



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 11, 2018 REPORT NO. HO-18-053

HEARING DATE: July 18, 2018

SUBJECT: ROBBINS RESIDENCE CDP, Process Three Decision

PROJECT NUMBER: [521651](#)

OWNER/APPLICANT: Pat and Jess Robbins, Owners/Lindsay King, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit for a second story addition and remodel of an existing, single-story, residential dwelling unit with an attached two-car garage located at 314 Ricardo Place in the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 1840599.

Community Planning Group Recommendation: On December 7, 2017, the La Jolla Community Planning Association voted 10-4-1 to recommend denial of this project (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to "CEQA 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 April 27, 2018, and the opportunity to appeal that determination ended May 11, 2018.

BACKGROUND

The project site is developed with an existing, single-story, residential dwelling unit, built in 1959, located at 314 Ricardo Place (Attachment 1). The surrounding properties are fully developed and form a well-established, single dwelling unit residential neighborhood (Attachment 3). The existing structure is more than 45 years old and was evaluated for historical significance by City Staff. Based on the materials submitted, staff concluded that the existing building is not significant, and not eligible for historic designation.

The 0.164-acre project site is in the RS-1-7 Zone (Single Family Zone), Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, within the La Jolla Community Planning area. The proposed project is located on a site which has a Low Density Residential (5-9 DU/AC) land use designation by the La Jolla Community Plan. A Coastal Development Permit is required by San Diego Municipal Code (SDMC) Section 126.0702 for the proposed construction on a property within the Coastal Overlay Zone.

DISCUSSION:

Project Description: The project proposes to construct a second-floor addition/remodel of 1,144 square feet to an existing 2,878-square-foot, single-story, single-family dwelling unit with an attached, two car garage, resulting in a 4,022-square-foot, two-story, single-family dwelling unit. The proposed addition will be above the existing residential structure, with no additional disturbance.

The applicant has designed the project to conform to all the applicable regulations of the RS-1-7 Zone, Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone and Coastal Overlay Zone. All surface drainage run-off has been designed to discharge towards the Ricardo Place public right-of-way. The driveway is proposed at a maximum width of 12 feet to maximize on-street curb parking and comply with the Coastal and Beach Parking Impact Overlay Zone regulations. The proposed residence will be approximately 29 feet in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 15 feet, the required side setbacks of four feet, and five feet six inches, the rear setback of 13 feet and the maximum floor area ratio of 0.60.

Community Plan Analysis/Community Planning Group Recommendation: At the La Jolla Community Planning Association meeting on December 7, 2017, the denial recommendation was due to concerns that the second-floor addition needed to be stepped back the full length of the second floor to be consistent with neighborhood character. The group stated that the Coastal Development Permit Findings could not be made based on impacts to scale and character to the neighborhood (Attachment 8).

The homes in the neighborhood vary in building height and structural massing. In general, the older homes tend to be smaller in both height and mass. The newer homes tend to be two stories, at or near the 30-foot height limit, with greater massing. The proposed residence is similar in height and massing to the newer homes in the neighborhood. The nearest two-story home is directly across the street and at either end of Ricardo Place to the east and along Calumet Avenue to the west. The La Jolla Community Plan Residential Element recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed project incorporates various horizontal and vertical off-setting planes and the required building setbacks. The proposed step backs, offsetting planes, variation in building materials and roofing to minimize the structure's appearance of bulk and scale. With these stated architectural design features, the proposed architectural design provides continuity between the proposed development and the existing surrounding development consistent with the La Jolla Community Plan recommendations.

Public Views: The project site is located approximately one block from the coastline on the north side of Ricardo Place. Ricardo Place is identified as a Scenic Overlook within the La Jolla Community Plan and Local Coastal Program Land Use Plan, is defined as a view over private properties from a public right-of-way (Attachment 10). This Scenic Overlook is a view down the Ricardo Place public-right-of-way westward toward the ocean directly south of the subject property. The public view to the ocean is over the private properties fronting along the west side of Calumet Avenue at the intersection with Ricardo Place and to the west of the project site, not over the proposed remodel. The proposed project is located entirely within the private lot area, within the allowed building envelope, complying with the 15-foot front yard setback and is under the maximum 30-foot height limit. The proposed project will not negatively impact this identified public view to the ocean. The project site is not located in an area identified as containing pedestrian access (Attachment 11). The Ricardo Place street frontage will remain with improved public right-of-way.

CONCLUSION:

This proposed project is designed to comply with the development regulations of the underlying zone, the Coastal and Beach Parking Impact Overlay Zone regulations, the identified public views and the Community Plan Residential Element recommendations to maintain character of La Jolla's residential areas. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings and conditions of approval. Staff recommends the Hearing Officer approve Coastal Development Permit No. 1840599, as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1840599, with modifications.
2. Deny Coastal Development Permit No. 1840599, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn Gargas, Development Project Manager

Attachments:

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

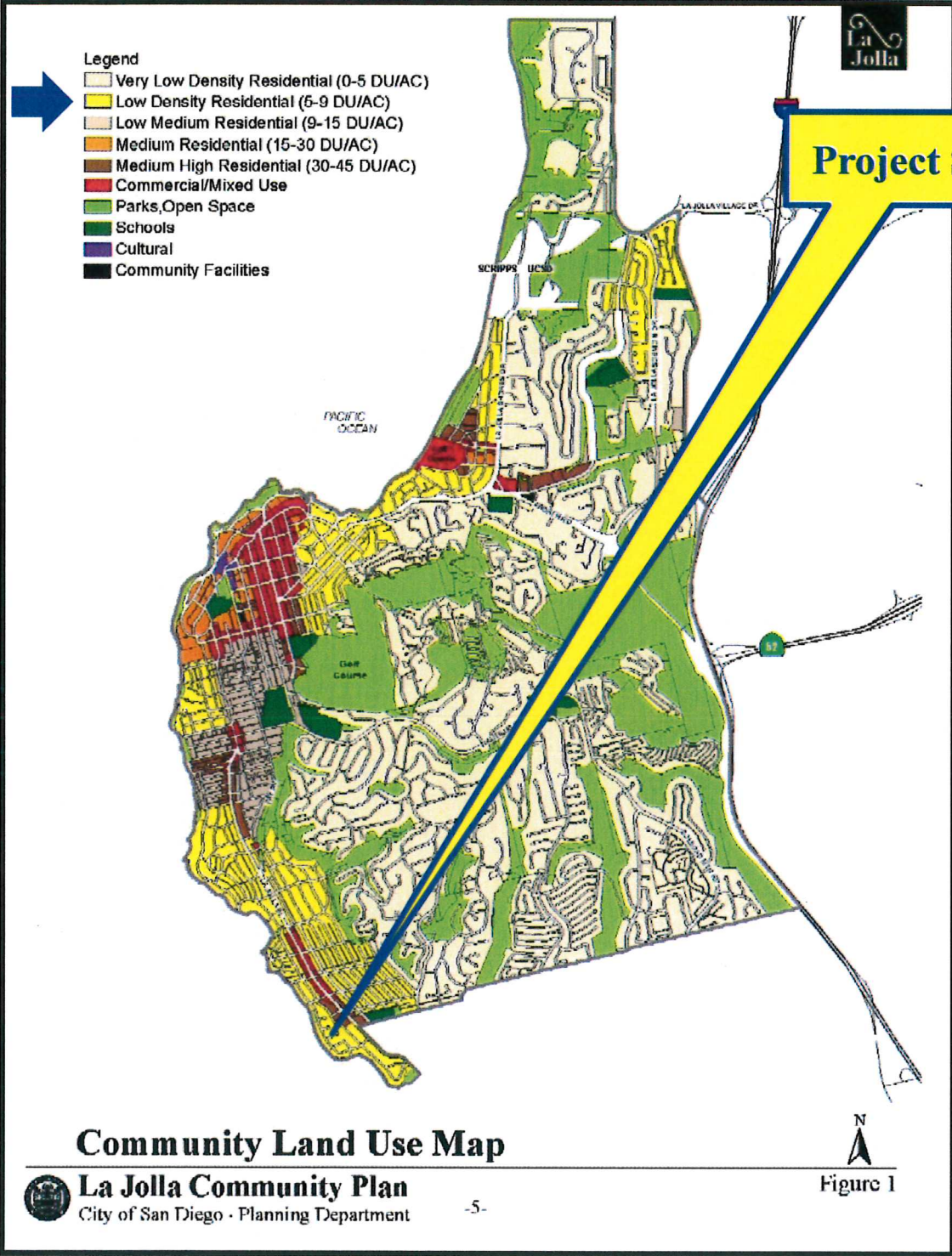
10. La Jolla Community Plan – Figure H – Subarea H Bird Rock – Visual Access
11. La Jolla Community Plan – Figure H – Subarea H Bird Rock – Physical Access
12. Project Plans



Project Location Map

ROBBINS RESIDENCE CDP - 314 RICARDO PLACE
PROJECT NO. 521651





Land Use Map

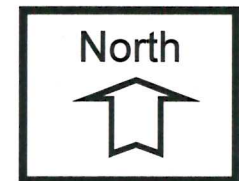
ROBBINS RESIDENCE CDP - 314 RICARDO PLACE
PROJECT NO. 521651 La Jolla





Aerial Photo

**ROBBINS RESIDENCE CDP – 314 RICARDO PLACE
PROJECT NO. 521651**



PROJECT DATA SHEET

PROJECT NAME:	Robbins Residence CDP – Project No. 521651
PROJECT DESCRIPTION:	CDP to construct a second-floor addition/remodel of 1,144-square-feet to a 2,878-square-foot single-family dwelling unit, resulting in a 4,022-square-foot, two-story, single-family dwelling unit on a 0.164-acre property.
COMMUNITY PLAN AREA:	La Jolla
DISCRETIONARY ACTIONS:	Coastal Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)

ZONING INFORMATION:

ZONE: RS-1-7 Zone

HEIGHT LIMIT: 30/24-Foot maximum height limit.

LOT SIZE: 7,000 square-foot minimum lot size – existing lot 8,900 sq. ft.

FLOOR AREA RATIO: 0.60 maximum - 0.56 proposed

FRONT SETBACK: 15 foot minimum – 17 feet 2 inches proposed

SIDE SETBACK: 4 foot minimum - 4 feet 1 inch (west) & 5 feet 6 inches (east) proposed

STREETSIDE SETBACK: NA

REAR SETBACK: 13 foot minimum - 25 feet 7 inches proposed

PARKING: 2 parking spaces required – 2 proposed.

<u>ADJACENT</u> PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
SOUTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
EAST:	Low Density Residential; RS-1-7 Zone	Single Family Residence
WEST:	Low Density Residential; RS-1-7 Zone	Single Family Residence

ATTACHMENT 4

DEVIATIONS OR VARIANCES REQUESTED:	None
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 10-4-1 to recommended denial of the project at their December 7, 2017 meeting.

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1840599
ROBBINS RESIDENCE - PROJECT NO. 521651

WHEREAS, JESS ROBBINS and PATRICIA A. ROBBINS, Owners/Permittees, filed an application with the City of San Diego for a permit to construct a second-floor addition/remodel to an existing single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1840599), on portions of a 0.164-acre property;

WHEREAS, the project site is located at 314 Ricardo Place, in the RS-1-7 Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach) and within the La Jolla Community Plan area; and

WHEREAS, the project site is legally described as: Lot 54 of Sun Gold Point, in the County of San Diego, State of California, according to Map thereof No. 3216, filed in the Office of the County Recorder of San Diego County April 14, 1955; and

WHEREAS, on April 27, 2018 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on July 18, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1840599, 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 July 18, 2018.

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 currently developed with an existing, one-story, residence. This project proposes an addition/remodel to the existing single-family dwelling unit. The proposed project will be situated in a previously disturbed area. The project site is located approximately one block from the Pacific Ocean coastline. The proposed project is contained within the existing legal lot area which will not encroach upon any existing or proposed

physical access to the coast. The project site is not located within the First Public Roadway and the Pacific Ocean. As the proposal will meet all setback requirements, the proposed project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan.

The project site is located approximately one block from the coastline on the north side of Ricardo Place. Ricardo Place is identified as a Scenic Overlook within the La Jolla Community Plan and Local Coastal Program Land Use Plan, which is defined as a view over private properties from a public right-of-way. This Scenic Overlook is a view down the Ricardo Place public-right-of-way westward toward the ocean directly south of the subject property. The public view to the ocean is over private properties fronting along the west side of Calumet Avenue at the intersection with Ricardo Place and to the west of the project site, not over the proposed project. The proposed project is located entirely within the private lot area, within the allowed building envelope, complying with the 15-foot front yard setback and is under the maximum 30-foot height limit. The proposed project will not negatively impact this identified public view to the ocean.

As the project 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, the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The previously graded project site is currently developed with a single-family dwelling unit and within a residential neighborhood developed since 1959. Review of resource maps, and aerial and street level photography shows that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. The project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA) designated lands. The project proposes an addition/remodel to the existing single-family dwelling unit with an attached two car garage. The proposed project is located in a previously disturbed portion of the site. Site drainage currently drains toward Ricardo Place. All surface drainage from the project will be conveyed to Ricardo Place. The project site was previously graded and proposes no export or import of soils. This previously disturbed project site does not contain any form of environmentally sensitive lands. Therefore, the proposed project 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 proposed addition/remodel to an existing, one-story, residential dwelling unit is located on a site which has a Low Density Residential (5-9 DU/AC) land use designation by the La

Jolla Community Plan. The proposed residence will be approximately 29 feet in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 15 feet, the required side setbacks of four feet, and five feet six inches, the rear setback of 13 feet and the maximum floor area ratio of 0.60. The project meets all development regulations and no deviations are required. The project's design was determined to be in conformity with all of the applicable development regulations of the RS-1-7-Zone and the Coastal Overlay Zone.

The La Jolla Community Plan Residential Element recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed project incorporates various horizontal and vertical off setting planes and complies with the maximum allowable 30-foot height of the RS-1-7 zone and the required building setbacks. The proposed setbacks, offsetting planes, variation in building materials and roofing reduce the structure's bulk and scale of the proposed home. With these stated design features the proposed architectural design provides continuity between the proposed development and the existing neighborhood consistent with the La Jolla Community Plan recommendations.

The project site is located approximately one block from the coastline on the north side of Ricardo Place. Ricardo Place is identified as a Scenic Overlook within the La Jolla Community Plan and Local Coastal Program Land Use Plan, which is defined as a view over private properties from a public right-of-way. This Scenic Overlook is a view down the Ricardo Place public-right-of-way westward toward the ocean directly south of the subject property. The public view to the ocean is over the private properties fronting along the west side of Calumet Avenue at the intersection with Ricardo Place and to the west of the project site. The proposed addition/remodel is located entirely within the private lot area, within the allowed building envelope, complying with the 15-foot front yard setback and is under the maximum 30-foot height limit. The proposed project will not negatively impact this identified public view to the ocean. The project site is not located in an area identified as containing pedestrian access. The Ricardo Place street frontage will remain with improved public right-of-way. Project development will be fully contained within the existing legal lot area. Due to these factors the proposed project is in conformity with the certified La Jolla Community Plan and the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The project site is located east of Calumet Avenue (First Public Roadway) and is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the finding is not applicable.

ATTACHMENT 5

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. 1840599, is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 1840599, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: July 18, 2018

IO#: 24007072

fm 7-17-17

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: 24007072

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1840599
ROBBINS RESIDENCE - PROJECT NO. 521651
HEARING OFFICER

This Coastal Development Permit No. 1840599 is granted by the Hearing Officer of the City of San Diego to JESS ROBBINS and PATRICIA A. ROBBINS, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.164-acre site is located at 314 Ricardo Place, in the RS-1-7 Zone, Coastal (Appealable) Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach) and within the La Jolla Community Plan area. The project site is legally described as: Lot 54 of Sun Gold Point, in the County of San Diego, State of California, according to Map thereof No. 3216, filed in the Office of the County Recorder of San Diego County April 14, 1955;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to construct a second-floor addition/remodel to an existing single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 18, 2018, on file in the Development Services Department. The project shall include:

- a. Construction of a second-floor addition/remodel of 1,144-square-foot to a 2,878-square-foot single-family dwelling unit, resulting in a 4,022-square-foot, two-story, single-family dwelling unit on a 0.164-acre property;
- b. Off-street parking;
- c. Retaining wall, site wall, fences, planters, pool, spa and patio; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August __, 2021 (Pending California Coastal Commission Appeal Period).
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 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.
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.

ENGINEERING REQUIREMENTS:

13. The project proposes to export no material from the project site. Any excavated material that is 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.

14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the Sidewalk Underdrain/Curb Outlet in the Ricardo Place Right-of-Way.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the non-standard colored concrete walkway and driveway in the Ricardo Place Right-of-way.

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

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

PLANNING/DESIGN REQUIREMENTS:

19. 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.

20. 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.

21. 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 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 July 18, 2018, by Resolution No. ____.

DRAFT

Permit Type/PTS Approval No.: CDP No. 1840599

Date of Approval: July 18, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
Development Project Manager

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

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

Owner/Permittee

By _____
Jess Robbins

Owner/Permittee

By _____
Patricia A. Robbins

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name: ROBBINS RESIDENCE CDP

Project No. / SCH No.: 521651/NA

Project Location-Specific: 314 Ricardo Place, San Diego, CA 92037

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) for a 731-square-foot second story addition with deck and roof deck to an existing 2,802-square-foot residence at 314 Ricardo Place. The 0.164-acre-site is in the RS-1-7 zone, Coastal Appealable and Non-appealable overlay zones Parking Impact Overlay Zone (Coastal and Beach) within the La Jolla Community Plan Area, Council District 1. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Lindsay King
Alcorn & Benton Architect
7757 Girard Ave.
San Diego, CA, 92037
858-459-1350

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: Section 15301, Existing Facilities
- Statutory Exemptions:

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). The exemption is appropriate because 15301 allows for additions to existing structures provided that the addition will not result in an increase pf more than 2,500 square feet. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

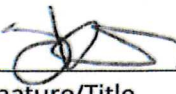
If filed by applicant:

1. Attach certified document of exemption finding.

ATTACHMENT 7

2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

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

 Associate Planner

Signature/Title

6/21/19

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association

December 17, 2017

To: Bill Metz

CC: Gaetano Martedi

Re: Robbins Residence (project # 521651) 314 Ricardo Place

On December 7th, at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the Robbins Residence as an action item.

The process 3 project requested a Coastal Development Permit for an 807 square foot second story addition with deck and roof deck to an existing 2,802 square foot residence at 314 Ricardo Place. The 0.164 acre site is in the RS-1-7 zone, Coastal Appealable and Non-appealable overlay zones Parking Impact Overlay Zone within the La Jolla Community Plan Area.

LJCPA Motion: Findings cannot be made based on impacts to scale and character to the neighborhood. A second floor front setback is needed to be consistent with neighborhood character. Vote: 10-4-1

Sincerely,

Bob Steck
President
858-456-7900



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

Ownership Disclosure Statement

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

Project Title _____ **Project No. For City Use Only** _____
 ROBBINS FAMILY RESIDENCE ADDITION

Project Address:
 314 Ricardo Place LA JOLLA, CA 92037

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

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

Additional pages attached Yes No

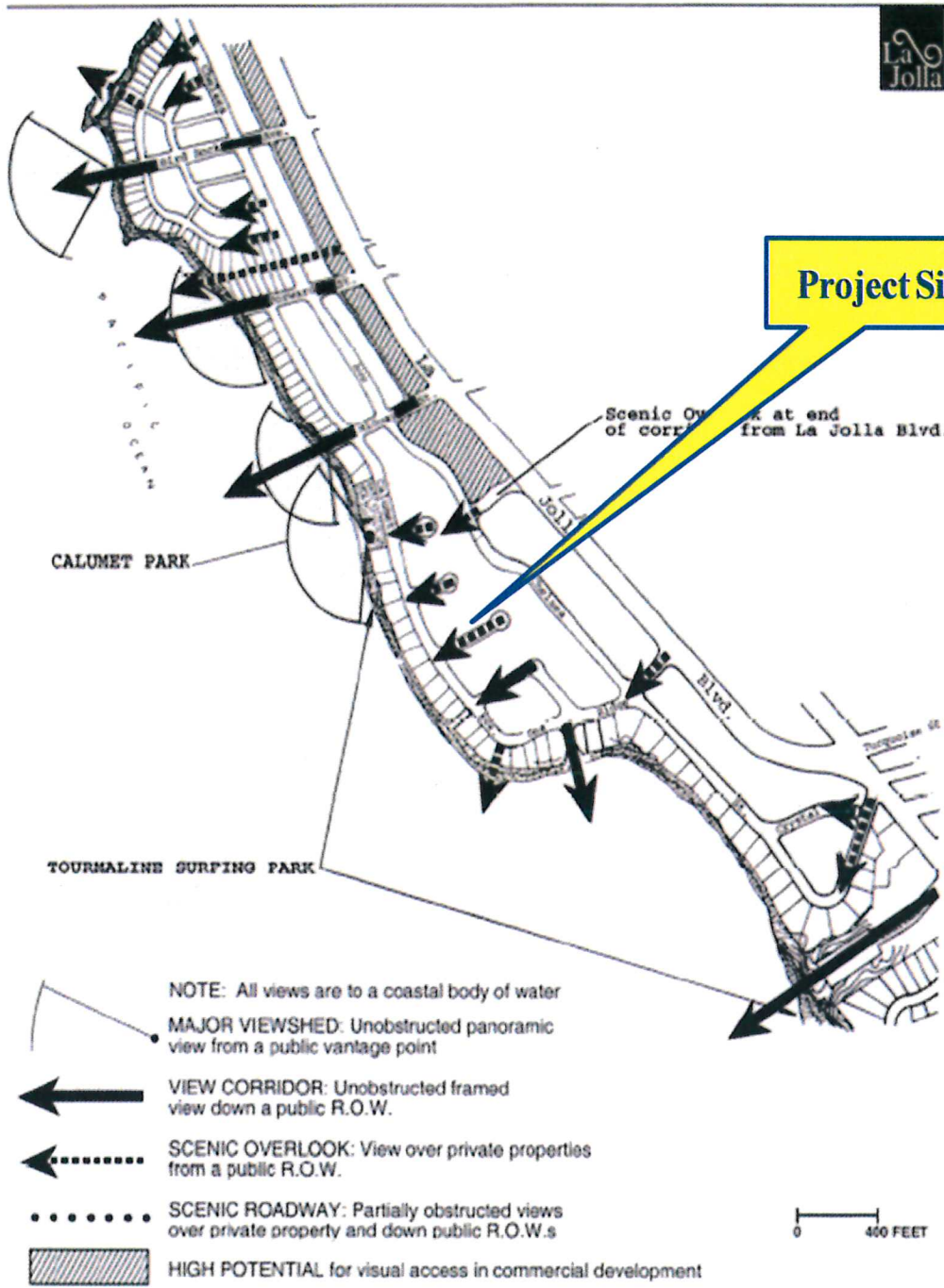
Name of Individual (type or print):
 PAT ROBBINS
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 314 Ricardo Place
 City/State/Zip:
 LA JOLLA, CA 92037
 Phone No: 858 488 9242 Fax No:
 Signature: [Signature] Date: 10/26/14

Name of Individual (type or print):
 JESS ROBBINS
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

SAME

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:



Subarea H: Bird Rock - Visual Access

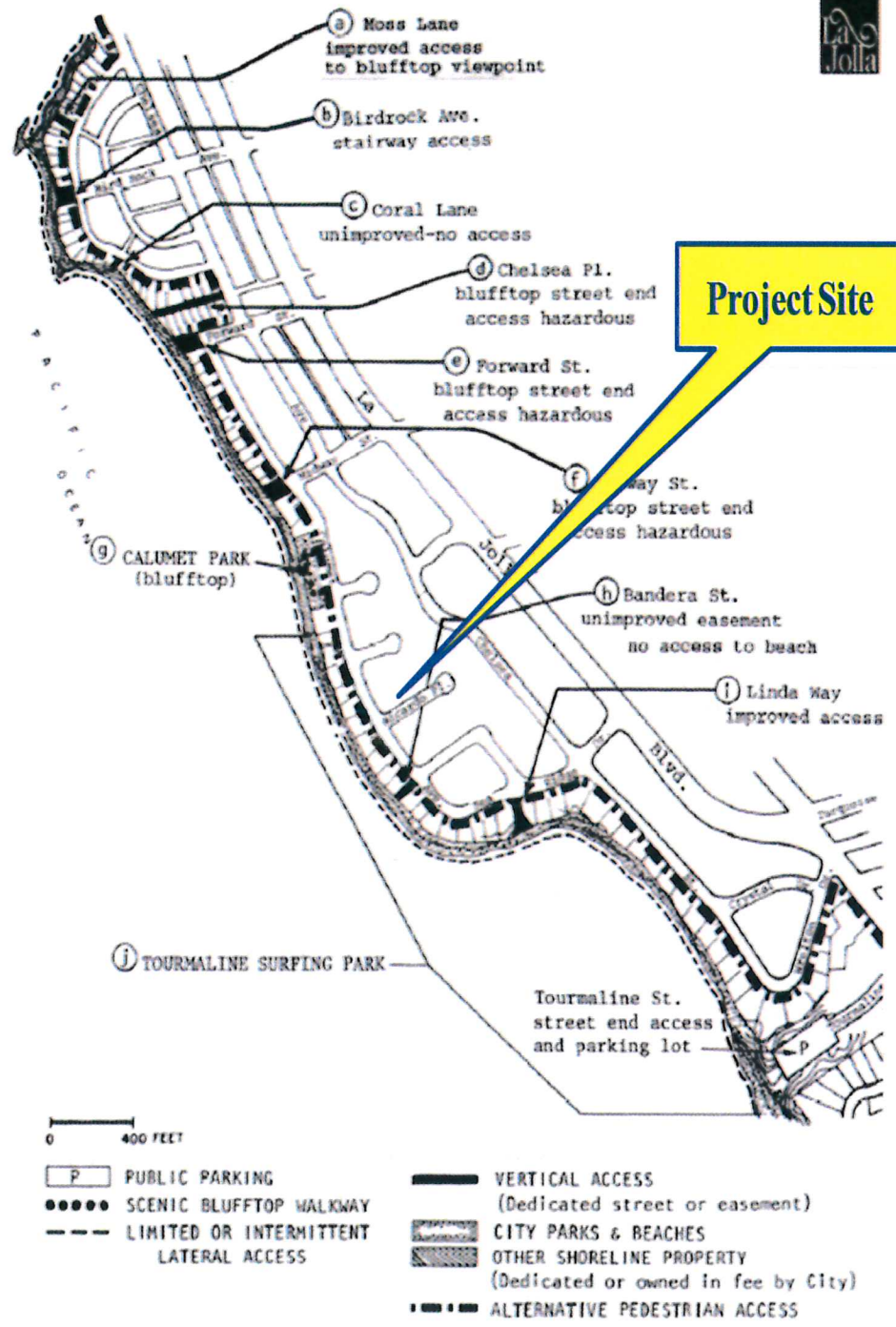
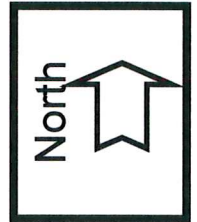


La Jolla Community Plan
City of San Diego - Planning Department

Figure H

Visual Access
ROBBINS RESIDENCE CDP - 314 RICARDO PLACE
PROJECT NO. 521651





Physical Access
ROBBINS RESIDENCE CDP - 314 RICARDO PLACE
PROJECT NO. 521651

Subarea H: Bird Rock - Physical Access

 **La Jolla Community Plan**
 City of San Diego · Planning Department


 Figure H



Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037

P: 858.459.1350
F: 858.459.1350

ADDITION
ROBBINS FAMILY
RESIDENCE

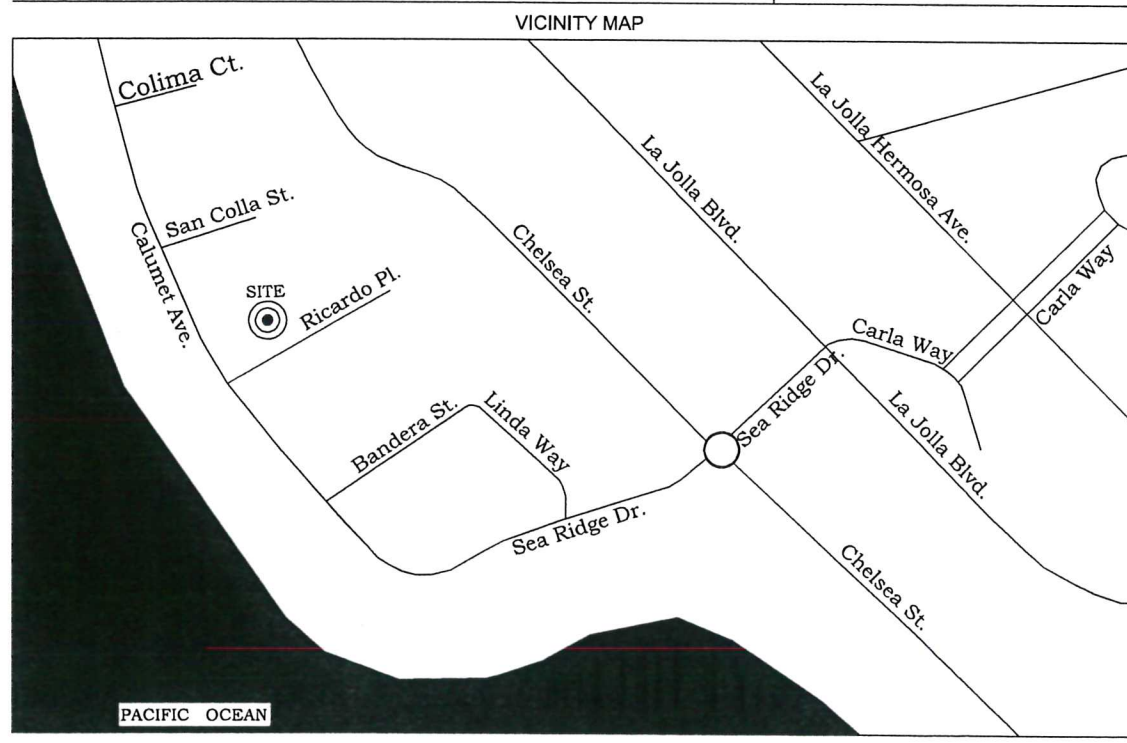
314 Ricardo Place
La Jolla, California 92037

Revision Date	May 22, 2018
Original Date	October 21, 2016
PTS No.	521651
Design/ Drawing	PDI/W/M
Scale	See Drawings

CDP
Title Sheet

A0.0
Sheet 01 of 10

PROJECT TEAM	PROJECT SPECIFIC NOTES	GENERAL NOTES	PROJECT DATA
<p>OWNER: JESS AND PATRICIA ROBBINS 314 RICARDO PLACE LA JOLLA, CA 92037</p> <p>DESIGN ARCHITECT: PRIMARY DESIGN, INC 1094 CUDAHY PLACE SUITE 112 SAN DIEGO, CA 92110</p> <p>ARCHITECT: ALCORN & BENTON ARCHITECTS 7757 GIRARD AVE LA JOLLA, CA 92037 858-459-0805 LINDSAY KING, PROJECT MNGR lindsay@alcornbenton.com</p> <p>SURVEYOR: SAMPO ENGINEERING 171 SAXONY ROAD, SUITE 213 ENCINITAS, CA 92024 760-436-0860</p> <p>CIVIL ENGINEER: CHRISTENSEN ENGINEERING 7888 SILVERTON AVE, SUITE J SAN DIEGO, CA 92126 858-271-9901 ceands@aol.com</p>	<p>1. THE DRAINAGE SYSTEM SHOWN ON THE APPROVED PLAN IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.</p> <p>2. THE CONTRACTOR SHALL SUBMIT BUILDING PAD CERTIFICATION SIGNED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR, CERTIFYING THE PAD ELEVATION BASE ON USGS DATUM IS IN ACCORDANCE WITH THE APPROVED PLANS.</p> <p>3. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL 858-492-5070 IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.</p> <p>4. ALL WALLS INDICATED TO REMAIN SHALL NOT HAVE ANY MODIFICATION TO WOOD STUD FRAMING OR BE COVERED WITH NEW FRAMING. THIS INCLUDES THE REMOVAL OF ANY TOP PLATES OR MODIFICATION TO ANY WINDOW OR DOOR OPENING SIZES. REFER TO PLANNING DEPARTMENT APPROVALS. FAILURE TO COMPLY COULD RESULT IN A STOP WORK ORDER, THE BUILDING PERMIT BEING VOIDED AND/OR SIGNIFICANT DELAYS.</p> <p>5. PRIOR TO BUILDING OCCUPANCY THE APPLICANT SHALL CONFORM TO SECTION 62.0203 OF THE MUNICIPAL CODE. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE" IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.</p> <p>6. PROVIDE BUILDING ADDRESS NUMBERS. VISIBLE AND LEGIBLE FOR THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 904.1.1)</p> <p>7. WHERE REPAIRS ARE MADE TO STRUCTURAL ELEMENTS OF AN EXISTING BUILDING AND UNCOVERED STRUCTURAL ELEMENTS ARE FOUND TO BE UNSOUND OR OTHERWISE STRUCTURALLY DEFICIENT, SUCH ELEMENTS SHALL BE MADE TO CONFORM TO THE REQUIREMENTS FOR NEW STRUCTURAL (CBC 3403.2)</p> <p>8. ENERGY EFFICIENCY - THE PROJECT WILL USE LOW-FLOW FIXTURES / APPLIANCES CONSISTENT WITH EACH OF THE FOLLOWING:</p> <ul style="list-style-type: none"> - KITCHEN FAUCETS: MAXIMUM FLOW RATE NOT TO EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. - STANDARD DISHWASHERS: 4.25 GALLONS PER CYCLE. - COMPACT DISHWASHERS: 3.5 GALLONS PER CYCLE. - CLOTHES WASHERS: WATER FACTOR OF 6 GALLONS PER CUBIC FEET OF DRUM CAPACITY. <p>THE PROJECT IS DESIGNED TO HAVE AN ENERGY BUDGET THAT SHOWS A 15% ENERGY IMPROVEMENT WHEN COMPARED TO THE TITLE 24, PART 6 ENERGY BUDGET FOR THE PROPOSED DESIGN BUILDING AS CALCULATED BY COMPLIANCE SOFTWARE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.</p>	<p>1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF BUILDING CODES AND LOCAL AMENDMENTS.</p> <p>2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS.</p> <p>3. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT ON PLAN OR NOT.</p> <p>4. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.</p> <p>5. ALL SUBCONTRACTORS TO REMOVED DEBRIS TO ALLOCATED AREAS AFTER EACH DAYS WORK.</p> <p>6. THE CONTACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY IN PROTECTING THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE THE FOLLOWING WHICH INCLUDES, BUT NOT LIMITED TO: BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS NOR WILL THE ARCHITECT OF STRUCTURAL ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, TECHNIQUES, SEQUENCES FOR THE PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THEREIN.</p> <p>7. THE FINAL CONFIGURATION OF THE STRUCTURE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER. THE ARCHITECT HAS BEEN EMPLOYED TO PROVIDE A BASIC ARCHITECTURAL PLAN WITHOUT COMPLETE SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE QUALITY OF MATERIAL OR WORKMANSHIP PROVIDED BY ANY CONTRACTOR OR SUBCONTRACTOR INVOLVED IN SAID CONSTRUCTION.</p> <p>8. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS SO AS NOT TO EXCEED THE DESIGN LIVE LOADS PER SQUARE FOOT.</p> <p>9. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN WHERE NO SPECIFIC DETAILS IS SHOWN. IT IS THE ARCHITECTS INTENTION THAT CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.</p> <p>10. ALL WINDOWS SHALL BE LOW 'E' COATING, UNLESS OTHERWISE NOTED.</p> <p>11. ANY ENGINEERING REQUIRED BY GOVERNING AUTHORITIES SHALL BE AS PROVIDED IN CONTRACT.</p> <p>12. MOISTURE PROTECT WALLS AT TUB AND SHOWER ENCLOSURES.</p> <p>13. CONTRACTOR TO POST PROVIDED JOB SITE CONSTRUCTION SIGN CLEARLY IDENTIFYING ARCHITECT.</p>	<p>PROJECT NAME: ROBBINS FAMILY RESIDENCE ADDITION</p> <p>PROJECT DESCRIPTION: THE PROJECT PROPOSES A SECOND STORY ADDITION WITH SECOND STORY AND THIRD FLOOR ROOF DECKS. CURRENTLY THERE IS AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE AND SHALL REMAIN SUBSTANTIALLY INTACT WITH ONLY THE CONVERSION OF AN EXISTING GARAGE STORAGE AREA TO NEW HABITABLE AREA FOR A STAIR.</p> <p>EXISTING USE: SINGLE FAMILY RESIDENCE PROPOSED USE: SINGLE FAMILY RESIDENCE</p> <p>OVERLAYS: COASTAL HEIGHT LIMIT, COASTAL CITY, PARKING IMPACT, RESIDENTIAL TANDEM PARKING TRANSIT AREA, SENS. BIOLOGIC RESOURCES</p> <p>GEOLOGIC HAZARD CATEGORY: 53</p> <p>PROJECT ADDRESS: 314 RICARDO PLACE LA JOLLA, CA 92037</p> <p>APN: 415-022-14-00</p> <p>LEGAL DESCRIPTION: BEING LOT #54, OF SUN GOLD POINT ACCORDING TO MAP #3216 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 14, 1955.</p> <p>ZONE: RS1-7</p> <p>OCCUPANCY: R-3, U CONSTRUCTION: TYPE V-B, SPRINKLERED YEAR CONSTRUCTED: 1959 (58 YEARS OLD)</p> <p>TOTAL LOT AREA: 7,171 SF</p> <p>ALLOWABLE SETBACKS FRONT: 15'-0" REAR: 13'-0" SIDE: 4'-0" TOTAL SIDE: 63.04' x .08 = 5.04' x 2 = 10.09'</p> <p>EXISTING SETBACKS FRONT: 21'-2" REAR: 25'-7" (E) SIDE: 5'-6" (W) SIDE: 4'-0" TOTAL SIDE: 9'-6"</p> <p>PROPOSED SETBACKS FRONT: 17'-2" @ OVERHANG REAR: 25'-7" - NO CHANGE (E) SIDE: 5'-6" - NO CHANGE (W) SIDE: 4'-1" - NO CHANGE TOTAL SIDE: 9'-6" - NO CHANGE EXISTING STORIES: 1 PROPOSED STORIES: 2</p> <p>ALLOWABLE HEIGHT: 30'-0" PROPOSED HEIGHT: 29'-0"</p> <p>EXISTING BUILDING SQUARE FOOTAGE FIRST FLOOR: 2370.97 SF GARAGE: 506.92 SF TOTAL: 2877.89 SF</p> <p>PROPOSED BUILDING SQUARE FOOTAGE (E) FIRST FLOOR: 2370.97 SF (N) FIRST FLOOR: 75.61 SF (N) SECOND FLOOR: 791.30 SF TOTAL HABITABLE: 3237.88 SF</p> <p>(E) GARAGE: 431.31 SF (N) PHANTOM FLOOR: 353.00 SF TOTAL: 4022.19 SF</p> <p>(N) LOWER ROOF DECK: 434.06 SF (N) UPPER ROOF DECK: 265.52 SF</p> <p>MAXIMUM FLOOR AREA RATIO = 60%</p> <p>EXISTING FLOOR AREA RATIO 2877.89 SF / 7,171 SF = 40.13%</p> <p>PROPOSED FLOOR AREA RATIO 4022.19 SF / 7,171 SF = 56.09%</p> <p>EXISTING LOT COVERAGE 2877.89 SF / 7,171 SF = 40.13%</p> <p>PROPOSED LOT COVERAGE 2907.03 SF / 7,171 SF = 40.54%</p>
	<p>NOTES ON DIMENSIONS</p> <p>1. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS. IF VERIFICATION OF DIMENSIONS IS REQUIRED, CONTACT ARCHITECT IMMEDIATELY.</p> <p>2. FRACTIONAL DIMENSIONS ARE THE PRODUCTS OF COMPLEX CURVES AND ANGLES AND MAY VARY PLUS OR MINUS 1/8". USE ALL MODULAR DIMENSIONS, ANGLES, AND RADIUS ABOUT FRACTIONAL DIMENSIONS.</p> <p>3. EXTERIOR DIMENSION ARE TO THE FACE OF SLAB OR FACE OF CMU.</p> <p>4. CONTRACTOR RESPONSIBLE TO PROVIDE SURVEY FOR EACH RADIUS POINT SHOWN ON PLAN.</p> <p>5. ANY AND ALL CHANGES OR DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT UPON DISCOVERY.</p>	<p>SHEET INDEX</p> <p>A0.0 TITLE SHEET A0.1 NEIGHBORHOOD COMPATABILITY</p> <p>A - 1 TOPOGRAPHIC SURVEY A - 2 SITE PLAN A - 3 FIRST FLOOR PLAN A - 4 SECOND FLOOR PLAN A - 5 ROOF PLAN & DETAILS A - 6 BUILDING ELEVATIONS A - 7 BUILDING ELEVATIONS A - 8 BUILDING SECTIONS</p>	





315 RICARDO PLACE 354 RICARDO PLACE 301 SEA RIDGE DRIVE 331 SEA RIDGE DRIVE 427 SEA RIDGE DRIVE 5318 CHELSEA AVENUE



5322 CALUMET AVENUE 5310 CALUMET AVENUE 5334 CALUMET AVENUE 5386 CALUMET AVENUE 5372 CALUMET AVENUE 5380 CALUMET AVENUE



5404 CALUMET AVENUE 5425 CALUMET AVENUE 303 COLIMA COURT 309 COLIMA COURT 315 COLIMA COURT 318 COLIMA COURT 310 COLIMA COURT



EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION

Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037
P. 858.459.0805 F. 858.459.1350

ADDITION
ROBBINS FAMILY
RESIDENCE

314 Ricardo Place
La Jolla, California 92037

Revision Date	May 22, 2018
Original Date	October 21, 2016
PTS No.	521651
Design/ Drawing	PDI/WM
Scale	See Drawings

Neighborhood
Compatibility

A0.1
Sheet 02 of 10

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ADDITION ROBBINS FAMILY RESIDENCE

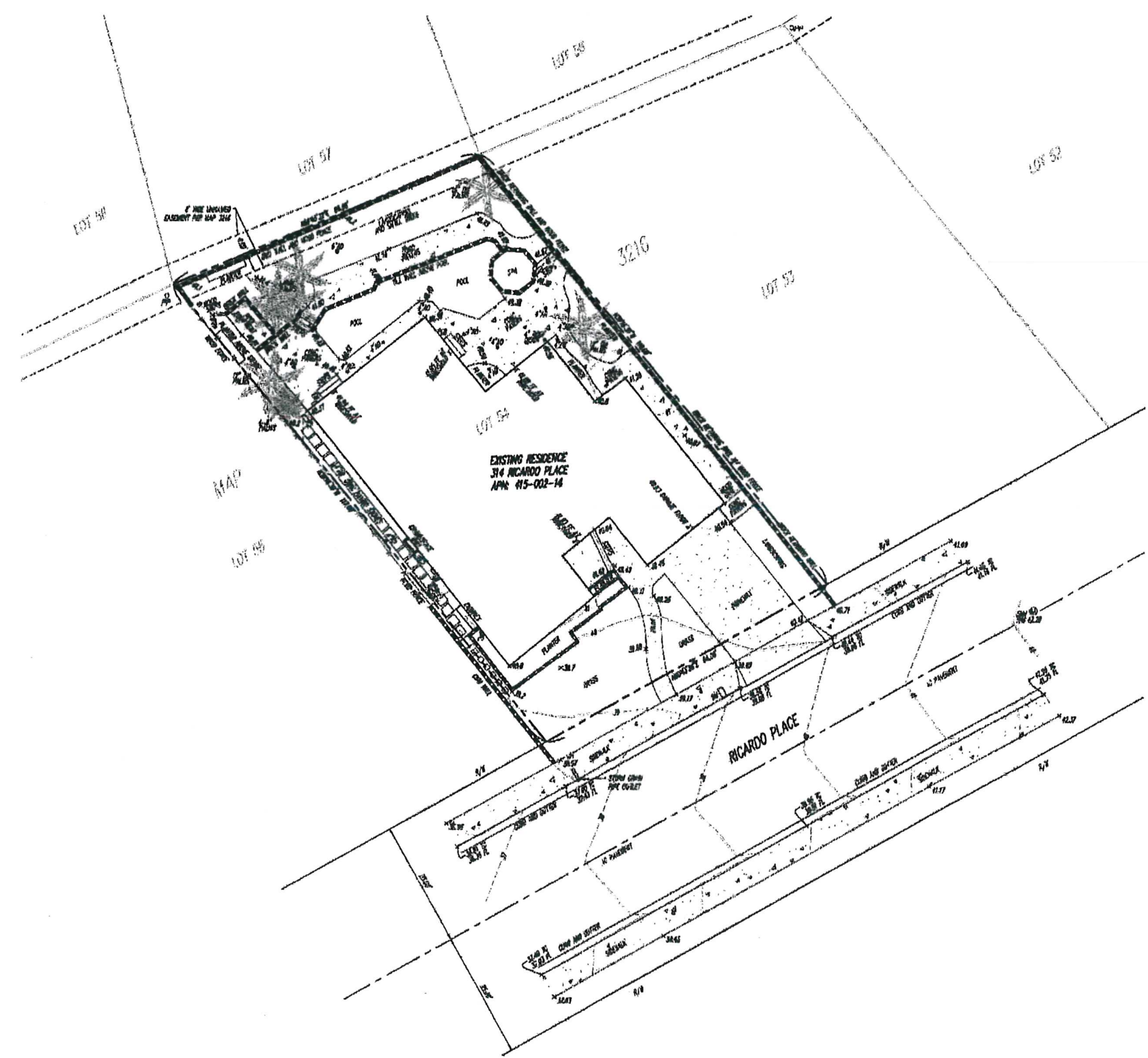
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Existing
Topographic Survey

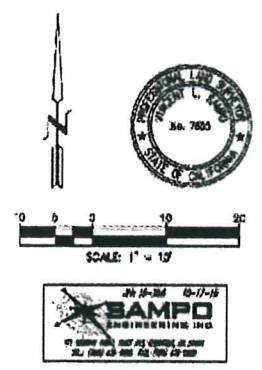
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Sheet 03 of 10



CLIENT: JOHN ROBBINS
SITE ADDRESS: 314 RICARDO PLACE, SAN DIEGO, CA 92037
ASSESSORS PARCEL NUMBER: 04-04-04
DATE OF SURVEY: OCTOBER 4, 2016
LEGAL DESCRIPTION: LOT 24 OF SAN DIEGO TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED AS MAP 104 IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON 04/24/1914.
VERTICAL BENCHMARK: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, COUNTY TRAIL AND RICARDO PLACE
DATA: NAEDS ELEVATION: 345.0' MSL
NOTES:
1. THIS IS AN EXISTING SURVEY SHOWING THE USUALLY SHOWN HEREIN
2. A PROPERTY LINE SURVEY WAS CONDUCTED AT THE TIME THIS SURVEYING WAS PERFORMED WITH THE EXCEPTION OF AN ERRORS & OMISSIONS AS SHOWN ON THIS PLAN.

- ABBREVIATIONS
- AC: ASPHALT CONCRETE
 - AL: AREA SIGN
 - BT: BOTTOM OF WALL
 - CC: CEMENT
 - CM: CONCRETE
 - CMH: CONCRETE MASONRY UNIT
 - EM: EMBLEM
 - EL: ELECTRICAL METER
 - EP: EDGE OF PAVEMENT
 - FL: FLOOR LINE
 - FR: FINISH FLOOR
 - G: GAS METER
 - GP: GROUND PILE
 - HP: HOSE END
 - IC: INSULATION COVERING VALVE
 - IR: IRON
 - MP: MASONRY PILE
 - RT: TOP OF ROOF
 - TC: TOP OF CURB
 - TR: TRUNK
 - SW: SWERING TRANSFORMER
 - SM: SEWER MANHOLE
 - WM: WATER METER



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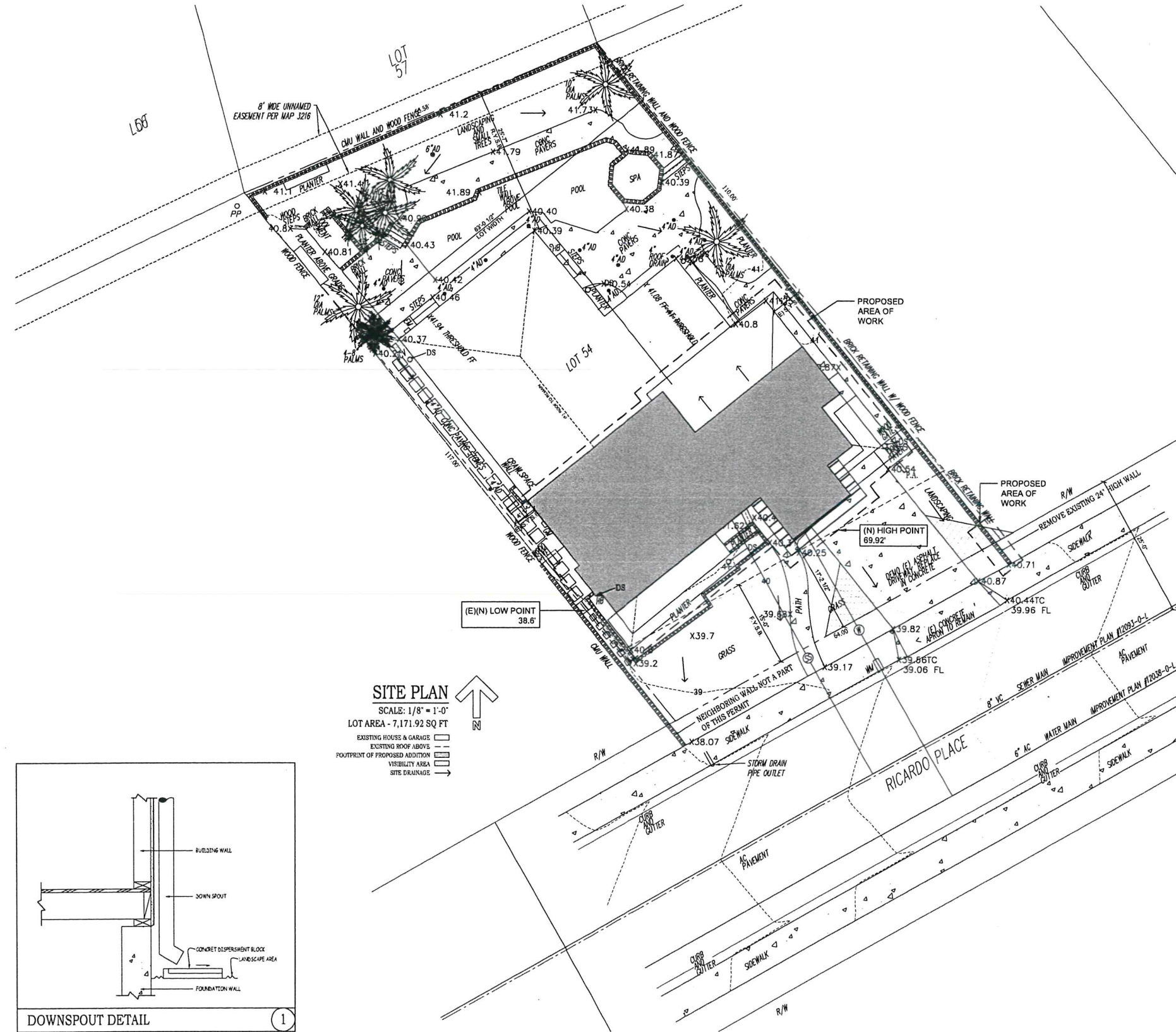
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Site Plan

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Sheet 04 of 10



SITE PLAN
SCALE: 1/8" = 1'-0"
LOT AREA - 7,171.92 SQ FT

EXISTING HOUSES & GARAGE: [Symbol]
EXISTING ROOF ABOVE: [Symbol]
FOOTPRINT OF PROPOSED ADDITION: [Symbol]
VISIBILITY AREA: [Symbol]
SITE DRAINAGE: [Symbol]

DOWNSPOUT DETAIL 1

SITE NOTES

ZONING

1. THERE IS A SITE EASEMENT ON AT THE NORTHERN (REAR) PROPERTY LINE. SEE SURVEY / TOPOGRAPHY PLAN FOR ANY ADDITIONAL PHYSICAL FEATURES, EASEMENT AND ENCROACHMENTS. THESE DOCUMENTS MAY NOT SHOW ALL RESTRICTIONS. VERIFY WITH OWNER PRIOR TO THE START OF CONSTRUCTION FOR ANY SUCH ITEMS.
2. EXISTING PLANTER IN FRONT YARD SETBACK IS 18" HIGH AT MAXIMUM CONDITION. NO STRUCTURE IN FRONT YARD SETBACK SHALL EXCEED 36" IN HEIGHT.
3. THERE ARE NO WALLS OR FENCES PROPOSED AND SHALL NOT BE INCLUDED IN THIS PERMIT.
4. THERE ARE NO EXISTING OR PROPOSED TRANSIT STOPS.
5. SETBACKS AT EXISTING BUILDING LOCATION ARE AS DETERMINED BY SURVEY & UNVERIFIED. SETBACKS AT PROPOSED CONSTRUCTION ARE MINIMUM DISTANCE TO PROPERTY LINE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THOSE MINIMUM SETBACKS.
6. THERE ARE 2 OFF-STREET PARKING SPOTS PROPOSED TO REMAIN IN EXISTING GARAGE.
7. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).

RIGHT-OF-WAY (ROW)

1. EXISTING 24" HIGH WALL TO EAST IN THE ROW SHALL BE REMOVED BACK TO THE FRONT PROPERTY LINE.
2. ALL STREET IMPROVEMENTS ARE EXISTING AND TO REMAIN AS IS. EXISTING CURB CUT AND CONCRETE APRON TO REMAIN TO SERVICE FOR EXISTING OFF-STREET PARKING.
3. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREA SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

GRADING / BENCHMARK

1. THERE IS 0.00 CUBIC YARDS OF CUT AND 0.00 CUBIC YARDS OF FILL PROPOSED. THERE ARE NO NEW RETAINING WALL PROPOSED.
2. VERIFY ALL GRADES AND CONDITIONS IN FIELD PRIOR TO STARTING WORK. NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES.
3. LOT TO DRAIN TO APPROVED DRAINAGE FACILITY. NO CONCENTRATED DRAINAGE FLOW ACROSS PROPERTY LINE. SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING - 6" WITHIN THE FIRST 10 FEET.
4. ALL DOWNSPOUTS SHALL DRAIN TO LANDSCAPE AREAS PER DETAIL THIS SHEET.
5. VERTICAL BENCHMARK: CITY OF SAN DIEGO VERTICAL CONTROL BENCH BOOK, CALUMET AVENUE & RICARDO PLACE. DATUM NGVD 29. ELEVATION 34.238' MSL.

UTILITIES

1. VERIFY EXISTING UTILITY LOCATIONS AND NEW ELECTRIC AND GAS METER LOCATIONS BEFORE START OF CONSTRUCTION. ALL OVERHEAD UTILITIES SERVING THE SITE ARE TO BE VERIFIED AND ADJUSTED AS NECESSARY FOR THE PROPOSED ADDITION.
2. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
 - WATER SERVICE IMPROVEMENT PLAN #12038-0-L
 - SEWER SERVICE IMPROVEMENT PLAN #12093-0-L

PERMITS

1. 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.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATED AN 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 OR SPECIFICATIONS.
3. 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.

Alcorn & Benton
A R C H I T E C T S

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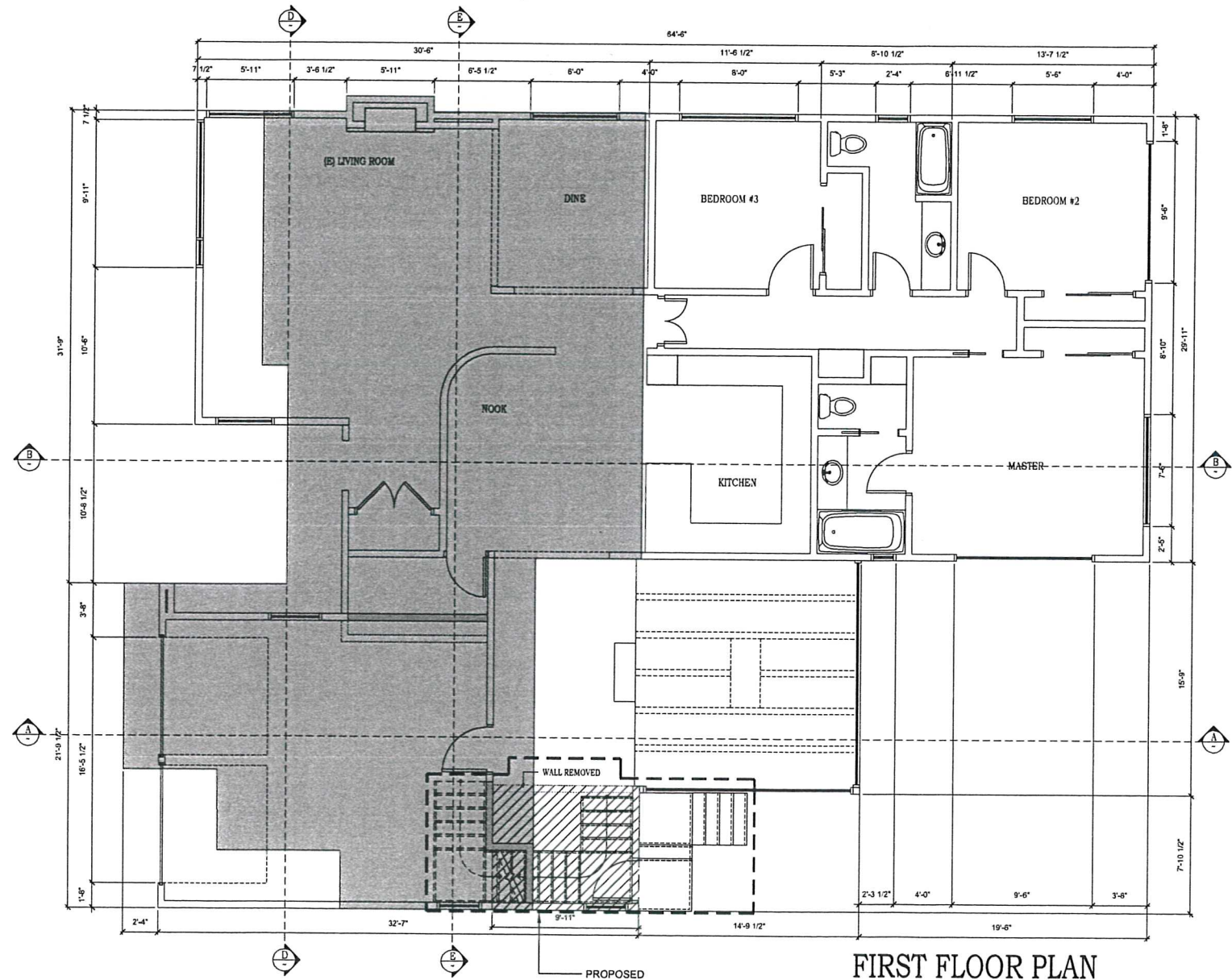
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First Floor Plan

A3
 Sheet 05 of 10



FIRST FLOOR PLAN

- SCALE: 1/4" = 1'-0"
- EXISTING HOUSE - 2,370.97 SQ FT
 - EXISTING GARAGE - 431.31 SQ FT
 - EXISTING GARAGE CONVERT TO HABITABLE - 82.76 SQ FT
 - FOOTPRINT OF FLOOR ABOVE - 1225.36 SQ FT

PROPOSED
 AREA OF
 WORK

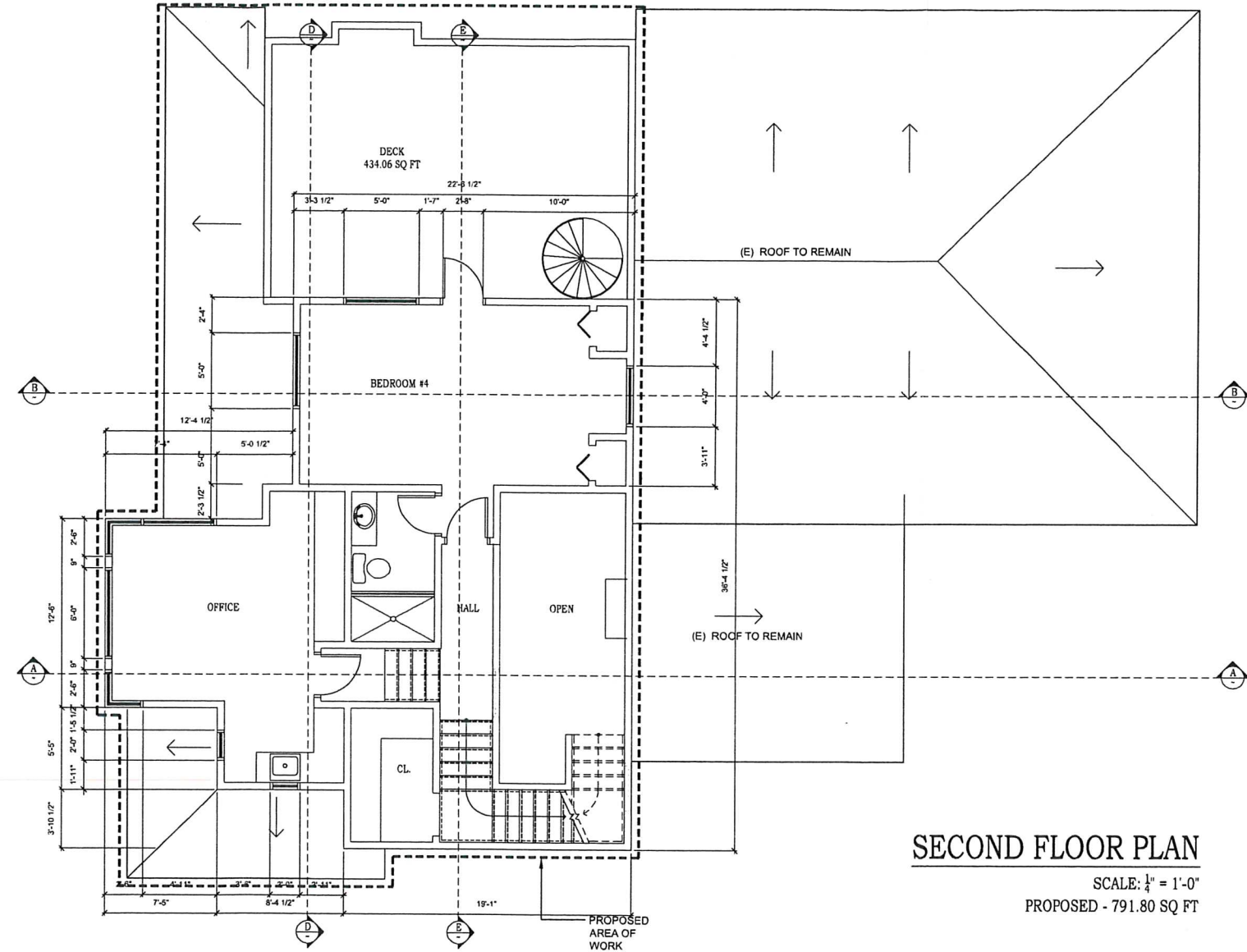
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A R C H I T E C T S

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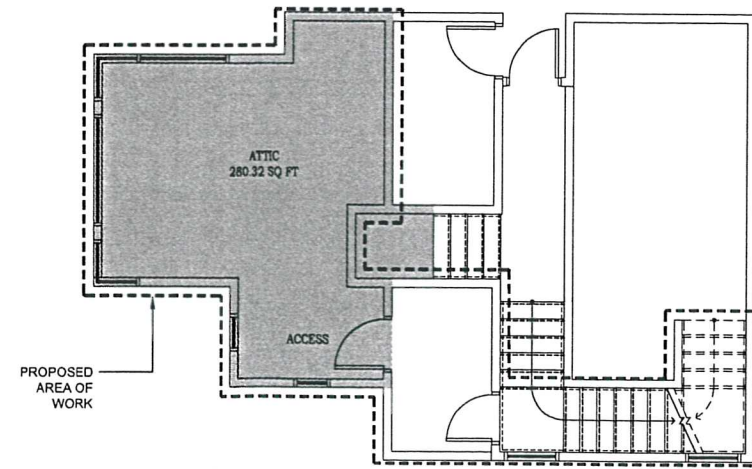
314 Ricardo Place
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Revision Date	May 22, 2018
Original Date	October 21, 2016
PTS No.	521651
Design/ Drawing	PDI/WM
Scale	See Drawings



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
 PROPOSED - 791.80 SQ FT



ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"
 PROPOSED - 280.32 SQ FT

Second
 Floor Plan

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 Sheet 06 of 10

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ARCHITECTS

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ADDITION
ROBBINS FAMILY
RESIDENCE

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Roof Plan

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Ventilated spaces shall be vented as follows:

Required Attic Ventilation	Domest Vents			Gable-End 14 x 15 1/2" x 2"	Total Area
	Area	Required	Actual		
New Addition	641.73	461	461	1	4.6
		0.00			0.00
		0.00			0.00

Material	Feet
Small Dome Vents shall be 9" x 10" x 1/2"	30
Large Dome Vents shall be 12" x 24" x 1/2"	72
Gable-End Vents shall be 14" x 15" x 1/2"	150

All ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of no more than 1/8" x 1/8" x 1/8" mesh.

Gable-End Vents shall be set where shown in sections above and on elevation.

See Foundation Vents to Remain.

Materials
Shingle roofing (at pitches and on slope roofs 1:12 maximum slope) shall be James Hardie (specification #3 GUM) or equivalent surface. Use A Fire rated assembly. Use Type B. Check ICC with Ply sheath of 1/2" or more per Type B1 or "Clear Ply" or "Clear Ply Promer", rolled or hot mopped. Surfacing: Type U3 "Guard". See also AL 780/ Vent #418.

Roof deck and base pavers shall have waterproof membrane. Install coating for: Exact Coat Fire system (D) per ICC-ES E-25-2001 and manufacturer application instructions. See also details for exterior walking deck composition.

Asphalt Composition Shingles to be GAF Cameo II. Charcoal class A-CC-ESR/FR-1478) over 3/8" walking paper.

ROOF PLAN NOTES

Details are typical and shall apply at any similar condition. See existing conditions to match base sizes and overhang and other architectural detail.

Roof slopes shall be as noted on plans. Provide 1/4" inch per foot overhang on 1/2" inch and above on eaves.

Provide roof drains and overflow drains/boilers at existing locations.

Roof overhangs are not detailed unless otherwise specified on this sheet.

- 1) 20' - 100' minimum to property line for fire protection.
- 2) 10' (to required yard setback), min.
- 3) When other zoning regulations apply. Vary.

For skylights, see window schedule.

Arrows indicate flow to or from one of roof slopes.

The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 30 feet above grade. (CALIF. 11223)

Ventilation
There is attic on the proposed addition. Domestic vents shall be provided at roof and wall vents at foundation. See attached schedule for required ventilation. Show existing vents to be removed, covered or replaced. New vents shall be provided in matching size and quantity in addition to those specified in the schedule.

All new roof and attic vents shall resist the minimum 2" frame and anchors into the side area of the structure, or shall be protected by corrosion resistant non-combustible wire mesh with 1/8" (0.375") openings per ICC-ES E-25-2001. (ICC-ES E-25-2001)

Fire Safety Compliance
All roofs shall be Class A assembly.

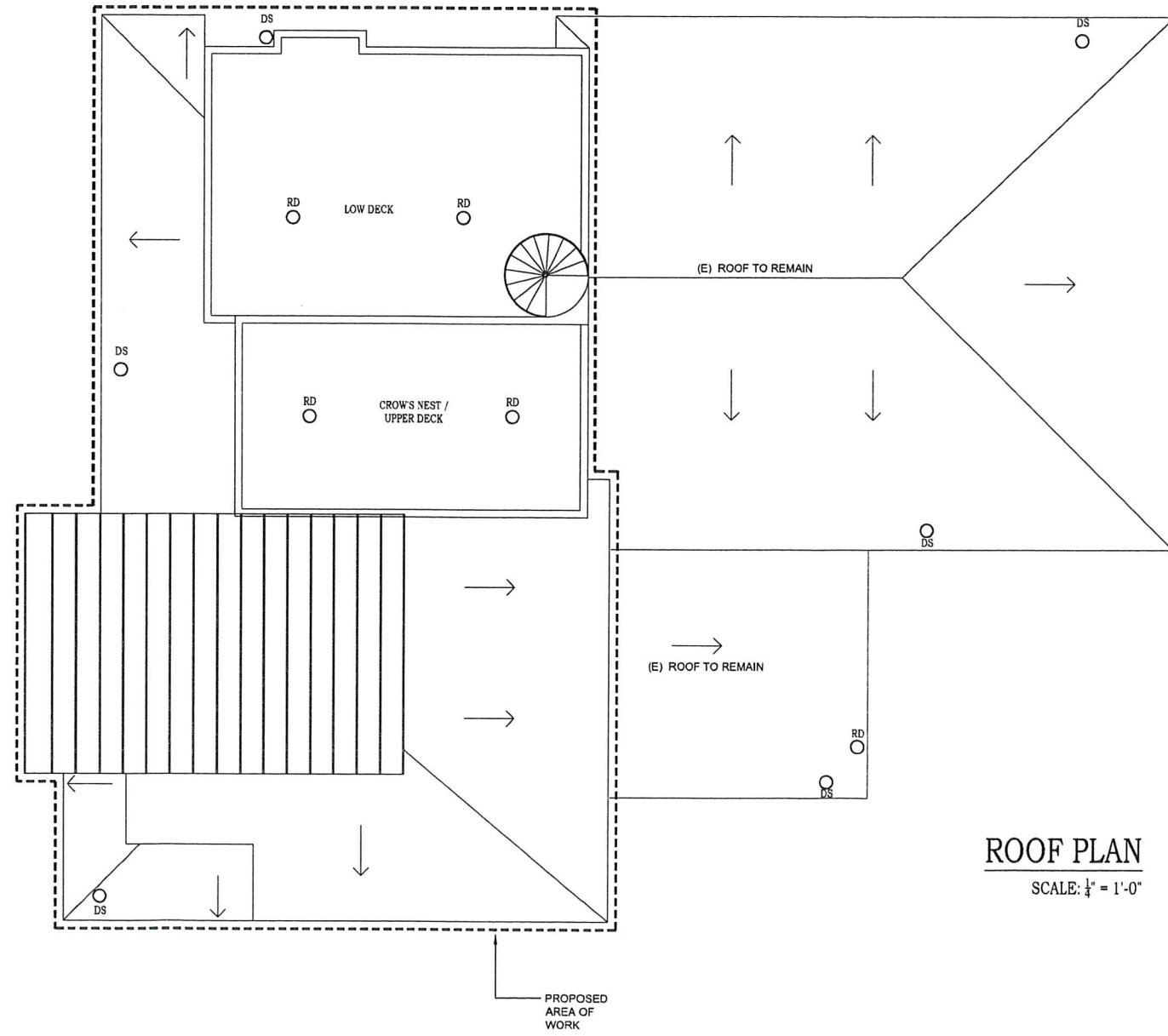
Roofing materials used in skylight, vent, and sloped roofs shall be tempered glass or multi-layered glass.

When provided, as by building code for not less than 0.118 inches (3.0 mm) for 1/2" (0.0125 inch) corrosion resistance metal installed over a minimum 26 inch wide "outlet" flashing of not less than 1/2" (0.0125 inch) cap sheet covering the full length of the valley.

All buildings and structures having any chimney, flue or stovepipe attached to any fireplace, stove, furnace, or other solid or liquid fuel burning equipment and devices, shall be equipped with an approved spark arrestor. (CALIF. 11202)

Structural members shall not be reduced at the termination of chimneys for masonry or fireplaces, or eaves where such reductions are noted and shall be used with the specific restraint and installed in accordance with the manufacturer's installation instructions. (CALIF. 11202)

When less than 2x (1:50 inches) blocking is provided for protection of underside of eaves, it shall be protected with 1/2" (0.0125 inch) metal sheet or other non-combustible material with one hour fire rating (ICC-ES / NER 425). Protection shall be installed in accordance with the manufacturer's instructions.



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

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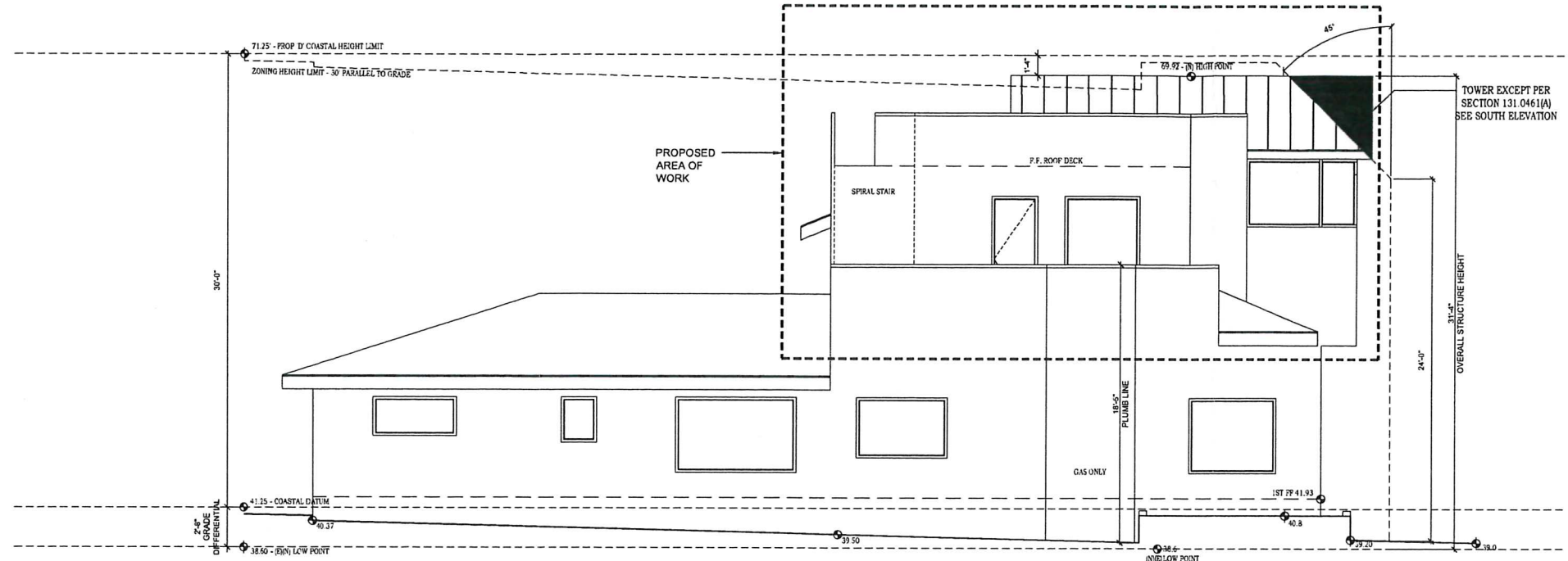
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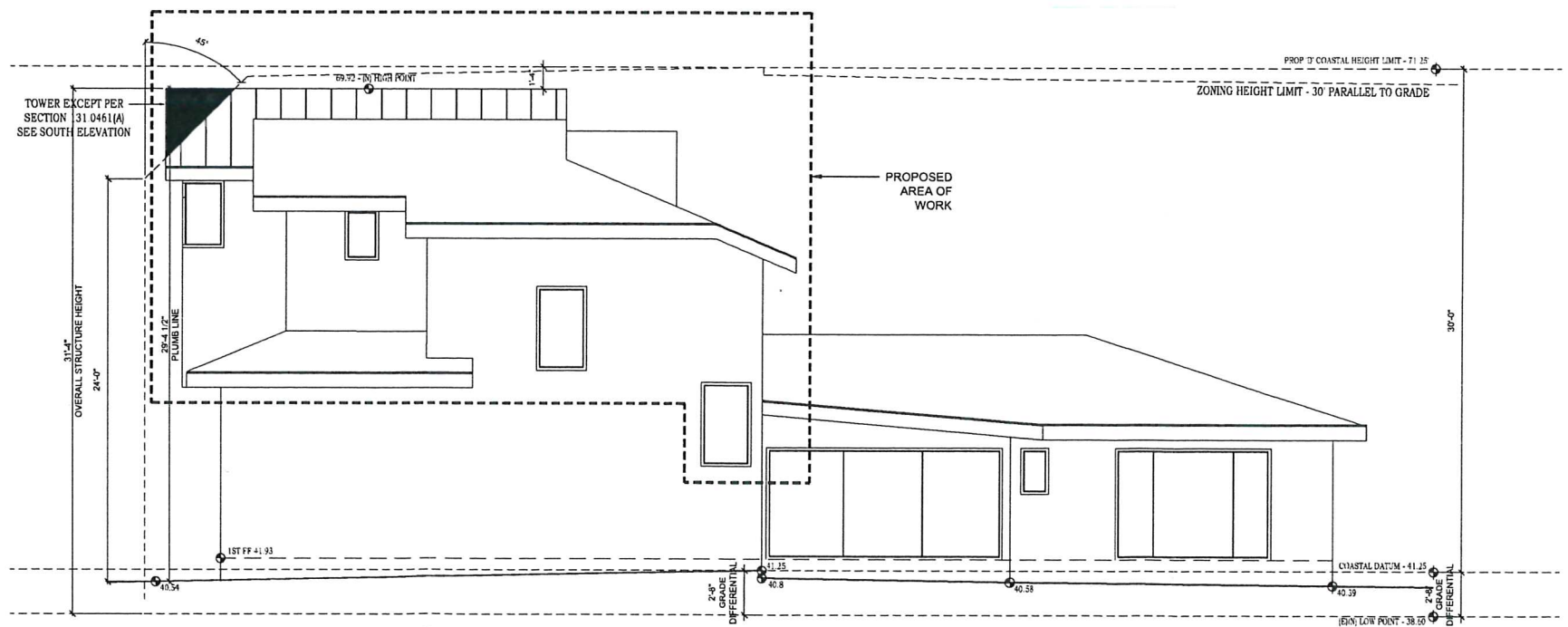
Building
Elevations

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WEST ELEVATION

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



EAST ELEVATION

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

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG 5-4.
A PRE-CONSTRUCTION INSPECTION IS NOT REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING GREATER THAN ONE FOOT FROM THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION 65). A PRE-CONSTRUCTION MEETING IS SCHEDULED AND CLEARED BY THE FILED INSPECTOR BEFORE ANY SUBSEQUENT INSPECTION CAN BE SCHEDULED. CALL (858) 492-6072, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

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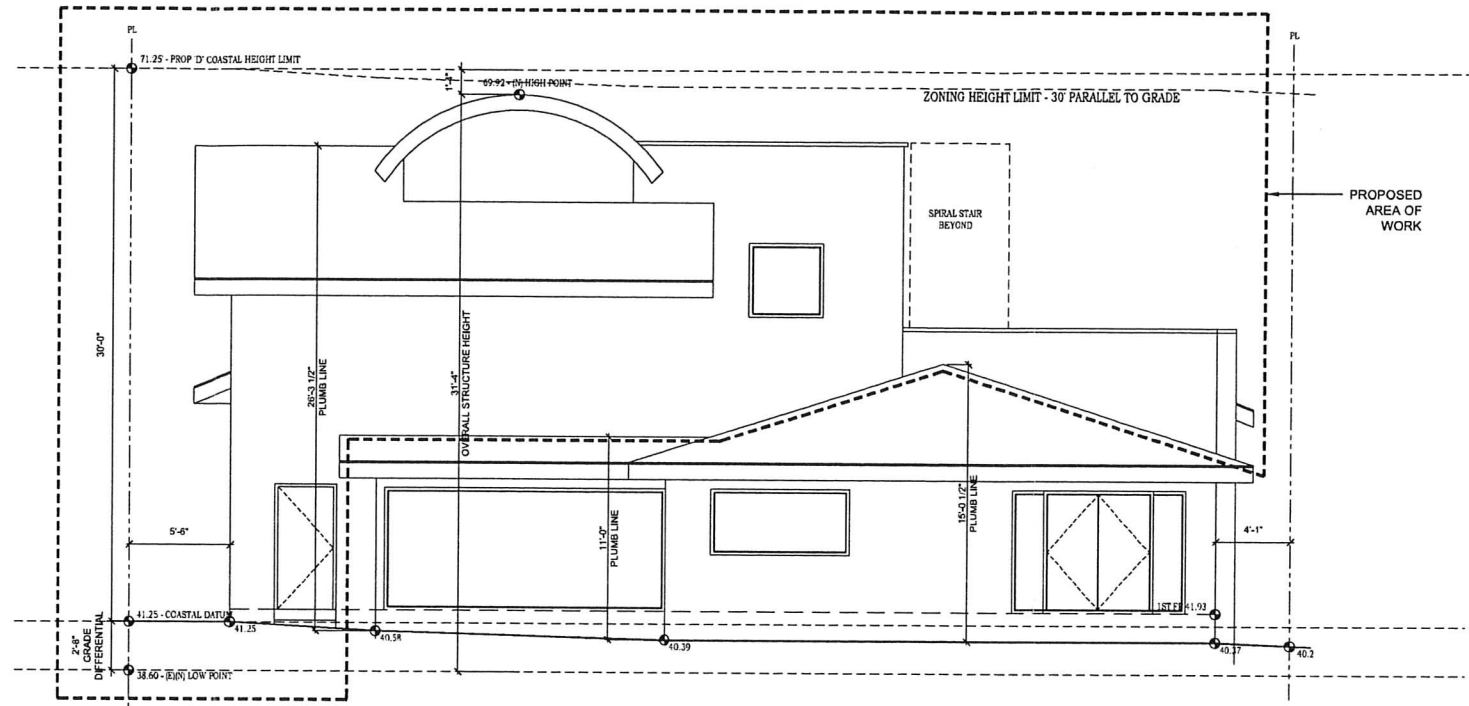
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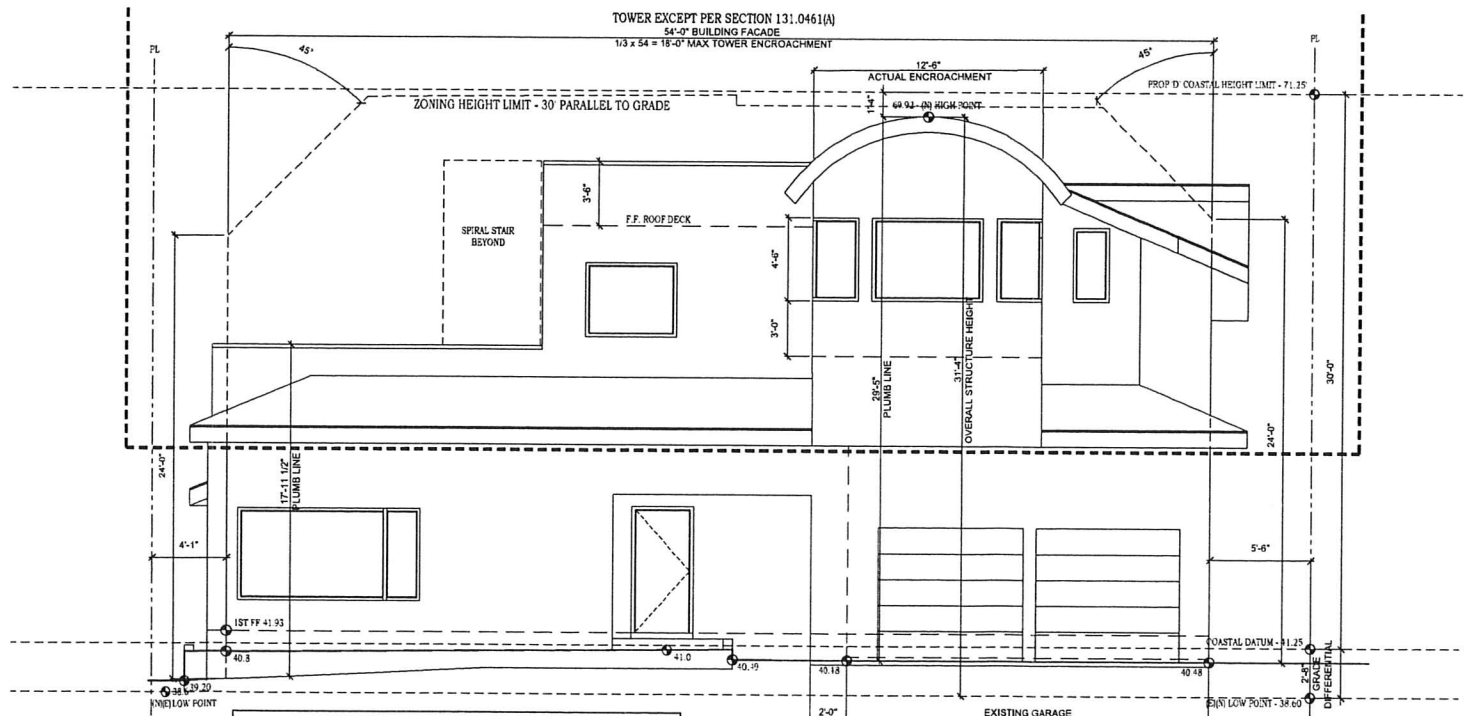
Building
Elevations

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Sheet 09 of 10



NORTH ELEVATION

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



SOUTH ELEVATION

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

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A PRE-CONSTRUCTION INSPECTION IS NOT REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING GREATER THAN ONE FOOT FROM THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE PROVISION D. A PRE-CONSTRUCTION MEETING IS SCHEDULED AND CLEARED BY THE FILED INSPECTOR BEFORE ANY SUBSEQUENT INSPECTION CAN BE SCHEDULED. CALL (858) 492-9070. IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

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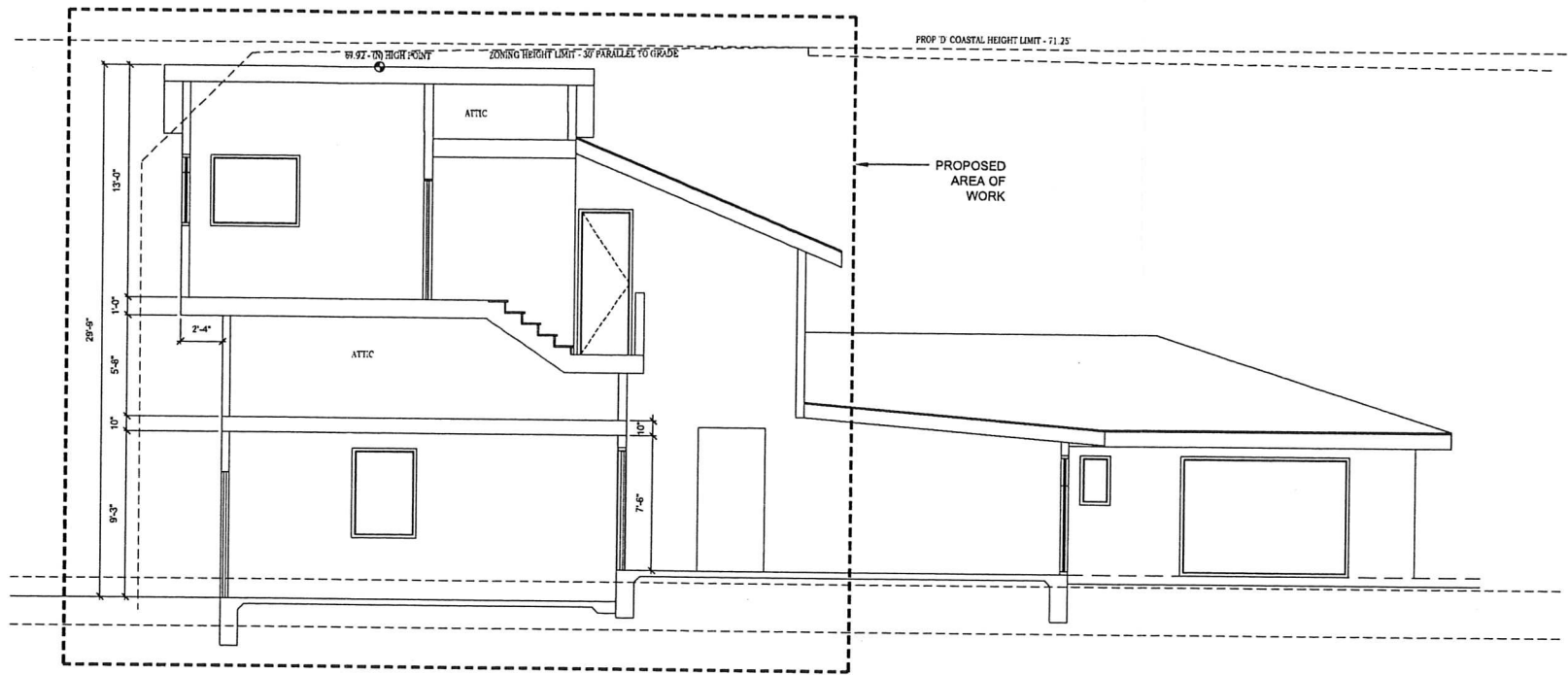
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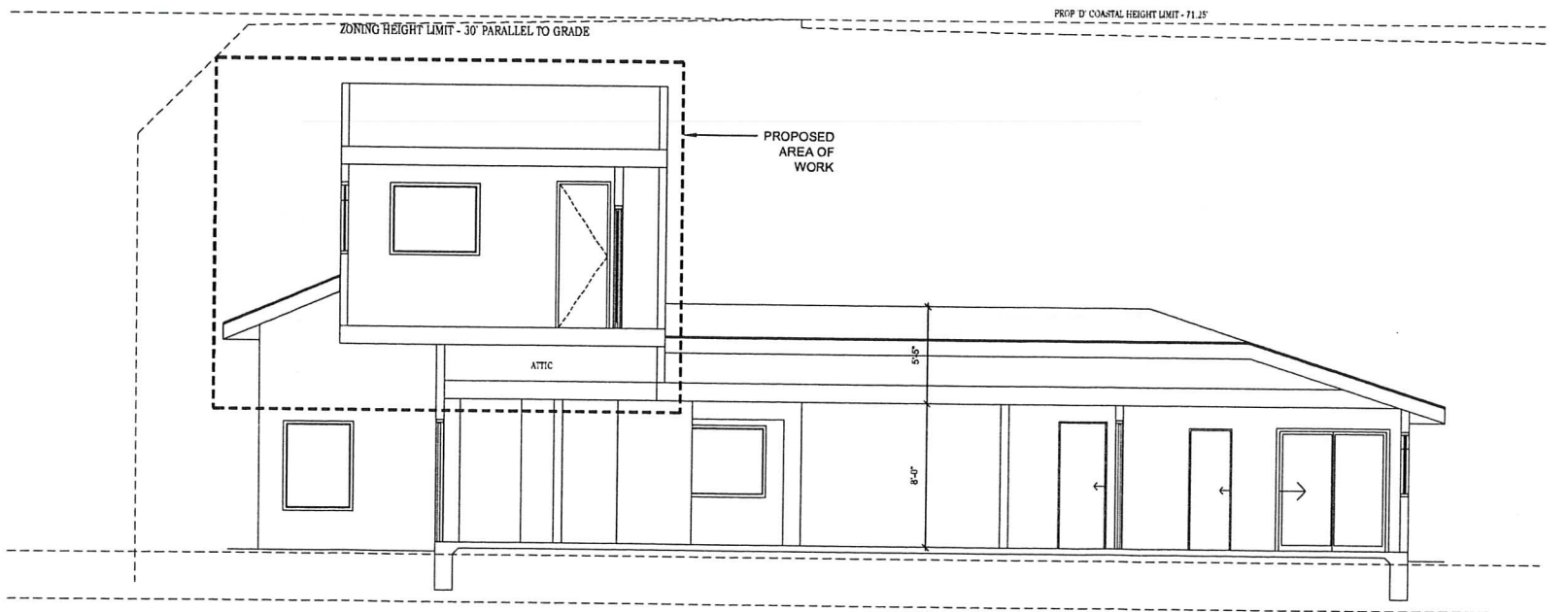
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Building
Sections

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Sheet 10 of 10



SECTION A
SCALE: $\frac{1}{4}'' = 1'-0''$



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SECTION B
SCALE: $\frac{1}{4}'' = 1'-0''$