



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: November 4, 2015

REPORT NO. HO-15-127

ATTENTION: Hearing Officer

SUBJECT: Eriksson Residence CDP
PROJECT NUMBER: 352314

LOCATION: 747 Stafford Place

APPLICANT: John Kavan, Jackson Remodeling and Design

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development to construct a 602 square-foot guest quarters, pool and spa on a site containing a two-story residence located at 747 Stafford Place within the Peninsula Community Plan area?

Staff Recommendation - **APPROVE** Coastal Development Permit No. 1232963.

Community Planning Group Recommendation - On March 19, 2015, the Peninsula Community Planning Group voted 12-0-2 to recommend approval of the project with no conditions.

Environmental Review - The proposed activity is exempt from CEQA pursuant to Section 15303 (New Construction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 5, 2015, and the opportunity to appeal that determination ended October 19, 2015.

BACKGROUND

The project proposes a Coastal Development Permit to construct a 602 square-foot guest quarters, pool and spa on a site containing a two-story residence. The project is located at 747 Stafford Place in the RS-1-7 zone of the Peninsula Community Planning area.

The site currently contains a two story, single family home originally constructed in 1961, which was in conformance with the land development regulations at that time. A portion of the site was originally mapped as being part of the Multiple Habitat Planning Area (MHPA). During the

processing of the project, a Boundary Line Correction (BLC) was completed on August 15, 2014 removing the MHPA from the project site and aligning it with the property line.

The project requires a Coastal Development Permit Process 3, appealable to the California Coastal Commission, for a coastal development pursuant to San Diego Municipal Code (SDMC) section 126.0707 as the project is adding a guest quarters structure and a pool and spa. The project is bounded by single family developments to the north, south and west, and the Sunset Cliffs Natural Park to the east. The Development Services staff has reviewed the project for compliance with SDMC Sec. 141.0306, Guest Quarters, and found it to be in compliance.

DISCUSSION

The proposed project design meets development requirements of the Land Development Code including floor area ratio, landscaping, parking, and height. The existing residence will remain two stories and the guest quarters will add 602 square feet of single story habitable space. The Peninsula Community Plan (Plan) provides several urban design recommendations, including avoiding differences in scale with the surrounding development. Specifically, the Plan states that buildings should be sympathetic to the scale, form, and texture of the surrounding development. As the proposal would be a single story guest quarters and would be located at the rear of the property, this recommendation would be respected in that the proposed design, while compatible, would not be visible and, therefore, would not affect the scale, form or textural appearance of the surrounding neighborhood.

One of the findings to be made to approve the Coastal Development Permit is to show that the project would be in conformity to the Local Coastal Program land use plan. The proposed guest quarters would meet the goals of the Peninsula Community Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays. No access pathway or view corridor identified in the Peninsula Community Plan/Local Coastal Program is on or adjacent to the proposed project site. As the project would be consistent with view corridor, access and design recommendations of the Peninsula Community Plan/Local Coastal Program, the project would not have a detrimental effect on the goals and objectives of the Peninsula Community Plan.

Conclusion

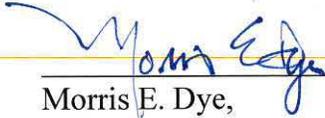
Staff has determined that the project complies with the development regulations of the RS-1-7 zone and all other applicable sections of the San Diego Municipal Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff, therefore, recommends approval of the project as proposed.

ALTERNATIVES

1. **Approve** Coastal Development Permit No. 1232963 with modifications or;

2. **Deny** Coastal Development Permit No. 1232963, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



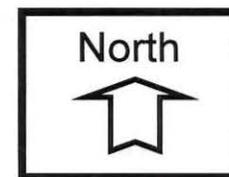
Morris E. Dye,
Development Project Manager

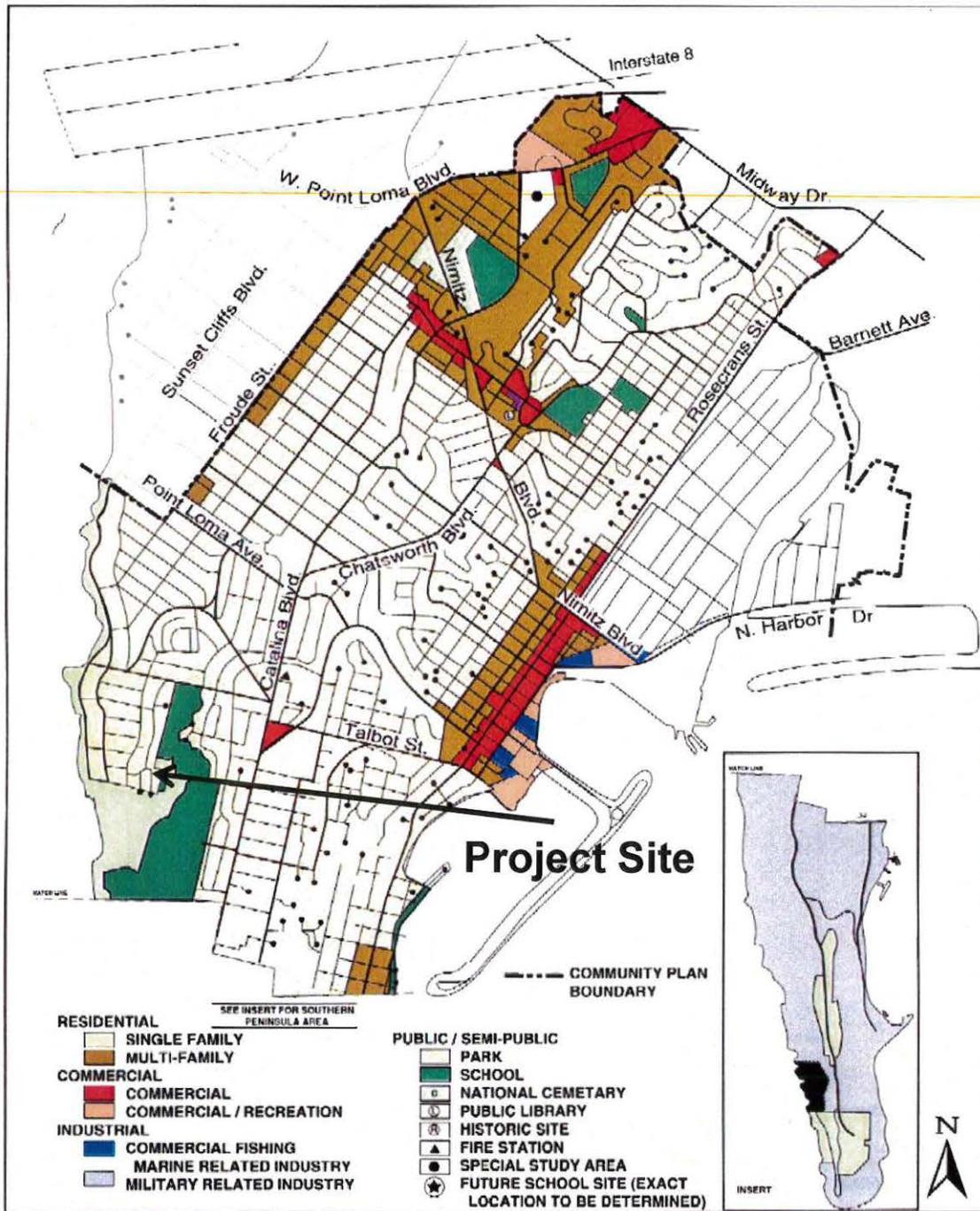
Attachments:

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



Location Aerial Photo
Eriksson Residence- 747 Stafford Place
PROJECT NO. 352314

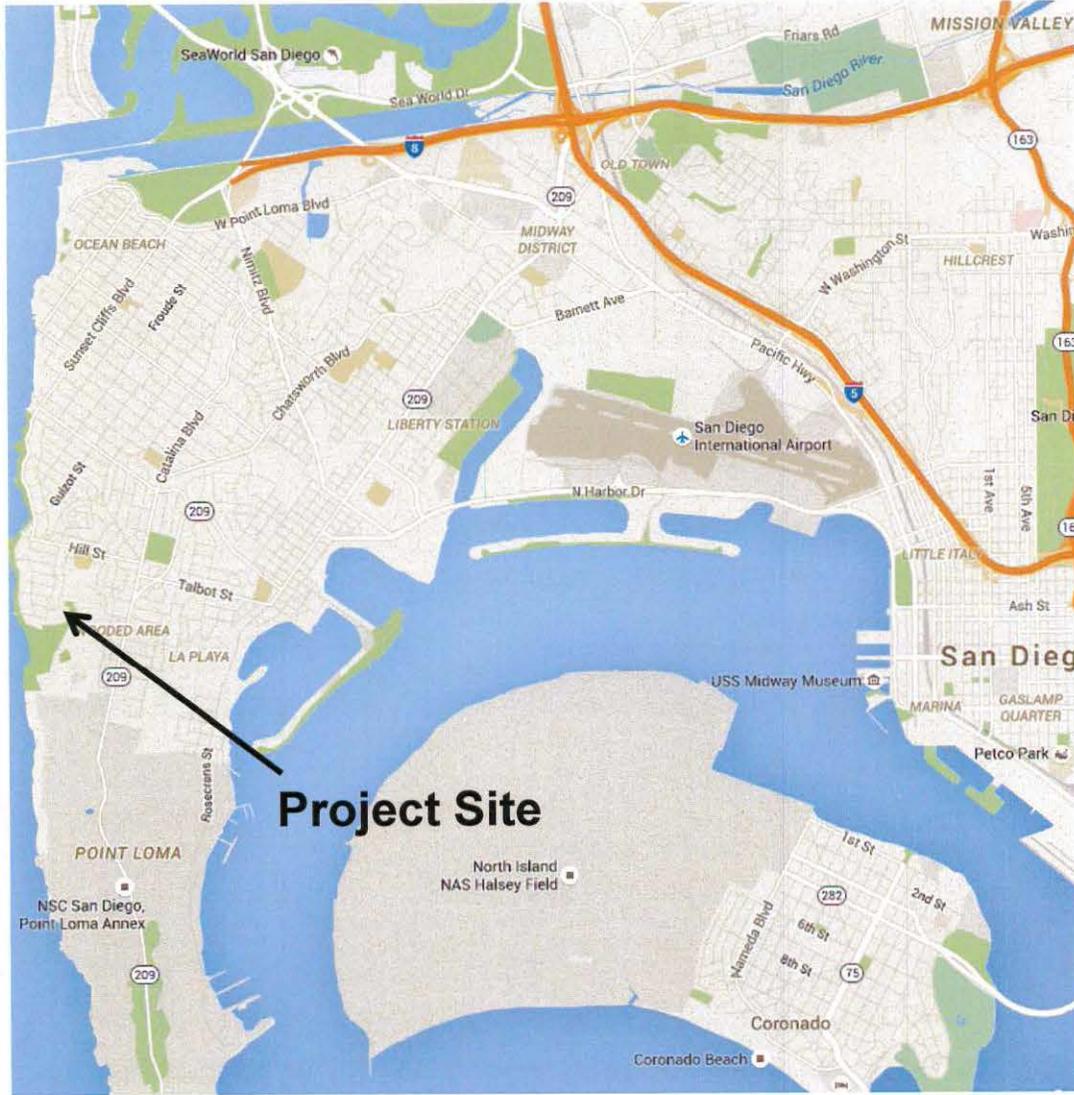




Land Use Map

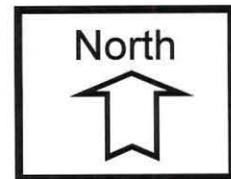
Eriksson Residence- 747 Stafford Place
PROJECT NO. 352314





Project Location Map

Eriksson Residence, 747 Stafford Place
Project No. 352314



PROJECT DATA SHEET

PROJECT NAME:	Eriksson Residence	
PROJECT DESCRIPTION:	Construct a 602 square-foot guest quarters, pool and spa.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential 5-9 DU/AC.	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7		
HEIGHT LIMIT: 30-Foot maximum height limit.		
LOT SIZE: 17,533 Square Feet		
FLOOR AREA RATIO: 0.47 maximum.		
FRONT SETBACK: 15 feet.		
SIDE SETBACK: 7 feet.		
STREETSIDE SETBACK: 7 feet		
REAR SETBACK: 13 feet.		
PARKING: 2 parking spaces required.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-Family Residential; RS-1-7.	Single-Family Homes
SOUTH:	Single-Family Residential; RS-1-7.	Single-Family Homes
EAST:	Open Space OP-1-1	Sunset Cliffs Natural Park
WEST:	Single-Family Residential; RS-1-7.	Single-Family Homes
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 19, 2015, the Peninsula Community Planning Group voted 12-0-2 to recommend approval of the project with no conditions.	

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: 24004296

COASTAL DEVELOPMENT PERMIT NO. 1232963
ERIKSSON RESIDENCEPROJECT NO. 352314
HEARING OFFICER

This Coastal Development Permit No. 1232963 is granted by the Hearing Officer of the City of San Diego to Mark T. and Desiree M. Eriksson, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.40-acre site is located at 747 Stafford Place in the RS-1-7 zone of the Peninsula Community Plan area. The project site is legally described as Parcel 2 of Parcel Map No. 20787 in the City of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, June 16, 2010as File No. 2010-0302690 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Mark T. and Desiree M. Eriksson, Owners/Permittees to construct a 602 square-foot guest quarters, a pool and spa on a site containing a two-story residence as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 4, 2015, on file in the Development Services Department.

The project shall include:

- a. A 602 square-foot guest quarters, a pool and spa on a site containing a two-story residence;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 19, 2018.
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 construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

13. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

14. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

16. The guest quarters or habitable accessory buildings shall not contain a kitchen or facilities for the storage and preparation of food. A bar sink and miniature refrigerator may be permitted.

17. The guest quarters or habitable accessory buildings shall not be rented, leased, or sold as a separate dwelling unit.

18. Before a Building Permit is issued for a guest quarters or habitable accessory building, the record owner shall submit a signed agreement with the City pursuant to SDMC section 141.0306, a Habitable Accessory Structure Agreement shall be prepared and recorded against the property that specifies that the guest quarters or habitable accessory building shall not be used as, or converted to, a companion unit or any other dwelling unit. The agreement shall include a stipulation that neither the primary dwelling unit nor the guest quarters or habitable accessory building shall be sold or conveyed separately. The City will provide the agreement to the County Recorder for recordation.

19. Guest quarters or habitable accessory buildings shall be used solely by the occupants of the primary dwelling unit, their guests, or their employees.

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

INFORMATION ONLY:

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

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

APPROVED by the Hearing Officer of the City of San Diego on November 4, 2015 and
Approved Resolution No. _____.

Coastal Development Permit 1232963
Date of Approval: November 4, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Morris E. Dye
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.

Mark T. Eriksson
Owner/Permittee

By _____
Mark T. Eriksson
Owner/Permittee

Desiree M. Eriksson
Owner/Permittee

By _____
Desiree M. Eriksson
Owner/Permittee

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

HEARING OFFICER
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1232963
ERIKSSON RESIDENCE PROJECT NO. 352314

WHEREAS, Mark T. and Desiree M. Eriksson, Owners/Permittees, filed an application with the City of San Diego for a permit to construct a 602 square-foot guest quarters, pool and spa on a site containing a two-story residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1232963, on portions of a 0.40-acre site.

WHEREAS, the project site is located at 747 Stafford Place in the RS-1-7 zone of the Peninsula Community Plan area.

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 20787 in the City of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, June 16, 2010 as File No. 2010-0302690 of Official Records.

WHEREAS, on November 4, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1232963 pursuant to the Land Development Code of the City of San Diego.

WHEREAS, on October 5, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15303, New Construction and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated November 4, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The project site is located in a developed urban neighborhood at 747 Stafford Place, approximately one quarter mile from the Pacific Ocean. There are no physical accessways near or adjacent to the project site or identified in the Peninsula Community Plan or Local Coastal

Program (Plan). The proposal would observe all required setbacks and would be located entirely on private property. There are no public views identified in the Peninsula Community Plan/Local Coastal Program that are on or adjacent to the project site. Any public views through adjacent streets would be respected given the project adheres to required setbacks that would set the project away from and out of the public streets and, therefore, out of any public view. Therefore, the project would not encroach into any physical accessway or view corridor. As the project would not encroach into any accessway to the Pacific Ocean or into any view corridor identified in the Plan, and would respect the need to be sympathetic to scale, form and texture of the surrounding development, 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.

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

The project site is not located within any identified environmentally sensitive lands. The project site is located adjacent to the Multi-Habitat Planning Area (MHPA) in a developed urban neighborhood one quarter mile from the Pacific Ocean, but would not encroach into any sensitive environmental resources. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The Peninsula Community Plan or Local Coastal Program (Plan) designates the site for residential development and the project proposes a guest quarters consistent with that designation. The project site is located in a developed urban neighborhood at 747 Stafford Place, one quarter mile from the Pacific Ocean. There are no physical accessways near or adjacent to the project site or identified in the Plan. Stafford Place is not identified in the Plan as View Corridor. In addition, the project would observe all required setbacks and would be located entirely on private property. Therefore, the project would not encroach into any identified view corridor. The Plan also states that buildings should be sympathetic to the scale, form, and texture of the surrounding development. As the proposal would be a single story guest quarters and would be located at the rear of the property, this recommendation would be respected in that the proposed design would not be visible and, therefore, would not affect the scale, form or textural appearance of the surrounding neighborhood. As the project is consistent with the land use designation in the Plan, would not encroach into any physical accessways or view corridors identified in the plan, and would be sympathetic to the scale, form, and texture of the surrounding development, 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.

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

The project is located in the Coastal Overlay Zone between the nearest public roadway and the sea. However, the project would be constructed entirely on private property, and would not obstruct any public views or public accessways to the Pacific Ocean. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1232963 is hereby GRANTED by the to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1232963, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: November 4, 2015

SAP or WBS Number: 24004296

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

March 19, 2015

APPROVED MINUTES

Present: Nicole Burgess, Patricia Clark, Bruce Coons, David L. Dick, Mark Krencik, Peter Nystrom, Julia Quinn, Don Sevrens, Jay Shumaker, Paul Webb

Absent: Dominic Carnevale

Tending election polls, away for most of meeting: Patricia Clark, Jon Linney, Jarvis Ross, Mike Ryan

Called to order at 6:35 p.m.

PARLIAMENTARY ITEMS

1. Approval of Agenda. By unanimous consent.
2. Approval of February 2015 minutes. Minor wording changes per request of chair. Motion to approve by Mike Ryan, second by Paul Webb. Passed 8-0-1 with David Dick late and Jay Shumaker abstaining (absent).
3. Secretary's Report – Don Sevrens. Facebook page up and running thanks to Jon Linney. News category added to website page to provide fresh material.
4. Treasurer's Report – Patricia Clark. None as Clark was tending election polls.
5. Chair Report – Julia Quinn. Announced a walk for animals May 8/9 at Liberty Station and Father Joe's International Triathlon June 26-28 involving Peninsula and Downtown. Announced that Department of Development Services had offered an escorted tour of certain buildings to explain an interpretive loophole opened recently in the 37-year-old, 30-foot height limit. No date set and chair simply trying to gauge interest.

NON-AGENDA PUBLIC COMMENTS

MARY PATEL – A new resident described her campaign to improve safety at Evergreen and Canon. She continually prodded city Traffic Division into doing a traffic survey. She documented pedestrian patterns. Result? Flashing beacon lights and repainted crosswalk will be installed in three to six months. (Chatsworth and Browning will receive similar treatment.)

JEFF POWERS – Representative of a coalition opposed to the One Paseo project said petition circulators and signers have been harassed. He said developer Kilroy Realty is paying \$500 a day and \$2 a signature on other causes to lure away potential signature gatherers. He expects signatures to be turned in March 25 and results to be announced April 24.

MARCELLA ESCOBAR-ECKE – Representative of developer Kilroy accused previous speaker of false statements and disputed accounts of audience members who said they personally witnessed harassment.

GOVERNMENT REPORTS

Council District 2 – Conrad Wear said the owner of the unfinished Plum Street house had chosen the option of finishing construction and would be allowed 100 days before judicial review to ascertain he is in compliance with a plea agreement.

The schedule per a plea agreement signed Jan. 28:

- 30 calendar days (after sentencing) – Choose an option among demolish, develop or sell.

45 days (after sentencing)– Submit proposed development plans.

70 days (after sentencing) – Submit detail drawings and pay fees.

90 days (after issuance of permits) – Correct code violations related to them.

150 days (after issuance of a combination permit) – Correct any remaining code violations and obtain final inspections and approvals.

- On the recent fatal crosswalk accident at Catalina and Canon, Wear said Council Member Lorie Zapf had requested a traffic study and results are due around March 27.
- On vacation rental policy revisions, Wear said a session to take public comment will be April 22 at the 12th floor of City Hall, 202 C Street. The corrected time for the meeting is 9 a.m.
- The city has internships available for college students.

City Planning – Associate city planner Tony Kempton said exceptions to Proposition D 30-foot height limit are based on concept of finished grade and average grade.

Kempton was unable to answer questions or allegations from board members and public that flat lots are being graded to create slopes, the city does not inspect existing grade before construction begins, or that city is trusting developers to comply without effective enforcement effort.

Dick: We should request the Department of Development Services to attend our meeting and provide answers.

Sevrens: Paul Webb and the board spent extensive time crafting a letter to the city protesting the new loophole. Has there been the courtesy of a reply yet? Answer from Chair Quinn: No.

NEW/OLD BUSINESS

1. **Update on 1676 Plum St. -- presentation by Jerry Lohla.** Lohla was unable to attend the meeting.

INFORMATION ITEMS

1. **Ocean Beach Planning Board update** – Dan Dennison. Three new board members elected, four vacancies remain.

Slide presentation on Voltaire Bridge Retrofit Project – by Bryan Olson (bolson@sandiego.gov) and Al Lacipour

The 1959 bridge deck will be repaired, the current four vehicle lanes will be reduced to two and bicycle and pedestrian lanes will be added. Plans for a roundabout have been abandoned with new stop light treatments expected. Current railing will be changed to Caltrans concrete slab style. Construction might begin in spring 2016 but no contractor has been selected. The length of construction or how traffic will be re-channeled are not known.

Dick: This bridge acts as a gateway into the area and aesthetic considerations should be included in the final design of the new railings. He suggested there be a liaison between the community planning board and the city with interim plans being presented for review and suggestions.

Michael Stevens, owner of business properties on Voltaire: Since 1990 we have realized that a major need for the renovated bridge is to calm traffic on Voltaire. I would be happy to assist any liaison effort.

ACTION ITEMS

1. **Eriksson Residence CDP, SDP & MHPA Boundary Line Adjustment, Project No. 352314,** 747 Stafford Place, Zone RS-1-7 (Process 3). 601 SF companion unit, pool, and spa to existing single-family residence on 17,533 SF site.

Applicant’s representative said pool was being situated close to the home, there would be no need for brush management on adjacent Sunset Cliffs Natural Park land, and backwash from the pool would be put into the city sewer system.

Motion by Webb, second by Dick, to approve on condition that applicant present a revised drawing showing a sewer line connection in the area where pool filter and equipment are located. Passed 10-0-2 . Voting yes: Burgess, Coons, Dick, Krencik, Nystrom, Ross, Ryan, Sevrens, Shumaker, Webb. Absent: Carnevale. On election duty: Clark and Linney.

SUBCOMMITTEES

Airport – Paul Webb. Noise data is gathered monthly but announced quarterly.

Long-Range Planning – Jay Shumaker. Complimented citizen on improving Canon/Evergreen crosswalk in a relatively brief time.

Park and Recreation – Don Sevrens. Said he, Jon Linney and Matt DeVol met Feb. 25 with seven Park and Recreation executives and District 2 aide Conrad Wear. The meeting was described as constructive with the department welcoming a partnership with the community-driven effort. The department said construction of apartments on the Barnard School site will boost developer fees available and pledged to seek a share.

The city estimates the park cost at \$550,000 (with no elaboration) while community proponents put it at \$350,000, subject to unexpected city changes. Features will not be known until after public workshops but a working list includes trails, exotic and native plants, historic signboards, a bluffside safety fence, benches and picnic tables, possibly with trellises.

Project Review – Mark Krencik. Next subcommittee meeting will be 1:30 p.m. April 9 at the Loma Riviera clubhouse, 3115 Loma Riviera Drive) with the Olson residence on Rosecrans expected to be on the agenda.

Transportation – Peter Nystrom. North Harbor Drive project is running only one day behind.

Election – Jon Linney. Announced the top six vote-getters of nine candidates are elected:

Julia Quinn (inc.)	90
Bruce Coons (inc.)	83
Mark Krencik (inc.)	80
Jim Hare	62

Robert Goldyn 58

Amanda Behnke 58

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Don Costello 50

Geoff Page 47

Eileen Brennan 28

Amanda Behnke volunteered to take a one-year term on a vacant seat. The other five will serve three-year terms.

North Bay – Jarvis Ross. One marijuana shop approved.

Adjourned at 8:39 p.m. to Thursday April 16, 2015.



THE CITY OF SAN DIEGO

Date of Notice: October 5, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO# 24004296

PROJECT NAME/NUMBER: Eriksson Residence/352314

COMMUNITY PLAN AREA: Peninsula Community

COUNCIL DISTRICT: 2

LOCATION: The project is located at 747 Stafford Place within the Peninsula Community Plan area.

PROJECT DESCRIPTION: Coastal Development Permit (CDP) and Site Development Permit (SDP) to construct a 602 square foot guest quarters, and a pool & spa at an existing two-story residence. The 0.40-acre lot is located in the RS-1-7 Zone of the Peninsula Community Plan Area & Coastal Overlay Zone (non-appealable). The proposed guest quarters complies with height and bulk regulations and is located on a project site that is currently developed and all public utilities are in place to serve the single family residence and improvements.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: 15303 (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that since the project would be located on a previously developed site lacking sensitive resources that impacts would not occur. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction a limited small structures and residences where the exceptions listed in CEQA Section 15300.2 would not apply.

CITY PROJECT MANAGER: Morris Dye

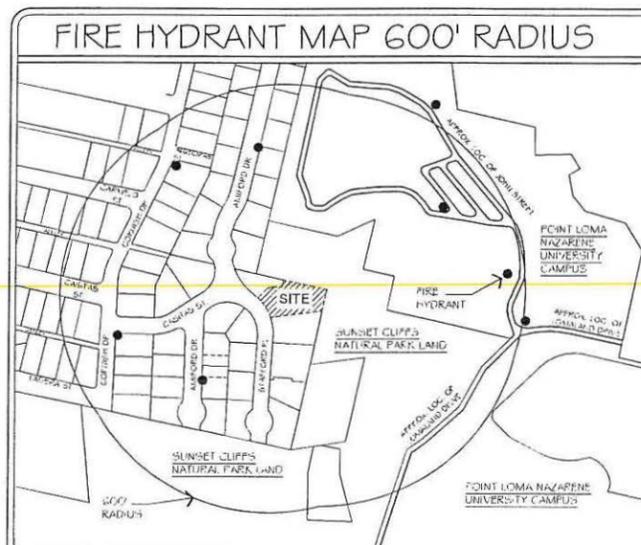
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA 92101

PHONE NUMBER: 619-446-5201

On 10/5/15 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 project, contact the City Project Manager listed above.

Applications to appeal CEQA determination made by staff 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 and therefore the appeal period would end on 10/19/15. 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.



- ### PROJECT NOTES
- ALL PROPERTY LINES (REAL OR ASSUMED), EASEMENTS AND BUILDINGS (BOTH EXISTING AND PROPOSED), ARE SHOWN ON THIS SITE PLAN.
 - NO SCREEN WALLS, RETAINING WALLS, OR FENCES ARE PROPOSED UNDER THIS PERMIT. ALL PROPERTY FENCES ARE EXISTING TO REMAIN UNAFFECTED.
 - NO CUT OR FILL IS PROPOSED FOR THIS PROJECT.
 - BENCHMARK USED FOR BUILDING HEIGHTS: CITY OF SAN DIEGO 5 FT. TOPO.
 - SOURCE OF TOPOGRAPHIC DATA: 1999 CITY OF SAN DIEGO 5 FT. TOPO.
 - BUS STOPS: NONE
 - BUILDING ADDRESS NUMBERS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THIS POLICY PLAN (UPC 2014.1.1).
 - WATER AND SEWER SERVICES: SERVICES ARE EXISTING AND ARE TO REMAIN.
 - CAIT
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY WATER STANDARDS.

PROJECT SUMMARY

PROJECT DATA
 ADDRESS = 7417 STAFFORD PLACE
 API# = 532-034-15
 LEGAL DESCRIPTION: PARCEL 2 MAP 20787 LOMA MAR VISTA
 ZONE = R5-1-7
 LOT AREA = 17,533 SQ. FT.
 CONSTRUCTION TYPE = V-B
 OCCUPANCY = R-3 + U
 YEAR BUILT = 1961
 REMODELED = 1973, 1993, 1996, 1999
 GEOLOGIC HAZARD CATEGORY = 52
 COMMUNITY PLAN = PENINSULA

BUILDING AREA TABULATION:
 EXISTING FLOOR AREA (HOUSE) = 3,554 SQ. FT.
 EXISTING GARAGE AREA (HOUSE) = 655 SQ. FT.
 EXISTING TOTAL = 4,209 SQ. FT.
 PROPOSED GUEST QUARTERS = 602 SQ. FT.
 GROSS FLOOR AREA = 4,811 SQ. FT.
 LOT AREA = 17,533 SQ. FT. (0.40 ACRES)

ALLOWABLE LOT COVERAGE: 50% OF 17,533 = 8,766 SQ. FT.
 PROJECT LOT COVERAGE:
 (R) SFR w/ GARAGE = 1,340 SQ. FT.
 (U) GUEST QUARTERS = 602 SQ. FT.
 TOTAL S.F. = 2,542 SQ. FT.
 2542 SQ. FT. / 4239 SQ. FT. = 14.5%

FLOOR AREA RATIO = .17 MAX.
 FAR CALCULATION = .17 x 17,533 = 2,980 SQ. FT.
 PROJECT FAR: 602 / 4,811 / LOT AREA @ 17,533 = 27.61%

MAX. HEIGHT = 32'-0" (2) STORIES

SHEET INDEX

SHT	DESCRIPTION
T-1	TITLE SHEET
A-1	PROPOSED SITE PLAN
A-1.1	BRUSH MANAGEMENT PLAN
A-1.2	BRUSH MANAGEMENT NOTES
A-1.3	BMP PLAN
A-1.4	BMP NOTES
A-2	PROPOSED FLOOR PLAN, ELEVATIONS, ROOF PLAN
A-3	PROPERTY SECTIONS A & B
C-1	EXISTING CIVIL PLAN

REVISIONS

BY	DATE	DESCRIPTION
JK	02-15-14	GLP PLAN CHECK

POOL, SPA & GUEST QUARTERS FOR MARK & DESIREE ERIKSSON

747 STAFFORD PLACE, SAN DIEGO, CALIFORNIA 92107

- ### GENERAL NOTES
- FLOOR PLAN SHOW FOR SITE REFERENCE ONLY. SEE SHEET A-3 SHEETS FOR EXACT LAYOUT.
 - PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED FOR ALL CONCRETE DRIVES AND WALKS. SEE SOILS REPORT AND LANDSCAPE PLAN IF APPLICABLE.
 - VERIFY ALL SETBACKS PRIOR TO SETTING FOUNDATION FORMS. IF A CONFLICT EXISTS CONTACT DESIGNER FOR RESOLUTION.
 - DIMENSIONS SHOWN ARE OVERALL LENGTH AND WIDTH FOR LOCATING BUILDINGS. FIELD VERIFY.
 - OWNER TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPT., AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.
 - NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES AND WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MIN OF 5' AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.
 - WINDOWS AND DOORS SHALL HAVE AT LEAST ONE PAIR OF TEMPERED GLASS.
 - THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE INSPECTION.
 - PRIOR TO ISSUANCE OF ANY PERMITS, A HABITABLE ACCESSORY STRUCTURE AGREEMENT SHALL BE PREPARED AND RECORDED AGAINST THE PROPERTY.
 - THE GUEST QUARTERS SHALL NOT CONTAIN A KITCHEN OR FACILITIES FOR THE STORAGE AND PREPARATION OF FOOD.
 - OCCUPANCY OF A PREMISES CONTAINING GUEST QUARTERS SHALL BE SUBJECT TO THE FOLLOWING:
 - GUEST QUARTERS SHALL NOT BE RENTED, LEASED, OR SOLD AS A SEPARATE DWELLING UNIT.
 - BEFORE A BUILDING PERMIT IS ISSUED FOR A GUEST QUARTERS, THE RECORD OWNER SHALL SUBMIT A SIGNED AGREEMENT WITH THE CITY THAT SPECIFIES THAT THE GUEST QUARTERS SHALL NOT BE USED AS, OR CONVERTED TO, A COMPANION UNIT OR ANY OTHER DWELLING UNIT. THE AGREEMENT SHALL INCLUDE A STIPULATION THAT EITHER THE PRIMARY DWELLING UNIT OR THE GUEST QUARTERS SHALL BE SOLD OR CONVEYED SEPARATELY. THE CITY WILL PROVIDE THE AGREEMENT TO THE COUNTY RECORDER FOR RECORDATION.
 - GUEST QUARTERS SHALL BE USED SOLELY BY THE OCCUPANTS OF THE PRIMARY DWELLING UNIT, THEIR GUESTS, OR THEIR EMPLOYEES.
 - PRIOR TO ISSUANCE OF ANY PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO CITY ENGINEER.
 - PRIOR TO ISSUANCE OF ANY PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO ISSUANCE OF ANY PERMIT, THE OWNER/PERMITEE 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.

PROJECT SETBACKS

SETBACK	ZONE REQMT	PROVIDE
LEFT (SIDE) (ft)	7'-2" (5% + 50'-0")	16'-10"
REAR (ft)	13'-0"	55'-11"
RIGHT (SIDE) (ft)	7'-2" OR 5%	33'-0"

PARKING CALCULATIONS

UNIT NAME	# OF BEDRMS	PARKING RATE
REI SFR	3	2.25/UNIT
		2.25 OR 2 TOTAL

SPACES PROVIDED: 2
 (2) SPACES @ EXISTG 2-CAR GARAGE

SCOPE OF WORK

ADD NEW 602 SQ. FT. GUEST QUARTERS STRUCTURE AT REAR OF PROPERTY WITH ATTACHED 3/4 BATH

OVERLAY ZONES:

COASTAL OVERLAY ZONE (APPEALABLE)
 COASTAL HEIGHT LIMIT OVERLAY
 MULTIPLE HABITAT PLANNING AREA
 FIRST PUBLIC ROADWAY
 PARKING IMPACT

SITE NOTES:

- ANY INCREASE IN RUNOFF RESULTING FROM DEVELOPMENT OF THE SITE SHALL BE DIRECTED AWAY FROM ANY STEEP HILLSIDE AREAS AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT OF WAY DESIGNED TO CARRY SURFACE DRAINAGE RUN-OFF.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
- AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.

SCOPE OF WORK

- NEW ONE STORY GUEST QUARTERS, APPROX. 602 SQ. FT.
- NEW BACKGROUND PANEL 17'4" S.F. + SPA 1100 S.F.
- MISC. PLAT WORK 1765 S.F.
- COASTAL DEVELOPMENT PERMIT
- SITE DEVELOPMENT PERMIT

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE TITLE 24 & 2010 CALIFORNIA RESIDENTIAL CODE (CRC) & ASSOCIATED AMENDMENTS IN THE SAN DIEGO MUNICIPAL CODE (SDMC), CALIFORNIA BUILDING CODE (CBC) BASED ON THE 2009 IBC, FOR THE NON-CONVENTIONAL FRAMING STRUCTURAL PROVISIONS, INCLUDING THE 2010 CALGREEN, 2008 CALIFORNIA MECHANICAL CODE (CMC), 2009 CALIFORNIA PLUMBING CODE (CPL) 2008 NEC, 2008 CALIFORNIA ENERGY CODE.

DEVELOPMENT PERMITS

PERMITS REQUIRED:
 COASTAL DEVELOPMENT PERMIT:
 CODE# _____ APPROVED ON: _____
 SITE DEVELOPMENT PERMIT:
 SDP# _____ APPROVED ON: _____

VICINITY MAP

JACKSON
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 Lic. #B-647467
 Additions • Kitchens • Master Bathroom
 4197 Marway St.
 San Diego, CA 92111
 Tel: (619) 442-6250
 Fax: (619) 575-5546
 www.jacksondesignremodeling.com

POOL, SPA & CABANA FOR:
Mark & Desiree Eriksson
 747 Stafford Place, San Diego, California 92107
 Sheet Title: **TITLE SHEET**

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DRAWN
C. LINDEN
 CHECKED
 DATE
 12-12-13
 SCALE
 as noted
 JOB NAME
 Eriksson
 SHEET
T-1
 OF 9 SHEETS

LANDSCAPE NOTES:

1. IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(3) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SHIFTPONT FOR VEGETATION SELECTED.
2. IRRIGATION SYSTEM SHALL BE A DRIP SYSTEM.
3. MAINTENANCE LANDSCAPE AND IRRIGATION AREA IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF PERMIT.
4. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER THE PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE WALKING GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 15 FEET ABOVE THE GRADE OF TRAVEL WAY PER CITY OF SAN DIEGO MUNICIPAL CODE, SECTION 142.0403(B)(10).
5. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WORK BEHIND ROOT BALL.
6. NO TREES OR SHRUBS EXCEEDING 2'-0" IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 5'-0" OF ANY PUBLIC WATER FACILITY (INCLUDING WATER SERVICES AND METERS) OR WITHIN 10'-0" OF ANY PUBLIC SEWER FACILITIES (INCLUDING SEWER LATERALS).

SITE PLAN NOTES:

1. ALL PRIVATE PLUMBING FACILITIES TO BE LOCATED WITHIN PRIVATE PROPERTY (IE NOT WITHIN THE ROW) OR PUBLIC EASEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENTLY PUBLISHED VERSION OF THE CALIFORNIA PLUMBING CODE.
2. BFFPS ARE REQUIRED FOR ALL PUBLIC WATER SERVICE LINES (E-GAS, IRRIGATION AND FIRE). THEY ARE TO BE LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND UNLESS APPROVED OTHERWISE IMMEDIATELY ADJACENT TO THE ROW. THE PUBLIC UTILITIES DEPT. DOES NOT ALLOW BFFPS TO BE LOCATED BELOW GRADE OR WITHIN A STRUCTURE.
3. THE NEW WATERS AND SEWER LATERALS INTO EXISTING UTILITIES AT THE PROPOSED LOCATION. NO NEW WORK PROPOSED IN THE ROW.
4. LIGHTING SHOULD BE DIRECTED AWAY FROM THE MHFA, AND SHIELDED IF NECESSARY.
5. DRAINAGE SHOULD BE DIRECTED AWAY FROM MHFA, OR IF NOT FEASIBLE, MUST NOT DRAIN DIRECTLY INTO THE MHFA. INSTEAD RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO THE MHFA.
6. NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHFA. A LANDSCAPE PALMATE SHALL BE PROVIDED FOR REVIEW.
7. ALL MANUFACTURED SLOPES MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHFA.

8. ANY INCREASE IN RUNOFF RESULTING FROM THE DEVELOPMENT OF THE SITE SHALL BE DIRECTED AWAY FROM AN STEEP HILLSIDE AREAS AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR INTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNED TO CARRY SURFACE DRAINAGE RUN-OFF.
9. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
10. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-EROSIBLE VELOCITIES.
11. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
12. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.

PROJECT SUMMARY

PROJECT DATA
 ADDRESS = 747 STAFFORD PLACE
 APN = 532-034-15
 LEGAL DESCRIPTION:
 PARCEL 2
 MAP 20757
 LOMA MAR VISTA

ZONE = RS-1-7
 LOT AREA = 17,533 SQ. FT.
 CONSTRUCTION TYPE = V-B
 OCCUPANCY = R-3 & U
 YEAR BUILT = 1961
 REMODELED = 1973, 1993, 1998, 1999
 GEOLOGIC HAZARD CATEGORY = 52
 COMMUNITY PLAN = PENINSULA

BUILDING AREA TABULATION:
 EXISTING FLOOR AREA (HOUSE) = 3,584 SQ. FT.
 EXISTING GARAGE AREA (10X36) = 360 SQ. FT.
 EXISTING TOTAL = 4,239 SQ. FT.

PROPOSED GUEST QUARTERS = 602 SQ. FT.
 PROPOSED FLOOR AREA = 4,841 SQ. FT.
 LOT AREA = 17,533 SQ. FT. (1.0 ACRE)

ALLOWABLE LOT COVERAGE:
 50% OF 17,533 = 8,766 SQ. FT.

PROJECT LOT COVERAGE:
 (E) SFR w/ GARAGE = 1,940 SQ. FT.
 (N) GUEST QUARTERS = 602 SQ. FT.
 TOTAL S.F. = 2,542 SQ. FT.
 2,542 SQ. FT. / 4,239 SQ. FT. = 60%

FLOOR AREA RATIO = .47 MAX.
 FAR CALCULATION = .47 * 17,533 = 8,241 SQ. FT.
 PROJECT FAR:
 GFA @ 4,841 / LOT AREA @ 17,533 = 27.61%

MAX. HEIGHT = 30'-0" (2) STORIES

PROJECT SETBACKS

SETBACK	ZONE FRONT	PROVIDE
LEFT (NORTH)	7'-2" (5% * PC-6)	15'-10"
REAR (EAST)	15'-0"	55'-1"
RIGHT (SOUTH)	7'-2" OR 5%	33'-9"

PARKING CALCULATIONS

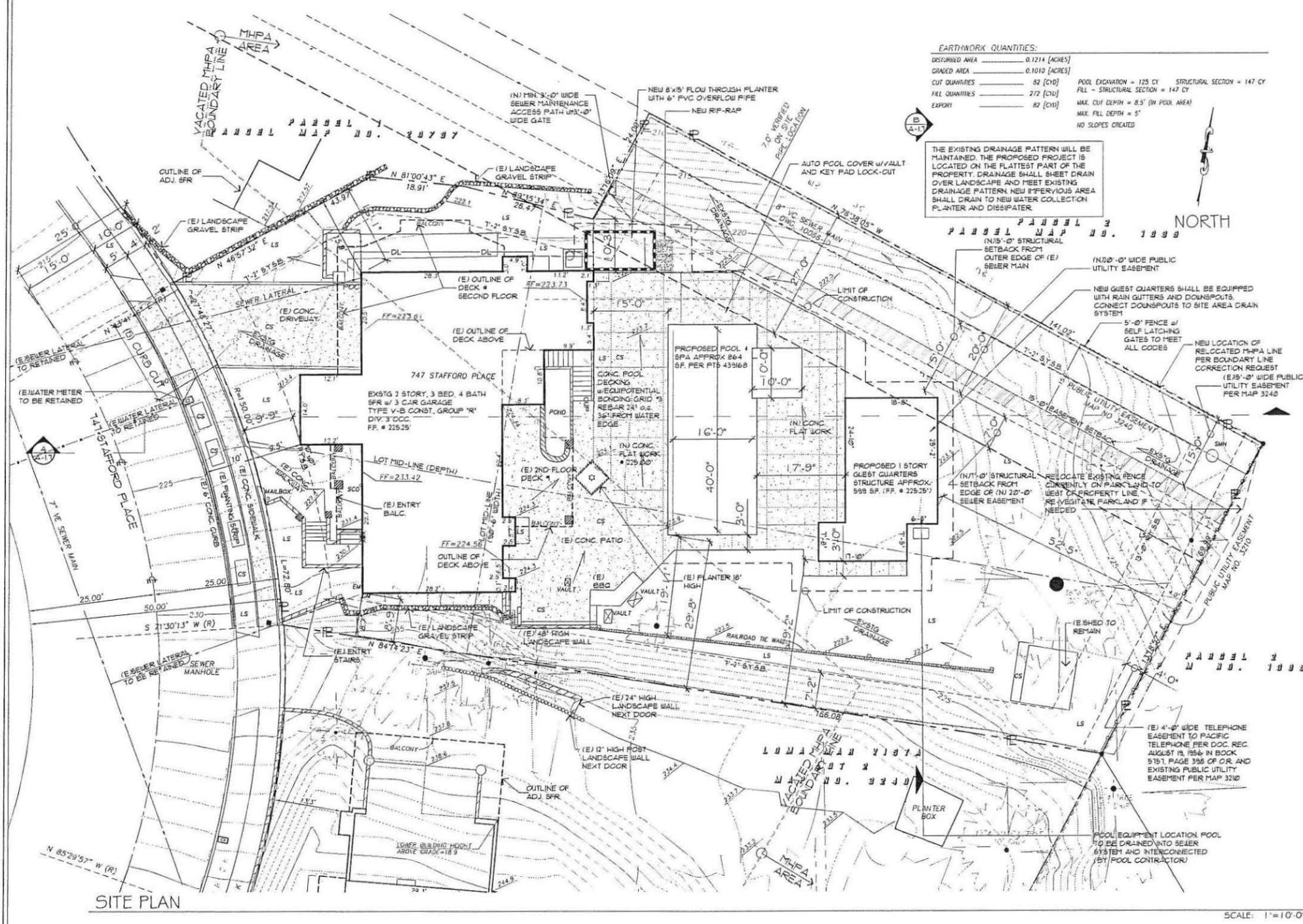
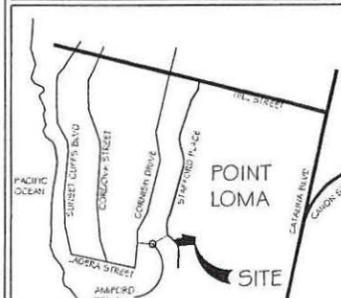
UNIT NAME	# OF BEDRMS	PARKING RATE
(E) SFR	3	2.25/UNIT
		2.25 OR 2 TOTAL

SPACES PROVIDED = 2
 (2) SPACES @ EXIST'G 2-CAR GARAGE

SCOPE OF WORK
 ADD NEW 602 SQ. FT. GUEST QUARTERS STRUCTURE AT REAR OF PROPERTY WITH ATTACHED 3/4 BATH

OVERLAY ZONES:
 COASTAL OVERLAY ZONE (APPEALABLE)
 COASTAL HEIGHT LIMIT OVERLAY
 MULTIPLE HABITAT PLANNING AREA
 FIRST PUBLIC ROADWAY
 FARMING IMPACT

VICINITY MAP



EARTHWORK QUANTITIES:

DISTURBED AREA	0.1214 (ACRES)	POOL EXCAVATION	= 125 CY	STRUCTURAL SECTION	= 147 CY
GRADED AREA	0.1010 (ACRES)	FILL - STRUCTURAL SECTION	= 147 CY		
CUT QUANTITIES	82 (CY)	MAX. CUT DEPTH = 8.5' (IN POOL AREA)			
FILL QUANTITIES	272 (CY)	MAX. FILL DEPTH = 5'			
EXPORT	82 (CY)	NO SLOPES CREATED			

THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED. THE PROPOSED PROJECT IS LOCATED ON THE FLATTEST PART OF THE PROPERTY. DRAINAGE SHALL SHEET DRAIN OVER LANDSCAPE AND MEET EXISTING DRAINAGE PATTERN. NEW IMPERVIOUS AREA SHALL DRAIN TO NEW WATER COLLECTION PLANTER AND DISSIPATOR.

REVISIONS

NO.	BY	DATE
1	JK	09-15-14

JACKSON
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 Fax: (619) 292-6290
 www.jacksondesignandremodeling.com



POOL, SPA & CABANA FOR:
Mark & Desiree Ernksson
 747 Stafford Place, San Diego, California 92107
 Sheet Title: **SITE PLAN**

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DRAWN
C. LINDEN
 CHECKED

DATE
 12-12-13

SCALE
 as noted

JOB NAME
 Ernksson

SHEET

BRUSH MANAGEMENT NOTES:

BRUSH MANAGEMENT ZONE ONE

- ZONE ONE OF THE REQUIRED BRUSH MANAGEMENT IS THE AREA ADJACENT TO THE PROPOSED STRUCTURE AND MUST CONSIST OF PAVEMENT OR PERMANENTLY IRRIGATED, LOW-FUEL, ORNAMENTAL PLANTING.
- NO HABITABLE STRUCTURES ARE ALLOWED WITHIN ZONE ONE. FENCES, WALLS, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE BUILT WITH NONCOMBUSTIBLE MATERIALS.
- PLANTS WITHIN ZONE ONE OF THE REQUIRED BRUSH MANAGEMENT MUST BE LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. THESE PLANTS MUST ALSO BE LOW-FUEL AND FIRE-RESISTIVE.
- TREES LOCATED WITHIN ZONE ONE OF THE REQUIRED BRUSH MANAGEMENT MUST BE LOCATED AT LEAST 10 FEET AWAY FROM ALL STRUCTURES AS MEASURED FROM THE DRIP LINE OF THE TREE AT MATURITY.
- BRUSH MANAGEMENT ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE ONE AREA.

BRUSH MANAGEMENT ZONE TWO

- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 18 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 36 INCHES. ALL REMAINING PLANTS WILL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES. DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED TO A MAXIMUM DEPTH OF 6 INCHES.
- INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 18 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.
- BRUSH MANAGEMENT ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS. SEASONAL MAINTENANCE OF ZONE TWO SHALL INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH GRUBBING TOOLS SUCH AS HOES. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECT THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. ALL-PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE OR DEAD FUEL.
- ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES AND REMOVED. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.
- NO STRUCTURES MAY BE CONSTRUCTED WITHIN BRUSH MANAGEMENT ZONE TWO.

LEGEND: N.T.S.

- POOL DECK
- (E) ARTIFICIAL TURF
- (E) IRRIGATED NON-NATIVE ORNAMENTAL LANDSCAPING
- FUEL MODIFICATION ZONE 1
- (E) TORREY PINE

PROJECT SUMMARY

PROJECT DATA

ADDRESS = 747 STAFFORD PLACE
 API = 532-034-15
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 PARCEL 2
 MAP 20787
 LOMA MAR VISTA

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 GEOLOGIC HAZARD CATEGORY = 52
 COMMUNITY PLAN = PENINSULA

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 EXISTING GARAGE AREA (HOUSE) = 655 SQ. FT.
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PROPOSED GUEST QUARTERS = 602 SQ. FT.

GROSS FLOOR AREA = 4,841 SQ. FT.

LOT AREA = 17,533 SQ. FT. (.40 ACRES)

ALLOWABLE LOT COVERAGE:
 50% OF 17,533 = 8,766 SQ. FT.

PROJECT LOT COVERAGE:
 (E) SPR w/ GARAGE = 1,940 SQ. FT.
 (H) GUEST QUARTERS = 602 SQ. FT.
 TOTAL S.F. = 2,542 SQ. FT.
 2542 SQ. FT. / 2339 SQ. FT. = 14.5%

FLOOR AREA RATIO = .47 MAX.
 FAR CALCULATION = .47 x 17,533 = 8,241 SQ. FT.
 PROJECT FAR:
 GFA @ 4,841 / LOT AREA @ 17,533 = 27.61%

MAX. HEIGHT = 30'-0" (2) STORIES

PROJECT SETBACKS

SETBACK	ZONE REQ/MT	PROVIDE
FRONT (FRONT)	7'-2" (80% x 50'-6")	15'-10"
REAR (REAR)	13'-0"	55'-1"
RIGHT (RIGHT)	7'-2" OR 20%	33'-0"

PARKING CALCULATIONS

UNIT NAME	# OF BEDRMS	PARKING RATE
(E) SPR	3	2.25/UNIT
		2.25 OR 2 TOTAL

SPACES PROVIDE _____ 2
 (2) SPACES @ EXISTG 2-CAR GARAGE

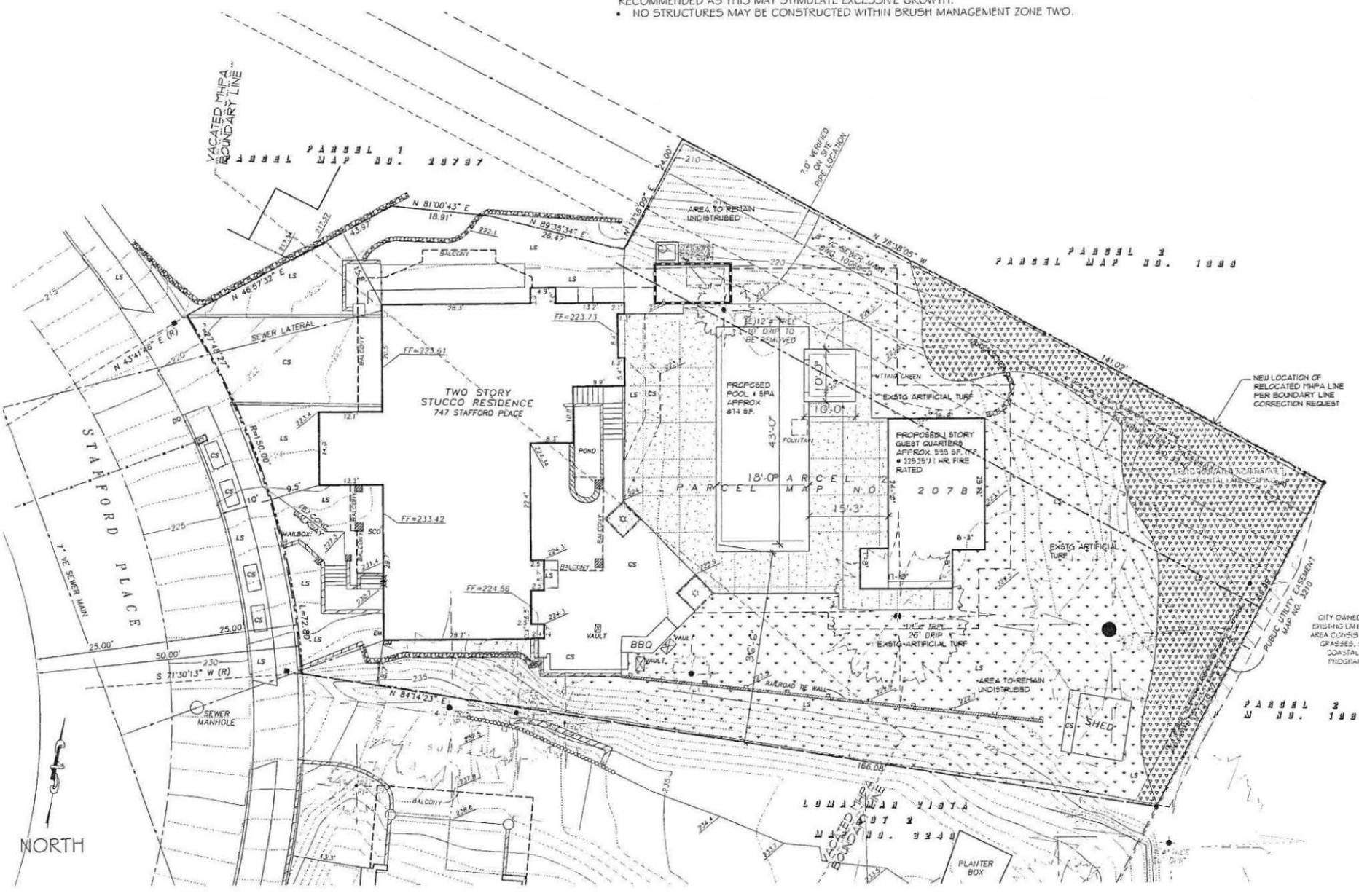
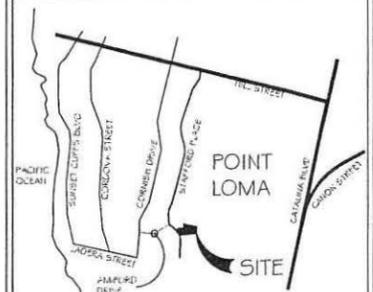
SCOPE OF WORK

ADD NEW 602 SQ. FT. GUEST QUARTERS STRUCTURE AT REAR OF PROPERTY WITH ATTACHED 3/4 BATH

OVERLAY ZONES:

- COASTAL OVERLAY ZONE (APPEALABLE)
- COASTAL HEIGHT LIMIT OVERLAY
- MULTIPLE HABITAT PLANNING AREA
- FIRST PUBLIC ROADWAY
- PARKING IMPACT

VICINITY MAP



BRUSH MANAGEMENT PLAN

SCALE: 1" = 3/32"

REVISIONS	BY

JACKSON
 DESIGN & REMODELING
 Lic: 461-646467
 Additions • Kitchens • Master Bathroom
 4777 Miramar St.
 San Diego, CA 92111
 Tel: 619-442-6725
 Fax: 619-442-6548
 www.jacksondesignremodeling.com



POOL, SPA & CABANA FOR:
Mark & Desiree Eriksson
 747 Stafford Place, San Diego, California 92107
 Sheet Title:
BRUSH MANAGEMENT PLAN

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

DRAWN C. LINDEN
CHECKED
DATE 12-12-13
SCALE as noted
JOB NAME Eriksson
SHEET

A-1.1

§142.0412 Brush Management

(a) Brush management is required in all base zones in the following types of premises:

- (1) Publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.
- (2) Except for wetlands, environmentally sensitive lands that are within 100 feet of a structure, unless the Fire Chief deems brush management necessary in wetlands in accordance with Section 142.0412(f). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).

(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that includes fire hazard abatement activities by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-0412.

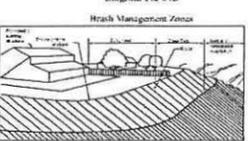


Diagram 142-0412

Brush Management Zones

(1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with a gradient greater than 4:1 horizontal feet to 1 vertical foot unless the property that received a variance approval before November 15, 1999. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0110(a)(1) of the Environmentally Sensitive Lands Regulations.

(2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and shall consist of thinned, native or non-native vegetation.

(c) Except as provided in Sections 142.0412(f) or 142.0412(h), the width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width shown in Table 142-0412. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zones on the adjacent property in perpetuity.

Table 142-0412 Brush Management Zone Width Requirements

Zone	Zone Width
Zone One	25' - 8'
Zone Two	8' - 11'

(d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

(e) Where Zone One width is required adjacent to the MHP 1 or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:

- (1) The required front yard setback of the base zone may be reduced by 5 feet.
- (2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 3 feet.
- (3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
- (4) The Zone Two width may be increased by 15 feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.

(f) **Zone One Requirements**

- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structure.

structures. Structures such as fences, walls, patios, play structures, and nonhabitable garages that are located within brush management Zone One shall be of noncombustible construction.

- (2) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-retardant.
- (3) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structure to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (4) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height.
 - (B) When planting areas contain only native or naturalized species that are not water-dependent and have a maximum height at plant maturity of less than 24 inches.
- (5) Zone One irrigation on steep slopes shall not be allowed into adjacent areas of native or naturalized vegetation.
- (6) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(g) **Zone Two Requirements**

- (1) The required Zone Two width shall be provided between Zone One and the structure, native or naturalized vegetation, and shall be measured from the edge of Zone One that is furthest from the habitable structure, to the edge of unlandscaped vegetation.
- (2) No structure shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 8 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be thinned, native or naturalized vegetation, and shall be measured from the edge of Zone One that is furthest from the habitable structure to the edge of unlandscaped vegetation. Native and non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is prepared to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native, non-irrigated, low-fuel, and fire-retardant. Non-native plant material may be planted in Zone Two either inside the MHPA

or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.

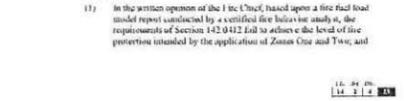
- (6) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of native trees and tree fern shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation in habitable structures and if the vertical distance between the lowest branches of the tree and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
- (7) All new Zone Two plantings shall irrigated temporarily until established in the satisfaction of the City Manager. Only low-flow, long-growth cycle heads may be used in Zone Two. Overwatering and runoff from the irrigation shall not drip or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
- (8) Where Zone Two is being revegetated as a requirement of Section 142.0412(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (9) Zone Two shall be maintained on a regular basis by pruning and thinning plants, controlling weeds.
- (10) Except as provided in Section 142.0412(h), where the required Zone One width shown in Table 142-0412 cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (11) The Fire Chief may modify the requirements of this section if the following conditions exist:
 - (1) In the written opinion of the Fire Chief, based upon a fire risk load model report conducted by a certified fire behavior analyst, the requirements of Section 142.0412 fail to achieve the level of fire protection intended by the application of Zones One and Two; and

VI. **BRUSH MANAGEMENT - VEGETATION**

A. **Thinning and Pruning, Native/Naturalized Vegetation** [SDMC §142.0412(c), (g) & (h), Landscape Standards §3.2.04, §3.2.04(f) - Two key factors in creating a fire safe landscape are providing fuel discontinuity by the separation of the flammable plant canopy (thinning) and reduction in fuel load by cutting out dead and excess growth of the non-naturalized vegetation (pruning). Plants to be retained should be consistent with the alternative coverage, spacing and spacing required in the Brush Management Regulations and the Landscape Standards. Whenever possible, a person knowledgeable about the use and maintenance of native plants should be consulted to oversee the selection, thinning, and pruning of these plants. The progression of work should proceed as follows: 1) remove dead shrubs, 2) thin out brush management areas to the required coverage, 3) prune remaining plants, 4) dispose of much shrubs and trimmings, and 5) maintain Zone One on a year-round basis, Zone Two on a seasonal basis. Note that brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

1) **Thinning** - This first step requires identification of the non-naturalized species and a familiarity with their various characteristics such as rooting depth, fuel load, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species, 2) non-native species, 3) flammable native species, 4) native species, and 5) regularly sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or tagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

Certain native plants, such as those found in coastal sage scrub, should be cut back to within 12 inches of the root crown. As spacing and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include *Antennaria californica* (California Sageword), *Salvia mellifera* (Black Sage), *Adiantum fasciculatum* (Clammy) and *Erigeron fasciculatus* (Black-head).



2) **Pruning** - After thinning of the non-naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. Where

(2) The modification to the requirements achieves an equivalent level of fire protection as provided by Section 142.0412, other regulations of the Land Development Code, and the minimum standards contained in the Land Development Manual, and

- (3) The modification to the requirements is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (4) If the Fire Chief approves a modified plan in accordance with this section as part of the City's approval of a development project, the modifications shall be recorded with the approval permit conditions.
- (5) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (6) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is an adjoining property.

Ordinance 129-1997 by D-15431 N.S., amended 10-12-1999 by D-16491 S.S., effective 1-1-2000
Ordinance 149-2005 by D-19413 S.S., effective 10-19-2005

§142.0413 Water Conservation

- (1) **Lawn Area Requirements** - Lawn areas shall not exceed 10 percent of the planting area on a premises, excluding required common areas, scenic recreation areas, and areas located within the public right-of-way between the curb and public sidewalk. This restriction does not apply to single detached and detached units in residential areas.
- (2) **Mulch Requirements** - All required planting areas shall be covered with mulch to a minimum 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 minimum depth.

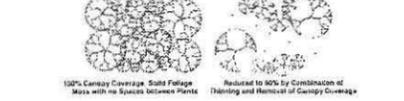
Ordinance 129-1997 by D-15431 N.S., effective 1-1-2000

or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.

- (6) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of native trees and tree fern shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation in habitable structures and if the vertical distance between the lowest branches of the tree and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
- (7) All new Zone Two plantings shall irrigated temporarily until established in the satisfaction of the City Manager. Only low-flow, long-growth cycle heads may be used in Zone Two. Overwatering and runoff from the irrigation shall not drip or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
- (8) Where Zone Two is being revegetated as a requirement of Section 142.0412(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (9) Zone Two shall be maintained on a regular basis by pruning and thinning plants, controlling weeds.
- (10) Except as provided in Section 142.0412(h), where the required Zone One width shown in Table 142-0412 cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (11) The Fire Chief may modify the requirements of this section if the following conditions exist:
 - (1) In the written opinion of the Fire Chief, based upon a fire risk load model report conducted by a certified fire behavior analyst, the requirements of Section 142.0412 fail to achieve the level of fire protection intended by the application of Zones One and Two; and

1) **Thinning** - This first step requires identification of the non-naturalized species and a familiarity with their various characteristics such as rooting depth, fuel load, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species, 2) non-native species, 3) flammable native species, 4) native species, and 5) regularly sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or tagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

Certain native plants, such as those found in coastal sage scrub, should be cut back to within 12 inches of the root crown. As spacing and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include *Antennaria californica* (California Sageword), *Salvia mellifera* (Black Sage), *Adiantum fasciculatum* (Clammy) and *Erigeron fasciculatus* (Black-head).



2) **Pruning** - After thinning of the non-naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. Where

pruning individual plants is not feasible in coastal sage scrub, it is very effective for many hard chaparral species, such as *Ceanothus* (Wild Lilac), *Heteromeles* (Toyon), *Rhus* (Blacanum) Berry, *Sagebrush*, and *Rhamnus* (California Redberry). These plants can be shaped into attractive, fire safe specimens by pruning dead and excessively twiggy growth. The figure below illustrates pruning of native shrubs. Note that the limbs touching the ground have been removed, and that a large volume of material has been taken from the canopy. The limbs that remain should be those with young, vigorous shoots.



B. **Thinning and Pruning, Trees** [Landscape Standards §3.2.103, 1.09] - Trees are allowed within the decorative space, provided the horizontal and vertical distance between trees and shrubs meets compliance with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart.

Tree and Shrub Spacing Chart

Tree	Minimum horizontal space	
	From edge of one tree canopy to edge of next tree canopy	From edge of one tree canopy to edge of next shrub canopy
Shrub	18" to 24" (12")	12" (6")
Shrub	24" to 36" (18")	18" (9")
Shrub	36" to 48" (24")	24" (12")
Shrub	48" to 60" (30")	30" (15")
Shrub	60" to 72" (36")	36" (18")
Shrub	72" to 84" (42")	42" (21")
Shrub	84" to 96" (48")	48" (24")
Shrub	96" to 108" (54")	54" (27")
Shrub	108" to 120" (60")	60" (30")
Shrub	120" to 132" (66")	66" (33")
Shrub	132" to 144" (72")	72" (36")
Shrub	144" to 156" (78")	78" (39")
Shrub	156" to 168" (84")	84" (42")
Shrub	168" to 180" (90")	90" (45")
Shrub	180" to 192" (96")	96" (48")
Shrub	192" to 204" (102")	102" (51")
Shrub	204" to 216" (108")	108" (54")
Shrub	216" to 228" (114")	114" (57")
Shrub	228" to 240" (120")	120" (60")
Shrub	240" to 252" (126")	126" (63")
Shrub	252" to 264" (132")	132" (66")
Shrub	264" to 276" (138")	138" (69")
Shrub	276" to 288" (144")	144" (72")
Shrub	288" to 300" (150")	150" (75")
Shrub	300" to 312" (156")	156" (78")
Shrub	312" to 324" (162")	162" (81")
Shrub	324" to 336" (168")	168" (84")
Shrub	336" to 348" (174")	174" (87")
Shrub	348" to 360" (180")	180" (90")
Shrub	360" to 372" (186")	186" (93")
Shrub	372" to 384" (192")	192" (96")
Shrub	384" to 396" (198")	198" (99")
Shrub	396" to 408" (204")	204" (102")
Shrub	408" to 420" (210")	210" (105")
Shrub	420" to 432" (216")	216" (108")
Shrub	432" to 444" (222")	222" (111")
Shrub	444" to 456" (228")	228" (114")
Shrub	456" to 468" (234")	234" (117")
Shrub	468" to 480" (240")	240" (120")
Shrub	480" to 492" (246")	246" (123")
Shrub	492" to 504" (252")	252" (126")
Shrub	504" to 516" (258")	258" (129")
Shrub	516" to 528" (264")	264" (132")
Shrub	528" to 540" (270")	270" (135")
Shrub	540" to 552" (276")	276" (138")
Shrub	552" to 564" (282")	282" (141")
Shrub	564" to 576" (288")	288" (144")
Shrub	576" to 588" (294")	294" (147")
Shrub	588" to 600" (300")	300" (150")
Shrub	600" to 612" (306")	306" (153")
Shrub	612" to 624" (312")	312" (156")
Shrub	624" to 636" (318")	318" (159")
Shrub	636" to 648" (324")	324" (162")
Shrub	648" to 660" (330")	330" (165")
Shrub	660" to 672" (336")	336" (168")
Shrub	672" to 684" (342")	342" (171")
Shrub	684" to 696" (348")	348" (174")
Shrub	696" to 708" (354")	354" (177")
Shrub	708" to 720" (360")	360" (180")
Shrub	720" to 732" (366")	366" (183")
Shrub	732" to 744" (372")	372" (186")
Shrub	744" to 756" (378")	378" (189")
Shrub	756" to 768" (384")	384" (192")
Shrub	768" to 780" (390")	390" (195")
Shrub	780" to 792" (396")	396" (198")
Shrub	792" to 804" (402")	402" (201")
Shrub	804" to 816" (408")	408" (204")
Shrub	816" to 828" (414")	414" (207")
Shrub	828" to 840" (420")	420" (210")
Shrub	840" to 852" (426")	426" (213")
Shrub	852" to 864" (432")	432" (216")
Shrub	864" to 876" (438")	438" (219")
Shrub	876" to 888" (444")	444" (222")
Shrub	888" to 900" (450")	450" (225")
Shrub	900" to 912" (456")	456" (228")
Shrub	912" to 924" (462")	462" (231")
Shrub	924" to 936" (468")	468" (234")
Shrub	936" to 948" (474")	474" (237")
Shrub	948" to 960" (480")	480" (240")
Shrub	960" to 972" (486")	486" (243")
Shrub	972" to 984" (492")	492" (246")
Shrub	984" to 996" (498")	498" (249")
Shrub	996" to 1008" (504")	504" (252")
Shrub	1008" to 1020" (510")	510" (255")
Shrub	1020" to 1032" (516")	516" (258")
Shrub	1032" to 1044" (522")	522" (261")
Shrub	1044" to 1056" (528")	528" (264")
Shrub	1056" to 1068" (534")	534" (267")
Shrub	1068" to 1080" (540")	540" (270")
Shrub	1080" to 1092" (546")	546" (273")
Shrub	1092" to 1104" (552")	552" (276")
Shrub	1104" to 1116" (558")	558" (279")
Shrub	1116" to 1128" (564")	564" (282")
Shrub	1128" to 1140" (570")	570" (285")
Shrub	1140" to 1152" (576")	576" (288")
Shrub	1152" to 1164" (582")	582" (291")
Shrub	1164" to 1176" (588")	588" (294")
Shrub	1176" to 1188" (594")	594" (297")
Shrub	1188" to 1200" (600")	600" (300")
Shrub	1200" to 1212" (606")	606" (303")
Shrub	1212" to 1224" (612")	612" (306")
Shrub	1224" to 1236" (618")	618" (309")
Shrub	1236" to 1248" (624")	624" (312")
Shrub	1248" to 1260" (630")	630" (315")
Shrub	1260" to 1272" (636")	636" (318")
Shrub	1272" to 1284" (642")	642" (321")
Shrub	1284" to 1296" (648")	648" (324")
Shrub	1296" to 1308" (654")	654" (327")
Shrub	1308" to 1320" (660")	660" (330")
Shrub	1320" to 1332" (666")	666" (333")
Shrub	1332" to 1344" (672")	672" (336")
Shrub	1344" to 1356" (678")	678" (339")
Shrub	1356" to 1368" (684")	684" (342")
Shrub	1368" to 1380" (690")	690" (345")
Shrub	1380" to 1392" (696")	696" (348")
Shrub	1392" to 1404" (702")	702" (351")
Shrub	1404" to 1416" (708")	708" (354")
Shrub	1416" to 1428" (714")	714" (357")
Shrub	1428" to 1440" (720")	720" (360")
Shrub	1440" to 1452" (726")	726" (363")
Shrub	1452" to 1464" (732")	732" (366")
Shrub	1464" to 1476" (738")	738" (369")
Shrub	1476" to 1488" (744")	744" (372")
Shrub	1488" to 1500" (750")	750" (375")
Shrub	1500" to 1512" (756")	756" (378")
Shrub		

PLANNING AND ORGANIZATION
 1. JACKSON DESIGN AND REMODELING SHALL BE THE RESPONSIBLE TEAM WHO WILL MAINTAIN AND IMPLEMENT THE SWPPP DURING CONSTRUCTION.
 2. THE HOMEOWNERS SHALL BE THE RESPONSIBLE TEAM WHO WILL MAINTAIN AND IMPLEMENT THE SWPPP AFTER COMPLETION OF CONSTRUCTION.
 MARK ERIKSSON - (619) 706-1755, 747 Stafford Place, San Diego, CALIFORNIA

SCOPE OF WORK:
 NEW 10 STORY GUEST QUARTERS, APPROX. 5,000 SQ. FT.
 NEW IN-GROUND POOL (774 SQ. FT.) & SPA (100 SQ. FT.)
 NEW MISC. CONCRETE FLOOR WORK (1,765 SQ. FT.)

SITE STORM WATER REQUIREMENTS APPLICABILITY NOTES:

1. THERE ARE NO EXISTING OR PAST HAZARDOUS OR TOXIC MATERIAL SPILLS.
2. LOT IS RELATIVELY FLAT DRAINING TOWARD REAR OF LOT. SEE PLAN FOR FLOW PATTERNS.
3. SINCE THE LOT IS FLAT THERE WILL BE NO ANTICIPATED EROSION ON THE SITE.
4. THERE ARE NO STORM WATER INLETS IN THIS AREA.
5. THE EXISTING PROPERTY HAS STORM WATER MEASURES SUCH AS GUTTERS, AREA DRAINS AND SWALES. FLOW PATTERNS AND DRAINAGE TO BE MAINTAINED.

THE FOLLOWING IS A NARRATIVE OF POTENTIAL POLLUTANTS AND HOW THEY ARE TO BE HANDLED:

1. SEDIMENTS - POTENTIAL SEDIMENT SHALL BE CONTAINED THROUGH THE USE OF A CATCH BASIN WITH BIO-FILTER PROVIDED TOWARDS THE FRONT AND REAR OF THE PROJECT AS SHOWN ON THE PROVIDED SITE PLAN.
2. NUTRIENTS - POTENTIAL NUTRIENTS SHALL ALSO BE CONTAINED THROUGH USE OF CATCH BASINS WITH BIO-FILTER PROVIDED TOWARDS THE FRONT OF THE PROJECT SHOWN ON THE PROVIDED SITE PLAN.
3. TRASH & DEBRIS - POTENTIAL TRASH AND DEBRIS FROM THE SITE SHALL BE CONTAINED THROUGH THE USE OF A COVERED TRASH ENCLOSURE AREA ALSO LOCATED TOWARDS THE FRONT OF THE PROJECT AS SHOWN ON THE PROVIDED SITE PLAN.
4. OXYGEN DEMANDING SUBSTANCES - POTENTIAL OXYGEN DEMANDING SUBSTANCES SHALL BE CONTAINED THROUGH THE USE OF THE SAME CATCH BASINS AS DISCUSSED IN ITEMS #1 & #2.
5. OIL & GREASE - POTENTIAL OIL AND GREASE POLLUTANTS SHALL BE CONTAINED THROUGH THE USE OF A SAND FILLED TRAP-CONCRETE PARKING AREA.
6. BACTERIA & VIRUSES - POTENTIAL BACTERIAL AND VIRAL POLLUTANTS SHALL BE CONTAINED THROUGH THE USE OF THE CATCH BASINS LOCATED TOWARDS THE FRONT OF THE PROJECT.
7. PESTICIDES - POTENTIAL PESTICIDE POLLUTANTS SHALL BE CONTAINED THROUGH THE ENCOURAGED USE OF NATIVE VEGETATION HOPEFULLY REDUCING THE NEED FOR PESTICIDE USE.

SITE DESIGN BMP MEASURES

THE FOLLOWING IS A DETAILED ACCOUNT OF PROPOSED SITE DESIGN MEASURES TO BE IMPLEMENTED INTO THE DEVELOPMENT OF THIS PROJECT:

1. THE STRUCTURE ITSELF SHALL BE PROVIDED WITH GUTTERS AND DOWNSPOUTS. THESE DOWNSPOUTS SHALL DRAIN DIRECTLY INTO ADJACENT LANDSCAPING AREA SO AS TO ALLOW THE SOIL AND POSSIBLE PLANT MATERIAL THE ABILITY TO ABSORB ANY POSSIBLE POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
2. POTENTIAL LANDSCAPING SHALL BE OF NATIVE AND/OR DROUGHT-TOLERANT NATIVE AS TO TRIVE IN THE LOCAL AREA WITHOUT THE NEED FOR ANY SPECIAL CHEMICAL INTERVENTION.

SOURCE CONTROL BMP MEASURES

THE FOLLOWING IS A DETAILED ACCOUNT OF PROPOSED SOURCE CONTROL MEASURES TO BE IMPLEMENTED INTO THE DEVELOPMENT OF THIS PROJECT:

1. THERE SHALL BE PAVED SURFACE, SEPARATE FROM THE OFF-STREET PARKING AREA, EXISTING DRIVE.
2. THIS TRASH AND DEBRIS CONTAINMENT STRUCTURE SHALL NOT BE CONSTRUCTED AS A HABITUAL STRUCTURE AND SHALL NOT BE MORE THAN 120 SQUARE FEET OF PROJECTED ROOF AREA AS TO ELIMINATE THE NEED FOR A BUILDING PERMIT. THERE SHALL ALSO BE AN EARTHEN-BERM SURROUNDING THE SOLID STRUCTURE AS TO CONTAIN ANY POSSIBLE SPILLAGE OR LEAKAGE THAT MIGHT OCCUR DURING NORMAL USE BY THE FUTURE OWNER(S). PROVIDE ANY FUTURE OWNER(S) WITH INFORMATION REGARDING INTEGRATED PEST MANAGEMENT PRINCIPLES IN ASSISTING WITH LANDSCAPING AND PEST CONTROL OPTIONS WITH THE NOTES OF ELIMINATING OR GREATLY REDUCING THE NEED FOR HARMFUL CHEMICALS.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007. ([http://www.sandiego.gov/water/municipalcode/Chapter 14Ch 14Ch 14AReg2Division02.PDF](http://www.sandiego.gov/water/municipalcode/Chapter%2014Ch%2014AReg2Division02.PDF) & <http://www.sandiego.gov/development-services/ef/development/stormwatermanual.pdf>)

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCK PILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THEN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5 DAY RAH1 PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION / SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

BMP SCHEDULE

- DPLU 653 BROW DITCH
- DPLU 653 BERM
- DIRECTION OF LOT DRAINAGE

MATERIALS & WASTE MANAGEMENT CONTROL BMP'S:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMP'S:

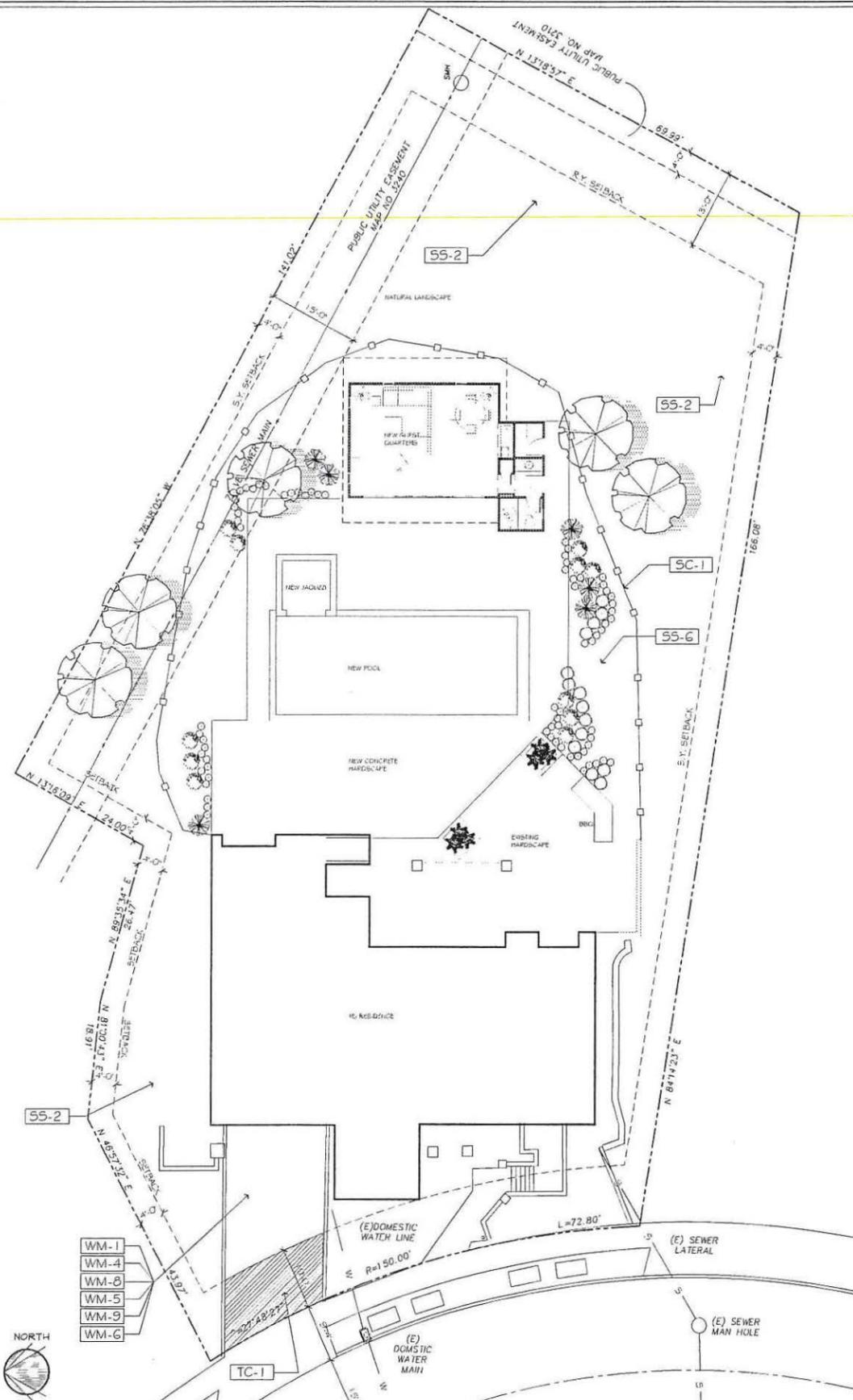
- SS-2 PRESERVATION OF EXISTING VEGETATION
- SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
- SS-4 HYDROSEEDING (SUMMER)
- SS-6 STRAW OR WOOD MULCH
- SS-7 PHYSICAL STABILIZATION (WINTER)
- SS-10 ENERGY DISSIPATOR
- SC-1 SILT FENCE
- SC-2 SEDIMENT / DESILTING BASIN
- SC-5 FIBER ROLLS
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- NS-2 DEWATERING FILTRATION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- TC-2 CONSTRUCTION ROAD STABILIZATION
- TC-3 ENTRANCE / EXIT TIRE WASH

PERMANENT BMP'S:

- SD-10 PROTECTION OF CHANNEL BANKS / MANUFACTURED SLOPES AND FLAT PAD AREA COVERAGE
- SD-12 IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS
- SD-13 STORM DRAIN STENCILING AND POSTING OF SIGNAGE
- SD-33 PROPER DESIGN OF TRASH STORAGE AREAS
- SD-34 PROPER DESIGN OF OUTDOOR MATERIAL STORAGE AREA
- EC-10 OUTLET PROTECTION
- TC-10 UNDERGROUND INFILTRATION TRENCH

LOW IMPACT DEVELOPMENT BMP'S:

- LID 2.2 CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS AND SIGNIFICANT VEGETATION
- LID 2.2.1 MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
- LID 2.2.2 MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES
- LID 2.2.3 MINIMIZE SOIL COMPACTION
- LID 2.2.4 DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS
- LID 3.1 HYDROLOGIC DESIGN
- LID 3.2 PERMEABLE PAVEMENT DESIGN
- LID 3.3 ROAD DESIGN FOR DEVELOPMENTS
- LID 3.4 PARKING LOT DESIGN FOR COMMERCIAL PROJECTS
- LID 3.5 DRIVEWAY, SIDEWALK, AND BIKE PATH DESIGN
- LID 3.6 BUILDING DESIGN
- LID 3.7 LANDSCAPING DESIGN



REVISIONS		BY
PLAN CHECK	07-30-15	JK
PLAN CHECK	08-25-15	JV

JACKSON
 DESIGN & REMODELING
 Lic. #51-1-042427
 Additions • Kitchens • Master Bathroom
 6725 La Jolla Village Drive
 San Diego, CA 92121
 www.jacksondesignremodeling.com
 Tel: (619) 521-5250
 Fax: (619) 521-5250



A Home Remodel for:
Mark & Desiree Eriksson
 747 Stafford Place, San Diego, California 92107
 Sheet Title:
BMP PLAN

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

DRAWN	J. E. Kavan
CHECKED	
DATE	07/30/13
SCALE	as noted
JOB NAME	Eriksson
SHEET	

A-1.3
 OF Xx SHEETS

BMP PLAN
 SCALE: 1" = 10'-0"

City of San Diego Development Services Storm Water Requirements Applicability Checklist FORM DS-560

Project Address: 747 Stafford Place, San Diego, CA 92107. Section 1: Permanent Storm Water BMP Requirements. Section 2: Construction Storm Water BMP Requirements. Section 3: Storm Water Quality Requirements.

Page 2 of 2 City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist. Section 4: Storm Water Quality Requirements.

Section 5: Construction Storm Water BMP Requirements. Section 6: Storm Water Quality Requirements.

Section 7: Storm Water Quality Requirements. Section 8: Storm Water Quality Requirements.

Section 9: Storm Water Quality Requirements. Section 10: Storm Water Quality Requirements.

Section 11: Storm Water Quality Requirements. Section 12: Storm Water Quality Requirements.

Section 13: Storm Water Quality Requirements. Section 14: Storm Water Quality Requirements.

Section 15: Storm Water Quality Requirements. Section 16: Storm Water Quality Requirements.

PLANNING AND ORGANIZATION

- 1. JACKSON DESIGN AND REMODELING SHALL BE THE RESPONSIBLE TEAM WHO WILL MAINTAIN AND IMPLEMENT THE SWPPP DURING CONSTRUCTION.
2. THE HOMEOWNERS SHALL BE THE RESPONSIBLE TEAM WHO WILL MAINTAIN AND IMPLEMENT THE SWPPP AFTER COMPLETION OF CONSTRUCTION.

SCOPE OF WORK:

ADDITION OF LIVING ROOM EXTENSION, REMODEL KITCHEN, BATHS AND BEDROOMS

SITE STORM WATER REQUIREMENTS APPLICABILITY NOTES:

- 1. THERE ARE NO EXISTING OR PAST HAZARDOUS OR TOXIC MATERIAL SPILLS.
2. LOT IS RELATIVELY FLAT DRAINING TOWARD REAR OF LOT. SEE PLAN FOR FLOW PATTERNS.
3. SINCE THE LOT IS FLAT THERE WILL BE NO ANTICIPATED EROSION ON THE SITE.
4. THERE ARE NO STORM WATER INLETS IN THIS AREA.
5. THE EXISTING PROPERTY HAS STORM WATER MEASURES SUCH AS CUTTERS, AREA DRAINS AND SWALES. FLOW PATTERNS AND DRAINAGE TO BE MAINTAINED.

THE FOLLOWING IS A NARRATIVE OF POTENTIAL POLLUTANTS AND HOW THEY ARE TO BE HANDLED:

- 1. SEDIMENTS - POTENTIAL SEDIMENT SHALL BE CONTAINED THROUGH THE USE OF A CATCH BASIN WITH BIO-FILTER PROVIDED TOWARDS THE FRONT AND REAR OF THE PROJECT AS SHOWN ON THE PROVIDED SITE PLAN.
2. NUTRIENTS - POTENTIAL NUTRIENTS SHALL ALSO BE CONTAINED THROUGH USE OF CATCH BASINS WITH BIO-FILTER PROVIDED TOWARDS THE FRONT OF THE PROJECT SHOWN ON THE PROVIDED SITE PLAN.
3. TRASH & DEBRIS - POTENTIAL TRASH AND DEBRIS FROM THE SITE SHALL BE CONTAINED THROUGH THE USE OF A COVERED TRASH ENCLOSURE AREA ALSO LOCATED TOWARDS THE FRONT OF THE PROJECT AS SHOWN ON THE PROVIDED SITE PLAN.

SITE DESIGN BMP MEASURES

THE FOLLOWING IS A DETAILED ACCOUNT OF PROPOSED SITE DESIGN MEASURES TO BE IMPLEMENTED INTO THE DEVELOPMENT OF THIS PROJECT:

- 1. THE STRUCTURE ITSELF SHALL BE PROVIDED WITH CUTTERS AND DOWNSPOUTS. THESE DOWNSPOUTS SHALL DRAIN DIRECTLY INTO ADJACENT LANDSCAPING AREA SO AS TO ALLOW THE SOIL AND POSSIBLE PLANT MATERIAL THE ABILITY TO ABSORB ANY POSSIBLE POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
2. POTENTIAL LANDSCAPING SHALL BE OF NATIVE AND/OR DROUGHT-TOLERANT NATURE AS TO THRIVE IN THE LOCAL AREA WITHOUT THE NEED FOR ANY SPECIAL CHEMICAL INTERVENTION.

SOURCE CONTROL BMP MEASURES

THE FOLLOWING IS A DETAILED ACCOUNT OF PROPOSED SOURCE CONTROL MEASURES TO BE IMPLEMENTED INTO THE DEVELOPMENT OF THIS PROJECT:

- 1. THERE SHALL BE PAVED SURFACE, SEPARATE FROM THE OFF-STREET PARKING AREA, (EXISTING DRIVE)
2. THIS TRASH AND DEBRIS CONTAINMENT STRUCTURE SHALL NOT BE CONSTRUCTED AS A HORIZONTAL STRUCTURE AND SHALL NOT BE MORE THAN 12" SQUARE FEET OF PROJECTED ROOF AREA AS TO ELIMINATE THE NEED FOR A BUILDING PERMIT. THERE SHALL ALSO BE AN EARTHEN-BERM SURROUNDING THE SOLID STRUCTURE AS TO CONTAIN ANY POSSIBLE SPILLAGE OR LEAKAGE THAT MIGHT OCCUR DURING NORMAL USE BY THE FUTURE OWNER(S)
3. PROVIDE ANY FUTURE OWNER(S) WITH INFORMATION REGARDING INTEGRATED PEST MANAGEMENT PRINCIPLES ASSISTING WITH LANDSCAPING AND PEST CONTROL OPTIONS WITH THE HOPE OF ELIMINATING OR GREATLY REDUCING THE NEED FOR HARMFUL CHEMICALS
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
5. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

STORM WATER QUALITY NOTES (PER CALTRANS MANUAL BMP'S)

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ON TO THE STREET.
2. ALL STOCKPILES OF UNCOMPACTED SOIL THAT ARE INTENDED TO BE LEFT UNPROTECTED FROM EROSION FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROTECTED (MIN. 6-MIL. POLYETHYLENE). ALL REMOVABLE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 0.10".
3. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE (MIN. 3m IN WIDTH AND 3m IN LENGTH WITH SANDBAGS AND 6-MIL PLASTIC LINER - CALTRANS BMP DETAIL WM-8).
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS (CALTRANS BMP DETAIL SC-3).
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES (CALTRANS BMP DETAIL SC-3).
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT (CALTRANS BMP DETAIL WM-1).

WPCP report

1. CONTACT INFORMATION

- a. CONTRACTOR - JACKSON DESIGN AND REMODELING, 4797 MERCURY SAN DIEGO CALIFORNIA 92111 (619)442-8125
b. MARK ERIKSSON - 747 STAFFORD PLACE, San Diego, CALIFORNIA 92107 Phone (619) 708-1755

2. PROJECT INFORMATION

- a. PROJECT SUMMARY: (N) 602 SQ. FT. GUEST QUARTERS w/ ATTACHED 1/2 BATH AT THE REAR OF THE PROPERTY SLAB ON GRADE FOUNDATION WITH WOOD FRAMED WALLS, STUCCO FINISH, AND CLASS A 'COM' SHINGLE ROOFING.
b. PROJECT SCHEDULE:
5-17-15 DEMOLITION
5-21-15 FOUNDATION AND UNDERGROUND
6-28-15 CONCRETE POUR
7-3-15 FRAMING
7-11-15 EXTERIOR WRAP AND FINISH
7-17-15 INTERIOR FINISH
8-4-15 COMPLETION OF PROJECT

4. POLLUTION SOURCES AND CONTROL MEASURES:

- a. INVENTORY OF MATERIALS AND ACTIVITIES ARE AS FOLLOWS:
i. DIRT
ii. FOUNDATION PREPARATION AND CONCRETE SLAB POUR
iii. WOOD STUDS AND FRAMING
iv. STUCCO AND ITS APPLICATION
v. ROOFING MATERIAL INSTALLATION
vi. FINISH GRADING
vii. SOIL STABILIZATION AND SEDIMENT CONTROL
i. SOIL SHALL BE SLOPED TOWARD A SWALE FROM TO SIDE OF THE LOT FOR SEDIMENT CONTROL. BUILDING PAD IS RELATIVELY FLAT AND SHALL NOT HAVE EROSION CONTROL MEASURES. PROVIDE GRAVEL BAGS AT SITE PERIMETER
c. SOIL STABILIZATION
i. THE LOT IS FLAT AND DOES NOT REQUIRE SOIL STABILIZATION BMPS
d. SEDIMENT CONTROL BMPS
i. THE LOT WILL BE SLOPED TOWARD THE SWALE. NO RUNOFF WILL HIT THE STREET. PROVIDE GRAVEL BAGS AT SITE PERIMETER
e. TRACKING CONTROL BMPS
i. CONTRACTOR TO MAINTAIN GOOD HOUSEKEEPING ON THE SITE TO LIMIT MATERIAL AND DEBRIS INTO THE STORM WATER RUN OFF
f. WIND CONTROL
i. SITE FENCING SHALL BE PLACED AT THE FRONT OF THE LOT WITH A WIND SCREEN TO LIMIT AND CONTROL WIND BLOW DEBRIS
g. CONSTRUCTION SITE MANAGEMENT
i. SWEEP AREA OF ALL DEBRIS AT THE END OF EACH DAY AND PLACE WASTE IN DUMPSTER
ii. GUMP ALL WASTE IN DUMPSTER NOT ON THE GROUND TO CONTROL WASTE ENTERING THE STORM WATER
iii. WHEN WASHING EQUIPMENT ON SITE MAKE SURE NO WATER RUNOFF EXISTS TO THE SITE
iv. NON-STORM WATER MANAGEMENT BMPS
i. COVER BUILDING MATERIALS TO KEEP DRY ON SITE
ii. WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPS
i. CREATE AN AREA TO STORE MATERIALS AT THE FRONT OF THE LOT. PLACE COVERING DOWN AND GRAVEL BAG AROUND TO CONTROL GROUND WATER
ii. STOCKPILES SHALL BE COVERED AND PLACED ON GROUND COVERING
iii. WASHOUTS SHALL BE LOCATED AT THE FRONT OF THE LOT. NO RUN OFF IS ALLOWED OFF THE SITE
iv. PORT-A-POTTY SHALL BE LOCATED AT THE FRONT OF THE LOT AND SET ON GROUND COVERING SURROUNDED BY GRAVEL BAGS

- 1. THE LOT IS FLAT AND WILL SLOPE TOWARD SWALE AT THE FRONT/SIDE OF THE LOT FOR SEDIMENT CONTROL
2. GOOD HOUSEKEEPING WILL BE MAINTAINED DURING LIFE OF CONSTRUCTION. MATERIALS WILL BE COVERED, SITE AND SIDE AREA WILL BE SWEEP EACH DAY.

PROJECT SUMMARY

PROJECT DATA

ADDRESS = 747 STAFFORD PLACE

API# = 532-034-15

LEGAL DESCRIPTION:

FARCEL 2

MAP 20787

LONA MAR VISTA

ZONE = R-3-1-7

LOT AREA = 17,533 SQ. FT.

CONSTRUCTION TYPE = V-B

OCCUPANCY = R-3 & U

YEAR BUILT = 1961

REMODELED = 1973, 1993, 1995, 1999

GEOLOGIC HAZARD CATEGORY = 52

COMMUNITY PLAN = PENINSULA

BUILDING AREA TABULATION:

EXISTING FLOOR AREA (MOUSE) = 5,534 SQ. FT.
EXISTING GARAGE AREA (MOUSE) = 255 SQ. FT.
EXISTING TOTAL = 4,235 SQ. FT.

PROPOSED GUEST QUARTERS = 602 SQ. FT.

GROSS FLOOR AREA = 4,837 SQ. FT.

LOT AREA = 17,533 SQ. FT. (1.40 ACRES)

ALLOWABLE LOT COVERAGE:

50% OF 17,533 = 8,766 SQ. FT.

PROJECT LOT COVERAGE:

(E) 51R w/ GARAGE = 1,940 SQ. FT.

(N) GUEST QUARTERS = 602 SQ. FT.

TOTAL 5.1' = 2,542 SQ. FT.

2542 SQ. FT. / 6239 SQ. FT. = 14.5%

FLOOR AREA RATIO = .47 MAX.

FAR CALCULATION = .47 x 17,533 = 8,241 SQ. FT.

PROJECT FAR:

GFA @ 4,841 / LOT AREA @ 17,533 = 27.61%

MAX HEIGHT = 30'-0" (2) STORIES

PROJECT SETBACKS

Table with columns: SETBACK, ZONE REQMT, PROVIDE. Rows for REAR (EAST) and FRONT (SOUTH).

PARKING CALCULATIONS

Table with columns: UNIT NAME, # OF BEDRMS, PARKING RATE. Rows for 5PR and 2.25AJMT.

SPACES PROVIDE: 2

(2) SPACES @ EXIST 2-CAR GARAGE

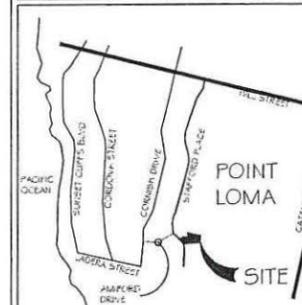
SCOPE OF WORK

ADD NEW 602 SQ. FT. GUEST QUARTERS STRUCTURE AT REAR OF PROPERTY WITH ATTACHED 3/4 BATH

OVERLAY ZONES:

- COASTAL OVERLAY ZONE (APPEALABLE)
COASTAL HEIGHT LIMIT OVERLAY
MULTIPLE HABITAT PLANNING AREA
FIRST PUBLIC ROADWAY
PARKING IMPACT

VICINITY MAP



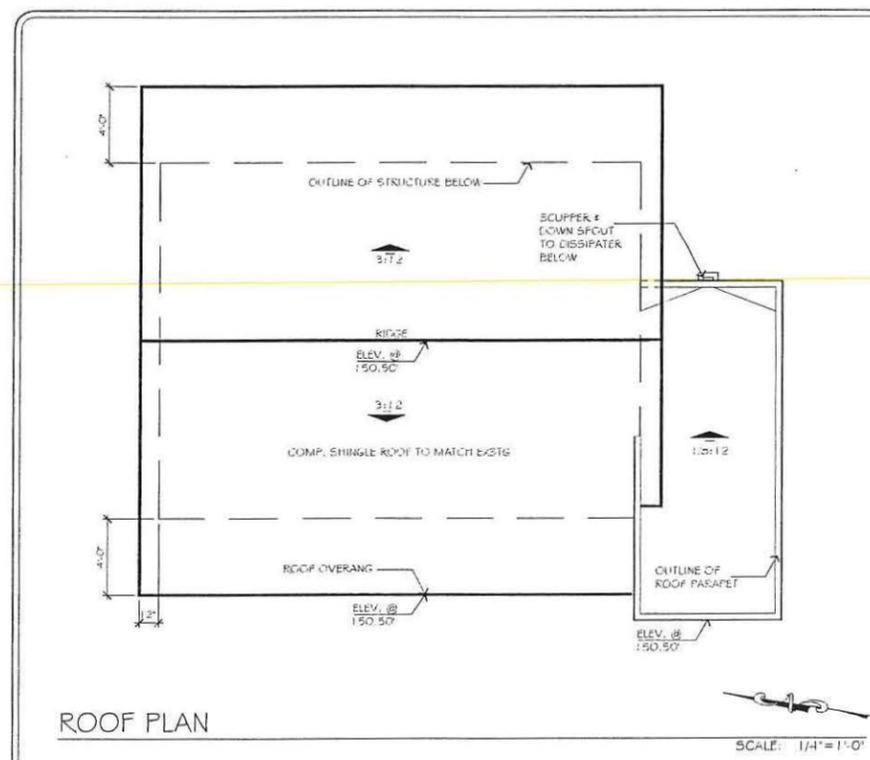
REVISIONS table with columns: NO, BY, DATE, DESCRIPTION.

JACKSON DESIGN & REMODELING logo and contact information for Mark & Desiree Eriksson.

POOL, SPA & CABANA FOR: Mark & Desiree Eriksson. 747 Stafford Place, San Diego, California 92107.

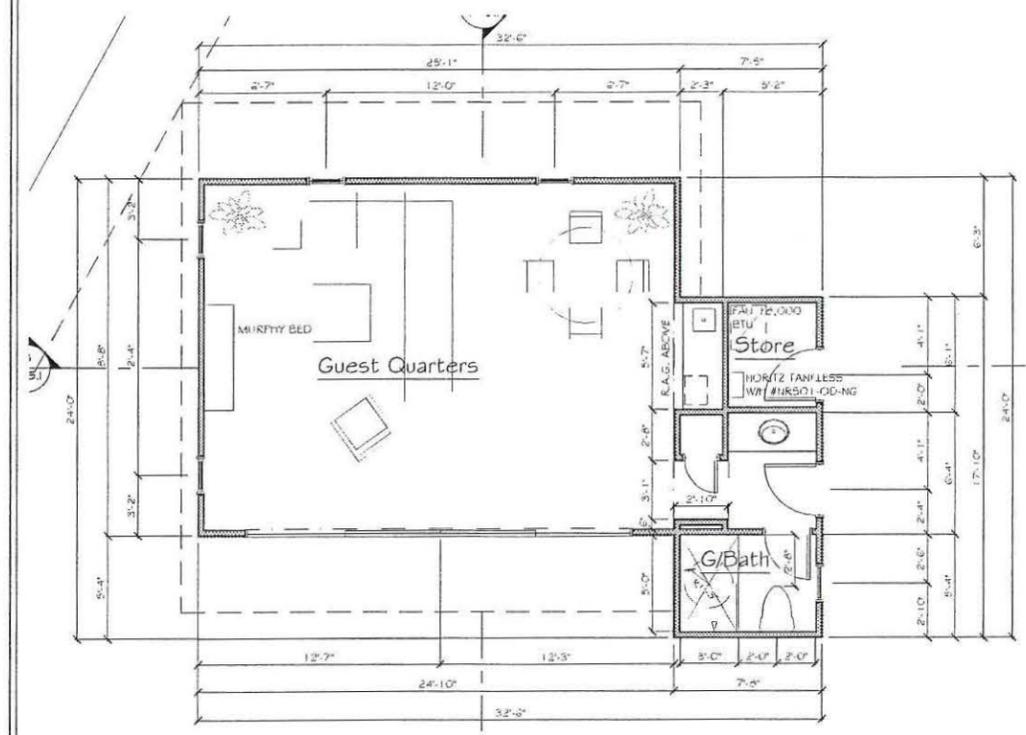
BMP NOTES section with project details and disclaimer.

Drawn by C. LINDEN, Checked, Date 12-12-13, Scale as noted, Job Name Eriksson, Sheet A-1.4 of 9 SHEETS.



ROOF PLAN

FLOOR PLAN NOTES:
 1. ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM MHFA AREA, SHIELDED IF NECESSARY



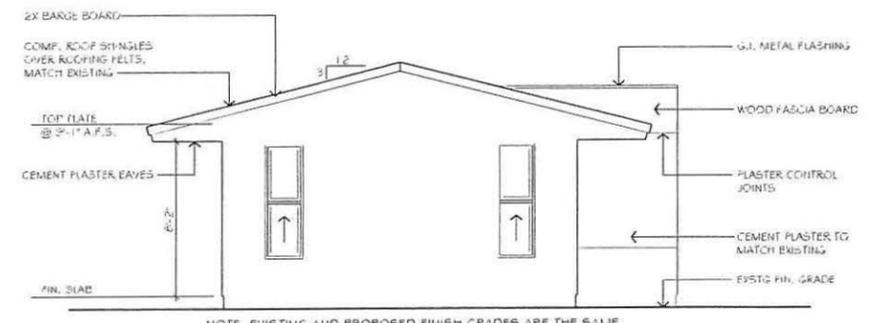
ACCESSORY STRUCTURE FLOOR PLAN

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



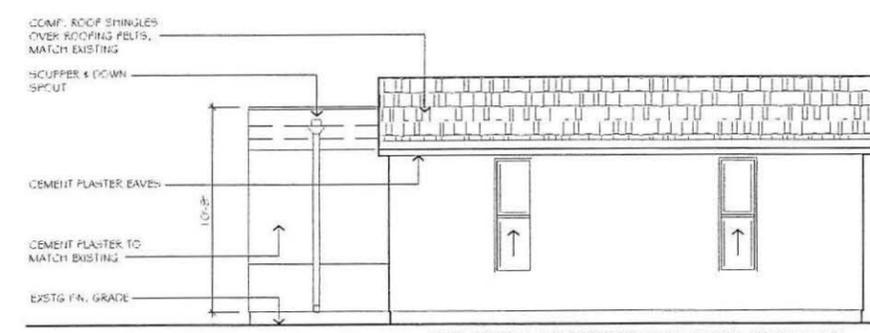
WEST ELEVATION

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



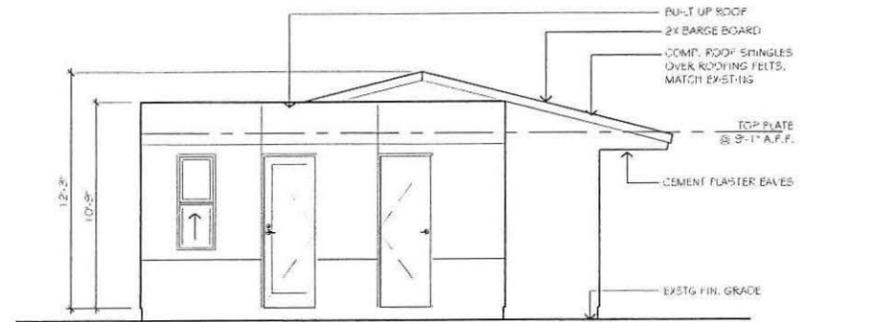
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

PROJECT SUMMARY

PROJECT DATA
 ADDRESS = 747 STAFFORD PLACE
 APN = 532-034-15
 LEGAL DESCRIPTION:
 PARCEL 2
 MAP 20787
 LOMA MAP VISTA
 ZONE = RS-1-7
 LOT AREA = 17,533 SQ. FT.
 CONSTRUCTION TYPE = V-B
 OCCUPANCY = R-3 & U
 YEAR BUILT = 1961
 REMODELED = 1973, 1993, 1998, 1999
 GEOLOGIC HAZARD CATEGORY = 52
 COMMUNITY PLAN = PENINSULA

BUILDING AREA TABULATION:
 EXISTING FLOOR AREA (HOUSE) = 3,584 SQ. FT.
 EXISTING GARAGE AREA (MINUS) = 455 SQ. FT.
 EXISTING TOTAL = 4,239 SQ. FT.
 PROPOSED GUEST QUARTERS = 802 SQ. FT.
 GROSS FLOOR AREA = 4,841 SQ. FT.
 LOT AREA = 17,533 SQ. FT. (.40 ACRES)
 ALLOWABLE LOT COVERAGE:
 50% OF 17,533 = 8,766 SQ. FT.
 PROJECT LOT COVERAGE:
 (E) SFR w/ GARAGE = 1,940 SQ. FT.
 (F) GUEST QUARTERS = 802 SQ. FT.
 TOTAL S.F. = 2,542 SQ. FT.
 3542 SQ. FT. / 4239 SQ. FT. = 14.5%
 FLOOR AREA RATIO = .47 MAX.
 FAR CALCULATION = .47 x 17,533 = 8,241 SQ. FT.
 PROJECT FAR:
 GFA @ 4,841 / LOT AREA @ 17,533 = 27.61%
 MAX HEIGHT = 30'-0" (2) STORIES

PROJECT SETBACKS

SETBACK	ZONE REQMT	PROVIDE
LEFT (NORTH)	7'-2" (5% x 30'-0")	18'-10"
REAR (EAST)	15'-0"	55'-1"
RIGHT (SOUTH)	7'-2" OR 5%	33'-5"

PARKING CALCULATIONS

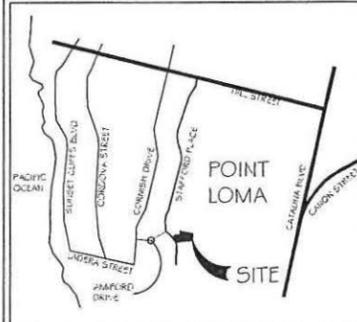
UNIT NAME	# OF BEDROOMS	PARKING RATE
(E) SFR	3	2.25/UNIT
		2.25 OR 2 TOTAL

SPACES PROVIDE _____ 2
 (2) SPACES @ EXSTG 2-CAR GARAGE

SCOPE OF WORK
 ADD NEW 802 SQ. FT. GUEST QUARTERS STRUCTURE AT REAR OF PROPERTY WITH ATTACHED 3/4 BATH

OVERLAY ZONES:
 COASTAL OVERLAY ZONE (APPEALABLE)
 COASTAL HEIGHT LIMIT OVERLAY
 MULTIPLE HABITAT PLANNING AREA
 FIRST PUBLIC ROADWAY
 PARKING IMPACT

VICINITY MAP



REVISIONS

NO.	BY	DATE
1	CL	12-13-13

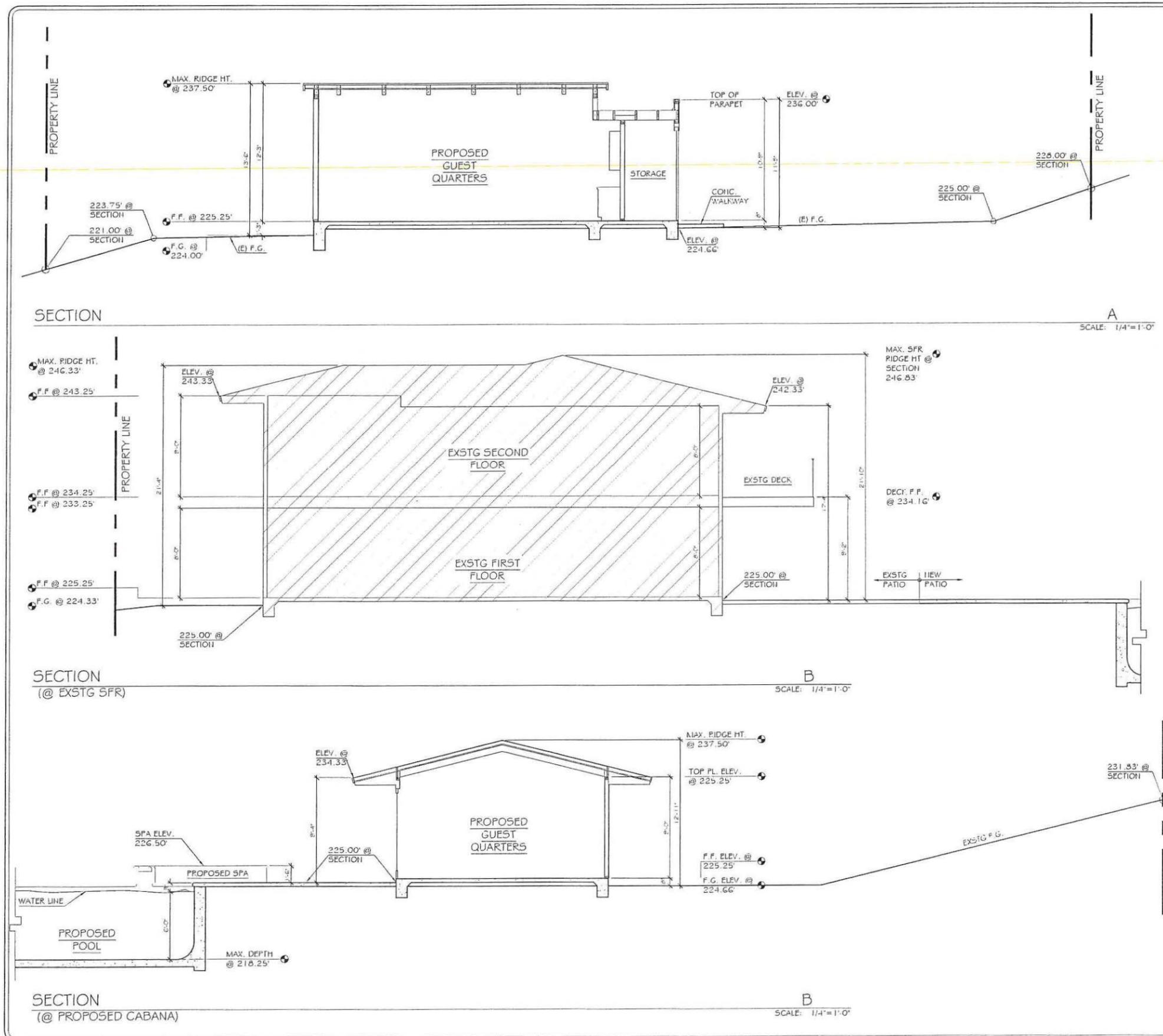
JACKSON
 DESIGN & REMODELING
 4775 Remondino Blvd., Suite 100
 San Diego, CA 92121
 Tel: 619-594-9477
 Fax: 619-594-9478
 www.jacksondesignremodeling.com



POOL, SPA & CABANA FOR:
Mark & Desiree Eriksson
 747 Stafford Place, San Diego, California 92107
 Sheet Title: FLOOR PLAN, ELEVATIONS, ROOF PLAN

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DRAWN
 C. LINDEN
 CHECKED
 DATE
 12-12-13
 SCALE
 as noted
 JOB NAME
 Eriksson
 SHEET
 A-2
 OF 9 SHEETS



PROJECT SUMMARY

PROJECT DATA
ADDRESS = 747 STAFFORD PLACE

APN = 532-034-15
LEGAL DESCRIPTION: PARCEL 2, MAP 20787, LOMA MAR VISTA

ZONE = R5-1-7
LOT AREA = 17,533 SQ. FT.
CONSTRUCTION TYPE = V-B
OCCUPANCY = R-3 4 U
YEAR BUILT = 1961
REMODELED = 1973, 1993, 1998, 1999
GEOLOGIC HAZARD CATEGORY = 52
COMMUNITY PLAN = PENINSULA

BUILDING AREA TABULATION:
EXISTING FLOOR AREA (HOUSE) = 3,584 SQ. FT.
EXISTING GARAGE AREA (HOUSE) = 655 SQ. FT.
EXISTING TOTAL = 4,239 SQ. FT.

PROPOSED GUEST QUARTERS = 202 SQ. FT.
GROSS FLOOR AREA = 4,841 SQ. FT.

LOT AREA = 17,533 SQ. FT. (40 ACRES)

ALLOWABLE LOT COVERAGE:
50% OF 17,533 = 8,766 SQ. FT.

PROJECT LOT COVERAGE:
(B) SFR w/ GARAGE = 1,840 SQ. FT.
(N) GUEST QUARTERS = 202 SQ. FT.
TOTAL S.F. = 2,042 SQ. FT.
2,042 SQ. FT. / 6,239 SQ. FT. = 32.7%

FLOOR AREA RATIO = .47 MAX.
FAR CALCULATION = .47 x 17,533 = 8,241 SQ. FT.
PROJECT FAR: 2,042 / 17,533 = 11.6%

MAX. HEIGHT = 30'-0" (2) STOREYS

PROJECT SETBACKS

SETBACK	ZONE REQ'T	PROVIDE
LEFT (NORTH)	7'-2" (5% + 2'-0")	10'-10"
REAR (EAST)	13'-0"	5'-11"
RIGHT (SOUTH)	7'-2" OR 5%	3'-5"

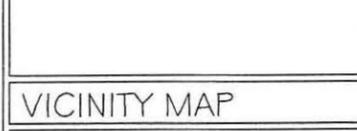
PARKING CALCULATIONS

UNIT NAME	# OF BEDROOMS	PARKING RATE
(B) SFR	3	2.25/UNIT
		2.25 CR 2 TOTAL

SPACES PROVIDE _____ 2
(2) SPACES @ EXIST'G 2-CAR GARAGE

SCOPE OF WORK
ADD NEW 602 SQ. FT. GUEST QUARTERS STRUCTURE AT REAR OF PROPERTY WITH ATTACHED 3/4 BATH

OVERLAY ZONES:
COASTAL OVERLAY ZONE (APPEALABLE)
COASTAL HEIGHT LIMIT OVERLAY
MULTIPLE HABITAT PLANNING AREA
FIRST PUBLIC ROADWAY
PARKING IMPACT



REVISIONS

NO.	BY	DATE
1	ML	02-15-18

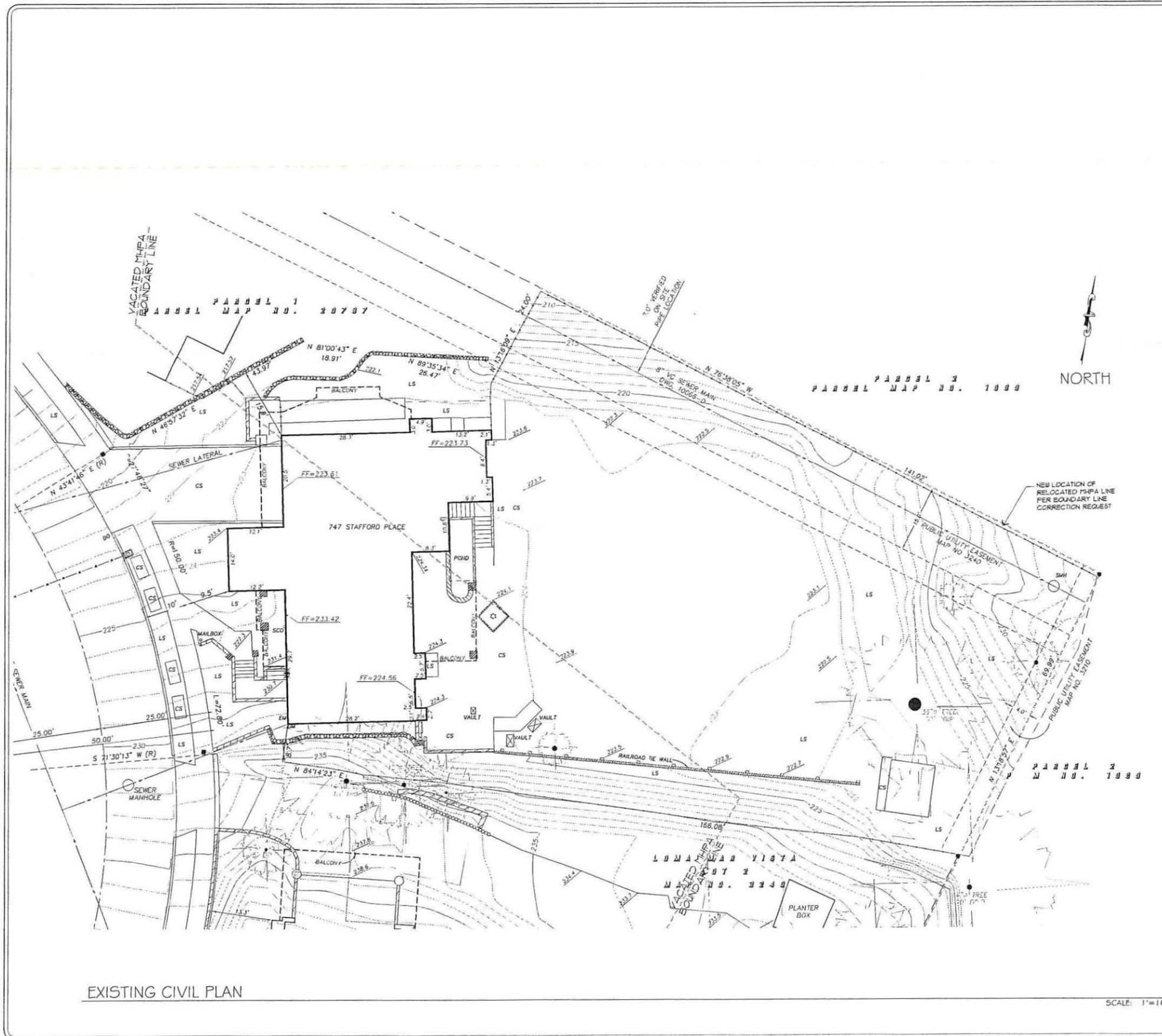
JACKSON
DESIGN & REMODELING
Additions • Kitchens • Master Bathroom
1770 Wilshire Blvd., Suite 100
San Francisco, CA 94111
Tel: (415) 542-4272
Fax: (415) 542-4270
www.jacksondesignandremodeling.com



POOL, SPA & CABANA FOR:
Mark & Desiree Eriksson
747 Stafford Place, San Diego, California 92107
Sheet Title: **SECTIONS A & B**

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DATE: 12-12-13
SCALE: as noted
JOB NAME: Eriksson
SHEET: A-3
OF 9 SHEETS



EXISTING CIVIL PLAN

SCALE: 1"=10'-0"

PROJECT SUMMARY

PROJECT DATA

ADDRESS = 747 STAFFORD PLACE

API# = 532-034-15
 LEGAL DESCRIPTION:
 PARCEL 2
 MAP 20757
 LOMA MAR VISTA

ZONE = RS-1-7
 LOT AREA = 17,533 SQ. FT.
 CONSTRUCTION TYPE = V-B
 OCCUPANCY = R-3 + U
 YEAR BUILT = 1961
 REMODELED = 1973, 1993, 1998, 1999
 GEOLOGIC HAZARD CATEGORY = 52
 COMMUNITY PLAN = PENINSULA

BUILDING AREA TABULATION:

EXISTING FLOOR AREA (HOUSE) = 3,504 SQ. FT.
 EXISTING GARAGE AREA (HOUSE) = 525 SQ. FT.
 EXISTING TOTAL = 4,029 SQ. FT.

PROPOSED GUEST QUARTERS = 602 SQ. FT.

GROSS FLOOR AREA = 4,631 SQ. FT.

LOT AREA = 17,533 SQ. FT. (1.10 ACRES)

ALLOWABLE LOT COVERAGE:
 50% OF 17,533 = 8,766 SQ. FT.

PROJECT LOT COVERAGE:

(E) SFR w/ GARAGE = 1,840 SQ. FT.
 (H) GUEST QUARTERS = 602 SQ. FT.
 TOTAL S.F. = 2,442 SQ. FT.
 2542 SQ. FT. / 6259 SQ. FT. = 14.5%

FLOOR AREA RATIO = .47 MAX.

FAR CALCULATION = .47 x 17,533 = 8,241 SQ. FT.

PROJECT FAR:

GFA @ 1,841 / LOT AREA @ 17,533 = 27.61%

MAX HEIGHT = 30'-0" (2) STOREYS

PROJECT SETBACKS

SETBACK	ZONE FRONT	PROVIDE
LEFT (NORTH)	7'-2" (5% x 20'-0")	10'-10"
REAR (EAST)	15'-0"	55'-1"
RIGHT (SOUTH)	7'-2" OR 5%	55'-0"

PARKING CALCULATIONS

UNIT NAME	# OF BEDRMS	PARKING RATE
(E) SFR	3	2.25/UNIT
		2.25 OR 2 TOTAL

SPACES PROVIDE _____ 2
 (2) SPACES @ EXISTING 2-CAR GARAGE

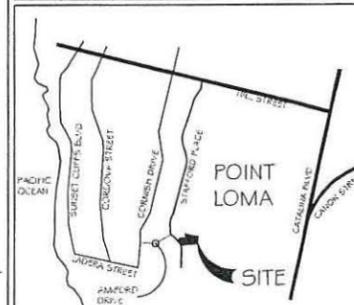
SCOPE OF WORK

ADD NEW 602 SQ. FT. GUEST QUARTERS STRUCTURE AT REAR OF PROPERTY WITH ATTACHED 3/4 BATH

OVERLAY ZONES:

COASTAL OVERLAY ZONE (APPEALABLE)
 COASTAL HEIGHT LIMIT OVERLAY
 MULTIPLE HABITAT PLANNING AREA
 FIRST PUBLIC ROADWAY
 PARKING IMPACT

VICINITY MAP



REVISIONS	BY
CDP PLAN CHECK	JK
02-15-14	

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 Fax: (619) 442-9176
 www.jacksondesignremodeling.com



POOL, SPA & CABANA FOR:
Mark & Desiree Eriksson
 747 Stafford Place, San Diego, California 92107
 Sheet Title: **SITE PLAN**

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SCALE	as noted
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SHEET	C-1
OF 9 SHEETS	