 SET ASIDE FOR PARKING)
ALLOWABLE AREA: 3,920 SF TOTAL ALLOWED (2,618 SF LIVING + 1,302 SF PARKING)

PROPOSED F.A.R.: 1.34 (SEE CALCS. BELOW)
PROPOSED AREA: 2,925 (SEE CALCS. BELOW)

PROPOSED AREA:

| | |
|------------------------------------|-------------------|
| 841 (FRONT UNIT) HABITABLE: | 648 S.F. |
| FIRST LEVEL EXISTING: | 47 S.F. |
| SECOND LEVEL: | 460 S.F. |
| TOTAL HABITABLE: | 1,205 S.F. |

| | |
|--------------------------------|-----------------|
| 841 PARKING (DETACHED): | 206 S.F. |
| GARAGE: | 206 S.F. |

| | |
|-----------------------------------|-------------------|
| 887 (REAR UNIT) HABITABLE: | 100 S.F. |
| FIRST LEVEL: | 620 S.F. |
| SECOND LEVEL: | 560 S.F. |
| THIRD LEVEL: | 61 S.F. |
| ENCLOSED EXTERIOR STAIRS: | 184 S.F. |
| TOTAL HABITABLE: | 1,344 S.F. |

| | |
|---------------------|-----------------|
| 887 PARKING: | 226 S.F. |
| GARAGE: | 226 S.F. |

| | |
|--|-------------------------------|
| TOTAL GROSS FLOOR AREA (BOTH UNITS) | 2,554 S.F. LIVING |
| | (+ 2,618 S.F. ALLOWED) |
| | + 482 S.F. PARKING |
| | (+ 1,302 S.F. ALLOWED) |
| | 2,554 S.F. TOTAL |
| | (+ 3,920 S.F. ALLOWED) |

SHEET INDEX

- GENERAL**
- T1.0 COVER SHEET
 - T1.1 LEGEND AND PROJECT DATA
- CIVIL**
- C1 EXISTING TOPOGRAPHIC SURVEY
- ARCHITECTURAL**
- A0.0 SITE PLAN
 - A1.0 FIRST & SECOND FLOOR PLANS
 - A1.1 THIRD FLOOR & ROOF PLANS
 - A1.2 WINDOW AND DOOR SCHEDULE FOR UNIT 841
 - A2.0 EXTERIOR ELEVATIONS
 - A3.0 EXTERIOR ELEVATIONS
 - A3.1 SITE SECTIONS
- LANDSCAPE**
- L1.0 LANDSCAPE DEVELOPMENT PLAN

PROJECT DIRECTORY

OWNER: KAREN & JACK VISIN
5508 PACIFICA DRIVE
LA JOLLA, CA 92037

ARCHITECT: GOLBA ARCHITECTURE, INC.
1940 GARNET AVE, SUITE 100
SAN DIEGO, CA 92104
TEL: (619) 251-9405
CONTACT: SARAH HORTON

SURVEYOR: SAN DIEGO LAND SURVEYING & ENGINEERING
1665 CHESAPEAKE DRIVE, SUITE 448
SAN DIEGO, CA 92128
TEL: (619) 565-8862
CONTACT: ROBERT BATEMAN

GENERAL PLAN SUSTAINABLE DEVELOPMENT GOALS

THE PROPOSED PROJECT EMPLOYS NUMEROUS PRINCIPLES AS WELL AS CONSERVATION EFFORTS THAT ARE CONSISTENT WITH THE NEWLY ADOPTED CITY OF SAN DIEGO GENERAL PLAN.

THE PROJECT IS AN INFILL PROJECT LOCATED WITHIN THE RM-3-7 ZONE OF LA JOLLA. THE PROJECT MAINTAINS, REMODELS AND REUSES AN EXISTING BUILDING ON SITE. IT ALSO PROPOSES A NEW 3-STORY BUILDING AT THE REAR OF THE PREVIOUSLY DEVELOPED RESIDENTIAL LOT, TO REPLACE A DILAPIDATED EXISTING RESIDENTIAL UNIT IN THE SAME LOCATION.

THE PROJECT SHALL ADD TO THE NEIGHBORLY FEEL IN AN AREA THAT IS PREDOMINATELY RESIDENTIAL USE. THE TEMPORARY BEACH EXTERIOR OF THE NEW CONSTRUCTION, THE EXISTING CHARACTER OF THE EXISTING BUILDING, AND THE CLOSE PROXIMITY TO THE BEACH WILL ENHANCE THE RECOGNITION AND RESIDENTIAL USE OF THE EXISTING AREA.

FURTHER, THE PROJECT SHALL INCORPORATE THE FOLLOWING SUSTAINABLE BUILDING FEATURES IN THE NEW CONSTRUCTION BUILDING:

1. SUSTAINABLE FIBER-CEMENT SIDING.
2. EFFICIENT THERMAL EXTERIOR WALL INSULATION TO REDUCE ENERGY CONSUMPTION.
3. EXCEED VALUES SET FORTH IN THE TITLE-24 ENERGY ANALYSIS BY A MINIMUM OF 15%.
4. SOLAR PHOTO VOLTAIC SYSTEM THAT SHALL GENERATE MORE THAN 50% OF THE PROJECTED ENERGY CONSUMPTION.
5. DUAL-PLANE, LOW-E GLASS PANELS ON ALL WINDOWS.
6. HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS IN BATHROOMS AND LAUNDRY AREAS
7. ENERGY STAR APPLIANCES
8. USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
9. USE OF ENGINEERED WOOD PRODUCTS
10. NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS

Prepared By:
Golba Architecture
1940 Garnet Ave. #100
San Diego, CA 92104
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Fax: 658-750-3471

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5: 06-02-14
Revision 4: 04-01-14
Revision 3: 11-01-13
Revision 2: 09-09-13
Revision 1: 02-14-13

Project Address:
837-841 PLAYA DEL SUR
LA JOLLA, CA 92037

Project Name:
VISIN DUPLEX

Original Date: 05-24-12
Sheet 2 of 11

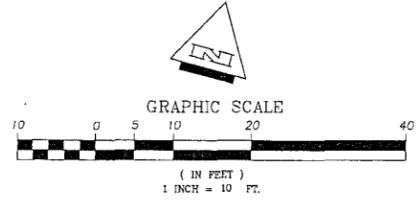
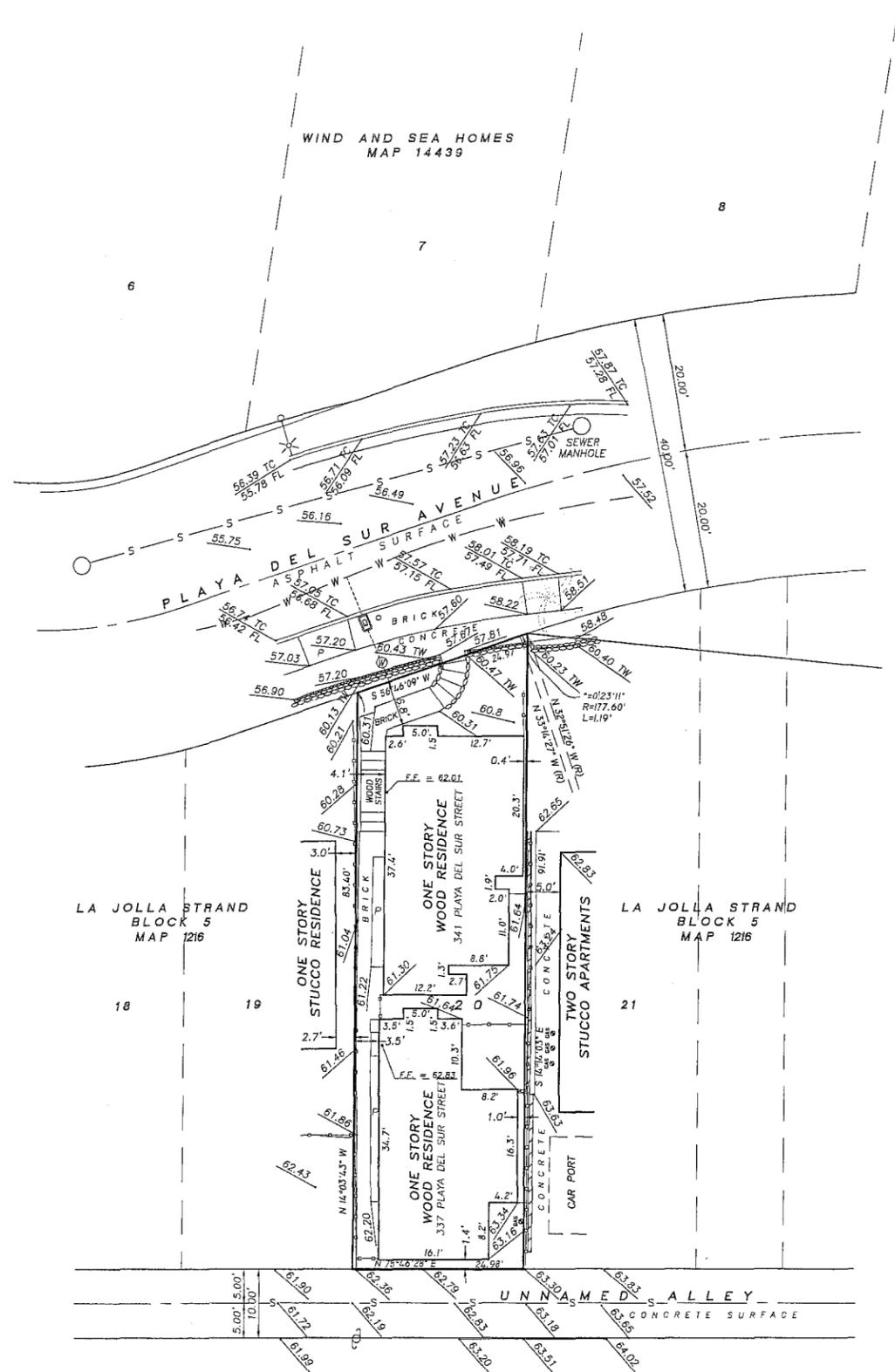
LEGEND & PROJECT DATA

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

VISIN UNITS
337 - 341 PLAYA DEL SUR, LA JOLLA, CA 92037

REGISTERED ARCHITECT
No. 61730
Exp. 7-3-15
STATE OF CALIFORNIA

Golba



LEGAL DESCRIPTION:

LOT 20 IN BLOCK 5 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216 FILED IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF SAN DIEGO

BENCH MARK:

CITY OF SAN DIEGO BENCH MARK: SOUTHEAST BRASS PLUG AT THE INTERSECTION OF PLAYA DEL SUR STREET AND VISTA DEL MAR AVENUE. ELEVATION = 34.540 M.S.L.

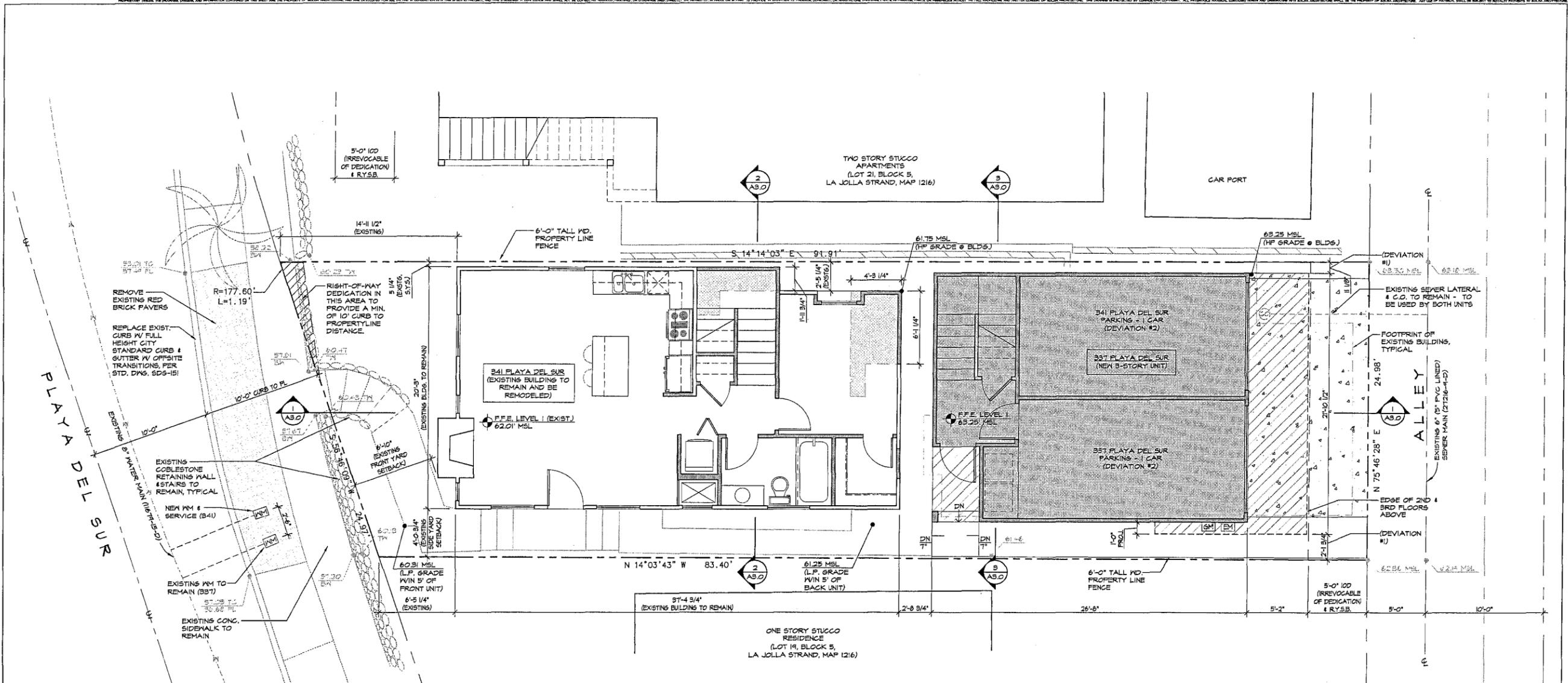
LEGEND:

- INDICATES WATER METER
- ⊙ INDICATES POWER POLE
- ⊗ INDICATES STREET LIGHT
- INDICATES PLANTER
- INDICATES VAULT
- TW INDICATES TOP OF WALL
- TC INDICATES TOP OF CURB
- FL INDICATES FLOW LINE
- INDICATES WOOD FENCE
- — — INDICATES WALL
- INDICATES ROCK WALL
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- W — INDICATES WATER LINE
- S — INDICATES SEWER LINE
- — — INDICATES PROPERTY LINE



| | | |
|---|-------------------|---------------------|
| TOPOGRAPHICAL SURVEY | | |
| For the exclusive use of: GOLBA ARCHITECTURE, INC. 1040 GARNET AVENUE, SUITE 100 SAN DIEGO, CALIFORNIA 92109 | | |
| San Diego Land Surveying & Engineering, Inc. | | |
| 9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1954 Phone: (858) 565-8962 Fax: (858) 565-4354 | | |
| Date: 08-06-2012 | Revised: | Revised: |
| Scale: 1"=10' | Drawn by: G.H.G. | Sheet 3 of 11 Sheet |
| Drawing: PlayaDelSur 337 Topo | A.P.N. 346-082-09 | |

ROBERT J. BATEMAN, P.L.S. 7046



VARIANCE REQUESTED FOR:
 1) SIDE YARD SETBACKS
 2) PARKING (EXISTING = 1, PROPOSED = 2, REQUIRED = 4)

STORM WATER QUALITY NOTES/ CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01 NPDES NO. CAS010075 (HTTP://WWW.SWRCB.CA.GOV/RNGCB/PROGRAMS/SDSTORMWATER.HTML) AND CITY OF SAN DIEGO LAND DEVELOPMENT CODE (HTTP://GLERKDDC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMX_OBJECTID=090045180006043)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

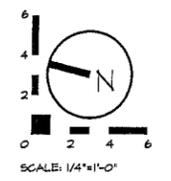
- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
- ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROL. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 340 OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

SITE NOTES:

- THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 118.0270.
- THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4)
- METER LOCATIONS ARE SUBJECT TO APPROVAL BY SD64E.
- SEE ATTACHED TOPOGRAPHIC SURVEY DONE BY SAN DIEGO LAND SURVEYING & ENGINEERING FOR THE SOURCE OF TOPOGRAPHIC INFORMATION. BENCH MARK: PLAYA DEL SUR ST. AND VISTA DEL MAR AVE, SEEP, ELEV. 3454 MSL.
- SEE ATTACHED LANDSCAPE DEVELOPMENT PLAN FOR PLANTING, HARDSCAPE, AND DRAINAGE.
- NO GRADING IS PROPOSED EXCEPT FOR THAT REQUIRED FOR FOUNDATION EXCAVATION. THE MAX. CUT/FILL IS 18"-22". THERE IS NO IMPORT/EXPORT.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- 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 I (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 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 APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

SITE LEGEND:

| | |
|----------------|--|
| --- | INDICATES PROPERTY LINE |
| - - - | INDICATES SETBACK LINE |
| [Solid Box] | EXISTING BUILDING TO REMAIN |
| [Dotted Box] | EXISTING BUILDING TO BE DEMOLISHED |
| [Hatched Box] | NEW FOOTPRINT ADDED TO EXISTING BUILDING - 341 PLAYA DEL SUR |
| [Solid Box] | NEW BUILDING - 337 PLAYA DEL SUR |
| [Hatched Box] | NEW BUILDING ABOVE |
| [Box with '4'] | NEW DRIVEWAY |



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 fax: 658-750-3471

Project Address:
 337-341 PLAYA DEL SUR
 LA JOLLA, CA 92037

Project Name:
 VISIN DUPLEX

Revision 14:
 Revision 13:
 Revision 12:
 Revision 11:
 Revision 10:
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 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5: 06-02-14
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 Revision 3: 11-01-13
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 Revision 1: 02-14-13

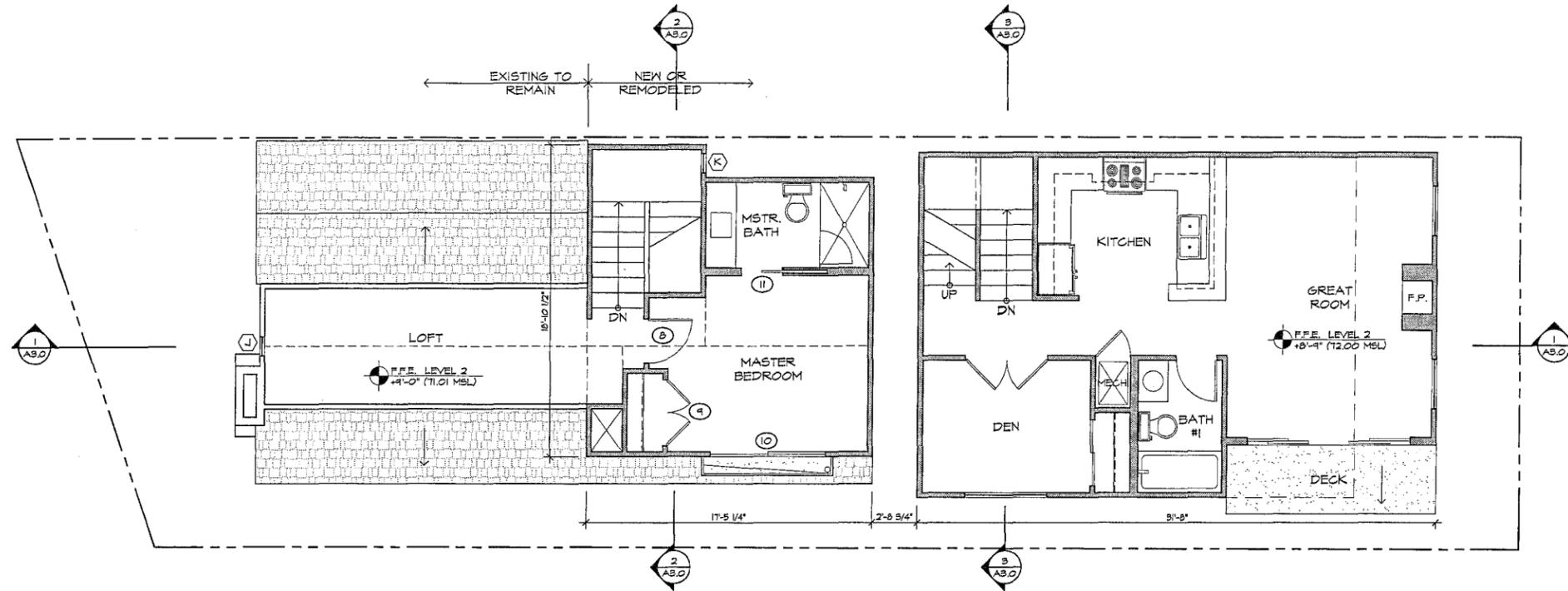
Original Date: 05-24-12
 Sheet 4 of 11

Sheet Title:
SITE PLAN

GOLBA ARCHITECTURE
 Architecture ■ Space Planning ■ Interior Design
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VISIN UNITS
 337-341 PLAYA DEL SUR, LA JOLLA, CA 92037

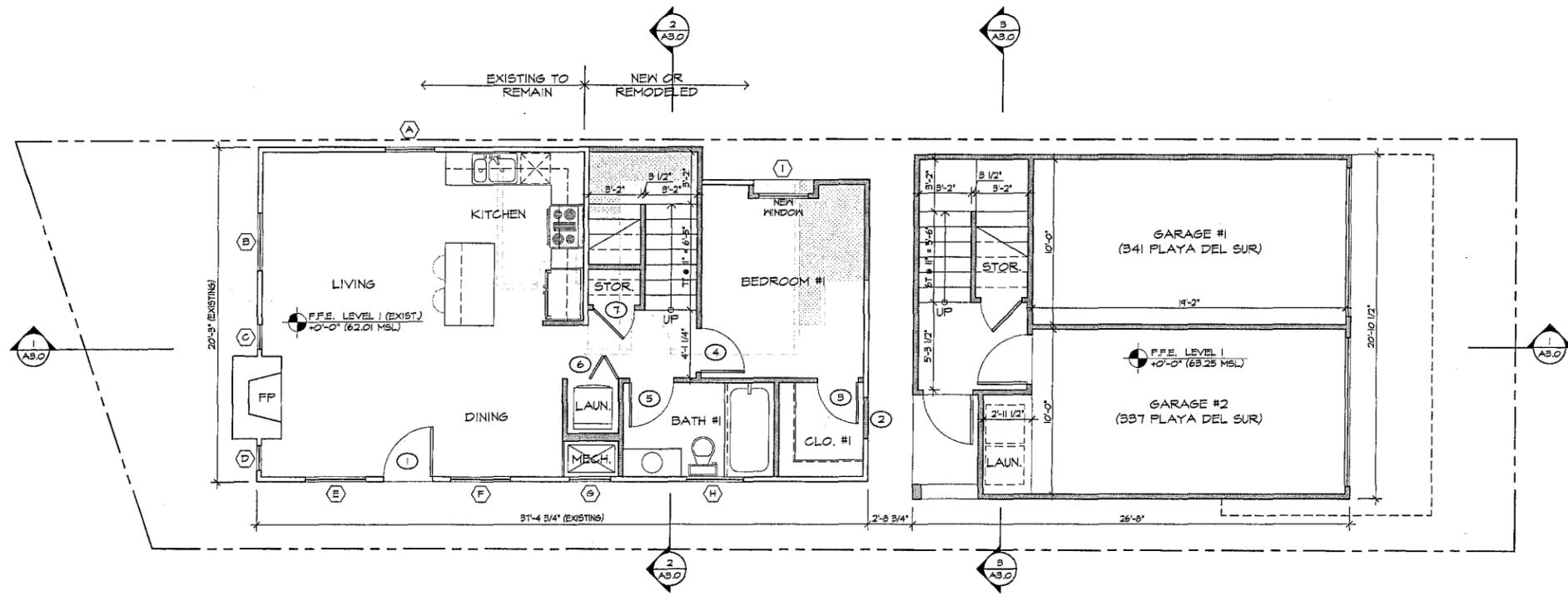




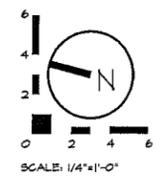
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

- 2x STUD WALL PER STRUCTURAL DNGS.
- 1 HR. RATED WALL
- LOW WALL, 42" A.F.F., TYP.
- LINE OF BUILDING ABOVE
- NEW FOOTPRINT ADDED TO EXISTING BUILDING - 341 PLAYA DEL SUR
- EXISTING WALL TO BE DEMOLISHED - 341 PLAYA DEL SUR
- INDICATES WINDOW
- INDICATES DOOR



FIRST FLOOR PLAN



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Project Address:
337-341 PLAYA DEL SUR
LA JOLLA, CA 92037

Project Name:
VISIN DUPLEX

Revision 14:
Revision 13:
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Revision 7:
Revision 6: 06-18-14
Revision 5: 06-02-14
Revision 4: 04-01-14
Revision 3: 11-01-13
Revision 2: 03-05-13
Revision 1: 02-14-13

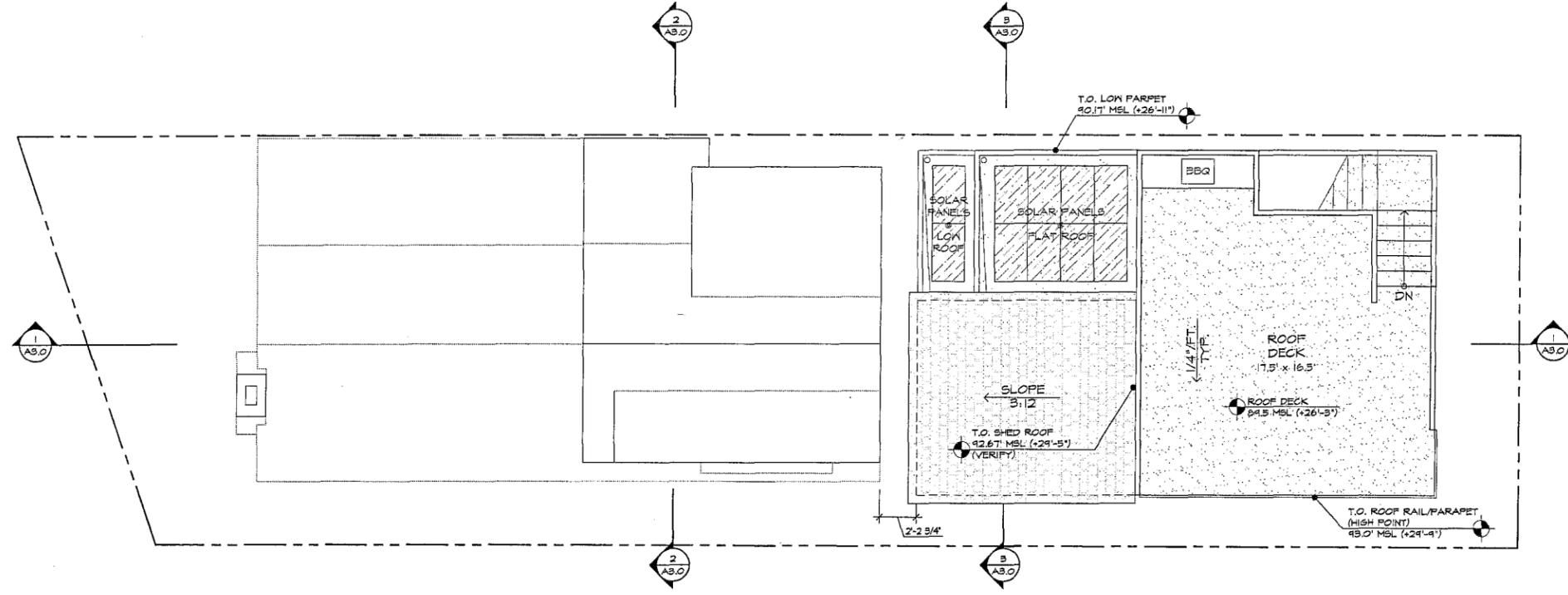
Original Date: 05-29-12
Sheet: 5 OF 11

Sheet Title:
FIRST & SECOND FLOOR PLANS

GOLBA ARCHITECTURE
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VISIN UNITS
337-341 PLAYA DEL SUR, LA JOLLA, CA 92037





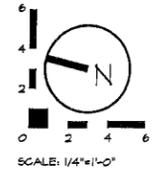
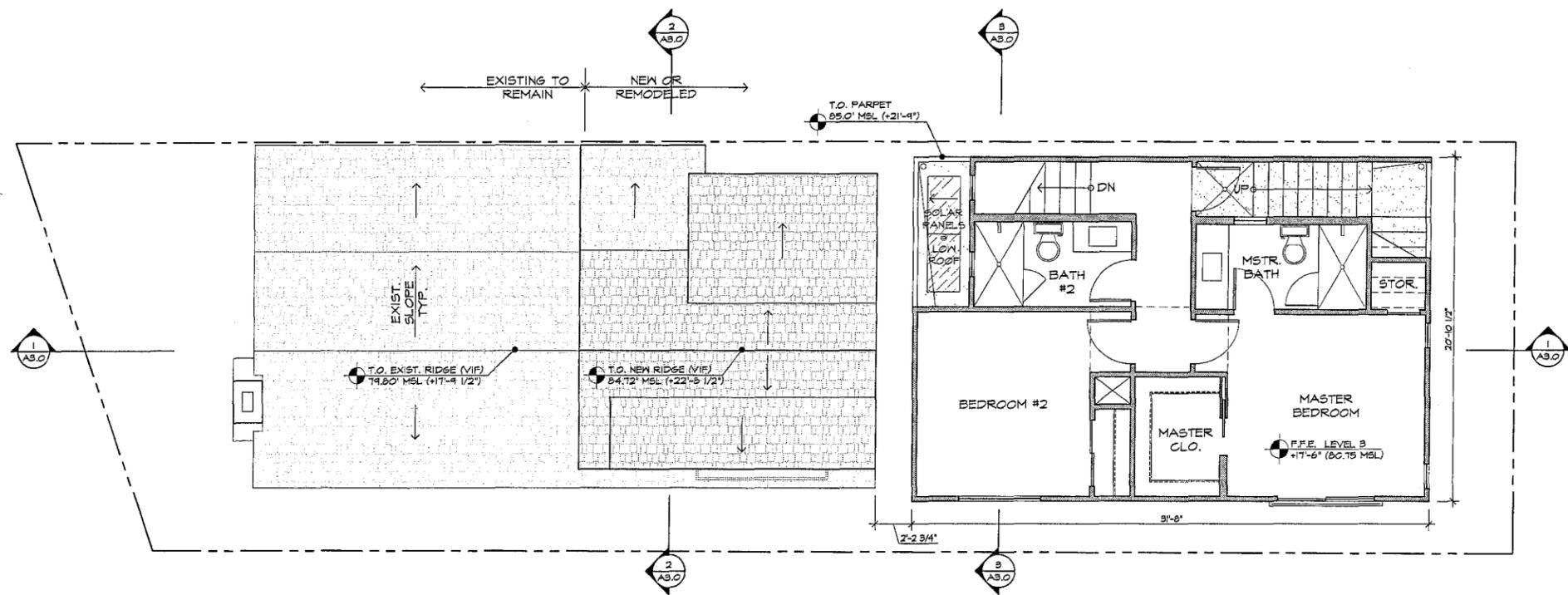
LEGEND

- EXISTING WALL TO REMAIN
- NEW 2X STUD WALL PER STRUCT. DINGS.
- LOW WALL, 42" A.F.F., TYP.
- LINE OF BUILDING ABOVE

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 50'-0" ABOVE THE GRADE (SDMG 15B.0304(1))

NOTE:
THE PROPOSED PHOTOVOLTAIC SYSTEM IS UNDER A SEPARATE PERMIT - NUMBER AND ARRANGEMENT OF SOLAR PANELS PER SOLAR CONSULTANT.

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



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Project Address:
337-341 PLAYA DEL SUR
LA JOLLA, CA 92037

Project Name:
VISIN DUPLEX

Revision 14:
Revision 13:
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Revision 5: 06-02-14
Revision 4: 04-01-14
Revision 3: 11-01-13
Revision 2: 08-05-13
Revision 1: 02-14-13

Original Date: 05-29-12
Sheet 6 of 11

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

Sheet Title:
THIRD FLOOR & ROOF PLAN

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Architecture ■ Space Planning ■ Interior Design
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VISIN UNITS
337-341 PLAYA DEL SUR, LA JOLLA, CA 92037



WINDOW SCHEDULE - UNIT 34I

| # | SIZE (WxH) | TYPE | FRAME | FINISH | GLAZING | REMARKS |
|---|---------------|-----------------|-------|--------|---------|--|
| | | | | | | |
| B | 3'-6" X 5'-0" | DOUBLE CASEMENT | | | | FAIR CONDITION, WINDOW TO REMAIN |
| C | 1'-6" X 2'-6" | CASEMENT | | | | RESTORE WINDOW TO WOOD TRUE DIVIDED LIGHT CASEMENT PER SPECIFICATIONS |
| D | 1'-6" X 2'-6" | CASEMENT | | | | RESTORE WINDOW TO WOOD TRUE DIVIDED LIGHT CASEMENT PER SPECIFICATIONS |
| E | 3'-6" X 4'-6" | DOUBLE CASEMENT | | | | RESTORE WINDOW TO WOOD TRUE DIVIDED LIGHT DOUBLE CASEMENT PER SPECIFICATIONS |
| F | 3'-6" X 4'-6" | DOUBLE CASEMENT | | | | FAIR CONDITION, WINDOW TO REMAIN |
| G | 2'-6" X 3'-6" | DOUBLE CASEMENT | | | | RESTORE WINDOW TO WOOD TRUE DIVIDED LIGHT DOUBLE CASEMENT PER SPECIFICATIONS |
| H | 3'-6" X 3'-6" | FIXED | | | | FAIR CONDITION, WINDOW TO REMAIN |
| I | 3'-0" X 4'-0" | CASEMENT | | | DUAL | NEW WINDOW BY 'SAN DIEGO SASH CO.' |
| J | 1'-2" X 2'-6" | CASEMENT | | | SINGLE | FAIR CONDITION, WINDOW TO REMAIN, LOCATED IN LOFT SPACE |
| K | 1'-2" X 2'-0" | FIXED | | | DUAL | NEW WINDOW BY 'SAN DIEGO SASH CO.' |

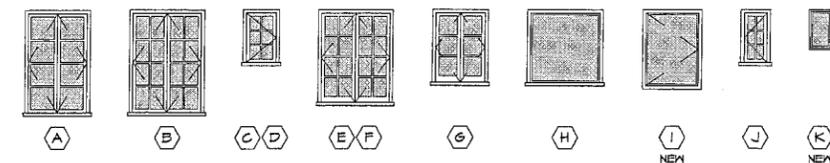
* SEE EXISTING WINDOW SURVEY FOR MORE INFORMATION ON EXISTING OPENINGS.

DOOR SCHEDULE - UNIT 34I

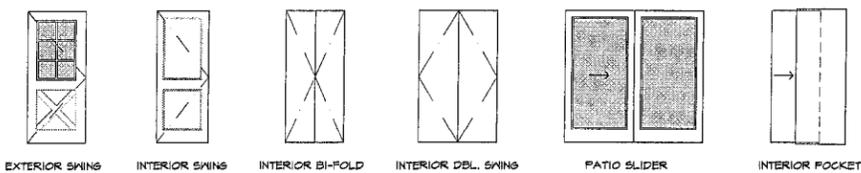
| # | SIZE (WxH) | TYPE | FRAME | FINISH | GLAZING | REMARKS |
|----|---------------|---------------------|-------|--------|---------|--|
| 1 | 3'-0" X 6'-8" | EXTERIOR SWING | WOOD | PAINT | SINGLE | FAIR CONDITION, DOOR TO REMAIN |
| 2 | NOT USED | | | | | REMOVED DUE TO PROXIMITY TO NEW CONSTRUCTION |
| 3 | 2'-6" X 6'-8" | INTERIOR SWING | WOOD | PAINT | N/A | NEW DOOR BY 'SAN DIEGO SASH CO.' |
| 4 | 2'-8" X 6'-8" | INTERIOR SWING | | | | |
| 5 | 2'-8" X 6'-8" | INTERIOR SWING | | | | |
| 6 | 3'-0" X 6'-8" | INTERIOR BI-FOLD | | | | |
| 7 | 2'-6" X 6'-8" | INTERIOR SWING | | | | |
| 8 | 2'-8" X 6'-8" | INTERIOR SWING | | | | |
| 9 | 4'-0" X 6'-8" | INTERIOR DBL. SWING | | | | |
| 10 | 7'-0" X 6'-8" | PATIO SLIDER | | | DUAL | |
| 11 | 2'-6" X 6'-8" | INTERIOR POCKET | | | N/A | |

* SEE EXISTING DOOR SURVEY FOR MORE INFORMATION ON EXISTING OPENINGS.

WINDOW TYPES



DOOR TYPES



EXISTING WINDOW SURVEY - UNIT 34I

| # | SIZE (WxH) | CURRENT TYPE | CURRENT FRAME | CURRENT FINISH | ORIGINAL WINDOW? | | ORIGINAL LOCATION OR OPENING? | | CURRENT GLASS | | CURRENTLY TRUE DIVIDED LIGHT? | | REMARKS |
|---|---------------|-------------------|---------------|----------------|------------------|----|-------------------------------|----|---------------|------|-------------------------------|----|--|
| | | | | | YES | NO | YES | NO | SINGLE | DUAL | YES | NO | |
| A | 3'-0" X 3'-0" | JALOUSIE | ALUMINUM | PAINT | | X | | X | X | | | X | NOT ORIGINAL, TO BE RESTORED PER WINDOW SCHEDULE |
| B | 3'-6" X 3'-0" | DOUBLE CASEMENT | WOOD | PAINT | X | | X | | X | | X | | FAIR CONDITION |
| C | 1'-6" X 2'-6" | CASEMENT | WOOD | PAINT | | X | X | | X | | | X | NOT ORIGINAL, TO BE RESTORED PER WINDOW SCHEDULE |
| D | 1'-6" X 2'-6" | CASEMENT | WOOD | PAINT | | X | X | | X | | | X | NOT ORIGINAL, TO BE RESTORED PER WINDOW SCHEDULE |
| E | 3'-6" X 4'-6" | FIXED | VINYL | PAINT | | X | X | | X | | | X | NOT ORIGINAL, TO BE RESTORED PER WINDOW SCHEDULE |
| F | 3'-6" X 4'-6" | DOUBLE CASEMENT | WOOD | PAINT | X | | X | | X | | X | | FAIR CONDITION |
| G | 2'-6" X 3'-6" | HORIZONTAL SLIDER | VINYL | PAINT | | X | X | | | X | | X | NOT ORIGINAL, TO BE RESTORED PER WINDOW SCHEDULE |
| H | 3'-6" X 3'-6" | FIXED | WOOD | PAINT | X | | X | | X | | | X | FAIR CONDITION |
| I | NOT USED | | | | | | | | | | | | |
| J | 1'-2" X 2'-6" | CASEMENT | WOOD | PAINT | X | | X | | X | | X | | FAIR CONDITION, LOCATED IN LOFT SPACE |

EXISTING DOOR SURVEY - UNIT 34I

| # | SIZE (WxH) | CURRENT TYPE | CURRENT FRAME | CURRENT FINISH | ORIGINAL DOOR? | | ORIGINAL LOCATION OR OPENING? | | CURRENT GLASS | | TRUE DIVIDED LIGHT? | | REMARKS |
|---|---------------|--------------|---------------|----------------|----------------|----|-------------------------------|----|---------------|------|---------------------|----|---|
| | | | | | YES | NO | YES | NO | SINGLE | DUAL | YES | NO | |
| 1 | 3'-0" X 6'-8" | SWING | WOOD | PAINT | X | | X | | X | | X | | FAIR CONDITION |
| 2 | 2'-6" X 6'-8" | SWING | WOOD | PAINT | | X | | X | X | | | X | NOT PART OF ORIGINAL COTTAGE CONSTRUCTION |

DOOR & WINDOW NOTES:

1. ORIGINAL WINDOWS AND EXTERIOR DOORS ON THE DESIGNATED RESOURCE SHALL BE MAINTAINED, REPAIRED, OR RESTORED, U.N.C.
2. ALL WINDOWS AND DOORS SHALL BE MANUFACTURED, RESTORED, OR REPAIRED BY 'SAN DIEGO SASH COMPANY,' PRODUCT LINE, CUSTOM WOOD WINDOWS AND DOORS.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.
4. SEE SAMPLE SPECIFICATION FOR TREATMENT OF HISTORIC WOOD WINDOWS. REPAIR AND RECONSTRUCT AS NEEDED.

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

Prepared By:
Golba Architecture
1440 Garnet Ave. #100
San Diego, CA 92109
(619) 231-9905
fax: 858-750-3471

Project Address:
337-341 PLAYA DEL SUR
LA JOLLA, CA 92037

Project Name:
VISIN DUPLEX

Sheet Title:

WINDOW & DOOR SCHEDULES

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6: 06-18-14
Revision 5: 06-02-14
Revision 4: 04-01-14
Revision 3: 11-01-13
Revision 2: 03-05-13
Revision 1: 02-14-13
Original Date: 05-24-12
Sheet 7 OF 11

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
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VISIN UNITS
337-341 PLAYA DEL SUR, LA JOLLA, CA 92037

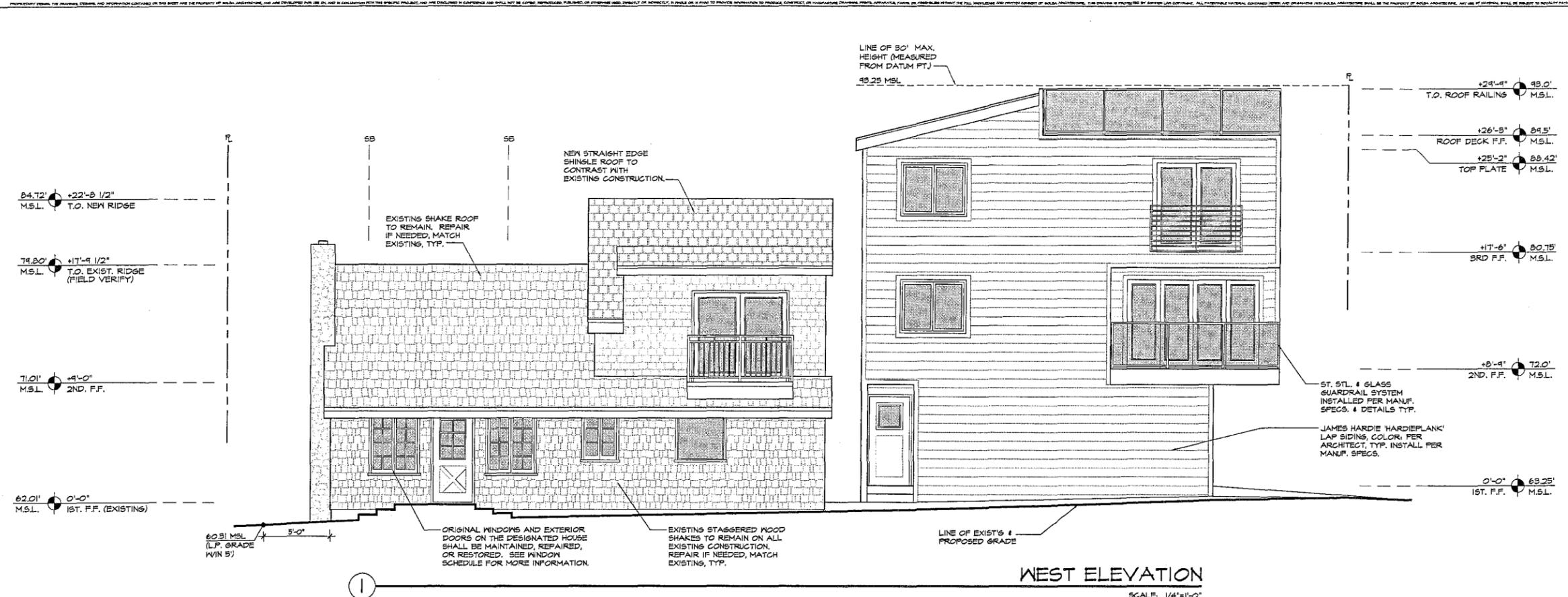


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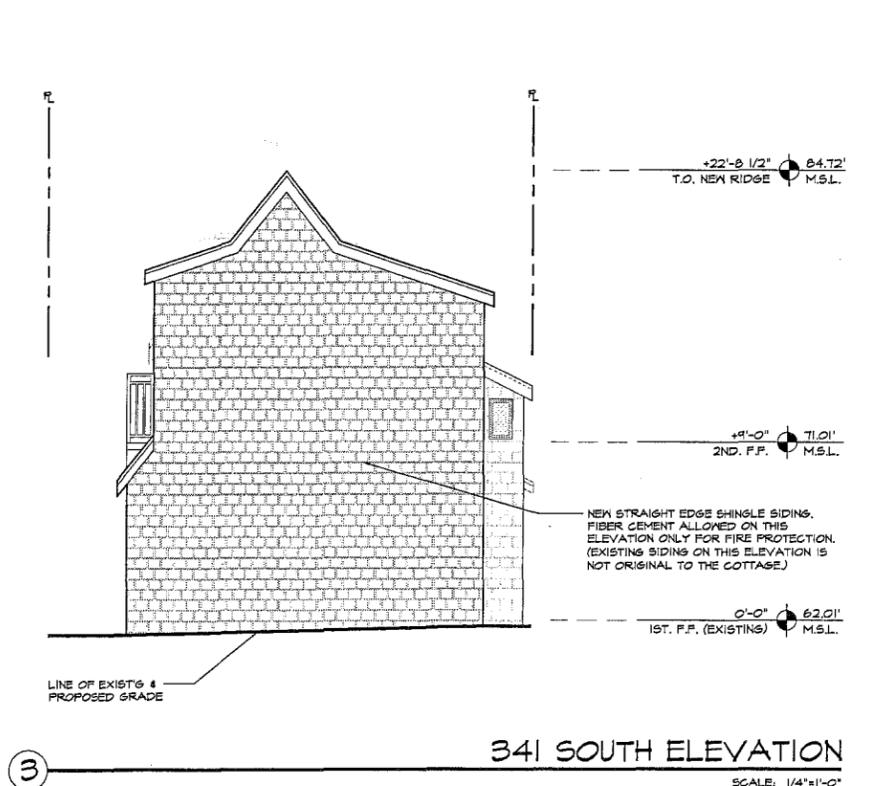
VISIN UNITS
 337 - 341 PLAYA DEL SUR, LA JOLLA, CA 92037



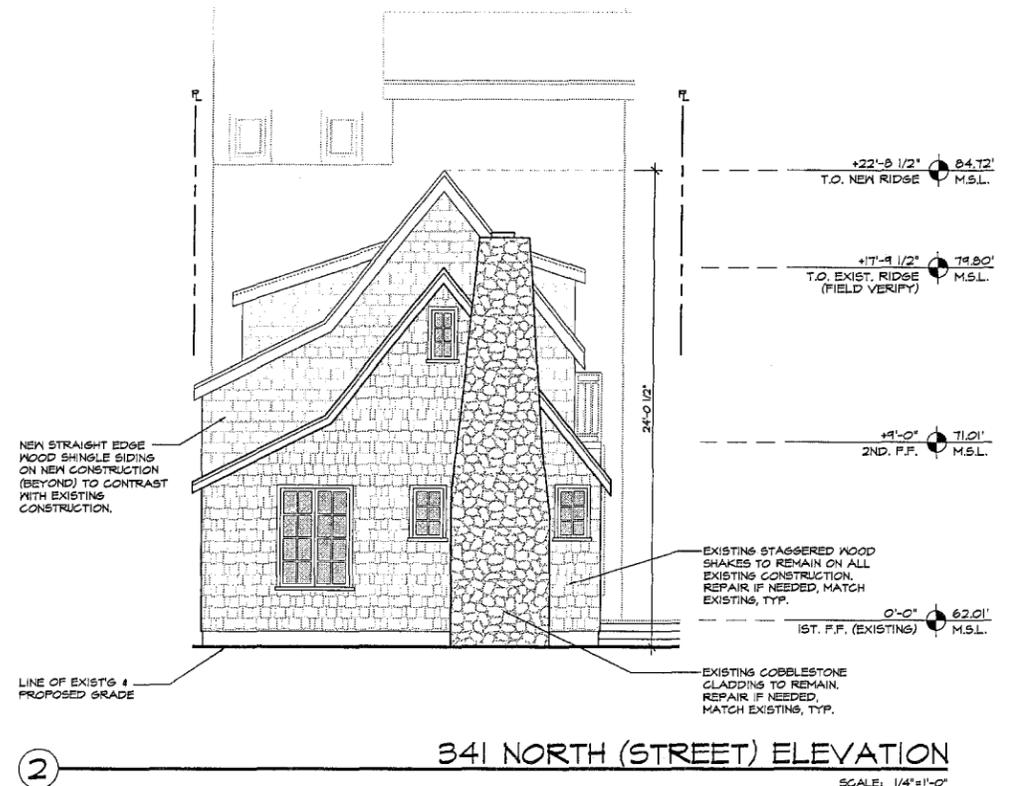
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 DATE: 05-18-14



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



341 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



341 NORTH (STREET) ELEVATION
 SCALE: 1/4"=1'-0"

NOTE:
 THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 80'-0" ABOVE THE GRADE. (SDMG 113.0270)

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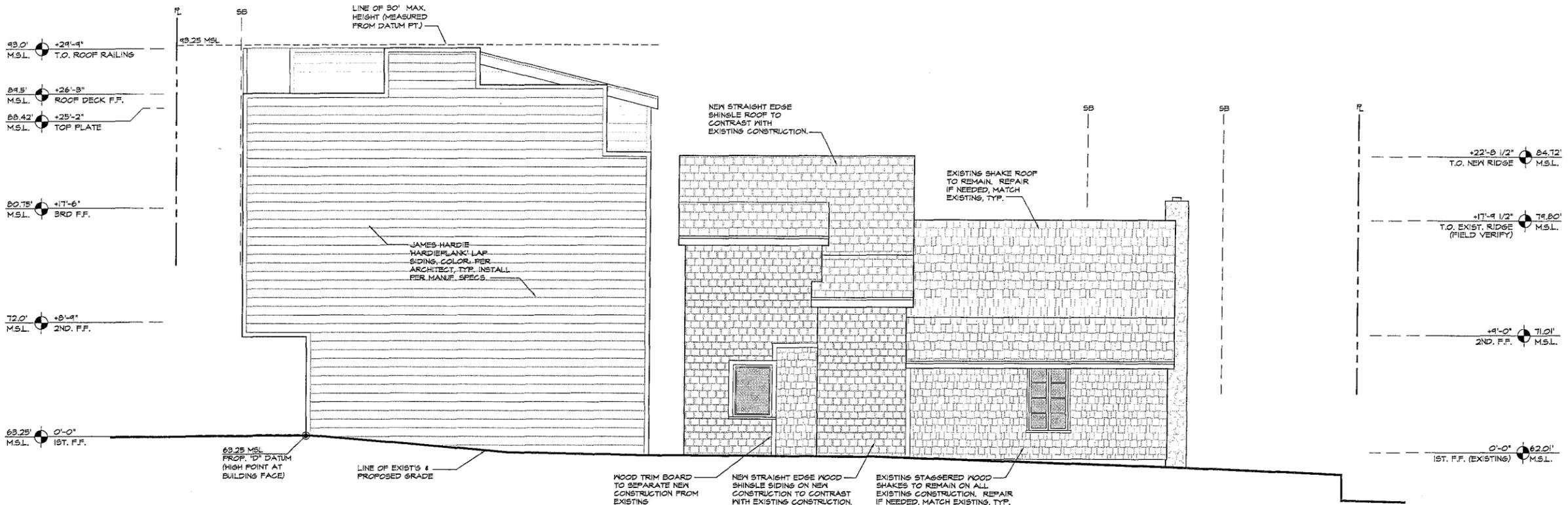
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 337-341 PLAYA DEL SUR
 LA JOLLA, CA 92037

Project Name:
 VISIN DUPLEX

Revision 14:
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 Revision 1: 02-14-13

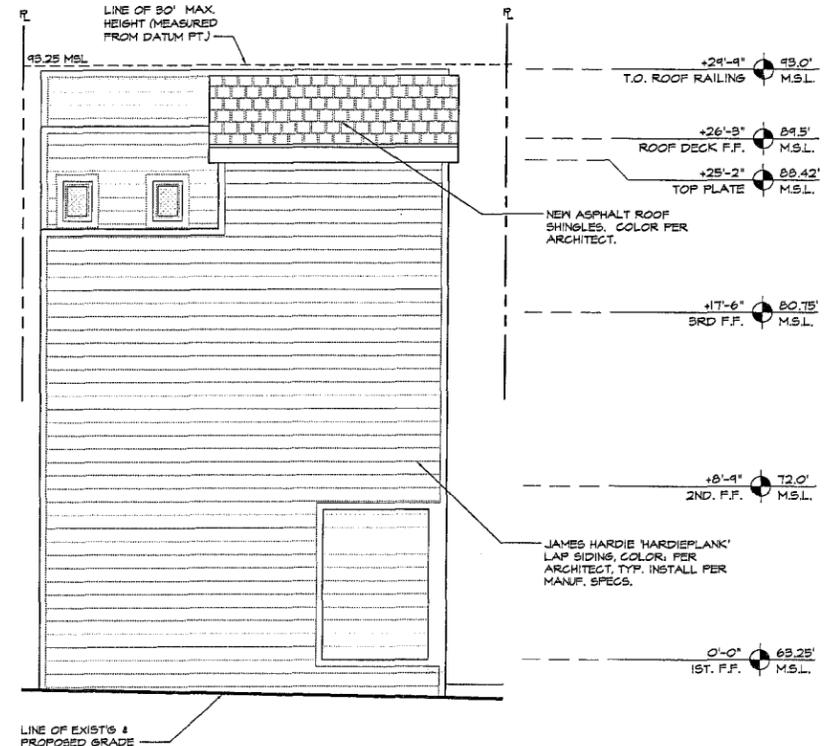
Original Date: 05-29-12
 Sheet 8 of 11

Sheet Title:
EXTERIOR ELEVATIONS



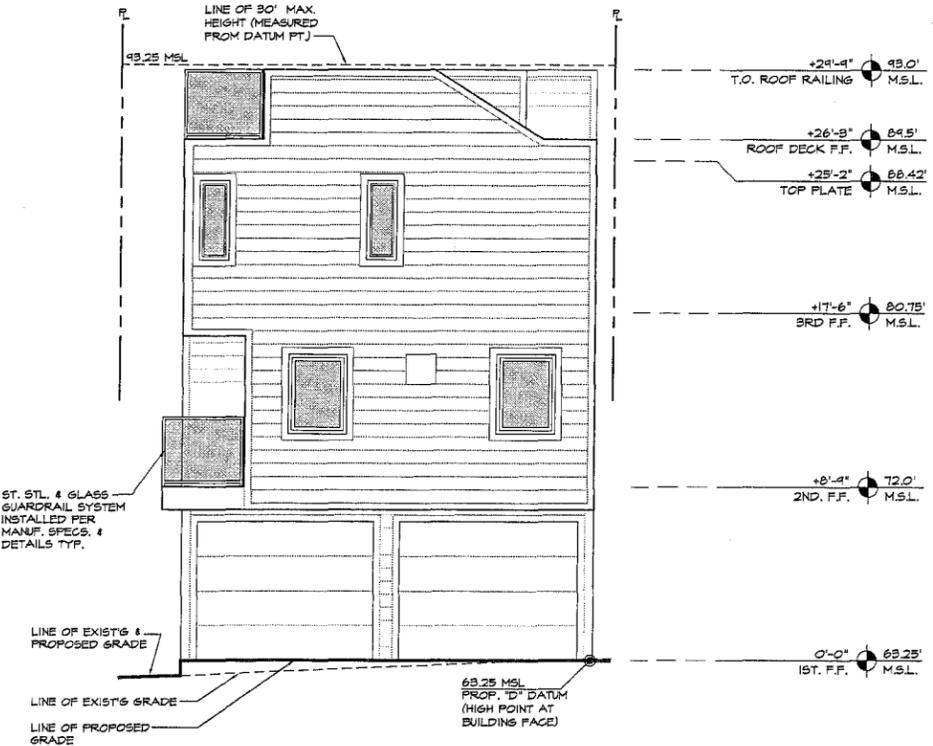
EAST ELEVATION

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



337 NORTH ELEVATION

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



337 SOUTH (ALLEY) ELEVATION

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

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE. (SDMC 11B.0210)

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Project Address:
337-341 PLAYA DEL SUR
LA JOLLA, CA 92037

Project Name:
VISIN DUPLEX

Sheet Title:
EXTERIOR ELEVATIONS

- Revision 14:
- Revision 13:
- Revision 12:
- Revision 11:
- Revision 10:
- Revision 9:
- Revision 8:
- Revision 7:
- Revision 6:
- Revision 5: 06-02-14
- Revision 4: 04-01-14
- Revision 3: 11-01-13
- Revision 2: 03-05-13
- Revision 1: 02-14-13
- Original Date: 05-24-12
- Sheet 4 of 11

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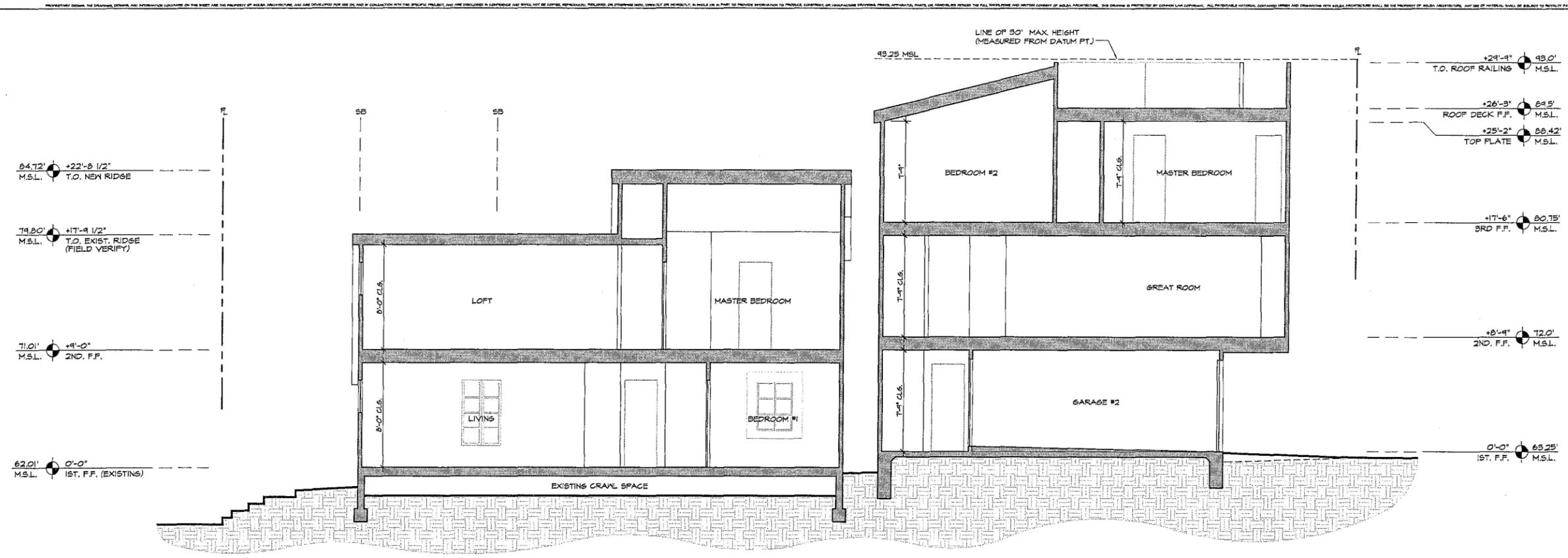


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VISIN UNITS
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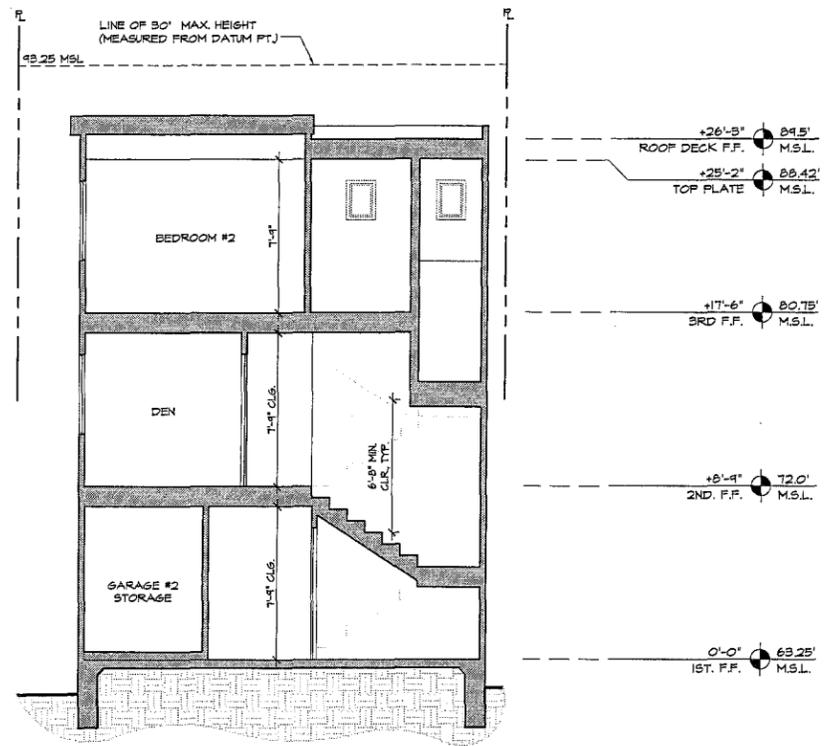


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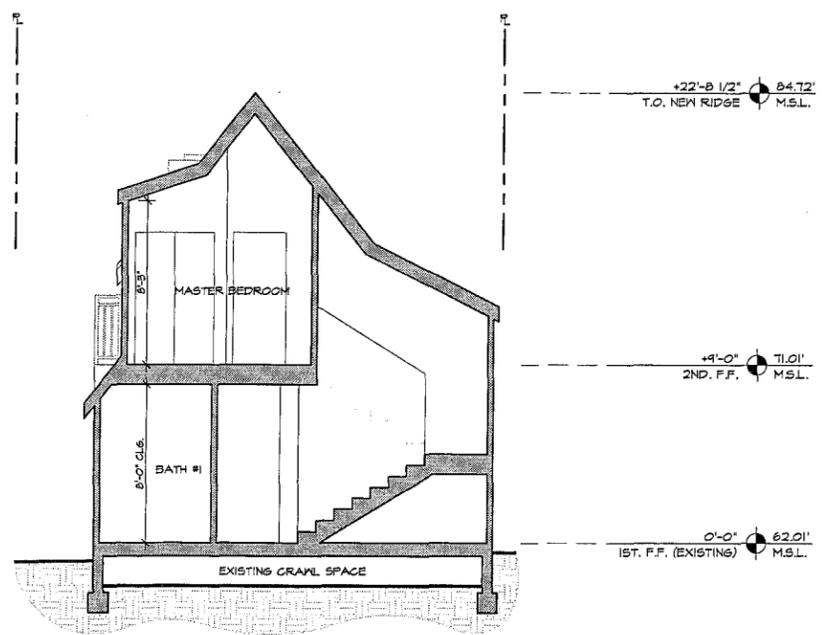
NORTH/SOUTH SECTION

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



EAST/WEST SECTION - BACK UNIT

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



EAST/WEST SECTION - FRONT UNIT

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

NOTE:
 THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE. (SDMC 118.0270)

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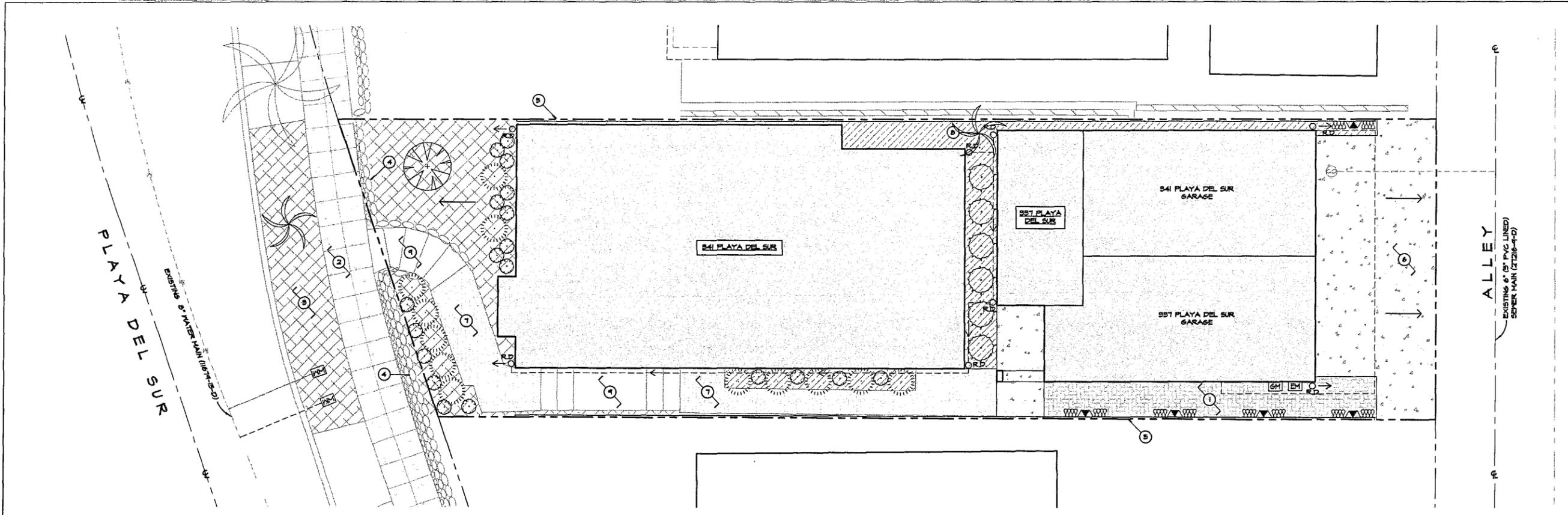
Project Address:
 337-341 PLAYA DEL SUR
 LA JOLLA, CA 92037

Project Name:
 VISIN DUPLEX

Sheet Title:

SITE SECTIONS

- Revision 14:
 - Revision 13:
 - Revision 12:
 - Revision 11:
 - Revision 10:
 - Revision 9:
 - Revision 8:
 - Revision 7:
 - Revision 6:
 - Revision 5: 06-02-14
 - Revision 4: 04-01-14
 - Revision 3: 11-01-13
 - Revision 2: 08-05-13
 - Revision 1: 02-14-13
- Original Date: 05-24-12
 Sheet 10 of 11



LANDSCAPE & IRRIGATION NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, AND ALL OTHER CITY AND REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED 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. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. IRRIGATION TO BE PROVIDED BY AN UNDERGROUND DRIP IRRIGATION SYSTEM. IRRIGATION TO BE DESIGNED TO INCORPORATE STATE OF THE ART IRRIGATION HEADS AND CONTROLLERS TO PROVIDE EFFICIENT APPLICATION OF WATER TO THE PLANT MATERIAL WITHOUT GENERATING RUN-OFF.
4. THE PROPERTY OWNER WILL BE THE RESPONSIBLE PARTY FOR THE LONG TERM LANDSCAPE AND SITE MAINTENANCE FOR THIS PROJECT.
5. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA, AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS (LDC 142.0405).
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 TO THE SATISFACTION OF THE CITY MANAGER WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.
7. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER CONDITION 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.
8. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0418(b)).

DRAINAGE NOTES:

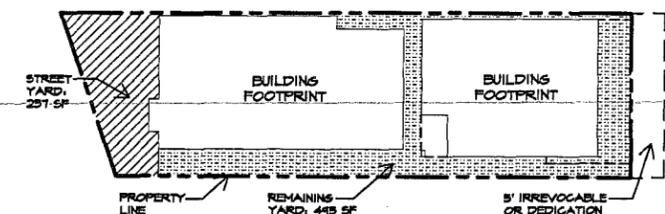
1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT.
3. ALL ROOF DRAINS AND PLATWORK SHALL DRAIN POSITIVELY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

MIN. TREE SEP. DISTANCE:

| | |
|--|---|
| UNDERGROUND UTILITY LINES, ANY, GAS, UTILITY STRUCT., DRIVEWAYS (STRIPS), INTERSECTIONS (INTERSECTIONS CURB LINES OF TWO STREETS), SEWER LINE: | 5 FT. 10 FT. 10 FT. 25 FT. 10 FT. |
|--|---|

LANDSCAPE CALCULATIONS:

PER MINI. CODE TABLE 142-04A, MULTIPLE DWELLING UNIT SITE, WORK EXCEEDING 1000 SF.



SITE DEVELOPMENT AREA DIAGRAM N.T.S.

LOT AREA: 2,718 SF

STREET TREES:

REQUIRED ONE 24-INCH BOX TREE PER 50 FEET OF STREET FRONTAGE OR ONE 10' BROWN TRUNK HEIGHT PALM PER 20 FEET OF FRONTAGE. 26.16 FEET OF FRONTAGE = 1 TREE REQUIRED

STREET YARD: TOTAL AREA: 231 SF

| | | | | | |
|-----------------------------|--------|-----------------------------|--------|-------------------------|--------|
| PLANTING AREA REQUIRED: | 128 SF | PROVIDED: | 142 SF | EXCESS AREA PROVIDED: | 84 SF |
| PLANTING POINTS REQUIRED: | 18 PTS | PROVIDED: | 20 PTS | EXCESS POINTS PROVIDED: | 81 PTS |
| PLANTING AREA AS HARDSCAPE: | 0 SF | PTS ACHIEVED THROUGH TREES: | 20 PTS | | |

REMAINING YARD: TOTAL AREA: 448 SF

| | | | | | | | |
|--|--------|-----------------|---|-----------------------------|--------|-------------------------|--------|
| COMBINATION OF TREES AND SHRUBS POINTS REQUIRED: | 60 PTS | TREES PROVIDED: | 1 | PROVIDED: | 80 PTS | EXCESS POINTS PROVIDED: | 20 PTS |
| | | | | PTS ACHIEVED THROUGH TREES: | 20 PTS | | |

LANDSCAPE KEY NOTES:

1. NEW WALKWAY
2. EXISTING CITY SIDEWALK TO REMAIN. IF DAMAGED DURING CONSTRUCTION, REPLACE WITH HISTORIC GRID PATTERN.
3. REMOVE EXISTING BRICK PAVERS FROM THIS AREA.
4. EXISTING RETAINING WALL (5' HIGH MAX.) TO REMAIN.
5. 6' TALL WOOD PROPERTY LINE FENCE
6. AREA OF 5' WIDE ALLEY IRREVOCABLE OF DEDICATION
7. EXISTING WALKWAY TO REMAIN
8. PALM IN REMAINING YARD SHALL BE EITHER A FEATHER PALM WITH A MINIMUM BROWN TRUNK HEIGHT OF 10' OR A FAN PALM WITH A MINIMUM BROWN TRUNK HEIGHT OF 20' IN ORDER TO ACHIEVE A MINIMUM OF 30 PTS.
9. EXISTING STEPS TO REMAIN

PLANT LEGEND

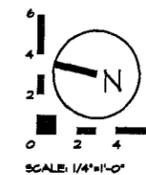
| PROPOSED PLANT MATERIAL: | QTY. / % / SIZE | MATURE SIZE |
|--|------------------------|---|
| FEATHER PALMS SUCH AS: 30' TALL X 15' WIDE (MATURE) SYAGRUS ROMANOFFIANUM PHOENIX DACTYLIFERA HOVEA FORSTERIANA | 2 / 100% / 10' BTH | 'GREEN PALM' 50H X 20W 'DATE PALM' 80H X 20W 'PARADISE PALM' 60H X 20W |
| CANOPY TREES SUCH AS: 25' TALL X 25' WIDE (MATURE) FRAXUS CERASIFERA ERUCODIYA DEPLEXA BIGALTYTUS TORQUATA | 1 / 100% / 24' BOX | 'TURPLE LEAF PLUM' 25H X 25W 'BRONZE LOQUAT' 20H X 20W 'CORAL GUM' 20H X 20W |
| HEDGE SHRUBS SUCH AS: 6' TALL X 4' WIDE MATURE HT. ROSBARUNUS OFFICINALIS 'TUSCAN BLUE' CARPENTERIA CALIFORNICA | 9 / 100% / 5 GAL | 'NEW ZEALAND TEA TREE' 6H X 4W 'TUSCAN BLUE ROSEMARY' 6H X 3W 'BUSH ANEMONE' 5H X 5W |
| GRASS-LIKE SHRUBS SUCH AS: 5' TALL X 5' WIDE MATURE HT. PHORMIUM TENAX 'BRONZE BABY' MILBERBERIA RIGIDA PHORMIUM TENAX | 15 / 100% / 5 GAL | 'NEW ZEALAND FLAX' 5H X 5W 'DEER GRASS' 4H X 4W 'NEW ZEALAND FLAX' 5H X 5W |
| FLOWERING SHRUBS SUCH AS: 5' TALL X 5' WIDE MATURE HT. WESTRINSIA FRUTICOSA 'MORNING LIGHT' PITTOSPORUM CRASSIFOLIUM 'COMPACTUM' BACCHARIS 'CENTENNIAL' | 45 / 100% / 1 GAL | 'COAST ROSEMARY' 5H X 3W 'SILVER PITTOSPORUM' 5H X 3W 'NCH' 5H X 4W |
| CLIMBING VINES SUCH AS: MANDEVILLA 'ALICE DU POINT' TRACHELOSPERMUM JASMINOIDES CALYSTESIA MACROSTEGIA ALOE GILIIANUS FELARGONIUM PELTATUM | 5 / 100% / 5 GAL | NCH 'STAR JASMINE' 12'H X 12'W 'CALIFORNIA MORNING GLORY' 12'H X 24'W 'FENCIL ALOE' 8'H X 12'W 'IVY GERANIUM' |
| FLOWERING GROUND COVER SUCH AS: 12" TALL ARCTOTIS HYBRIDS OSTEOSPERMUM FRUTICOSUM GAZANIA RINSENS 'SUNRISE YELLOW' | AS REQD / 100% / 1 GAL | 'AFRICAN DAISY' 12'H X 12'W 'AFRICAN DAISY' 12'H X 24'W 'GAZANIA' 8'H X 12'W |
| 5' HIGH GROUND COVER SUCH AS: LAWN PASPALUM VAGINATUM FRASARIA CHLOEDIS DYMNDIA MARGARETAE | AS REQD / 100% / 50D | 'SEASHORE PASPALUM' 12'H X 12'W 'BEACH STRAWBERRY' NCH |
| PAVING MATERIAL | | |
| COLORED CONCRETE | | |
| PERMEABLE BRICK PAVERS | | |

LEGEND:

- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE

LANDSCAPE DESIGN STATEMENT:

THIS MULTI-FAMILY LOT WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THE LA JOLLA NEIGHBORHOOD. DROUGHT TOLERANT, NATIVE PLANTS WILL BE EMPLOYED TO FRAME THE EXISTING HOUSE AND GIVE IT MORE CURB APPEAL, WHILE VIEWS AND USABLE OPEN SPACE WILL BE PRESERVED. LOW LAYERED LANDSCAPING IN THE FRONT YARD WILL MAINTAIN VIEWS. VEHICULAR PAVING IS MINIMIZED. THE RESULTING LANDSCAPING WILL BEAUTIFY THE HOMES, PRESERVE VIEWS AND OPEN SPACE, AND CONFORM TO THE CITY OF SAN DIEGO GENERAL PLAN.



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Project Address:
337-341 PLAYA DEL SUR
LA JOLLA, CA 92037

Project Name:
VISIN DUPLEX

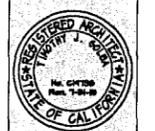
Sheet Title:

LANDSCAPE DEVELOPMENT PLAN

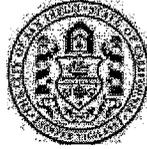
- Revision 14: 05-24-12
 - Revision 13: 05-24-12
 - Revision 12: 05-24-12
 - Revision 11: 05-24-12
 - Revision 10: 05-24-12
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Sheet 11 of 11

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VISIN UNITS
337 - 341 PLAYA DEL SUR, LA JOLLA, CA 92037



golba
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THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 19, 2013

TO: Chair Naslund and Members of the Planning Commission

FROM:  Cathy Winterrowd, Interim Deputy Director, Development Services Department

SUBJECT: Appeal of the Visin Duplex; Project No. 280069

As you are aware, the above-referenced project was continued from the Planning Commission meeting of June 20, 2013 to August 8, 2013 in order to further evaluate issues related to potential historical significance. The La Jolla Historical Society and the project applicant have provided additional information to staff. The applicant has requested a hearing before the Historical Resources Board in August rather than July. Therefore, at the owner's request, we are withdrawing the item from the August 8th Planning Commission agenda (see attached email from the owner's representative). Staff will re-notice the item for a future agenda once the historic issues have been addressed.

Attachment: Email communication from Scott Moomjian dated July 17, 2013

cc: Tom Tomlinson, Interim Director
Mike Westlake, Acting Deputy Director
Jeff Peterson, Development Project Manager

Winterrowd, Cathy

From: Scott Moomjian [smoomjian@earthlink.net]
Sent: Wednesday, July 17, 2013 4:07 PM
To: Scott Moomjian; Winterrowd, Cathy
Cc: Karen Visin
Subject: Re: 337-341 Playa Del Sur, La Jolla

Dear Cathy:

As a follow up to my e-mail to you yesterday (see below), since I have indicated that we would be prepared to go before the HRB at its August 22, 2013 meeting, we would subsequently need to request that the Appeal of the Visin Duplex (Project Number 280069) be withdrawn from the Planning Commission Agenda of August 8, 2013.

Thank you.

Scott A. Moomjian

-----Original Message-----

From: Scott Moomjian
Sent: Jul 16, 2013 2:26 PM
To: Cathy Winterrowd
Cc: Karen Visin
Subject: 337-341 Playa Del Sur, La Jolla

Dear Cathy:

At this time, on behalf of my clients, Jack and Karen Visin, while asserting and preserving any and all legal and historical significance objections to the potential designation of the property, should the Historical Resources Board be requested to consider the designation of the property, we would be prepared to go before the Board at its August 22, 2013 meeting.

Thank you.

Scott

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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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002649

COASTAL DEVELOPMENT PERMIT NO. 1323706
 VARIANCE NO. 1323708
VISIN DUPLEX-PROJECT NO. 280069
 HEARING OFFICER

This Coastal Development Permit No. 1323706 and Variance No. 1323708 is granted by the Hearing Officer of the City of San Diego to JACK VISIN and KAREN L. VISIN, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0708 and 126.0805. The 0.054 acre site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, in the RM-3-7 Zone within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. The project site is legally described as: Lot 20 in Block 5 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 19, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the remodel and addition to an existing historic residential structure, and demolition of an existing dwelling unit (rear unit) and construction of a three-story dwelling unit with a two one-car garages, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 13, 2014, on file in the Development Services Department.

The project shall include:

- a. Remodel and construction of a 47 square foot first floor addition, and a new 460 square foot second floor to the existing historic residential structure located at 341 Playa Del Sur. The remodel and additions shall comply with the City's Historic Resources

Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards;

- b. Demolition of a dwelling unit located at 337 Playa Del Sur and construction of a new, three-story, 1,349 square foot dwelling unit with a 432 square foot two one-car garages on the ground floor of which one of the garages is designated for 341 Playa Del Sur;
- c. Variance to the development regulations for the following:
 - 1) Variance to SDMC Section 131.0443(f)(2)(A) to allow for an 11 1/8 inch north side yard setback and a 2 foot 1 3/4 inch south side yard setback where the development regulation requires a minimum five (5) foot side yard setback for the new dwelling unit located at 337 Playa Del Sur; and
 - 2) Variance to SDMC Table 142-05B to allow for one parking spaces per dwelling unit where the development regulations requires two parking spaces per dwelling unit.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. Construction of associated site improvements (i.e. hardscape, fences and site walls);
- g. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption; and
- h. 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 27, 2017**.
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.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional right-of-way, along the project frontage on Playa Del Sur, to provide a minimum of 10 feet curb to property line distance, satisfactory to the City Engineer.

12. Prior to the issuance of any building permit, the Owner/Permittee shall grant to the City a 5.0 foot wide Irrevocable Offer of Dedication for the adjacent alley, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with full height City standard curb and gutter, along the project frontage on Playa Del Sur Street, per Standard Drawing SDG-151, satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall remove the existing red brick pavers, along the project frontage on Playa Del Sur, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal agreement from the City Engineer for the existing cobblestone retaining walls located within Playa Del Sur right of way.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

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

18. 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 Appendix E of the City's Storm Water Standards.

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

TRANSPORTATION REQUIREMENTS:

20. The Owner/Permittee shall permanently maintain no fewer than 2 off-street parking spaces (a variance from the SDMC requirement for a minimum of 4 off-street parking spaces) on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's SDMC, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

LANDSCAPE REQUIREMENTS:

21. Prior to the issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual 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 Office of the Development Services Department.

22. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee 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 square-foot area around each tree, which is unencumbered by utilities. Driveways, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan.

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

25. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

26. Any required planting 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 or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size /15 foot BTH material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material.

27. Tree Protection Notes shall be incorporated into Landscape Construction Plans.

HISTORICAL RESOURCES REQUIREMENTS:

28. Prior to the issuance of any construction permit (s) for current and future improvements to the dwelling unit at 341 Playa del Sur Street, the Owner/Permittee shall submit the construction documents to the Historical Resources Division for review. The construction documents shall show all proposed improvements and be consistent with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards.

PLANNING/DESIGN REQUIREMENTS:

29. 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.

30. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption.

31. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

32. 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) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities 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.

33. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water facilities and sewer facilities in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guides.

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

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

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 August 13, 2014, pursuant to Resolution No. XXXX-HO.

Permit Type/PTS Approval No.: CDP No. 1323706 &
Variance No. 1323708
Date of Approval: August 13, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.

JACK VISIN
Owner/Permittee

By _____
Jack Visin

KAREN L. VISIN
Owner/Permittee

By _____
Karen L. Visin

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

HEARING OFFICER
 RESOLUTION NO. _____
 COASTAL DEVELOPMENT PERMIT NO. 1323706
 VARIANCE NO. 1323708
VISIN DUPLEX - PROJECT NO. 280069

WHEREAS, JACK VISIN and KAREN L. VISIN, Owner and Permittee, filed an application with the City of San Diego for the remodel and addition to an existing historic residential structure, and demolition of an existing dwelling unit (rear unit) and construction of a three-story dwelling unit with two one-car garages (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1323706 and No. 1323708), on portions of a 0.054 acre site;

WHEREAS, the project site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, in the RM-3-7 Zone within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1;

WHEREAS, the project site is legally described as Lot 20 in Block 5 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 19, 1909;

WHEREAS, on August 13, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1323706 and Variance No. 1323708 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 7, 2014, 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 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 August 13, 2014.

FINDINGS:

I. Coastal Development Permit - Section 126.0708(a)

- 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 0.054 acre site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, and is an interior lot that is located approximately 672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, which is identified as Neptune Place at this location. The dwelling unit located at 341 Playa Del Sur will have a maximum building height of 22 feet 6 inches and the dwelling unit located at 337 Playa Del Sur will have a maximum building height of 29 feet 5 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. Playa del Sur Street at this location is not located in an identified Public Vantage Point and does not contain any physical access or visual access (major viewshed, view corridor or scenic overlooks) as identified within the La Jolla Community Plan.

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, and demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit. The ability to provide legal parking spaces for two units was impacted by the preservation and adaptive reuse of the historical residence on the 24.98 foot wide property. Therefore, the proposed new dwelling unit located at 337 Playa del Sur Street includes two, one car garages on the ground floor that are accessed from the alley, with one of the garages reserved for the existing designated historical residence. The project includes a variance request for deviations to the side yard setbacks and for the number of parking spaces. With the approval of the variance request, the project meets all other applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to protect and enhance the public views, and would not affect any existing or proposed physical accessway and/or public views to the Pacific Ocean or other scenic coastal areas as specified in the Local Coastal Program.

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

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit with two one-car garages. The project site has been previously graded and developed with two, one story dwelling units identified as 337 and 341 Playa del Sur Street. The property is an interior lot, and is located approximately 672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, which is identified as Neptune Place at this location. The property is approximately 60 feet above Mean Sea Level (MSL) and is located above the 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in Land Development Code (LDC) Section 113.0103. The project includes a variance request for deviations to the side yard setbacks and for the number of parking spaces. With the approval of the variance request, the project meets all other applicable regulations and development standards in effect for this site.

The City of San Diego conducted an environmental review of this site, and in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was

determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). Therefore, it has been determined that the project does not contain environmentally sensitive lands and would 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; and

The 0.054 acre site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, and is an interior lot that is located approximately 672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, which is identified as Neptune Place at this location. The dwelling unit located at 341 Playa Del Sur will have a maximum building height of 22 feet 6 inches and the dwelling unit located at 337 Playa Del Sur will have a maximum building height of 29 feet 5 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. Playa del Sur Street at this location is not located in an identified Public Vantage Point and does not contain any physical access or visual access (major viewshed, view corridor or scenic overlooks) as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit. The ability to provide legal parking spaces for two units was impacted by the preservation and adaptive reuse of the historical residence on the 24.98 foot wide property. Therefore, the proposed new dwelling unit located at 337 Playa del Sur Street includes two one car garages on the ground floor that are accessed from the alley, with one of the garages reserved for the existing designated historical residence. The project includes a variance request for deviations to the side yard setbacks and for the number of parking spaces. With the approval of the variance request, the project meets all other applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the 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 0.054 acre site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, and is an interior lot that is located approximately 672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, which is identified as Neptune Place at this location. Playa del Sur Street at this location is not located in an identified Public Vantage Point and does not contain any physical access or visual access (major viewshed, view corridor or scenic overlooks) as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, and demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit. The ability to provide legal parking spaces for two units was impacted by the preservation and adaptive reuse of the historical residence on the 24.98 foot wide property. Therefore, the proposed new dwelling unit located at 337 Playa del Sur Street includes two one car garages on the ground floor that are accessed from the alley, with one of the garages reserved for the existing designated historical residence. The project includes a variance request for deviations to the side yard setbacks and for the number of parking spaces. With the approval of the variance request, the development has been designed to meet all other development regulations of the underlying zone and no public view, public access to the water, public recreation facilities, or public parking facilities would be adversely affected by the approval of this development. Therefore, the proposed development has demonstrated conformance with the public access and recreation policies of the California Coastal Act as required by this finding.

II. Variance - Section 126.0805

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations;

On January 23, 2014, the City's Historical Resources Board (HRB) designated the existing dwelling unit located at 341 Playa Del Sur as a historical resource with a period of significance of 1928 under HRB Criterion A as a resource that reflects the early historical and architectural development of the Windansea neighborhood. The designation excludes the 20 square foot addition to 341 Playa Del Sur constructed in 1979, and the rear cottage addressed at 337 Playa Del Sur in its entirety. The designation includes the cobble retaining wall at the front of the property.

The existing dwelling unit located at 337 Playa del Sur Street was built between 1926 and 1927 and contains a small attached garage that is accessed from the existing alley. This 304 square foot garage was designed to accommodate two small 1926 period vehicles and would not comply with current development regulations to accommodate two standard size vehicles. The existing dwelling unit located at 341 Playa del Sur Street dwelling unit was built in 1928 and contains no off-street parking.

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit. The proposed new dwelling unit located at 337 Playa del Sur Street includes two one car garages on the ground floor that are accessed from the alley, with one of the garages reserved for the existing designated historical residence. The ability to provide four (4) legal off-street parking spaces for two units was impacted by the preservation and adaptive reuse of the historical residence. In addition, the 24.98 foot wide property impacts the ability to meet the minimum interior dimensions for off-street parking within the garages and still be able to meet the side yard setbacks. Therefore, the project includes a variance request to allow for an 11 1/8 inch north

side yard setback and a 2 foot 1 3/4 inch south side yard setback where the development regulation requires a minimum five (5) foot side yard setback. Additionally, the variance includes the request to allow for one parking space per dwelling unit where the development regulation requires two parking spaces per dwelling unit.

The variance seeks relief from the side yard setbacks in addition to relief from the development regulations to allow for one off-street parking space per dwelling unit. It has been determined that there are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises, and has not resulted from any act of the applicant after the adoption of the applicable zone regulations.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises;

On January 23, 2014, the City's HRB designated the existing dwelling unit located at 341 Playa Del Sur as a historical resource with a period of significance of 1928 under HRB Criterion A as a resource that reflects the early historical and architectural development of the Windansea neighborhood. The designation excludes the 20 square foot addition to 341 Playa Del Sur constructed in 1979, and the rear cottage addressed at 337 Playa Del Sur in its entirety. The designation includes the cobble retaining wall at the front of the property.

The existing dwelling unit located at 337 Playa del Sur Street was built between 1926 and 1927 and contains a small attached garage that is accessed from the existing alley. This 304 square foot garage was designed to accommodate two small 1926 period vehicles and would not comply with current development regulations to accommodate two standard size vehicles. The existing dwelling unit located at 341 Playa del Sur Street dwelling unit was built in 1928 and contains no off-street parking.

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit. The proposed new dwelling unit located at 337 Playa del Sur Street includes two one car garages on the ground floor that are accessed from the alley, with one of the garages reserved for the existing designated historical residence. The ability to provide four (4) legal off-street parking spaces for two units was impacted by the preservation and adaptive reuse of the historical residence. In addition, the 24.98 foot wide property impacts the ability to meet the minimum interior dimensions for off-street parking within the garages and still be able to meet the side yard setbacks. Therefore, the project includes a variance request to allow for an 11 1/8 inch north side yard setback and a 2 foot 1 3/4 inch south side yard setback where the development regulation requires a minimum five (5) foot side yard setback. Additionally, the variance includes the request to allow for one parking space per dwelling unit where the development regulation requires two parking spaces per dwelling unit.

The preservation and adaptive reuse of the historical residence and the ability for the redevelopment of the existing dwelling unit located at 337 Playa del Sur Street on the 24.98 foot wide property are such circumstances or conditions that the strict application of the

regulations of the LDC would deprive the applicant of reasonable use of the land or premises. Therefore, the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare; and

The existing dwelling unit located at 337 Playa del Sur Street was built between 1926 and 1927 and contains a small attached garage that is accessed from the existing alley. This 304 square foot garage was designed to accommodate two small 1926 period vehicles and would not comply with current development regulations to accommodate two standard size vehicles. The existing dwelling unit located at 341 Playa del Sur Street dwelling unit was built in 1928 and contains no off-street parking

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit. The proposed new dwelling unit located at 337 Playa del Sur Street includes two one car garages on the ground floor that are accessed from the alley, with one of the garages reserved for the existing designated historical residence. The ability to provide four (4) legal off-street parking spaces for two units was impacted by the preservation and adaptive reuse of the historical residence. In addition, the 24.98 foot wide property impacts the ability to meet the minimum interior dimensions for off-street parking within the garages and still be able to meet the side yard setbacks. Therefore, the project includes a variance request to allow for an 11 1/8 inch north side yard setback and a 2 foot 1 3/4 inch south side yard setback where the development regulation requires a minimum five (5) foot side yard setback. Additionally, the variance includes the request to allow for one parking space per dwelling unit where the development regulation requires two parking spaces per dwelling unit.

The project has been designed to provide one off-street parking space for each of the dwelling units, where currently the existing historic residential structure contains no off-street parking and the existing garage serving 337 Playa del Sur Street is substandard in size. The proposed development shall provide setbacks that are smaller than the standard setbacks, but will still allow for light, ventilation, and circulation. The proposed setbacks are consistent with the exiting setback of the historic residential structure located at 341 Playa del Sur Street.

The City of San Diego conducted an environmental review of this site, and in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). Therefore, the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

The proposed project site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard. The site is located in the RM-3-7 Zone within the La Jolla Community Plan Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The zoning designation is a multi family residential zone and the community plan designates the site for Medium High Residential use at a density of 30-45 du/ac. The project site, occupying 0.04 acres, could accommodate two dwelling units based on the underlying zone and two dwelling units based on the community plan.

The project proposes the remodel and addition to an existing historic residential structure located at 341 Playa del Sur Street, demolition of an existing dwelling unit located at 337 Playa del Sur Street and construction of a three-story dwelling unit. The proposed new dwelling unit located at 337 Playa del Sur Street includes two one car garages on the ground floor that are accessed from the alley, with one of the garages reserved for the existing designated historical residence. The ability to provide four (4) legal off-street parking spaces for two units was impacted by the preservation and adaptive reuse of the historical residence. In addition, the 24.98 foot wide property impacts the ability to meet the minimum interior dimensions for off-street parking within the garages and still be able to meet the side yard setbacks. Therefore, the project includes a variance request for deviations to the side yard setbacks and for the number of parking spaces. With the approval of the variance request, the project meets all other applicable design guidelines, development standards and policy documents in effect for this site, and the variance conforms with and is adequate to carry out, the provisions of the certified land use plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1323706 and Variance No. 1323708 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1323706 and No. 1323708 a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: August 13, 2014

Internal Order No. 24002649



P.O. BOX 889
• LA JOLLA •
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 6 March 2014

Attention: Jeffrey Peterson, PM
City of San Diego

Project: Visin Duplex
337 Playa Del Sur St
PN: 280069

Motion: To accept the recommendation of the DPR Committee:
That Findings can be made can be made for a Coastal
Development Permit to allow the partial demolition of
existing structures not found to be historic and the
construction of a new 3,273 square foot duplex on a 0.04
acre site at 337 Playa Del Sur. It is further recommended
that all modifications to the existing historic structure
will be in accordance with the Secretary of the Interior's
Standards for Rehabilitation of Historic Structures. 4-0-2

Vote: 16-0-1

20 March 2014

Submitted by: Tony Crisafi, President
La Jolla CPA

Date

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 92101-2422

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 TITLE/ No.: **VISIN DUPLEX / 280069**

PROJECT LOCATION-SPECIFIC: 337 – 341 Playa Del Sur, San Diego, CA 92037

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT and VARIANCE to maintain the existing 698-square-foot single-dwelling unit located at the front of the property and allow for minor interior and exterior modifications, and a 47-square-foot first level and a 460-square-foot second level addition consistent with the Secretary of Interior Standards; demolish the rear single-dwelling unit to allow for the construction of a three-story, 1,349-square-foot single-dwelling unit over a 226-square-foot garage. The project would also construct various site improvements, which includes associated hardscape and landscaping. In addition, the project would incorporate roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption. The project would also request a variance from applicable development regulations with respect to side-yard set-backs and off-street parking requirements. The 2,178-square foot project site is located at 337 – 341 Playa Del Sur. The project site is designated Medium High Residential (density of 30-45 dwelling units per acre) and is located in the RM-3-7 zone, Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Overlay Zone (Non-appealable area-2), the Parking Impact (coastal and beach) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jack Visin, 5508 Pacifica Drive, San Diego, CA 92037, (858) 525-1874.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures)
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities), which allows for the operation, repair, maintenance, permitting, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Currently, there are two existing structures on the site, of which the project proposes to demolish one and retain the other. The minor interior and exterior modifications proposed to the front unit would substantially maintain the same purpose and capacity in that the project would not involve an

expansion of the current use. The project also meets the criteria set forth in CEQA Section 15303 that allows for new construction. The project would demolish the rear single-dwelling unit to allow for the construction of a new single-dwelling residence. The structure located at 341 Playa del Sur was determined to be found consistent with the Secretary of Interior Standards; whereas the remaining structure (located 337 Playa del Sur) was determined to not be historic in nature. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

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.



SENIOR PLANNER

SIGNATURE/TITLE

July 7, 2014

DATE OF PROJECT APPROVAL

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: July 7, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002649

PROJECT NAME/NUMBER: VISIN DUPLEX / 280069

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 337 – 341 Playa Del Sur, San Diego, CA 92037

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT and VARIANCE to maintain the existing 698-square-foot single-dwelling unit located at the front of the property and allow for minor interior and exterior modifications, and a 47-square-foot first level and a 460-square-foot second level addition consistent with the Secretary of Interior Standards; demolish the rear single-dwelling unit to allow for the construction of a three-story, 1,349-square-foot single-dwelling unit over a 226-square-foot garage. The project would also construct various site improvements, which includes associated hardscape and landscaping. In addition, the project would incorporate roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption. The project would also request a variance from applicable development regulations with respect to side-yard set-backs and off-street parking requirements. The 2,178-square foot project site is located at 337 – 341 Playa Del Sur. The project site is designated Medium High Residential (density of 30-45 dwelling units per acre) and is located in the RM-3-7 zone, Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Overlay Zone (Non-appealable area-2), the Parking Impact (coastal and beach) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan area.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

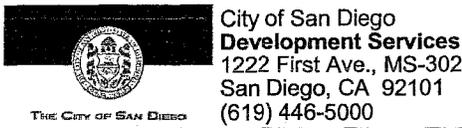
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities), which allows for the operation, repair, maintenance, permitting, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Currently, there are two existing structures on the site, of which the project proposes to demolish one and retain the other. The minor interior and exterior modifications proposed to the front unit would substantially maintain the same purpose and capacity in that the project would not involve an expansion of the current use. The project also meets the criteria set forth in CEQA Section 15303 that allows for new construction. The project would demolish the rear single-dwelling unit to allow for the construction of a new single-dwelling residence. The structure located at 341 Playa del Sur was determined to be found consistent with the Secretary of Interior Standards; whereas the remaining structure (located 337 Playa del Sur) was determined to not be historic in nature. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Jeffery A. Peterson
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego CA 92101
PHONE NUMBER: (619) 446-5237

On July 7, 2014 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 (July 21, 2014). 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.



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 Visin Duplex **Project No. For City Use Only** 280069

Project Address:
337-341 Playa Del Sur, 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): Jack Visin
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 5508 Pacifica Dr.
 City/State/Zip: La Jolla CA 92037
 Phone No: 858-525-1874 Fax No: _____
 Signature: Jack Visin Date: 4-26-12

Name of Individual (type or print): Karen Visin
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 5508 Pacifica Dr.
 City/State/Zip: La Jolla CA 92037
 Phone No: 858-525-1872 Fax No: _____
 Signature: Karen Visin Date: 4-26-12

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: _____

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
VISIN DUPLEX - PROJECT NO. 280069

| Date | Action | Description | City Review Time (Working Days) | Applicant Response |
|-----------------------------------|--------------------------|---|---|--------------------|
| 4/1/2014 | First Submittal | Revised Project Deemed Complete | - | - |
| 4/28/2014 | First Assessment Letter | | 19 days | |
| 6/2/2014 | Second Submittal | | | 24 days |
| 6/13/2014 | Second Assessment Letter | | 9 days | |
| 6/18/2014 | Third Submittal | | | 3 days |
| 7/1/2014 | Third Review Completed | All issues resolved | 9 days | |
| 7/7/2014 | NORA Posted | Exempt and NORA was posted | 3 days | |
| 7/21/2014 | NORA Appeal Period | NORA appeal period ends. | | 10 days |
| 8/13/2014 | Public Hearing | First available date | 17 days | |
| TOTAL STAFF TIME | | (Does not include City Holidays or City Furlough) | 57 days | |
| TOTAL APPLICANT TIME | | (Does not include City Holidays or City Furlough) | | 37 days |
| TOTAL PROJECT RUNNING TIME | | From Deemed Complete to Hearing | 94 working days (135 calendar days) | |