



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 27, 2024 REPORT NO. HO-24-056

HEARING DATE: December 4, 2024

SUBJECT: 2352 CALLE DEL ORO, Process Three Decision

PROJECT NUMBER: [PRJ-1079574](#)

OWNER/APPLICANT: Imo Family Trust dated August 10, 2016, Owner / Will and Fotsch Architects, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for the demolition of an existing single dwelling unit with a detached garage and construct a two-story single dwelling unit with an attached three-car garage, pool, spa, a detached accessory dwelling unit (ADU), and associated site improvements at [2352 Calle Del Oro](#) within the [La Jolla Community Plan](#)?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3201554;
2. APPROVE Site Development Permit No. PMT-3201555.

Fiscal Considerations: All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There is no active code enforcement case on the project site.

Housing Impact Statement: The project proposes the demolition of an existing single dwelling unit and construct a new dwelling unit which supports the goal of the Housing Element of the City of San Diego's General Plan to "repair and maintain the city's existing housing stock" (HE-66). The proposed ADU will add to the local housing stock thus helping the City of San Diego to meet its Regional Housing Needs Allocation (RHNA) goals.

La Jolla Shores Planned District Advisory Board: On April 17, 2024, the La Jolla Shores Planned District Advisory Board voted 5-0-0 to recommend approval (Attachment 7), with the conditions to avoid using synthetic turf (astroturf), review and implement options to reduce stormwater runoff

from the rear landscape area, and minimize size of the roof deck. The applicant has reviewed and implemented these conditions into the project design including the construction of retaining walls, and the installation of a swale within the rear yard to assist in mitigating stormwater runoff. The permit has been conditioned to submit a Water Pollution Control Plan prepared in accordance with the City's Construction Best Management Practices (BMPs) and Storm Water Standards.

Community Planning Group Recommendation: On July 9, 2024, the La Jolla Community Planning Group voted 9-0-1 to recommend approval of the project with no conditions (Attachment 8).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development Projects. The environmental exemption determination for this project was made on October 1, 2024, and the opportunity to appeal that determination ended October 15, 2024. There were no appeals to the environmental determination.

BACKGROUND

The 0.55-acre project site is located at 2352 Calle Del Oro in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Beach Impact) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area.

DISCUSSION

The site is currently developed with an existing 2,427-square-foot single dwelling unit with a detached 616-square-foot garage and associated site improvements. The project proposes to demolish existing improvements and construct a two-story 7,811-square-foot single dwelling unit with an attached three-car garage, pool, spa, retaining walls, a detached single-story 596-square-foot accessory dwelling unit (ADU), and associated site improvements. The site is located within an urbanized area of La Jolla surrounded on all sides by single dwelling units and the proposed development is confined to the project site. The project site does not provide direct physical access to the coast because it is located approximately three blocks east of the shore, east of La Jolla Shores Drive.

Permits Required (consolidated for Hearing Officer decision per San Diego Municipal Code (SDMC) Section 112.0103):

- A Process Two Coastal Development Permit (CDP) pursuant to SDMC Section [126.0707](#) is required for development on a property that is within the Non-Appealable Area of the Coastal Overlay Zone.
- A Process Three Site Development Permit (SDP) pursuant to SDMC Section [1510.0201](#) is required for the proposed demolition and construction within the La Jolla Shores Planned District Single Family Zone.

The La Jolla Community Plan (LJCP) identifies the project site as Very Low Density Residential with

zero to five dwelling units per acre (LJCP, Figure 16). This density range is characterized by large, single dwelling unit estate homes built on 10,000 to 40,000 sf parcels with steep slopes and/or open space areas (LJCP, pg. 75). The proposed project is consistent with the prescribed land use and density by proposing the demolition of an existing single dwelling unit, the construction of a new dwelling unit, and maintaining the prescribed land use.

The existing development was determined to contain a structure that is forty-five (45) years old or older and therefore, was reviewed under preliminary review project PTS-636797 for historical impacts to the parcel pursuant to [SDMC Section 143.0212](#) to determine whether a potentially significant historical resource exists on site. Historical Resources staff determined that the structure does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria and is not located within a designated historic district. Therefore, no potentially significant historical resource exists on site.

The project shares a private driveway with two neighboring parcels to access Calle Del Oro. The permit has been conditioned to widen the private driveway to 20 feet, including landscape and curb improvements, and a four-foot (4'-0") walkway for pedestrian access.

The LJSPD Ordinance for Single Family Zone development does not identify established setbacks but requires building and structure setbacks to be in general conformity with those of the vicinity. Based on a submitted neighborhood survey of existing development patterns, and bulk and scale comparisons within the neighborhood, the project was determined to be in general conformance with setbacks, bulk and scale as specified in [SDMC Section 1510.0304](#), including a proposed building height of 27 feet 10 inches, which is below the established 30-foot Coastal Height Limit per [SDMC Section 132.0505](#), and as measured per [Technical Bulletin BLDG-5-4](#). The project proposes a front yard setback of 49.6 feet when the average is 70.9 feet. The project proposes side yard setbacks for a total of 11.2 feet when the average sum is 10.5 feet. The project proposes a rear yard setback of 29.7 feet when the average is 29.33 feet. The proposed building design and materials include large, glazed openings, white stucco finish with accented black metal frames, large spans of glass for windows and doors providing a modern Spanish style which is consistent with the neighborhood of La Jolla.

The project would also be in conformance with [SDMC Section 1510.0304\(d\)](#) Maximum Lot Coverage by proposing a lot coverage of 25 percent when the maximum allowed is 60 percent. Surrounding structures within the community consist of single and two-story structures. The proposed project will be designed as a two-story dwelling unit with an attached three-car garage, pool, spa, retaining walls, and a detached ADU consistent with adjacent developments. The proposed project is not requesting any variances or deviations from the applicable development regulations.

The site was previously developed and does not contain nor is it adjacent to any sensitive biological resources. No impacts to biological resources are expected on-site, and the project site is not in or adjacent to the Multi-Habitat Planning Area of the City's Multiple Species Conservation Plan.

Conclusion:

City staff has determined the project is in conformance with the La Jolla Community Plan, the La Jolla

Shores Planned District Ordinance, and the regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5) and recommends the Hearing Officer APPROVE Coastal Development Permit No. PMT-3201554, and Site Development Permit No. PMT-3201555.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3201554, and Site Development Permit No. PMT-3201555, with modifications.
2. Deny Coastal Development Permit No. PMT-3201554, and Site Development Permit No. PMT-3201555, if the findings required to approve the project cannot be affirmed.

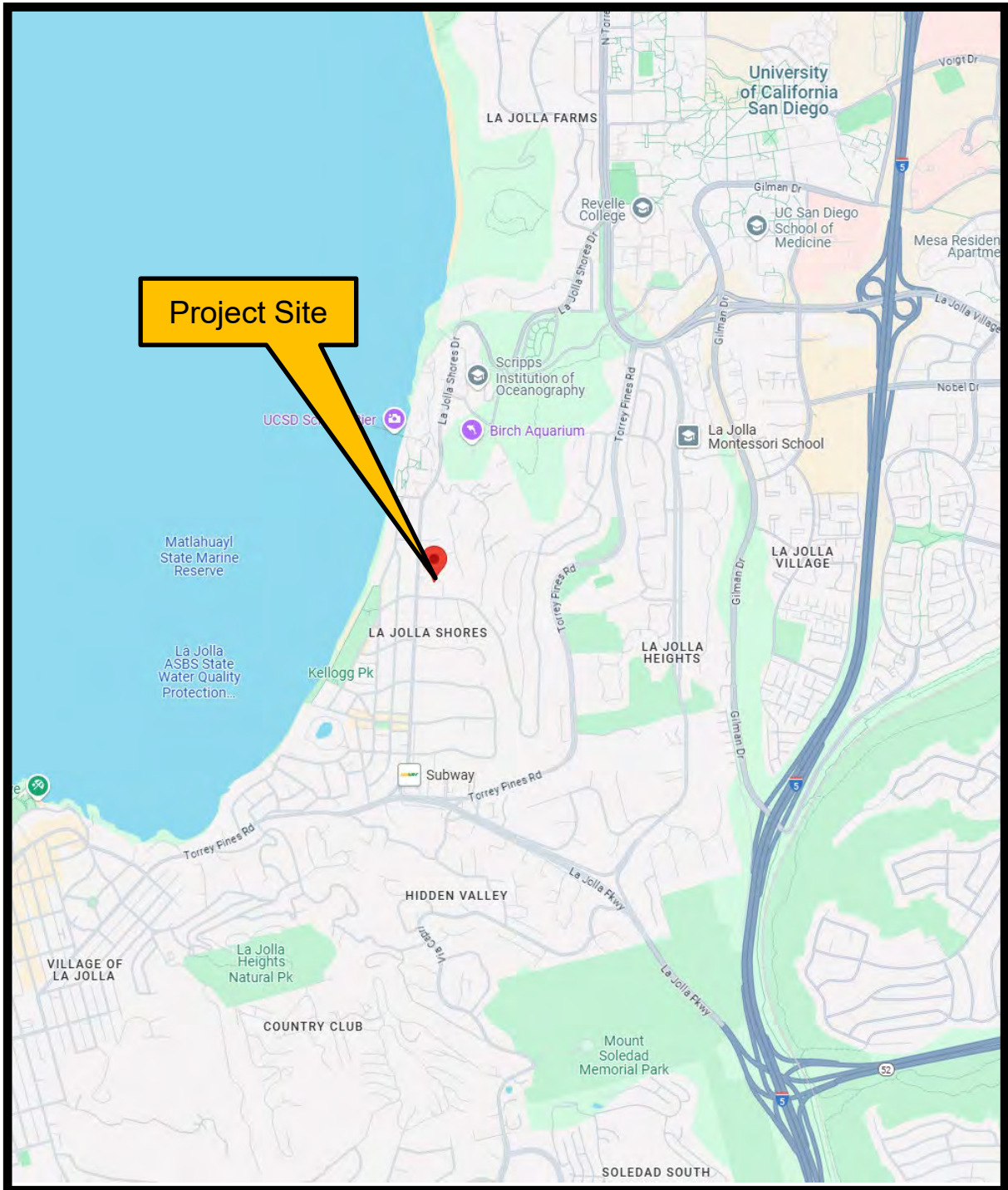
Respectfully submitted,



Jose Bautista
Development Project Manager
Development Services Department

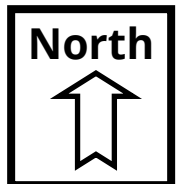
Attachments:

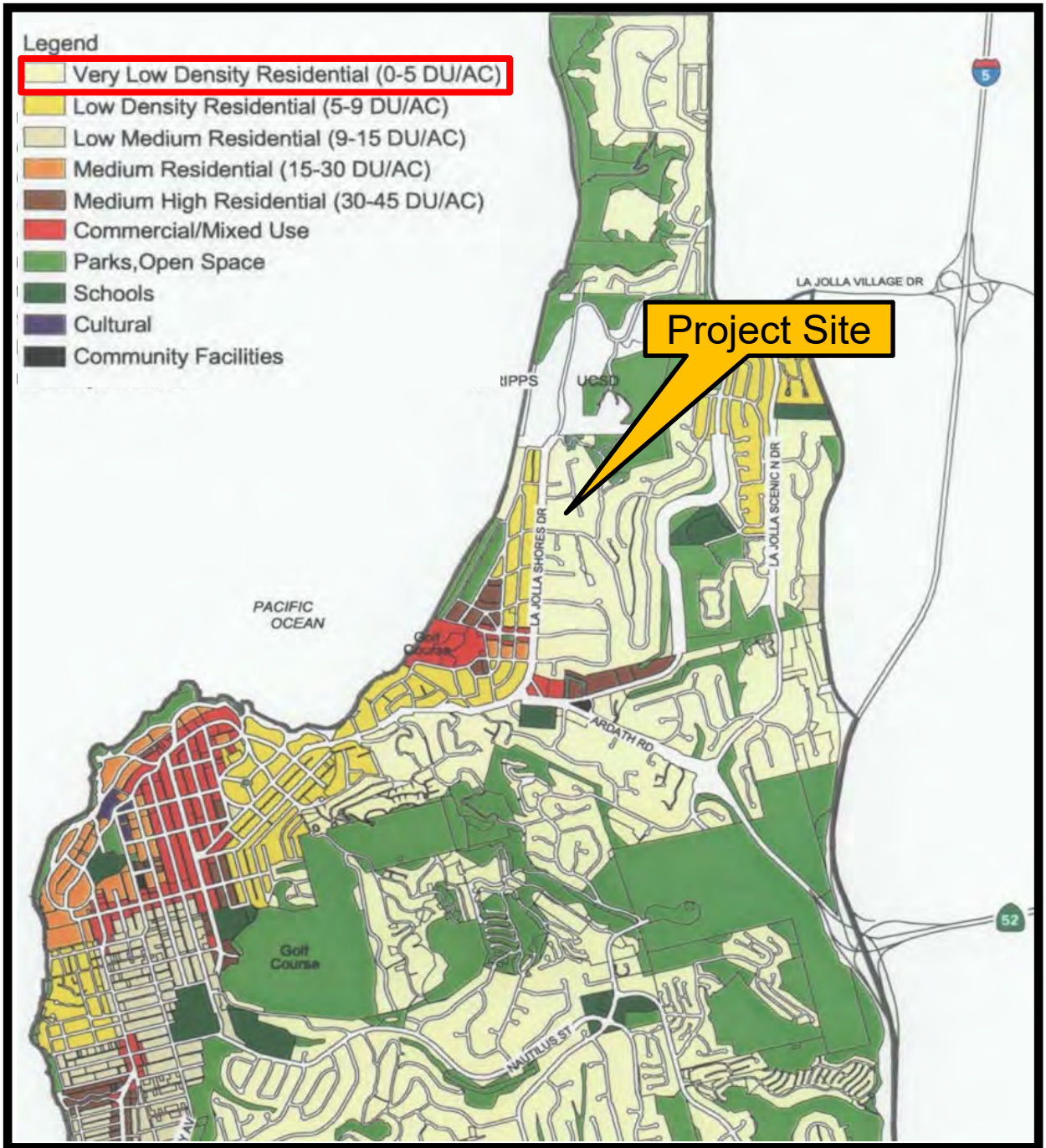
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Notice of Right to Appeal
7. La Jolla Shores Planned District Advisory Board Recommendation
8. La Jolla Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. 300-foot Radius Map
11. Project Plans



Project Location

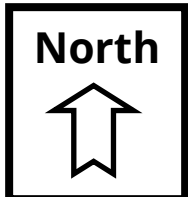
2352 Calle Del Oro
Project No. PRJ-1079574

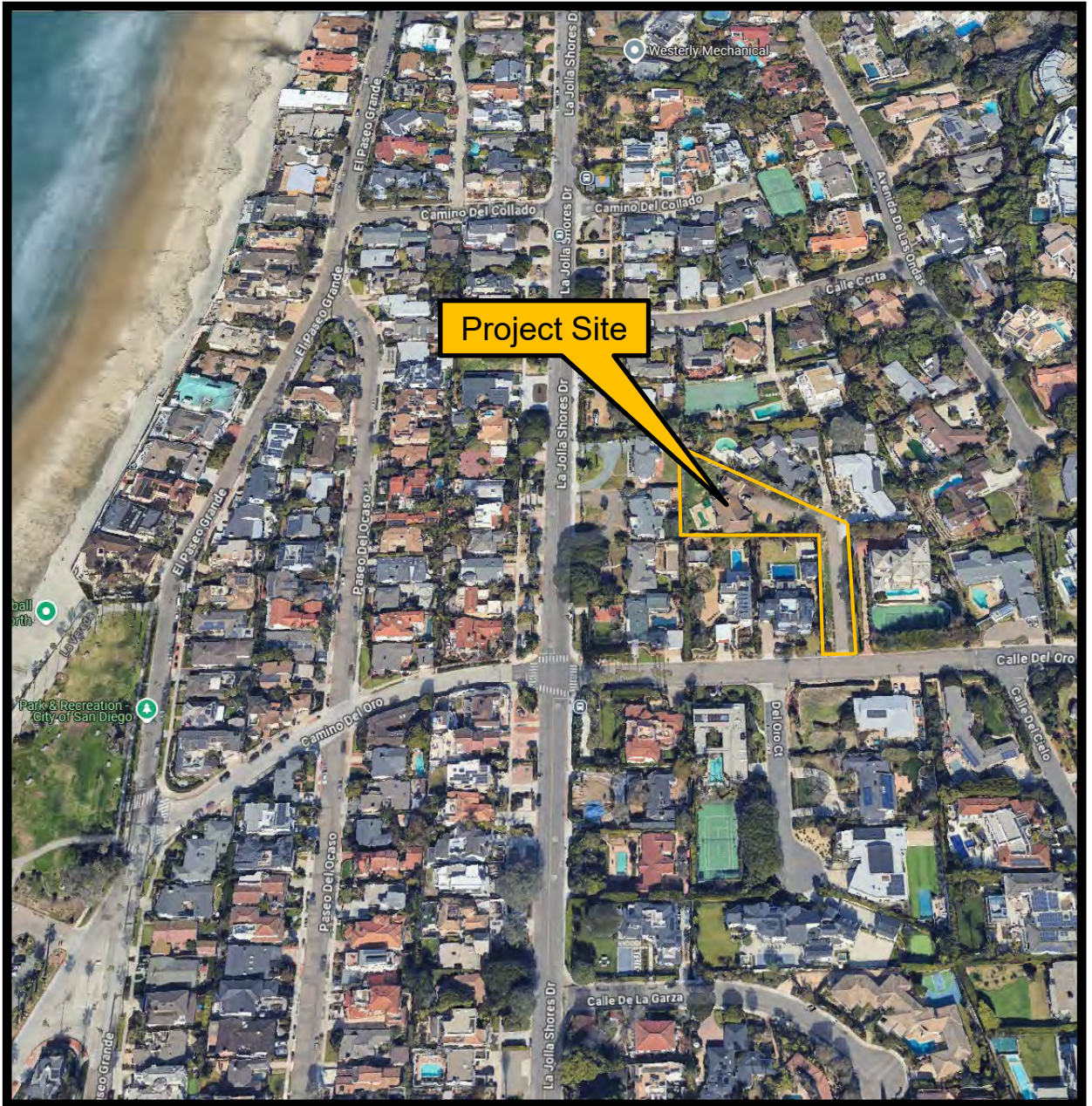




Community Plan Land Use Map

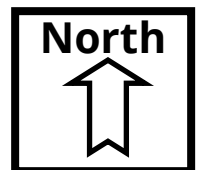
2352 Calle Del Oro
Project No. PRJ-1079574





Aerial Photo

2352 Calle Del Oro
Project No. PRJ-1079574



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: 24009455

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3201554
SITE DEVELOPMENT PERMIT NO. PMT-3201555
2352 CALLE DEL ORO PROJECT NO. PRJ-1079574
HEARING OFFICER

This Coastal Development Permit No. PMT-3201554 and Site Development Permit No. PMT-3201555 is granted by the Hearing Officer of the City of San Diego to IMO FAMILY TRUST dated August 10, 2016, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 1510.0201. The 0.55-acre project site is located at 2352 Calle Del Oro in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Beach Impact) within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: ALL THAT PORTION OF LOT 1297 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREON MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and Permittee to demolish an existing single dwelling unit and detached garage and construct a two-story single dwelling unit with an attached three-car garage, pool, spa, retaining walls, a detached single-story accessory dwelling unit (ADU), and associated site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2024, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing 2,427-square-foot (sf) single-story dwelling unit, a detached 616 sf garage, and associated site improvements;
- b. The construction of a 7,811 sf two-story single dwelling unit with an attached three-car garage, pool, spa, retaining walls, and a detached single-story 596 sf ADU;

- b. Landscaping improvements to include planting, irrigation and landscape related improvements onsite and within the private shared driveway connecting to Calle Del Oro;
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 18, 2027.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner and Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner and Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner and Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner and Permittee shall secure all necessary building permits. The Owner and Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A". Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner and 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 and Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner and 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 and Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner and 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 and 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 and 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 and Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner and Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permit the Owner and 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:

12. Prior to issuance of any construction permit for grading, the Owner and Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

13. Prior to issuance of any construction permit for building (including shell), the Owner and Permittee shall submit complete landscape and irrigation construction documents, which are 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 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 SDMC section 142.0403(b)(6).

14. In the event that a "foundation only" permit is requested by the Owner and Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A" and Landscape Development Plan on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

15. The Owner and 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 will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner and 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 Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

17. 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 and Permittee.

18. 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.

19. Per SDMC section 141.0302(b)(1)(B), an ADU shall not be used for a rental term of less than 31 consecutive days.

TRANSPORTATION REQUIREMENTS

20. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

21. Prior to the issuance of any building permit, the Owner and Permittee shall dedicate an additional 2.24 feet of right-of-way along the project frontage on Calle Del Oro for a 12-foot wide parkway as shown on Exhibit "A", satisfactory to the City Engineer.

22. The Owner and Permittee shall construct and maintain a four-foot (4'-0") wide pedestrian path from the building entrances to the public street, as shown on Exhibit "A".

23. Prior to the issuance of any construction permit, the Owner and Permittee shall record a Joint Driveway/Mutual Access Agreement (DS-3248) in favor of all affected parcels within the project site, satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner and Permittee shall assure, by permit and bond, the widening of the existing shared private driveway on Calle Del Oro from fifteen-feet-five-inches (15'-5") wide to twenty feet (20'-0") wide per current City Standards as shown in Exhibit "A", satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

25. Prior to the issuance of any Certificate of Occupancy, all proposed water and sewer facilities within the public ROW and/or public easement (as detailed on the Project's City approved Exhibit "A" or within the Project's Public Utilities Department (PUD) approved Water and Sewer Studies) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

26. Prior to the issuance of any Certificate of Occupancy, all existing and proposed public water lines serving this development (including domestic, irrigation, and fire) must pass through a permitted, private, above ground, backflow prevention device (BFPD).

27. Prior to the issuance of any Certificate of Occupancy, any existing water service shown on Exhibit "A" as TO BE RETAINED, which is subsequently determined to be inadequately sized, requires that the applicant obtain a permit for and construct the following: kill the existing water service line at the main, and install a new water service in a location acceptable to both the Public Utilities Director and City Engineer. (Note: To ensure acceptability, the new service to main connection

should be at least 30-inches from any prior water service line connection, five feet from any driveway, and 10 feet from any active sewer lateral).

28. Prior to the issuance of any Certificate of Occupancy, the applicant must produce a written statement signed by a California licensed plumber which states that they have performed an internal video inspection of the sewer lateral to be reused and found it to be free of all debris, in good material condition, properly sloped, properly connected to the public sewer main, and serviceable within the public ROW via an appropriate cleanout. If the lateral does not meet these requirements, it must be repaired and re-inspected, or abandoned/removed and replaced via a separate permit.

29. Prior to the issuance of any Certificate of Occupancy, any damages caused to the City of San Diego's public water and sewer facilities which are due to the activities associated with this project shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with Municipal Code section 142.0607.

30. Prior to the issuance of any Certificate of Occupancy, any private improvement within the public right-of-way fronting the development or within a public easement inside the development which could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. landscaping, enhanced paving, storage, non-irrigation pipelines, or structures of any kind) must be removed unless the property's title includes a recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location. Prior to any Certificate of Occupancy being issued, any trees or shrubs exceeding three feet in height at maturity have been installed or remain within 10 feet of any public sewer facilities or within five feet of any public water facilities must be removed unless the property's title includes a recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location.

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 December 4, 2024, and [Approved Resolution Number].

ATTACHMENT 4

Coastal Development Permit No. PMT-3201554
Site Development Permit No. PMT-3201555
Date of Approval: December 4, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jose Bautista
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.

IMO Family Trust dated August 10, 2016
Owner and Permittee

By _____
Isaac Michan Ovadia
Trustee

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

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. PMT-3201554
SITE DEVELOPMENT PERMIT NO. PMT-3201555
2352 CALLE DEL ORO PROJECT NO. PRJ-1079574

WHEREAS, IMO FAMILY TRUST dated August 10, 2016, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish an existing 2,427-square-foot (sf) single dwelling unit with a detached 616 sf garage, and construct a two-story 7,811 sf single dwelling unit with an attached three-car garage, pool, spa, retaining walls, a detached single-story 596 sf accessory dwelling unit (ADU), and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. PMT-3201554, and PMT-3201555), on portions of a 0.55-acre project site;

WHEREAS, the project site is located at 2352 Calle Del Oro in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area 2) the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Beach Impact) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area;

WHEREAS, the project site is legally described as ALL THAT PORTION OF LOT 1297 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREON MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36;

WHEREAS, on October 1, 2024, 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 Guidelines Section 15332 (In-Fill Development Projects); and

there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 4, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3201554 and Site Development Permit No. PMT-3201555 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, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3201554 and Site Development Permit No. PMT-3201555:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The project proposes the demolition of an existing 2,427-square-foot (sf) single dwelling unit and detached 616 sf garage and construct a two-story 7,811 sf single dwelling unit with an attached three-car garage, pool, spa, retaining walls, a detached single-story 596 sf accessory dwelling unit (ADU), and associated site improvements. The 0.55-acre project site is located at 2352 Calle Del Oro in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area 2) the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Beach Impact) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP).

The site is located within an urbanized area of La Jolla surrounded by single dwelling units and the proposed development is confined to the project site. The project site does not provide direct physical access to the coast because it is located approximately three blocks east of the shore, east of La Jolla Shores Drive, and outside of any Physical Access Subarea as defined in Figure 6 of the LJCP (LJCP, page 23), and is not within an identified Public Vantage Point area as shown in Figure 9 (LJCP, pages 35-36).

The project site does not have any public views to and along the ocean and other scenic coastal areas therefore, the requirement to enhance and protect public views is not applicable to this project site. Although the project site is not within an

identified public view or corridor, or within a required physical access, the project design is in conformance with the required Coastal Height Limit of 30-foot within the Coastal Height Limit Overlay Zone (CHLOZ) per [SDMC Section 132.0505](#), and as measured per Technical Bulletin BLDG-5-4 with a proposed structure height of 27-foot 10 inches. No deviations or variations are proposed. Therefore, 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.

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

The site is located within an urbanized area of La Jolla surrounded on all sides by single dwelling units and the proposed development is confined to the project site. The project site does not provide direct physical access to the coast because it is located approximately three blocks east of the shore, east of La Jolla Shores Drive. The project site is located within a previously disturbed relatively flat lot and does not meet the SDMC definition of Steep Hillside per [SDMC Section 113.0103](#). The project site is currently developed with an existing single dwelling unit and a detached garage and does not contain nor is it adjacent to any environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) [Section 113.0103](#). There are no impacts to biological resources as none exist on-site, and the project site is not in or adjacent to the Multi-Habitat Planning Area of the City's Multiple Species Conservation Plan.

The site does not contain Special Flood Hazard Areas as specified in [SDMC Section 143.0110\(a\)](#). Proposed grading and improvements (including landscape, hardscape, retaining walls and drainage) will be required to meet existing engineering standards at the time of construction permit issuance, which will ensure that the project conforms to current water quality standards for storm water runoff, and that associated grading is safe for the surrounding area. Therefore, the proposed coastal development will not have significant adverse impacts on environmentally sensitive lands.

c. 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 LJCP identifies the project site as Very Low Density Residential with zero to five dwelling units per acre (LJCP, Figure 16). This density range is characterized by large, single dwelling unit estate homes built on 10,000 to 40,000 sf parcels (LJCP, pg. 75). The proposed project is consistent with the prescribed land use and density by proposing the demolition of an existing single dwelling unit, the construction of a new dwelling unit and maintaining the prescribed land use.

The project site is zoned LJSPD-SF within the La Jolla Shores Planned District which implements the objectives and proposals of the General Plan for the City of San Diego and the LJCP, and further regulates the development of land in La Jolla Shores. The project site does not provide physical access to the coast because it is located east of La Jolla Shores Drive, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, pg. 23).

The project supports the following Residential Land Use policies of the LJCP:

1. Designation of Residential Densities:

Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density (LJCP, pg.70).

The project maintains the existing residential land use and maintains a single dwelling unit on one lot in the single-family zone of the La Jolla Shores Planned District and conforms to the Very Low Density Residential land use designation of the LJCP. Although the La Jolla Shores Planned District (LJSPD) Ordinance does not contain quantifiable development standards for building setbacks, lot size, and floor area ratio, a neighborhood survey of existing development patterns, and bulk and scale comparisons within the neighborhood was provided and accepted by City staff. The project will conform to the "character of the area and design principles" in accordance with [SDMC Section 1510.0304\(b\)\(4\)](#).

2. Community Character:

2.a: The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures (LJCP, pg. 70).

The project will be in conformance with [SDMC Section 1510.0304\(d\)](#) Maximum Lot Coverage by proposing a lot coverage twenty five-percent (25%) when the maximum allowed is sixty-percent (60%). Surrounding structures within the community consist of single and two-story structures. The proposed project will be designed as a two-story with an attached three-car garage, pool, spa, retaining walls, and a detached single-story ADU. The height of the proposed structures would be compatible with the existing residential scale of the established neighborhood by proposing a structure that is 27-foot 10 inches in height which is below the 30-foot coastal height limit. The proposed building design and materials include large, glazed openings, white stucco finish with accented black metal frames, large spans of glass for windows and doors providing a modern Spanish style which is consistent with the neighborhood of

La Jolla. The proposed project does not propose any variances or deviations from the applicable development regulations.

2.b: The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan (LJCP, pg. 70).

The project has been reviewed against and complies with the listed guidelines, to include the City of San Diego Land Development Manual Landscape Standards for the proposed planting, irrigation, and landscape-related improvements as shown in Exhibit 'A'. Furthermore, the project proposes landscape improvements within the private shared driveway connecting Calle Del Oro to the residence by reconstructing the private driveway to provide a four-foot (4'-0") wide pedestrian walkway with an adjacent landscape area that varies in width as shown in the Exhibit 'A.' The project proposes a total landscape area of thirty-six percent (36%) of lot area when the minimum required is thirty percent (30%).

Additionally, the project supports the City of San Diego General Plan's Urban Design Element Goal to "design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context" (UD-A.5). The proposed project will observe setbacks to all property lines consistent with other properties in the vicinity and implement a project design, including a modern Spanish style with large spans of glass, that is well established and distinctive to the character of the La Jolla community. Therefore, 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.

- d. 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 site is located within an urbanized area of La Jolla surrounded on all sides by single dwelling units and the proposed development is confined to the project site. The project site does not provide direct physical access to the coast because it is located approximately three blocks east of the shore, east of La Jolla Shores Drive. The project site is not located between the nearest public road (El Paseo Grande) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone since it is two blocks away from the nearest public road. Therefore, this finding does not apply.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

The proposed development is described in Coastal Development Permit (CDP) findings A.1.a., A.1.b., and A.1.c. above, incorporated here by reference. The project site is identified as Very Low Density Residential with zero to five (0-5) dwelling units per acre (DU/AC) in the LJCP. The project site is zoned LJSPD-SF within the La Jolla Shores Planned District which implements the objectives and proposals of the General Plan for the City of San Diego and the LJCP, and further regulates the development of land in La Jolla Shores.

In addition to the project supporting the policies of the LJCP outlined in finding A.1.c., the project supports the following Community Character Plan Recommendations (LJCP, pg. 76):

2.a: In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, preserve the following elements:

- 1) Bulk and scale – with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space;
- 2) Street landscape: with regard to size and shape or generalized type of planting materials;
- 3) Hardscapes – with regard to pavement types, patterns or lack of patterns, colors, widths, colors and contours;
- 4) Street fixtures – with regard to type, size and location (street light fixtures, benches, street signage);
- 5) Site fixtures – with regard to height, type, material and location (fences, walls, retaining walls, curb cuts and driveways);
- 6) Curbs, gutters and street pavements – with regard to types and materials; and
- 7) Public physical and visual access as identified in Figure 9 and Appendix.

The proposed building design and materials include large, glazed openings, white stucco finish with accented black metal frames, large spans of glass for windows and doors providing a modern Spanish style allowing adequate amounts of light and air, the demolition and reconstruction of existing perimeter fencing, and the construction of approximately 188 linear feet of retaining wall. The building design includes building articulation, proportioned fenestration, and a roofline variation consistent with the surrounding residential neighborhood. The materials and color schemes are consistent with those in the surrounding

neighborhood and existing adjacent single dwelling units within the community. As such, the proposed bulk and scale will not be disruptive to adjacent homes near the project site.

The project also includes the widening of an existing shared private driveway from fifteen-feet-five-inches (15'-5") wide to twenty feet (20'-0") wide, the addition of a four-foot (4'-0") pedestrian walkway with City standard curb, and the inclusion of a variety of plants and trees within the project site and private driveway including but not limited to citrus trees, evergreen trees, shrubs, native shrubs, perennials, and decorative boulders. All exterior lighting is designed to be downlit, shielded, and not directed toward adjacent properties. The project proposes to improve the existing driveway with a pervious paver driveway.

2.c: In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements.

See response to 2.a above, and CDP finding A.1.c. above, both incorporated here by reference.

2.e: In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.

See response to 2.a. above, and CDP findings A.1.a and A.1.c. above, incorporated here by reference.

The project site is located east of La Jolla Shores Drive and does not contain a designated view corridor per the LJCP, and the project does not propose any development outside of private property that would impede public views. Furthermore, the project will conform to setback requirements consistent with the neighborhood, as well as the coastal height limitation, with a structure height of 27 feet 10 inches, which is below the established 30-foot height limit of the Coastal Height Limit Overlay Zone (CHLOZ).

The project also supports the City of San Diego General Plan's Housing Element Goal 2, Objective G: "repair and maintain the existing housing stock" (HE-66) by proposing to demolish an existing single dwelling unit built in 1961 and proposing the construction of a new dwelling unit built in conformance with current building code regulations and sustainability standards.

The project was reviewed for historical significance under preliminary review project PTS-636797 pursuant to [SDMC Section 143.0212](#) to determine whether a potentially significant historical resource exists on site. Historical Resources staff determined

that the structure does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria and is not located within a designated historic district. Furthermore, since historic staff determined no potentially significant historical resources exists on site, the parcel will be exempt from further historical review for five (5) years from the date of determination made on May 31, 2019. The project's application was deemed complete on February 1, 2023, and determined to be within the five year exemption period. There are no deviations proposed. Therefore, proposed development will not adversely affect the applicable land use plan.

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

The project site is currently developed with a single dwelling unit, and the project, by proposing to demolish and increase the square footage of a single dwelling unit maintains the existing land use.

The project site is located within a previously disturbed relatively flat lot and does not meet the SDMC definition of Steep Hillside per [SDMC Section 113.0103](#). The project's geotechnical report, reviewed and accepted by City staff, confirms the project will not destabilize neighboring properties or induce the settlement of adjacent structures or right-of-way improvement if designed and constructed in accordance with the provided recommendations in the report (Geotechnical Exploration, Inc., pg. 4-5). Consistent with the report recommendations, the project includes the removal and reprocessing of existing fill materials from the project site including recompacting, the addition of new moisture conditioned fill to the subgrade soils in areas to receive new fill and/or slab on-grade improvements scarified to a depth of six inches, moisture conditioned and compacted to the requirements for structural fill, and the construction of approximately 188 linear feet of retaining walls and installation of a swale within the rear yard to assist in mitigating stormwater runoff.

The project will be developed in accordance with current regulations of the LDC, including those adopted to protect the public health, safety and welfare. The proposed development would be required to conform to the following permit conditions:

- i. Submitting a Water Pollution Control Plan prepared in accordance with the City's Construction Best Management Practices (BMPs) and Storm Water Standards;
- ii. Entering into an Encroachment Maintenance Removal Agreement (EMRA) for all private improvements, including landscaping and irrigation, in the public right-of-way;
- iii. Submitting complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval;

- iv. Submitting complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, to the satisfaction of the Development Services Department.
- v. Maintenance of all landscape improvements; and
- vi. All private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code.

The project will be required to conform with current building code regulations, and site improvements which reduce the chance of stormwater runoff during a rainstorm. During and after construction, the project will be required to comply with permit conditions, all relevant ministerial building codes designed to protect the public health, safety, and welfare of the community, including the California Building Code, stormwater regulations, and applicable regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As required by the La Jolla Shores Planned District Ordinance, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. The proposed project was found to be in conformance with the LJSPD Ordinance, [SDMC Section 1510.0301](#) General Design Regulations, and in general conformance with setbacks, bulk and scale as specified in [SDMC Section 1510.0304](#) Single Family Development Zone Regulations.

[SDMC Section 1510.0301](#) contains language which references the "character of the area and design principles", encourages "originality and diversity in architecture", identifies "building materials and color" as the most critical unifying elements, requires that "each building shall be sited and designed so as to protect public views from public rights-of-way", and [SDMC Section 1510.0304](#) identifies the Single-Family Zone-Development Regulations. The proposed building design and materials includes large, glazed openings, white stucco finish with accented black metal frames, large spans of glass for windows and doors providing a modern Spanish style. The building design includes building articulation, proportioned fenestration, and a roofline variation consistent with the surrounding residential neighborhood. The materials and color schemes are consistent with those in the surrounding neighborhood and existing adjacent single-family dwelling units. The LJSPD Ordinance for Single Family Zone development does not identify established setbacks but requires building and structure setbacks to be in general conformity with those of the vicinity. As designed, the project will conform to setback requirements which are consistent and in conformity with the setbacks of those in the vicinity, as well as the coastal height limitation, with a structure height of 27 feet 10 inches which is below the established 30-foot height limit of the Coastal Height Limit Overlay Zone (CHLOZ). The maximum permitted lot coverage is 60 percent

whereas the project proposes a lot coverage of 25 percent. No variances or deviations to any Land Development Code regulations are proposed. Therefore, the project complies with the General Design and Single Family Zone Development Regulations as specified in the LJSPD Ordinance relating to Single Family Zone development, and the proposed development complies with the applicable regulations of the Land Development.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3201554 and Site Development Permit No. PMT-3201555 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. PMT-3201554 and PMT-3201555, a copy of which is attached hereto and made a part hereof.

Jose Bautista
Development Project Manager
Development Services

Adopted on: December 4, 2024

IO#: 24009455



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 1, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

24009455

PROJECT NAME / NUMBER: 2352 Calle Del Oro CDP/SDP / PRJ-1079574

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 2352 Calle Del Oro, San Diego, California, 92037

PROJECT DESCRIPTION: A request for a COASTAL DEVELOPMENT PERMIT and a SITE DEVELOPMENT PERMIT for the demolition of an existing 2,877-square-foot one-story single-family dwelling unit and the construction of a two-story, 7,804-square-foot single-family dwelling unit with an attached 3-car garage, pool, spa and a detached 488-square-foot accessory dwelling unit (ADU). The project would also include frontage improvements consisting of reconstruction and widening of a shared existing driveway and development of a minimum parkway of 12 feet with non-contiguous sidewalk. The 0.55-acre project site is located at 2352 Calle Del Oro in the Single Family (SF) zone of the La Jolla Shores Planned District. Additionally, the project site is within the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone (CHLOZ), and Parking Impact Overlay Zone (Coastal). Council District 1. (LEGAL DESCRIPTION: All that portion of Lot 1297 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, According to the Map Made by James Pascoe in 1870, a Copy of which said Map was Filed in the Office of the Recorder of Said San Diego County, November 14, 1921 and Is known as Miscellaneous Map No. 36 as Described in Grantee Deed Recorded on March 04, 2022 as Doc-2022-0097192. ASSESSOR'S PARCEL NUMBER: 346- 120-1200).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-fill Development Projects.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to

Section 15332, In-Fill Development Projects; and where the exceptions listed in Section 15300.2 would not apply. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designations and regulations. The project is within city limits on a site of no more than five acres and substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

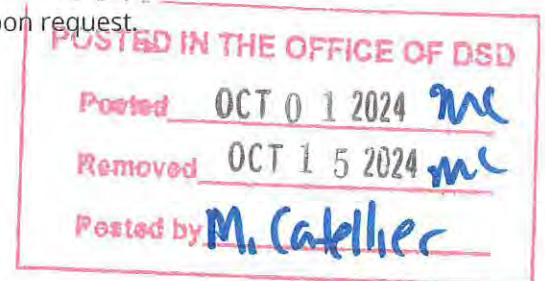
DEVELOPMENT PROJECT MANAGER: Jose Bautista
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 557- 7983 / jabautista@sandiego.gov

On October 1, 2024 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (October 15, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.





LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, April 17, 2024

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:03 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter – Chair, Herbert Lazerow, Suzanne Weissman, Kathleen Neil, Philip Wise and Sherri Lightner.

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Angela Dang, Junior Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve the agenda by Board Member Lazerow, seconded by Board Member Neil. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from March 20, 2024.

Motion to approve minutes with suggested changes from Board Members Lightner, Neil, and Lazerow by Board Member Lazerow, seconded by Board Member Neil. Minutes approved 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Neil requested that staff notify the Board of any applications that come through the Boards and Commissions for vacancies on the Board. Staff commented that an application was received for Janie Emerson and that staff will be notified when the City Council takes action on the application.

Item 6: STAFF LIAISON COMMENT AND NON-AGENDA PUBLIC COMMENT

No staff or liaison comment.

Item 7: **PRJ-1111376 – 8425 Avenida de Las Ondas – (ACTION ITEM)**

Proposal for the demolition of an existing 3,300 single-family residence & garage and construction of a new 6,700 sq ft two-story single-family residence with garage,

pool, and related site improvements. The applicant is seeking a recommendation of approval for a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Patrick Vercio of Island Architects presented the project.

Public Comment:

- Janie Emerson stated concern regarding drainage on the lot that could affect houses down the slope

Board Comment included:

- Concern that the proposed house is larger than older structures nearby
- Suggestion to discuss construction with neighbors and how they will address vehicles for grading activity to avoid complaints
- Suggestion to attempt bringing the chimney height down
- Suggestion to reflect existing torrey pine trees on the lot in the landscape notes
- Concern regarding potential lighting for the pool

Board Motion: The LJSPDAB voted to approve the project as presented. Motion made by Board Member Lightner, seconded by Board Member Lazerow. Motion approved 6-0-0.

Item 8: **PRJ-1079574 – 2352 Calle Del Oro – (ACTION ITEM)**

Proposal to demolish an existing 2,877 SF single-family residence and construct a new 7,504 SF single-family residence with a 488 SF Accessory Dwelling Unit and a 3-car garage. Pool and spa under separate permit. The applicant is seeking a recommendation of approval for a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Andy Fotsch of Will and Fotsch Architects presented the project.

Public Comment:

- Janie Emerson expressed concern regarding drainage on the property. The current property is 8 feet higher than the adjacent property. Without proper drainage, adjacent properties will be flooded. Concerned about privacy as the current property and can see right into the master bedroom on the adjacent property

Board Comment included:

- Suggestion to install a sump pump for drainage
- Request options be found to resolve drainage issues at property line nearest La Jolla Shores Dr

- Concern regarding privacy and parties on the roof deck
- Suggestion to design closets in the two bedrooms that are next to each other
- Suggestion to reduce the size of the roof deck to limit number of people congregating on the roof

Board Motion: Board Member Lazerow was absent for the vote. The LJSPDAB voted to recommend approval of the project subject to the following modifications: no astroturf, review and implement options to remove water from the rear landscape area, and minimize size of the roof deck. Motion made by Board member Lightner, seconded by Chair Jane Potter. Motion approved 5-0-0.

Item 9: **PRJ-1043951 – 8317 La Jolla Shores Dr – (ACTION ITEM)**

Proposal for a remodel of existing 1-story single-family dwelling and to demolish the existing pool. The applicant is seeking a recommendation that the project is Minor in Scope.

Andy Fotsch of Will and Fotsch Architects presented the project.

Public Comment:

There was no testimony provided by the public on this item.

Board Comment:

No Board comment was made for this item.

Board Motion: The LJSPDAB voted to approve the project as presented. Motion made by Board Member Lightner, seconded by Chair Potter. Motion approved 5-0-0.

Item 10: **Land Development Code Update – (ACTION ITEM)**

Public Comment:

There was no testimony provided by the public on this item.

Board Comment:

- Board Member Neil received notice from City staff that new code language was not available on the website because it's still in review with the City's attorney. City staff are aware that they would like to see the wording on the update website. Wording is still not available on website or through the Planning Commission. Code language will be heard by Planning Commission on April 30th. Board Member Neil will continue to inquire about the wording.

Board Motion: No motion was made on this item.

Item 11: ADJOURNMENT

Next meeting: To be determined. The meeting concluded at 11:56 a.m.

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form	
Project Name: 2352 Calle del Oro			Project Number: 1079574		
Community: La Jolla					
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: July 09, 2024	
# of Members Yes 9		# of Members No 0		# of Members Abstain 1	
Conditions or Recommendations: None					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: ADRIAN FERAL					
TITLE: SECRETARY				DATE: July 13, 2024	

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: MICHAH OVADIA RESIDENCE **Project No. For City Use Only:** _____


Project Address: 2352 CALLE DEL ORO, LA JOLLA, CA 92037

Specify Form of Ownership/Legal Status (please check):


Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Imo Family trust Owner Tenant/Lessee Successor Agency
 Street Address: 2363 avenida de la playa
 City: La Jolla State: CA Zip: 92037
 Phone No.: 8589994656 Fax No.: _____ Email: Isaac@procesadores.net
 Signature:  Date: 12/13/2022
 Additional pages Attached: Yes No

Applicant

Name of Individual: WILL AND FOTSCH ARCHITECTS Owner Tenant/Lessee Successor Agency
 Street Address: 1298 PROSPECT ST SUITE 2S
 City: LA JOLLA State: CA Zip: 92037
 Phone No.: 858-224-2486 Fax No.: _____ Email: PERMITS@WILLANDFOTSCH.COM
 Signature:  Date: 12/13/2022
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No



WILL & FOTSCH ARCHITECTS
 1298 PROSPECT STREET, SUITE 25, LA JOLLA, CA 92037 - (619) 858-224-2486

JOB #: SCF/CDP
 PKJ-10/19/24

CALLE DEL ORO
 2332 CALLE DEL ORO, LA JOLLA, CA 92037

DATE	ISSUE
10/19/24	CFP SUBMITTAL 1
09/16/24	CFP SUBMITTAL 2
10/15/23	CFP SUBMITTAL 3
04/01/24	CFP SUBMITTAL 4

A002
 300' SITE PLAN

07/12/2024



300' RADIUS - F.A.R. AND SETBACKS

12310 CALLE DEL ORO	A.P.N.: 346-120-04-00	GFA: 3446SF	LOT: 8801SF	FAR: 39	FY58: 20.58'	SY58: 63.10'	RY58: 4.1'	RY58: N/A
23405 LA JOLLA SHORES DR	A.P.N.: 346-120-05-00	GFA: 20519SF	LOT: 9493SF	FAR: 21	FY58: 40.00'	SY58: 12.75'	RY58: 24.02'	RY58: 42.45'
3.8407 LA JOLLA SHORES DR	A.P.N.: 346-120-04-00	GFA: 21009SF	LOT: 8793SF	FAR: 24	FY58: 43.45'	SY58: 14.35'	RY58: 24.11'	RY58: 23.80'
4.8439 LA JOLLA SHORES DR	A.P.N.: 346-120-03-00	GFA: 16549SF	LOT: 9646SF	FAR: 17	FY58: 49.40'	SY58: 18.15'	RY58: 24.02'	RY58: 35.50'
5.8445 LA JOLLA SHORES DR	A.P.N.: 346-120-02-00	GFA: 11245SF	LOT: 9723SF	FAR: 12	FY58: 43.25'	SY58: 39.50'	RY58: 24.725'	RY58: 38.15'
6.8465 LA JOLLA SHORES DR	A.P.N.: 346-120-01-00	GFA: 24545SF	LOT: 10105SF	FAR: 24	FY58: 41.15'	SY58: 11.90'	RY58: 4.3'	RY58: 8.15'
7.2333 CALLE CORTA	A.P.N.: 346-120-14-00	GFA: 2513 SF	LOT: 7086SF	FAR: 33	FY58: 44.10'	SY58: 1.02'	RY58: 35.45'	RY58: 34.50'
8.2331 CALLE CORTA	A.P.N.: 346-120-15-00	GFA: 23865SF	LOT: 7475SF	FAR: 33	FY58: 44.80'	SY58: 1.95'	RY58: 24.90'	RY58: 34.50'
9.2337 CALLE CORTA	A.P.N.: 346-120-13-00	GFA: 41338SF	LOT: 31799SF	FAR: 13	FY58: 25.3'	SY58: 17.25'	RY58: 24.330'	RY58: 30.25'
10.2330 CALLE DEL ORO	A.P.N.: 346-120-07-00	GFA: 40255SF	LOT: 194025SF	FAR: 21	FY58: 31.85'	SY58: 3.25'	RY58: 24.11.1'	RY58: 14.50'
11.2340 CALLE DEL ORO	A.P.N.: 346-120-08-00	GFA: 119194025SF	FAR: 29	FY58: 35.95'	SY58: 4.00'	RY58: 24.75'	RY58: 85.00'	RY58: 85.00'
12.2353 CALLE DEL ORO	A.P.N.: 346-120-12-00	GFA: 82925SF	LOT: 231975SF	FAR: 35	FY58: 49.45'	SY58: 4.50'	RY58: 24.70'	RY58: 29.75'
13.2356 CALLE DEL ORO	A.P.N.: 346-120-11-00	GFA: 45119SF	LOT: 217859SF	FAR: 21	FY58: 40.55'	SY58: 11.25'	RY58: 24.75'	RY58: 3.00'
14.2340 CALLE DEL ORO	A.P.N.: 346-120-10-00	GFA: 40795SF	LOT: 241384SF	FAR: 18	FY58: 28.58'	SY58: 3.25'	RY58: 24.6.75'	RY58: 3.00'
15.2380 CALLE DEL ORO	A.P.N.: 346-120-09-00	GFA: 47845SF	LOT: 261572SF	FAR: 24	FY58: 49.10'	SY58: 12.45'	RY58: 24.13.2'	RY58: 23.45'

AVERAGE GFA:	32225F	LOT: 144395F	FAR = 23	FY58= 32.25'	SY58= 10.50'	RY58= 24.9'
AVERAGE FRONT YARD INFORMATION						
AVERAGE SIDE YARD INFORMATION (SUM OF FY58)				20.7'	1/4"	
AVERAGE REAR YARD INFORMATION (SUM OF RY58)				10.5'		
AVERAGE FAR				29.33		
AVERAGE FAR				5.23		
PROPOSED FRONT YARD INFORMATION				49.4'		
PROPOSED SIDE YARD INFORMATION (SUM OF FY58)				11.2'		
PROPOSED REAR YARD INFORMATION				29.7'		
PROPOSED FAR				5.33		



300' SITE PLAN
 SCALE = 1" = 30'-0"

CALLE DEL ORO

AVENIDA DE LAS ONDAS

LA JOLLA SHORES DRIVE



WILL & FOTSCH ARCHITECTS

11298 PROSPECT STREET, SUITE 25, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #: SFPCDP
PKJ-101924

CALLE DEL ORO

2352 CALLE DEL ORO, LA JOLLA, CA 92037

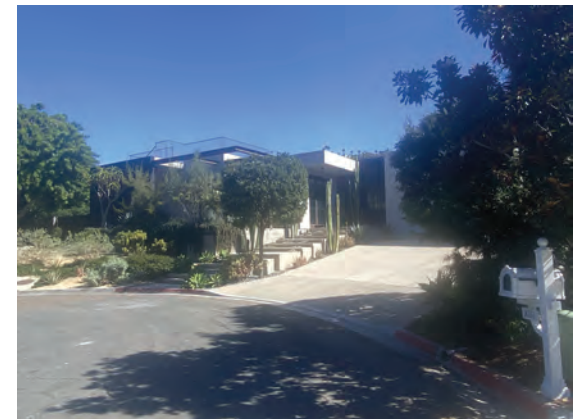
DATE	ISSUE
07/12/24	CIP REVISION 1
07/12/24	CIP REVISION 2
07/12/24	CIP REVISION 3
07/12/24	CIP REVISION 4

A002
300' SITE PLAN
PHOTO SURVEY

07/12/2024



DEL ORO COURT



CALLE DEL ORO

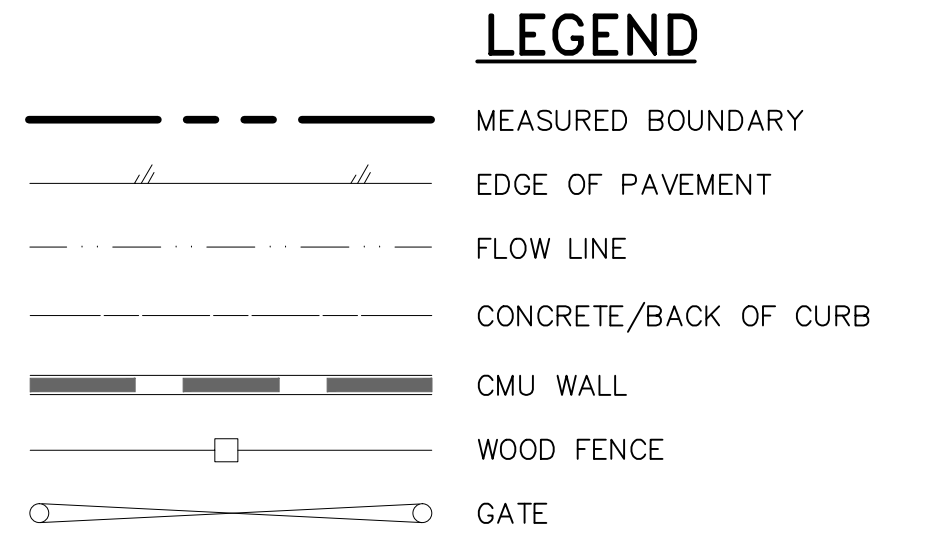
2352 CALLE DEL ORO, LA JOLLA, CA 92037

SDP/CDP PRJ-1079574

ABBREVIATIONS	SYMBOLS AND LEGEND	CONSTRUCTION REQUIREMENTS	DRAWING INDEX	FAR & AREA CALCULATIONS	PROJECT DATA																																																																																															
<p>4 CENTERLINE</p> <p>Ø DIAMETER OR ROUND</p> <p>EXIST EXISTING</p> <p>ABV ABOVE</p> <p>ACOUS ACOUSTICAL</p> <p>ADJ ADJACENT</p> <p>ADJ.F. ADJACENT FINISH FLOOR</p> <p>AGGR AGGREGATE</p> <p>ALUM ALUMINUM</p> <p>APPROX APPROXIMATE</p> <p>ARCH ARCHITECT</p> <p>RD ROAD</p> <p>BL BUILDING</p> <p>RIGD RIGID</p> <p>BLK BLOCK</p> <p>BLKG BLOCKING</p> <p>BLT BOLT</p> <p>BM BENCH MARK</p> <p>CONDIT CONDIT</p> <p>CAB CABINET</p> <p>CEM CEMENT</p> <p>CB CERAMIC</p> <p>CIDG CEILING</p> <p>CLO CLOSET</p> <p>CL CONCRETE MASONRY UNIT</p> <p>COL COLUMN</p> <p>CONC CONCRETE</p> <p>CONN CONNECTION</p> <p>CONSTR CONSTRUCTION</p> <p>CONSTR CONSTRUCTION</p> <p>CSMT CASEMENT WINDOW</p> <p>CTK COUNTERTOP</p> <p>DR DRYER</p> <p>DBL DOUBLE</p> <p>DEPT DEPARTMENT</p> <p>DIA DIAMETER</p> <p>DIR DIRECTION</p> <p>DN DOWN</p> <p>D.O. DOWN</p> <p>DS DOWNSPOUT</p> <p>DW DOWNSPOUT</p> <p>DWGS DRAWINGS</p> <p>DWR DRAWER</p> <p>E EAST</p> <p>E.A. EXPANSION JOINT</p> <p>ELEV ELEVATION</p> <p>ELEC ELECTRICAL</p> <p>ENCL ENCLOSED</p> <p>EQ EQUIPMENT</p> <p>EXIST EXISTING</p> <p>EXP EXPANSION</p> <p>EXPO EXPOSED</p> <p>EXT EXTERIOR</p> <p>FAU FORCED AIR UNIT</p> <p>F.D. FLOOR DRAIN</p> <p>FDN FOUNDATION</p> <p>FF FINISH FLOOR</p> <p>F.G. FINISH GRADE</p> <p>F.H. FIRE HYDRANT</p> <p>FIN FINISH</p> <p>FIXED FIXED WINDOW</p> <p>FL FLASHING</p> <p>FLASH FLASHING</p> <p>F.O.C. FACE OF CONCRETE</p> <p>F.O.F. FACE OF FINISH</p> <p>F.O.M. FACE OF MULLION</p> <p>F.O.S. FACE OF STUD</p> <p>F.P. FIREPLACE</p> <p>FRFR FIREPROOF</p> <p>FRAMG FRAMING</p> <p>FOOT ON FEET</p> <p>FR FURRING</p> <p>FIG. FIGURE</p> <p>G GAS</p> <p>GALV GALVANIZED</p> <p>G.B. GRANITE</p> <p>G.D. GARAGE DISPOSAL</p> <p>GR GROUND</p> <p>GRD GROUND</p> <p>GR GROUND</p> <p>GRD GROUND</p> <p>GYP GYPSUM BOARD</p> <p>H.B. HOSE BIBB</p> <p>HBR HEADER</p> <p>HW HARDWOOD</p> <p>HW HARDWARE</p> <p>H.M. HOLLOW METAL</p> <p>HORIZ HORIZONTAL</p> <p>HR HOLE</p> <p>HT HEIGHT</p> <p>H.V.A.C. HEATING/VENTILATING AIR CONDITIONING</p> <p>HORIZ HORIZONTAL</p> <p>INSUL INSULATION</p> <p>INT INTERIOR</p> <p>LN LINEN</p> <p>LAM LAMINATE</p> <p>LAV LAVATORY</p> <p>LE LIGHT</p> <p>L.V. LOW VOLTAGE</p> <p>MAR MARBLE</p> <p>M.C. MEDICINE CABINET</p> <p>MECH MECHANICAL</p> <p>MEMB MEMBRANE</p> <p>MFG MANUFACTURING</p> <p>MIR MIRROR</p> <p>MIR MIRROR</p> <p>MISC MISCELLANEOUS</p> <p>MTL METAL</p> <p>MULD MULLION</p> <p>N NORTH</p> <p>N.C. NOT IN CONTRACT</p> <p>NO. NUMBER</p> <p>NDM NOMINAL</p> <p>N.I.S.F. NOTICE TO PROCEED</p> <p>N.I.S. NOTICE TO SCALE</p> <p>O OVER</p> <p>O.A. OVERALL</p> <p>OBS OBSOLETE</p> <p>ON ON CENTER</p> <p>O.D. OUTSIDE DIAMETER</p> <p>O.D. OVERFLOW DRAIN</p> <p>OFF OFFICE</p> <p>OH OVERHEAD</p> <p>O.H.C. OVERHEAD CABINET</p> <p>OPNG OPENING</p> <p>OPNG OPPOSITE</p> <p>P PROPERTY LINE OR PLATE</p> <p>PL POLY AND SHELF</p> <p>PL PLASTER</p> <p>PL PLASTER</p> <p>PLUMB PLUMBING</p> <p>PLYWD PLYWOOD</p> <p>PNL PANEL</p> <p>PNL PANEL</p> <p>PNRY PANTRY</p> <p>P.P. PLUMBING POCKET</p> <p>PR PAVEMENT</p> <p>PREFAB PREFABRICATED</p> <p>PRT PARTITION</p> <p>PT POINT</p> <p>PTN PARTITION</p> <p>PTD PARTITION</p> <p>DOUB DOUBLE</p> <p>R RADIUS</p> <p>R.D. ROOF DRAIN</p> <p>REF REFERENCE</p> <p>REF REFRIGERATOR</p> <p>REF REFRIGERATOR</p> <p>REIN REINFORCE, REINFORCED</p> <p>REG REGISTER</p> <p>REQ REQUIRED</p> <p>REST RESISTANT</p> <p>RES RESISTANT</p> <p>R.O. ROUGH OPENING</p> <p>R.V. ROOF VENT</p> <p>S SOUTH</p> <p>S.C. SOLID CORE</p> <p>SCHED SCHEDULE</p> <p>S.D. STORM DRAIN</p> <p>SECT SECTION</p> <p>S.F. SQUARE FEET</p> <p>SHELF SHELF</p> <p>SHR SHOWER</p> <p>SIM SIMILAR</p> <p>SKY SKYLIGHT</p> <p>SL SLOPE/SLOPER (WINDOW)</p> <p>S.D. SLOPING GLASS DOOR</p> <p>SPEC SPECIFICATION</p> <p>SQ SQUARE</p> <p>S.S. STAINLESS STEEL</p> <p>S.S. STAINLESS STEEL</p> <p>STD STANDARD</p> <p>STOR STORAGE</p> <p>STRUC STRUCTURE</p> <p>STRUC STRUCTURE</p> <p>SUSP SUSPENDED</p> <p>STAL STAINLESS</p> <p>T TONEL BAR</p> <p>TRASH COMPACTOR</p> <p>TRASH COMPACTOR</p> <p>TEMP TEMPERATURE</p> <p>T.G. TONGUE AND GROOVE</p> <p>THR THRESHOLD</p> <p>T.O.C. TOP OF CURB</p> <p>T.P.D. TOLLET PAPER DISPENSER</p> <p>T.W. TOP OF WALL</p> <p>TYP TYPICAL</p> <p>UNDR UNDERGROUND</p> <p>UNDR UNDERGROUND</p> <p>UNDR UNDERGROUND</p> <p>UNDR UNDERGROUND</p> <p>VERT VERTICAL</p> <p>V.P. VAPOR PROOF</p> <p>W WINDOW</p> <p>W WATER CLOSET</p> <p>W WORK</p> <p>W.H. WATER HEATER</p> <p>W/O WITHOUT</p> <p>WATERPROOF</p> <p>WT WEIGHT</p> <p>WTR WATER</p>	<p>ELEVATION MARKER</p> <p>1. DIRECTION OF VIEW</p> <p>2. DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING</p> <p>3. SHEET THAT ELEVATION APPEARS ON</p> <p>DETAIL MARKER</p> <p>1. DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING</p> <p>2. SHEET THAT DETAIL APPEARS ON</p> <p>SECTION MARKER</p> <p>1. DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING</p> <p>2. SHEET THAT SECTION APPEARS ON</p> <p>3. EXTENT OF CLIP</p> <p>WINDOW TYPE INDICATOR</p> <p>1. WINDOW TYPE NUMBER</p> <p>DOOR TYPE INDICATOR</p> <p>1. DOOR TYPE NUMBER</p> <p>MATCH LINE/DATUM POINT</p> <p>1. DATUM POINT</p> <p>REVISION INDICATOR</p> <p>1. REVISION NUMBER</p> <p>OTHER</p> <p>GLASS</p> <p>PLYWOOD</p> <p>CONT. WOOD B.L.G., B.L.G. BETWEEN MEMBERS</p> <p>GRAVEL OR AGGREGATE BASE COURSE (ABC)</p> <p>INSULATION (BATT OR BLANKET)</p> <p>INSULATION (RIGID)</p> <p>METAL (AS NOTED)</p> <p>PLASTER OR GYPSUM BOARD (AS NOTED)</p> <p>SOI (GLAZED/UNGLAZED OR PAPER)</p> <p>WALLS</p> <p>EXISTING WALL TO REMAIN</p> <p>2 x 4 STUD WALL (LNU)</p> <p>CONCRETE</p> <p>STEEL STUD WALLS</p>	<p>1. SHOP DRAWING SUBMITTAL SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:</p> <p>A) WINDOWS AND DOORS</p> <p>B) CABINET WORK</p> <p>C) MECHANICAL SYSTEMS, WATER HEATING SYSTEMS</p> <p>2. ALL GYPSUM WALL BOARD SHALL RECEIVE LEVEL 5 SMOOTH FINISH AND STRAIGHT CORNERS UNLESS OTHERWISE APPROVED BY ARCHITECT.</p> <p>3. SIZING MECHANICAL DUCTWORK SHALL BE DESIGN BUILD. SYSTEMS DESIGN SHALL BE COORDINATED WITH OWNER PRIOR TO BID.</p> <p>4. REFER TO STRUCTURAL DRAWINGS FOR PLYWOOD AND SHEAR WALL INFORMATION. ALL PLYWOOD NOT NOTED ON STRUCTURAL DRAWINGS SHALL BE 3/8" EXTERIOR GRADE PLYWOOD.</p> <p>5. ALL NEW WALLS NOT SPECIFIED ON STRUCTURAL DRAWINGS TO BE 2x6 STUDS U.O.N. @ 16" O.C. W/ 5/8" GYP.BD. EA. SIDE, TAPED AND SANDED. USE GREEN BOARD AT ALL WET WALL LOCATIONS. ALL SHEAR WALLS W/ PLYWOOD EXPOSED AT INTERIOR SIDE TO RECEIVE (1) LAYER OF 5/8" G.W.B., TAPED & SANDED AND READY TO PAINT.</p> <p>VICINITY MAP</p> <p>N.T.S.</p>	<p>TITLE SHEETS</p> <p>TS001 TITLE SHEET</p> <p>CIVIL</p> <p>C1 EXISTING TOPOGRAPHY AND DEMOLITION PLAN</p> <p>C2 PRELIMINARY GRADING PLAN</p> <p>LANDSCAPE</p> <p>L1 LANDSCAPE LEGEND AND IMAGES</p> <p>L2 LANDSCAPE DESIGN PLAN</p> <p>L3 PRIVATE DRIVEWAY LANDSCAPE DESIGN</p> <p>L4 LANDSCAPE LEGEND, IMAGES AND DETAILS</p> <p>ARCHITECTURAL</p> <p>A001 SITE PLAN</p> <p>A002 300' SITE PLAN</p> <p>A201 PROPOSED PLAN - MAIN LEVEL</p> <p>A202 PROPOSED PLAN - UPPER LEVEL</p> <p>A203 ROOF PLAN</p> <p>A204 PROPOSED PLAN - MAIN LEVEL ADU</p> <p>A205 ROOF PLAN - ADU</p> <p>A400 EXTERIOR ELEVATIONS</p> <p>A401 EXTERIOR ELEVATIONS</p> <p>A402 EXTERIOR ELEVATIONS - ADU</p> <p>A500 BUILDING SECTIONS</p> <p>A501 BUILDING SECTIONS</p> <p>A502 BUILDING SECTIONS - ADU</p> <p>CODE ANALYSIS</p> <p>OCCUPANCY</p> <p>R-3</p> <p>TYPE OF CONSTRUCTION</p> <p>TYPE V-S SPRINKLERED</p> <p>APPLICABLE CODES</p> <p>ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:</p> <p>2019 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC).</p> <p>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN).</p> <p>2019 CALIFORNIA ELECTRICAL CODE (CEC).</p> <p>2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>2019 CALIFORNIA PLUMBING CODE (CPC).</p> <p>2019 CALIFORNIA FIRE CODE (CFC).</p> <p>2019 CALIFORNIA ENERGY CODE (CEC).</p> <p>2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)</p> <p>THIS PROJECT SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24).</p> <p>THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS).</p> <p>ALL REQ. PERMITS MUST BE OBTAINED FROM THE FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.</p> <p>THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.</p>	<p>GROSS FLOOR AREA</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>REMOVED</th> <th>NEW</th> <th>TOTAL</th> <th>HABITABLE</th> <th>GFA</th> </tr> </thead> <tbody> <tr> <td>MAIN LEVEL</td> <td>3043 SF</td> <td>3043 SF</td> <td>4460 SF</td> <td>4460 SF</td> <td>3505 SF</td> <td>4460 SF</td> </tr> <tr> <td>ADU</td> <td>N/A</td> <td>N/A</td> <td>596 SF</td> <td>596 SF</td> <td>596 SF</td> <td>596 SF</td> </tr> <tr> <td>UPPER LEVEL</td> <td>N/A</td> <td>N/A</td> <td>2755 SF</td> <td>2755 SF</td> <td>2755 SF</td> <td>2755 SF</td> </tr> <tr> <td></td> <td>3043 SF</td> <td>3043 SF</td> <td>7811 SF</td> <td>7811 SF</td> <td>6856 SF</td> <td>7811 SF</td> </tr> </tbody> </table> <p>EXISTING MAIN LEVEL SF COMBINES 2,427 SF SFD AND 616 SF GARAGE (TOTAL 3,043 SF FOR DEMO)</p> <p>FLOOR AREA SUMMARY</p> <p>ALLOWABLE FAR: 0.45/10763 SF</p> <p>PROPOSED FAR: 0.33/7811 SF</p> <p>LOT COVERAGE</p> <table border="1"> <thead> <tr> <th>BLDG FOOTPRINT</th> <th>HARDSCAPE</th> <th>LANDSCAPE</th> <th>TOTAL SITE AREA</th> </tr> </thead> <tbody> <tr> <td>5061 SF</td> <td>7286 SF</td> <td>11570 SF</td> <td>23917 SF</td> </tr> <tr> <td>21%</td> <td>30%</td> <td>48%</td> <td>100%</td> </tr> </tbody> </table> <p>LA JOLLA SHORES SETBACK INFORMATION</p> <table border="1"> <thead> <tr> <th>INFORMATION</th> <th>REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td>AVERAGE FRONT YARD INFORMATION</td> <td>70' 9 1/4"</td> </tr> <tr> <td>AVERAGE SIDE YARD INFORMATION (SUM OF SYSB)</td> <td>22' 10 1/2"</td> </tr> <tr> <td>AVERAGE REAR YARD INFORMATION</td> <td>27' 8 1/2"</td> </tr> <tr> <td>AVERAGE STREET YARD INFORMATION</td> <td>4' - 6 1/2"</td> </tr> <tr> <td>AVERAGE FAR</td> <td>0.23</td> </tr> </tbody> </table> <p>IMPERVIOUS AREA</p> <table border="1"> <thead> <tr> <th>EXISTING AMOUNT OF IMPERVIOUS AREA</th> <th>PROPOSED AMOUNT OF REPLACED IMPERVIOUS AREA</th> <th>PROPOSED AMOUNT OF NEW IMPERVIOUS AREA</th> <th>TOTAL IMPERVIOUS AREA</th> </tr> </thead> <tbody> <tr> <td>5,600 SF</td> <td>0 SF</td> <td>9,425 SF</td> <td>14,490 SF</td> </tr> </tbody> </table> <p>PROJECT DIRECTORY</p> <table border="1"> <thead> <tr> <th>OWNER</th> <th>CIVIL ENGINEER</th> </tr> </thead> <tbody> <tr> <td>ISAAC MICHAN SARA MICHAN 2352 CALLE DEL ORO, LA JOLLA, CA 92037 ISAAC@PROCESADADORES.NET (858) 999-4656</td> <td>ATTN: DOUG LOGAN & DREW LOGAN 310 S. TWIN OAKS VALLEY RD., #107-297 SAN MARCOS, CA 92078 DOUG@RCESD.COM DREW@RCESD.COM (760) 510-3152</td> </tr> </tbody> </table> <p>MONUMENT PRESERVATION CERTIFICATION</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT (BUSINESS AND PROFESSIONS CODE SECTION 8771), IF DETERMINED DURING REVIEW. ADDITIONAL SURVEY MONUMENTATION PRESERVATION MAY BE REQUIRED PER INFORMATION BULLETIN NUMBER 591.</p>		EXISTING	REMOVED	NEW	TOTAL	HABITABLE	GFA	MAIN LEVEL	3043 SF	3043 SF	4460 SF	4460 SF	3505 SF	4460 SF	ADU	N/A	N/A	596 SF	596 SF	596 SF	596 SF	UPPER LEVEL	N/A	N/A	2755 SF	2755 SF	2755 SF	2755 SF		3043 SF	3043 SF	7811 SF	7811 SF	6856 SF	7811 SF	BLDG FOOTPRINT	HARDSCAPE	LANDSCAPE	TOTAL SITE AREA	5061 SF	7286 SF	11570 SF	23917 SF	21%	30%	48%	100%	INFORMATION	REQUIREMENT	AVERAGE FRONT YARD INFORMATION	70' 9 1/4"	AVERAGE SIDE YARD INFORMATION (SUM OF SYSB)	22' 10 1/2"	AVERAGE REAR YARD INFORMATION	27' 8 1/2"	AVERAGE STREET YARD INFORMATION	4' - 6 1/2"	AVERAGE FAR	0.23	EXISTING AMOUNT OF IMPERVIOUS AREA	PROPOSED AMOUNT OF REPLACED IMPERVIOUS AREA	PROPOSED AMOUNT OF NEW IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA	5,600 SF	0 SF	9,425 SF	14,490 SF	OWNER	CIVIL ENGINEER	ISAAC MICHAN SARA MICHAN 2352 CALLE DEL ORO, LA JOLLA, CA 92037 ISAAC@PROCESADADORES.NET (858) 999-4656	ATTN: DOUG LOGAN & DREW LOGAN 310 S. TWIN OAKS VALLEY RD., #107-297 SAN MARCOS, CA 92078 DOUG@RCESD.COM DREW@RCESD.COM (760) 510-3152	<p>SCOPE OF WORK</p> <p>COASTAL DEVELOPMENT TO DEMOLISH EXISTING SINGLE FAMILY RESIDENCE OF 2,427 SF AND EXISTING DETACHED GARAGE OF 616 SF. CONSTRUCT A NEW SINGLE FAMILY RESIDENCE, 3-CAR GARAGE, AND 596 SF ADU, TOTALING 7,811 SF OF GROSS FLOOR AREA.</p> <p>POOL, SPA TO BE UNDER SEPARATE PERMIT</p> <p>EXTERIOR MATERIAL: STUCCO EXTERIOR COLOR: WHITE</p> <p>SITE: 2352 CALLE DEL ORO, LA JOLLA, CA 92037</p> <p>A.P.N.:</p> <p>LEGAL DESCRIPTION: MM0036 LOT 1297 SWLY PAR PER ROS 2623 IN</p> <p>LOT SIZE: 23,917 SQFT / 0.55 ACRE</p> <p>BASE ZONE: LSPD-SF</p> <p>YEAR BUILT (EXISTG): 1955</p> <p>MAX LOT COVERAGE: 60%</p> <p>SETBACKS: *ALL SETBACKS ARE SUBJECT TO STATISTICAL ANALYSIS OF SURROUNDING PROPERTIES. SEE SHEET A002</p> <p>USES CATEGORY</p> <table border="1"> <thead> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>SINGLE FAMILY RESIDENCE</td> <td>SINGLE FAMILY RESIDENCE AND ADU</td> </tr> </tbody> </table> <p>NUMER OF STOREYS</p> <table border="1"> <thead> <tr> <th>EXISTING</th> <th>PROPOSED</th> <th>HEIGHT LIMIT:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>30'-0"</td> </tr> </tbody> </table> <p>PARKING CALCULATIONS</p> <table border="1"> <thead> <tr> <th>STANDARD PARKING TOTAL:</th> <th>COMPACT PARKING SPACES:</th> <th>CLEAN AIR VEHICLE TOTAL:</th> <th>TOTAL PARKING REQUIRED:</th> <th>TOTAL PARKING PROVIDED:</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> <td>2</td> <td>3</td> </tr> </tbody> </table> <p>OVERLAY ZONES</p> <p>COMMUNITY PLAN - LA JOLLA COASTAL HEIGHT LIMITATION OVERLAY (CHLOZ) COUNCIL DISTRICT 1 PARKING IMPACT OVERLAY (PIOZ)(COASTL) SAN DIEGO UNIFIED SCHOOL DISTRICT (SDUSD) CITY COASTAL OVERLAY (COO) - N-APP-2 COMM MOBILITY ZONE 4 (MVA) - (4 DU) GEOLOGICAL HAZARD CATEGORY 52 PALEONTOLOGICAL SENSITIVITY AREA ASS(AREA OF BIOLOGICAL SIGNIFICANCE)</p> <p>LANDSCAPING</p> <table border="1"> <thead> <tr> <th>REQUIRED PERCENTAGE</th> <th>PROPOSED PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td>30%</td> <td>48%</td> </tr> </tbody> </table>	EXISTING	PROPOSED	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENCE AND ADU	EXISTING	PROPOSED	HEIGHT LIMIT:	1	2	30'-0"	STANDARD PARKING TOTAL:	COMPACT PARKING SPACES:	CLEAN AIR VEHICLE TOTAL:	TOTAL PARKING REQUIRED:	TOTAL PARKING PROVIDED:	3	0	0	2	3	REQUIRED PERCENTAGE	PROPOSED PERCENTAGE	30%	48%
	EXISTING	REMOVED	NEW	TOTAL	HABITABLE	GFA																																																																																														
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UPPER LEVEL	N/A	N/A	2755 SF	2755 SF	2755 SF	2755 SF																																																																																														
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EXISTING TOPOGRAPHY AND DEMOLITION PLAN

FOR: CALLE DEL ORO
2352 CALLE DEL ORO, LA JOLLA, CA 92037



- ① SDG&E VAULT
- ② AT&T VAULT
- ③ TELCO PEDESTAL
- ④ SEWER MANHOLE
- ⑤ POWER POLE
- ⑥ ELECTRIC TRANSFORMER
- ⑦ WATER METER
- ⑧ MAILBOX
- ⑨ GAS METER
- ⑩ UTILITY
- ⑪ STREET SIGN
- ⑫ TELECOMMUNICATIONS VAULT
- ⑬ SEWER CLEANOUT

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 1297 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREON MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36 AS DESCRIBED IN GRANT DEED RECORDED ON MARCH 04, 2022 AS DOC# 2022-0097192.

BOUNDARY NOTE

- BOUNDARY PLOTTED PER FOUND MONUMENTS.
- A PRELIMINARY TITLE REPORT WAS NOT MADE AVAILABLE AT THE TIME OF THIS SURVEY THEREFORE EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN PLOTTED HEREON.

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB RETURN, LOCATED SOUTHEASTERLY OF THE INTERSECTION OF CALLE CORTA & LA JOLLA SHORES DRIVE IN THE CITY OF SAN DIEGO, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 47.12'.

EXISTING IMPERVIOUS AREA	
ROOFS:	3,086 SQFT
HARDSCAPE:	2,514 SQFT
TOTAL AREA:	5,600 SQFT

FOUND MONUMENTS

- (A) FOUND 3/4 IRON PIPE STAMPED "LS 5335"
- (B) FOUND LEAD & DISC STAMPED "LS 5335"
- (C) FOUND 3/4 IRON PIPE STAMPED "LS 7208"

RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

Douglas E. Logan
DOUGLAS E. LOGAN
C 39726

DATE: 08/19/24
EXPIRES: 12/31/25

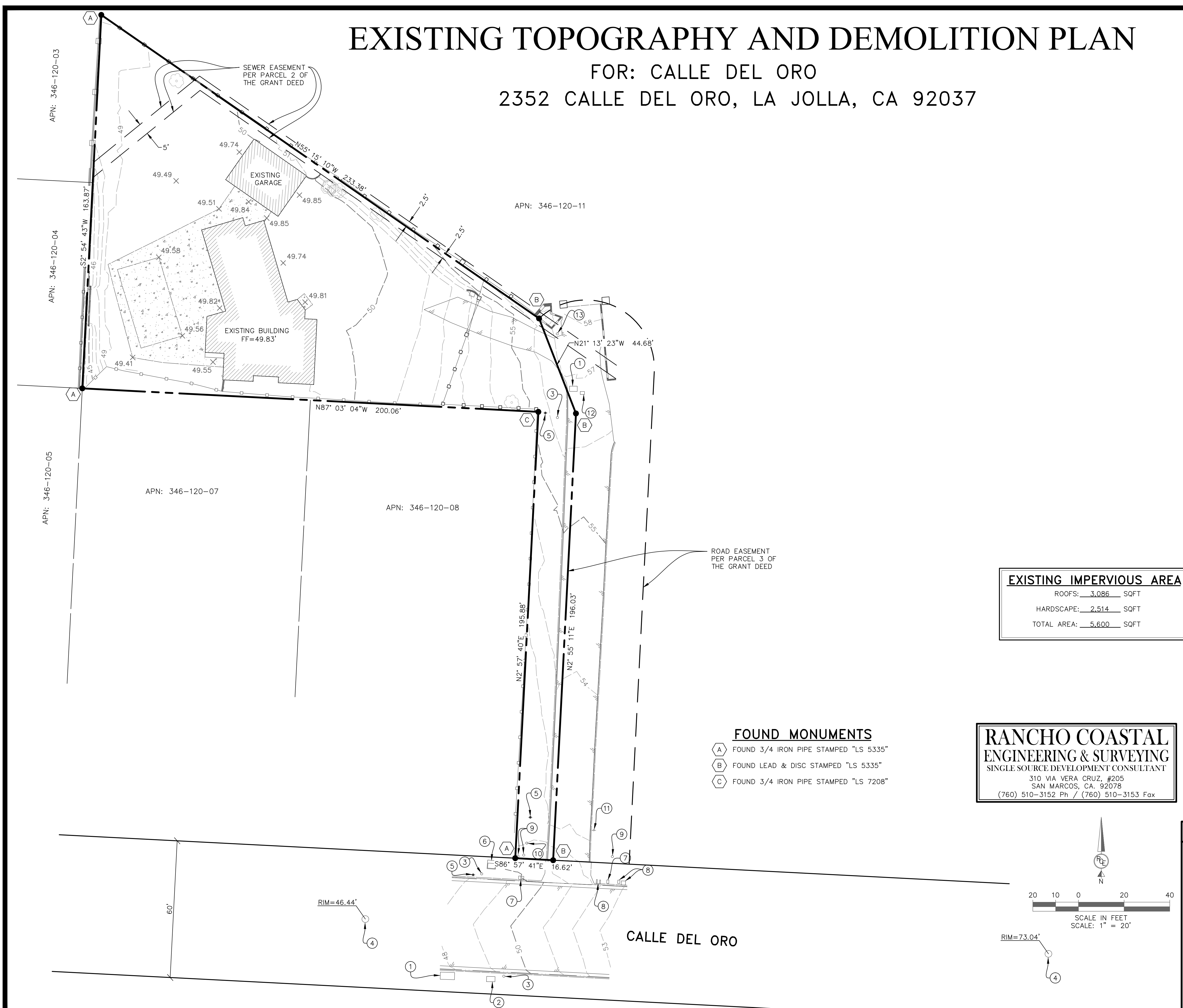
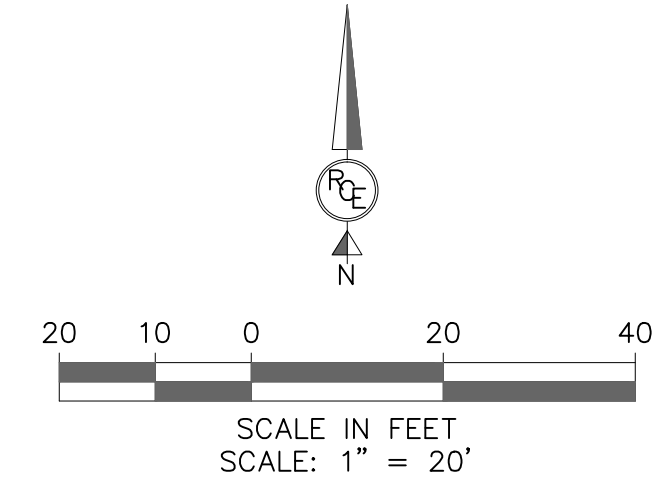
CITY STANDARD TITLE BLOCK

PREPARED BY: Name: RANCHO COASTAL ENGINEERING & SURVEYING, INC. Contact: DOUGLAS LOGAN 310 Via Vera Cruz, SUITE 205 San Marcos, CA 92078 Phone: (858) 775-8474 Street Address: 2352, CALLE DEL ORO, LA JOLLA, CA 92037 APN: 346-120-00	Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 09: Revision 08: Revision 07: Revision 06: Revision 05: 08-19-24 Revision 04: 06-10-24 Revision 03: 01-25-24 Revision 02: 10-09-23 Revision 01: 6-16-2023
Project Name: CALLE DEL ORO Sheet Title: EXISTING TOPO & DEMOLITION PLAN	Original Date: 12-12-2022 Sheet: 1 of 2



EXISTING TOPO & DEMOLITION PLAN

C-1



PRELIMINARY - NOT FOR CONSTRUCTION

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@CESD.COM

PRELIMINARY GRADING PLAN

FOR: CALLE DEL ORO
2352 CALLE DEL ORO, LA JOLLA, CA 92037

PROPOSED IMPERVIOUS AREA	
ROOFS:	6,031 SQFT
DRIVEWAY:	87 SQFT
HARDSCAPE:	3,394 SQFT
TOTAL AREA:	9,425 SQFT

EXISTING LEGEND

- MEASURED BOUNDARY
- EDGE OF PAVEMENT
- FLOW LINE
- CONCRETE/BACK OF CURB
- CMU WALL
- WOOD FENCE
- GATE

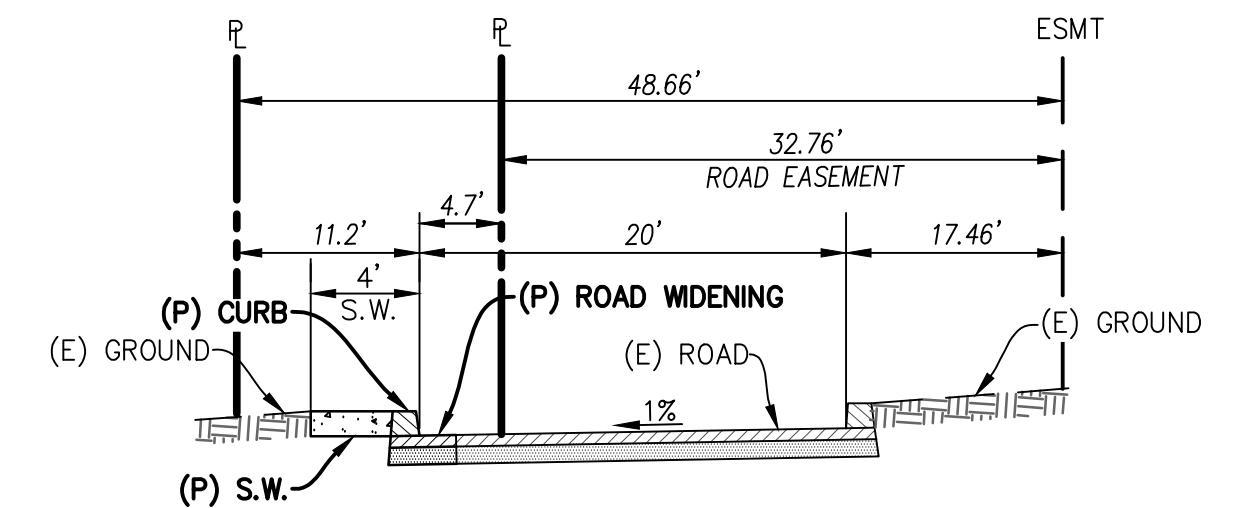
GRADING TABULATIONS

- TOTAL LOT SIZE = 0.55 AC.
- DISTURBED AREA = 0.47 AC.
- AMOUNT OF CUT = 115 C.Y.
- MAX. DEPTH OF CUT = 4 FT.
- AMOUNT OF FILL = 160 C.Y.
- MAX. DEPTH OF FILL = 2 FT.
- MAX HEIGHT OF CUT & FILL = 4 FT.
- RETAINING WALL LENGTH = 188
- EXISTING IMPERVIOUS AREA = 5,600 S.F.
- EXISTING PERVIOUS AREA = 18,315 S.F.
- PROPOSED IMPERVIOUS AREA = 9,425 S.F.
- PROPOSED PERVIOUS AREA = 14,490 S.F.

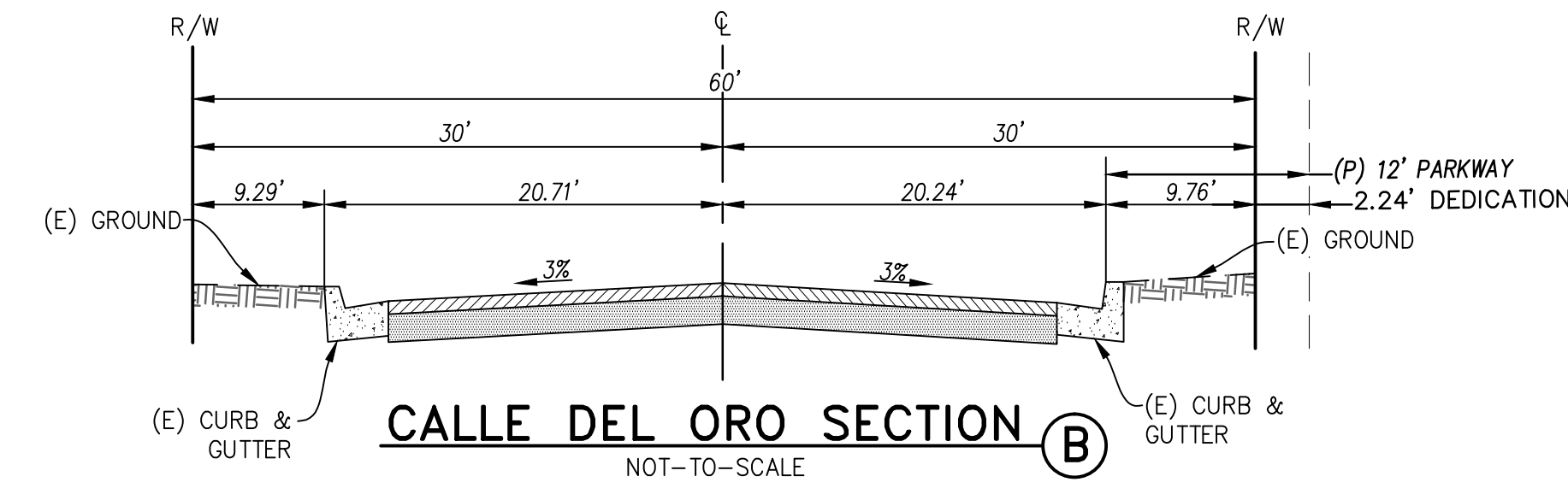
EARTHWORK QUANTITIES NOTE:

THE QUANTITIES OF CUT/FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS AND ON A THEORETICAL BASIS ONLY, THEY DO NOT INCLUDE VOLUMES FOR CLEARING/GRUBBING, SHRINKAGE AND/OR SWELLING WHICH CAN/WILL INEVITABLY AFFECT THESE QUANTITIES. THE QUANTITIES ESTIMATED ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY. GRADING CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING THEIR OWN GRADING QUANTITIES.

- ① SDG&E VAULT
- ② AT&T VAULT
- ③ TELCO PEDESTAL
- ④ SEWER MANHOLE
- ⑤ POWER POLE
- ⑥ ELECTRIC TRANSFORMER
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- ⑫ TELECOMMUNICATIONS VAULT
- ⑬ SEWER CLEANOUT



ACCESS ROAD WIDENING SECTION A



CALLE DEL ORO SECTION B

LEGEND

DESCRIPTION	SYMBOL
EXIST. CONTOUR	
PROP CONTOUR	
BUILDING	
RETAINING WALL	
BLDG. STEM WALL	
PERVIOUS PAVER DRIVEWAY	
CONCRETE	
LAWN AREA	
DRAINAGE ARROWS	

PROJECT SITE COVER SUMMARY TABLE (ALL SOURCES)

COVER TYPE	SQ-FT	ACRES
IMPERVIOUS - ROOF	6,032	0.138
IMPERVIOUS - HARDSCAPE	3,394	0.078
PERMEABLE - LANDSCAPE	8,467	0.194
PERMEABLE - PERVIOUS AREA	6,023	0.138
SUMMARY	23,915	0.548
COVER SUMMARY		
IMPERVIOUS	9,425	0.216
PERMEABLE	14,490	0.332
SUMMARY	23,915	0.548
DISTURBED AREA		
SUMMARY	20,363	0.467

ENGINEER OF WORK

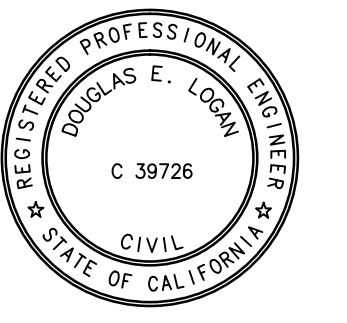
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DATE: 08/19/24
DOUGLAS E. LOGAN C. 39726 EXPIRES: 12/31/25

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310 VIA VERA CRUZ, #205
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CITY STANDARD TITLE BLOCK

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PRELIMINARY GRADING PLAN

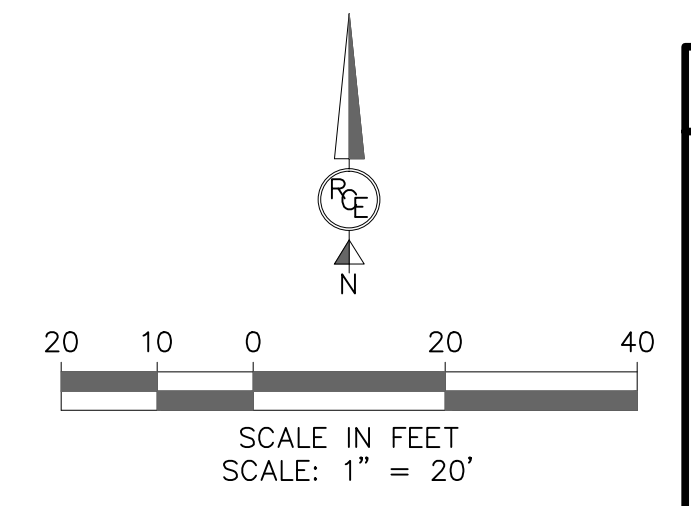
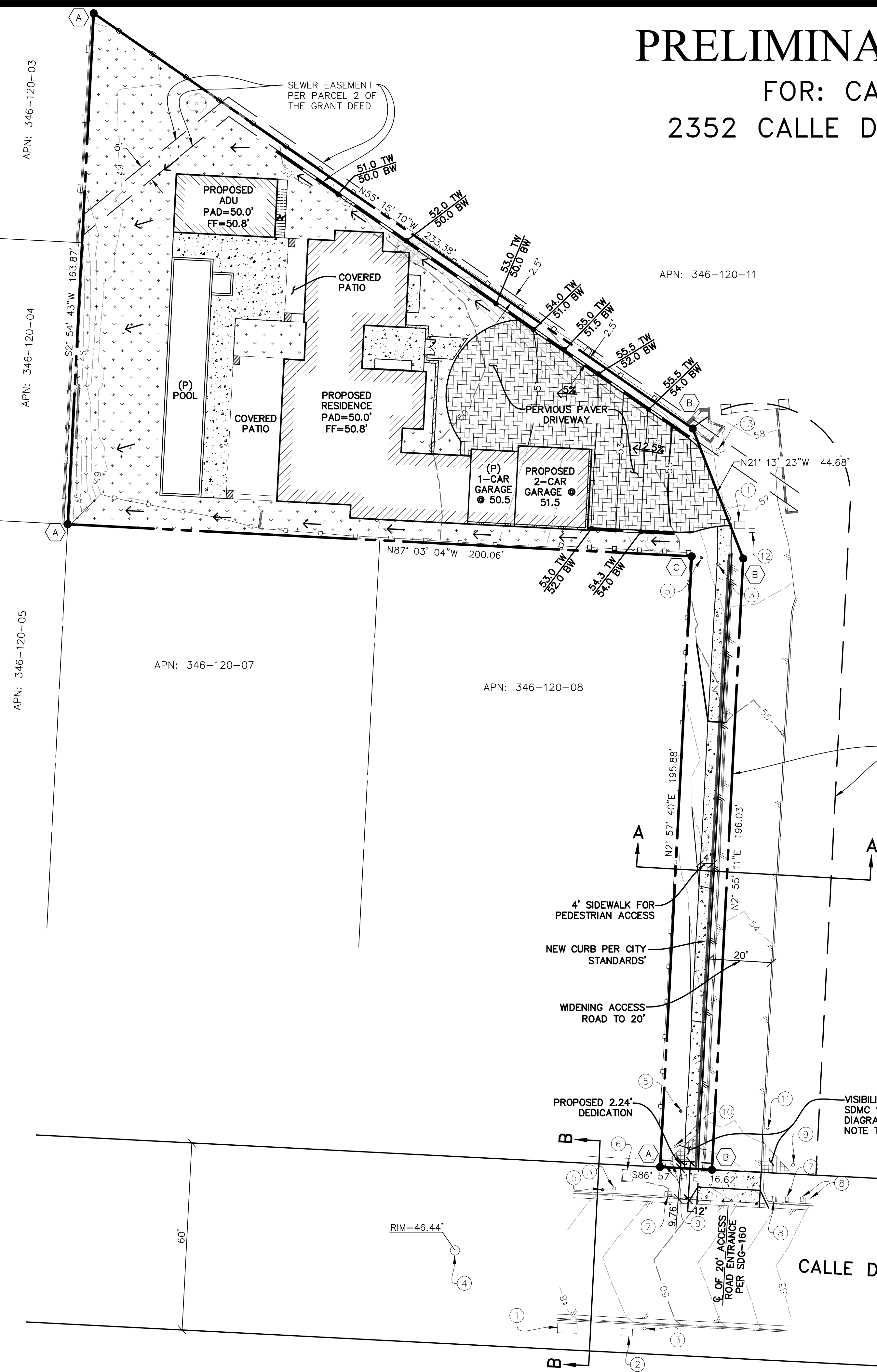
C-2

VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

FOUND MONUMENTS

- (A) FOUND 3/4 IRON PIPE STAMPED "LS 5335"
- (B) FOUND LEAD & DISC STAMPED "LS 5335"
- (C) FOUND 3/4 IRON PIPE STAMPED "LS 7208"



PRELIMINARY - NOT FOR CONSTRUCTION ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING PHONE NO. (760) 510-3152 // EMAIL: DOUG@CESD.COM

SITE PLAN: NOT TO SCALE

SINGLE FAMILY HOUSE

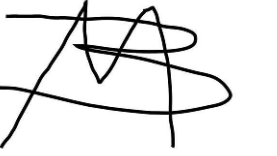
2352 CALLE DEL ORO
LA JOLLA, CA 92037



Green Republic Landscapes

P.O Box 5477
Sherman Oaks, Ca 91413
T : 818 616 1860

License#: 1014404



C L I E N T

Isaac & Sarah Michan
2352 Calle Del Oro
La Jolla, CA 92037

P R O J E C T

2352 Calle Del Oro

D A T E

1-12-2024

R E V I S I O N S

△	3-29-2024
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DRAWING BY: Alisa Summerford
SCALE: N/A

S H E E T T I T L E

LANDSCAPE
TITLE SHEET

S H E E T N U M B E R

L-1

SHEET 1 OF 4

WATER AUDIT NOTE:

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

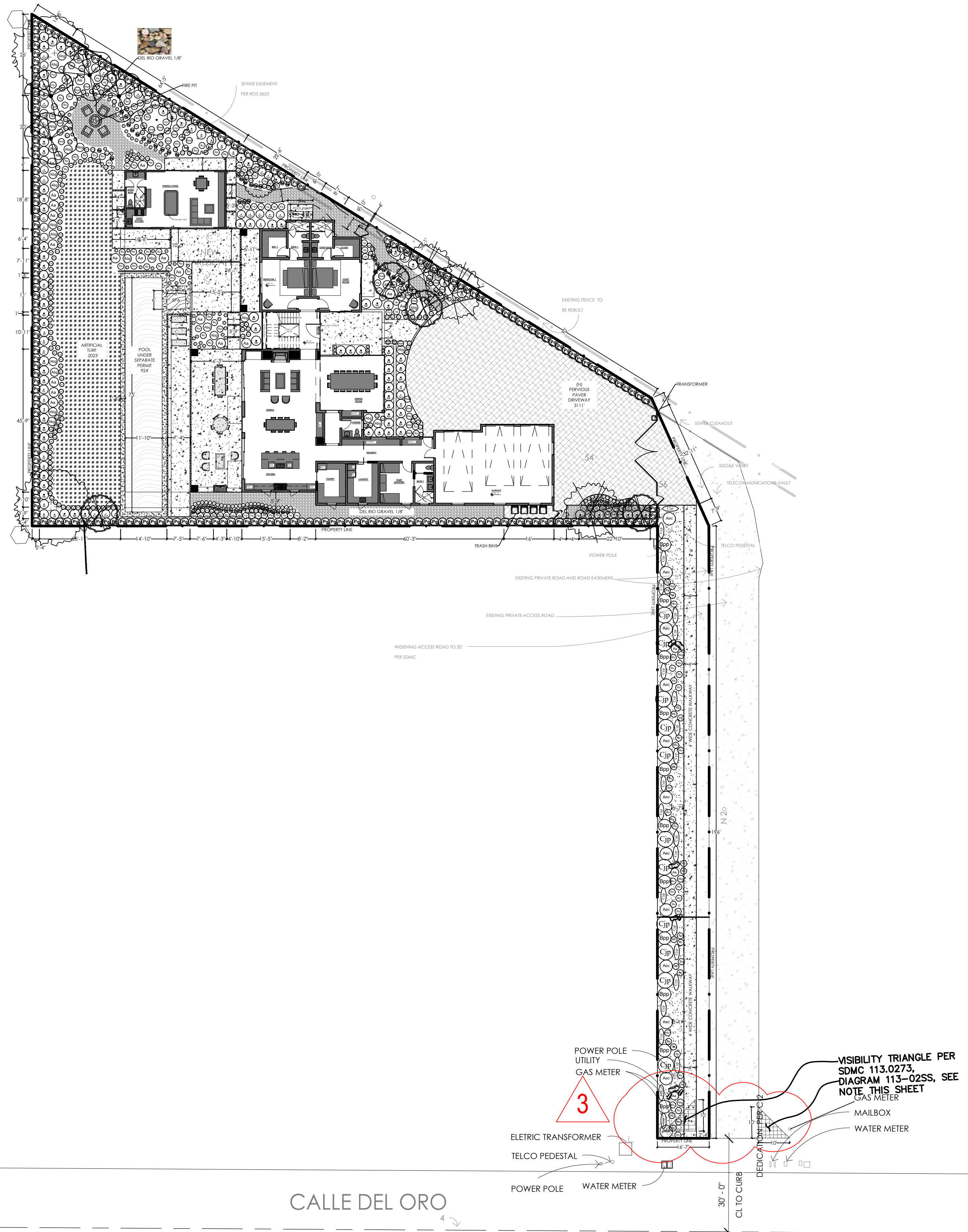
FUEL MOD NOTE:

FUEL MODIFICATION PLAN IS NOT REQUIRED.

SHEET INDEX:

- L-1: PLAN NOTES AND SHEET INDEX
- L-2: LANDSCAPE PLAN
- L-3: PRIVATE DRIVEWAY LANDSCAPE PLAN
- L-4: LANDSCAPE LEGEND, IMAGES, AND DETAILS

- I-1: GROUND FLOOR IRRIGATION PLAN
- I-2: GROUND FLOOR IRRIGATION PLAN
- I-3: IRRIGATION LEGEND
- I-4: HYDROZONE & MWEL
- I-5: IRRIGATION DETAILS



THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DETAILS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THEREOF REMAINS IN THE LANDSCAPE DESIGNER. USE WITHOUT WRITTEN CONSENT OF GREEN REPUBLIC LANDSCAPES IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



CLIENT

Isaac & Sarah Michan
2352 Calle Del Oro
La Jolla, CA 92037

PROJECT

2352 Calle Del Oro

DATE

1-12-2024

REVISIONS

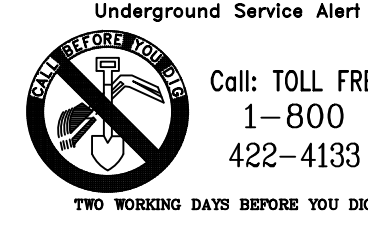
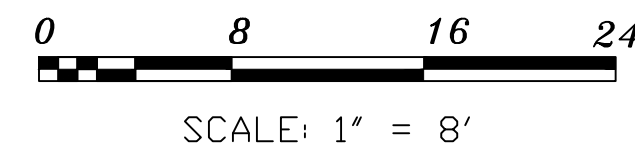
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DRAWING BY: Alisa Summerford
SCALE: 1/8" = 1'-0"

SHEET TITLE
LANDSCAPE DESIGN PLAN

SHEET NUMBER
L-2
SHEET 2 OF 4

LANDSCAPE PLAN:



SQ. FOOTAGE CHARTS:

TOTAL FRONT LANDSCAPE
2603 SQ. FT

TOTAL LANDSCAPE
6385 SQ. FT

TOTAL BACK LANDSCAPE
3782 SQ. FT

TOTAL FRONT HARDSCAPE
5700 SQ. FT.

TOTAL HARDSCAPE
12471 SQ. FT.

TOTAL BACK HARDSCAPE
6771 SQ. FT.

LANDSCAPE NOTES:

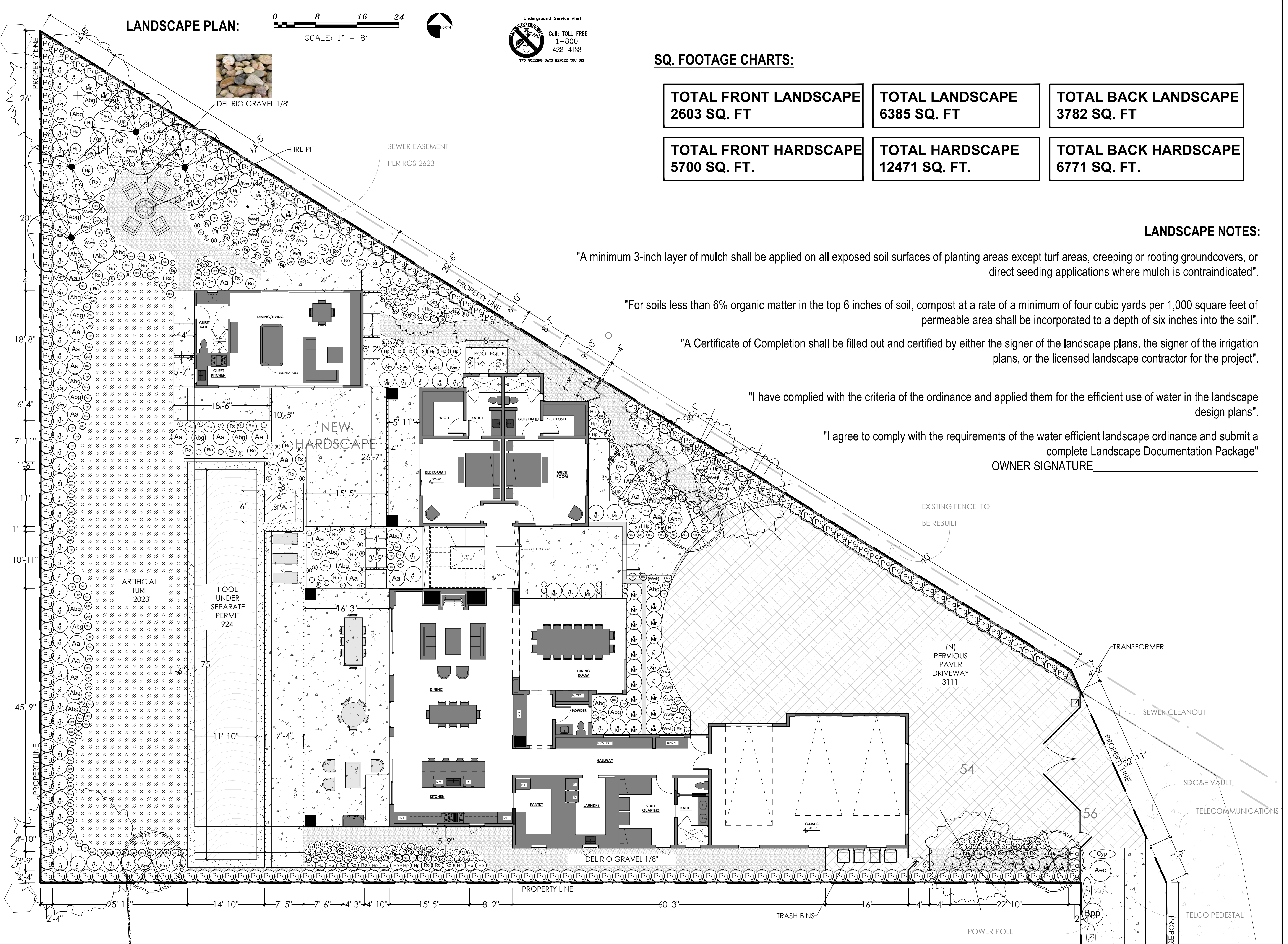
"A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated".

"For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil".

"A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project".

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
OWNER SIGNATURE _____

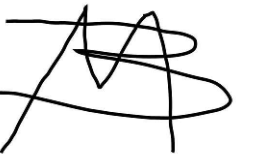


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CLIENT

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2352 Calle Del Oro
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PROJECT

2352 Calle Del Oro

DATE

1-12-2024

REVISIONS

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DRAWING BY: Alisa Summerford
SCALE: 1/8" = 1'-0"

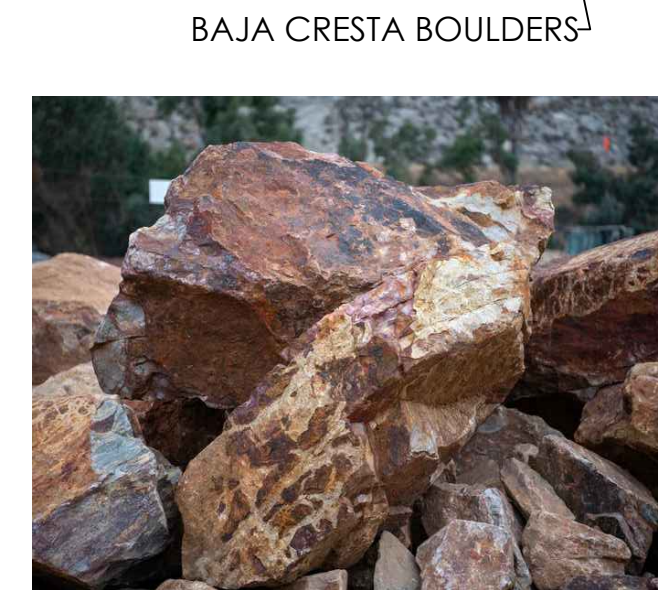
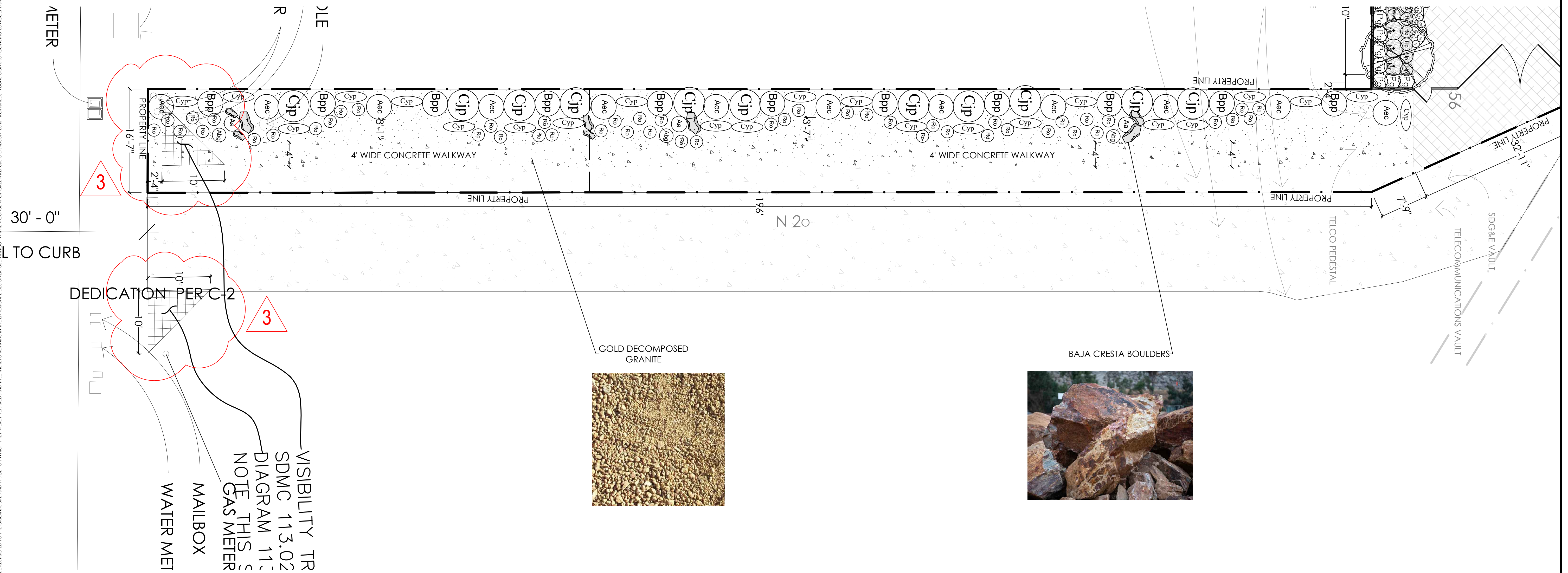
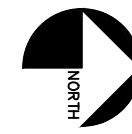
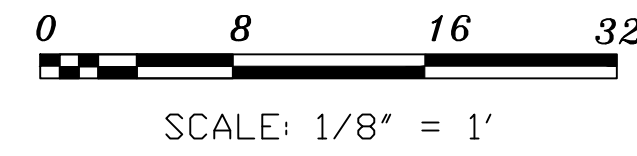
SHEET TITLE
PRIVATE DRIVEWAY
LANDSCAPE DESIGN

SHEET NUMBER

L-3

SHEET 3 OF 4

PRIVATE DRIVEWAY LANDSCAPE:



VISIBILITY TRIANGLE
SDMC 113.02
DIAGRAM 113.02
NOTE THIS IS A
GAS METER

MALBOX
WATER MET

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CLIENT

Isaac & Sarah Michan
2352 Calle Del Oro
La Jolla, CA 92037

PROJECT

2352 Calle Del Oro

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DRAWING BY: Alisa Summerford
SCALE:

SHEET TITLE

LANDSCAPE LEGEND, IMAGES, AND DETAILS

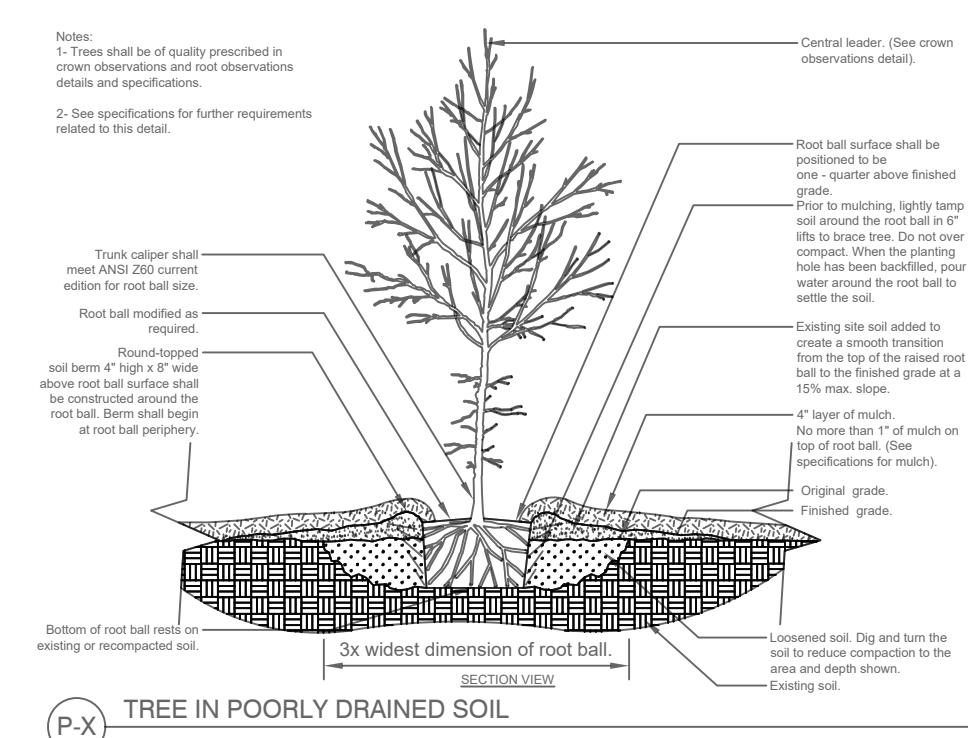
SHEET NUMBER

L-4
SHEET 4 OF 4

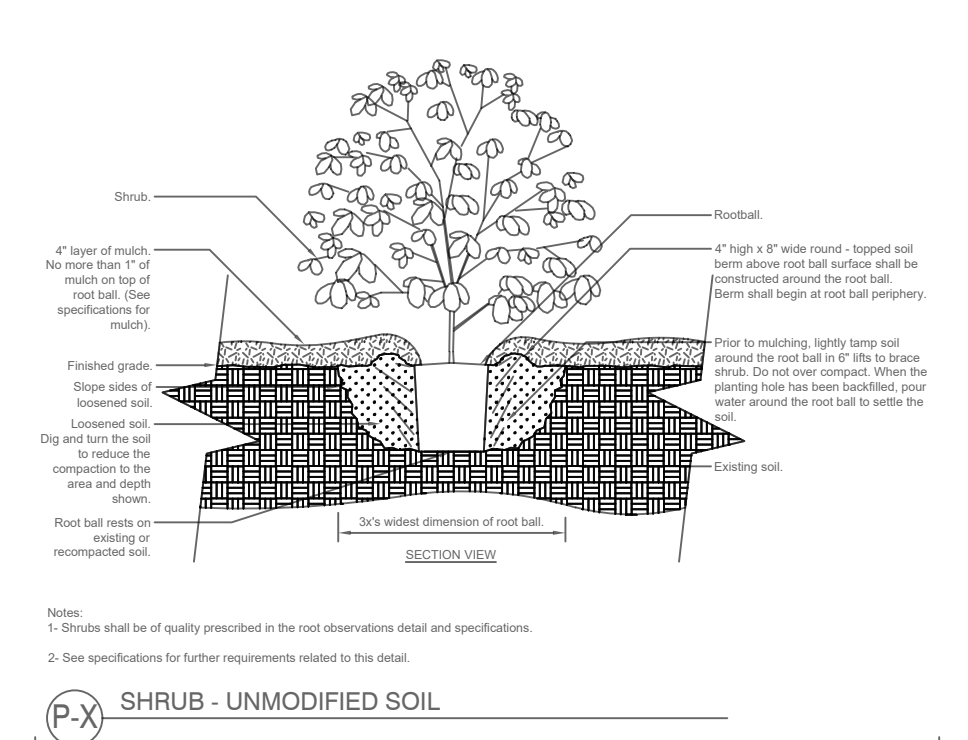
PLANT LEGEND:

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT TYPE	SIZE AT PLANTING	SIZE AT MATURITY
	1	CITRUS X LATIFOLIA	BEARSS LIME, SEMI-DWARF	24" BOX	MODERATE 40-60%	TREE	3' TALL 3' WIDE	6-10' TALL X 6-8' WIDTH
	1	CITRUS X MEYERI	MEYER LEMON, SEMI-DWARF	24" BOX	MODERATE 40-60%	TREE	3' TALL 3' WIDE	6-10' TALL X 6-8' WIDTH
	1	CITRUS x SINENSIS 'WASHINGTON'	WASHINGTON ORANGE, SEMI-DWARF	24" BOX	MODERATE 40-60%	TREE	3' TALL 3' WIDE	6-10' TALL X 6-8' WIDTH
	2	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	LOW 10-30%	EVERGREEN TREE	6' TALL X 3' WIDE	25' TALL X 20' WIDE
	4	LAGERSTROEMIA SPP.	CRAPE MYRTLE	24" BOX	LOW 10-30%	DECIDUOUS TREE	6' TALL X 3' WIDE	6-30' TALL X 6-15' WIDE
	3	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	LOW 10-30%	EVERGREEN TREE	6' TALL X 3' WIDE	20' TALL X 20' WIDE
	4	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	LOW 10-30%	CALIF. NATIVE TREE	6' TALL X 3' WIDE	20' TALL X 20' WIDE
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT TYPE	SIZE AT PLANTING	SIZE AT MATURITY
	23	AGAVE AMERICANA	AGAVE	5 GAL	VERY LOW <10%	PERENNIAL	12" TALL X 12" WIDE	1-2' TALL X 2-3' WIDE
	30	AGAVE 'BLUE GLOW'	BLUE GLOW	5 GAL	LOW 10-30%	SHRUB	12" TALL X 12" WIDE	1-3' TALL X 1-3' WIDE
	12	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	MODERATE 40-60%	SHRUB	1' TALL X 1' WIDE	1' TALL X 3-5' WIDE
	11	BACCHARIS PILULARIS CVS.	DWARF COYOTE BRUSH	5 GAL	LOW 10-30%	NATIVE SHRUB	18" TALL X 18" WIDE	2-3' TALL X 4-5' WIDE
	11	CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	5 GAL	LOW 10-30%	NATIVE SHRUB	18" TALL X 18" WIDE	3' TALL X 6-10' WIDE
	23	CEANOTHUS THYRSIFLORUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL	LOW 10-30%	NATIVE SHRUB	18" TALL X 18" WIDE	3' TALL X 6-10' WIDE
	177	DIANELLA REVOLUTA CVS	FLAX LILY	1 GAL	LOW 10-30%	PERENNIAL	1' TALL X 8" WIDE	2' TALL X 2' WIDE
	84	ECHEVERIA ELEGANS	MEXICAN SNOW BALL	1 GAL	LOW 10-30%	SUCCULENT	6" TALL 6" WIDE	1' TALL X 1' WIDE
	74	ERIGERON GLAUCUS	BEACH ASTER	1 GAL	LOW 10-30%	PERENNIAL	6' TALL X 8" WIDE	1' TALL X 2' WIDE
	50	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW 10-30%	ORNAMENTAL GRASS	6" TALL 6" WIDE	1' TALL X 1-2' WIDE
	64	HESPERALOE PARVIFLORA	RED/ YELLOW YUCCA	5 GAL	VERY LOW <10%	SHRUB	1' TALL X 1-2' WIDE	1' TALL X 1-2' WIDE
	85	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW 10-30%	NATIVE SHRUB	18" TALL X 18" WIDE	3' TALL X 3' WIDE
	226	PODOCARPUS GRACILIOR)	AFRICAN FERN PINE	15 GAL	MODERATE 40-60%	SHRUB	6' TALL X 24' WIDE	12' TALL X 3-8' WIDE
	108	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	VERY LOW <10%	SHRUB	12" TALL X 18" WIDE	2' TALL X 3' WIDE
	23	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN SAGE	5 GAL	LOW 10-30%	SHRUB	2' TALL X 1' WIDE	3-4' TALL X 4-6' WIDE
	29	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL	VERY LOW <10%	SHRUB	2' TALL X 1' WIDE	3-4' TALL X 4-6' WIDE
	32	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	5 GAL	LOW 10-30%	SHRUB	1' TALL X 8" WIDE	2-3' TALL X 2-3' WIDE

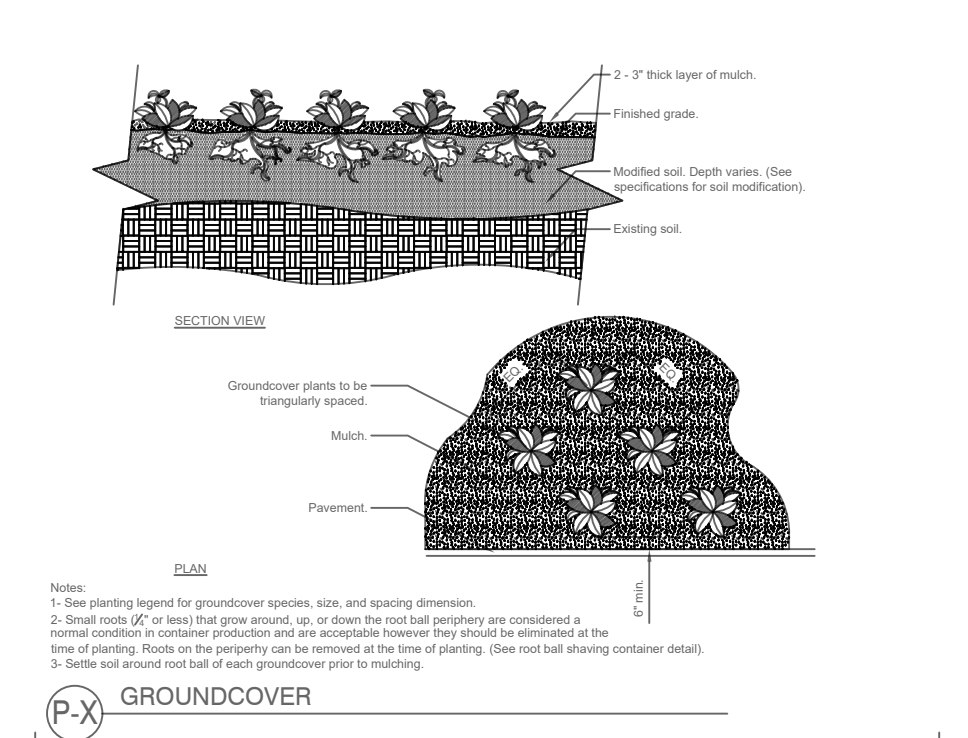
TREE DETAIL:



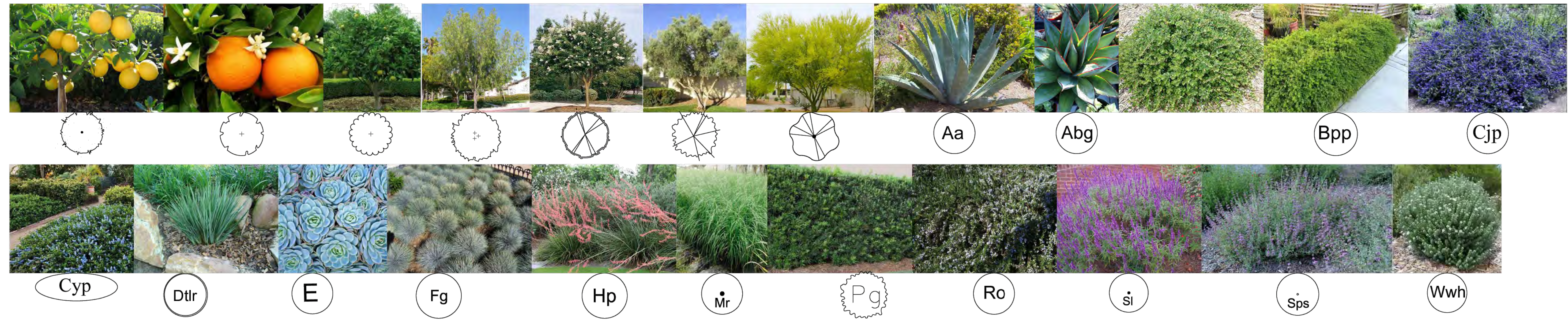
SHRUB DETAIL:



GROUND COVER DETAIL:



PLANT IMAGES:





CLIENT

Isaac and Sara Michan 2352 Calle Del Oro La Jolla, CA 92037

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2352 Calle Del Oro

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DRAWING BY: Saul Navarro

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

SHEET TITLE

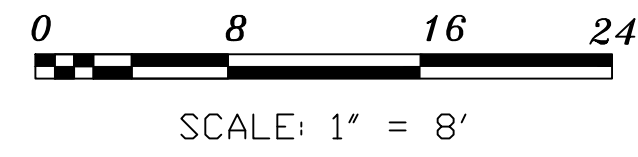
GROUND FLOOR IRRIGATION PLAN

SHEET NUMBER

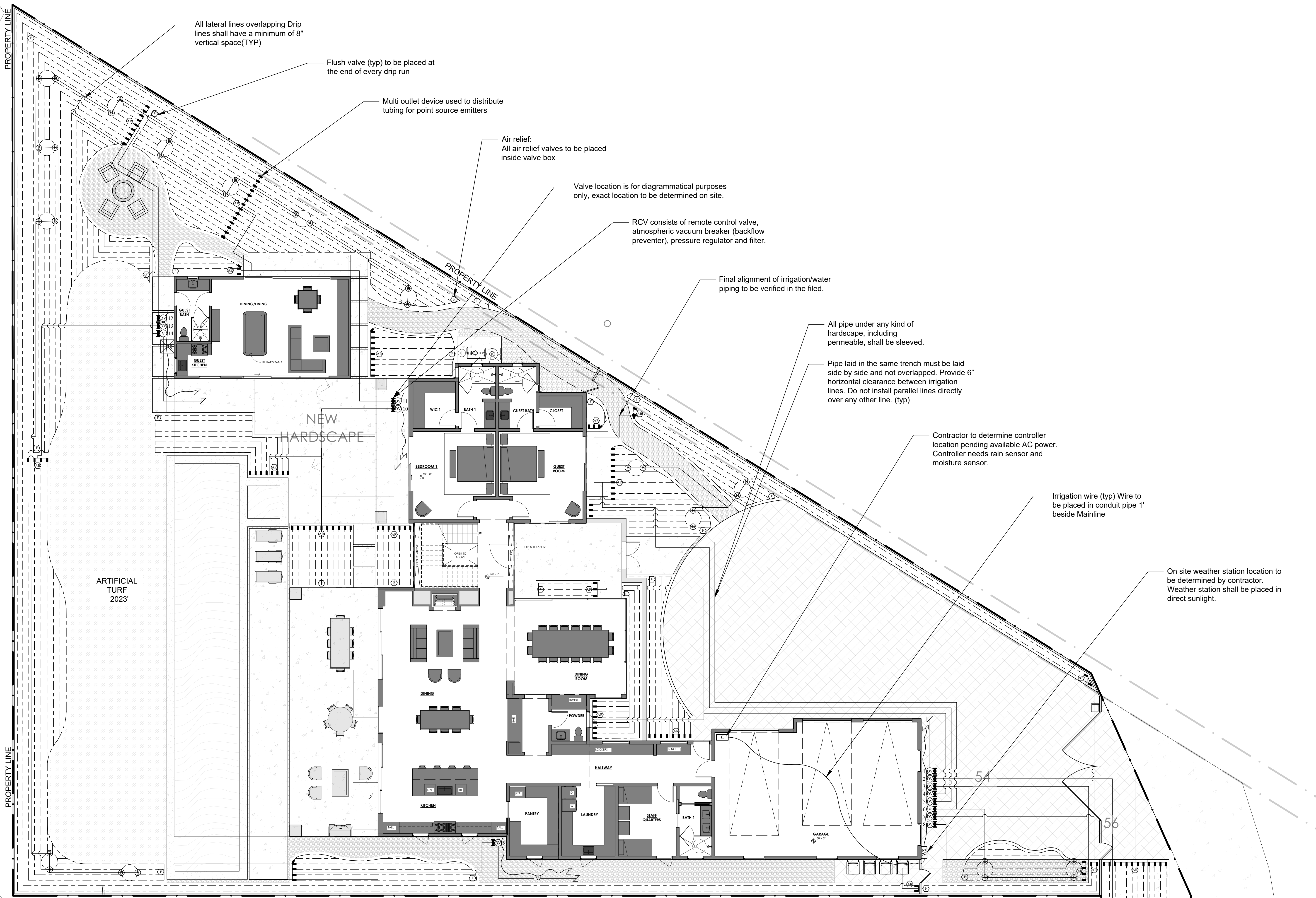
I-1

SHEET 1 OF 5

IRRIGATION PLAN



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All lateral lines overlapping Drip lines shall have a minimum of 8" vertical space(TYP)

Flush valve (typ) to be placed at the end of every drip run

Multi outlet device used to distribute tubing for point source emitters

Air relief: All air relief valves to be placed inside valve box

Valve location is for diagrammatical purposes only, exact location to be determined on site.

RCV consists of remote control valve, atmospheric vacuum breaker (backflow preventer), pressure regulator and filter.

Final alignment of irrigation/water piping to be verified in the field.

All pipe under any kind of hardscape, including permeable, shall be sleeved.

Pipe laid in the same trench must be laid side by side and not overlapped. Provide 6" horizontal clearance between irrigation lines. Do not install parallel lines directly over any other line. (typ)

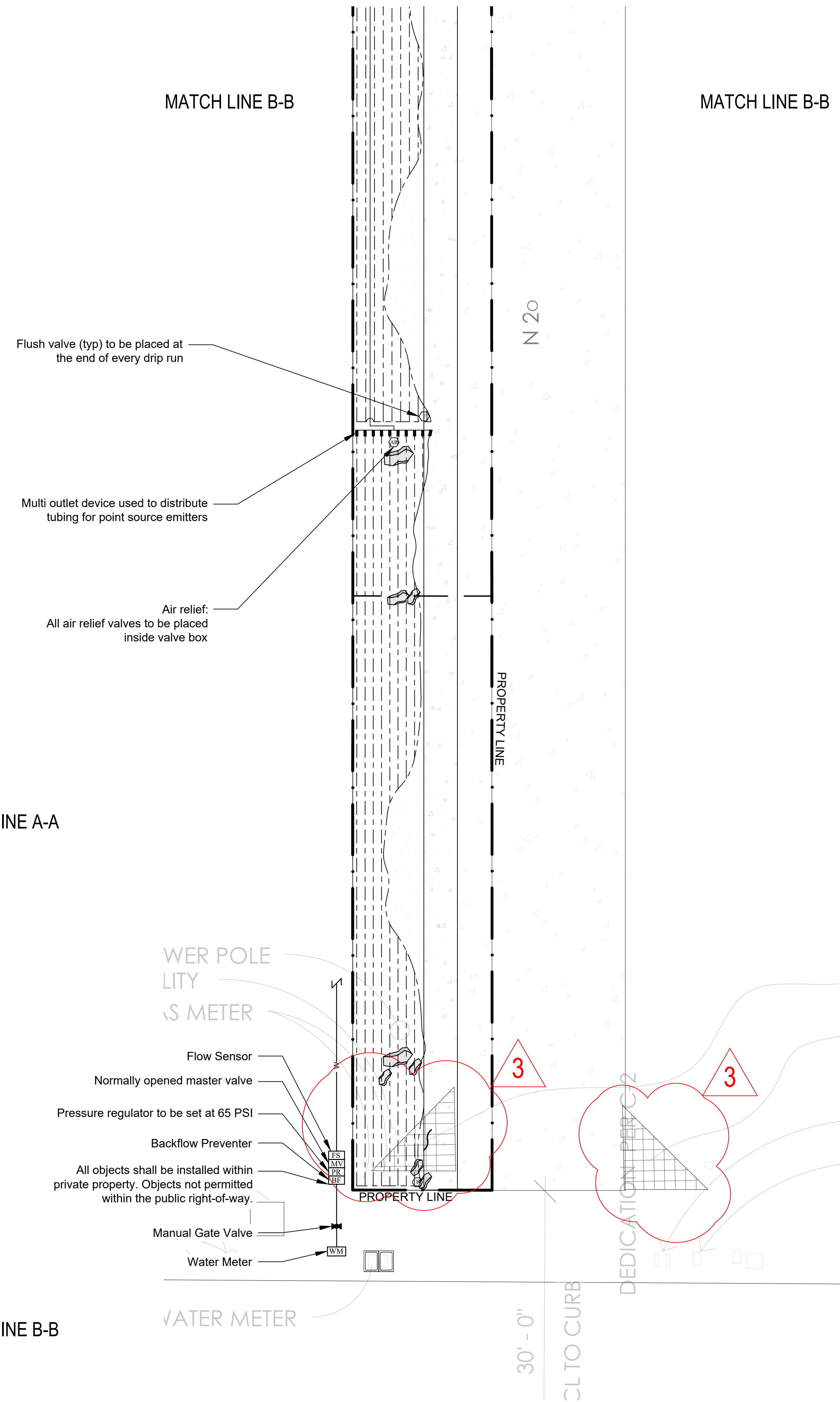
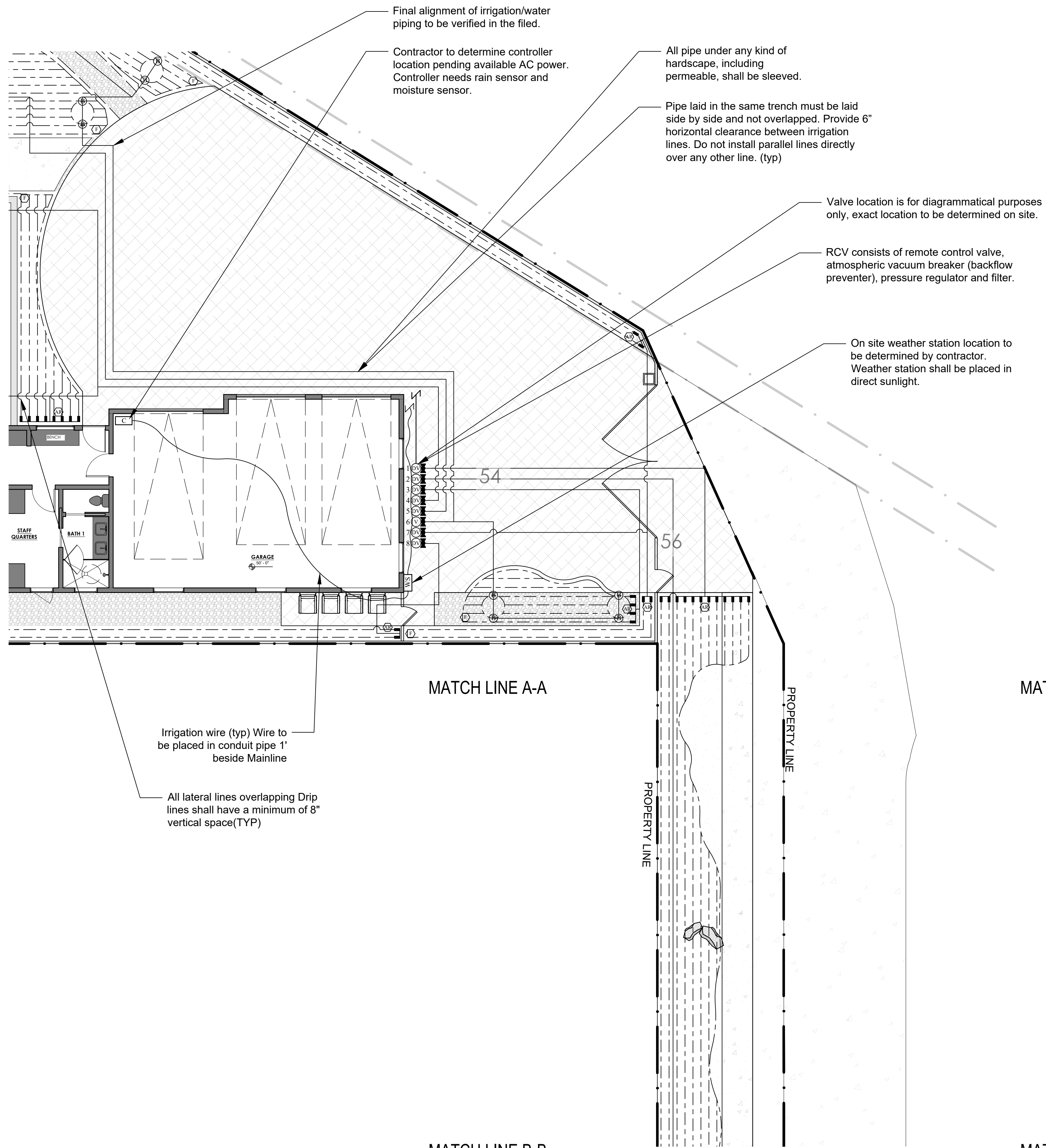
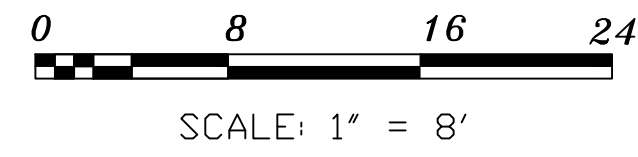
Contractor to determine controller location pending available AC power. Controller needs rain sensor and moisture sensor.

Irrigation wire (typ) Wire to be placed in conduit pipe 1' beside Mainline

On site weather station location to be determined by contractor. Weather station shall be placed in direct sunlight.

MATCH LINE A-A

IRRIGATION PLAN



Green Republic Landscapes Inc.

P.O Box 5477
Sherman Oaks, Ca 91413
T : 818 616 1860
License#: 1014404



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DRAWING BY: Saul Navarro

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

SHEET TITLE

GROUND FLOOR IRRIGATION PLAN

SHEET NUMBER

I-2

SHEET 2 OF 5

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P R O J E C T

2352 Calle Del Oro

D A T E

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DRAWING BY: Saul Navarro

SCALE: NA

S H E E T T I T L E

IRRIGATION
LEGEND

S H E E T N U M B E R

I-3

SHEET 3 OF 5

LEGEND

POC

- WM** WATER METER: 3/4" WITH 100PSI MIN 80 PSI
- BF** Double Check Valve Backflow Prevention Device: Febco: 850
Installed above ground
- PR** Pressure Regulator Connected to Master valve: Output to be set at 65 PSI
Accu Sync: AS-ADJ
- MV** Normally Opened master valve : Hunter: ICV-101G - AS-ADJ
Enclosure: Valve box: PVBSTD 12"
- FS** Flow Sensor: Hunter: Wireless Flow Sensor: WFS
Enclosure: Valve box: PVBSTD 12"
- Isolation valve: Manual Ball valve - 1"
Enclosure: Valve box: PVB6RNDGL:6" round green lid

VALVES

- Isolation valve: PVC Ball valve - 1"
Enclosure: Valve box: PVB6RNDGL:6" round green lid
- DV** Single station drip valve with PRS: Hunter PCZ-101-LF-40
Valve box: PVBSTD 12"
- V** Single station valve with PRS: Hunter PGV-101G-30
Valve box: PVBSTD 12"

CONTROLLER

- C** Controller: Hunter: IC-600PL (6 station controller) with 1x IC-600-SS (6 station plug-in expansion module) and connected to weather station
Enclosure: Wall Mount
- WS** Weather Station: Hunter Solar Sync: WSS-SEN (Wireless)
- Controller: Wire Conduit (read general notes)
- Controller Wire Break: Wire Conduit Break
Connection to run through building for each valve

REMOTE CONTROL VALVE

Hydrozone number

#	# gpm
---	-------

 Flow rate
Valve size

#"	# in/hr
----	---------

 Precipitation rate

PIPING

- Sleeve: All pipe crossing hardscape, including permeable shall be sleeved
- ML 1"** Mainline: Schedule 40 PVC - All mainline 1"
- Mainline Break: Schedule 40 PVC - All mainline 1"
Connection to run through building for each valve
- L 3/4"** Lateral: Schedule 40 PVC - ALL Laterals to be 3/4" or 1"
- L 1"**
- PVC to Dripline coupling

DISTRIBUTION

- AR** Air relief valve for drip: Netafim - TLAVRV
Valve box: Rainbird - SEB 7xb
- F** Flush valve for drip: Netafim - TLFV-1
Valve box: Rainbird - SEB 7xb
- B** Bubbler: Trees - Hunter Root zone watering system: RZWS-18
- Drip line:
NETAFIM TLCV4-12 Techline dripline (specified on map)
NETAFIM TLCV6-12 Techline dripline (specified on map)
** CHECK VALVES PRE INSTALLED INSIDE NETAFIM DRIP TUBING

VALVE SPECS

NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	1 3 gpm 3/4" .64 in/hr	NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	8 3 gpm 3/4" .64 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	2 3 gpm 3/4" .64 in/hr	NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	9 3 gpm 3/4" .64 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	3 3 gpm 3/4" .64 in/hr	NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	10 3 gpm 3/4" .64 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	4 3 gpm 3/4" .64 in/hr	NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	11 3 gpm 3/4" .64 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	5 3 gpm 3/4" .64 in/hr	NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	12 3 gpm 3/4" .64 in/hr
HUNTER: ROOT ZONE WATERING SYSTEM RZWS-18-50	6 7 gpm 3/4" .67 in/hr	NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	13 3 gpm 3/4" .64 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	7 3 gpm 3/4" .64 in/hr	HUNTER: ROOT ZONE WATERING SYSTEM RZWS-18-50	14 7 gpm 3/4" .67 in/hr

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DRAWING BY: Saul Navarro

SCALE: NTS

S H E E T T I T L E

HYDROZONE MAP

S H E E T N U M B E R

I-4

SHEET 4 OF 5

HYDROZONE MAP

GENERAL NOTES

- ALL CONTROL AND COMMON WIRE TO BE AWG #14UF-600 VOLT SOLID COPPER
 - PROVIDE P.V.C. SCHED. 40 SLEEVES FOR ALL LATERAL AND PRESSURE LINE AND CONTROL WIRING UNDER PAVING INSTALL WITH 30" OF COVER AND RECOMPACT TO 95%. USE SEPARATE SLEEVES FOR MAINLINE, LATERAL AND WIRE.
 - ACTUAL LOCATION OF AUTOMATIC CONTROLLER TO BE VERIFIED WITH OWNER OR HIS REPRESENTATIVE.
 - IF MAINLINE AND CONTROL VALVES SHOWN IN WALK AREAS, IT IS FOR CLARITY ONLY. ROUTE IN PLANTED AREAS.
 - STOP ALL BACK DRAINAGE OF HEADS.
 - USE TEFLON TAPE OR DOPE ON ALL MALE PIPE THREADS OF CONTROL ASSEMBLY, SWING JOINT AND BACKFLOW ASSEMBLY.
 - THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS, AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH.
 - DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, INCLUDING NEW PLANT MATERIALS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT ARE IN CONFLICT WITH THE PLANS. SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING. IN THE EVENT OF THE NOTIFICATION IS NOT PERFORMED, THE IRRIGATION INSTALLER SHALL ASSUME FULL RESPONSIBILITY FOR ANY ON-SITE ADJUSTMENTS NECESSARY TO MAKE SURE THE SYSTEM PERFORMS AT NO ADDITIONAL COST TO THE OWNER.
 - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALKS, RETAINING WALLS ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
 - INSTALL VALVES IN SHRUB OR GROUND COVER AREAS 12" FROM EXISTING SIDEWALK AS SPACE PERMITS.
 - ALL PVC LATERAL TO BE SCHEDULE 40- 3/4". ALL MAINLINE TO BE SCHEDULE 40: 1-1/4".
 - THE IRRIGATION CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL FIELD REVISIONS AND SHALL PRESENT THE OWNER AND SHALL PRESENT THE OWNER WITH AN "AS-BUILT" SET OF SEPIAS AT THE CONCLUSION
 - THE IRRIGATION SYSTEM SHALL BE TESTED IN THE FIELD BEFORE FINAL APPROVAL.
- TEST ALL SPRINKLER MAINS AFTER PIPE IS LAID AND JOINTS ARE COMPLETED BY SUBMITTING TO A PRESSURE TEST OF ONE AND ONE HALF TIMES EXISTING STATIC PRESSURE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. DO NOT BACKFILL ANY TRENCH UNTIL THE OWNER'S REPRESENTATIVE HAS APPROVED THE TEST. REPAIR ANY LEAKS UNTIL LINES MEET TEST REQUIREMENTS AND THE OWNER'S REPRESENTATIVE'S APPROVAL. ALL LATERALS SHALL BE TESTED UNDER MAIN PRESSURE FOR LEAKS; ANY LEAKS SHALL BE REPAIRED. ALL TESTS WITH THE EXCEPTION OF THE LATERALS SHALL BE FOR A DURATION OF 4 HOURS WITH A MAXIMUM DROP
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
 - UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
 - PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
 - CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
 - AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT TIME OF FINAL INSPECTION.
 - A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

IRRIGATION NOTES per MWEL0

- "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes".
- "An irrigation audit report shall be completed at the time of final inspection".
- "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specific irrigation devices".
- "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur".
- "Recirculating water systems shall be used for water features".
- "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
- "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".

CALCULATIONS

HYDROZONE	PLANT TYPE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	AREA (HA) (SQ.F.)	PF X HA (SQ.F.)	PERCENT OF LANDSCAPE AREA (LA)	IRRIGATION EFFICIENCY (IE)	HYDROZONE ETWUJ	IRRIGATION METHOD
1	Agave attenuata, Agave blue glow, Arctostaphylos, Baccharis, Ceanothus julia Phelps, Ceanothus, yankee point, Rosmarinus	MW	0.5	782	391	8%	0.81	11971	D
2	Agave attenuata, Agave blue glow, Arctostaphylos, Baccharis, Ceanothus julia Phelps, Ceanothus, yankee point, Rosmarinus	MW	0.5	689	344.5	7%	0.81	10548	D
3	Erigeron, Festuca, Hesperaloe, Muhlenbergia, Rosmarinus, Westringia	LW	0.3	131	39.3	1%	0.81	1203	D
4	Agave blue glow, Dianella, Echeveria, Muhlenbergia, Rosmarinus, Salvia leucantha, Westringia	LW	0.3	333	99.9	4%	0.81	3059	D
5	Agave attenuata, Agave blue glow, Dianella, Erigeron, Festuca, Hesperaloe, Muhlenbergia, Westringia	LW	0.3	349	104.7	4%	0.81	3206	D
6	Lagerstroemia, Olea	MW	0.5	42	21	0%	0.81	643	B
7	Podocarpus	MW	0.5	277	138.5	3%	0.81	4240	D
8	Podocarpus	MW	0.5	853	426.5	9%	0.81	13058	D
9	Dianella, Erigeron, Festuca, Hesperaloe, Rosmarinus	LW	0.3	166	49.8	2%	0.81	1525	D
10	Agave attenuata, Agave blue glow, Dianella, Echeveria, Hesperaloe, Rosmarinus	LW	0.3	428	128.4	5%	0.81	3931	D
11	Agave attenuata, Agave blue glow, Dianella, Echeveria, Erigeron, Hesperaloe, Muhlenbergia, Rosmarinus, Salvia leucantha, Salvia leucophylla	LW	0.3	812	243.6	9%	0.81	7458	D
12	Agave attenuata, Agave blue glow, Dianella, Echeveria, Erigeron, Hesperaloe, Muhlenbergia, Rosmarinus, Salvia leucantha, Salvia leucophylla	LW	0.3	910	273	10%	0.81	8359	D
13	Agave attenuata, Agave blue glow, Dianella, Muhlenbergia, Salvia leucantha, Salvia leucophylla	LW	0.3	542	162.6	6%	0.81	4978	D
14	Citrus x latifolia, Citrus x meyeri, Citrus x sinensis, Geijera, Lagerstroemia, Parkinsonia	MW	0.5	71	35.5	1%	0.81	1087	B
15	Artificial Turf	LW	0.3	2023	606.9	22%	0.81	18582	
16	Pool	HW	1	804	804	10%	1.00	22915	
				TOTAL	9332	100%		116763	

NOTE: Turf shall not be overseeded in winter months. Therefore plant factor used is warm season turf: .06

MAWA = ((Eto)(.62))((.55 x LA) + 0) (0.45 x SIA)

Eto	Conversion factor	Et adjustment factor	LA	Et adjustment factor	SIA	Allocated Gallons
40	0.62	0.55	9332	0.45	0	127288

ETWUJ = ((0.1 IN)(.62))((PF X HA)(IE)) = GALLONS PER YEAR

Calculated above

MAWA > ETWUJ	
MAWA	127288
ETWUJ	116763
Difference:	10525

PER MWEL0:

Very Low water (0.1)	Overhead spray (5)	0.75	
LW	low water (0.2-0.3)	sub surface drip (D)	0.81
MW	Moderate water (0.4-0.6)	Emitter (E)	0.81
HW	High water (0.7-1.0)	Bubbler (B)	0.81



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CALLE DEL ORO



CLIENT

Isaac and Sara Michan
2352 Calle Del Oro
La Jolla, CA 92037

PROJECT

2352 Calle Del Oro

DATE

1-12-2024

REVISIONS

△	3-29-2024
△	6-20-2024
△	8-27-2024
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DRAWING BY: Saul Navarro

SCALE: NTS

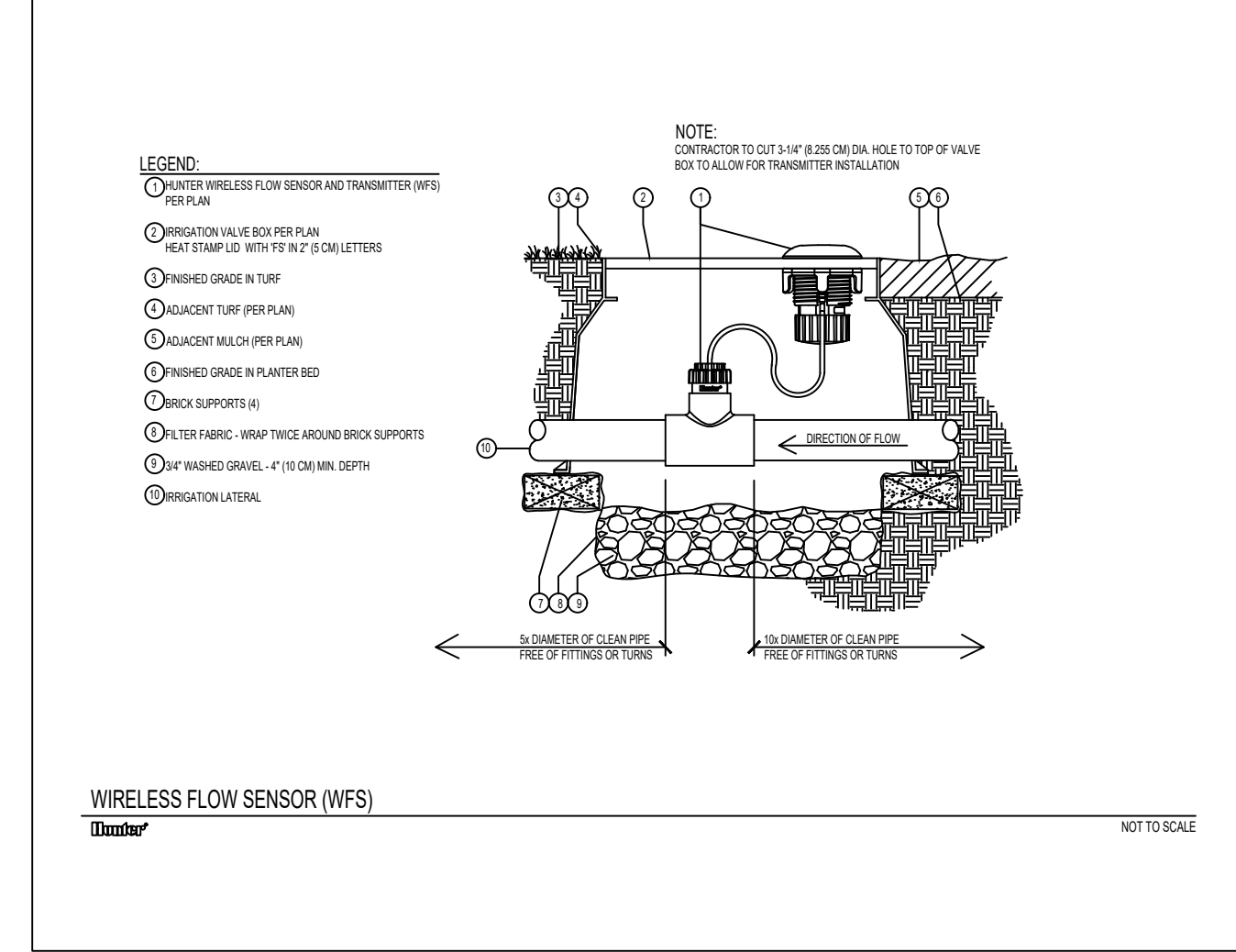
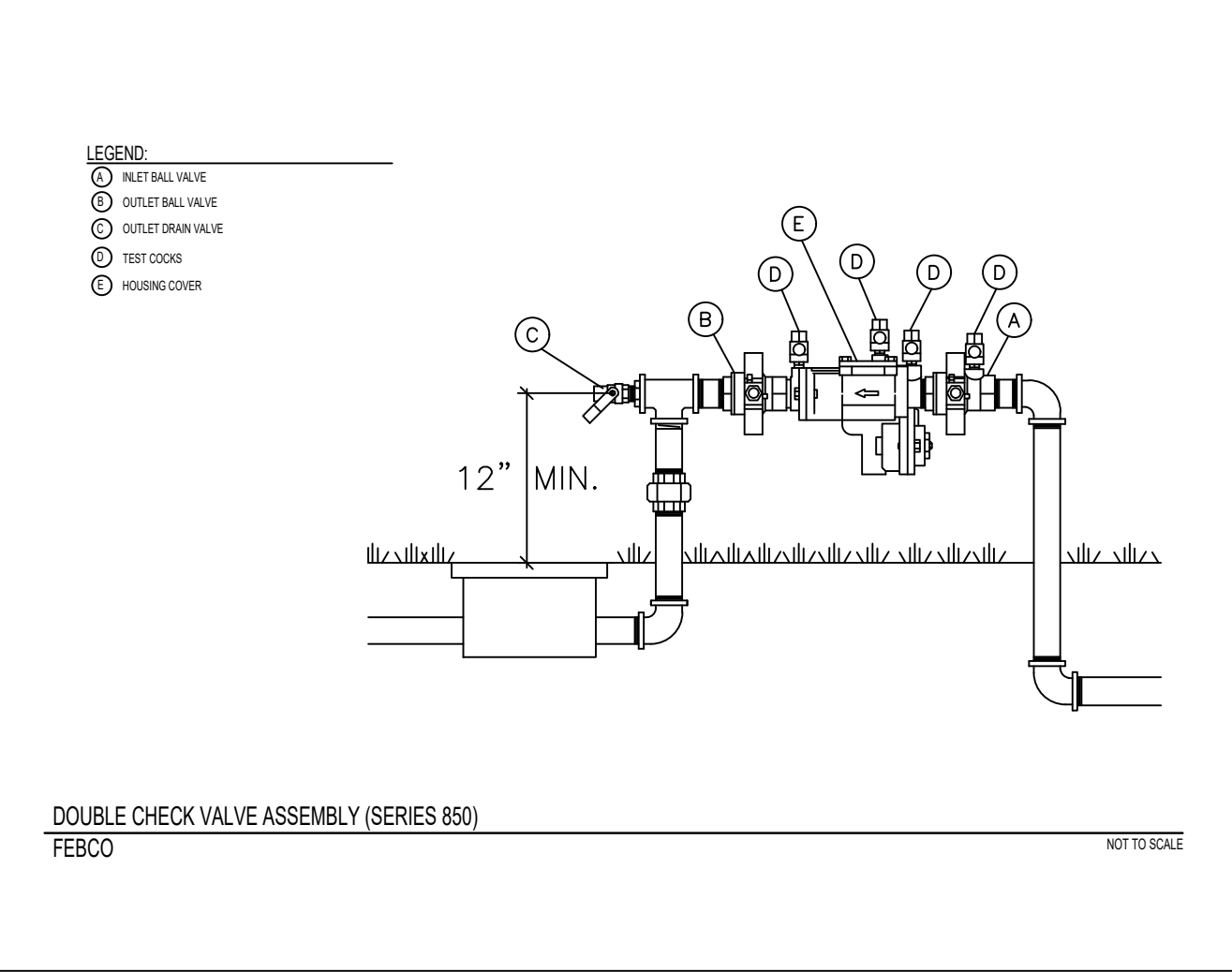
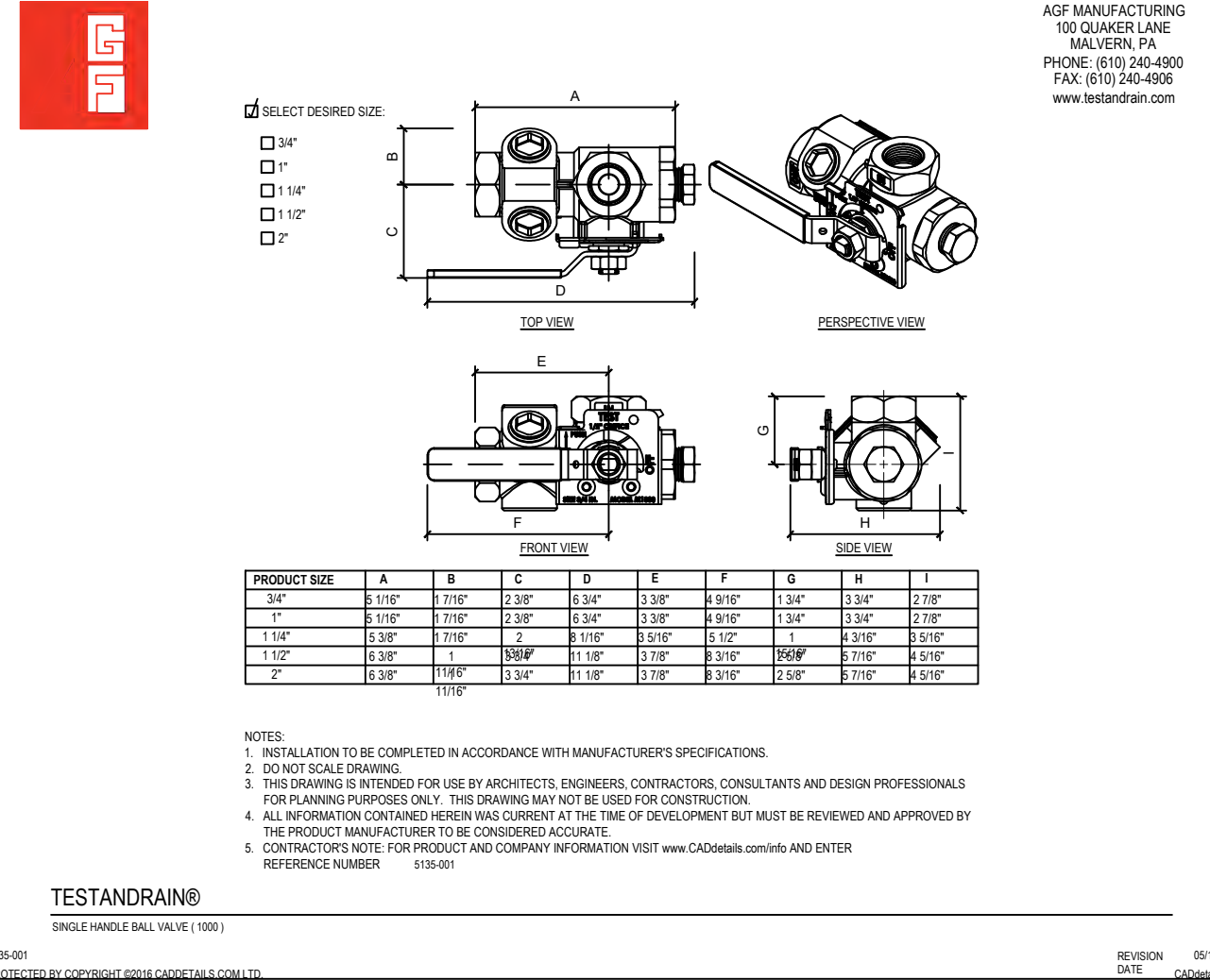
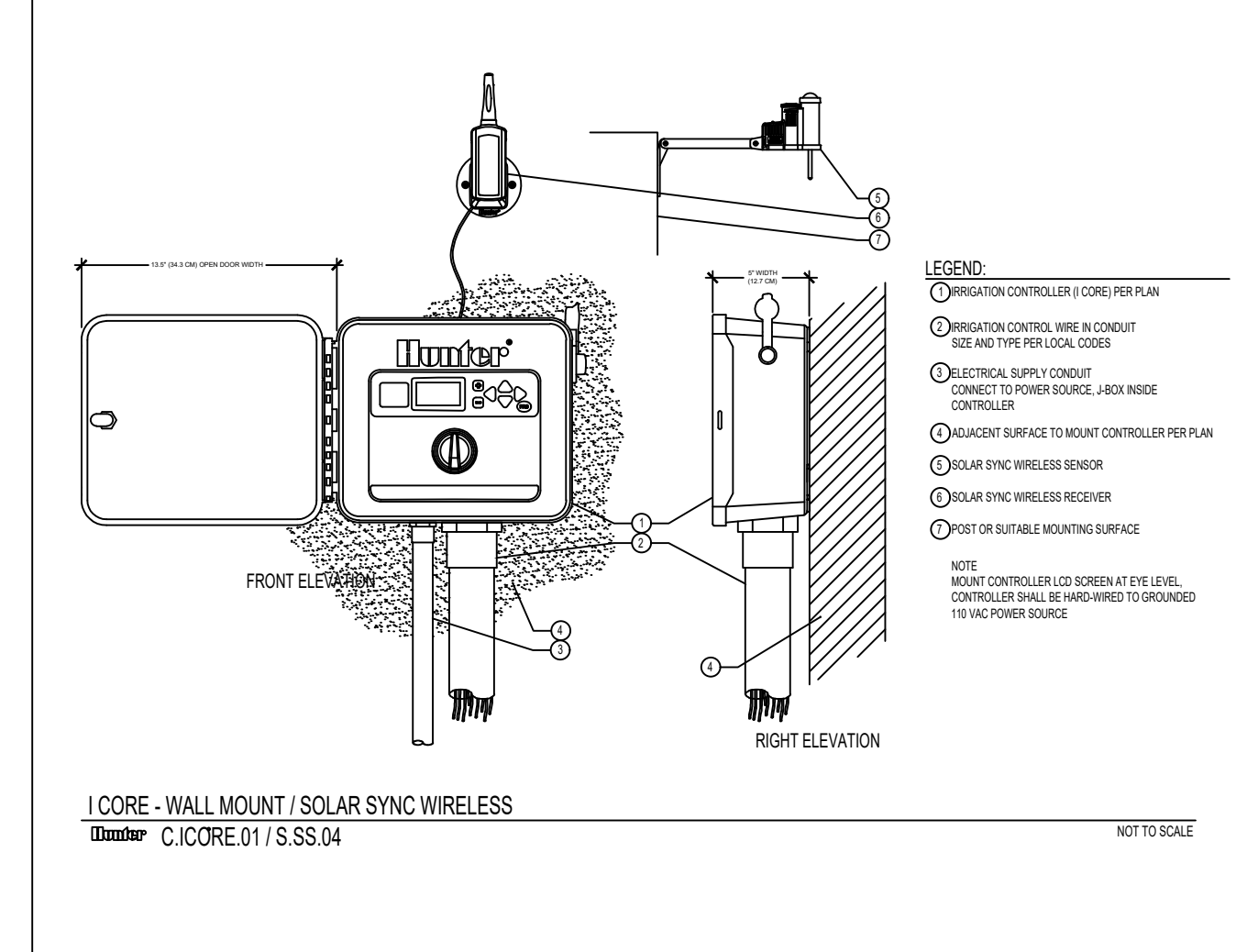
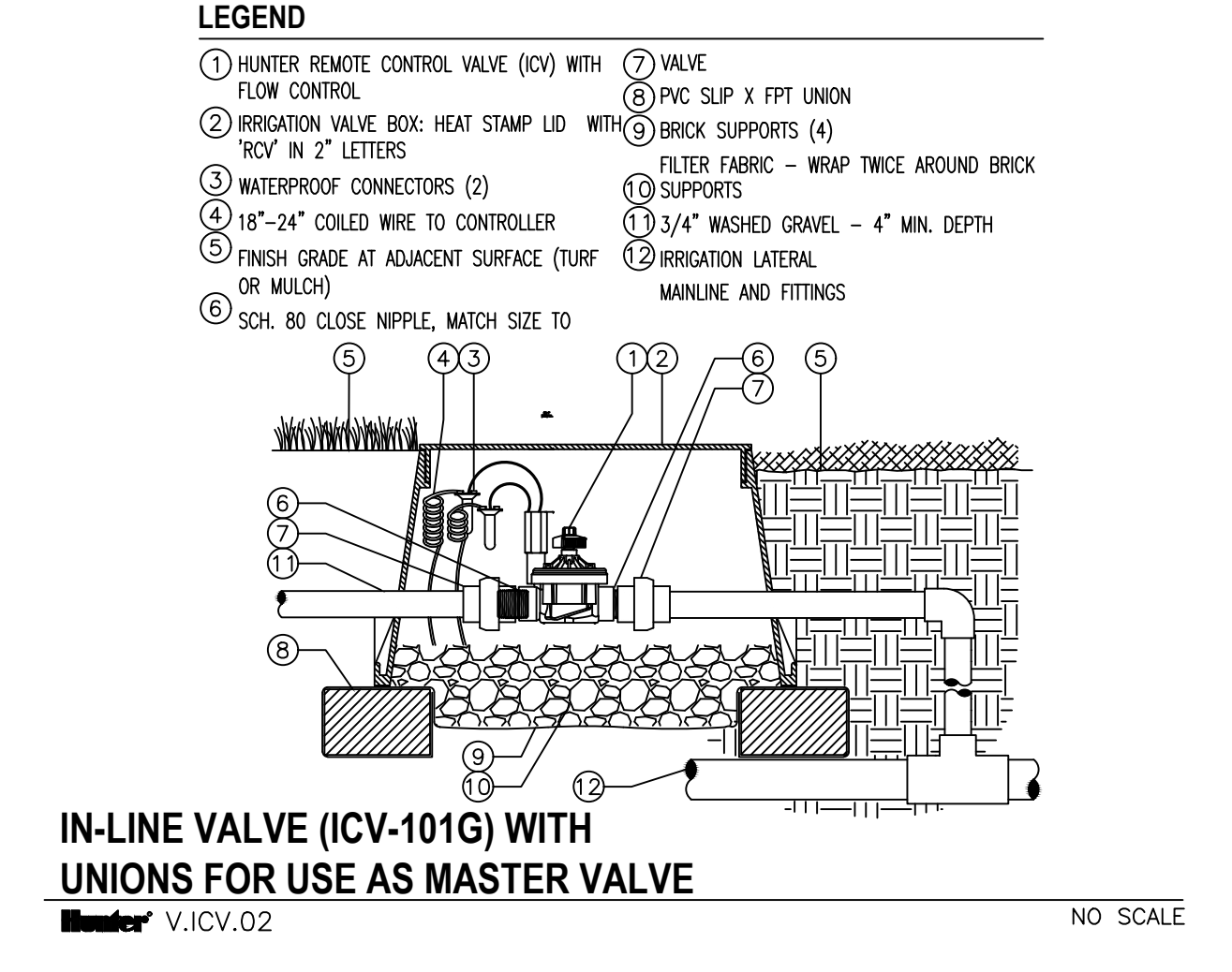
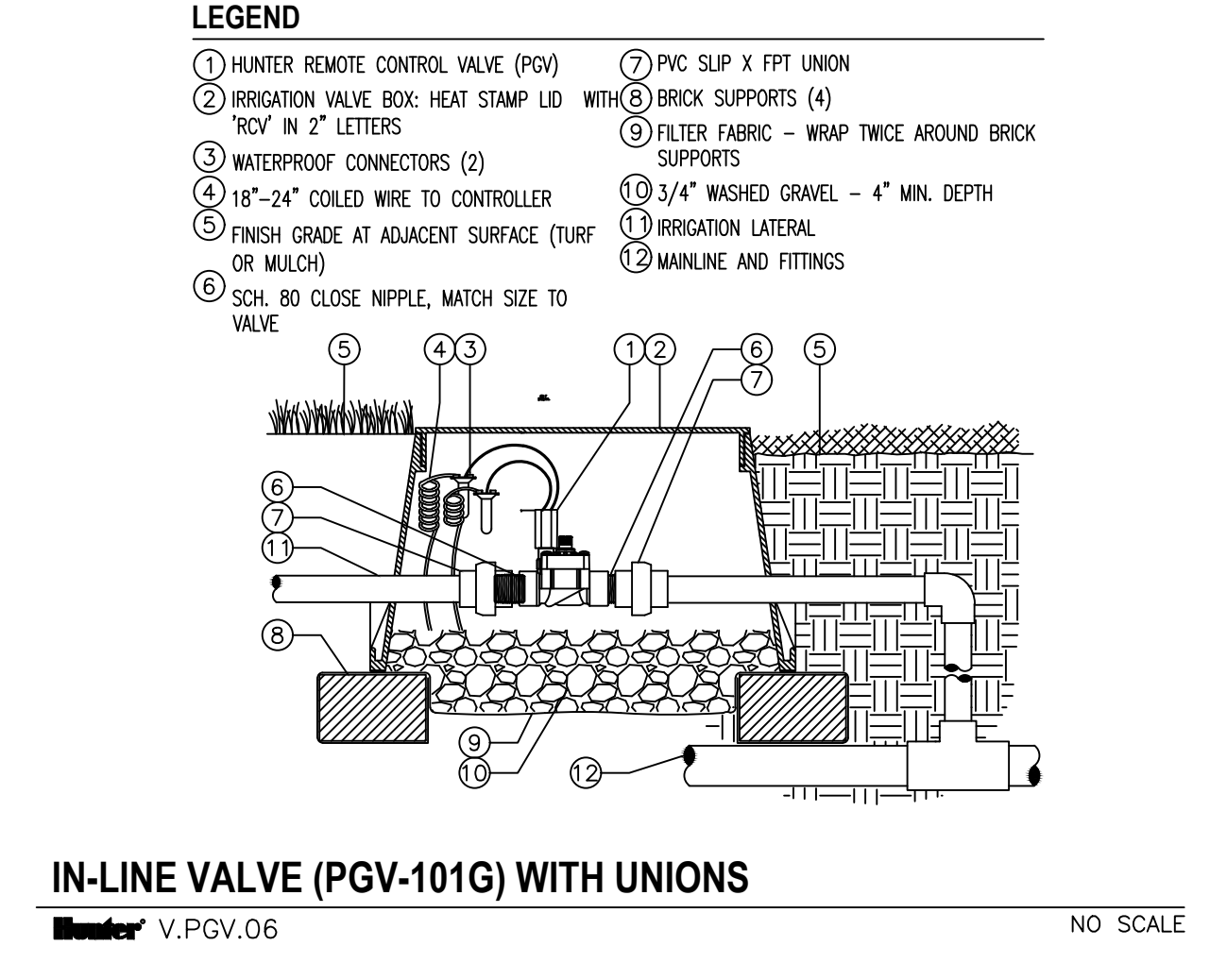
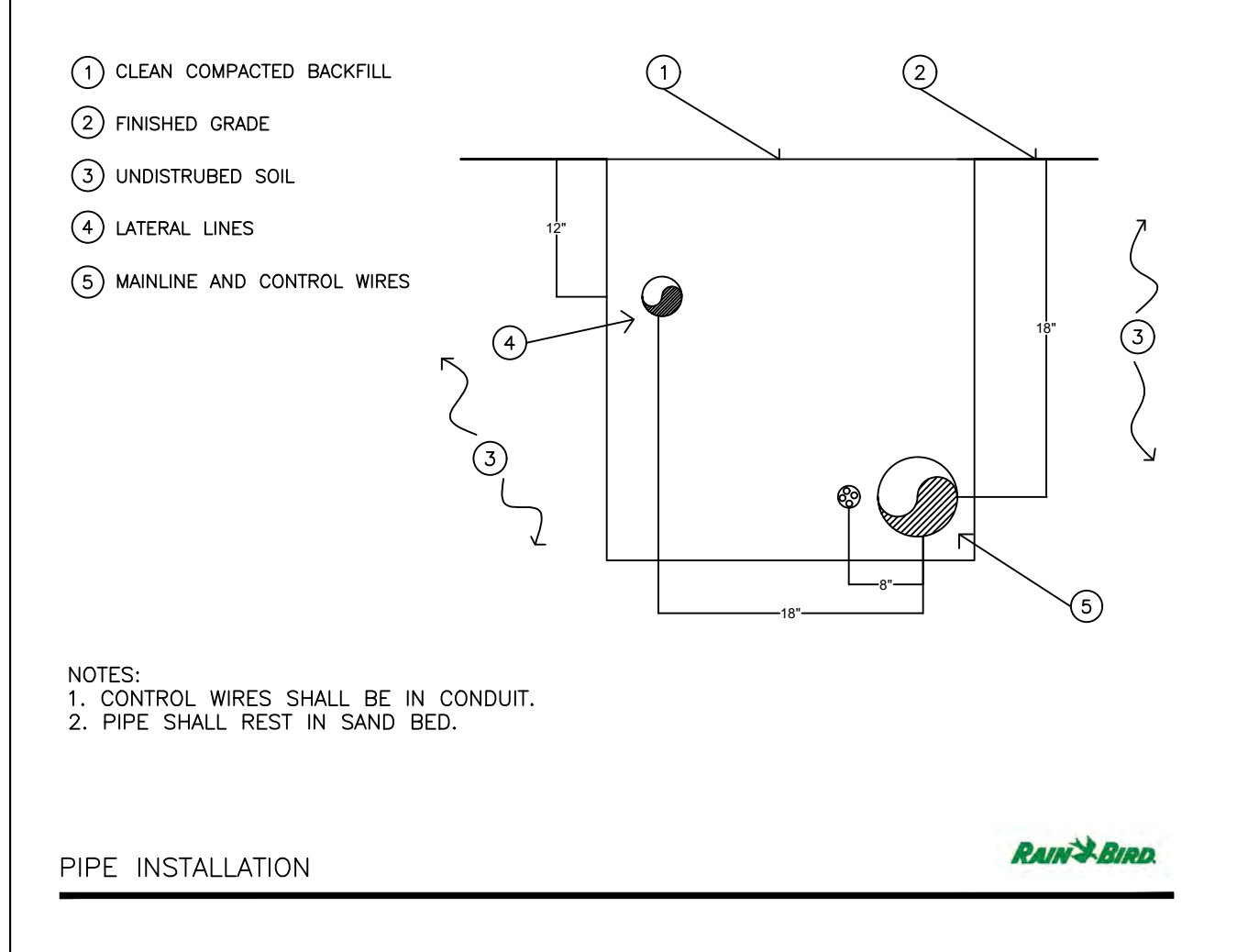
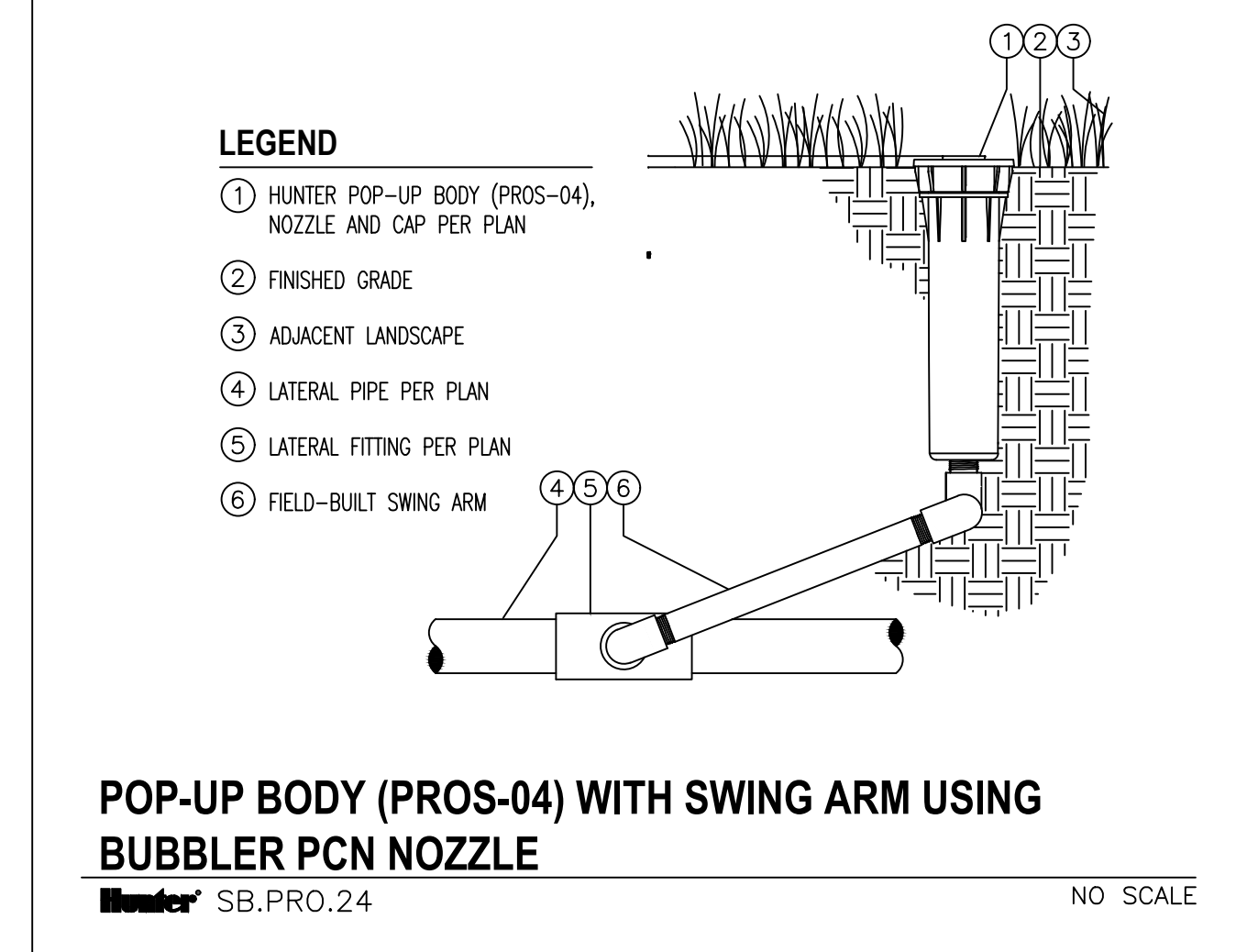
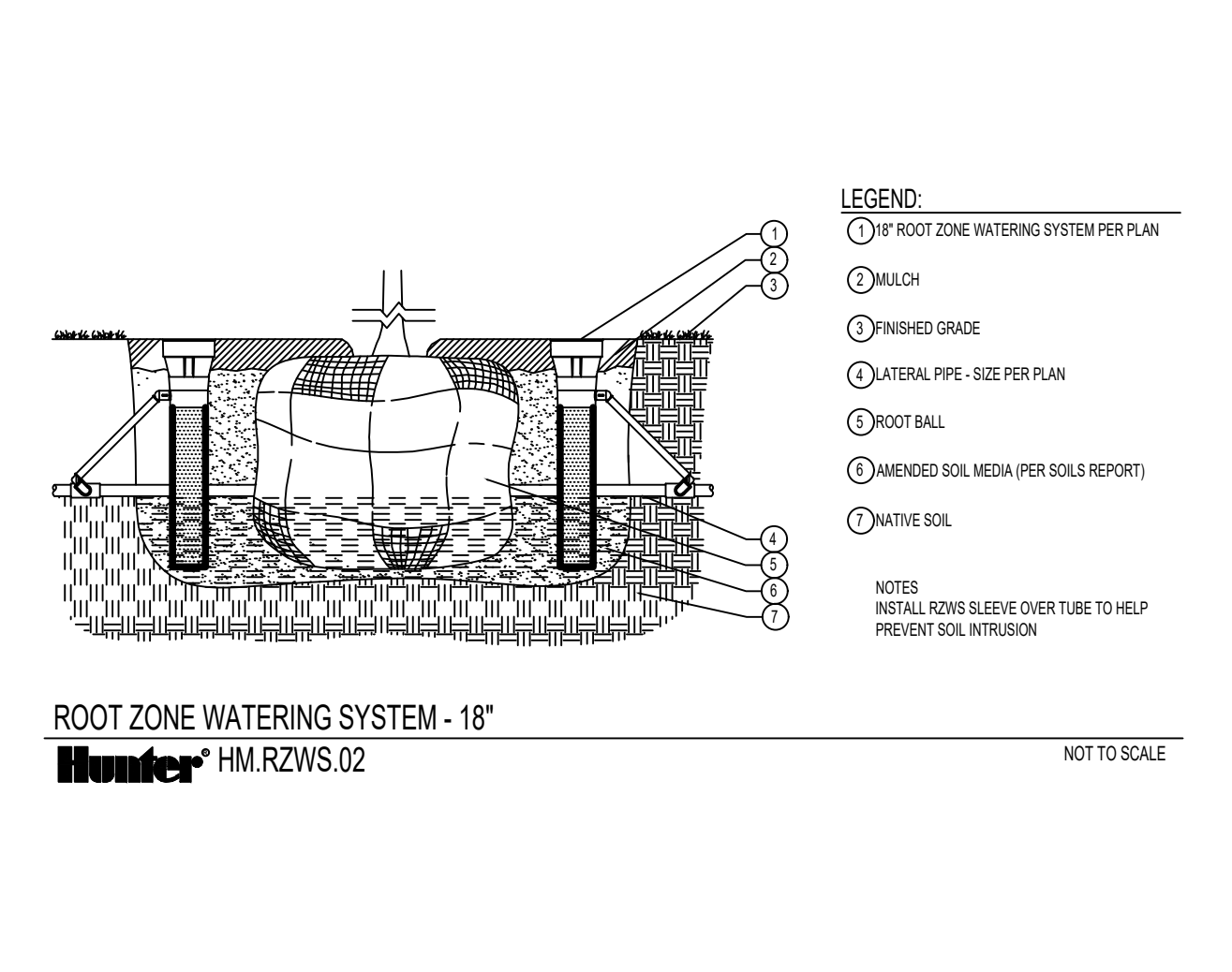
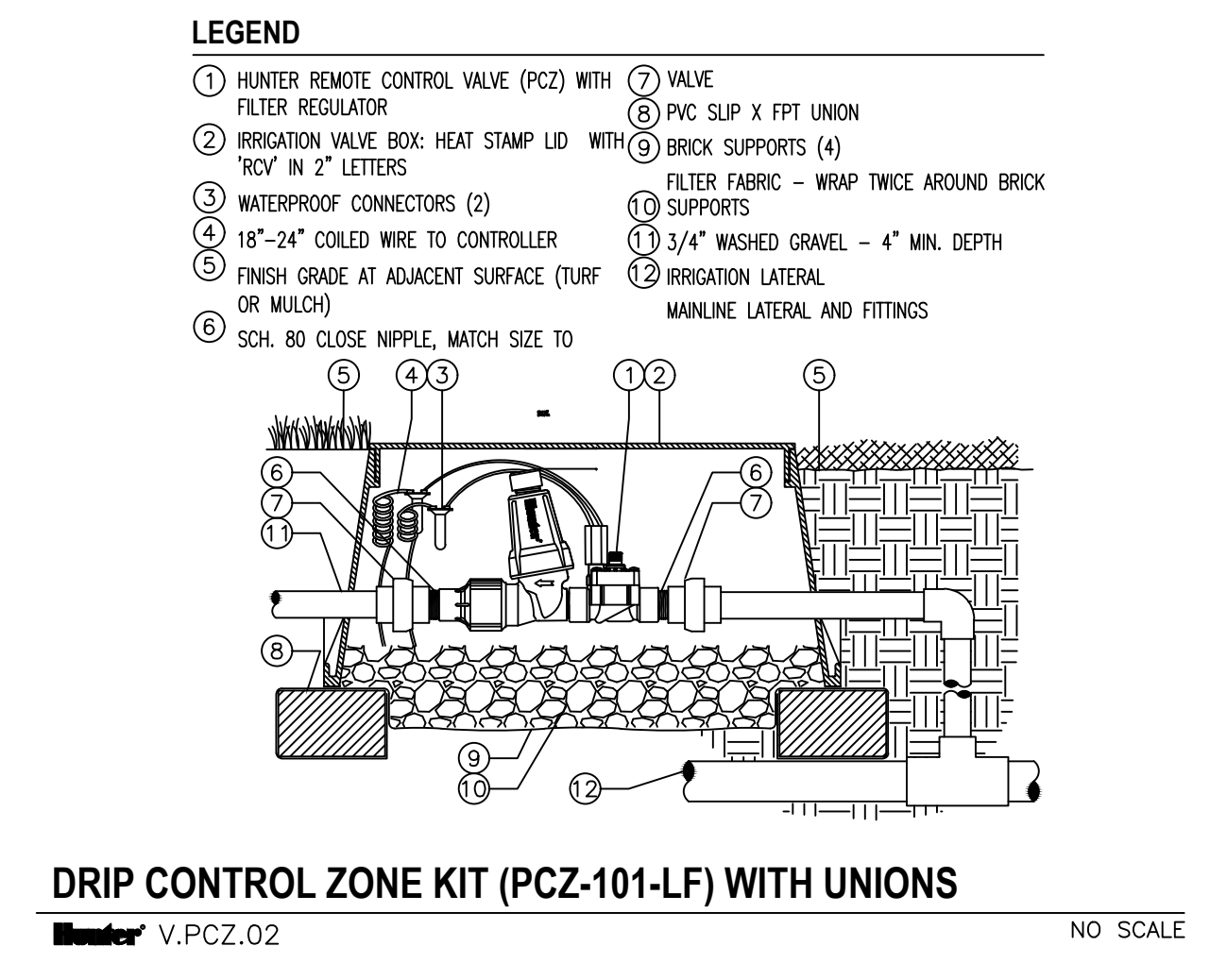
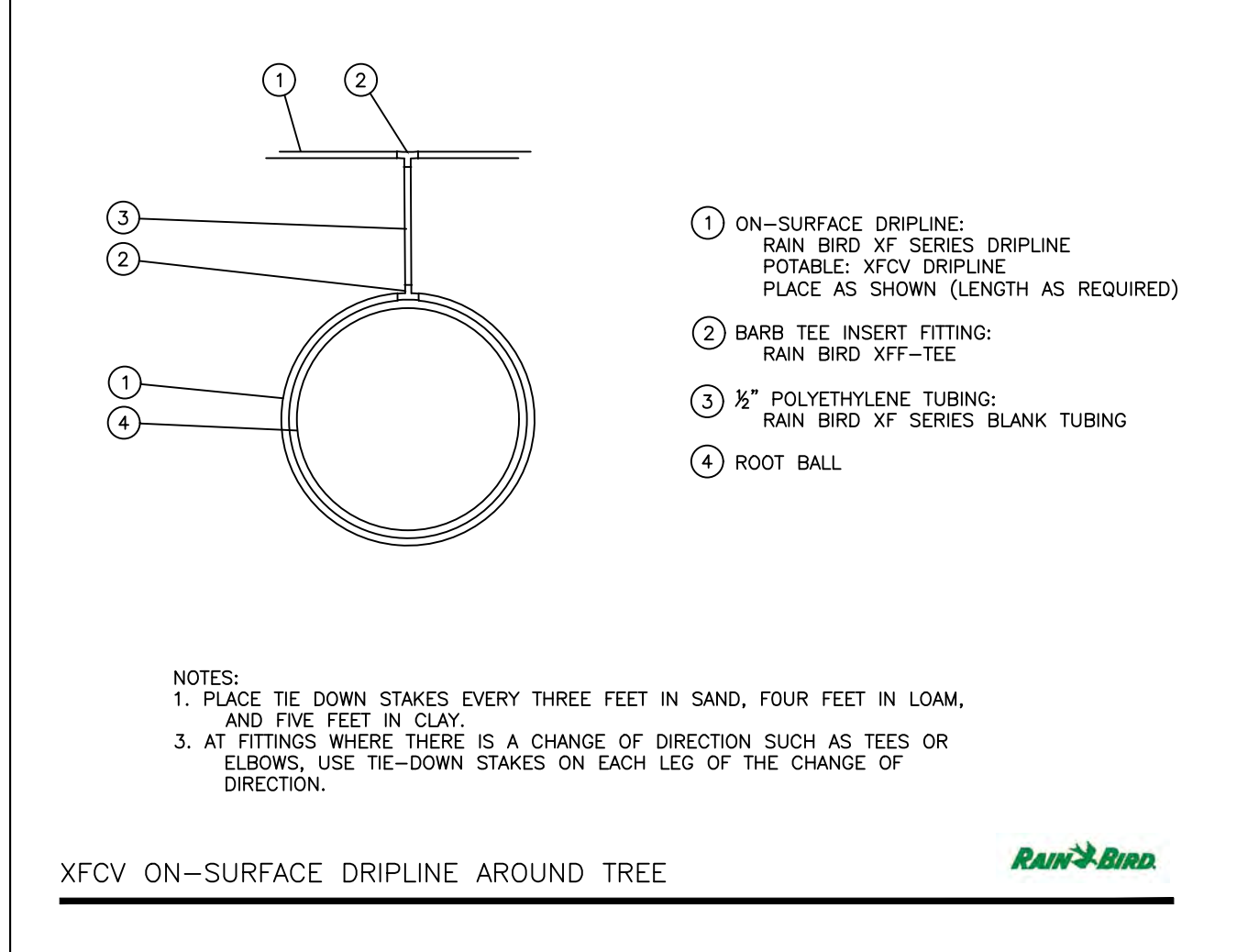
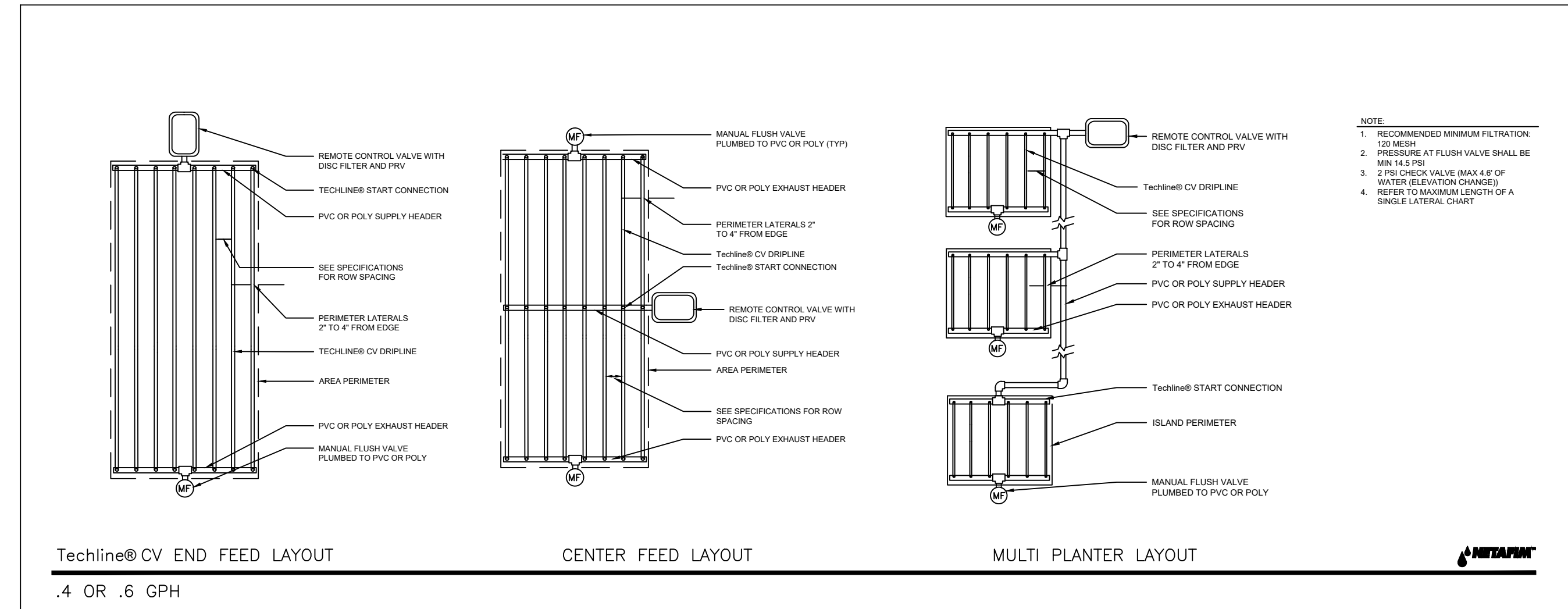
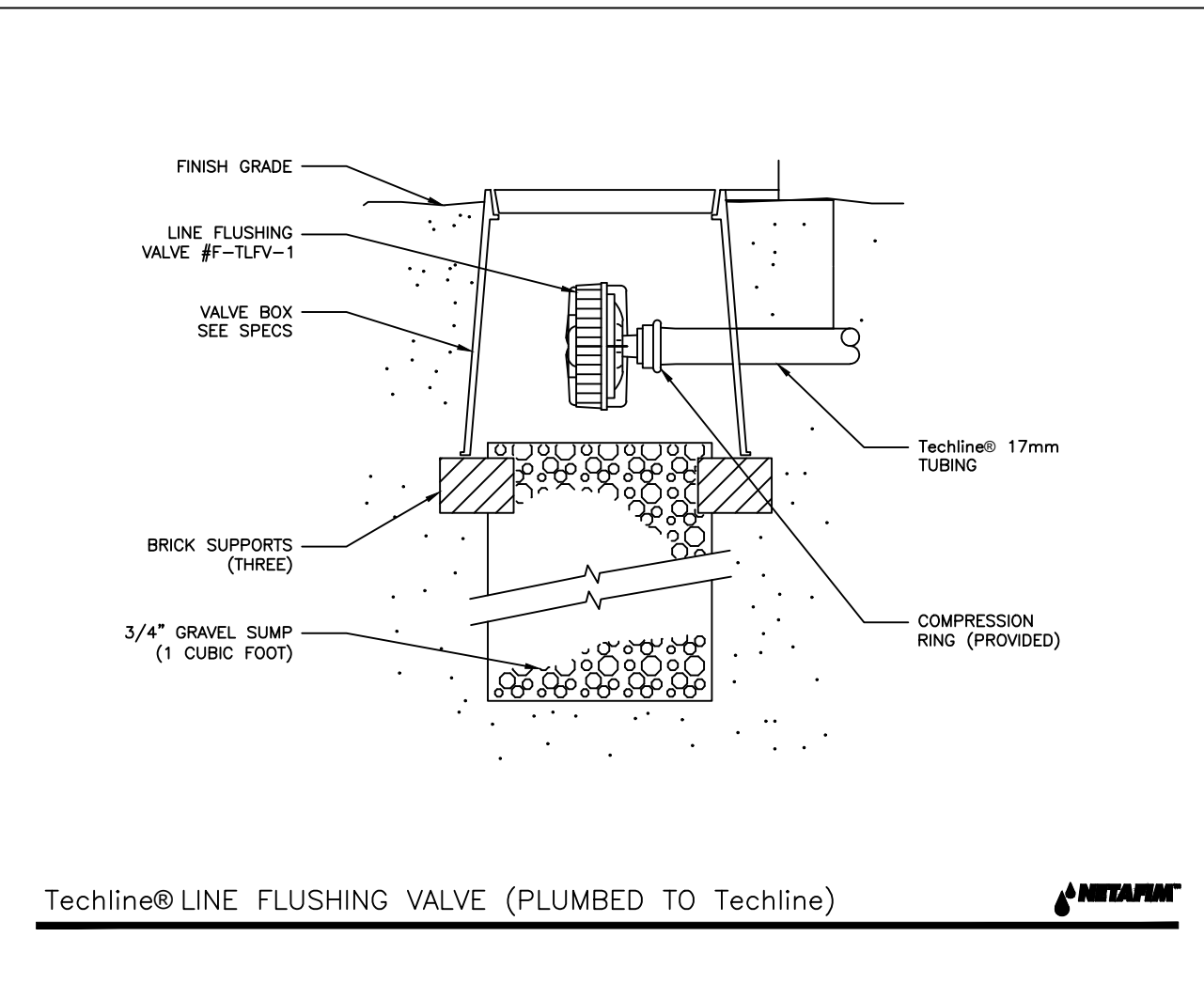
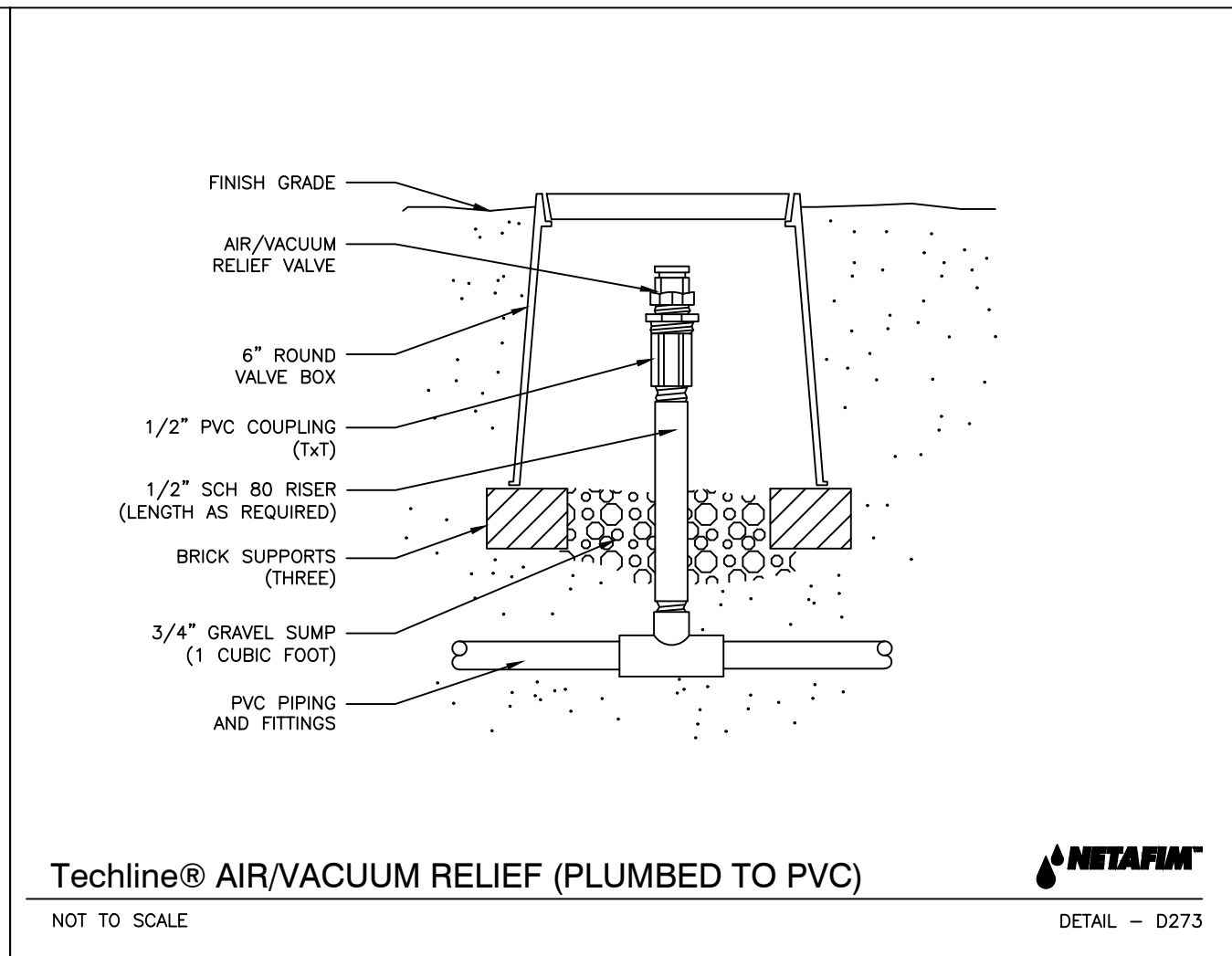
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IRRIGATION DETAILS

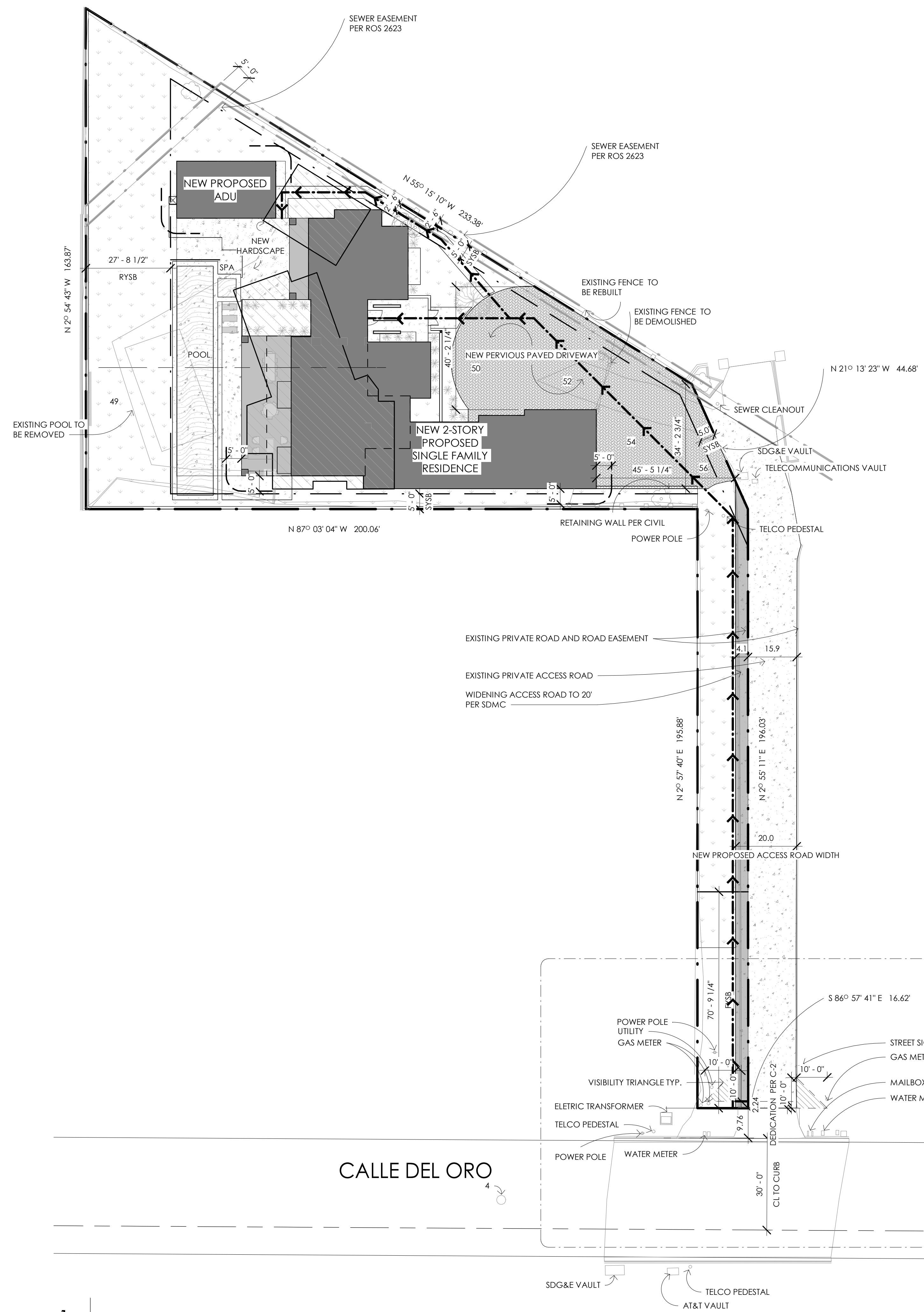
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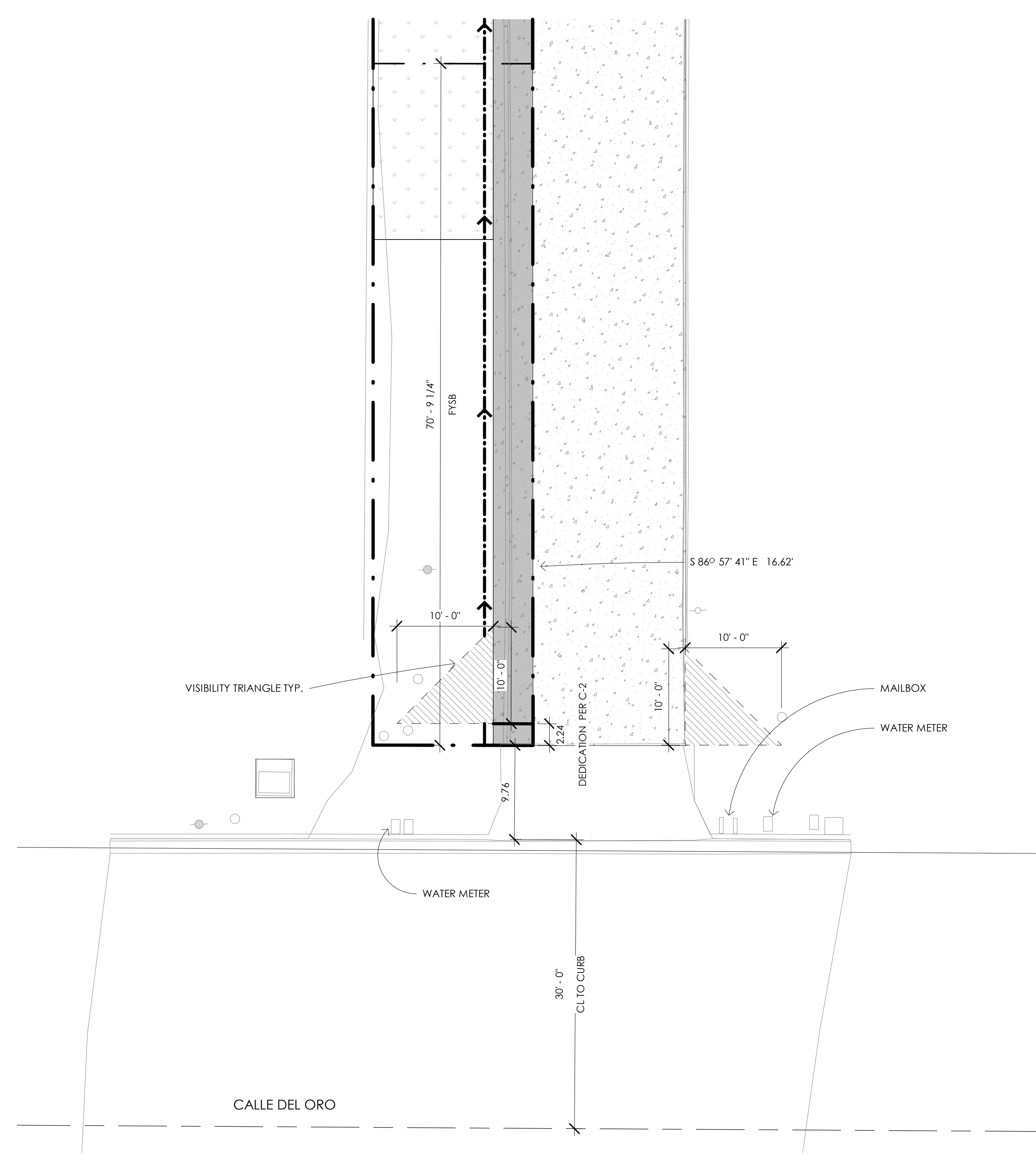
SHEET 5 OF 5



THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE HERETO REMAINS IN THE LANDSCAPE DESIGNER. USE WITHOUT WRITTEN CONSENT OF GREEN REPUBLIC LANDSCAPES IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



1 SITE PLAN
 SCALE = 1" = 20'-0"



2 SITE PLAN - ENTRY ENLARGED
 SCALE = 1/8" = 1'-0"

SITE NOTES	SITE LEGEND
<ol style="list-style-type: none"> THE EXISTING WATER AND SEWER SERVICES WILL REMAIN. PER FHP'S POLICY P-00-6 (JFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW. FIRE HYDRANTS, 02 @ 444'-0" & 730'-0" FROM PROPERTY SEE SITE PLAN. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPS, AND WCPC. 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. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING: <ol style="list-style-type: none"> CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. NO OBJECTS HIGHER THAN 36" WILL BE PROPOSED WITHIN VISIBILITY AREAS. 	<ul style="list-style-type: none"> HATCH INDICATES NEW PROPOSED RESIDENCE HATCH INDICATES NEW PROPOSED UPPER LEVEL HATCH INDICATES EXISTING BUILDING TO BE DEMOLISHED HATCH INDICATES NEW COVERED AREA HATCH INDICATES NEW HARDSCAPE AREA HATCH INDICATES EXISTING PRIVATE DRIVE TO REMAIN HATCH INDICATES NEW LANDSCAPE AREA HATCH INDICATES EXISTING LANDSCAPE AREA HATCH INDICATES NEW LANDSCAPE AREA

LINE OF ACCESSIBLE PATH



300' RADIUS - F.A.R. AND SETBACKS

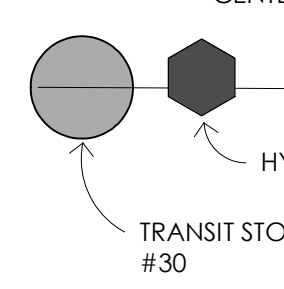
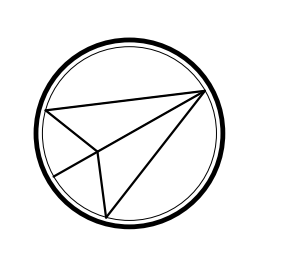
1. 2310 CALLE DEL ORO	A.P.N.: 346-120-06-00	GFA: 3446SF	LOT: 8801SF	FAR=39	FYSB=20.58'	SYSB=3.10'	SYSB=6.11'	RYSB= N/A
2. 8405 LA JOLLA SHORES DR	A.P.N.: 346-120-05-00	GFA: 2051SF	LOT: 9493SF	FAR=21	FYSB=60.00'	SYSB=12.75'	SYSB 2=0.0'	RYSB= 42.65'
3. 8427 LA JOLLA SHORES DR	A.P.N.: 346-120-04-00	GFA: 2100SF	LOT: 8930SF	FAR=24	FYSB=63.65'	SYSB=14.35'	SYSB 2=11.6'	RYSB= 23.80'
4. 8439 LA JOLLA SHORES DR	A.P.N.: 346-120-03-00	GFA: 1654SF	LOT: 9644SF	FAR=17	FYSB=69.40'	SYSB=18.15'	SYSB 2=0.0'	RYSB= 35.50'
5. 8445 LA JOLLA SHORES DR	A.P.N.: 346-120-02-00	GFA: 1126SF	LOT: 9723SF	FAR=12	FYSB=63.25'	SYSB=39.50'	SYSB 2=7.25'	RYSB= 38.15'
6. 8465 LA JOLLA SHORES DR	A.P.N.: 346-120-01-00	GFA: 2454SF	LOT: 10,058SF	FAR=24	FYSB=61.15'	SYSB=11.90'	SYSB=3.15'	RYSB= 8.15'
7. 2323 CALLE CORTA	A.P.N.: 346-120-14-00	GFA: 2513 SF	LOT: 7088SF	FAR=21	FYSB=6.50'	SYSB=2.10'	SYSB 2=9.50'	RYSB= 25.65'
8. 2331 CALLE CORTA	A.P.N.: 346-120-15-00	GFA: 2586SF	LOT: 7475SF	FAR=21	FYSB=4.80'	SYSB=1.95'	SYSB 2=9.00'	RYSB= 26.50'
9. 2337 CALLE CORTA	A.P.N.: 346-120-13-00	GFA: 4133SF	LOT: 31,799SF	FAR=13	FYSB=25.3'	SYSB=17.25'	SYSB 2=33.0'	RYSB= 30.25'
10. 2330 CALLE DEL ORO	A.P.N.: 346-120-07-00	GFA: 4025SF	LOT: 19,602SF	FAR=21	FYSB=31.85'	SYSB=3.25'	SYSB 2=11.1'	RYSB= 16.50'
11. 2340 CALLE DEL ORO	A.P.N.: 346-120-08-00	GFA: 2552SF	LOT: 19,602SF	FAR=09	FYSB=35.95'	SYSB=2.00'	SYSB 2=7.25'	RYSB= 85.00'
12. 2352 CALLE DEL ORO	A.P.N.: 346-120-12-00	GFA: 8292SF	LOT: 23,917SF	FAR=35	FYSB=49.65'	SYSB=4.50'	SYSB 2=6.70'	RYSB= 29.75'
13. 2356 CALLE DEL ORO	A.P.N.: 346-120-11-00	GFA: 4511SF	LOT: 21,780SF	FAR=21	FYSB=80.55'	SYSB=11.25'	SYSB 2=3.75'	RYSB= 2.00'
14. 2360 CALLE DEL ORO	A.P.N.: 346-120-10-00	GFA: 4079SF	LOT: 24,394SF	FAR=18	FYSB=208.58'	SYSB=3.25'	SYSB 2=26.7'	RYSB= 52.8'
15. 2380 CALLE DEL ORO	A.P.N.: 346-120-09-00	GFA: 6784SF	LOT: 26,572SF	FAR=26	FYSB=92.10'	SYSB=12.45'	SYSB 2=13.2'	RYSB= 23.45'

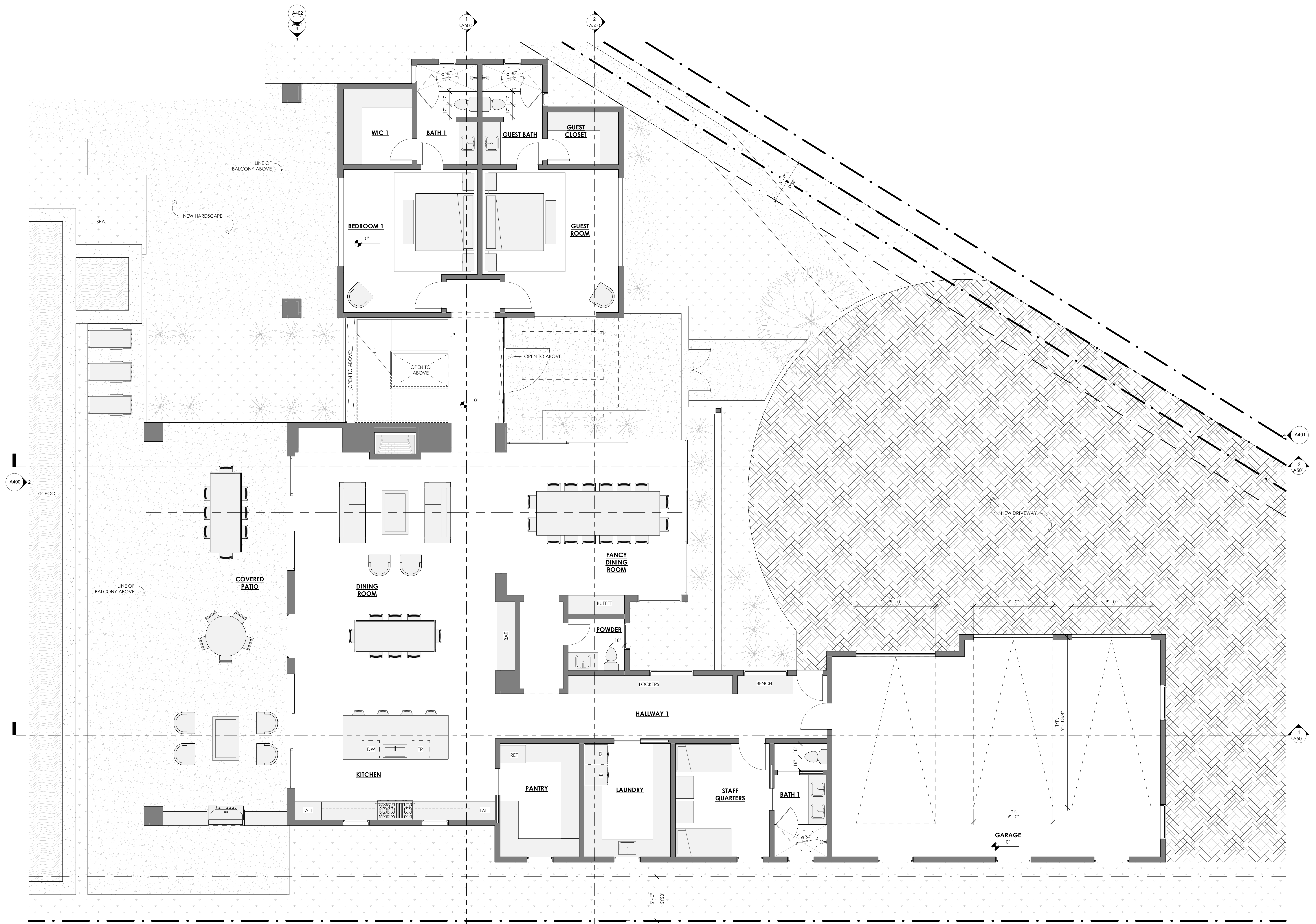
AVERAGE: GFA: 3220SF | LOT: 14,639SF | FAR = 23 | FYSB=58.25' | SYSB= 10.50' | SYSB 2= 9.9' | RYSB= 29.33'

AVERAGE FRONT YARD INFORMATION 70' 9 1/4"
 AVERAGE SIDE YARD INFORMATION (SUM OF SYSB) 10.5'
 AVERAGE REAR YARD INFORMATION 29.33'
 AVERAGE FAR 0.23

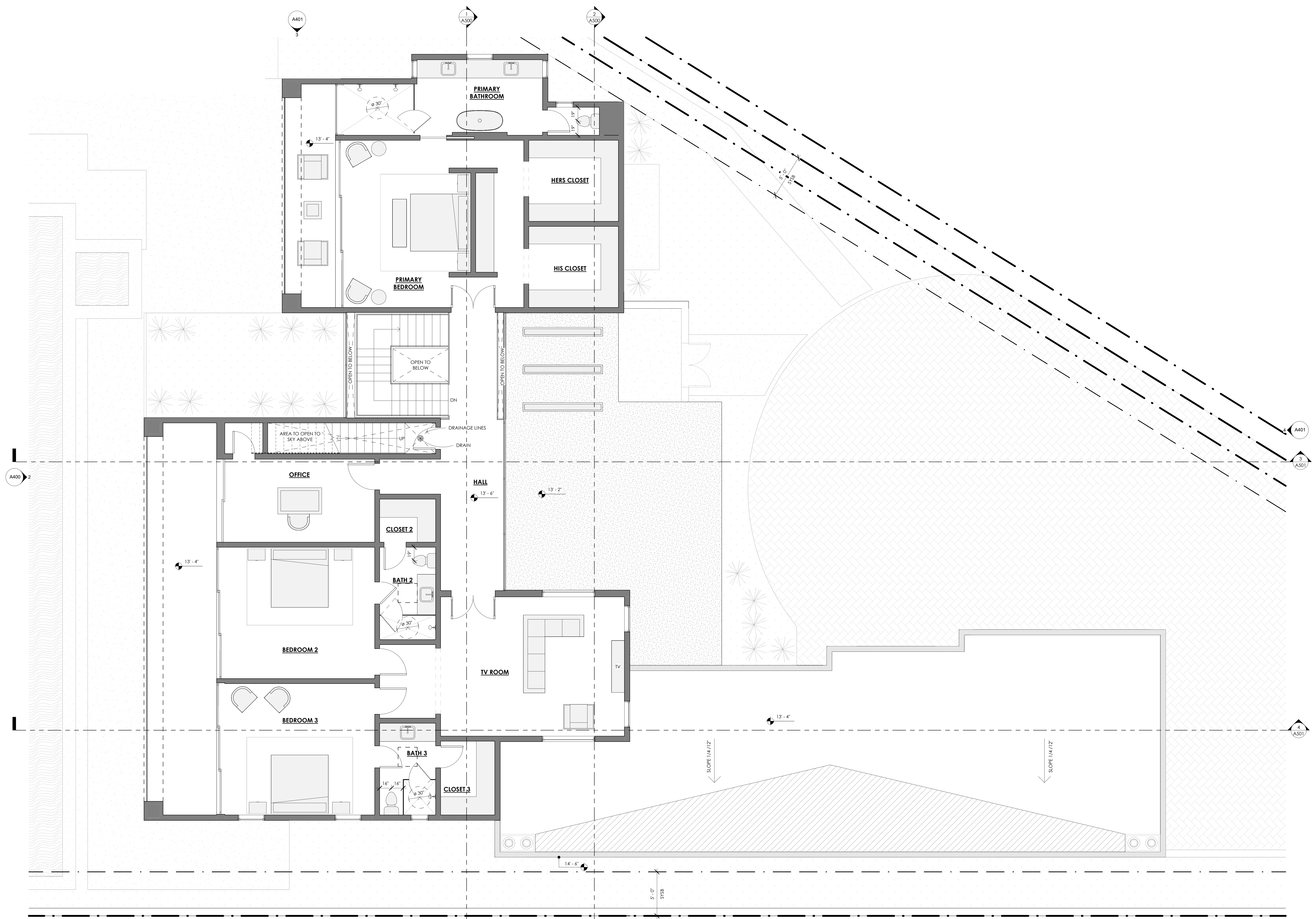
PROPOSED FRONT YARD INFORMATION 49.6'
 PROPOSED SIDE YARD INFORMATION (SUM OF SYSB) 11.2'
 PROPOSED REAR YARD INFORMATION 29.7'
 PROPOSED FAR 0.35

1 | **300' SITE PLAN**
 SCALE = 1" = 30'-0"

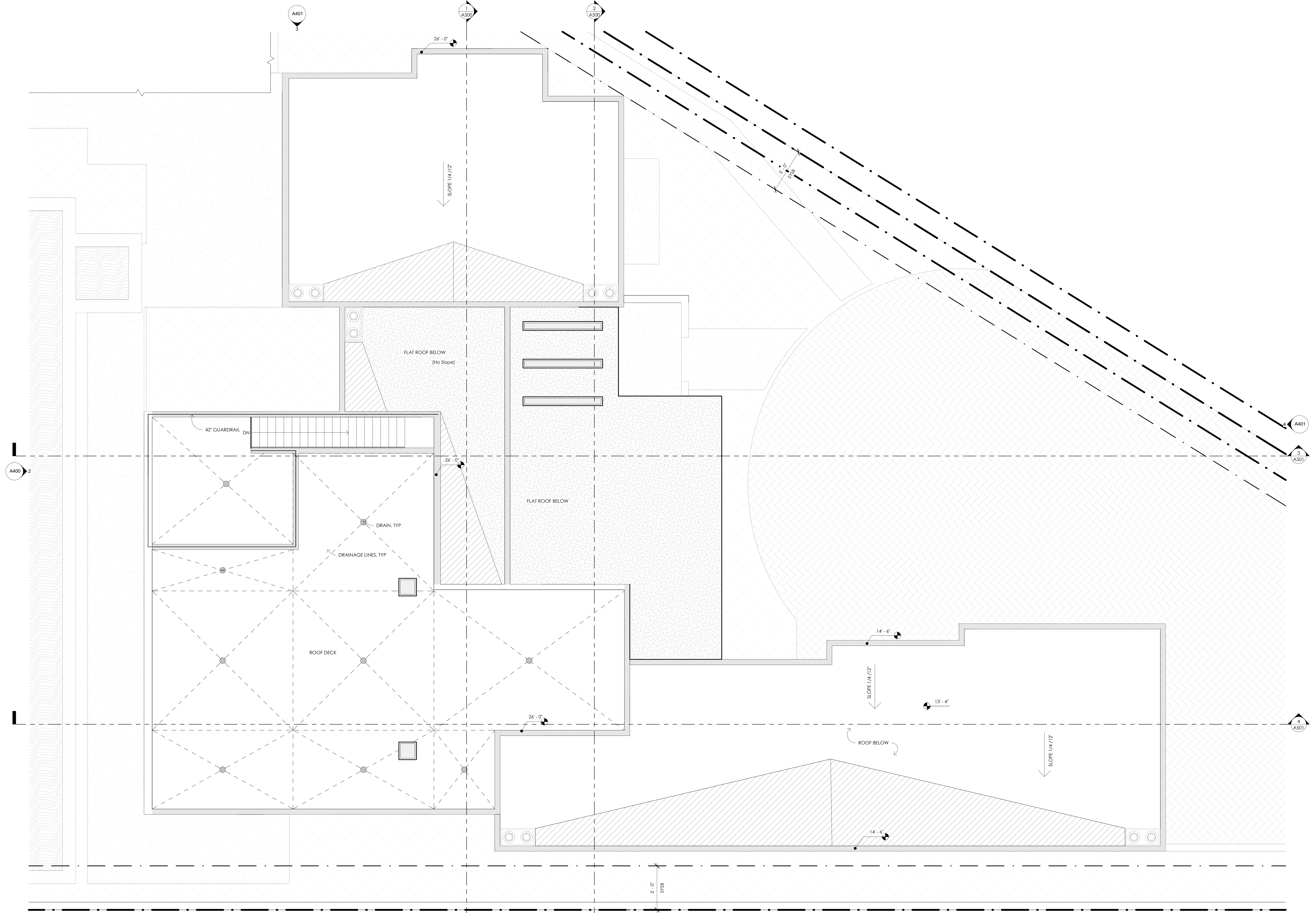




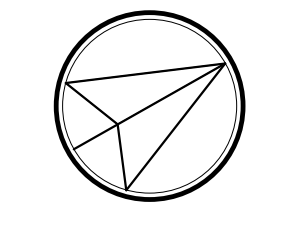
1 PROPOSED PLAN - MAIN LEVEL
 SCALE = 1/4" = 1'-0"

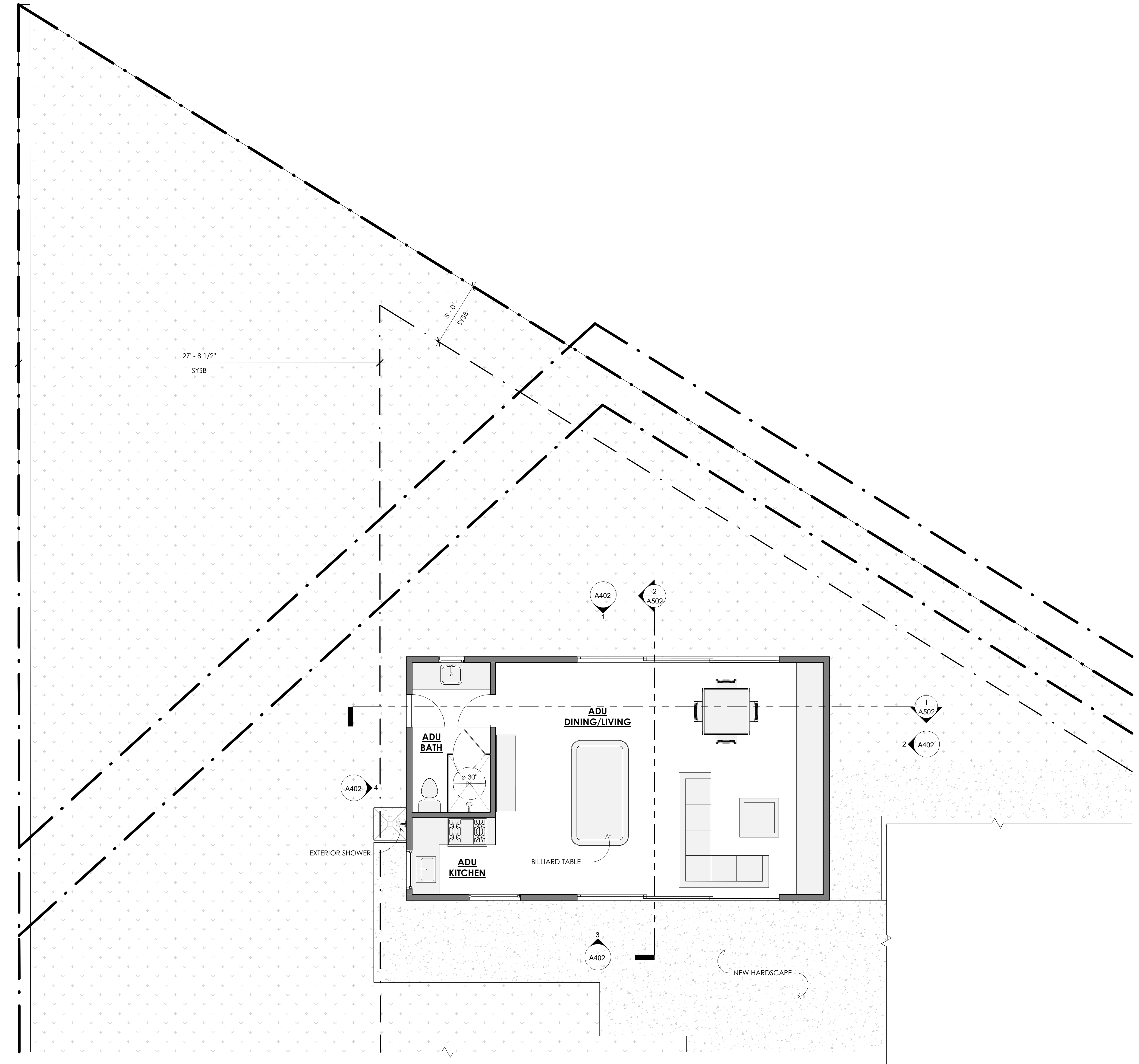


1 PROPOSED PLAN - UPPER LEVEL
 SCALE = 1/4" = 1'-0"

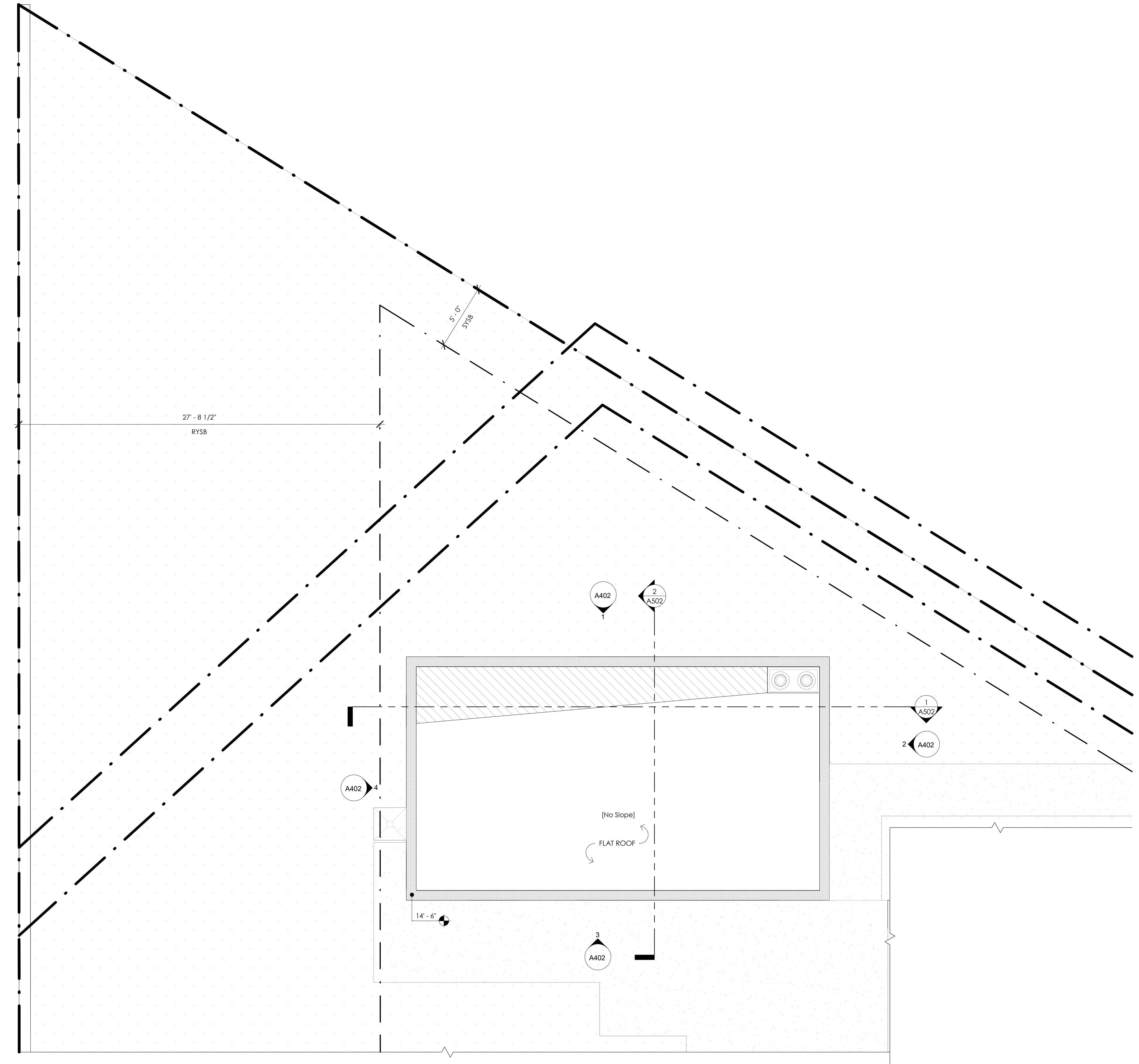


1 ROOF PLAN - MAIN RESIDENCE
 SCALE = 1/4" = 1'-0"

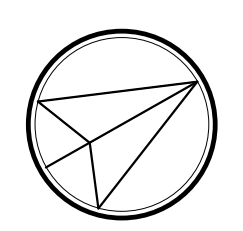


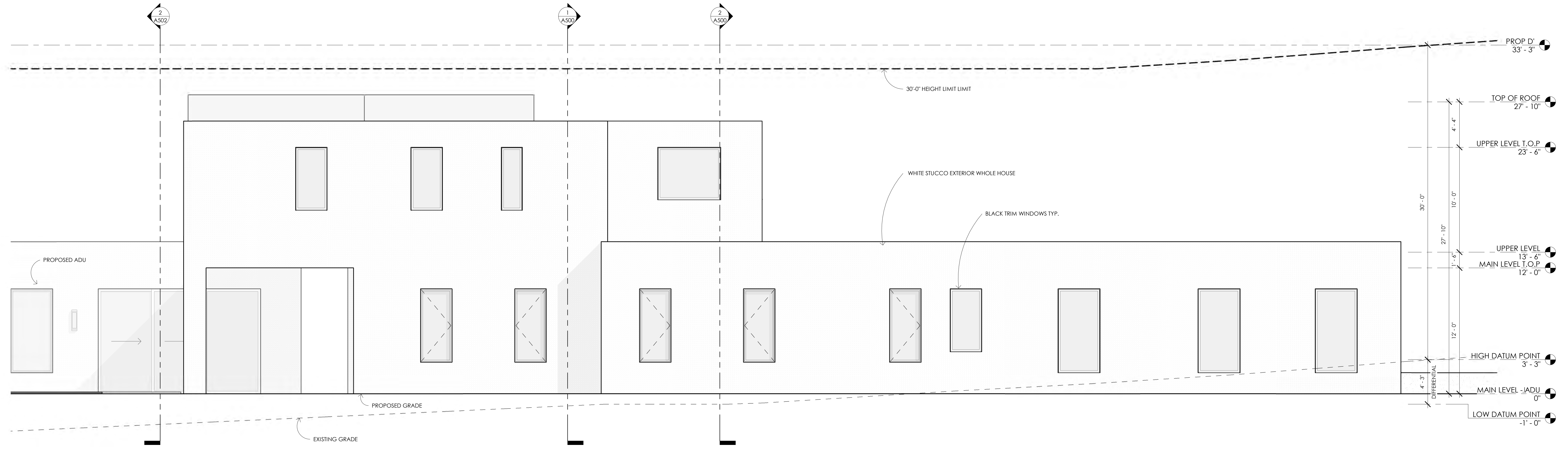


1 PROPOSED PLAN - MAIN LEVEL ADU
 SCALE = 1/4" = 1'-0"

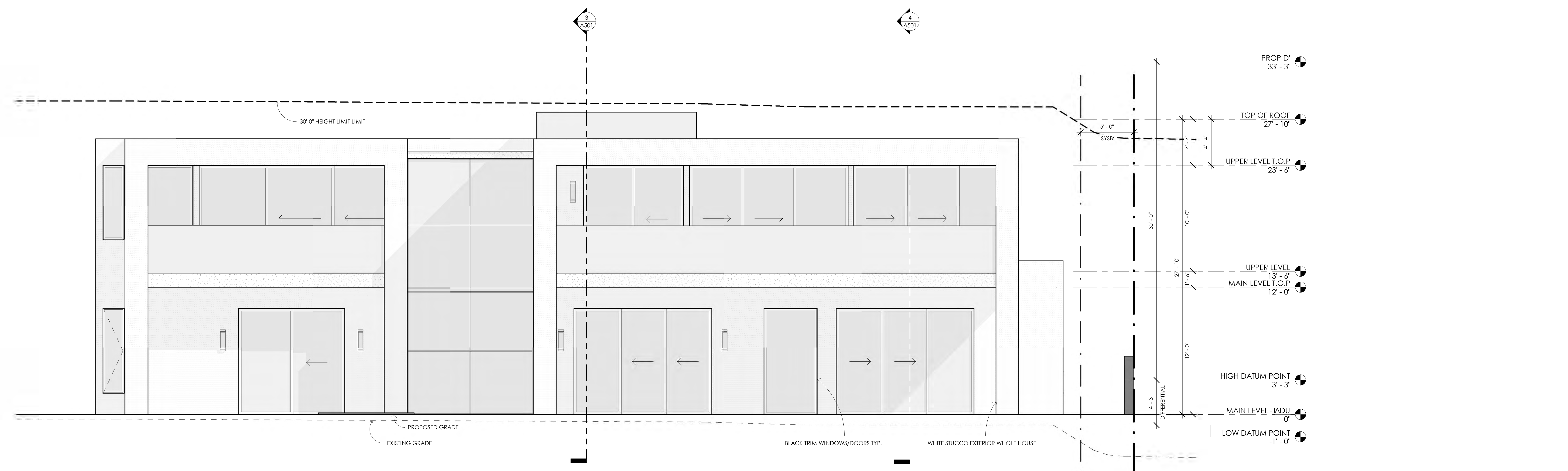


1 ROOF PLAN - ADU
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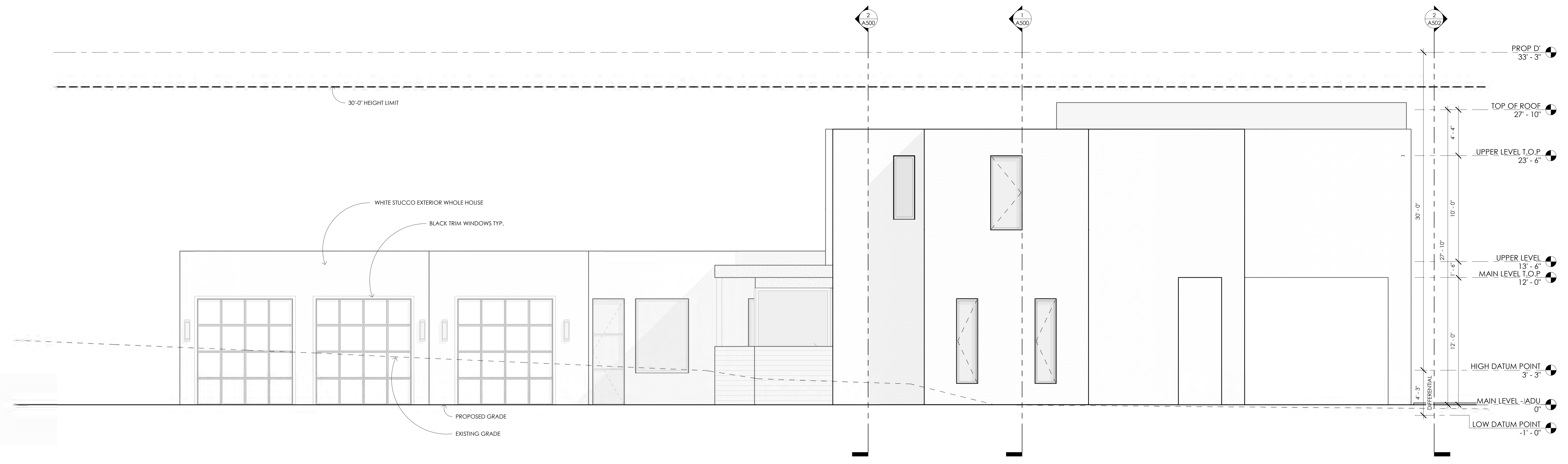




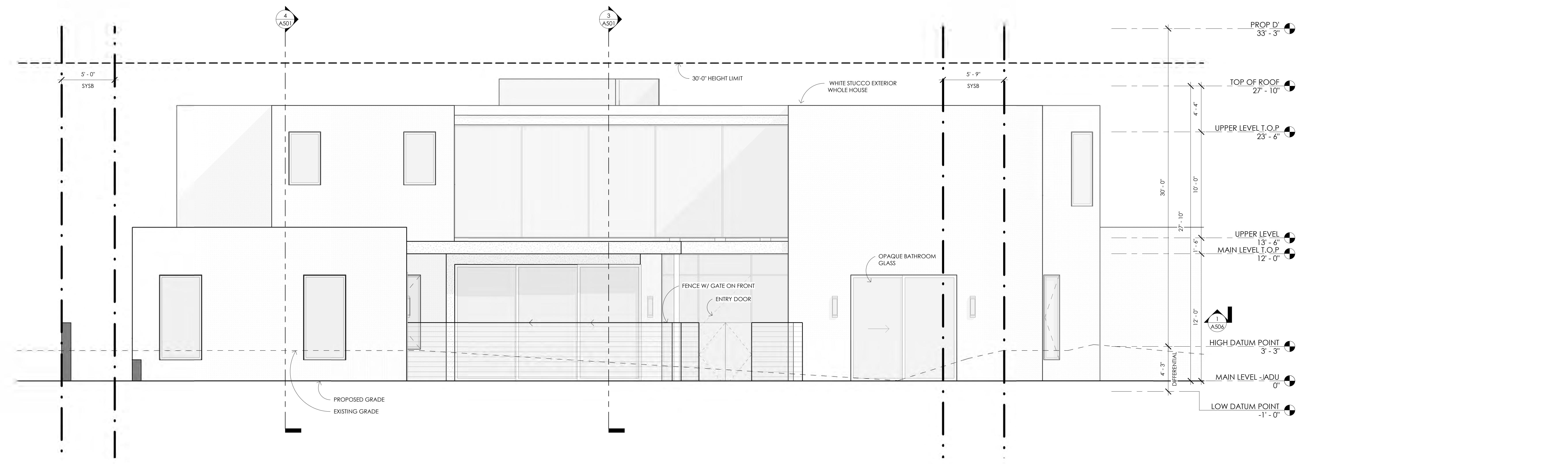
1 | NORTH ELEVATION
 SCALE = 1/4" = 1'-0"



2 | WEST ELEVATION
 SCALE = 1/4" = 1'-0"

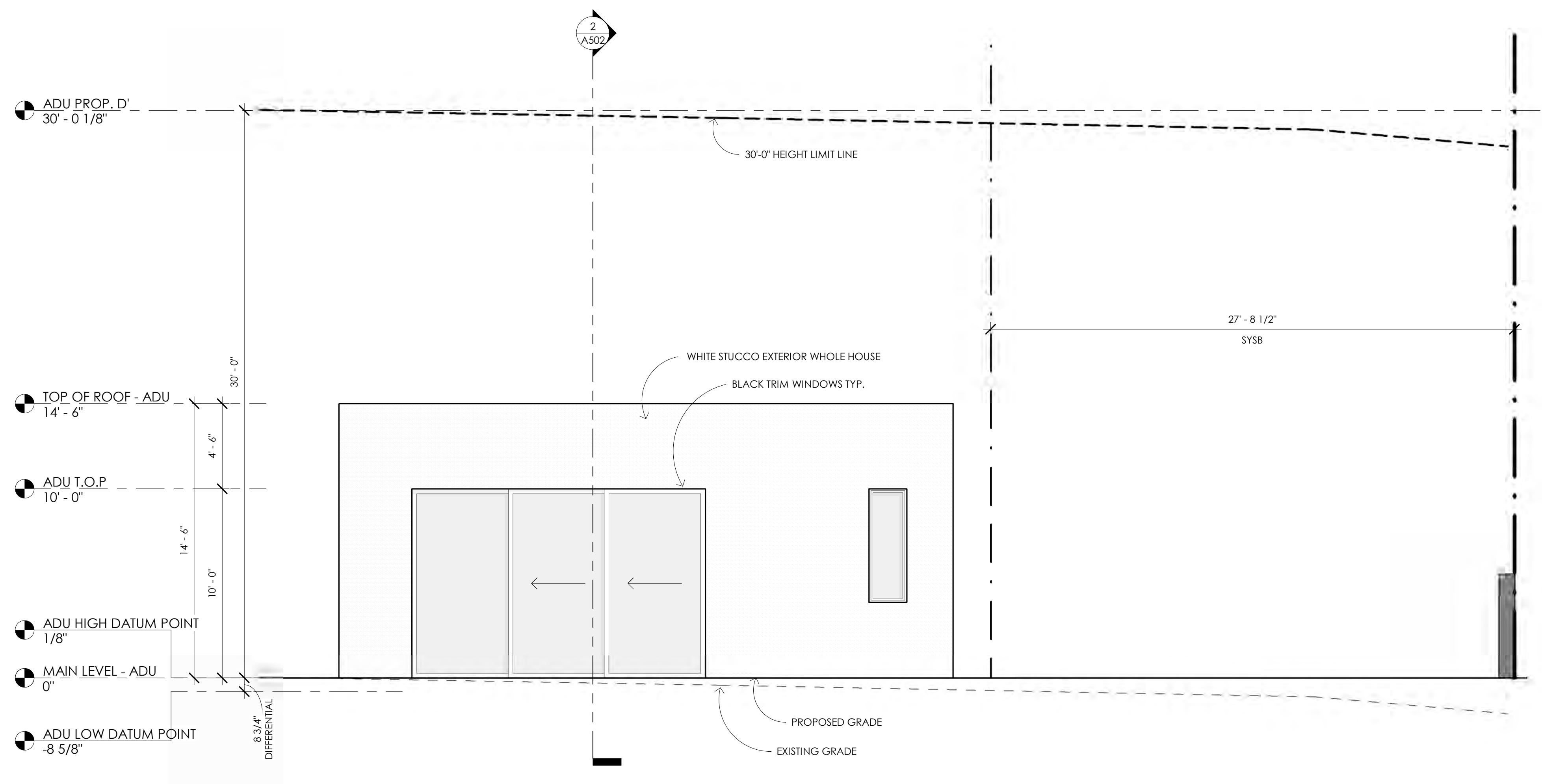


3 | SOUTH ELEVATION
 SCALE = 1/4" = 1'-0"

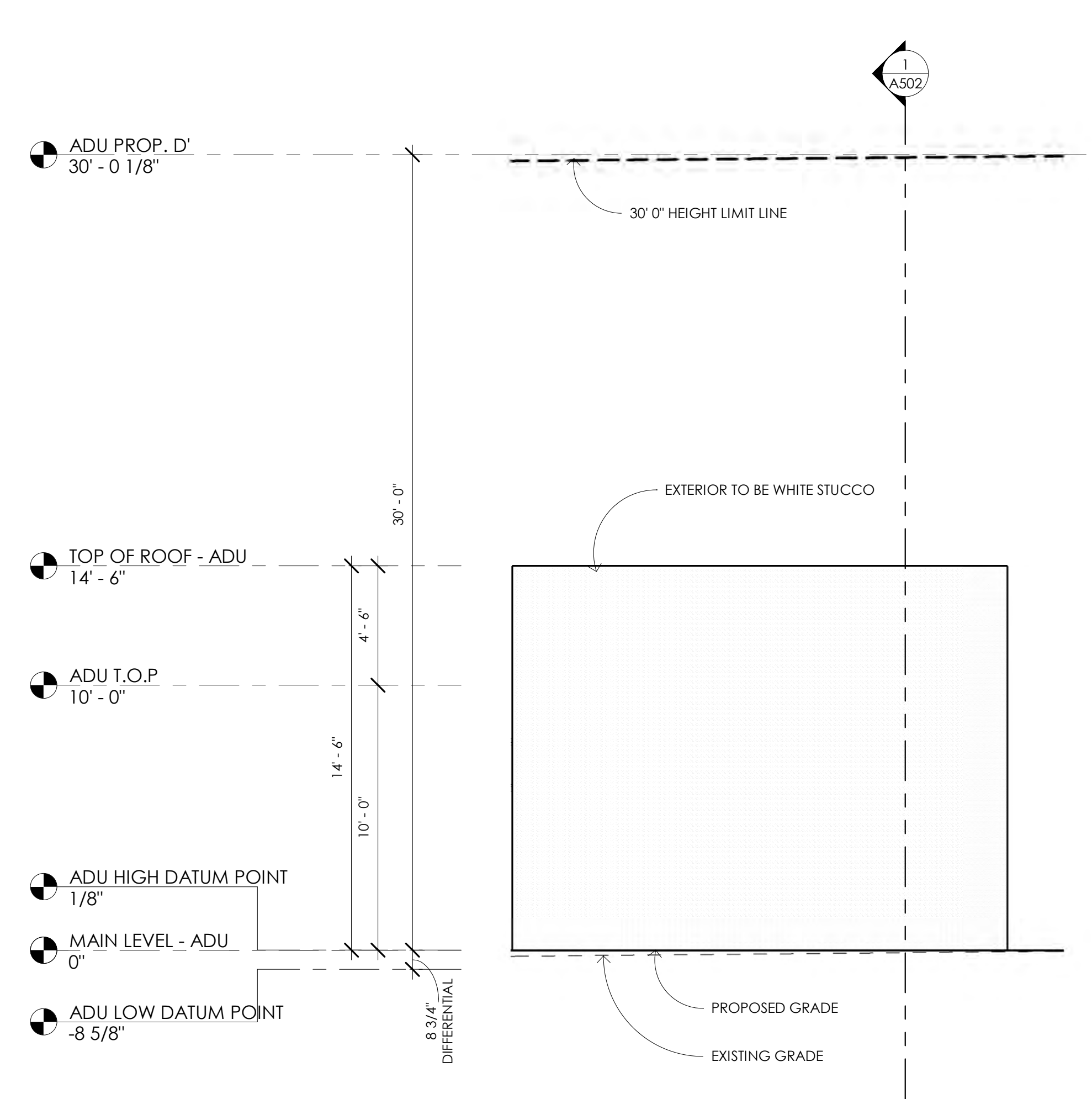


4 | EAST ELEVATION
 SCALE = 1/4" = 1'-0"

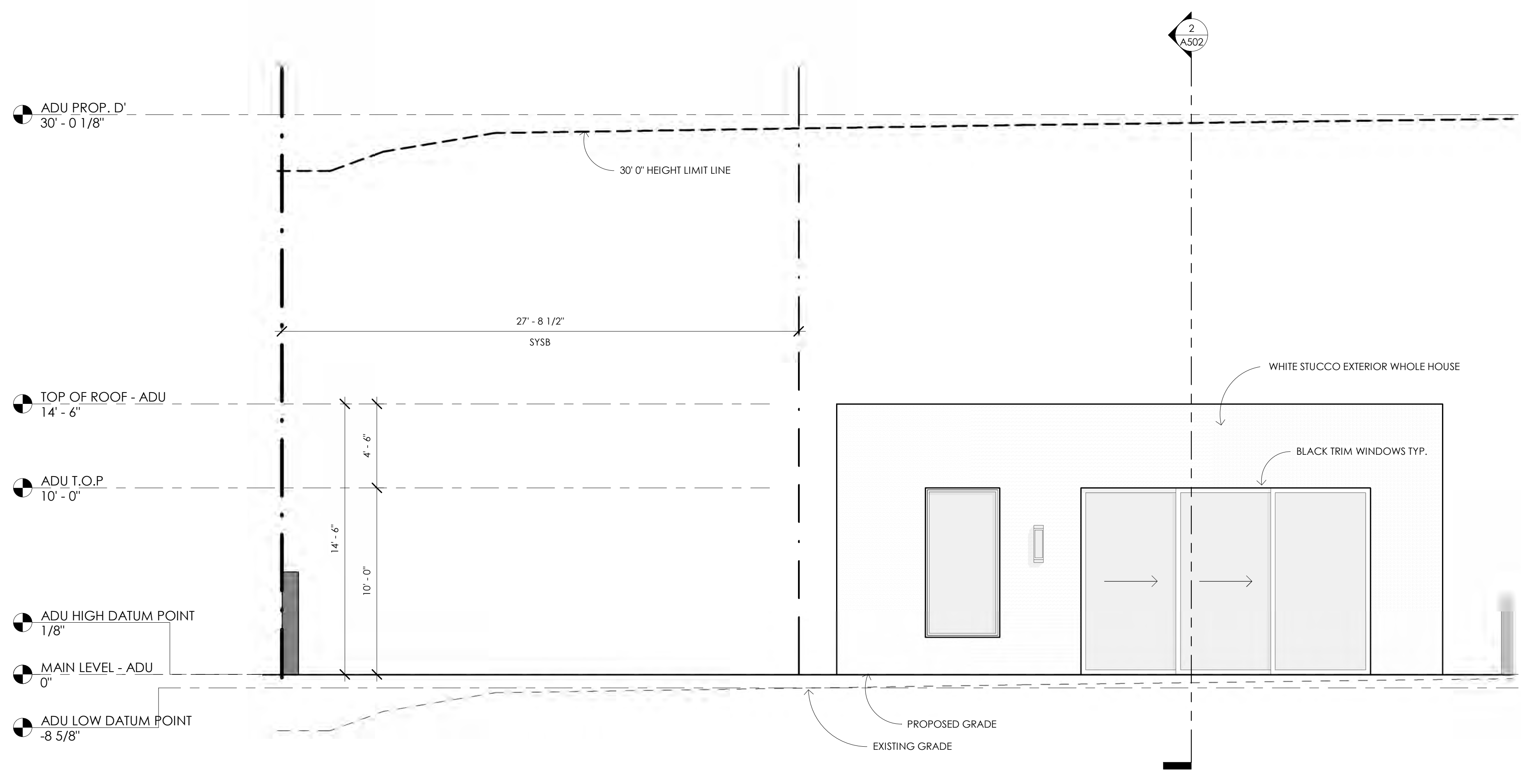
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06/19/2023	CDP RESUBMITTAL 1
06/16/2023	CDP RESUBMITTAL 2
11/13/2023	CDP RESUBMITTAL 3
04/01/2024	CDP RESUBMITTAL 4



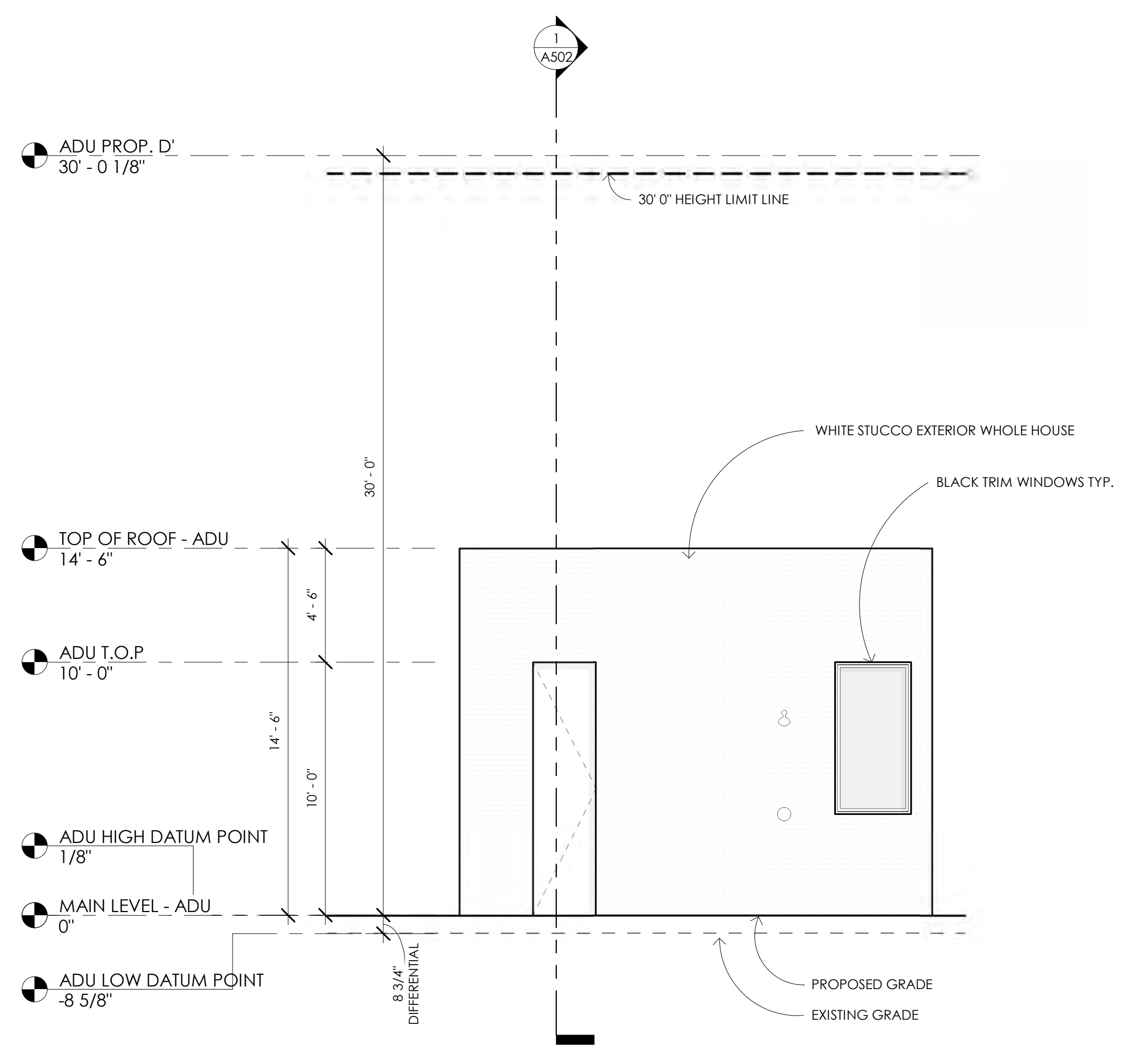
1 EAST ELEVATION - ADU
 SCALE = 1/4" = 1'-0"



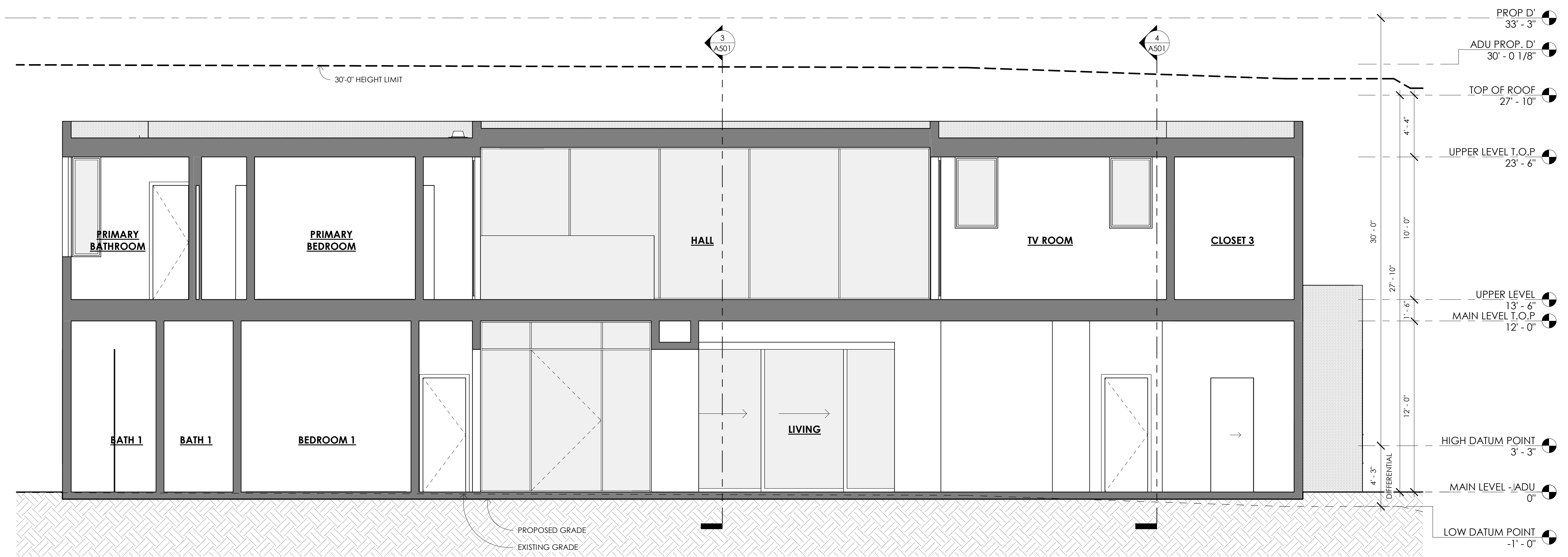
2 NORTH ELEVATION - ADU
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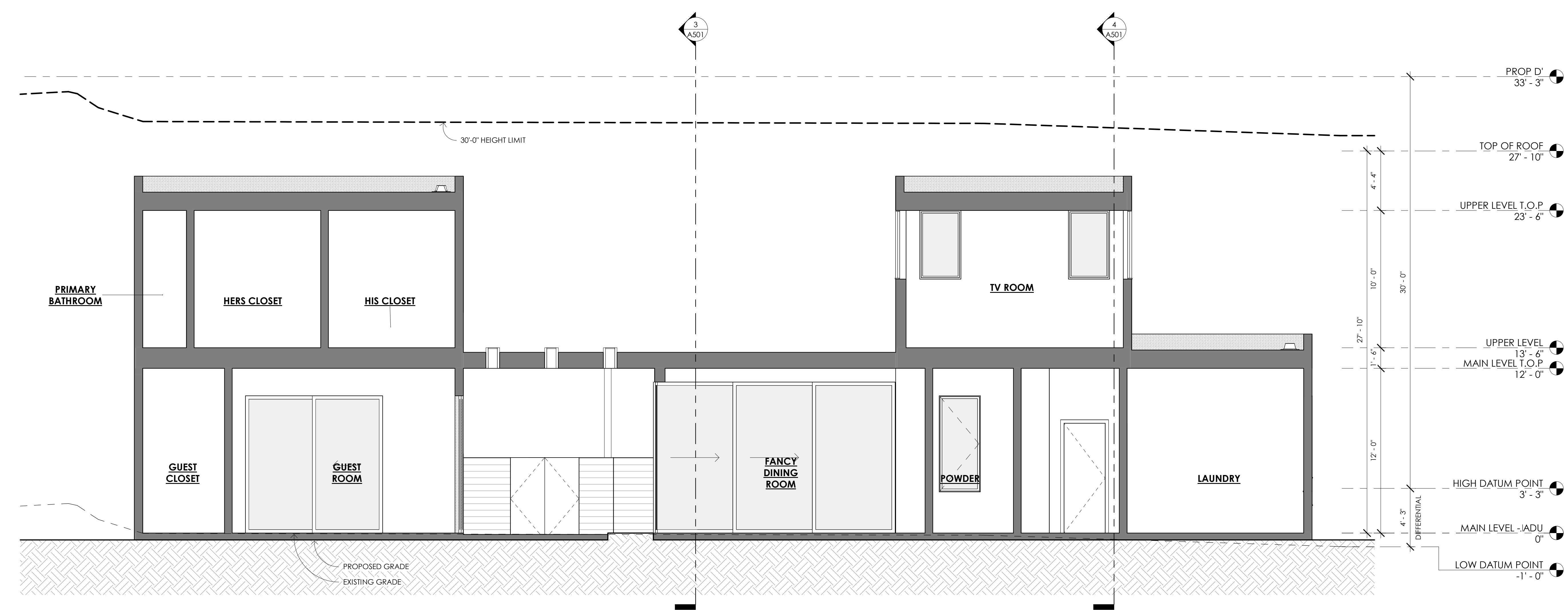
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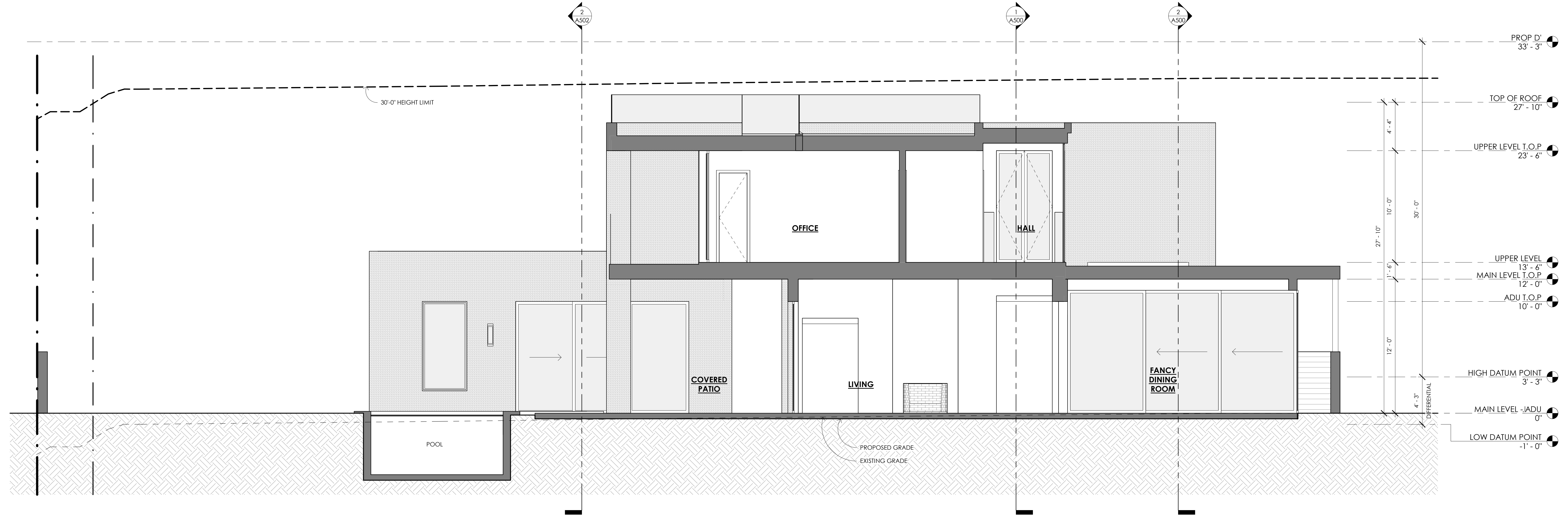
4 SOUTH ELEVATION - ADU
 SCALE = 1/4" = 1'-0"



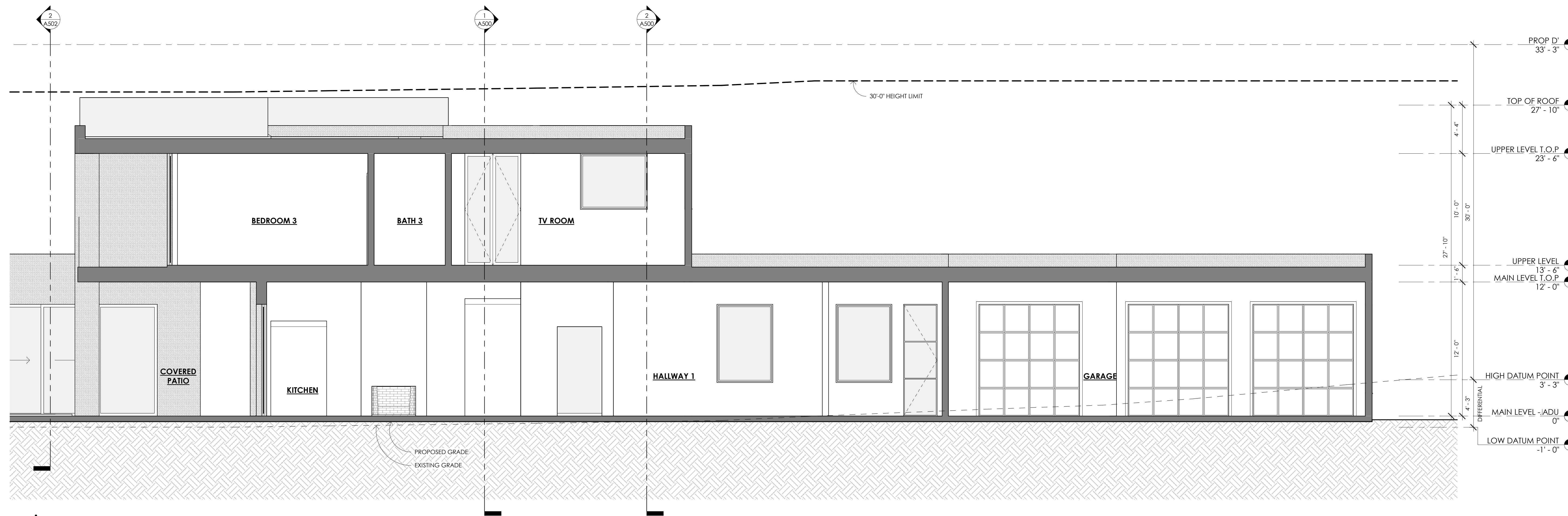
1 | SECTION 1
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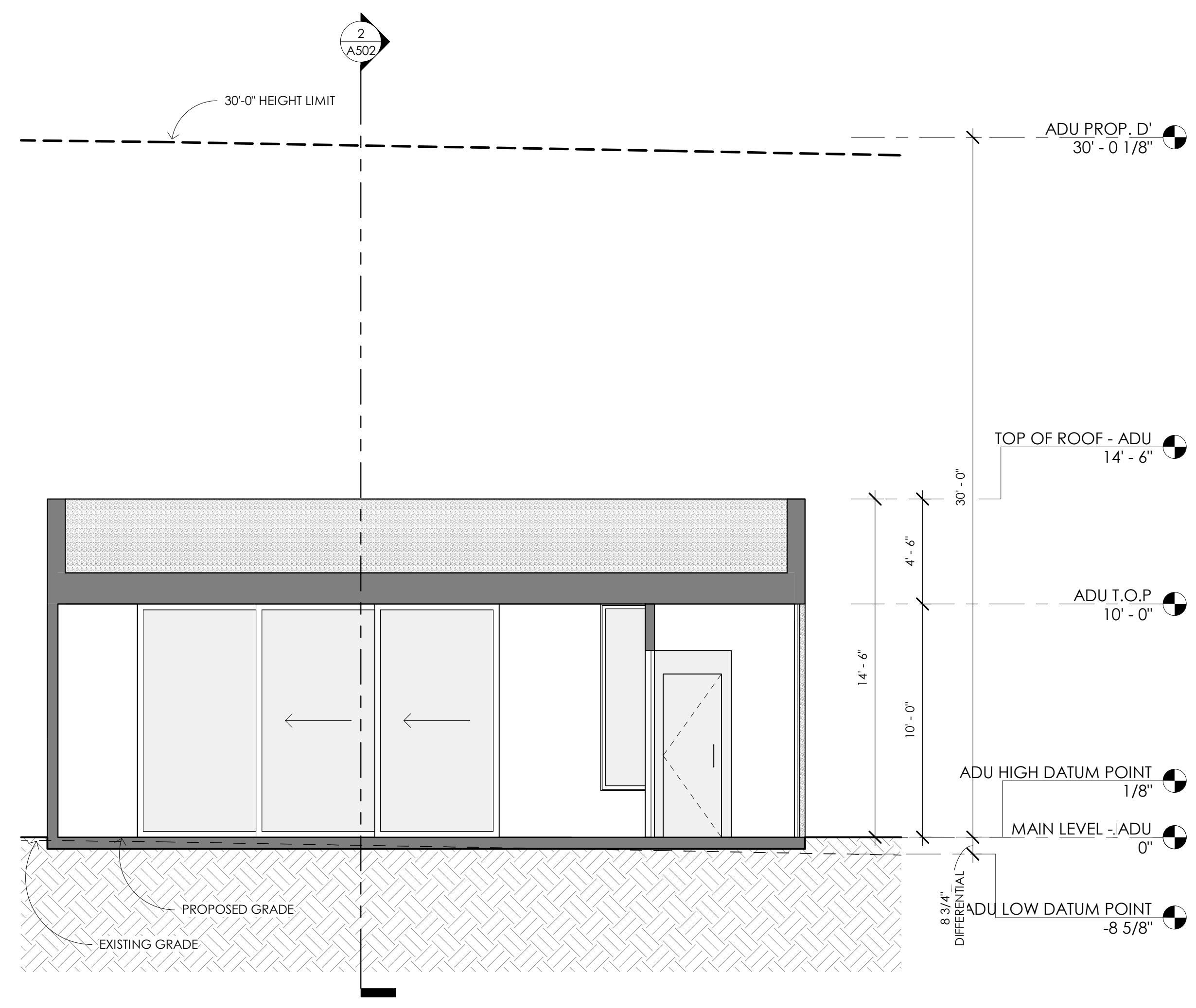
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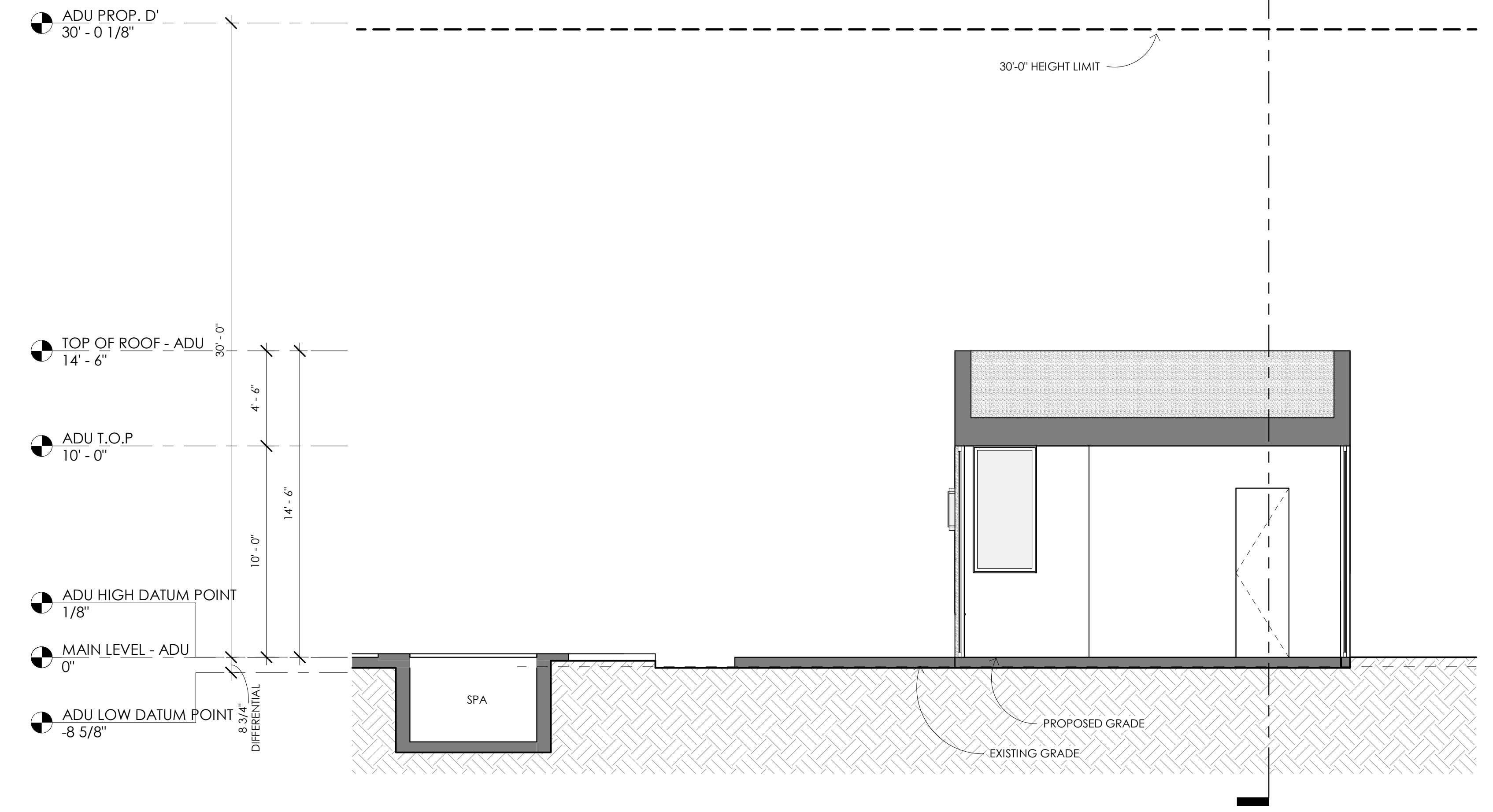
3 SECTION 3
 SCALE = 1/4" = 1'-0"



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



1 | SECTION 1 - ADU
 SCALE = 1/4" = 1'-0"



2 | SECTION 2 - ADU
 SCALE = 1/4" = 1'-0"