



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 25, 2018 REPORT NO. HO-18-045

HEARING DATE: August 1, 2018

SUBJECT: Matsubara Residence CDP, Process Three Decision

PROJECT NUMBER: [578098](#)

OWNER/APPLICANT: David Matsubara and June Matsubara, Owner and Applicant

SUMMARY

Issue: Should the Hearing Officer approve the construction additions, new garage, and remodel of the existing single dwelling unit located at 516 Tarento Drive in the Peninsula Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2032947.

Community Planning Group Recommendation: On July 19, 2018, the Peninsula Community Planning Group voted 12-0-1 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 1, 2018, and the opportunity to appeal that determination ended June 15, 2018.

BACKGROUND

The project site is located at 516 Tarento Drive on the northside of Tarento Drive, south of Dupont (Attachment 1) in the Residential (RS-1-7) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, the First Public Roadway, and within the Peninsula Community Plan (Community Plan) area. The Community Plan designates the site for Single Family Residential at a density of nine dwelling units per acre (Attachment 2) and the 0.17-acre site could accommodate one-dwelling unit. Additionally, the site is within the RS-1-7 base zone which allows for a single dwelling unit. The surrounding properties have been previously graded and developed with single dwelling units (Attachment 3).

The existing single dwelling unit was constructed in 1951, and contains four-bedrooms and two bathrooms. A historical assessment was performed and City staff has determined that the property is not eligible for historic designation.

The proposed project requires the processing of a Process Three, Coastal Development Permit per SDMC Section 126.0704(a)(2) for improvements to any structure that would result in an increase of 10 percent or more of interior floor area where the structure is located between the sea and first public roadway paralleling the sea and is within the Coastal Overlay Zone's appealable area.

DISCUSSION

The project proposes the demolition of the existing bedroom, bath, and laundry area (previous garage conversion) and the construction of a 795 square-foot addition for a total of a 2,600 square feet single dwelling unit, inclusive of the attached two-car garage, on the project site. The proposed addition and whole residential remodel will remove a previous garage conversion and create a three-bedroom, two-bath residence.

The project site is located approximately 2,080 feet eastward of the Pacific Ocean, 4,173 feet from San Diego Bay, and is within the First Public Roadway parallel to the sea. Tarento Drive, at this location, is not a designated view corridor in the Community Plan and topographically separated from an ocean view by the ridge of Point Loma and the Point Loma Nazarene University.

The site is not within or adjacent to the Multiple Species Conservation Program's Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103. The project proposes a building height of 23 feet, and will not exceed the maximum 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone.

The Community Plan's Residential Goals strives to ensure that the character of the existing stable single-family neighborhoods be conserved and to encourage design compatible with existing residential development. The project as designed will provide a multiple pitched roofline, articulated front façade, porch, and setback garage. The proposed contemporary finishes include stucco exterior, vinyl clad white windows, and wood trim. The one-story remodel and addition is in keeping with the style of the scale of the one and two-story single dwelling units in the immediate vicinity of the project.

Conclusion:

The project meets all applicable regulations and policy documents, does not require or request any deviations or variances, and City staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Peninsula Community Plan, SDMC, and the General Plan. Therefore, City staff recommends approval of the Coastal Development Permit to the Hearing Officer as presented.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2032947, with modifications.

2. Deny Coastal Development Permit No. 2032947 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

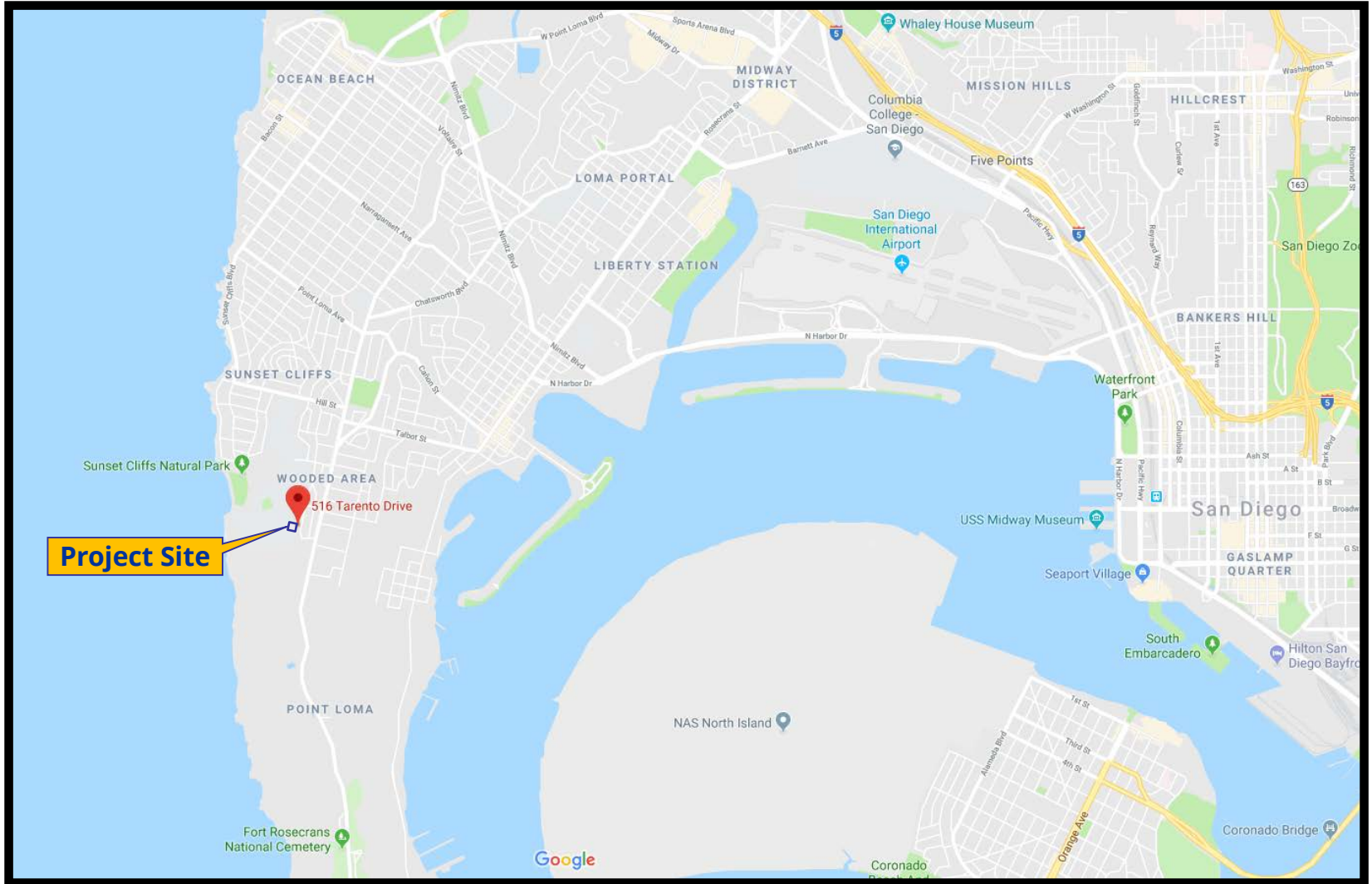


Karen Bucey, Development Project Manager

Attachments:

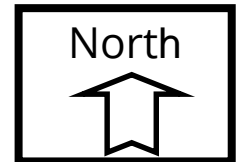
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

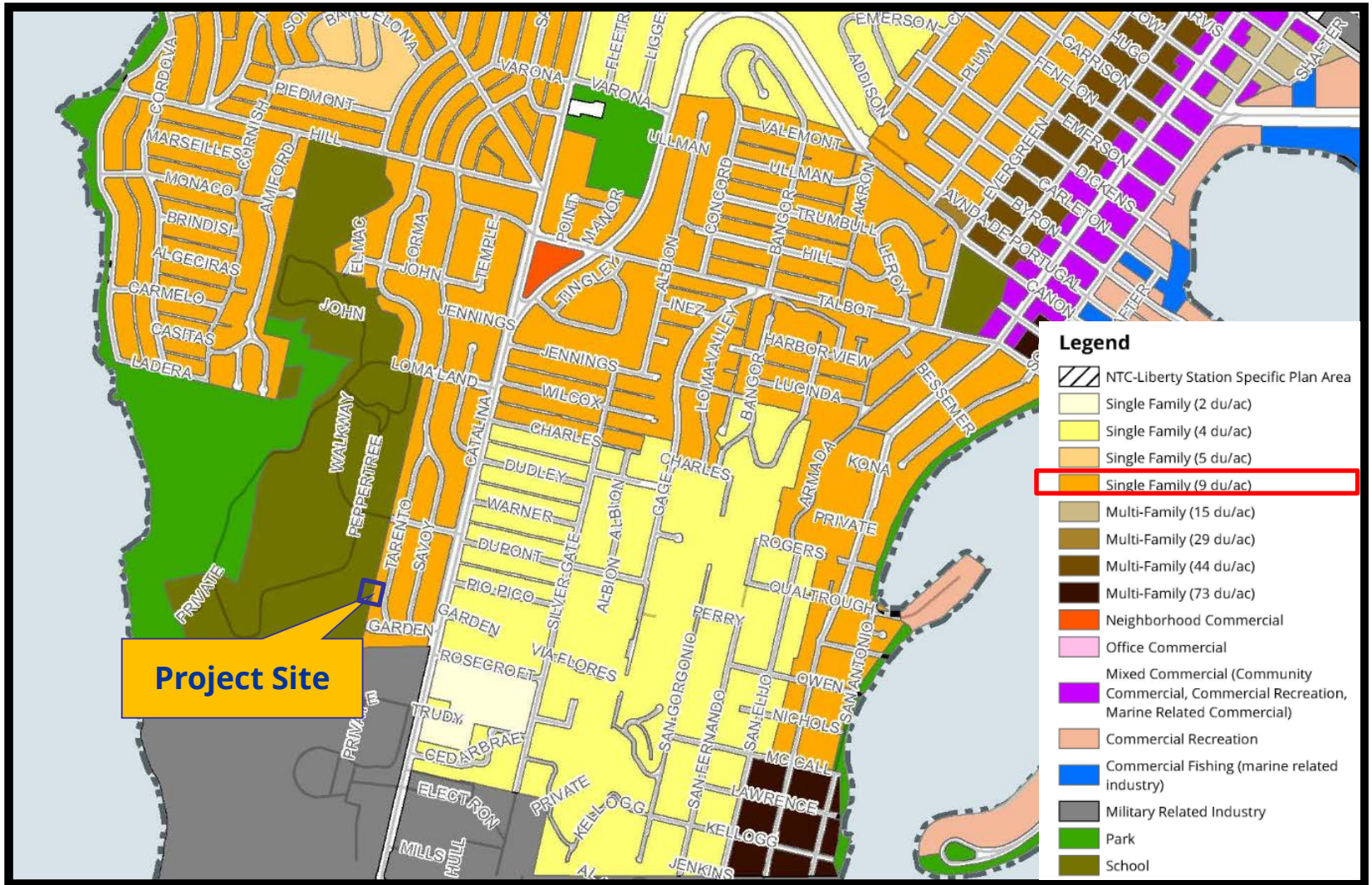
DRAFT



Project Location Map

Matsubara Residence CDP; Project No. 578098
516 Tarento Drive



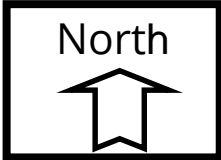


Project Site



Community Plan Land Use Map

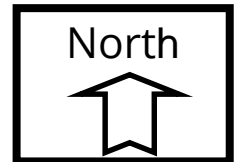
Matsubara Residency CDP; Project No. 578098
516 Tarento Drive





Aerial Photograph

Matsubara Residences CDP; Project No. 578098
516 Tarento Drive



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2032947
MATSUBARA RESIDENCE CDP - PROJECT NO. 578098

WHEREAS, DAVID MATSUBARA AND JUNE MATSUBARA, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of an existing bedroom, bath, and laundry area (previous garage conversion) and construction of a 795 square-foot addition to the existing single dwelling unit with a new total of 2,600 square-feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2032947, on portions of a 0.17-acre site;

WHEREAS, the project site is located at 516 Tarento Drive in the, Residential (RS-1-7) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, the First Public Roadway, and within the Peninsula Community Plan;

WHEREAS, the project site is legally described as Lot 114 of Woodland Terrace Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2718, filed in the Office of the County Recorder of San Diego County, November 6, 1950;

WHEREAS, on June 1, 2018, 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 15301; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 1, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2032947 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated August 1, 2018.

A. COASTAL DEVELOPMENT PERMIT - 126.0702

Findings for all Coastal Development Permits:

- 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 proposes the demolition existing bedroom, bath, and laundry area (previous garage conversion) and construction of a 795 square-foot addition for a

total of 2,600 square-foot residence inclusive of the attached two-car garage. The site is 0.17-acres and is located at 516 Tarento Drive.

The site is in a mid-block location on the west side of Tarento Drive and abuts Point Loma Nazarene University, to the west of the site and on the ridgeline above. The dwelling unit observes a front setback of 15 feet from the property line and is sited entirely within private property. The structure is designed with multiple pitched roof lines and articulated façade to reduce the appearance of the structures bulk and scale. The structure height is proposed to be 19.4-feet well below the maximum height in the Coastal Height Overlay Zone of 30-feet. Further, Tarento Drive adjacent to the site is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, view sheds or scenic overlooks within the adopted Peninsula Community Plan. Therefore, 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 proposes the demolition existing bedroom, bath, and laundry area (previous garage conversion) and construction of a 795 square-foot addition for a total of 2,600 square-foot residence inclusive of the attached two-car garage. The site is 0.17-acres and is located at 516 Tarento Drive.

The subject property is 2,080 feet from the Pacific Ocean, 4,173 feet from San Diego Bay, 335 feet above Mean Sea Level, and is located outside the 100-year floodplain. The site is not within, or adjacent to, the Multiple Species Conservation Program's Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code Section 113.0103. Therefore, it has been determined that the proposed coastal development will not adversely affect Environmental Sensitive Lands.

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

The project proposes the demolition existing bedroom, bath, and laundry area (previous garage conversion) and construction of a 795 square-foot addition for a total of 2,600 square-foot residence inclusive of the attached two-car garage.

The Peninsula Community Plan and Local Coastal Program designates the site for Single Family Residential Land Use at a density of nine-dwelling units per acre. The existing development of one dwelling unit is in conformance with the land use density and the RS-1-7 Zone. The addition to the existing dwelling unit will not impact the land use consistency.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations of the Certified Implementation Program. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and 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 proposes the demolition existing bedroom, bath, and laundry area (previous garage conversion) and construction of a 795 square-foot addition for a total of 2,600 square-foot residence inclusive of the attached two-car garage.

The project site is located between the sea and the first public roadway paralleling the sea and is 2,080 feet from the Pacific Ocean. Tarento Drive, in this location, is not a designated view corridor in the Peninsula Community Plan. Additionally, the site does not contain public coastal access, scenic overlook, or partial vista views. The development will be contained entirely within private property and is not requesting, nor does it require any deviations or variances from the applicable regulations and policy documents and is consistent with the recommended development standards in effect for this site. Therefore, the project complies with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2032947 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2032947, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: August 1, 2018

IO#: 24007491

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

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

INTERNAL ORDER NUMBER: 24007491

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2032947
MATSUBARA RESIDENCE CDP - PROJECT NO. 578098
HEARING OFFICER

This Coastal Development Permit No. 2032947 is granted by the Hearing Officer of the City of San Diego to David Matsubara and June Matsubara, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602. The 0.17-acre site is located at 516 Tarento Drive in the Residential (RS-1-7) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, the First Public Roadway, and within the Peninsula Community Plan area. The project site is legally described as Lot 114 of Woodland Terrance Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2718, filed in the Office of the County Recorder of San Diego County, November 6, 1950.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of a portion of the existing single dwelling unit and the addition new living space and garage areas for a new total of 2,600 square feet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 1, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing bedroom, bath, and laundry area (previous garage conversion) and construction of a 795 square-foot addition to the single dwelling unit for a new total of 2,600 square feet, inclusive of the attached two-car garage;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 15, 2021.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. 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.

10. 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.

11. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No

Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

14. The project proposes to export 13 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for Existing Private walk within Tarento Drive Public Right-of-way to satisfaction of City Engineer.

PLANNING/DESIGN REQUIREMENTS:

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 1, 2018 and Resolution Number XXXX.

Permit Type/PTS Approval No.: Coastal Development Permit No. 2032947
Date of Approval: August 1, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

David Matsubara
Owner/Permittee

By _____

June Matsubara
Owner/Permittee

By _____

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

NOTICE OF EXEMPTION

(Check one or both)

TO: RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 578098

Project Title: Matsubara Residence

PROJECT LOCATION-SPECIFIC: The project is located at 516 Tarento Drive, San Diego CA, 92106 within the Peninsula Community Planning Area.

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

Description of nature and Purpose of the Project: Coastal Development Permit (CDP) which would allow for the partial demolition and remodel of an existing residence. Approximately 558 square feet of the existing structure would be remodeled, and a new 165 square foot garage would be constructed. Additionally, the project would add a 208 square foot deck/porch. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with the public utilities in place to serve the residence. The 0.17-acre lot is located in the Peninsula Community Plan area, RS-1-7 base Zone, Coastal (Appealable) Overlay Zone.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Greg Leginski, Fine Line-4511 Pescadero Avenue San Diego California 92107. (619) 226-2228.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: 15301 (Existing Facilities).
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for additions of 2,500 square feet or 10,000 square feet in areas where all public services are in place and where there are no sensitive resources. Since the project would consist of a remodel and only 473 square feet of new construction the project would qualify to be exempt. Furthermore, since the project site has been previously developed the exceptions listed in CEQA Section 15300.2 would not apply.

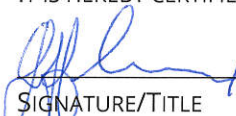
LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

 / SENIOR PLANNER

SIGNATURE/TITLE

8/25/2018

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Matsubara Residence CDP		Project Number: 578098	Distribution Date: 1/30/2018
Project Scope/Location: PENINSULA - (Process 3) Coastal Development Permit for the construction of 771 square foot garage and 1247 square feet for a total of 2018 square feet two story addition with roof deck located at 516 Tarento Drive. The 0.17 acre lot is located in the RS-1-7 base zone within the Coastal (Appealable) overlay zone. Council District 2.			
Applicant Name: Greg Leginski		Applicant Phone Number: (619) 226-2228	
Project Manager: Karen Bucey	Phone Number: (619) 446-5049	Fax Number: (619) 446-5245	E-mail Address: KBucey@SanDiego.gov
Committee Recommendations (To be completed for Initial Review): Motion to approve by Virissimo/Deschenes			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No	Members Abstain 1 CHAIR
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: SCOTT DESCHENES		TITLE: PCFB SECRETARY	
SIGNATURE:		DATE: 7/19/18	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Ownership Disclosure Statement

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

Project Title

MATSUBARA RESIDENCE

Project No. For City Use Only

578098

Project Address:

516 TARENTO DR. S.D. CA. 92106

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

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

Additional pages attached Yes No

Name of Individual (type or print):

DAVID MATSUBARA

Owner Tenant/Lessee Redevelopment Agency

Street Address:

516 TARENTO DR

City/State/Zip:

SAN DIEGO CA 92106

Phone No:

619-202-6034

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

JUNE MATSUBARA

Owner Tenant/Lessee Redevelopment Agency

Street Address:

516 TARENTO DR.

City/State/Zip:

SAN DIEGO CA 92106

Phone No:

303-263-4335

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

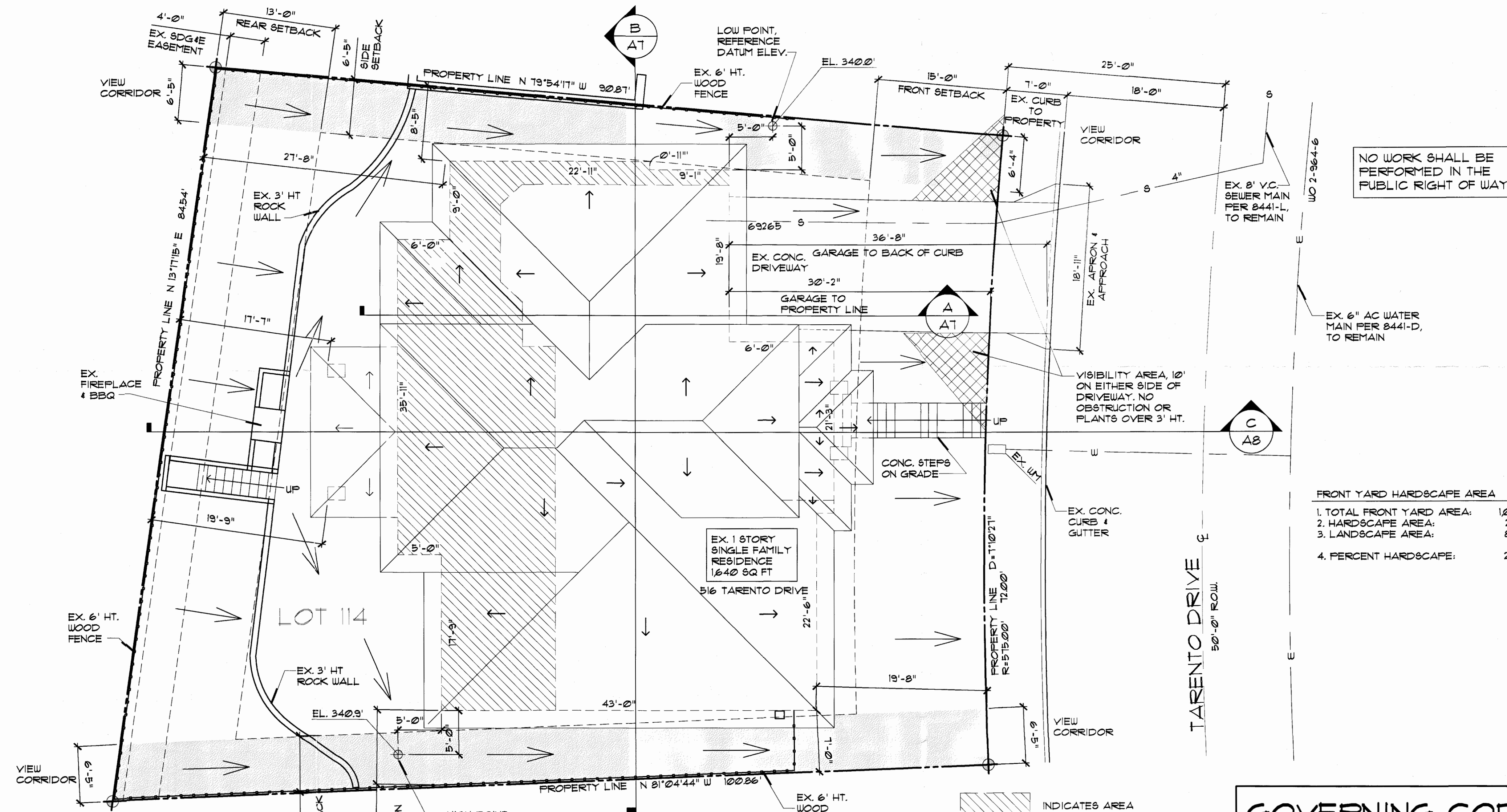
City/State/Zip:

Phone No:

Fax No:

Signature:

Date:



NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT OF WAY

FRONT YARD HARDSCAPE AREA

1. TOTAL FRONT YARD AREA:	1034 SQ FT
2. HARDSCAPE AREA:	285 SQ FT
3. LANDSCAPE AREA:	809 SQ FT
4. PERCENT HARDSCAPE:	26%

SITE PLAN

SCALE: 1/8" = 1'-0"
LOT AREA = 7,402 SQ. FT.

- INDICATES AREA OF NEW ADDITION
- INDICATES DRAINAGE PATTERN
- INDICATES VIEW CORRIDOR

NOTE: PRIOR TO THE ISSUANCE FOR 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.
NOTE: 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.

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
1. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR.

NOTE: PRIOR TO THE ISSUANCE FOR 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.

NOTE: 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.

NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.

NOTE: CONTRACTOR SHALL COMPLY WITH ALL "OSHA" REQUIREMENTS

BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CPC CHAPTER 33, WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CPC CHAPTER 33.

ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 5012.

EARTHWORK QUANTITIES

TOTAL DISTURBANCE AREA:	360 SQ. FT.
EXISTING IMPERVIOUS AREA:	1816 SQ. FT.
PROPOSED IMPERVIOUS AREA:	360 SQ. FT.
TOTAL IMPERVIOUS AREA:	2,236 SQ. FT.

CUT QUANTITIES:	121 CUBIC YDS.
FILL QUANTITIES:	0 CUBIC YDS.
IMPORT / EXPORT:	121 CUBIC YDS.
MAX. CUT DEPTH:	15 FT.
MAX. FILL DEPTH:	0 FT.

THIS PROJECT PROPOSES TO EXPORT 121 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

GOVERNING CODES

- 2016 EDITION OF THE CALIFORNIA BUILDING CODE (AS AMENDED CVMC 15.09)
- 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CVMC 15.09)
- 2016 EDITION OF THE CALIFORNIA MECHANICAL CODE (CVMC 15.16)
- 2016 EDITION OF THE CALIFORNIA PLUMBING CODE (AS AMENDED CVMC 15.28)
- 2016 EDITION OF THE CALIFORNIA ELECTRICAL CODE (AS AMENDED CVMC 15.24)
- 2016 EDITION OF THE CALIFORNIA FIRE CODE (AS AMENDED CVMC 15.36)
- 2016 EDITION OF THE CALIFORNIA GREEN BUILDING CODE (AS AMENDED CVMC 15.12)
- 2016 EDITION OF THE CALIFORNIA ENERGY CODE (CVMC 15.26)
- 2016 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE (CVMC 15.14)
- 2000 EDITION OF THE URBAN-WILDLAND INTERFACE CODE (AS AMENDED CVMC 15.38)
- 1991 EDITION OF THE UNIFORM HOUSING CODE (AS AMENDED CVMC 15.20)
- 1991 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS (AS AMENDED CVMC 15.18)

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
LOT 114 OF WOODLAND TERRACE UNIT NO. 2, MAP NO. 2718 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
SITE ADDRESS:
516 TARENTO DR, SAN DIEGO, CA 92106
ASSESSOR'S PARCEL NO.: 532-061-03
BENCHMARK:
CITY OF SAN DIEGO BENCHMARK NUDP GARDEN LANE AND TARENTO DRIVE
OWNER:
MR. & MRS. DAVE & JUNE MATSUBARA
516 TARENTO DR.
SAN DIEGO, CA. 92106

PROJECT TEAM

DESIGNER:
FINE LINE DRAFTING
4511 PISCADERO AVE.
SAN DIEGO, CA 92107
GREG LEGINSKI
PH: 619-226-2228

SURVEYOR:
MICHAEL CLYBURN
4021 HAINES ST.
SAN DIEGO, CA 92109
PH: 858-483-2549

SHEET SCHEDULE

- ARCHITECTURAL:
A 1 COVER SHEET, LEGAL DESCRIPTION, SITE PLAN
A 2 EXTERIOR ELEVATIONS
A 3 EXTERIOR ELEVATIONS
A 4 DEMOLITION EXISTING FLOOR PLAN
A 5 NEW FLOOR PLAN
A 6 ROOF PLAN, DOOR & WINDOW SCHEDULES
A 7 BUILDING & SITE CROSS SECTIONS
A 8 SITE CROSS SECTIONS
- LANDSCAPE:
L 1 LANDSCAPE PLAN
L 2 IRRIGATION PLAN

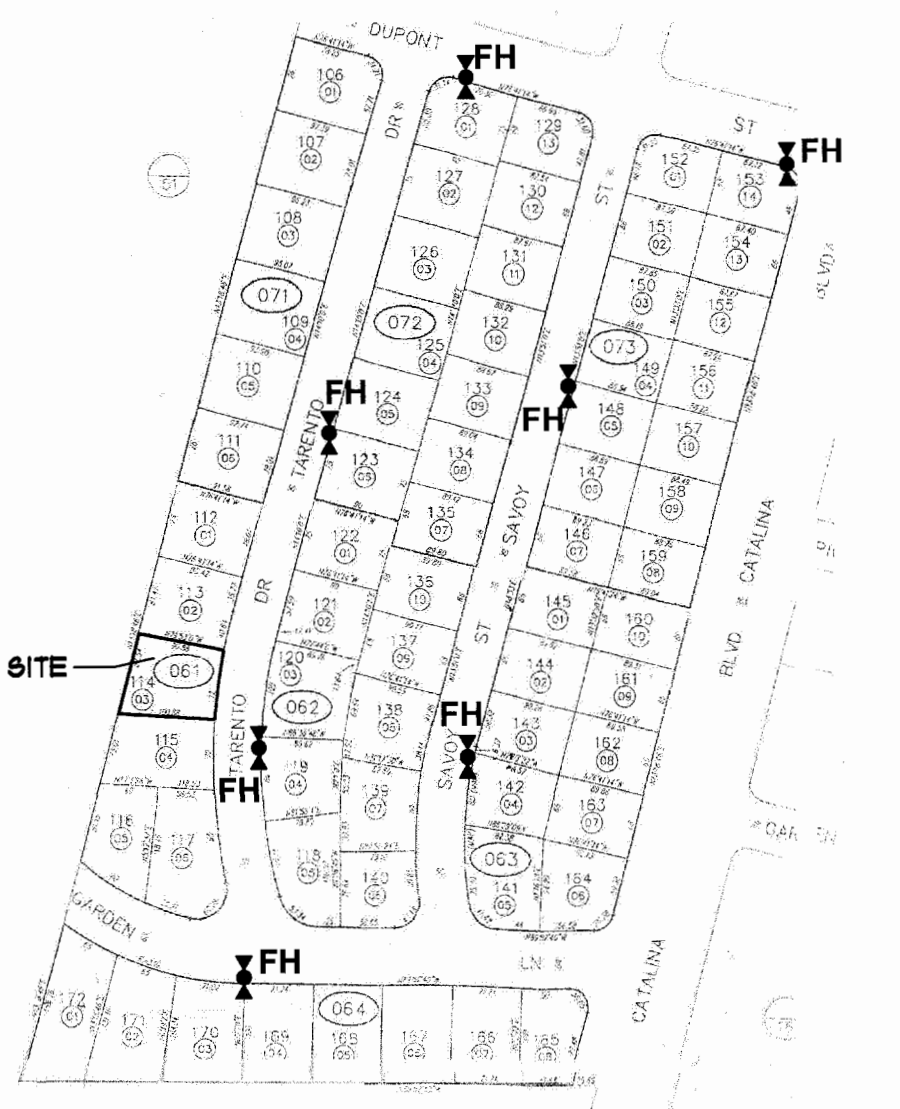
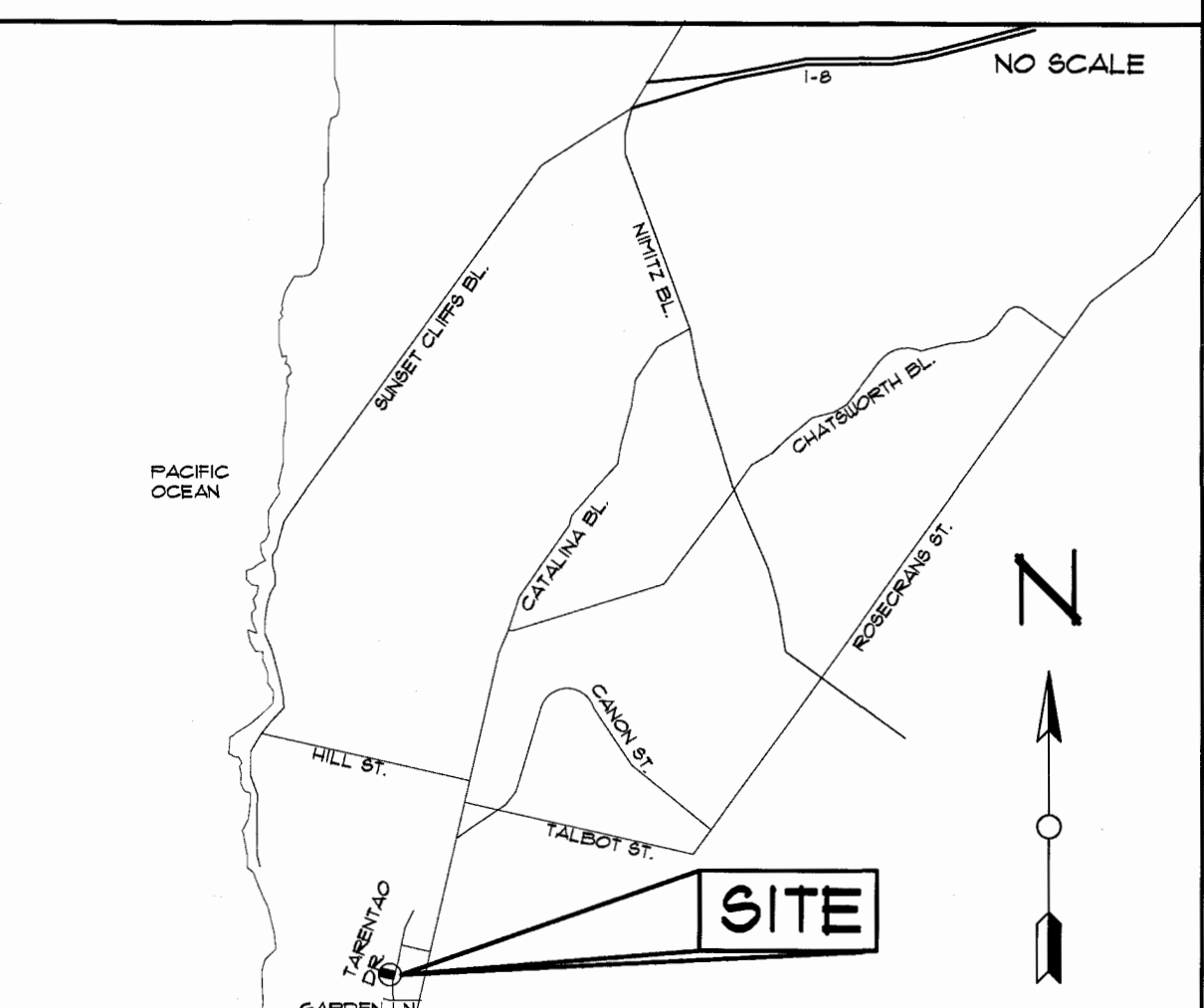
PROJECT DATA

ZONE:	RS-1-1
HISTORIC DISTRICT:	NONE
YEAR HOUSE & GARAGE CONSTRUCTED:	1951
GEOLOGIC HAZARD CATEGORY:	51, 53
LOT AREA:	7,402 SQ. FT.
EXISTING RESIDENCE:	1,640 SQ. FT.
CONVERT EXISTING LIVING AREA TO GARAGE:	432 SQ. FT.
NEW MODIFIED LIVING AREA:	1,208 SQ. FT.
PROPOSED LIVING AREA ADDITION:	795 SQ. FT.
TOTAL LIVING AREA:	2,003 SQ. FT.
NEW GARAGE AREA:	165 SQ. FT.
TOTAL NEW GARAGE AREA:	597 SQ. FT.
TOTAL BUILDING AREA:	2,600 SQ. FT.
F.A.R.	35.1%
ALLOWABLE F.A.R. @ 51%:	4,219 SQ. FT.
TOTAL NEW PORCH & DECK AREA:	208 SQ. FT.

SCOPE OF WORK

1. DEMO PORTIONS OF EXISTING RESIDENCE.
2. ADD NEW 2 CAR GARAGE, 165 SQ. FT.
3. INTERIOR REMODEL OF EXISTING RESIDENCE, 558 SQ. FT.
4. NEW ADDITION TO EXISTING RESIDENCE, 795 SQ. FT.
5. TOTAL NEW PORCH & DECK AREA, 208 SQ. FT.
6. SOIL: UNDISTURBED COBBLED SAND, SANDSTONE/LOMA FORMATION
7. LANDSCAPE AREA FOR WATER CONSERVATION PURPOSES:
SUCCULENT GARDEN: 100 SQ. FT.
8. OCCUPANCY: R3 - NON SPRINKLERED GARAGE: U
9. EXISTING SDG#E EASEMENT
10. NO NEARBY TRANSIT STOPS
11. NO CHANGE TO ANY EXISTING STREETS, CURBS, GUTTERS OR CURB CUTS.

VICINITY MAP



EX. HYDRANT LOCATIONS

Drafting Associates
Fine Line
4511 PISCADERO AVE. SAN DIEGO, CA 92107
PH. 619 226 - 2228 FAX 619 226 - 2221

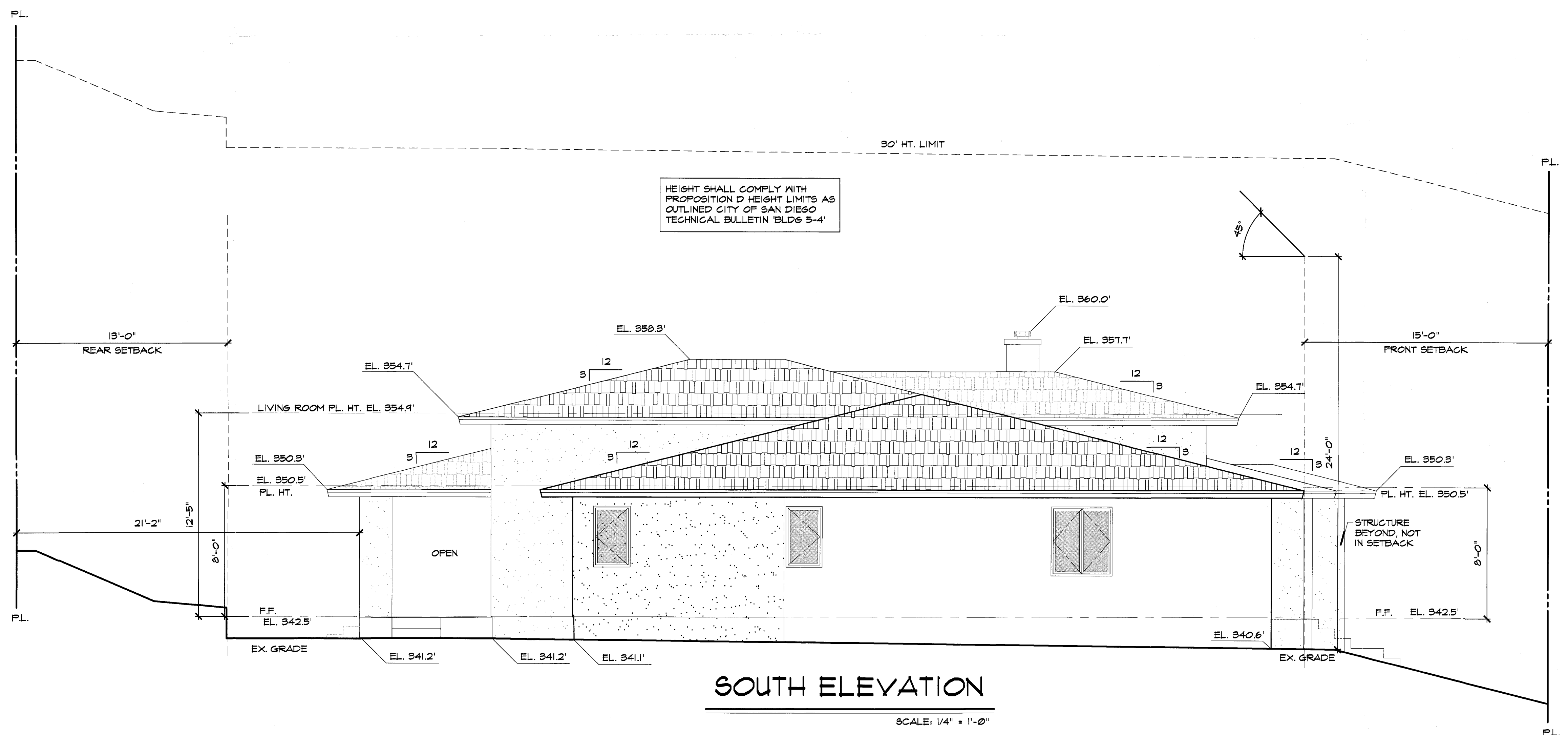
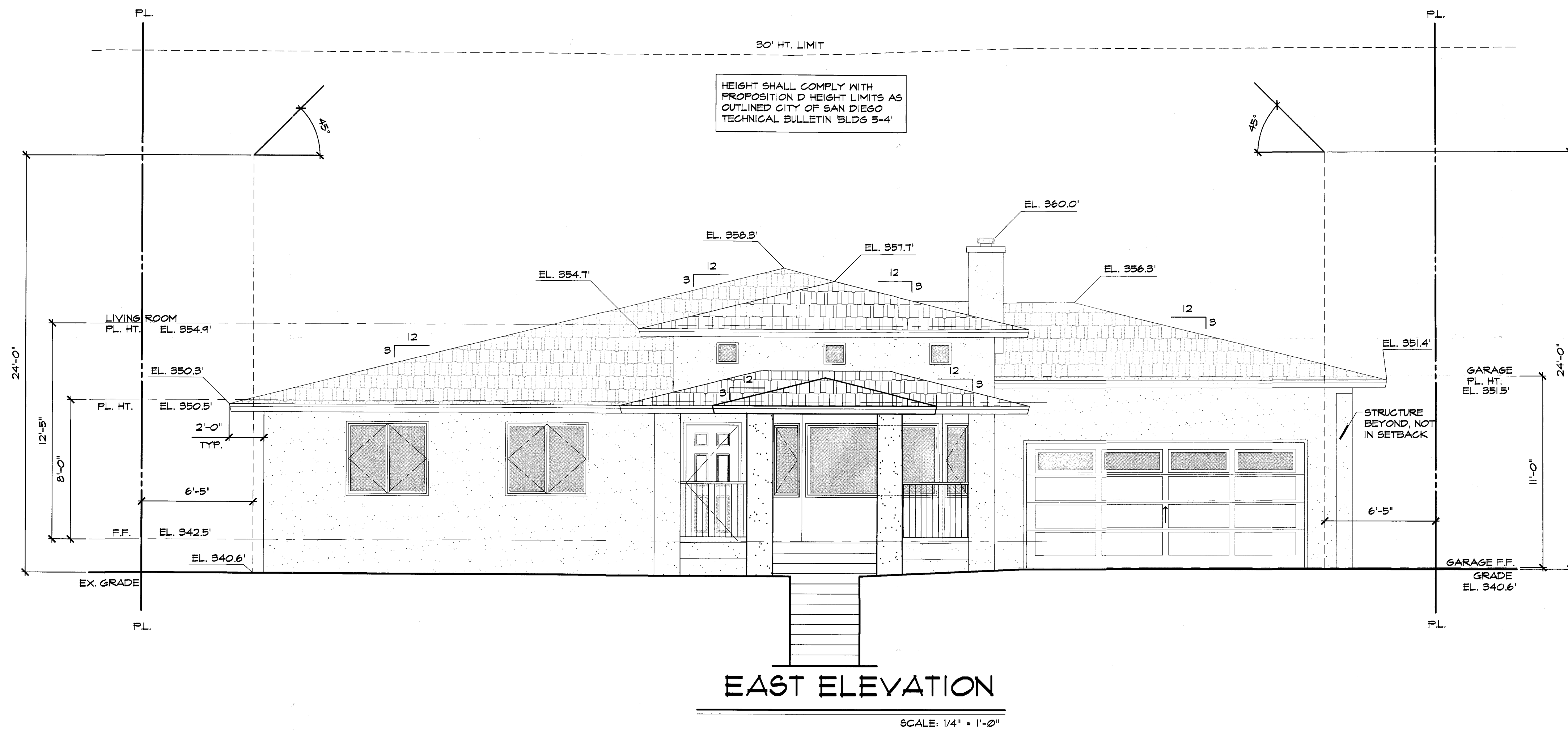
OWNER:
DAVE & JUNE MATSUBARA
516 TARENTO DRIVE
SAN DIEGO, CA 92106

MATSUBARA RESIDENCE

REVISIONS:

PROJECT DATA & SITE PLAN
DATE: 1-22-18

SHEET
A 1
OF 10



Fine Line
 Drafting Associates
 4511 PISCADERO AVE. SAN DIEGO, CA 92107
 PH. 619 256-2228 FAX 619 226-2221

OWNER:
 DAVE & JUNE MATSUBARA
 516 TARENTO DRIVE
 SAN DIEGO, CA 92106

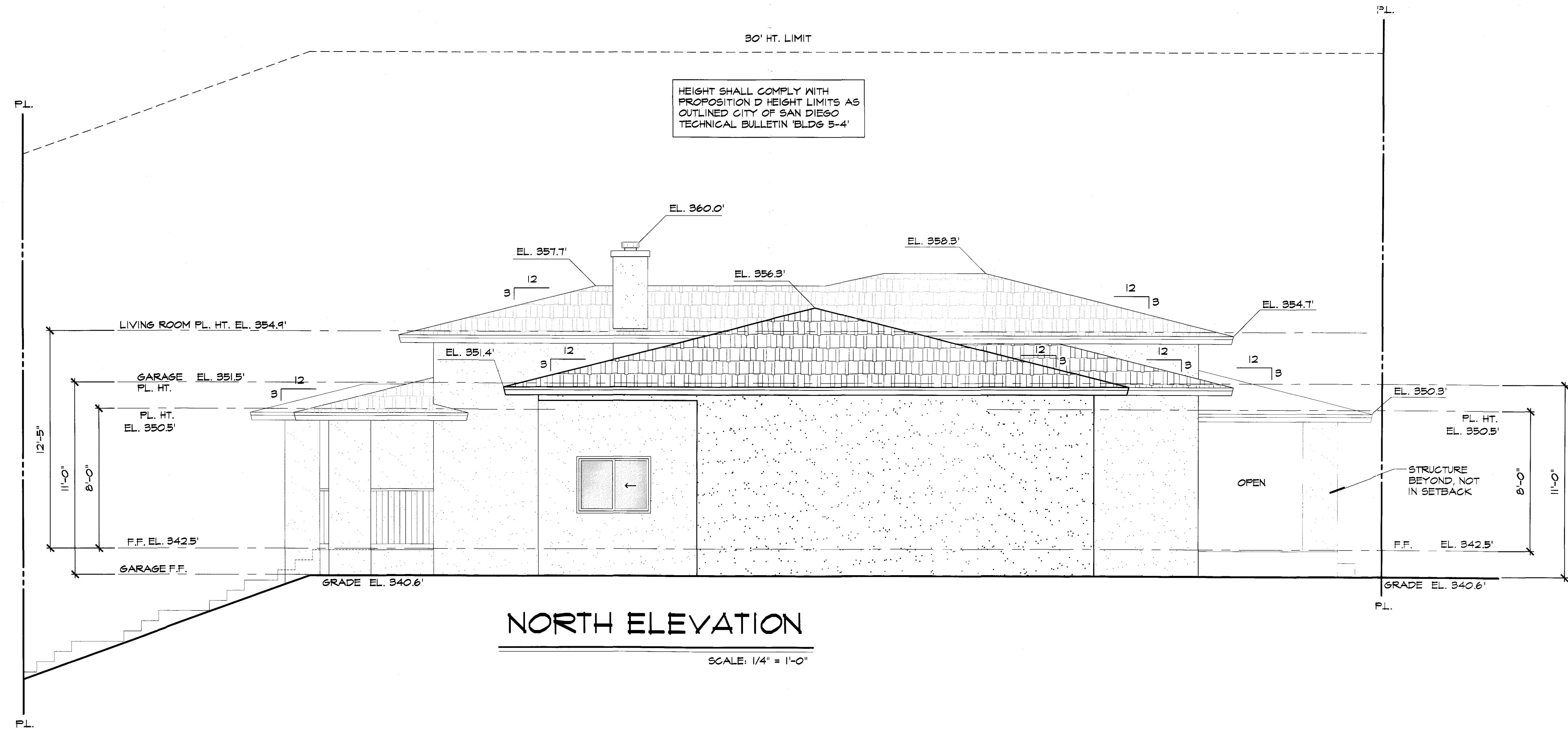
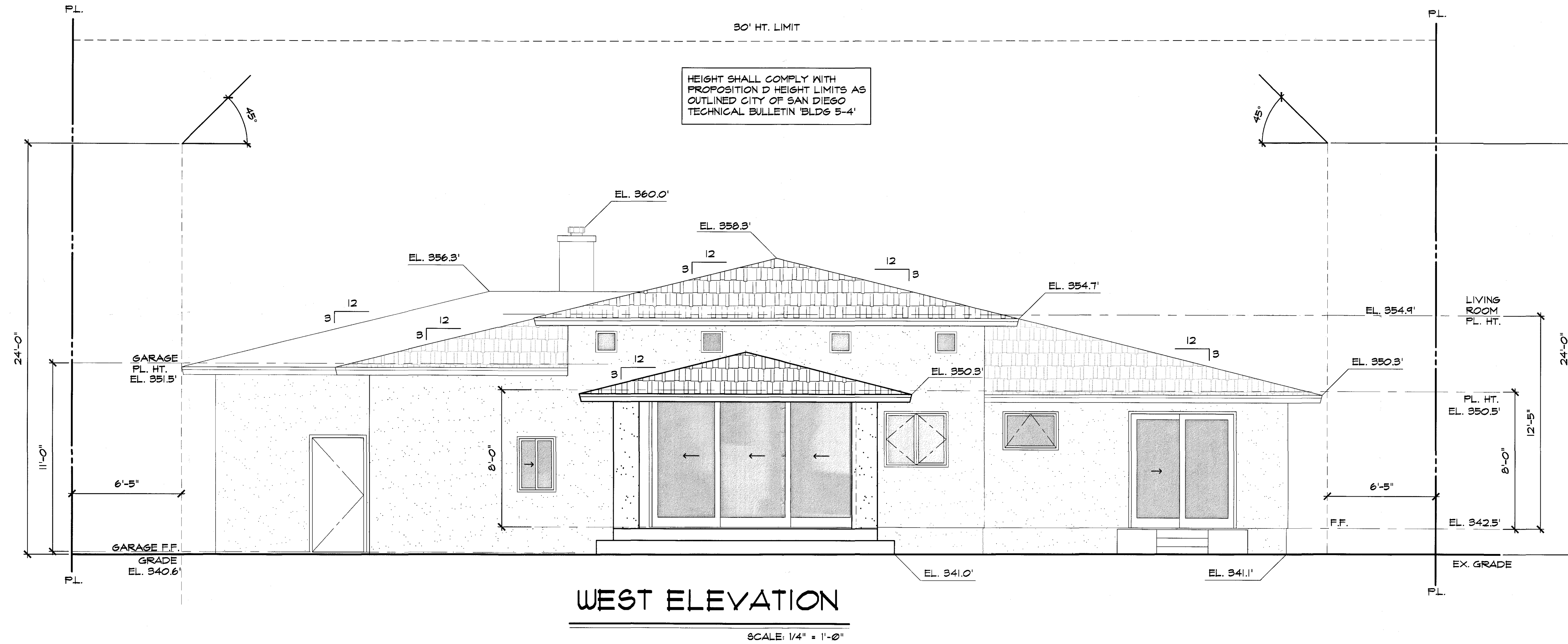
MATSUBARA RESIDENCE

REVISIONS:

EXTERIOR ELEVATIONS

SHEET
A 2
 OF 10

DATE: 1-22-18



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Drafting
Associates
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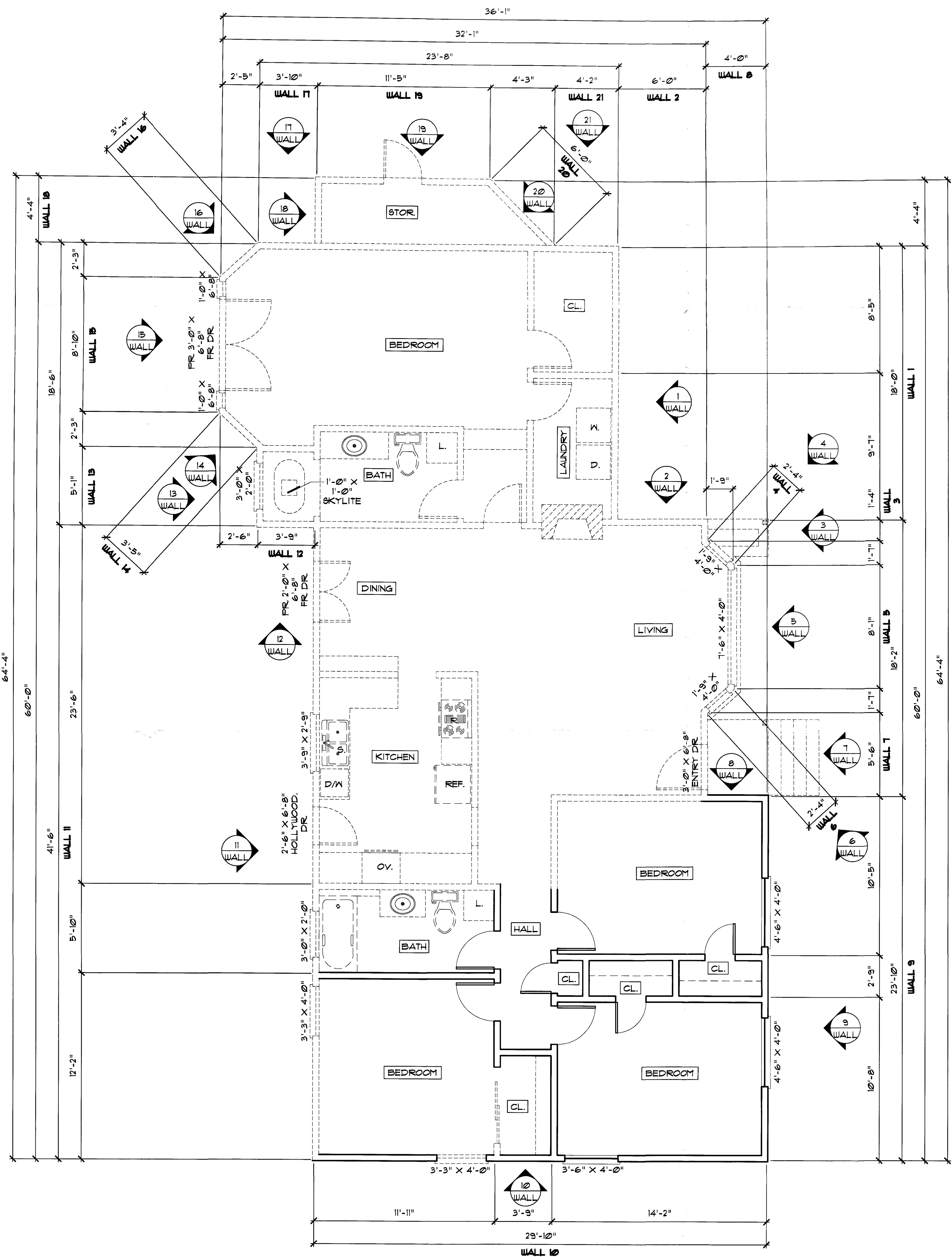
OWNER:
DAVE & JUNE MATSUBARA
516 TARENTO DRIVE
SAN DIEGO, CA 92106

MATSUBARA RESIDENCE

REVISIONS:

EXTERIOR ELEVATIONS
DATE: 1-22-18

SHEET
A3
OF 10



REMOVED EXTERIOR WALLS

WALL NUMBER	WALL CHANGE MATRIX		
	EXISTING WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
1	10'-0"	10'-0"	0'-0"
2	6'-0"	6'-0"	0'-0"
3	1'-4"	1'-4"	0'-0"
4	2'-4"	2'-4"	0'-0"
5	8'-1"	8'-1"	0'-0"
6	2'-4"	2'-4"	0'-0"
7	5'-6"	5'-6"	0'-0"
8	4'-0"	0'-0"	4'-0"
9	23'-10"	0'-0"	23'-10"
10	24'-10"	0'-0"	24'-10"
11	4'-6"	4'-6"	0'-0"
12	3'-4"	3'-4"	0'-0"
13	5'-1"	5'-1"	0'-0"
14	3'-5"	3'-5"	0'-0"
15	8'-10"	8'-10"	0'-0"
16	3'-4"	3'-4"	0'-0"
17	3'-10"	3'-10"	0'-0"
18	4'-4"	4'-4"	0'-0"
19	11'-5"	11'-5"	0'-0"
20	6'-0"	6'-0"	0'-0"
21	4'-2"	4'-2"	0'-0"
TOTAL	146'-11"	134'-3"	57'-8"
PERCENTAGE	100%	71%	24%

WALL KEY

- EX. 2X4 @ 16" O.C. STUDWALL
- EX. 2X4 WALL TO BE REMOVED
- NEW 2X4 @ 16" O.C. STUDWALL
- NEW LOW WALL
- DECK RAILING

DEMOLITION NOTES

- 1 REMOVE EXISTING INTERIOR WOOD FRAMED WALLS
- 2 REMOVE EXISTING EXTERIOR WOOD FRAMED WALL AND INTERIOR & EXTERIOR FINISHES
- 3 REMOVE EXISTING INTERIOR DOOR & FRAME
- 4 REMOVE EXISTING EXTERIOR WINDOW/ DOOR SASH & FRAME
- 5 REMOVE ALL KITCHEN CABINETS, APPLIANCES & FINISHES
- 6 REMOVE EXISTING MASONRY CHIMNEY, FIREPLACE, FOUNDATION & HEARTH.
- 7 REMOVE EXISTING LAUNDRY ROOM, CLOSET, BATH & BEDROOM FOR NEW GARAGE
- 8 REMOVE EXISTING STOREROOM
- 9 REMOVE EXISTING FRONT PORCH & STEPS
- 10 REMOVE EXISTING ENTRY DOOR & BAY WINDOW
- 11 REMOVE EXISTING CONC. DRIVEWAY FOR NEW DRIVEWAY
- 12 REMOVE ALL BATHROOM CABINETS, APPLIANCES & FINISHES

Fine Line
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OWNER: DAVE & JUNE MATSUBARA
516 TARENTO DRIVE
SAN DIEGO, CA 92106

MATSUBARA RESIDENCE

REVISIONS:

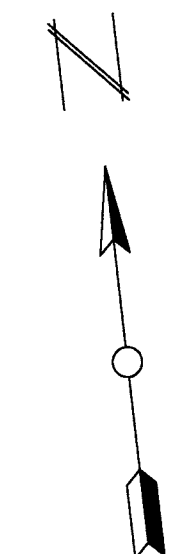
DEMOLITION EXISTING FLOOR PLAN
DATE: 1-22-18

SHEET **A4**
OF 10






DEMOLITION EXISTING FLOOR PLAN

EX. AREA = 1651 SQ FT

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



WALL KEY

-  EX. 2X4 @ 16" O.C. STUDWALL
-  EX. 2X4 WALL TO BE REMOVED
-  NEW 2X4 @ 16" O.C. STUDWALL
-  NEW LOW WALL
-  DECK RAILING

Fine Line
 Drafting Associates
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 PH. 619 226-2228 FAX 619 226-2221

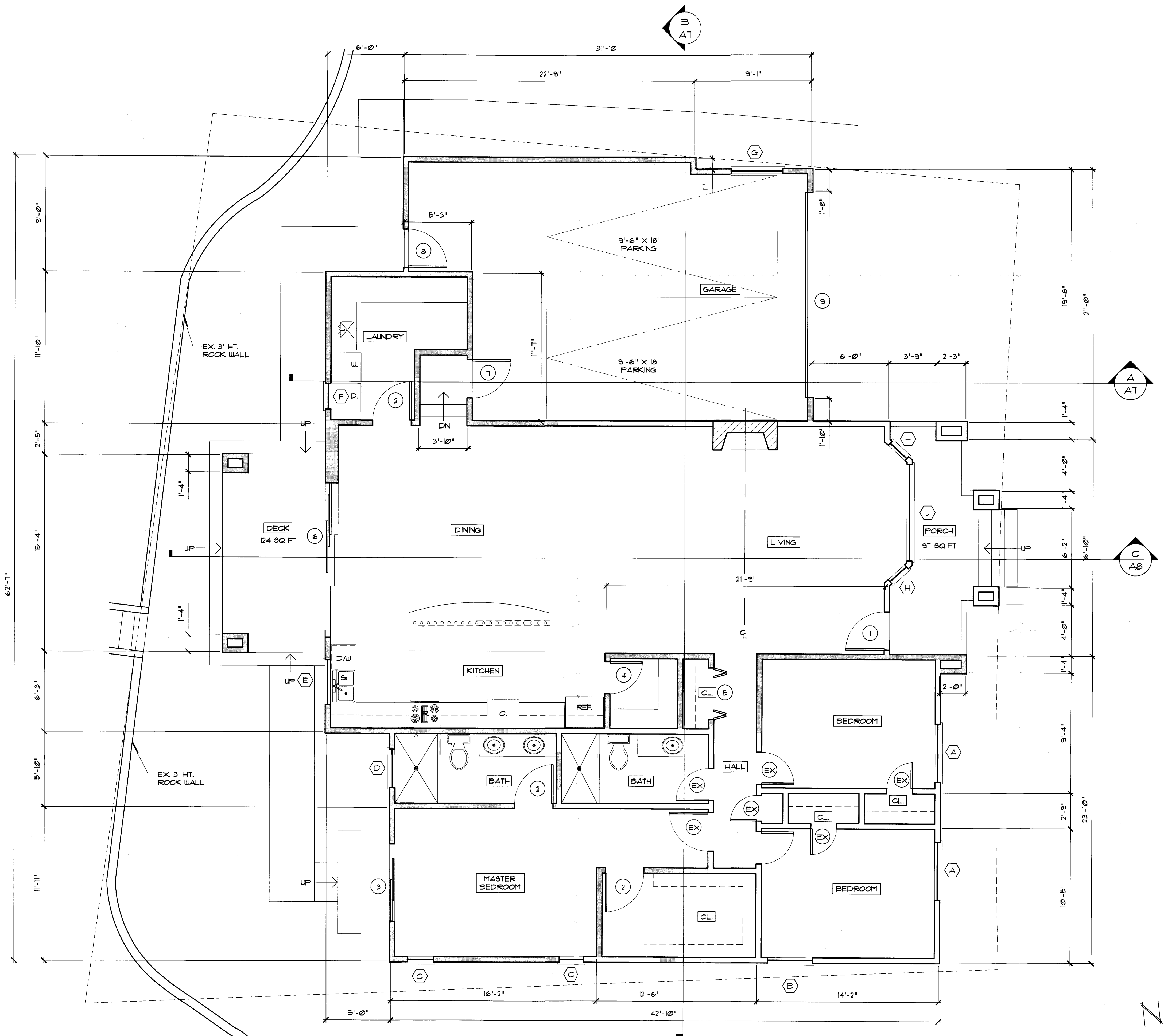
OWNER:
 DAVE & JUNE MATSUBARA
 516 TARENTO DRIVE
 SAN DIEGO, CA 92106

MATSUBARA RESIDENCE

REVISIONS:

NEW FLOOR PLAN
 DATE: 1-22-18

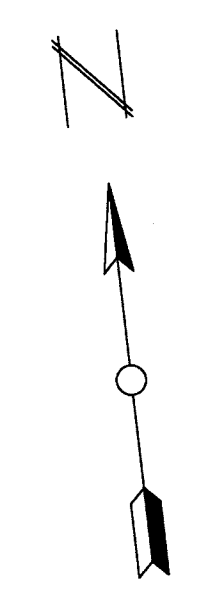
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 OF 10



EX. LIVING AREA = 1640 SQ FT	EX. GARAGE AREA = 0 SQ FT	TOTAL LIVING AREA = 2,023 SQ FT
EX. LIVING AREA CONVERTED TO GARAGE = 432 SQ FT	ADDITIONAL GARAGE AREA = 591 SQ FT	TOTAL GARAGE AREA = 591 SQ FT
NEW MODIFIED LIVING AREA = 1208 SQ FT	TOTAL GARAGE AREA = 591 SQ FT	TOTAL BUILDING AREA = 2,600 SQ FT
ADDITIONAL LIVING AREA = 795 SQ FT		
TOTAL LIVING AREA = 2,003 SQ FT		

NEW FLOOR PLAN

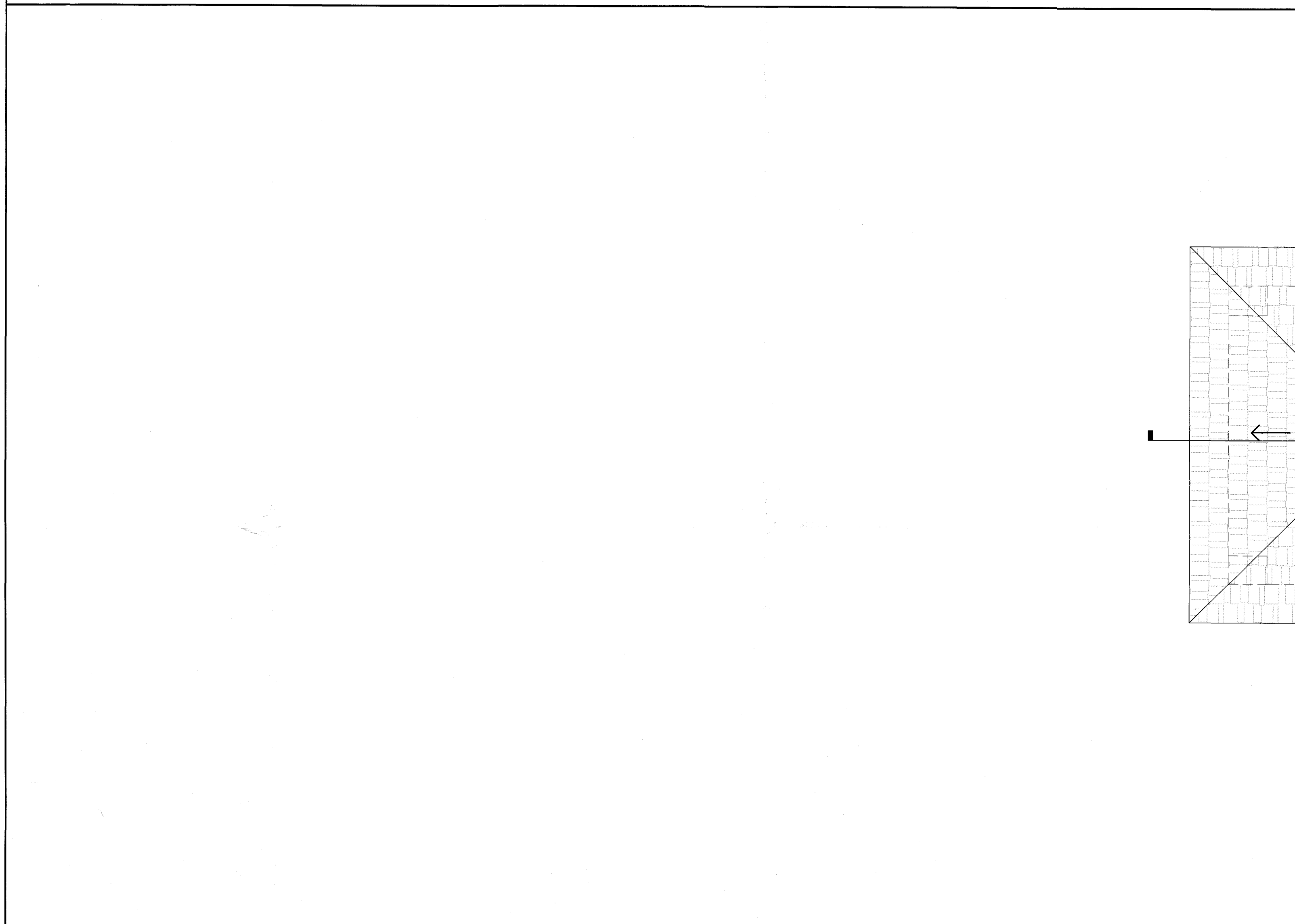
SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE

SIZE	TYPE	FRAME	GLASS	ELEV.	REMARKS
4'-6" X 4'-0" 6'-0" HDR. HT.	DBL. CSMT.	MFG. VINYL COLOR: WHITE	DUAL PANE	A-2 EAST	MILGARD TUSCANY RETROFIT
3'-6" X 3'-0" 6'-0" HDR. HT.	DBL. CSMT.	MFG. VINYL COLOR: WHITE	DUAL PANE	A-2 SOUTH	MILGARD TUSCANY RETROFIT
2'-0" X 3'-6" 6'-0" HDR. HT.	CSMT.	MFG. VINYL COLOR: WHITE	DUAL PANE	A-2 SOUTH	MILGARD TUSCANY
3'-6" X 3'-0" 6'-0" HDR. HT.	AWNING	MFG. VINYL COLOR: WHITE	DUAL PANE, TEMP. PL.	A-3 WEST	MILGARD TUSCANY
2'-6" X 3'-0" 6'-0" HDR. HT.	DBL. CSMT.	MFG. VINYL COLOR: WHITE	DUAL PANE, TEMP. PL.	A-3 WEST	MILGARD TUSCANY
2'-0" X 3'-0" 6'-0" HDR. HT.	CSMT.	MFG. VINYL COLOR: WHITE	DUAL PANE, TEMP. PL.	A-3 WEST	MILGARD TUSCANY
4'-0" X 3'-0" 6'-0" HDR. HT.	HORIZ. SL. XO. 1 LITE EA.	MFG. VINYL COLOR: WHITE	DUAL PANE	A-3 NORTH	MILGARD TUSCANY
1'-9" X 4'-0" 6'-0" HDR. HT.	CSMT.	MFG. VINYL COLOR: WHITE	DUAL PANE, TEMP. PL.	A-2 EAST	MILGARD TUSCANY
1'-6" X 4'-0" 6'-0" HDR. HT.	FIXED	MFG. VINYL COLOR: WHITE	DUAL PANE, TEMP. PL.	A-2 EAST	MILGARD TUSCANY

WINDOW NOTES:

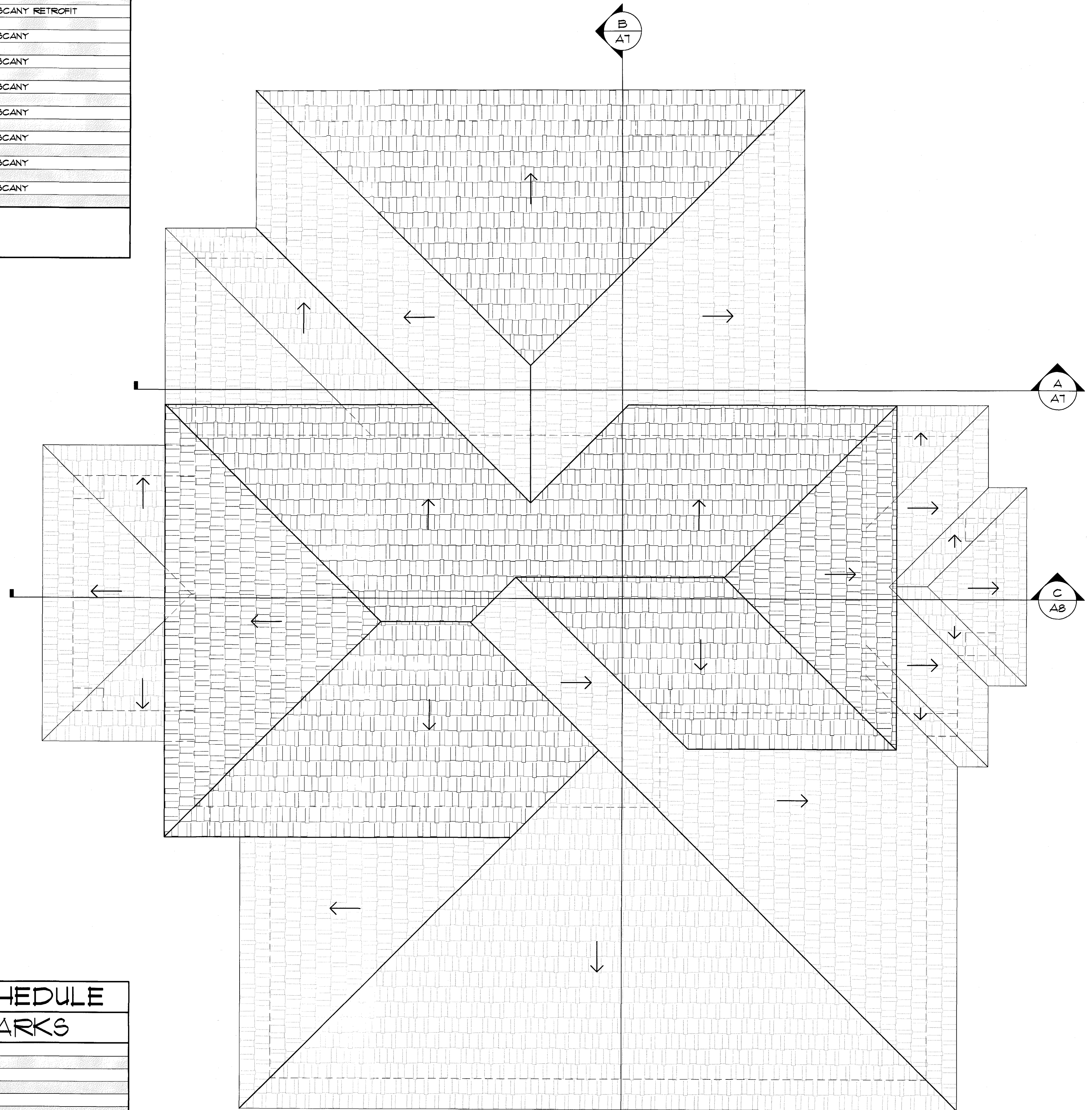


DOOR SCHEDULE

SIZE	TYPE	ELEV.	FRAME	FINISH	HARDWARE	REMARKS
3'-0" X 6'-8" X 1-3/4" 6'-0" HDR. HT.	EXT. ENTRY DOOR	A-2 EAST	WOOD - PAINT	WOOD - PAINT	MFG. HDW.	
3'-0" X 6'-8" X 1-3/8" 6'-0" HDR. HT.	S.C. INT. DOOR	NA	WOOD - PAINT	WOOD - PAINT	MFG. HDW.	
6'-0" X 6'-8" X 1-3/4" 6'-0" HDR. HT.	SLIDING GLASS DOORS	A-2 WEST	MFG. VINYL	MFG. VINYL	MFG. HDW.	
2'-6" X 6'-8" X 1-3/8" 6'-0" HDR. HT.	S.C. INT. DOOR	NA	WOOD - PAINT	WOOD - PAINT	MFG. HDW.	
FR 2'-0" X 6'-8" X 1-3/8" 6'-0" HDR. HT.	BI-FOLD LOUVRED DOORS	NA	WOOD - PAINT	WOOD - PAINT	MFG. HDW.	CONT. TOP RAIL TRACK
12'-0" X 8'-0" 8'-0" HDR. HT.	3 PANEL ALUM. POCKET DR.	A-2 WEST	MFG. ALUM.	MFG. ALUM.	MFG. HDW.	MILGARD POCKET GLASS WALL SYSTEM
3'-0" X 6'-8" X 1-3/4" 6'-0" HDR. HT.	FLUSH PANEL MTL. S.C.	NA	MTL. - PAINT	MTL. - PAINT	MFG. HDW.	SELF CLOSING, SELF LATCHING.
3'-0" X 6'-8" X 1-3/4" 6'-0" HDR. HT.	S.C. EXT. DOOR	A-2 WEST	WOOD - PAINT	WOOD - PAINT	MFG. HDW.	
13'-0" X 7'-0" X 1-3/4" 7'-0" HDR. HT.	ROLL-BACK GARAGE DOOR	A-2 EAST	WOOD - PAINT	MFG. FINISH	MFG. HDW.	

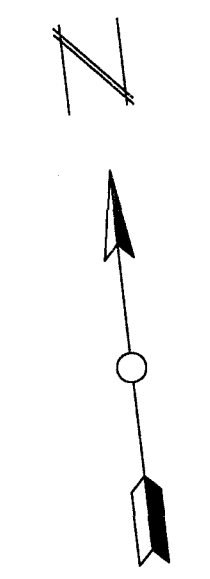
DOOR NOTES:

1. ALL DOOR HINGES TO MATCH COLOR / FINISH OF DOOR HDW.



ROOF PLAN

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



Fine Line Drafting Associates
4511 PESCADERO AVE. SAN DIEGO, CA 92107
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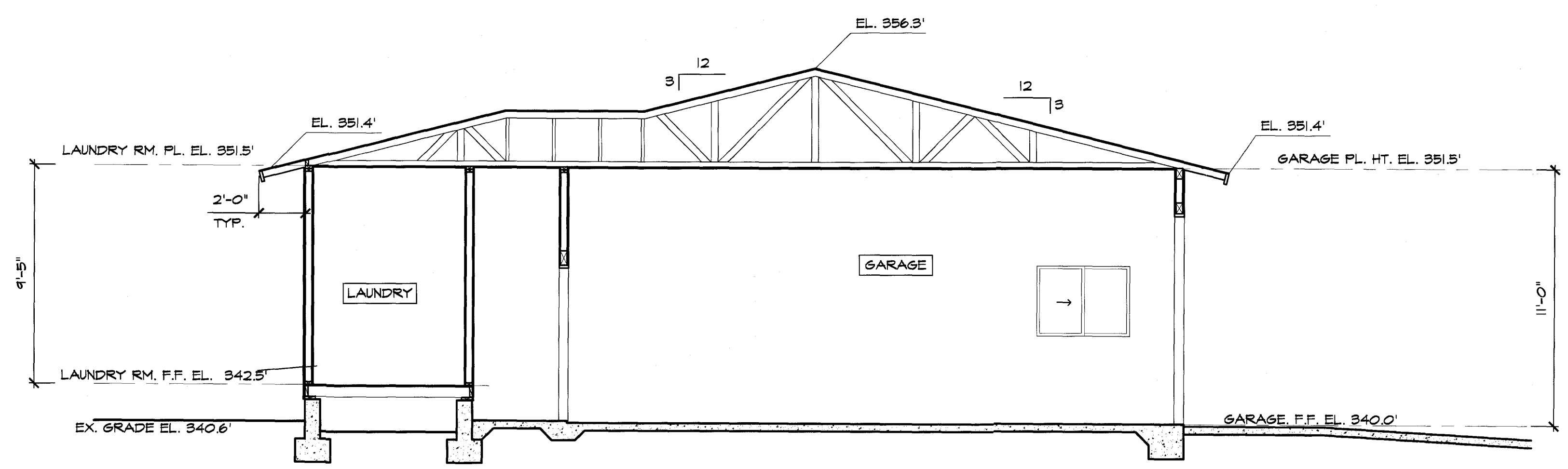
OWNER: DAVE & JUNE MATSUBARA
516 TARENTO DRIVE
SAN DIEGO, CA 92106

MATSUBARA RESIDENCE

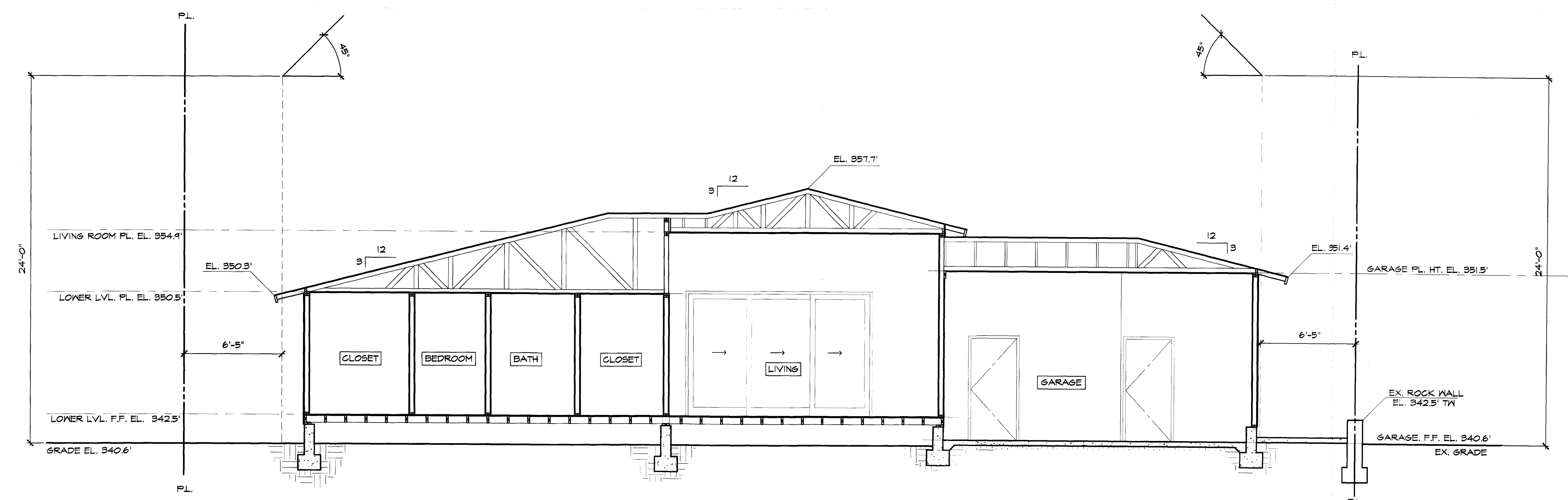
REVISIONS:

ROOF PLAN
DOOR & WINDOW SCHEDULES
DATE: 1-22-18

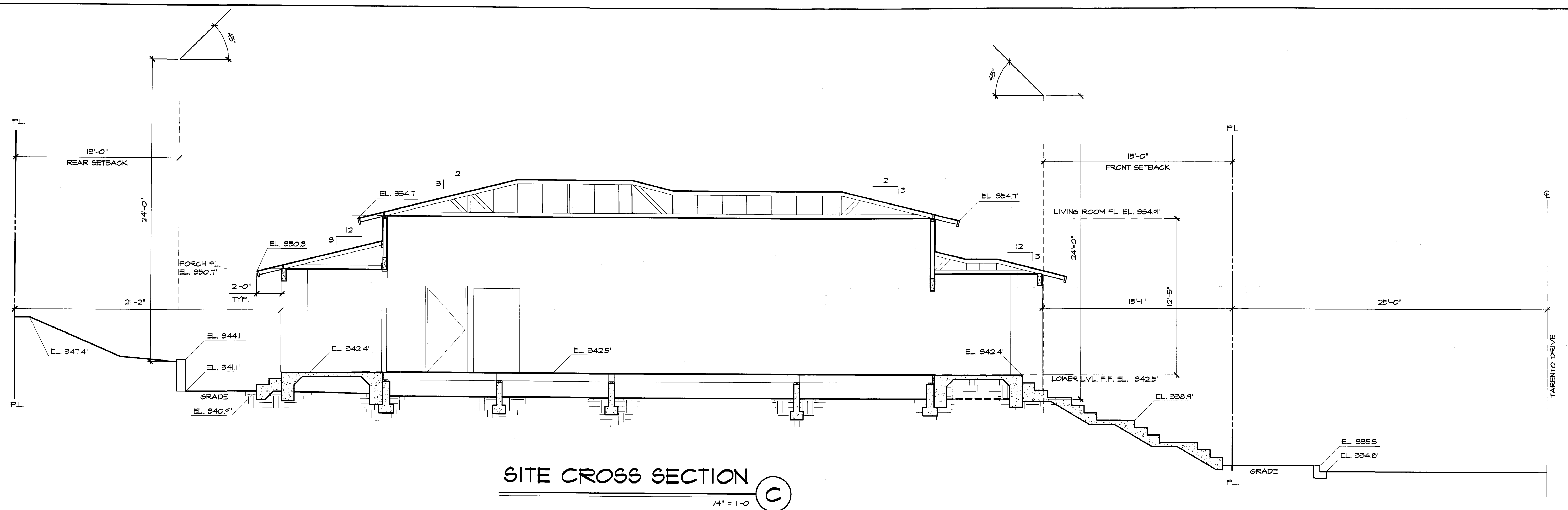
SHEET
A6
OF 10



BUILDING CROSS SECTION (A)
1/4" = 1'-0"



SITE CROSS SECTION (B)
1/4" = 1'-0"



SITE CROSS SECTION C
 1/4" = 1'-0"

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OWNER:
 DAVE & JUNE MATSUBARA
 516 TARENTO DRIVE
 SAN DIEGO, CA 92106

MATSUBARA RESIDENCE

REVISIONS:

SITE CROSS SECTION
 DATE: 1-22-18

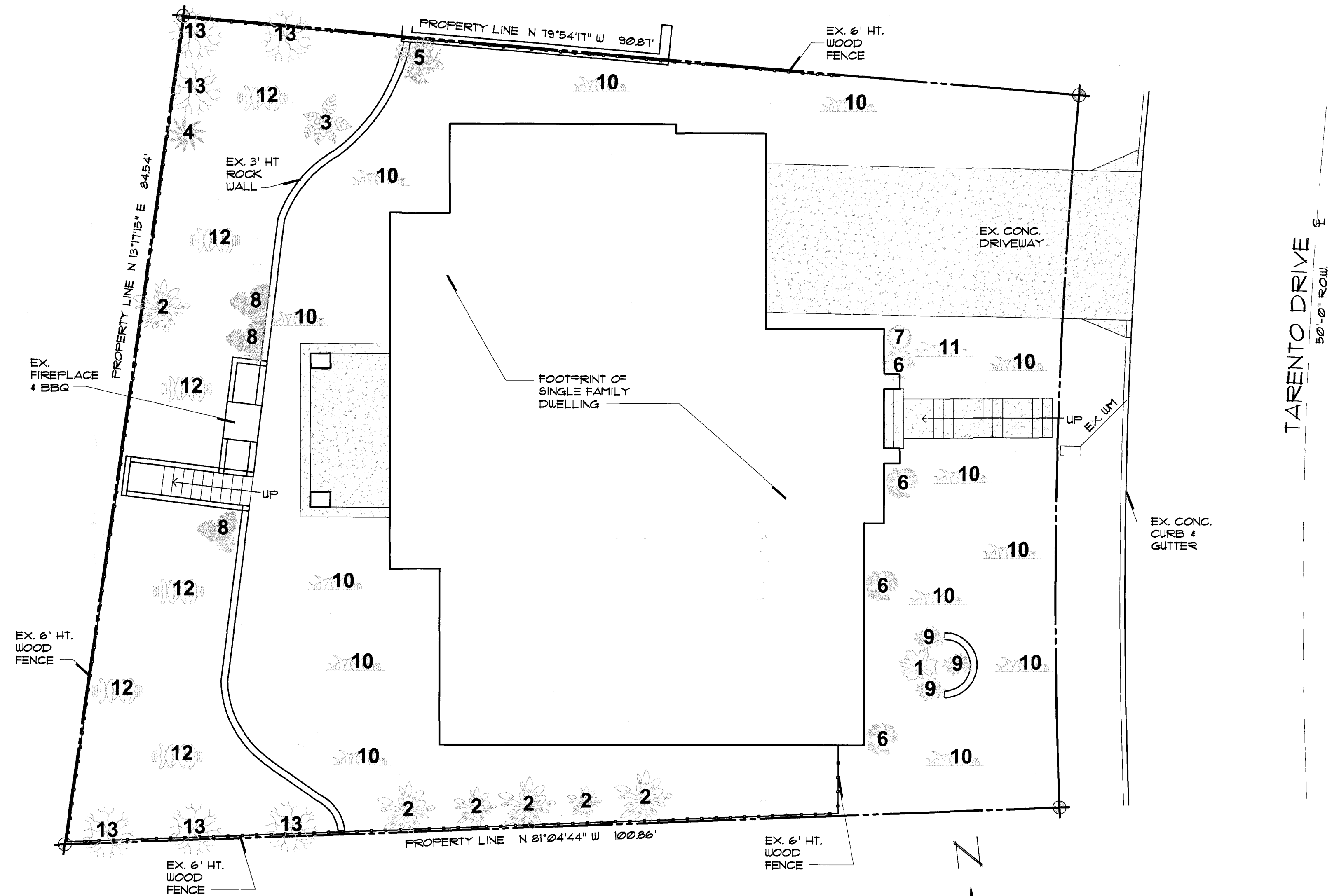
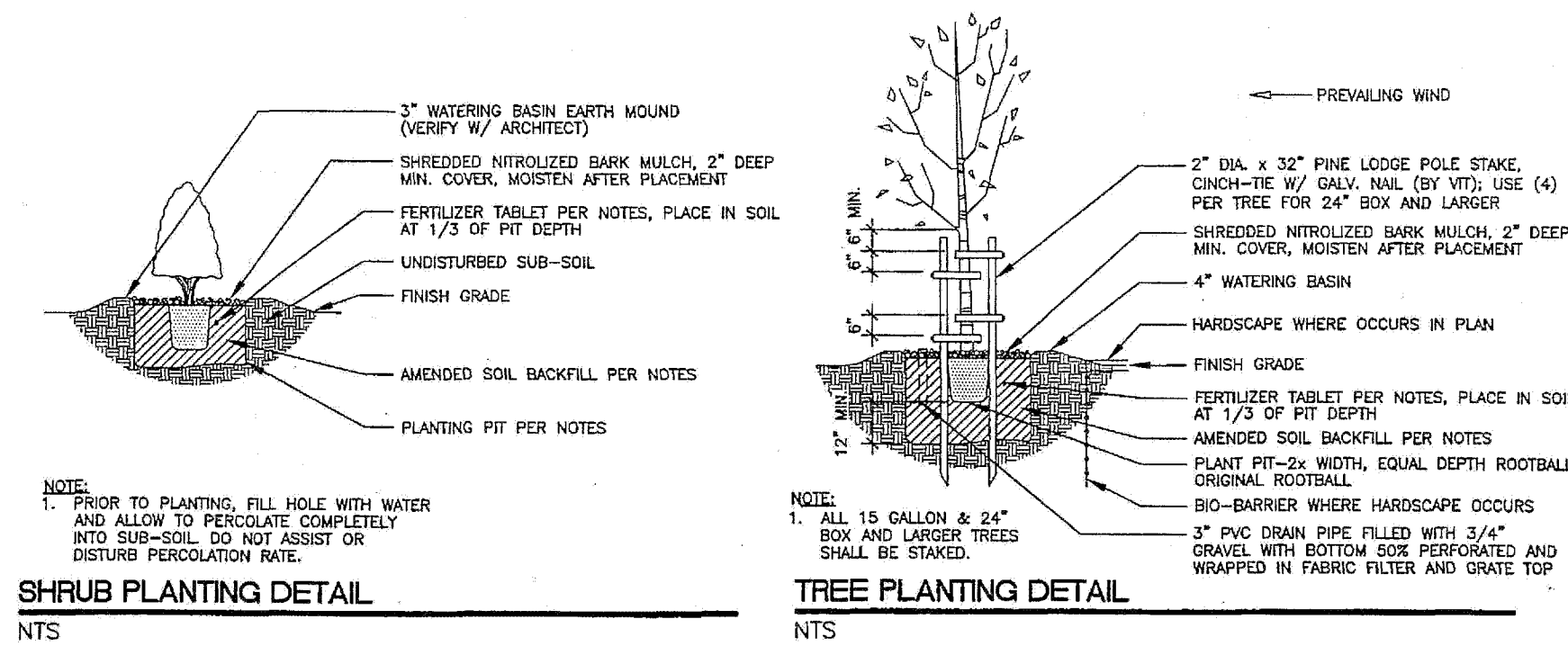
SHEET
A 8
 OF 10

GENERAL LANDSCAPE PLAN NOTES

- a. All Landscape and Irrigation shall conform to the City of San Diego's Land Development Code, Landscape Regulations; the Land Development Manual, Landscape Standards; and all other city and Regional Standards.
- b. All required planting areas shall be covered with mulch groundcover to a minimum depth of 3", excluding slopes requiring re-vegetation and areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth per the Land Development Manual, Landscape Standards, SDMC 142.0413(c).
- c. 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 be wrapped around the root ball. SDMC 142.0403(b)(12).
- d. Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development and maintenance of vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected and shall be an automatic drip and low volume spray irrigation systems. All proposed irrigation systems shall have an approved rain sensor shutoff device. SDMC 142.0403(c)(3)(D)
- e. Maintenance: All required landscape areas shall be maintained by the PROPERTY OWNER. The landscape and irrigation areas in the public right-of-way shall be maintained by the PROPERTY OWNER. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced with like kind per the conditions of the permit.
- f. A minimum root zone of 40sf, in area shall be provided for all trees. The minimum dimension for this area shall be 5', per SDMC 142.0403(b)(5).
- g. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the SDMC 142.0403(b)(10).
- h. Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:
 1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
 2. Stockpiling, topsoil disturbance, vehicle use and material storage of any kind is prohibited within the drip line.
 3. A tree watering schedule will be maintained and documented during construction.
 4. All damaged trees will be replaced with one of equal or greater size.
- i. If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
- j. Per SDMC 142.0413(b)(1) proposed Lawn area is 10% of total Landscaped Area: Total Landscaped Area (1,439sf.), 10% maximum Turf Area (144sf.) The project has provided a reduction in the turf area to (144sf.)

MINIMUM TREE SEPARATION DISTANCE

Traffic Signals (Stop signs)	20 feet
Underground Utility Lines	5 feet
Above Ground Utility Structures	10 feet
Driveway (entries)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet



PLANT LEGEND (EXISTING)

SYMBOL	COMMON NAME / BOTANICAL NAME	QUANTITY	SIZE
TREES			
1	EX. JAPANESE MAPLE (ACER PALMATUM)	1	3" DIA.
2	EX. EUGENIA (ALMENA SMITHII)	6	4" DIA.
3	EX. KUMQUAT (FORTUNELLA)	1	12" DIA.
4	EX. BOTTLEBRUSH (CALLISTEMON)	1	3" DIA.
5	EX. JUNIPER MYRTLE (AGONIS)	1	9" DIA.
BUSHES			
6	EX. CAMELLIA (RETICULATA)	4	48" HT.
7	EX. BOUGAINVILLEA (RETICULATA)	2	3" DIA.
8	EX. JADE PLANT (CRASSULA)	3	36" HT.
9	EX. SAGE (INDOVICIANA ALBULA)	6	16" HT.
GROUND COVER			
10	EX. GRASS - BERMLUDA GRASS (CYNODON)		
11	EX. GRASS - KOREAN GRASS (ZOYSIA TENUIFOLIA)		
12	EX. ICEPLANT - (DELOSPERMA)		
13	EX. IVY - (HEDERA)		

LANDSCAPE PLAN (EXISTING)

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

Fine Line
 Drafting Associates
 4811 PISCADERO AVE. SAN DIEGO, CA 92107
 PH. 619 226-2228 FAX 619 226-2221

OWNER: DAVE & JUNE MATSUBARA
 516 TARENTO DRIVE
 SAN DIEGO, CA 92106

MATSUBARA RESIDENCE

REVISIONS:

LANDSCAPE PLAN
 DATE: 1-22-18

SHEET
L1
 OF 10

IRRIGATION LEGEND

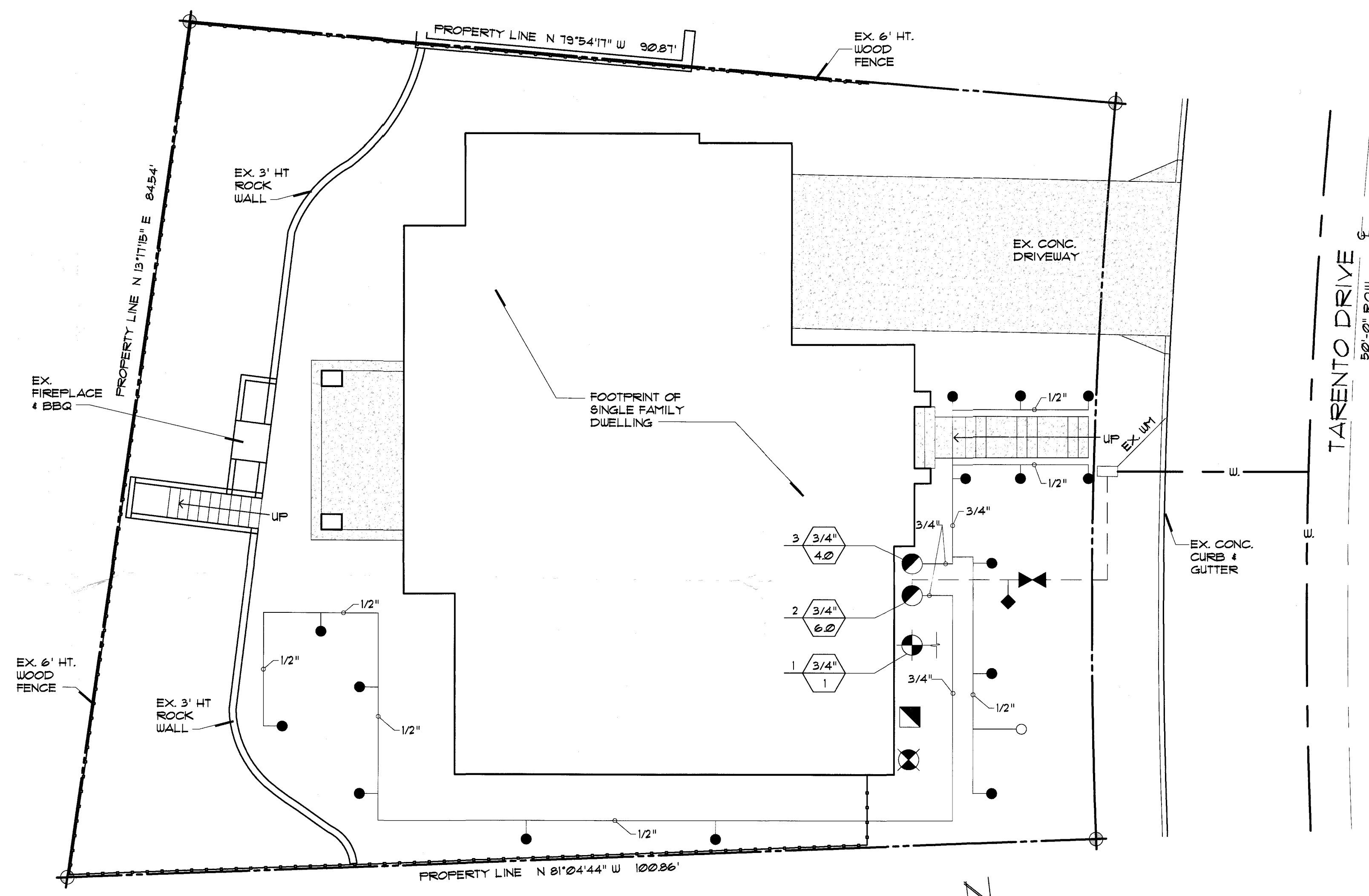
SYMBOL	MANUFACTURER-DESCRIPTION-MODEL#	PSI	GPM	RAD
●	Rainbird - Adjustable Flood Bubbler - 1404	30	1.0	
○	Prepare large water basin around tree for soak zone.			
⊙	Irritrol - Remote control valves-700 Series - Size as indicated. Install below grade in PVC valve box. NOTE: Install isolation PVC ball valve at all valve assemblies, mainline size. NOTE: Valve 1 - Replace existing anti-syphon valve with new control valve as indicated. Adjust existing lawn spray irrigation to new turf configuration to provide even water distribution.			
⊙	Rainbird - Low Flow, Drip Valve assembly, XGZ-075-PRF NOTE: Install isolation PVC ball valve at all valve assemblies, mainline size. Install all valves below grade in PVC valve box. NOTE: Valve 2 - Replace existing anti-syphon valve with new drip low-flow valve as indicated. Adjust existing drip system to include new plantings in front yard per planting plan.			(B) L-3
○	Rainbird - 3/4" Landscape Dripline tubing LDQ-08-06	30	0.8GPH	(D,E) L-3
○	PER DETAIL: Install individual plant loops &/or strips on grade and staked to grade with Rainbird Tie down stakes (or approved equal) at 1' intervals min. typical. Provide even water distribution for all plantings. Tubing layout is diagrammatic. Contractor shall adjust layout in field according to planting layout and container size being watered - verify in field. Installed tubing shall be covered w/ 2" layer of ground cover mulch. Maximum tubing run length - 19'. Install per manufacturer's specifications with appropriate compression fittings w/ 2"-3" layer of ground cover mulch as specified on plan.			
○	Rainbird - XFD On-Surface Dripline Riser Assembly, PVC to distribution tubing point of connection - Install per manufacturer's specifications with appropriate compression fittings per Details.			(C) L-3
⊙	Rainbird - ESP/SMT6 Series Controller - ESP-SMT6, 6 station Exterior NOTE: Verify location with General Contractor. General contractor to provide power to new Controller.			(F) L-3
⊙	Rainbird - ESP/SMT Rain Sensor shut-off included with ESP/SMT Controller. Detail shows Rain Sensor Installation.			(G) L-3
⊙	Febco - Reduced Pressure Backflow Preventer - 825Y-3/4" Wilkens - Pressure regulator 70 series - 3/4"			(A) L-3
—	Non-pressure lateral line - schedule 40 PVC			
⊙	Valve Station # Valve Size GPM			

NOTE: Irrigation Point of Connection shall be coordinated and verified with General Contractor and Landscape Contractor. New pressure mainline shall be 3/4" schedule 40 PVC Pipe.

THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE AT 30 PSI AT FURTHEST HEAD FROM BACKFLOW PREVENTER. INSTALLING CONTRACTOR SHALL VERIFY STATIC PRESSURE BEFORE CONSTRUCTION. IF PRESSURE IS NOT AS NOTED, CONTRACTOR SHALL REPORT THIS INFORMATION IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE INSTALLATION. IF HE FAILS TO DO SO, CONTRACTOR WILL BE RESPONSIBLE FOR ANY CHANGES NECESSARY AS A RESULT.

IRRIGATION NOTES:

- All irrigation materials specified shall be installed per manufacturer's specifications and recommendations.
- All local, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and make a part of these specifications and their provisions shall be carried out by the contractor.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the owner's authorized representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish irrigation installation.
- The contractor shall obtain the pertinent permits required to perform the work indicated herein before beginning work.
- Contractor shall include in bid, payment of any permit fees and related expenses.
- Provide a minimum of 18" of cover over all pressure mainline pipe and 12" minimum of cover over all non-pressure lateral lines. Trench backfill shall be free of any material that may damage irrigation pipe or equipment. In the event of backfill settlement, contractor shall perform required repairs at his own expense.
- All pipe under paved areas are to be installed in a HDPE solid pipe. Sleeve shall be minimum of 3" HDPE solid pipe or twice the diameter of pipe size.
- Drawings are diagrammatic. Equipment shown in paved areas is for design clarification only and shall be installed in planter areas.
- General contractor shall provide electrical connection for controller.
- Wire connectors to be Rainbird "Pentite" or approved equal.
- General contractor shall provide point of connection for irrigation system.
- Flush all lines and adjust all heads for maximum performance, according to the drawings and to prevent over-spray onto building, walls and paved surfaces.
- All valves shall be installed below grade in PVC valve box.
- Irrigation systems are to be installed as shown in the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.
- No irrigation runoff or overspray shall cross property lines or paved areas.
- All required plant material shall be irrigated with a permanent, below-grade irrigation system. The system shall be automatic, electrically controlled, and designed to provide water to all required plantings to maintain them in a healthy, disease-resistant condition.



IRRIGATION PLAN (EXISTING)

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