



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 25, 2018 REPORT NO. HO-18-060

HEARING DATE: August 1, 2018

SUBJECT: KNAUSS SPA CDP/SDP, Process Three Decision

PROJECT NUMBER: [578166](#)

OWNER/APPLICANT: Knauss Properties LLC, Owner/Claude-Anthony Marengo, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit/Site Development Permit to add a spa and related equipment to a site containing an existing, two-story, residential dwelling unit with an attached three-car garage located at 301 Sea Ridge Drive in the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2166559/Site Development Permit No. 2166560 (Amendment to Coastal Development Permit and Sensitive Coastal Resources Permit No. 89-0762).

Community Planning Group Recommendation: On February 1, 2018, the La Jolla Community Planning Association voted 7-5-1 to recommend approval 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 15303" (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 27, 2018, and the opportunity to appeal that determination ended July 11, 2018.

BACKGROUND

The project site is developed with an existing, two-story, residential dwelling unit, built in 1990, under Coastal Development Permit and Sensitive Coastal Resources Permit No. 89-0762, approved by the Planning Director on December 1, 1989 (Attachment 7). The project site is located at 301 Sea Ridge Drive (Attachment 1). The surrounding properties are fully developed and form a well-

established, single-dwelling-unit residential neighborhood (Attachment 3). The existing structure is less than 45 years old and, therefore, was not evaluated for historical significance.

The 0.20-acre project site is in the RS-1-7 Zone (Single Family Zone), Coastal Overlay Zone (Appealable), Sensitive Coastal Resources Overlay Zone, Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone and 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 (Attachment 2). 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. A Site Development Permit is required by SDMC Section 143.0110 for development on a premise containing Environmentally Sensitive Lands (ESL) in the form of Coastal Bluffs.

DISCUSSION:

Project Description: The project proposes to add an in-ground spa with equipment enclosure to the site containing an existing, two-story, single-family dwelling unit with an attached, three car garage. The applicant has designed the project to conform to all the applicable regulations of the RS-1-7 Zone, Coastal Overlay Zone, Sensitive Coastal Resources Overlay, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, and Residential Tandem Parking Overlay Zone. The developed site contains Environmentally Sensitive Lands (ESL) in the form of a Coastal Bluffs along the southern portion of the site. San Diego Municipal Code (SDMC) Section 143.0143(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet or more from the coastal bluff edge unless supported by the geotechnical analysis. This project proposes a bluff edge setback of 25 feet. Geotechnical Investigation Reports were prepared by the applicant and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development at the reduced 25-foot bluff setback, as illustrated on the site plan (Attachment 12),

To protect the Coastal Bluffs along the southern portion of the site, San Diego Municipal Code (SDMC) Section 142.0340(f) requires the recordation of a Covenant of Easement over the Coastal Bluff area. The draft permit condition requires the recording of a Covenant of Easement over the Coastal Bluff area. All surface drainage run-off has been designed to discharge towards the Sea Ridge Drive public right-of-way and away from the Coastal Bluffs. The driveway is proposed to be narrowed to a maximum width of 12 feet to maximize on-street parking and comply with the Coastal and Beach Parking Impact Overlay Zone regulations. The site is located on the south side of Sea Ridge Drive which has an Alternative Pedestrian Access (Attachment 11) along the street frontage within the public right-of-way that will be maintained as an open pedestrian access way to remain in conformance with the La Jolla Community Plan and Local Coastal Program Land Use Plan for pedestrian access.

The project site is located directly east and north of the Pacific Ocean coastline, however is not located within or adjacent to a public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (Attachment 10). As the project site is located within the First Public Roadway (Sea Ridge Drive) and the sea, it is required to protect intermittent views along that public right of way between the residences. An intermittent view is provided through the west side setback

area and has been preserved through a previously recorded ten-foot-wide view corridor easement. The proposed spa and equipment enclosure will be in the south west portion of the property approximately ten feet from the single-family dwelling unit and within the view corridor easement. The perimeter walls of the spa and equipment enclosure reach a maximum height of three feet above grade, which is an allowed height of a solid fence or structure within the view corridor easement. The proposed project will not negatively impact this identified intermittent public view to the ocean.

CONCLUSION:

This proposed project is designed to comply with the development regulations of the underlying zone, Sensitive Coastal Resources Overlay, the Coastal and Beach Parking Impact Overlay Zone regulations, the identified public views and the Community Plan. 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. 2166559 and Site Development Permit No. 2166560, Amending Coastal Development Permit and Sensitive Coastal Resources Permit No. 89-0762, as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2166559 and Site Development Permit No. 2166560 (Amending Coastal Development Permit and Sensitive Coastal Resources Permit No. 89-0762), with modifications.
2. Deny Coastal Development Permit No. 2166559 and Site Development Permit No. 2166560 (Amending Coastal Development Permit and Sensitive Coastal Resources Permit No. 89-0762), 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. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental - Notice of Exemption
7. Copy of Coastal Development Permit and Sensitive Coastal Resources Permit No. 89-0762.
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



301 SEA RIDGE DRIVE

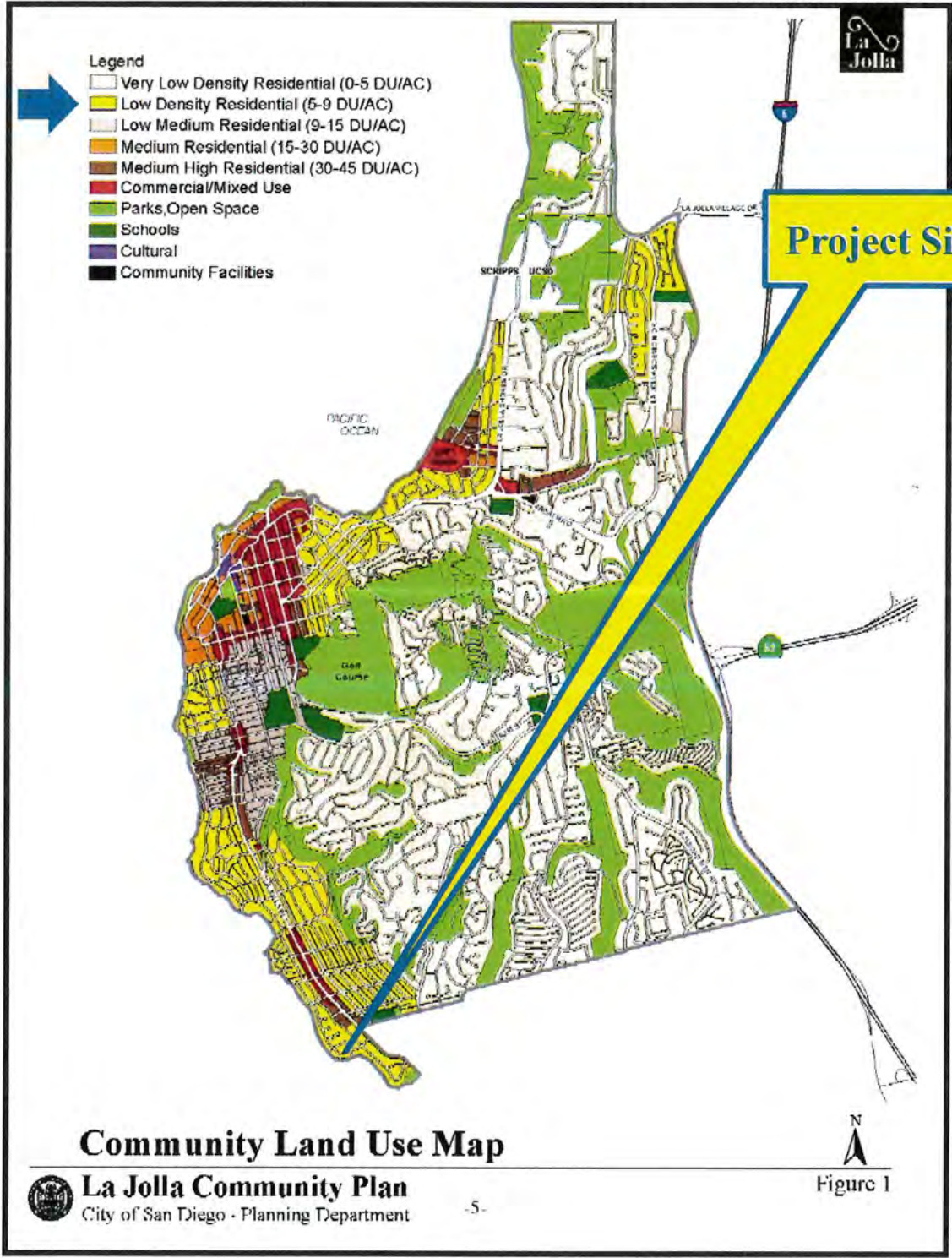
**301 Sea Ridge Dr,
San Diego, CA 92037**



Project Location Map

KNAUSS SPA CDP/SDP – 301 SEA RIDGE DRIVE
PROJECT NO. 578166





Land Use Map

KNAUSS SPA CDP/SDP - 301 SEA RIDGE DRIVE
PROJECT NO. 578166 La Jolla





Aerial Photo

**KNAUSS SPA CDP/SDP – 301 SEA RIDGE DRIVE
PROJECT NO. 578166**



**HEARING OFFICER RESOLUTION NO. ____
COASTAL DEVELOPMENT PERMIT NO. 2166559/
SITE DEVELOPMENT PERMIT NO. 2166560
AMENDMENT TO COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE PERMIT NO. 89-0762
KNAUSS SPA CDP/SDP - PROJECT NO. 578166**

WHEREAS, Knauss Properties LLC, a Texas Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego to add a spa and related equipment enclosure to property containing an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2166559 and 2166560), on portions of a 0.20-acre property;

WHEREAS, the project site is located at 301 Sea Ridge Drive, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Resources Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, the First Public Roadway, Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as: Lot 20 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, according to Map No. 3216, filed in the office of the County Recorder of San Diego County, April 14, 1955, excepting therefrom any portion thereof now or heretofore lying below the mean high tide line of the Pacific Ocean, Assessor's Parcel No. 415-031-06-00;

WHEREAS, on June 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 exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on August 1, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2166559/Site Development Permit No. 2166560, 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.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The project site is currently developed with a two-story dwelling unit located directly adjacent to the Pacific Ocean coastline. This project proposes the addition of a spa and equipment enclosure to be located in the southwest portion of the property in close proximity to the dwelling unit. The area for the new spa and equipment enclosure is currently developed as a patio area, approximately ten feet from the existing residence. The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast. The project site is located within the First Public Roadway (Sea Ridge Drive) and the Pacific Ocean. The site has an Alternative Pedestrian Access identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The Alternative Pedestrian Access is along the project site's street frontage within the Sea Ridge Drive public right-of-way. This pedestrian access is existing and will remain open and will be maintained in its current form.

There is no identified public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is located along the south side of Sea Ridge Drive and there are intermittent views along that public right of way between the residences. An Intermittent view is provided through the west side setback area and has been preserved and enhanced with a greater than the minimum width through a previously recorded ten-foot-wide view corridor easement. The proposed project meets all of the development standards, such as building setbacks, and maximum solid wall heights required or allowed by the underlying zone. Thus, the proposed addition of a spa and equipment enclosure 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; and the proposed spa addition project 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 project site has been fully graded and developed with a single-family dwelling unit in since 1990. The site contains environmentally sensitive resources in the form of coastal bluffs on the project's south side. The project proposes to add a spa and equipment enclosure to the property containing an existing residential dwelling unit. The spa and equipment enclosure are to be located in the southwest portion of the property, currently developed as a patio area, approximately ten feet from the existing dwelling unit. The southern portion of the site contains the coastal bluff area, which will remain and be protected with the recording of a covenant of easement as a condition of the permit. Site drainage currently drains toward the public street. All surface drainage will be conveyed to the Sea Ridge Drive public right-of-way. The project site is relatively flat and grading operations would entail approximately 5 cubic yards of cut, zero cubic yards of fill and zero cubic yards of export from the site. This previously disturbed project site does not contain any form of environmentally sensitive lands, except for the Coastal Bluffs along the southern edge of the property which will be preserved through a Covenant of Easement. 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 project proposes the addition of a spa and equipment enclosure to an existing single-family residence. The project site is located in an area identified as Low density (5-9 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation at 5 DU/acre. The project is designed to conform to all of the applicable development regulations of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and the Sensitive Coastal Overlay Zone. San Diego Municipal Code (SDMC) Section 143.0143(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet or more from the coastal bluff edge unless supported by the geotechnical analysis. This project proposes a bluff edge setback of 25 feet. Submitted Geotechnical Investigation Reports were prepared by the applicant and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development at the 25-foot bluff setback. The proposed spa and equipment enclosure will be located in the southwest portion of the property approximately ten feet from the existing residence within an improved patio area.

The project site is located directly adjacent to the coastline with identified intermittent views between the structures from the public right of way of Sea Ridge Drive, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. As a prior permit condition, the project recorded a ten-foot wide view easement through the side setback area along the structure's west side setback area to preserve this intermittent view. The project site is located in an area identified by the La Jolla Community Plan and Local Coastal Program Land Use Plan as containing Alternative Pedestrian Access (public access to the beach areas) along the Sea Ridge Drive street frontage which will remain open and will be maintained in its current form. Project development will be fully contained within the existing legal lot area. Therefore, the proposed project has been determined to be in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 8,500-square-foot site, currently developed with an existing residence, is located within a well-developed residential neighborhood directly adjacent to the Pacific Ocean coastline. The project site is located on privately owned property within the first public road (Sea Ridge Drive) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The project site is identified as containing potential intermittent views between the structures from the public right of way of Sea Ridge Drive, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. An Intermittent view is provided through the west side setback area and has been preserved and enhanced with a greater than the minimum width through a previously recorded ten-foot-wide view corridor easement. The proposed development will maintain the existing public sidewalk, which is also the identified Alternative Pedestrian Access within the Sea Ridge Drive public right-of-way. Due

to these factors the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes the addition of a spa and equipment enclosure to an existing single-family residence. The proposed project is located in an area identified as Low density (5-9 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation at 5 DU/acre. The proposed development has been found consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Land Use Plan, and the RS-1-7 Zone development regulations, allowed density and design recommendations. Thus, this addition of a spa and equipment enclosure will not adversely affect the La Jolla Community Plan and Local Coastal Land Use Plan.

2. The proposed development will not be detrimental to the public health, safety and welfare.

The proposed addition of a spa and equipment enclosure to an existing single-family residence has been designed to comply with all of the applicable development regulations, including those of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and the Sensitive Coastal Overlay Zone. This project includes a new 12-foot maximum width driveway design and an encroachment removal agreement dedication. These public improvements will help protect public health and safety by narrowing the driveway width and maximizing on-street parking. The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed addition of a spa and equipment enclosure to an existing single-family residence, will comply with the development regulations of the RS-1-7 Zone, Coastal Overlay Zone, Sensitive Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. San Diego Municipal Code (SDMC) Section 143.0143(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40-feet or more from the coastal bluff edge unless supported by the geotechnical analysis. This project proposes a bluff edge setback of 25 feet. Submitted Geotechnical Investigation Reports were prepared by the applicant and reviewed to

analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development at the 25-foot bluff setback. There are no proposed variances or deviations to the development regulations of the Land Development Code. The building setbacks, drainage, public views, public access and driveway width and will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs. The proposed addition of a spa and equipment enclosure to an existing single-family residence, with a proposed 25-foot coastal bluff setback and will not reduce or negatively impact any public views identified in the La Jolla Community Plan and Local Coastal Land Use Plan. Based on staff's review of the proposed grading plans, landscape plans and the project's Geologic Reports prepared by the applicant it was determined that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 25-foot coastal bluff setback, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent coastal bluffs (Environmentally Sensitive Lands). Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Sea Ridge Drive public right-of-way. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project site is relatively flat and grading operations would entail approximately 5 cubic yards of cut, zero cubic yards of fill and zero cubic yards of export from the site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The review of the grading plans, landscape plans and geologic reports aid in determined that the proposed site has proper site design and adequate geologic stability, that the site is a coastal bluff with a minimum 25-foot coastal bluff setback, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent Coastal Bluffs (Environmentally Sensitive Lands). To avoid erosional forces on the adjacent bluff area, site drainage from the improved areas of the project site is designed to drain toward the Sea Ridge Drive public right-of-way. Compliance with the permit conditions will ensure that new development would be built with an adequate bluff setback to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards.

Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs. The proposed development will take place entirely within private property and not encroach on to the coastal bluff area or any Environmentally Sensitive Lands. The proposed grading plans, landscape plans illustrate and the project's geologic reports demonstrate that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 25-foot coastal bluff setback, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent coastal bluffs (Environmentally Sensitive Lands). Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Sea Ridge Drive public right-of-way.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping to be implemented in the construction documents to prevent adverse impacts on any adjacent environmentally sensitive lands. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP);

The project proposes the addition of a spa and equipment enclosure to an existing single-family residence. The site is located at 301 Sea Ridge Drive, RS-1-7 zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and within the La Jolla Community Planning area.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and the site does not contain any form of Vernal Pool Habitat. Therefore, the subject finding does not apply to this project.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The development for a spa and equipment enclosure addition to the existing residence is located entirely within private property and within the area of existing development. The southern portion of the site contains the coastal bluff area, which will remain and be protected with the recording of a covenant of easement as a condition of the permit. All surface drainage will be conveyed to the Sea Ridge Drive public right-of-way. The project site is relatively flat and grading operations for the proposed basement and foundation would entail approximately five cubic yards of cut and zero cubic yards of fill. Based on the drainage design of the site away from the bluff, the location of the proposed development within an existing developed area of the site and the minimal amount of

grading, this proposed project will not contribute to erosion. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project proposes the addition of a spa and equipment enclosure to a property containing an existing single-family residence. The site is located at 301 Sea Ridge Drive, in the RS-1-7 zone, within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone. This project was determined to be categorically exempt under CEQA Guidelines and no mitigation measures were required.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2166559/Site Development Permit No. 2166560 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2166559 and 2166560, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: August 1, 2018.

Job Order No. 24007492

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: 24007492

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2166559/SITE DEVELOPMENT PERMIT NO. 2166560

KNAUSS SPA - PROJECT NO. 578166

AMENDMENT TO COASTAL DEVELOPMENT AND SENSITIVE COASTAL RESOURCE PERMIT NO. 89-0762
HEARING OFFICER

This Coastal Development Permit No. 2166559/Site Development Permit No. 2166560, Amendment to Coastal Development Permit/Sensitive Coastal Resource Permit No. 89-0762, is granted by the Hearing Officer of the City of San Diego to Knauss Properties, LLC, a Texas Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0402. The 0.20-acre site is located at 301 Sea Ridge Drive, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Sensitive Coastal Resources Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal Beach) Overlay Zone, the First Public Roadway and Residential Tandem Parking Overlay Zone within the La Jolla Community Plan area. The project site is legally described as: Lot 20 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, according to Map No. 3216, filed in the office of the County Recorder of San Diego County, April 14, 1955, excepting therefrom any portion thereof now or heretofore lying below the mean high tide line of the Pacific Ocean, Assessor's Parcel No. 415-031-06-00.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the addition of a spa and equipment enclosure to a property containing an existing single-family residence 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. The addition of a spa and related equipment enclosure to a property containing an existing, two-story, single-family residence with an attached three-car garage;
- b. Existing and new landscaping (planting, irrigation and landscape related improvements);
- 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 __, 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 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 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 building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains/curb outlet in the Sea Ridge Drive Right-of-Way.
16. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for all existing and proposed improvements of any kind, including utilities, landscaping, decorative rocks/paving, and electrical conduits to be installed within the Sea Ridge Drive Public- Right-of-Way.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot-wide driveway per current City Standards, adjacent to the site on Sea Ridge Drive, to the satisfaction of the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 1.5 feet on Sea Ridge Drive to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.
19. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
20. 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.
21. 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.

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping shall be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

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

PLANNING/DESIGN REQUIREMENTS:

26. 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.

27. 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.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Coastal Bluffs, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

29. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of

the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

30. 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.

31. All terms and conditions of Coastal Development Permit and Sensitive Coastal Resources Permit No. 89-0762, shall remain in effect except as modified by this approval.

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, by Resolution No.

ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 2166559/SDP No. 2166560
Date of Approval: Aug. 1, 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.

Knauss Properties, LLC, a Texas Limited
Liability Company
Owner/Permittee

By _____
Don Knauss
Managing Member

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

NOTICE OF EXEMPTION

ATTACHMENT 6

(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: Knauss Spa CDP SDP

Project No. / SCH No.: 578166/N.A.

Project Location-Specific: 301 Sea Ridge Drive, La Jolla, CA 92037

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

Description of nature and purpose of the Project: The project is for a Coastal Development Permit (CDP) and Site Development Permit (SDP) to amend CDP and Sensitive Coastal Resource Permit No. 89-0762 for the addition of a spa, site walls, fences, walkways and equipment enclosure to a single family residence on a Sensitive Coastal Property addressed at 301 Sea Ridge Drive, La Jolla, CA. The 0.20 acre project site is within the Sensitive Coastal Overlay Zone, the RS-1-7 zone, is overlain by Sensitive Vegetation, is within the Coastal Height Limitation Overlay Zone, The Coastal Overlay Zone (Coastal Appealable), the First Public Roadway and the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan Area of the City of San Diego. No construction would occur on the existing residence.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Don Knauss
301 Sea Ridge Drive
San Diego, CA, 92037
510-219-7622

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))
- (x) Categorical Exemption: 15303 (New Construction)
- () 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 15303 (New Construction). Section 15303 allows for the construction of accessory structures. Since the project would construct a spa, site walls, fences, walkways, and equipment enclosure at an already constructed single family residence the exemption is appropriate. 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

ATTACHMENT 6

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

7/23/2018
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

MAR 08 1990
RECEIVED

COASTAL DEVELOPMENT PERMIT NO. 89-0762 AND
SENSITIVE COASTAL RESOURCE PERMIT NO. 89-0762
SPITZER RESIDENCE
PLANNING DIRECTOR

This Coastal Development Permit is granted by the Planning Director of the City of San Diego to CHARLES SPITZER, Owner/Permittee, pursuant to Section 105.0200 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a single-family residence in the La Jolla Community Plan area; Coastal Development located at 301 Sea Ridge, described as Lot 20, Sun Gold Point Subdivision, Map No. 3216, in the R1-5000 Zone.

2. The facility shall consist of the following:

- a. 3,800 square feet of residential space;
- b. Landscaping;
- c. Off-street parking; and
- d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Prior to the issuance of any building permits, a final subdivision map and Sensitive Coastal Resource Permit shall be recorded on the subject property.

4. Not fewer than two off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated December 1, 1989, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

5. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department; and
- b. The Coastal Development Permit is recorded in the office of the County Recorder.

6. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated December 1, 1989, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

7. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated December 1, 1989, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

8. The property included within this Coastal Development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

9. This Coastal Development permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

10. This Coastal Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

11. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

12. This proposal shall comply with the standards, policies and requirements of all ordinances in effect at the time it is approved; and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.

13. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

14. All drainage to be directed away from bluff edge per approved plans and recommendations contained in the geotechnical report.

15. A non-buildable easement along the northern boundary of the property, currently maintained through a deed restriction on the subject property, shall be observed as a condition of this permit.

16. Unless appealed this Coastal Development Permit shall become effective on the eleventh day following the decision of the Planning Director.

17. This Coastal Development Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

18. This Coastal Development Permit incorporates Sensitive Coastal Resource Permit No. 89-0762. The Sensitive Coastal Resource Permit shall not be valid until the Coastal Development Permit becomes effective.

19. In the event that 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.

APPROVED by the Planning Director of the City of San Diego on December 1, 1989.



ATTACHMENT 8

La Jolla Community Planning Association

Date: February 19, 2018

To: *Glenn Gargas*

CC: *Claude Anthony Marengo*

RE: Knauss Spa

On February 1, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed *the request for a CDP and SDP to amend CDP # 89-0762 and Sensitive Coastal Resource Permit # 89-0762 for the addition of a spa, site walls, fences, walkways and equipment enclosure to a single family residence in a sensitive coastal property. The 0.20 acre site is located in the Coastal (Appealable) Overlay at 301 Sea Ridge Drive in the RS-1-7 zone of the La Jolla Community Plan area.*

15.0 Request for CDP and SDP for the Knauss Spa Project. The LJCPA voted 7-5-1 to approve this project.

Sincerely,

Bob Steck, President

PO Box 889, La Jolla, CA 92038 ♦ 858.456.7900 ♦ <http://www.LaJollaCPA.org> ♦ info@LaJollaCPA.org



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 448-5000

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** _____

Knauss Spa

Project Address:

301 Sea Ridge Drive, 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):

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:

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:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? Texas Corporate Identification No. _____
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). **A signature is required of at least one of the corporate officers or partners who own the property.** Attach additional pages if needed. **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

Corporate/Partnership Name (type or print):
Knauss Properties, LLC

Owner Tenant/Lessee

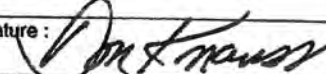
Street Address:
14 Ellicott Way

City/State/Zip:
Sugar Land, Texas 77479

Phone No: (510) 219-7622 Fax No: _____

Name of Corporate Officer/Partner (type or print):
Don Knauss

Title (type or print): _____

Signature :  Date: October 31, 2017

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

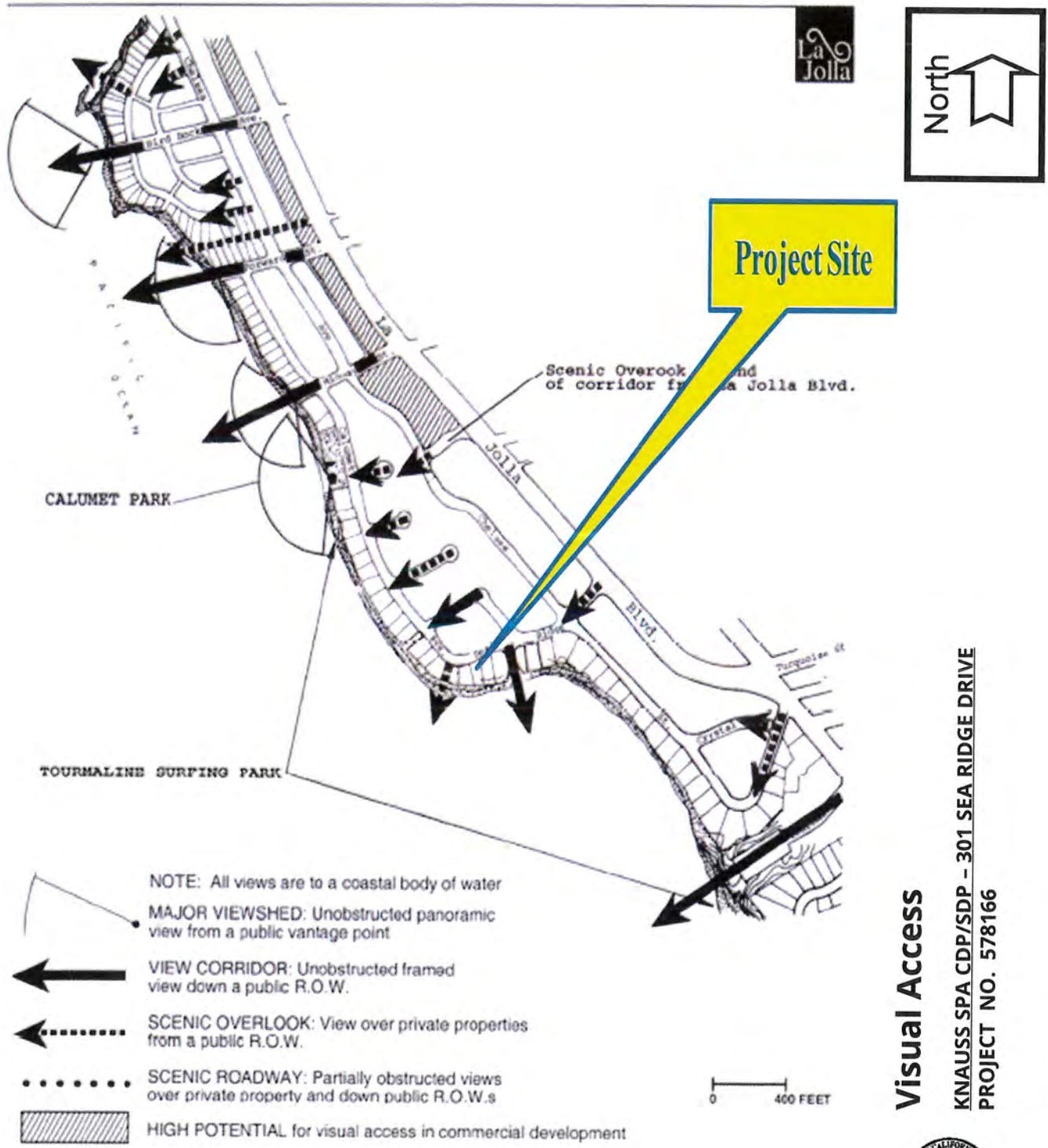
City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____



Visual Access

**KNAUSS SPA CDP/SDP - 301 SEA RIDGE DRIVE
 PROJECT NO. 578166**

Subarea H: Bird Rock - Visual Access

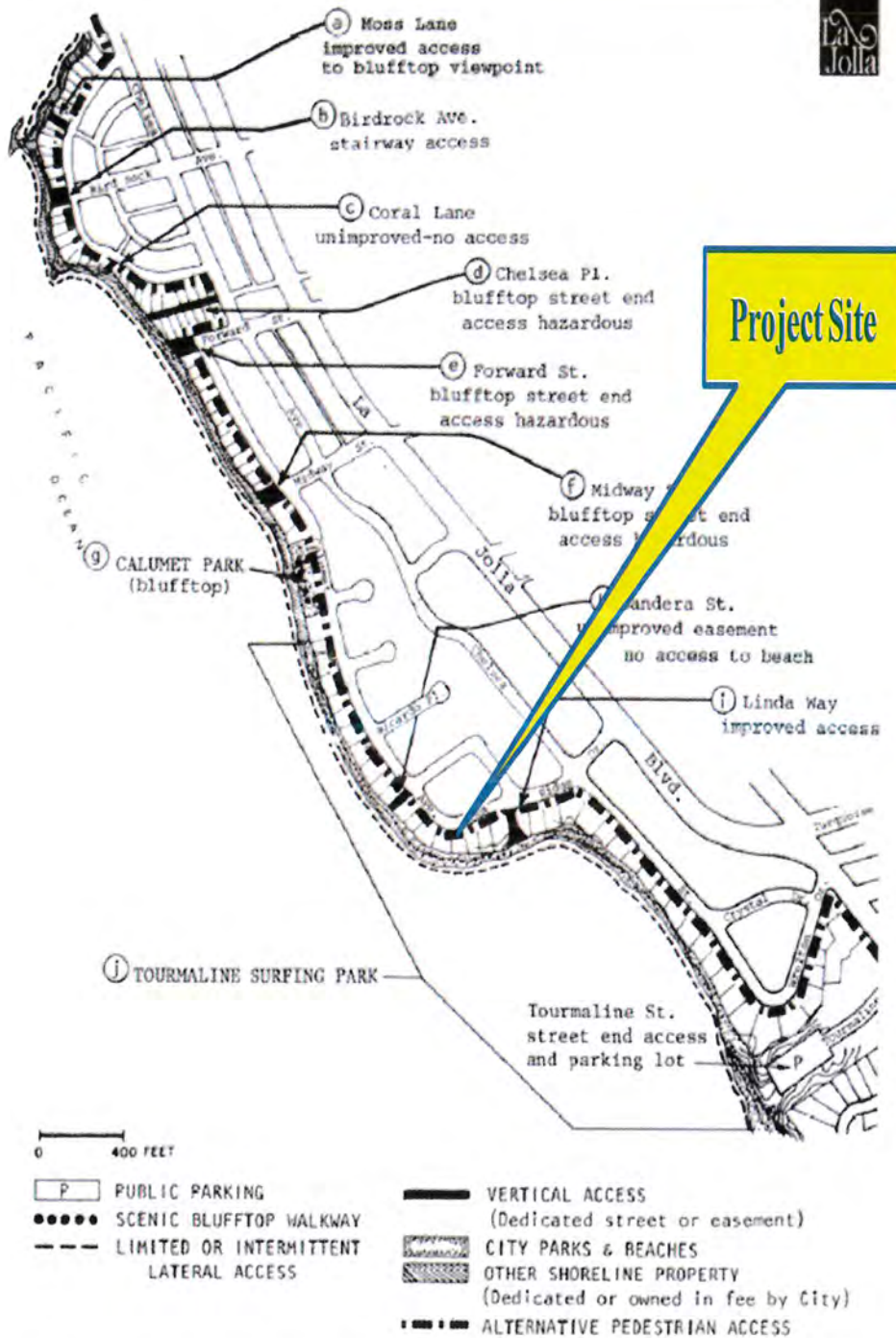


La Jolla Community Plan
 City of San Diego · Planning Department



Figure H





Physical Access

**KNAUSS SPA CDP/SDP - 301 SEA RIDGE DRIVE
PROJECT NO. 578166**

Subarea H: Bird Rock - Physical Access

La Jolla Community Plan
City of San Diego - Planning Department

Figure H



KNAUSS SPA

301 SEA RIDGE
LA JOLLA, CA 92037



Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo Des.

All design, plans and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific permit for which they were prepared is indicated on the project title block. Reproduction, publication or reuse for any method, in whole or part, without the express written consent of Marengo Morton Architects, Incorporated is prohibited. There shall be no changes, alterations, modifications or deviations from these drawings or accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Violation, in whole or in part, of these drawings and attached specifications shall constitute the acceptance of all new conditions.

KNAUSS SPA
301 SEA RIDGE DRIVE
LA JOLLA, CA 92037

REVISIONS:
A. Completion Review 10-31-2017
B. CDP Revisions 01-09-2018
C. CDP Revisions 04-06-2018

PHASE: DESIGN

PROJECT NO: 2017-21

REVIEWED BY: CAM

DRAWN BY: NY

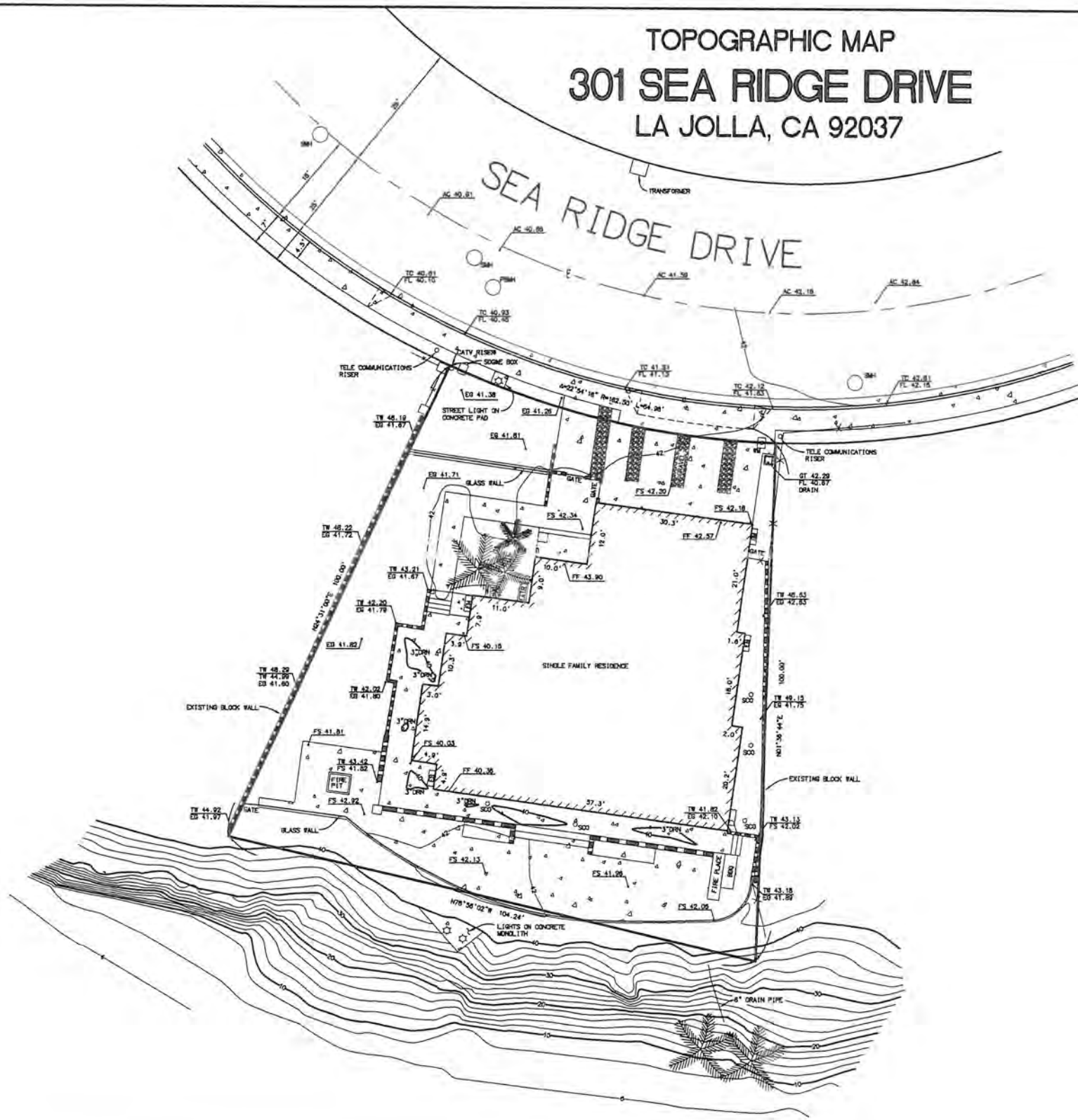
DATE: 04/06/2018

PROJECT TITLE: TITLE SHEET

T-1

VICINITY MAP	SCOPE OF WORK	PROJECT DATA																																																				
<p>VICINITY MAP</p> <p>PUBLIC TRANSIT STOPS</p> <p>FIRE HYDRANTS WITHIN A 600' RADIUS OF THE PROJECT PROPERTY</p> <p>KNAUSS SPA 301 SEA RIDGE DRIVE</p>	<p>Addition of a designer spa and equipment enclosure to a single family residence in a sensitive coastal property.</p> <p>Previously Approved Discretionary Permits: Costal Developmental Permit no. 89-0732 Sensitive Costal Resource Permit no. 89-0762</p>	<p>PROJECT INFORMATION</p> <p>PROJECT ADDRESS: 301 SEA RIDGE DRIVE LA JOLLA, CA 92037</p> <p>ASSESSORS PARCEL NUMBER: 413-071-000-000</p> <p>LEGAL DESCRIPTION: LOT: 20 Map Ref: 003216 Abbreviated Description: LOT: 20 CITY: SAN DIEGO SUBD: SUN GOLD POINT 003216 LOT 20* City/Muni/Twp: SAN DIEGO</p> <p>YEAR BUILT: 2010</p> <p>BUILDING CODE: CALIFORNIA RESIDENTIAL CODE (CRC), 2010 EDITION & ASSOCIATED AMENDMENTS IN SDMC; CALIFORNIA BLDG. CODE (CBC) BASED ON 2016 IBC; NATIONAL ELECTRICAL CODE (NEC), 2016 EDITION; NATIONAL MECHANICAL CODE (CMC), 2016 EDITION; CALIFORNIA PLUMBING CODE (CPC), 2016 EDITION; CITY OF SAN DIEGO MUNICIPAL CODE (SDMC)</p> <p>OCCUPANCY TYPE: R-1 SINGLE FAM-RES</p> <p>NUMBER OF DWELLINGS: 1</p> <p>CONSTRUCTION TYPE: TYPE V</p> <p>NUMBER OF STORIES: NO CHANGE</p> <p>LOT AREA: 8,500 S.F.</p> <p>ZONING INFORMATION: SINGLE FAMILY RESIDENTIAL</p> <p>ZONE: RS-17</p> <p>OVERLAY ZONES: Coastal Height Limit Overlay Zone, Coastal (Non-Applicable) Overlay Zone, Parking Impact Zone, Residential Tandem Parking Zone, Transit Area Zone, First Public Roadway and Sensitive Coastal</p> <p>GEO HAZARD ZONE: 53, 47</p> <p>SETBACKS</p> <table border="1"> <thead> <tr> <th>FRONT (STREET FRONTAGE)</th> <th>ALLOWED</th> <th>PROPOSED</th> <th>DIFFERENCE</th> </tr> </thead> <tbody> <tr> <td>FRONT SIDE:</td> <td>15'-0"</td> <td>0'-0"</td> <td>0'-0"</td> </tr> <tr> <td>INTERIOR SIDE:</td> <td>4'-0"</td> <td>0'-0"</td> <td>0'-0"</td> </tr> <tr> <td>REAR:</td> <td>15'-0"</td> <td>0'-0"</td> <td>0'-0"</td> </tr> </tbody> </table> <p>BUILDING HEIGHT LIMITATIONS: 30'-0" NA NA</p> <p>MAX. FLOOR AREA RATIO (F.A.R.): NA NA NA</p> <p>PARKING SPACES: 1</p> <p>BUILDING AREAS:</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>ADDITION</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>TOTAL AREA:</td> <td>4,199 S.F.</td> <td></td> <td></td> </tr> <tr> <td>LANDSCAPE REQUIRED:</td> <td>529 S.F.</td> <td></td> <td></td> </tr> <tr> <td>LANDSCAPE PROVIDED:</td> <td>529 S.F.</td> <td></td> <td></td> </tr> <tr> <td>LOT AREA:</td> <td>8,500 S.F.</td> <td></td> <td></td> </tr> <tr> <td>PROPOSED F.A.R.</td> <td>NO CHANGE</td> <td></td> <td></td> </tr> <tr> <td>ALLOWABLE F.A.R.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>EXISTING IMPERVIOUS AREA:</td> <td>5762 S.F.</td> <td></td> <td></td> </tr> <tr> <td>PROPOSED IMPERVIOUS AREA:</td> <td>358.4 S.F.</td> <td></td> <td></td> </tr> </tbody> </table>	FRONT (STREET FRONTAGE)	ALLOWED	PROPOSED	DIFFERENCE	FRONT SIDE:	15'-0"	0'-0"	0'-0"	INTERIOR SIDE:	4'-0"	0'-0"	0'-0"	REAR:	15'-0"	0'-0"	0'-0"		EXISTING	ADDITION	TOTAL	TOTAL AREA:	4,199 S.F.			LANDSCAPE REQUIRED:	529 S.F.			LANDSCAPE PROVIDED:	529 S.F.			LOT AREA:	8,500 S.F.			PROPOSED F.A.R.	NO CHANGE			ALLOWABLE F.A.R.				EXISTING IMPERVIOUS AREA:	5762 S.F.			PROPOSED IMPERVIOUS AREA:	358.4 S.F.		
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<p>PROJECT TEAM</p> <p>OWNER'S Knauss Properties LLC 14 Elliot Way Sugar Land, TX 77479</p> <p>ARCHITECT Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Sandra Gonzalez S Gonzalez@marengomortonarchitects.com</p> <p>CIVIL ENGINEER Accurate Land Surveys 3514 Alpine Boulevard, Suite 4 Alpine, CA 91901 Telephone: (619) 445-0110 Contact: Rob Russell Rob@accurateland.com</p> <p>GEOLOGIST TerraCosta Consulting Group 3890 Murphy Canyon Road Suite 200 San Diego, CA 92123 Telephone: (619) 573-0900 Fax: (619) 573-0900 Contact: Walter F. Crispin wcrispin@terracosta.com</p> <p>LANDSCAPE ARCHITECT McCullough Landscape Architects 703 116th Street, Suite 100 San Diego, CA 92101 Telephone: (619) 296-3170 Contact: David McCullough www.mcland.com</p>	<p>SHEET INDEX</p> <p>T-1 COVER/TITLE SHEET</p> <p>TS TOPOGRAPHIC SURVEY</p> <p>L-1.1 LANDSCAPE PLAN</p> <p>A-1.1 SITE PLAN</p> <p>A-1.2 ENLARGED SITE PLAN</p> <p>A-2.1 SITE RENDERINGS</p> <p>A-2.2 SPA LAYOUT & ELEVATIONS</p> <p>A-6.1 SITE SECTION</p>	<p>APPRVD' DISCRETIONARY PERMITS</p> <p>Costal Development Permit no. 89-0732 Sensitive Costal Resource Permit no. 89-0762</p>																																																				

TOPOGRAPHIC MAP
301 SEA RIDGE DRIVE
 LA JOLLA, CA 92037



LEGEND

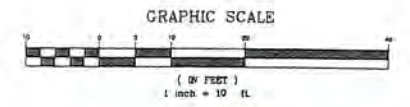
- AC — ASPHALT CONCRETE
- EB — ELECTRIC BOX
- ED — EXISTING DRAIN
- EM — ELECTRIC METER
- FF — FINISH FLOOR
- FL — FLOOR LINE
- FS — FINISH SURFACE
- GM — GAS METER
- (R) — RADIAL BEARING
- SCD — SEWER CLEANOUT
- SM — SEWER MANHOLE
- TC — TOP OF CURB
- TR — TOP OF RAIL
- WM — WATER METER
- — — — — EXISTING WALL

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PILE, IN TOP OF CURB, LOCATED AT THE NORTH CORNER OF CALLAMET AVENUE AND BANDERA STREET.
 ELEVATION = 57.825' (NGVD '29)

NOTES

1. ASSESSOR'S PARCEL NO. 415-031-08
2. LEGAL DESCRIPTION: LOT 20 OF SAN BOLD POINT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 3218, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 14, 1925, EXCEPTING THEREFROM ANY PORTION THEREOF NOW OR HERETOFORE LYING BELOW THE MEANHIGH TIDE LINE OF THE PACIFIC OCEAN, BEING DESCRIBED IN DOCUMENT NO. 2016-050810, RECORDED SEPTEMBER 29, 2016.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
4. GROSS AREA 0.188 ACRES (8,130.79 SQUARE FEET).
5. THE PROPERTY LINES, BEARINGS AND DIMENSIONS, SHOWN HEREON, ARE ESTABLISHED FROM AVAILABLE RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A COMPLETE FIELD BOUNDARY RETRACEMENT SURVEY.



ACCURATE
LAND SURVEYS
 2514 ALPINE BLVD, SUITE 84, ALPINE, CA 91901
 PH. 619-445-0110

Robert J. Russell
 ROBERT J. RUSSELL, PLS. DATE 08/14/17



ATTACHMENT 12



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
SR	BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE	24" DIA	PROPOSED	
WR	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM		EXISTING TO REMAIN	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
AA	AGAVE AMERICANA / CENTURY PLANT		EXISTING TO REMAIN	
CA	CARISSA MACROCARPA / NATAL PLUM		EXISTING TO REMAIN	
LT	LAGERSTROEMIA INDICA X FAUREI / TONTON / TONTON GRAPE MYRTLE		EXISTING TO REMAIN	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	REMARKS
	CAREX PHAEOPACILIS / SLENDER SEDGE		12" o.c.	EXISTING TO REMAIN



LEGEND:

- CENTER TREE IN BASIN. SET CROWN 1" ABOVE GRADE.
- BASIN MULCH PER SPECIFICATIONS.
- 2x10 STAKES PER SPECIFICATIONS.
- TREE TIES PER SPECIFICATIONS.
- TEMPORARY 3" BERM.
- PLANT TABLETS PER SPECIFICATIONS.
- BACKFILL PER SPECIFICATIONS.
- UNAMENDED NATIVE SOIL BACKFILL FIRMED TO SUPPORT PLANT.
- ROOTBALL.
- SCARIFY EDGES OF PLANT PIT.
- ARBOR GUARD.
- ROOT AERATION TUBE - 2 PER TREE. 4" DIA PERFORATED PIPE WRAPPED IN FILTER FABRIC. WITH NOB PLASTIC DRAIN CAP.

NOTES:

- REMOVE STAKE WHICH COMES WITH PLANT FROM NURSERY.
- PLACE PARALLEL TO CURB OR WALK WHERE POSSIBLE.
- ON SLOPES PLACE STAKES ON EITHER SIDE OF TRUNK AT SAME ELEVATION.
- IN FLAT AREAS, PLACE STAKES ON EITHER SIDE OF TRUNK PARALLEL TO PREVAILING WINDS.
- TREES PLANTED IN TURF SHALL HAVE A 2" WIDE CIRCLE CLEAR OF LAWN AND FILLED WITH MULCH AROUND TRUNK.

A TREE PLANTING

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS	25 FEET
INTERSECTIONS CURB LINES OF TWO STREETS	25 FEET

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY OWNER IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSENT WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND STANDARDS.

IRRIGATING SYSTEM NOTE:

ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT BELOW GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE IN THIS DIVISION PER 142.0403(d).

THERE IS AN EXISTING DRIP IRRIGATION SYSTEM ON THE PROPERTY. NEW AUTOMATIC IRRIGATION SHALL BE PROVIDED TO THE PROPOSED STREET TREE ONLY. NOTE THAT EXISTING SYSTEM CAN BE RE-PURPOSED AND EXPANDED TO ACCOMMODATE NEW SITE DESIGN.

VISUAL CORRIDOR NOTE:

LANDSCAPING MAY BE PERMITTED WITHIN THE VIEW CORRIDORS AND VISUAL ACCESS WAYS, PROVIDED SUCH IMPROVEMENTS DO NOT SIGNIFICANTLY OBSTRUCT PUBLIC VIEWS OF THE OCEAN. LANDSCAPE SHALL BE PLANTED AND MAINTAINED TO PRESERVE PUBLIC VIEWS.

ROOT BARRIER NOTE

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES WITHIN 5' OF HARDSCAPE SURFACES.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS INCLUDING LANDSCAPING AND PEDESTRIAN LIGHTING WITHIN THE PUBLIC SIDEWALK SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A 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 PER THE CONDITIONS OF THIS PERMIT.

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 3' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

GENERAL NOTE

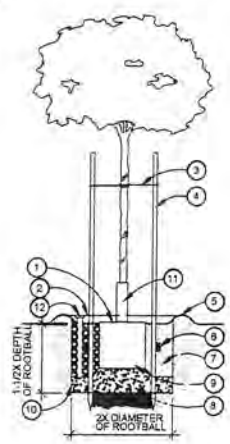
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY-WIDE LANDSCAPE REGULATIONS AND LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER CITY AND REGIONAL STANDARDS.

RAIN SENSOR SHUTOFF DEVICE NOTE

ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE AND A MOISTURE SENSING DEVICE THAT REGULATES THE IRRIGATION SYSTEM FOR ALL LAWN AREAS.

ADDITIONAL NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH MEASURED FROM THE INSIDE FACE OF PAVEMENT).
- EACH TREE SHALL BE PLANTED IN AN AIR AND WATER PERMEABLE PLANTING AREA OF AT LEAST 16 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 3 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING AREA SHALL BE UNOCCUPIED BY UTILITIES.
- ALL IRRIGATION DESIGN AND INSTALLATION SHALL CONFORM WITH THE LANDSCAPE STANDARDS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO BE FAMILIAR WITH AND IMPLEMENT THE LANDSCAPE STANDARDS.
- ANY CHANGES TO THE SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CITY LANDSCAPE PLANNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
- ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE PLANNER, THE OWNER, AND THE DESIGNER/ARCHITECT PRIOR TO INSTALLATION.
- TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET WITHIN A YEAR OF PLANTING.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN SHUTOFF DEVICE.
- GRAZE, DISTURBED, OR ERODED AREAS TO BE TREATED WITH NON-IRRIGATED HYPOHEED MIX SHALL RECEIVE AN INTERIM BIODIVERSITY AS NEEDED BETWEEN APRIL 2010 AND AUGUST 2011 FOR BIODIVERSITY CONTROL. WITH SUBSEQUENT APPLICATION OF THE HYPOHEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST. SUPPLEMENTAL MANUAL IRRIGATION WILL BE IMPLEMENTED IF DEEMED NECESSARY BY THE PROJECT BIOLOGIST AND/OR THE DESIGNER SERVICES DEPARTMENT AND MAY INCLUDE HAND WATERING OR UTILIZATION OF A WATER TRUCK. IF USED, SUPPLEMENTAL WATERING FREQUENCIES WOULD MIMIC NATURAL RAINFALL CYCLES.



- Determine the correct number of panels to be used. Determine the correct spacing between panels and the number of trees. The length of these panels will vary, but as a general rule of thumb use the indicated number of panels. The number of panels will vary based on the number of trees to be planted. The number of panels will vary based on the number of trees to be planted.
- Place the panels in the trench. The panels should be placed in the trench with the panels facing the trees. The panels should be placed in the trench with the panels facing the trees.
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For a complete list of materials and quantities of materials required for a complete installation see the attached schedule of materials.

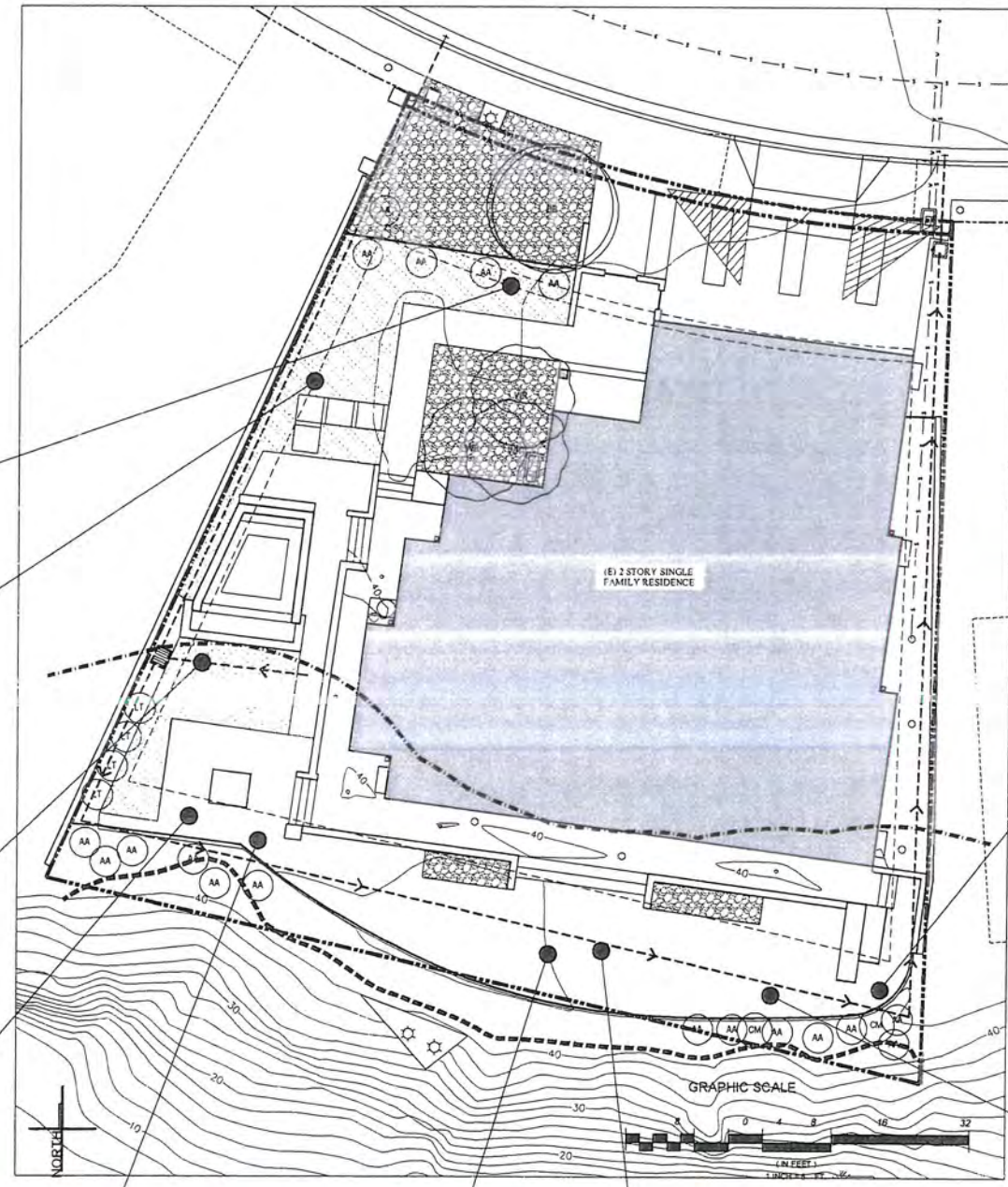
Item	Quantity	Unit
1/2" x 2" x 10' Panels	12	Panel
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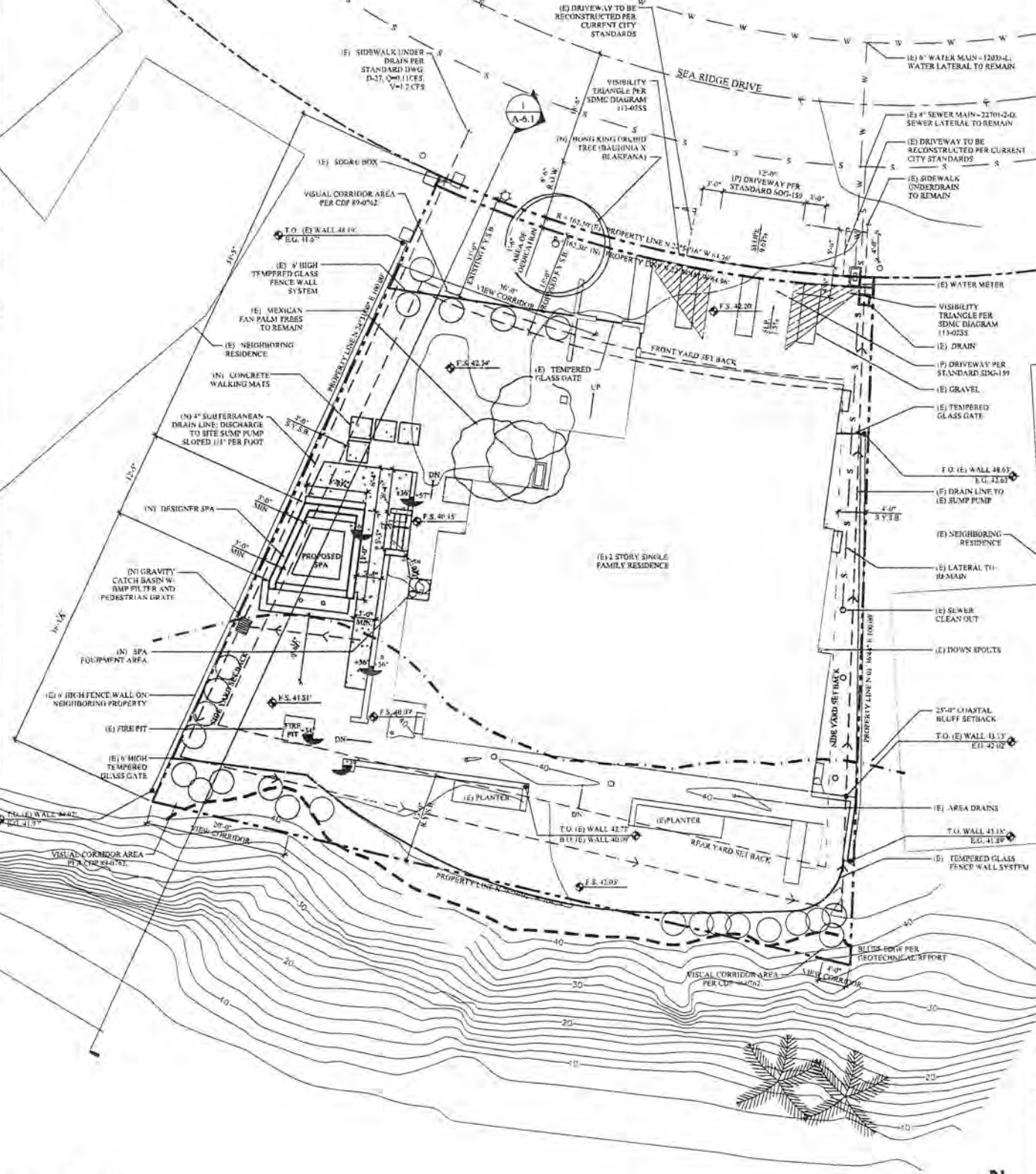
NOTE TO PRESERVE AND ENHANCE VIEWS WITHIN THE VISUAL CORRIDORS, TREE CANOPIES SHALL BE MAINTAINED AT A MINIMUM 9 FEET ABOVE FINISH SURFACE. SHRUBS SHALL BE MAINTAINED AT 30 INCHES IN HEIGHT OR LESS, TYP.

PLANT_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
BB	BALHINIA X BLAKEANA / HONG KONG ORCHID TREE	24" BOX	PROPOSED	
WR	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM		EXISTING TO REMAIN	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	
AA	AGAVE AMERICANA / CENTURY PLANT		EXISTING TO REMAIN	
DM	CARISSA MACROCARPA / NATAL PLUM		EXISTING TO REMAIN	
LT	LACERSTROEMIA INDICA X FAUREI TONTO / TONTO CRAPE MYRTLE		EXISTING TO REMAIN	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	REMARKS
	CAREX PRAEGRACILIS / SLENDER SEDGE	EXISTING	12" o.c.	TO REMAIN



General BMP Checklist for Standard Project		Form 14
All development projects must implement source control BMPs (SC-1 through SC-6 and, Refer to Chapter 1 and Appendix B of the BMP Design Manual for information to implement BMPs shown in this checklist.		
Note: All selected BMPs must be shown on the construction plans.		
Source Control Requirements		
SC-1	Prevention of Soil Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-2	Stable Channel Design (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-3	Prevent Overland Flow (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-4	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-5	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-6	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-7	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-8	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-9	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-10	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-11	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-12	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-13	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-14	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-15	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-16	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-17	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-18	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-19	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-20	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-21	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-22	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-23	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-24	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-25	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-26	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-27	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-28	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-29	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-30	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-31	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-32	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-33	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-34	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-35	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-36	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-37	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-38	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-39	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-40	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-41	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-42	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
SC-43	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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SC-100	Prevent Downstream Channel Bank Erosion (erosion control plan)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>



1 PROPOSED SITE PLAN

- ### GENERAL SITE NOTES
- THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
 - NO (E) OR (P) BIER STOPS ON SITE.
 - BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATIONS TO ALL NEW OR EXISTING WALLS, EASEMENTS IF ANY, EXISTING SITE UTILITIES INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS IF ANY, UNDERGROUND UTILITIES, AND UTILITY TYPE. ALL CONDITIONS OR DIMENSIONS ON THIS PLAN SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
 - THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNLESS WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
 - PROTECT AND MARK ALL EXISTING BUILDING STRUCTURE INCLUDING WALLS, BEAMS, COLUMNS, AREA SEPARATION WALLS, AND OTHER ITEMS THAT ARE PART OF THE EXISTING STRUCTURE AND NOT PART OF THE SCOPE OF THE TENANT IMPROVEMENT, AND MARK PERIMETER OF CONSTRUCTION ZONE.
 - LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR LOCALITY. VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILING AND OTHER ITEMS WHICH WILL NOT BE CHANGED, SO THAT ANY ATTACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED AT CORRECT LEVEL AND PLUMB.
 - ALL GRADPS SHOWN IN PROPOSED ARE EXISTING.
 - THIS PROJECT WILL NOT DISCHARGE ANY STORM WATER RUN-OFF (ONTO THE EXISTING COASTAL BLUFF AREAS).
 - THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL). THE WPCL SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX B OF THE CITY'S STORM WATER STANDARDS.
 - NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.
 - NO PROPOSED PRIVATE IMPROVEMENTS ARE ALLOWED IN REQUIRED DEDICATED AREAS.
 - NO EXISTING OR PROPOSED EASEMENTS.
 - PROJECT SHALL COMPLY WITH THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR SENSITIVE COASTAL BLUFFS AND THE COASTAL BLUFFS AND BEACHES GUIDELINES IN THE LAND DEVELOPMENT MANUAL.
 - A VISUAL CORRIDOR OF NOT LESS THAN THE SIDE YARD SETBACKS OR MORE THAN 10 FEET IN WIDTH, RUNNING THE FULL DEPTH OF THE PREMISES SHALL BE PRESERVED.
 - NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.

- ### LANDSCAPE NOTES
- THE PLAN IS FOR GENERAL LANDSCAPE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL THE OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED IN THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
 - THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNLESS WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
 - NO TRIPS OR BIRDS WHOSE HEIGHT WILL BE 7' AT Maturity SHALL BE INSTALLED WITHIN 10' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
 - MINIMUM TREE SEPARATION DISTANCE TO TRAFFIC SIGNALS (STOP SIGNS) 30 FT TO UNDERGROUND UTILITY LINES: 5 FT (10 FT TO SEWER) TO ABOVE GROUND UTILITY STRUCTURES: 10 FT TO DRIVEWAYS: 10 FT TO INTERSECTIONS/INTERSECTING CURB LINES OF TWO STREETS: 25 FT IRRIGATION: AN AUTOMATIC ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION. DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION, THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE BY THE C.C.L.C. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE C.C.L.C. 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 SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICLE TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF TRAVEL WAY PER THE SDMC (14.0400(b)(1)). A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC (14.0400(b)(5)).
 - IRRIGATION SYSTEM SHALL NOT ENCRUCH INTO THE 25-FOOT COASTAL BLUFF SETBACK.
 - PER SD MUNICIPAL CODE 142.0400, MINIMUM OF ONE 14-INCH DBH CANOPY TREE FOR EVERY 30 LINEAR FEET OF STREET FRONTAGE OR ONE 18-PICT BROWN TRUNK HEIGHT (DBH) PALM TREE FOR EACH 30 LINEAR FEET OF STREET FRONTAGE TO PRESERVE AND ENHANCE VIEWS WITHIN THE VISUAL CORRIDORS. TREE CANOPIES SHALL BE MAINTAINED AT A MINIMUM OF 8'-0" ABOVE FINISH SURFACE. SHRUBS SHALL BE MAINTAINED AT 3' IN HEIGHT OR LESS, TYPICAL.
 - LANDSCAPING MAY BE PERMITTED WITHIN THE VIEW CORRIDORS AND VISUAL ACCESS WAYS PROVIDED SUCH IMPROVEMENTS DO NOT SIGNIFICANTLY OBSTRUCT PUBLIC VIEWS OF THE OCEAN. LANDSCAPE SHALL BE PLANTED AND MAINTAINED TO PRESERVE PUBLIC VIEW PLANT MATERIAL. OTHER TREES WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

DISTURBED AREA

TOTAL LOT AREA	8,900 S.F.
EXISTING IMPERVIOUS AREA	5,704.00 S.F.
PROPOSED IMPERVIOUS AREA	478.25 S.F.
TOTAL IMPERVIOUS AREA	6,182.25 S.F.

GRADING QUANTITIES

CUT QUANTITIES	5 C.Y.
MAX. CUT DEPTH	30"
FILL QUANTITIES	0 C.Y.
MAX. FILL DEPTH	24"
THIS PROJECT PROPOSED TO EXPORT	0 C.Y. OF MATERIAL FROM THIS SITE

NOTES:
 1) ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE.
 2) THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



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 Michael Morton AIA
 Claude Anthony Marengo DRESA

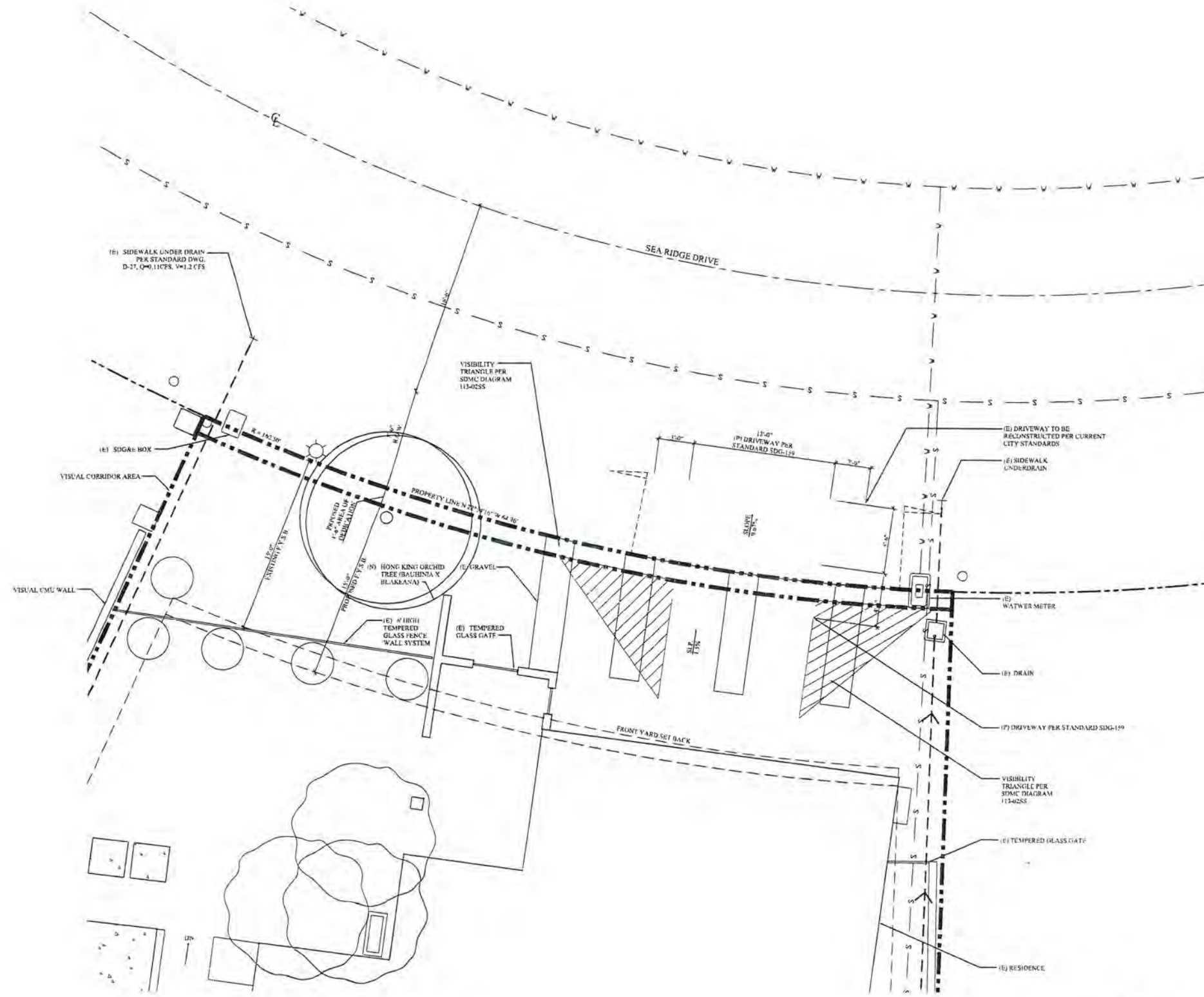


ALL THESE DESIGN AND CONSTRUCTION SERVICES ARE PROVIDED ON THE BASIS OF THE CLIENT'S REPRESENTATION THAT THE PROJECT IS A LEGAL PROJECT AND THAT THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY CONSEQUENCES ARISING FROM THE CLIENT'S FAILURE TO OBTAIN SUCH PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S STANDARD AGREEMENT OF SERVICES, WHICH IS INCORPORATED BY REFERENCE INTO THIS AGREEMENT.

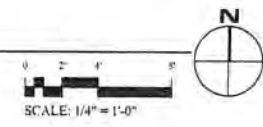
KNAUSS SPA
 301 SEA RIDGE DRIVE
 LA JOLLA, CA 92037

REVISIONS	A. Complete Review 10-31-2017
	B. CDF Review 01-09-2018
	C. CDF Review 04-06-2018
	D. CDF Review 05-16-2018
PHASE	DESIGN
PROJECT NO.	2017-21
REVIEWED BY	CAM
DRAWN BY	NY
DATE	04/06/2018

PROPOSED SITE PLAN
A-1.1



1 PROPOSED ENLARGED SITE PLAN



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REVISIONS
 A. Completeness Review (6-1)-2017
 B. CDP Revisions 01-06-2018
 C. CDP Revisions 04-06-2018

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PHASE DESIGN

PROJECT NO. 2017-21

REVIEWED BY CAM

DRAWN BY NY

DATE 04-06-2018

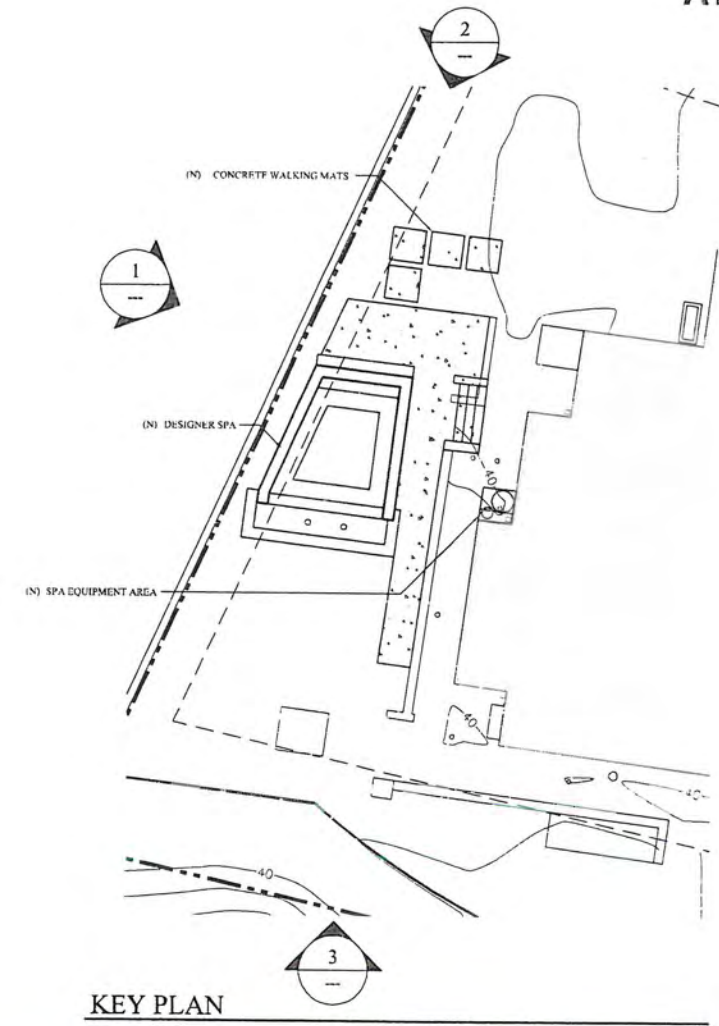
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SHEET TITLE PROPOSED SITE PLAN

A-1.2



1 VIEW LOOKING FROM ABOVE



KEY PLAN



2 VIEW LOOKING SOUTH



3 VIEW LOOKING NORTH

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 C-19371
 RENE
 April 10, 2019
 STATE OF CALIFORNIA

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REVISIONS
 A: Completeness Review 10-31-2017
 B: CDP Revisions 01-09-2018
 C: CDP Revisions 04-06-2018

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PHASE: DESIGN

PROJECT NO: 2017-21

REVIEWED BY: CAM

DRAWN BY: NY

DATE: 04/06/2018

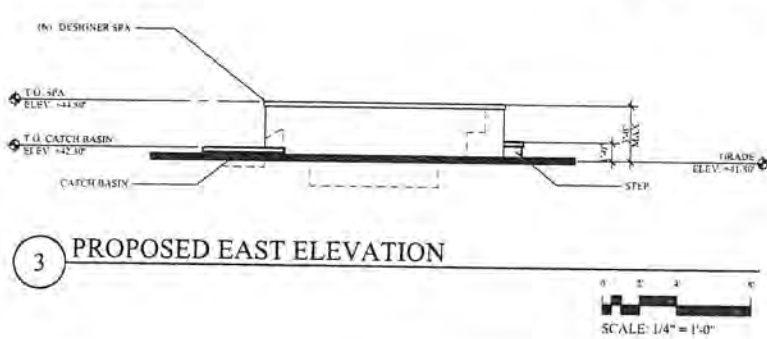
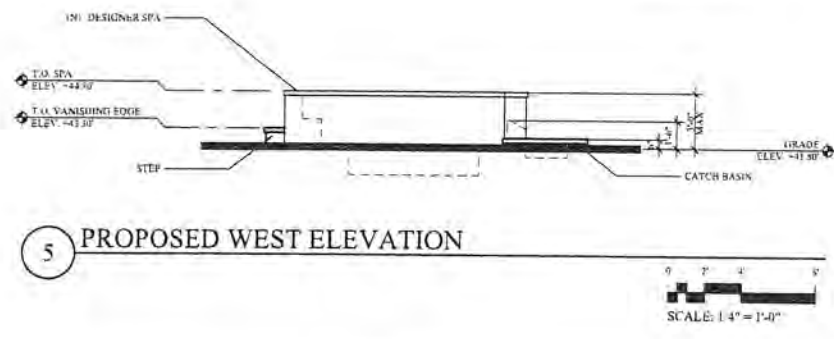
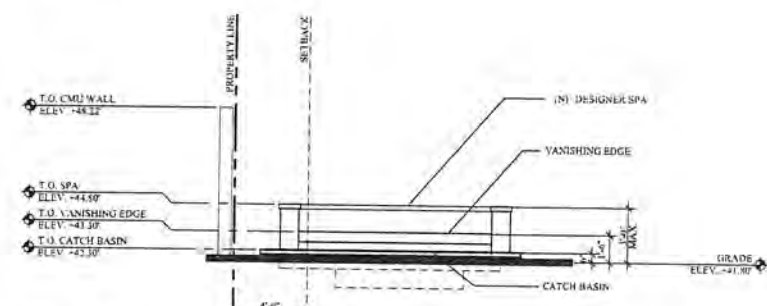
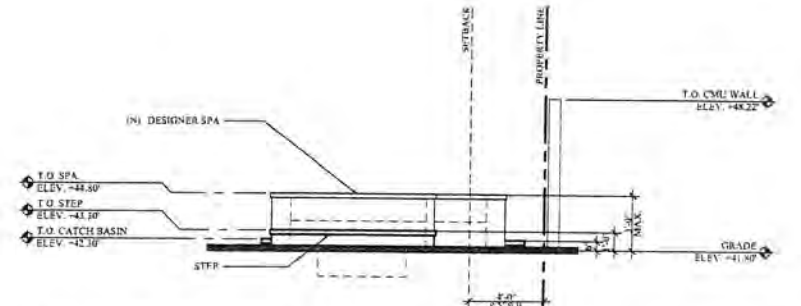
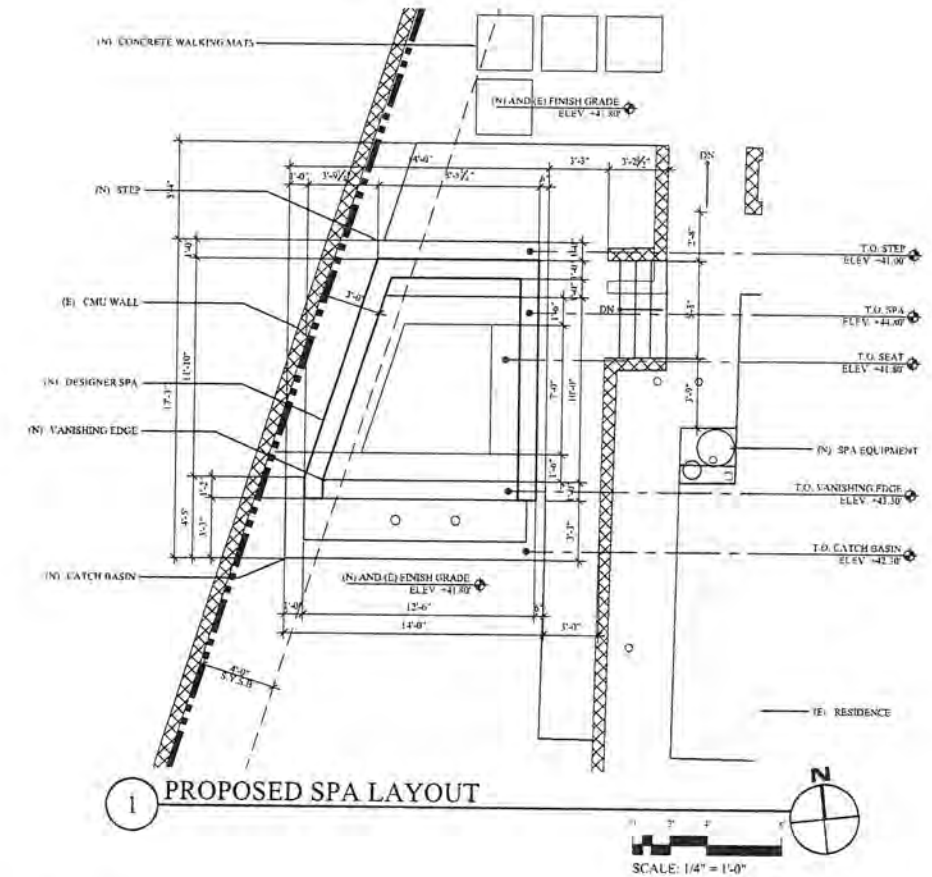
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SHEET TITLE: PROPOSED RENDERINGS

A-2.1

FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 in A-3.2, for Electrical See E-1.1 to E-1.4
- F. For Demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.
R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Areas.
R-13 Batt Insulation at all accessible interior walls for sound control.
R-30 Batt Insulation at Ceiling & Roof Areas.
R-4.5 Insulation Wrap On All New Hot Water Piping.
R-4.5 Insulation Wrap On All New Supply Ducts.
- I. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- K. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- L. SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Units shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3.
- M. WATER HEATER: New Aquastar 240Rng instant gas water heater, 31 EF (or eq) typ of 1, TANKLESS
- N. HVAC: New Rheem RGP110N1AMER, 80,000 BTU gas FAU, 80 AFUE (or eq) typ of 1
- O. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- Q. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm
- S. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- T. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2
- U. Water meters for combined domestic water and fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the Building Official.
- V. Fire-blocking shall be provided at vertical floor to floor penetrations concealed within wall cavities. Through penetration fire stop system shall be provided. Both vertical and through penetrations shall comply with provisions specified in CBC, Section 714 and CRC, Section R302.11, as applicable.



FLOOR PLAN LEGEND

NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS.

- FLOOR DRAIN (7/8" SLIP) @ 7'x8" 1/4"
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION

EXTERIOR WALL DIMENSIONS TO FACE OF STUD FDN. WALL
INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD.
FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS

M

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Claude Anthony Marengo Des.

REGISTERED ARCHITECT
C-19371
April 18, 2018
STATE OF CALIFORNIA

KNAUSS SPA
301 SEA RIDGE DRIVE
LA JOLLA, CA 92037

REVISIONS

- A. Compliance Review (0-31-2017)
- B. CDP Revisions (0-26-2015)
- C. CDP Revisions (0-26-2014)

PHASE DESIGN

PROJECT NO. 2017-21

REVIEWED BY CAM

DRAWN BY NY

DATE 04/06/2018

SHEET TITLE PROPOSED SPA LAYOUT AND ELEVATIONS

A-2.2



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KNAUSS SPA
 301 SEA RIDGE DRIVE
 LA JOLLA, CA 92037

REVISIONS
 A. Completion Review 10-31-2017
 B. CDP Revisions 07-09-2018
 C. CDP Revisions 04-06-2018

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PHASE: DESIGN

PROJECT NO: 2017-21

REVIEWED BY: CAM

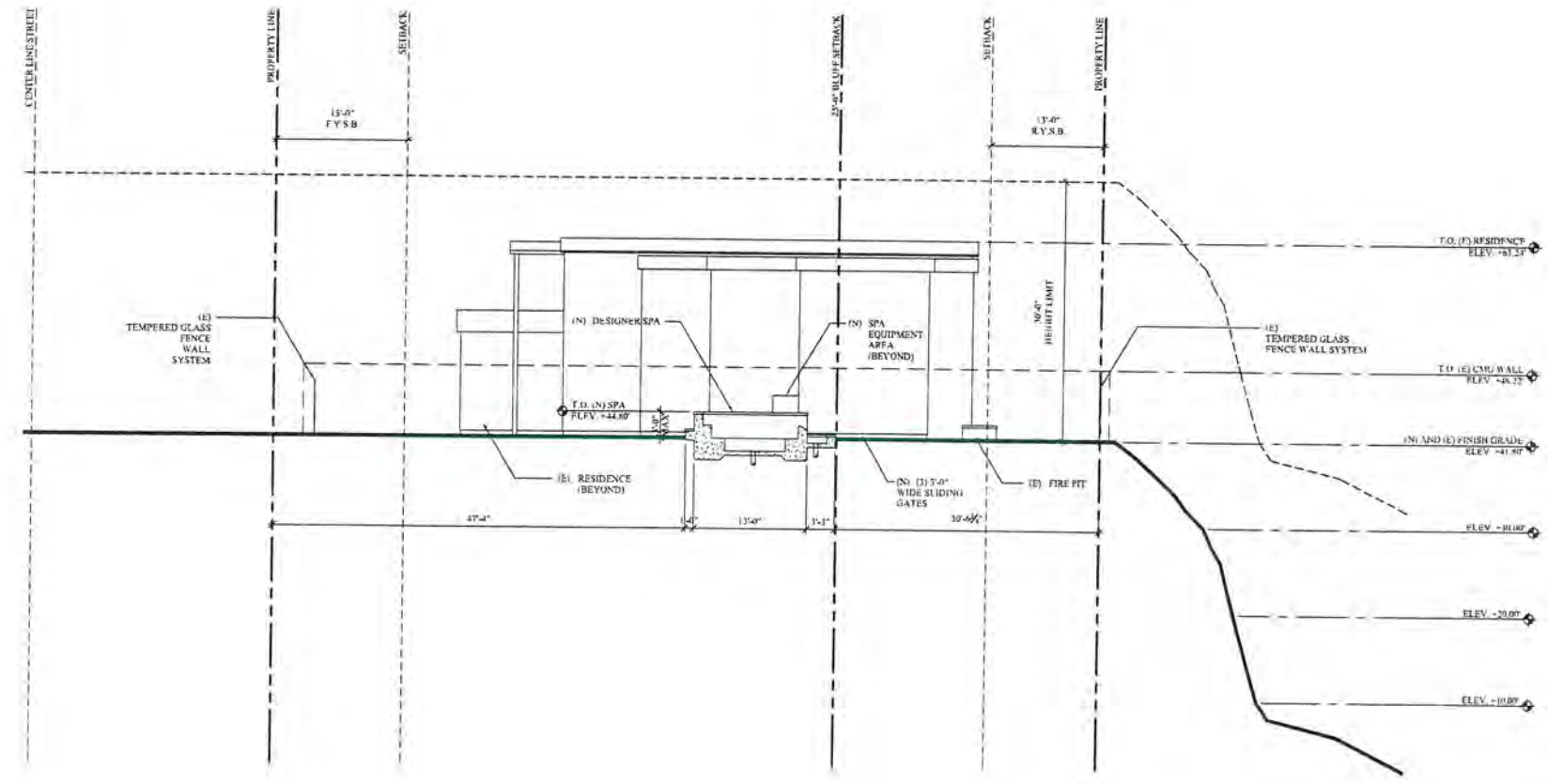
DRAWN BY: NY

DATE: 04/06/2018

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SEE THE PROPOSED SECTION

A-6.1
 1b



A SECTION

