



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: March 19, 2025

TO: Patricia Bautista, Hearing Officer, Development Services Department

FROM: Robin MacCartee, Development Project Manager, Development Services Department

SUBJECT: Hearing Officer Meeting on March 26, 2025, Item # 1, 7356 Rue Michael – Project No. PRJ-1065911

The below and attached corrections are for the Hearing Officer meeting on March 26, 2025, Item 1, 7356 Rue Michael – Project No. PRJ-1065911.

Subsequent to the originally scheduled Hearing Officer meeting on 3/12/25, staff discovered inaccurate figures provided in the hearing documents. As such, the project was asked to be continued until the 3/26/25 hearing to correct the inaccuracies.

The clarifications needed to correct the inaccuracies was regarding the project floor area for the Main and Upper levels, which inaccurately included the balconies, and did not properly represent the total area for the FAR. The revision required staff to update the Site Plans, Permit, Resolution, and Report to the Hearing Officer. In addition, Engineering staff revised and added a condition in the Permit. The revisions and additions have been included in the final drafts, which are attached to this correction memo for the record.

Below is the specific struck-out language, along with underlined revisions.

Staff would like to make the modifications permanent in the record.

Report to the Hearing Officer page 3 of 7

Project Description

The project proposes to demolish an existing one-story, single dwelling unit with attached garage, and construct a new single dwelling unit and Accessory Dwelling Unit (ADU). The gross floor area of all structures is 15,433 square feet (sf), which includes a ~~4,854-sf main level~~, 3,740-sf main level, with a 1,589-sf balcony, 3,681-sf second level, a 2,860-sf second level, with a 346-sf balcony, a 2,919-sf basement, a 2,779-sf attached subterranean garage, and a 1,200-sf attached subterranean ADU. The single dwelling unit will include four bedrooms on the main level with four bathrooms, and two bedrooms on the upper level with two bathrooms. The ADU, will have two bedrooms with two bathrooms, and the basement will have one bedroom with one bathroom. In addition, a new pool and spa, home theatre, and playroom are included in the project design.

Attachment # 3, Draft Permit with Conditions, page 1 & 4 of 8

Page 1 of 8

The project shall include:

- a. Demolish an existing one-story, single dwelling unit with attached garage; and
- b. Construct a new, ~~15,433~~ 6,600 square foot (sf), single dwelling unit, including a ~~4,854-sf main level, 3,681-sf second level,~~ 3,740 sf main level, 2,860 sf second level, 2,919 sf basement, 1,200 sf attached subterranean Accessory Dwelling Unit (ADU), and a 2,779-sf attached subterranean garage; and

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13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape, irrigation, retaining wall, stairs and sidewalk underdrains located within the City's right-of-way, satisfactory to the City Engineer.

14. The drainage system proposed for this development is private and subject to approval by the City Engineer.

Attachment # 4, Draft Resolution with Findings, page 1 of 1

WHEREAS, Ruslan Grub, a married man, as his sole and separate property, as to an undivided 50% interest and Galena Grub, Trustee of the Galena Grub Living Trust dated October 23, 2007, as to an undivided 50% interest, Owner/Permittee of property located at 7356 Rue Michael, filed an

application with the City of San Diego for a permit to demolish an existing one-story, single dwelling unit with attached garage, and construct a new, single dwelling unit over a subterranean basement, including a new attached subterranean Accessory Dwelling Unit and an attached subterranean garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-3241446, and Site Development Permit No. PMT-3241447) on portions of a 0.30-acre site;

Thank you,



Robin MacCartee
Development Project Manager

Attachments:

1. Report to the Hearing Officer
2. Attachment 3, Draft Permit with Findings
3. Attachment 4, Draft Resolution with Conditions
4. Site Development Plan Title Sheet



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 3, 2025 REPORT NO. HO-25-007
HEARING DATE: March 26, 2025
SUBJECT: 7356 RUE MICHAEL, PROCESS THREE DECISION
PROJECT NUMBER: [PRJ-1065911](#)
OWNER/APPLICANT: Ruslan Grub and Galena Grub

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit, Site Development Permit, and Public Service Easement Vacation to demolish an existing one-story, single dwelling unit with attached garage, and construct a new, single dwelling unit over a subterranean basement with a new Accessory Dwelling Unit and attached garage located at 7356 Rue Michael?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3241446, Site Development Permit No. PMT-3241447, and Public Service Easement Vacation No. PMT-3329875.

Fiscal Considerations: All costs associated with the processing of the application are recovered through a fee paid for by the applicant.

Community Planning Group Recommendation: On January 17, 2024, the La Jolla Shores Planned District Advisory Board (LJSPD) voted 6-0-0 to recommend the project as presented, contingent on the Development Services Department confirming that the landscaping equals 30% of total parcel area.

- The proposed project would implement the LJSPD recommendation. The lot size is 13,269 square feet (sf), requiring 3,981 sf of landscaping to meet the 30% requirement-of the La Jolla Shores Planned District Ordinance (LJSPDO), pursuant to [SDMC Section 1510.0304\(h\)](#). The project is proposing 5,204 sf, which equates to 39% of the total lot size.

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 within an urbanized area). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 29, 2024, and the opportunity to appeal that determination ended November 13, 2024.

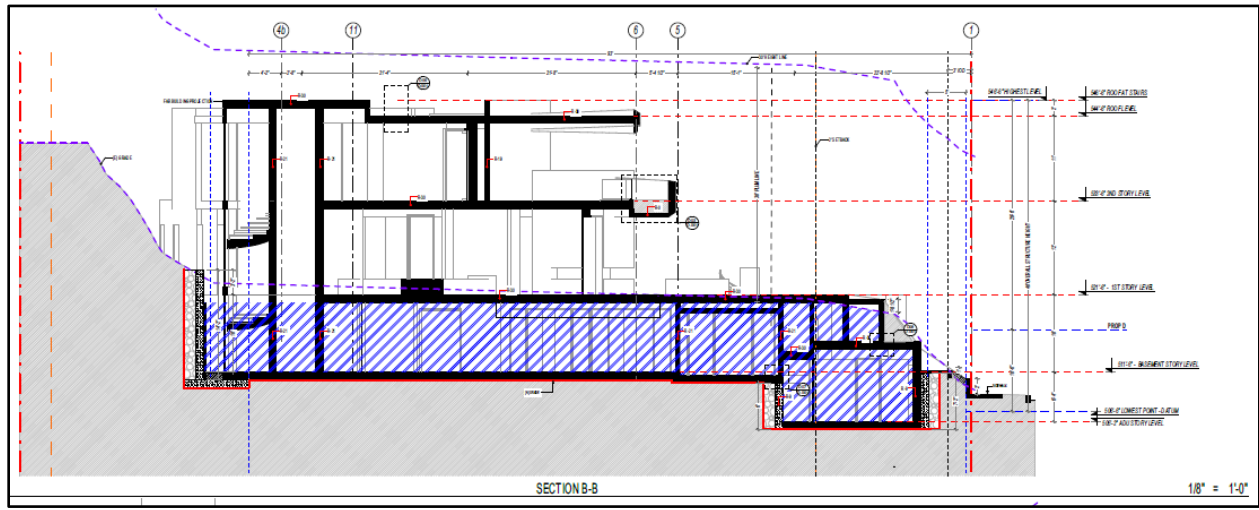
BACKGROUND

The project is located at 7356 Rue Michael, also known as Assessor's Parcel Number 352-331-0200 in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone, Coastal Overlay (non-appealable) zone, and Parking Impact Overlay Zone of the La Jolla Community Plan area.



The 0.30-acre site is approximately 0.47 miles northwest of Mount Soledad, 0.86 miles west of La Jolla Parkway, and 0.84 miles southeast of the Pacific Ocean. The site topography elevates from the

west starting at the Pacific Ocean, up to the east at Mount Soledad. The topography of the location elevates approximately 15 feet from the street (Rue Michael), over approximately 40 feet south to where the site flattens. This elevation conceals the proposed basement and garage from the street frontage. At the very south of the project site, the elevation increases an additional 25 feet up to the neighboring property.



DISCUSSION

Project Description

The project proposes to demolish an existing one-story, single dwelling unit with attached garage, and construct a new single dwelling unit and Accessory Dwelling Unit (ADU). The gross floor area of all structures is 15,433 square feet (sf), which includes a 3,740-sf main level, with a 1,589-sf balcony, a 2,860 sf second level, with a 346-sf balcony, a 2,919-sf basement, a 2,779-sf attached subterranean garage, and a 1,200-sf attached subterranean ADU. The single dwelling unit will include four bedrooms on the main level with four bathrooms, and two bedrooms on the upper level with two bathrooms. The ADU, will have two bedrooms with two bathrooms, and the basement will have one bedroom with one bathroom. In addition, a new pool and spa, home theatre, and playroom are included in the project design.

The original structure to be demolished was built in 1963 and reviewed pursuant to San Diego Municipal Code Historical Resources Regulations (Section 143.0212). The review determined the structure does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project is located in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone. Pursuant to [SDMC Section 1510.0201\(a\)](#), a La Jolla Shores Planned District Permit is required to be approved, conditionally approved, or denied by the Hearing Officer in accordance with a Process Three, after receiving written recommendations or comments from the Advisory Board.

On January 17, 2024, the LJSPD Planned District Advisory Board voted 6-0-0 to recommend the project as presented, contingent on the Development Services Department confirming that the landscaping equals 30% of the total parcel area.

- The lot size is 13,269 sf, requiring 3,981 sf to meet the 30% requirement of the LJSPDO [pursuant to SDMC, section 1510.0304\(h\)](#). The project is proposing 5,204 sf of landscaping, which equates to 39% of the total lot size, which is above the requirement.

The project conforms to all applicable SDMC regulations and does not propose any deviations. Notably the project conforms to:

- Setbacks - The project proposes an 8-foot setback on the east side, and a 4-foot setback on the west side, which is allowed pursuant to [SDMC, section 1510.0304\(b\)\(4\)](#), which states that Building and structure setbacks shall be in general conformity with those in the vicinity. Review of the 300-foot site study of vicinity structures confirms the project is in conformity with the regulation.
- Floor Area Ratio (FAR) – The project meets the general conformity requirement pursuant to the LJSPD regulations of the SDMC. The FAR was based on the general conformity regulation that was in place at the time the project was deemed complete in August of 2023. The updated FAR pursuant to Ordinance 21416 was not certified in the coastal zone until April of 2024.
- Structure Height – The project conforms to overall height of 36 feet where 40 feet is permitted pursuant to [SDMC 113.0270\(a\)\(2\)\(B\)](#), which states that the overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an amount equal to either the maximum grade differential within the structure’s footprint or 10 feet, whichever is less (30 feet + 10 feet = 40 Feet). The project also meets the Plumb Line measurement of 27 feet 1 inch where 30 feet is allowed pursuant to [SDMC Section 113.0270\(a\)\(2\)\(A\)](#), which is also under the 30 foot height limit pursuant to [SDMC, section 1510.0304 \(c\)](#) that is specific to the LJSPD.

The project is required to vacate a public service easement pursuant to SDMC Sections 125.1010(a) and 125.1040. The public service easement was created for the construction, operation, and maintenance of a sewer pipeline per Map 3926 recorded on July 10, 1958. No sewer pipe was ever constructed so the area is being returned to the property owner, relieving the City of liability, as a condition of the project approval (see Condition # 28 in Attachment 3).

Permits Required

- A Process 3 Site Development Permit per [SDMC 1510.0201\(d\)](#) for additions within the La Jolla Shores Planned District; and
- A Process 2 Coastal Development Permit per [SDMC Section 126.0707\(a\)](#) is required for

development within the Coastal Overlay Zone.

- A Process 2 Public Service Easement Vacation per [SDMC Section 125.1040](#) is required to vacate a public service easement requested in accordance with [Section 125.1010\(a\)](#).
- Consolidation of Processing regulations ([SDMC 112.0103](#)) mandate that all actions be consolidated and processed at the highest decision level which is the Hearing Officer.

Community Plan Analysis:

The Community Plan designates the site as Very Low Density Residential (0-5 DU/AC). The project site is 0.30-acres, which would allow a maximum of 2 dwelling units on the site. The project proposes a single dwelling unit consistent with the use and density of the Community Plan land use designation. Per [SDMC Section 141.0302 \(b\)\(2\)\(B\)](#), ADUs are not subject to the density limitations for the premises.

The Community Plan identifies fourteen issues to protect and preserve the state's coastal resources pursuant to the California Coastal Act of 1976. Many of the identified issues do not relate to the project site as it is in a built out residential neighborhood. The identified issues that apply include recommendations for Public Access and Visual Resources, Nonpoint Source Pollution in Urban Runoff, and Seismic Risk Areas. There are no conflicts with Public Access or Visual Resources, and project permit conditions will implement a Water Pollution Control Plan to provide BMPs to prevent Source Pollution in Urban Runoff. The Community Plan Seismic Risk Area issue states that, "The Residential Element recommends a geological reconnaissance report in all residential areas in La Jolla where structures are proposed to be located over the trace of an active earthquake fault." According to Figure 5 (pg. 17) of the Community Plan, the project location is close to a fault line (Rose Canyon) and has Slide Prone Formations existing. A Geotechnical Report dated June 13, 2024, reviewed and accepted by staff, states that the proposed development is feasible from a geotechnical standpoint but recommended that the rear slope of the project site be further stabilized. To ensure compliance with the Community Plan and the project Geotechnical recommendations, project permit condition # 24 requires, "the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's 'Guidelines for Geotechnical Reports' that specifically addressed the proposed construction plans." As such, the project will comply with the Community Plan issue for Seismic Risk as identified.

The Community Plan recommendations for Community Character (pg. 76) include site elements to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony. Some elements that apply to the project are:

- Bulk and Scale
 - The project proposes a two-story single dwelling unit where a one-story dwelling unit currently exists. To reduce the scale, the project mimics the natural landform by stepping down as the elevation decreases. The east elevation contains the highest point, which is where the two-story dwelling unit also reaches the highest point, whereas the

west side, being the lowest point, only contains a single story. The use of scaling is incorporated from front to back as well, with the front of the project stepping up from a lower terrace at the street frontage, to the two-story dwelling unit pushed back against the sloped rear of the project, mimicking the natural landform.

- Street Landscape
 - The project is proposing to incorporate 39% of the lot coverage to landscaping where 30% is the minimum required by the LJSPDO.
- Site Fixtures
 - The project design incorporates several fixture types to maintain and enhance the existing neighborhood character. By using stucco and wood siding, the project will match many of the surrounding homes as noted through a 300-foot site survey (Attachment 9). In addition, the project will use natural stone to imitate the surrounding landforms.

Other Community Character recommendations that the project implements are the application of minimum side and rear yard setbacks. The project conforms to the LJSPDO pursuant to [SDMC 1510.0304\(b\)\(4\)](#) as the proposed setback values are in general conformity with those in the vicinity as shown in the 300-foot vicinity survey. The front and rear of the property proposes a 20-foot setback where the SDMC requires 20 feet, conforming to the minimum requirements as recommended.

Lastly, as noted in the bulk and scale statement above, the project mimics the natural landform by matching the highest points of the proposed structure to the highest point of the topography. In addition, the project uses off-setting planes, building articulations, roofline treatments and variations within front yard setback requirements to help break up bulk and scale, match the surrounding neighborhood, and mimic the natural landform as recommended.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3241446, Site Development Permit No. PMT-3241447, and Easement Vacation No. PMT-3329875;
2. Deny Coastal Development Permit No. PMT-3241446, Site Development Permit No. PMT-3241447, and Easement Vacation No. PMT-3329875 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Robin MacCartee
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Draft Easement Vacation Resolution with Findings
6. Geotechnical Report prepared June 13, 2024
7. LJSPD Community Group Recommendation, Meeting Minutes
8. Environmental Notice of Exemption
9. La Jolla Shores Planned District 300-foot Vicinity Survey
10. Project Plans
11. Ownership Disclosure Statement

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: 24009322

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3241446
SITE DEVELOPMENT PERMIT NO. PMT-3241447

7356 RUE MICHAEL - PROJECT NO. 1065911
HEARING OFFICER

This Coastal Development Permit No. PMT-3241446 and Site Development Permit No. PMT-3241447 is granted by the Hearing Officer of the City of San Diego to Ruslan Grub, a married man, as his sole and separate property, as to an undivided 50% interest and Galena Grub, Trustee of the Galena Grub Living Trust dated October 23, 2007, as to an undivided 50% interest, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708, and 126.0505, respectively at the 0.30 -acre project site located at 7356 Rue Michael, also known as Assessor's Parcel Number 352-331-02-00, in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone, Coastal Height Limit Overlay Zone, Coastal Overlay (non-appealable) Zone, and Parking Impact Overlay Zone of the La Jolla Community Plan area. The project site is legally described as:

Lot 58 of Chateau Ville, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 3926, filed in the office of the County Recorder of San Diego County, July 10, 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing one-story, single dwelling unit with attached garage, and construct a new single dwelling unit over a subterranean basement, including a new Accessory Dwelling Unit and attached garage. The project will also vacate the existing sewer easement on the southern property line as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 26, 2025, on file in the Development Services Department.

The project shall include:

- a. Demolish an existing one-story, single dwelling unit with attached garage; and
- b. Construct a new, 6,600 square foot (sf), single dwelling unit, including a 3,740 sf main level, 2,860 sf second level, 2,919 sf basement, 1,200 sf attached subterranean Accessory Dwelling Unit (ADU), and a 2,779-sf attached subterranean garage; and

- c. Construct a new pool and spa; and
- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. 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 April 9, 2028.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1

(Grading Regulations) of the San Diego Municipal Code into the construction plans or specifications, satisfactory to the City Engineer.

12. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.
13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape, irrigation, retaining wall, stairs and sidewalk underdrains located within the City's right-of-way, satisfactory to the City Engineer.
14. The drainage system proposed for this development is private and subject to approval by the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb, gutter, and sidewalk per current City Standard adjacent to the site on Rue Michael, satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new City standard driveway adjacent to the site on Rue Michael, satisfactory to the City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall grant to the City a 3-foot wide Irrevocable Offer of Dedication on Rue Michael, adjacent to the site, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.
19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. 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.
20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

21. 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.

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

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

24. 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.

GEOLOGY REQUIREMENTS

25. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

27. Prior to the issuance of construction permit for building, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right of way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

28. Prior to the issuance of any building permits, if an Encroachment Maintenance Removal Agreement (EMRA) is not recorded for the existing private sewer lateral, the Owner/Permittee shall obtain an EMRA, from the City Engineer, for the private sewer facility encroaching into the Public Right-of-Way.

29. Prior to the issuance of any building permits, the Owner/Permittee is required to vacate the public sewer easement as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Department and City Engineer.

30. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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 March 12, 2025, and XXXXXXX.

DRAFT

ATTACHMENT 3

Coastal Development Permit No. PMT-3241446
Site Development Permit No. PMT-3241447
March 12, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Robin MacCartee
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.

**Ruslan Grub, a married man, as his sole
and separate property, as to an undivided
50% interest.**

Owner/Permittee

By _____
RUSLAN GRUB
OWNER

**Galena Grub, Trustee of the Galena Grub
Living Trust dated October 23, 2007, as to
an undivided 50% interest.**

Owner/Permittee

By _____
GALENA GRUB
OWNER

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

DRAFT

HEARING OFFICER, RESOLUTION NO. XXXXXX
COASTAL DEVELOPMENT PERMIT NO. PMT-3241446
SITE DEVELOPMENT PERMIT NO. PMT-3241447

7356 RUE MICHAEL - PROJECT NO. 1065911

WHEREAS, Ruslan Grub, a married man, as his sole and separate property, as to an undivided 50% interest and Galena Grub, Trustee of the Galena Grub Living Trust dated October 23, 2007, as to an undivided 50% interest, Owner/Permittee of property located at 7356 Rue Michael, filed an application with the City of San Diego for a permit to demolish an existing one-story, single dwelling unit with attached garage, and construct a new, single dwelling unit over a subterranean basement, including a new attached subterranean Accessory Dwelling Unit and an attached subterranean garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-3241446, and Site Development Permit No. PMT-3241447) on portions of a 0.30-acre site;

WHEREAS, the project site is located at 7356 Rue Michael, also known as Assessor's Parcel Number 352-331-02-00 in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone, Coastal Height Limit Overlay Zone, Coastal Overlay (non-appealable) zone, and Parking Impact Overlay Zone of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 58 of Chateau Ville, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 3926, filed in the office of the County Recorder of San Diego County, July 10, 1958;

WHEREAS, on October 29, 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 within an urbanized area) 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 March 26, 2025, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3241446, and Site Development Permit No. PMT-3241447 pursuant to the Land Development Code of the City of San Diego;

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-3241446 and Site Development Permit No. PMT-3241447

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708(a)]

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 site is located approximately 0.84 miles southeast of the Pacific Ocean at 7356 Rue Michael. Rue Michael is a fully developed street that does not encroach upon any existing or proposed physical accessways to the coast as identified in Figure 6 (pg. 23) of the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The nearest Physical Access points as identified in Figure 6 of the Community Plan are the Walk at the south end of the Marine Room restaurant, identified as Item # 5, Princess Street, identified as Item # 6, and the Scenic Overlook from Coast Walk off of Torrey Pines Road, identified as Item # 7. All these identified access points are west of the project location at approximately 0.82 miles, 0.81 miles, and 0.91 miles respectively. As such, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan.

Figure 9 (pg. 35) of the Community Plan identifies Public Vantage Points for the La Jolla Community Plan area. Public Vantage Points are categorized as View Cones, View Corridors, Viewsheds, Intermittent or Partial Vistas, Roads from which coastal

body of water can be seen, and Scenic Overlooks. There are three identified Public Vantage Points near the project site, identified as the following:

- Item # 38, Caminito Avola/ Via Avola.
 - The item is categorized as a Viewshed and Intermittent or Partial Vista.
 - The views from the area are oriented north and west towards the Pacific Ocean. The area is elevated due to the topography rising from the Pacific Ocean to the west up to Mount Soledad to the east. The area offers views of the Pacific Ocean and the Village of La Jolla.
 - The project site is located approximately 0.17 miles to the south and east of the identified Public Vantage point. As such, the views oriented to the north and west are not interrupted by the project and are protected.

- Item # 39, listed as Via Siena at Hillside Drive
 - The item is categorized as a Viewshed and Scenic Overlook.
 - The views from the area are oriented north and west towards the Pacific Ocean. The area is elevated due to the topography rising from the Pacific Ocean to the west up to Mount Soledad to the east. The area offers views of the Pacific Ocean and the Village of La Jolla.
 - The project site is located approximately 0.10 miles to the south and east of the identified Public Vantage point. As such, the views oriented to the north and west are not interrupted by the project and are protected.

- Item # 40, listed as Rue Denise
 - The item is categorized as a Scenic Overlook.
 - The views from the area look north toward the Village of La Jolla and the Pacific Ocean. Views to the west are limited by development. The area is elevated due to the topography rising from the Pacific Ocean to the west up to Mount Soledad to the east.
 - The project site is located directly north of the Scenic Overlook but does not interfere with the Public Vantage due to the elevation changes in the topography. The Scenic Overlook is higher than the project site, which affords a clear view north towards the Village of La Jolla and the Pacific Ocean. The project height will not encroach on the public vantage point.

For the reasons demonstrated above, 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 project site at 7356 Rue Michael is located on a fully developed street in a built-out environment. The site has no Environmentally Sensitive Lands (ESL) present, is not part of a steep hillside system, does not contain coastal bluffs, and is not within the Multi Habitat Planning Area (MHPA).

The project will be required to implement a Water Pollution Control Plan (WPCP) in accordance with Condition # 12 of the CDP No. PMT-3241446/SDP No. PMT-3241447. The WPCP will implement Best Management Practices (BMPs) to protect the waterways and surrounding environment from stormwater pollution resulting from project construction activity.

As there is no ESL located on the project site, and BMPs will be implemented to protect the environment during construction, the project will not adversely affect 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 Community Plan designates the project location as Very Low Density Residential (0-5 DU/AC). The project site is 0.30-acres, which would allow a maximum of 2 dwelling units on the site. The project proposes a single dwelling unit, consistent with the density range of the Community Plan land use designation. Per SDMC Section 141.0302(2)(B), ADUs are not subject to the density limitations for the premises.

The Community Plan identifies fourteen issues to protect and preserve the state's coastal resources pursuant to the California Coastal Act of 1976. Many of the identified issues do not relate to the project site as it is in a built out residential neighborhood. The identified issues that apply include recommendations for Public Access and Visual Resources, Nonpoint Source Pollution in Urban Runoff, and Seismic Risk Areas.

There are no conflicts with Public Access or Visual Resources (see Finding A(1)(a) herein incorporated by reference), and project permit conditions will implement a WPCP to provide BMPs to prevent Source Pollution in Urban Runoff. The Community Plan Seismic Risk Area issue states that, "The Residential Element recommends a geological reconnaissance report in all residential areas in La Jolla where structures are proposed to be located over the trace of an active earthquake fault." According to Figure 5 (pg. 17) of the Community Plan, the project location is close to a fault line (Rose Canyon) and has Slide Prone Formations existing.

A Geotechnical Report dated June 13, 2024, reviewed, and accepted by staff, states that the proposed development is feasible from a geotechnical standpoint but recommended that the rear slope of the project site be further stabilized. To ensure compliance with the Community Plan and the project Geotechnical recommendations, project permit condition # 24 requires, "the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's 'Guidelines for Geotechnical Reports' that specifically addressed the proposed construction plans." As such, the project will comply with the Community Plan issue for Seismic Risk as identified.

The Community Plan recommendations for Community Character (pg. 76) include site elements to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony. Some elements that apply to the project are:

- Bulk and Scale
 - The project proposes a two-story single dwelling unit where a one-story dwelling unit currently exists. To reduce the scale, the project mimics the natural landform by stepping down as the elevation decreases. Looking at the project site, the east elevation contains the highest point, which is where the two-story dwelling unit also reaches the highest point, whereas the west side, being the lowest point, only contains a single story. The use of scaling is incorporated from front to back as well, with the front of the project stepping up from a lower terrace at the street frontage, to the two-story dwelling unit pushed back against the sloped rear of the project, mimicking the natural landform.
- Street Landscape
 - The project is proposing to incorporate 39% of the lot coverage to landscaping where 30% is the minimum.
- Site Fixtures
 - The project design incorporates several fixture types to maintain and enhance the existing neighborhood character. By using stucco and wood siding, the project will conform to many of the surrounding homes as noted through a site study conducted via Google Streetview. In addition, the project will use natural stone to imitate the surrounding landforms.

Other Community Character recommendations that the project incorporates are the application of minimum side and rear yard setbacks. The project conforms to the La Jolla Shores Planned District Ordinance (LJSPDO) pursuant to SDMC section 1510.0304(b)(4) as the proposed setback values are in general conformity with those in the vicinity as shown in the 300-foot vicinity survey. The front and rear of the property proposes a 20-foot setback where the SDMC requires 20 feet, conforming to the minimum requirements as recommended.

Lastly, as noted in the bulk and scale statement above, the project mimics the natural landform by matching the highest points of the proposed structure to the highest point of the topography. In addition, the project uses off-setting planes, building articulations, roofline treatments and variations within front yard setback requirements to help break up bulk and scale, match the surrounding neighborhood and mimic the natural landform as recommended.

In conclusion, the project adheres to the density regulations of the Community Plan and does not interfere with any of the elements of the Local Coastal Program. The project implements Residential Land Use goals and recommendations for Community Character. 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 proposed project is located approximately 0.84 miles southeast of the Pacific Ocean, and approximately 0.80 miles southeast of the nearest public road and the sea. The nearest recreation area as defined in Chapter 3 of the California Coastal Act is Kellogg Park, which is located approximately 0.93-miles northwest of the project site. Therefore, the project site is not located between the first public roadway and the sea or shoreline of any body of water.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505(a)]

1. Findings for all Site Development Permits:

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

Please see Findings A(1)(a) and A(1)(c), herein incorporated by reference.

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

The project proposes to construct a two-story single dwelling unit in the built out La Jolla Community Plan area. The project meets the zoning requirements and intent of the SDMC and Land Use Plan (see Finding B(1)(C)), herein incorporated by reference.

Project conditions will protect the public's health and safety in regard to Construction (CDP/SDP Permit Condition 11); to ensure Best Management Practices are followed including Water Pollution Control Plan (Condition 12); to minimize the discharge of pollutants into waterways; Work in the Public Right-of-Way (Condition 13) to ensure

public safety; Geology requirements (Condition 24) for a Geology Report to address the proposed construction site conditions are adequate; and Public Utilities (Condition 25) that ensure regulated water and sewer lines. In addition, Conditions 14 and 15 will require new curb, gutters, driveways, and sidewalk to protect the interest of public health, safety, and welfare.

The project will be constructed to applicable City standards, including all California Building, Fire, Plumbing, Electrical, Mechanical, California Green Building Standards Code (CGBSC), and City regulations governing the construction and continued operation of the development. These regulations mitigate any potential for adverse effects on those persons or properties in the vicinity of the project. As such, 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.

The project proposes to construct a two-story single dwelling unit in the built out La Jolla Community Plan area. The project is located in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone. Pursuant to SDMC section 1510.0201(a), a La Jolla Shores Planned District Permit is required to be approved, conditionally approved, or denied by the Hearing Officer in accordance with Process Three, after receiving written recommendations or comments from the La Jolla Shores Planned District Advisory Board.

The lot size is 13,269 sf, requiring 3,981 sf to meet the 30% landscaping recommendation of the Advisory Board and the requirements of the LJSPDO (SDMC Section 1510.0304(h)). The project is proposing 5,204 sf of landscaping, which equates to 39% of lot size and exceeds the requirement.

The project meets SDMC regulations for setbacks:

- The project proposes an 8-foot setback on the east side, and a 4-foot setback on the west side, which is allowed pursuant to SDMC, section 1510.0304(b)(4), which states that Building and structure setbacks shall be in general conformity with those in the vicinity. Review of the 300-foot site study of vicinity structures confirms the project is in conformity with the regulation. The front and rear of the property proposes a 20-foot setback where the SDMC requires 20 feet, conforming to the minimum requirements as recommended.

The project meets the general conformity requirement pursuant to the LJSPD regulations of the SDMC for FAR:

- Project FAR was based on the general conformity regulation that was in place at the time the project was deemed complete in August of 2023. The updated FAR pursuant to Ordinance 21416 was not certified in the coastal zone until April of 2024.

The project meets the regulations for overall height of 36 feet where 40 feet is the maximum pursuant to SDMC 113.0270(a)(2)(B), which states that the overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an amount equal to either the maximum grade differential within the structure's footprint or 10 feet, whichever is less (30 feet + 10 feet = 40 Feet). The project also meets the Plumb Line measurement of 27 feet 1 inch where 30 feet is allowed pursuant to SDMC 113.0270(a)(2)(A), which is also under the 30-foot height limit pursuant to SDMC, section 1510.0304 (c) that is specific to the LJSPD. The project does not propose any deviations.

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

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-3241446 and Site Development Permit No. PMT-3241447 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Coastal Development Permit No. PMT-3241446 and Site Development Permit No. PMT-3241447 a copy of which is attached hereto and made a part hereof.



Robin MacCartee
Development Project Manager
Development Services

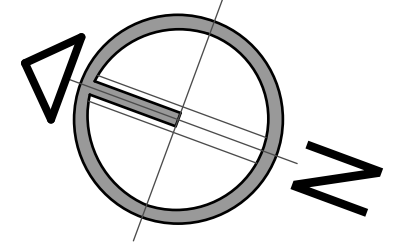
Adopted on: March 26, 2025

IO#: 24009322

GRUB RESIDENCE

LA JOLLA CA.

PRJ-1065911



NORTH

PRJ: 1065911

REVISIONS

No DATE

GRUB - RESIDENCE
ADU - 7354 Rue Michael, La Jolla, CA 92037
MAIN HOUSE - 7356 Rue Michael, La Jolla, CA 92037

NOTES

STORM QUALITY NOTES
THIS PROJ SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREETS (S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
- 2) ALL STOCKPILES OF SOIL &/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN 7 CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY W 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- 3) A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
- 4) THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORK ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- 5) ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- 6) THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
- 7) POST CONSTRUCTION BMP NOTE: ALL REPLACED AND NEW IMPERVIOUS SURFACES TO DRAIN TO NEARBY LANDSCAPED AREAS FOR FILTRATION PURPOSES.

GENERAL NOTES

01. SEE SHEET A.001 (TOPOGRAPHIC PLAN) FOR ALL EXISTING AND PROPOSED UTILITIES AND EASEMENT ON THE SITE OR IN THE ADJACENT RIGHT OF WAY.
02. PROVIDE BUILDING ADDRESS NUMBER VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.
03. NO EXISTING BUS STOP.
04. FIRE HYDRANTS 130 FEET FROM DRIVE WAY ACCESS. SEE SHEET A.003.
05. DECK NOTE: IGNITION-RESISTANT MATERIALS THAT COMPLY WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM STANDARD 12-7A-5.

MECHANICAL NOTES

01. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL
 02. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING LAUNDRY EXHAUST FOR HUMIDITY CONTROL
- ENERGY EFFICIENCY NOTES**
01. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE (S) (ICF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CF2R IS REVIEWED AND APPROVED.

02. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE (S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY CERTIFIED HERS RATE. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

GREEN CODE NOTE

01. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 CGSSC
02. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM)
03. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM)
04. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM)
05. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW OF 1.28 GALLONS PER MINUTE (GPM)
06. PER 2019 CGSSC SEC 4.303.1.3.2. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEAD AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME
07. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS
08. PER 2019 CGSSC SEC 4.303.0. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC
09. PER 2019 CGSSC SEC 4.506.1. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
A. FANS SHALL ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGES OF 50 TO 80 PERCENT.
10. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE GPM AND A LARGE METER SIZE REQUIREMENT.

OWNER SIGNATURE: _____

12. THE MATERIAL AND METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY BUILDINGS (E.G. GARAGES) AND STRUCTURES (E.G., PATIO COVERS) SHALL BE IN ACCORDANCE WITH CRC SECTION R327, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO (SDMC 149.0327(A), 55.5001).
13. 1 1/2" METER HANDLES 41 TO 80 GPM
14. WATER METER FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEM SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
15. RESPONSIBLE PARTY WATER & SEWER PAYMENT **RUSLAND GRUB 7356 RUE MICHAEL, LA JOLLA, CA 92037**

GREEN BUILDING

01. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (SECTION 4.304.1)
02. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
03. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. SECTION 4.410.1
04. A COPY OF COMPLETE OPERATION AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION.
05. AN OWNER MANUAL CERTIFICATION SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVES TO THE BUILDING OWNER.
06. DUCT OPENINGS AND OTHER RELATE AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION (SECTION 4.504.1)
07. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMIT (SECTION 4.504.2.1)
08. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS OR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3

NOTES CON'T

- GREEN BUILDING NOTES CONT**
09. AEROSOL PAINTS AND COATING SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.2 OF THE CALIFORNIA GREEN BUILDING CODE
 10. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE
 11. CARPET AND CARPET SYSTEM SHALL BE COMPLIANT WITH VOC LIMITS (SECTIONS 4.504.3) A LETTER FROM THE CONTRACTOR SUB-CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE
 12. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING
A. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPC) HIGH PERFORMANCE PRODUCT DATABASE
B. PRODUCTS COMPLIANT WITH CHPS CRITERIAL CERTIFIED UNDER THE GREEN GUARD CHILDREN & SCHOOL PROGRAM
 13. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARI'S AIR TOXIC CONTROL. MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.50.5 AND TABLE 4.50.4.5 OF CALGREEN.
 14. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUB CONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE
 15. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT
 16. THE MOISTURE CONTENT OR BUILDING MATERIAL USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURES CONTENT SHALL BE VERIFIED BY EITHER PROBE TYPE OR CONTRACT TYPE MOISTURE METER

ABBREVIATIONS

&	AND	DS	DOWNSPOUT	INT	INTERIOR
@	AT	DWG	DRAWING	JT	JOINT
∠	PENNY ANGLE	(E)	EXISTING	LAM	LAMINATE(D)
⊥	PERPENDICULAR	EA	EAST	LAV	LAVATORY
A/C	AIR CONDITIONER / CONDITIONING	EJ	EACH	LB	LAG BOLT
AB	ANCHOR BOLT	EL	ELEVATION	LB(S)	LAG BOLT (POUNDS)
ABV	ABOVE	ELC	ELECTRICAL	LH	LEFT HAND
AC	ASPHALTIC CONCRETE AREA DRAIN	ELEV	ELEVATOR	LIB	LIBRARY
ADA	AMERICANS WITH DISABILITIES ACT	EMER	EMERGENCY AD	LIP	LOW POINT
ADJ	ADJUSTABLE / ADJACENT	EN	ENGINEER	LVR	LOUVER
AF	ABOVE FINISHED FLOOR	EQ	EQUALITY	MACH	MACHINE
AFS	ABOVE FINISHED SLAB	EQUIP	EQUIPMENT	MAINT	MAINTENANCE
AL	ALUMINUM	ESTIMATE	ESTIMATE	MATL	MATERIAL
ALUM	ALUMINUM	EXIST	EXISTING	MAX	MAXIMUM
ALT	ALTERNATE	EXP	EXPANSION	MB	MACHINE BOLT
AND	AND/ODD	EXT	EXTERIOR	MECH	MECHANICAL
AP	ACCESS PANEL	FAST	FASTENER	MEMB	MEMBRANE
APPRO	APPROXIMATELY	FAU	FORCED AIR UNIT	MEZZ	MEZZANINE
X	CROSS	FBO	FURNISHED BY OWNER	MFR	MANUFACTURE(R)
ARCH	ARCHITECT(URAL)	FCO	FLOOR CLEAN OUT	MIN	MINIMUM
ASPH	ASPHALT	FD	FLOOR DRAIN	MISC	MISCELLANEOUS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	FF	FINISHED FLOOR	MR	MOISTURE RESISTANT
AUTO	AUTOMATIC	FG	FINISHED GRADE	MTL	METAL
AVG	AVERAGE	FL	FLAT HEAD	(N)	NEW
BD	BOARD	FIN	FINISHED	NA	OR NOT AVAILABLE /
BET	BETWEEN	FRIT	FRITURE	N/A	APPLICABLE
BLDG	BUILDING	FLSH	FLASHING	NIC	NOT IN CONTRACT
BLKG	BLOCKING	FOC	FACE OF CONCRETE	NO / #	NUMBER
BN	BOUNDARY NAILING	FOF	FACE OF FINISH	NOM	NOMINAL
BOT	BOTTOM	FOM	FACE OF MASONRY	OC	ON CENTER
CAB	CABINET	FOP	FACE OF PLYWOOD	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	FOS	FACE OF STUDS	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED OPENING
CF	CUBIC FOOT	FP	FIREPROOF: FIREPLACE	OCG	ON CENTER
CFI	CAST IRON CONTRACTOR INSTALLED	FT	FOOT OR FEET	OZ	OUNCE
CIP	CAST IN PLACE	FT	FOOTING	P	PAINT (NUMBER - SEE SPECS)
CL	CENTER LINE	FURR	FURRING	PE	PEDESTAL
CLG	CLOSE	GA	GAUGE	PER	PERIMETER
CLR	CLEAR	GALV	GALVANIZED	PERF	PERFORATED
CNU	CONCRETE MASONRY UNIT	GC	GENERAL CONTRACTOR	PERP	PERPENDICULAR
CO	COLUMN	GL	GLASS / GLAZING	PL	PROPERTY LINE
COIC	CONCRETE	GR	GRADE	PLAS	PLASTER
CONST	CONSTRUCTION	GYP	GYP BOARD/GYPSUM BOARD	PLYWD	PLYWOOD
CORR	CORRIDOR	HB	HOSE BIB	POC	POINT OF CONNECTION
CSK	COUNTERSINK	HDR	HEADER	PROP	PROPERTY
DB	DOUBLE	HDRW	HORIZONTAL	PROP	PROPERTY
DEMO	DEMOLISH / DEMOLITION	HP	HIGH POINT; HORSEPOWER	PSF	POUNDS PER SQUARE FOOT
DF	DIAMETER	HR	HORIZONTAL	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	HT	HEIGHT	PT	POINT
DI	DIMENSION	HTR	HEATER	PTDF	PRESSURE TREATED DOUGLAS FIR
DIV	DIVISION	HVAC	HVAC	QUARTZ	QUARTZ TILE
DN	DOWN	HW (R)	HOT WATER (RETURN)	QTY	QUANTITY
		ID	INSIDE DIAMETER	R	RISER
		IN	INCH / INCHES	RAD	RADIUS
		INCL	INCLUDING / INCLUDING	RCP	REFLECTED CEILING PLAN
		INSUL	INSULATE / INSULATION		

VICINITY MAP



SYMBOL LEGEND

	NORTH ARROW		LEVEL HEADS		DATUMWORK POINT
	BUILDING SECTION REFERENCE		CENTERLINE		STEP SYMBOL
	DETAIL SECTION REFERENCE		NEW SPOT ELEVATION		(E) SPOT ELEVATION
	SHEET NUMBER		WALL TAG		REVISION CALLOUT AND CLOUD
	ELEVATION REFERENCE		DETAIL SECTION NUMBER		BUILDING SECTION NUMBER
	W/ ROOM FINISHES		W/AREA		FLOW ARROW
	KITCHEN		ROOM NAME W/ ROOM #		

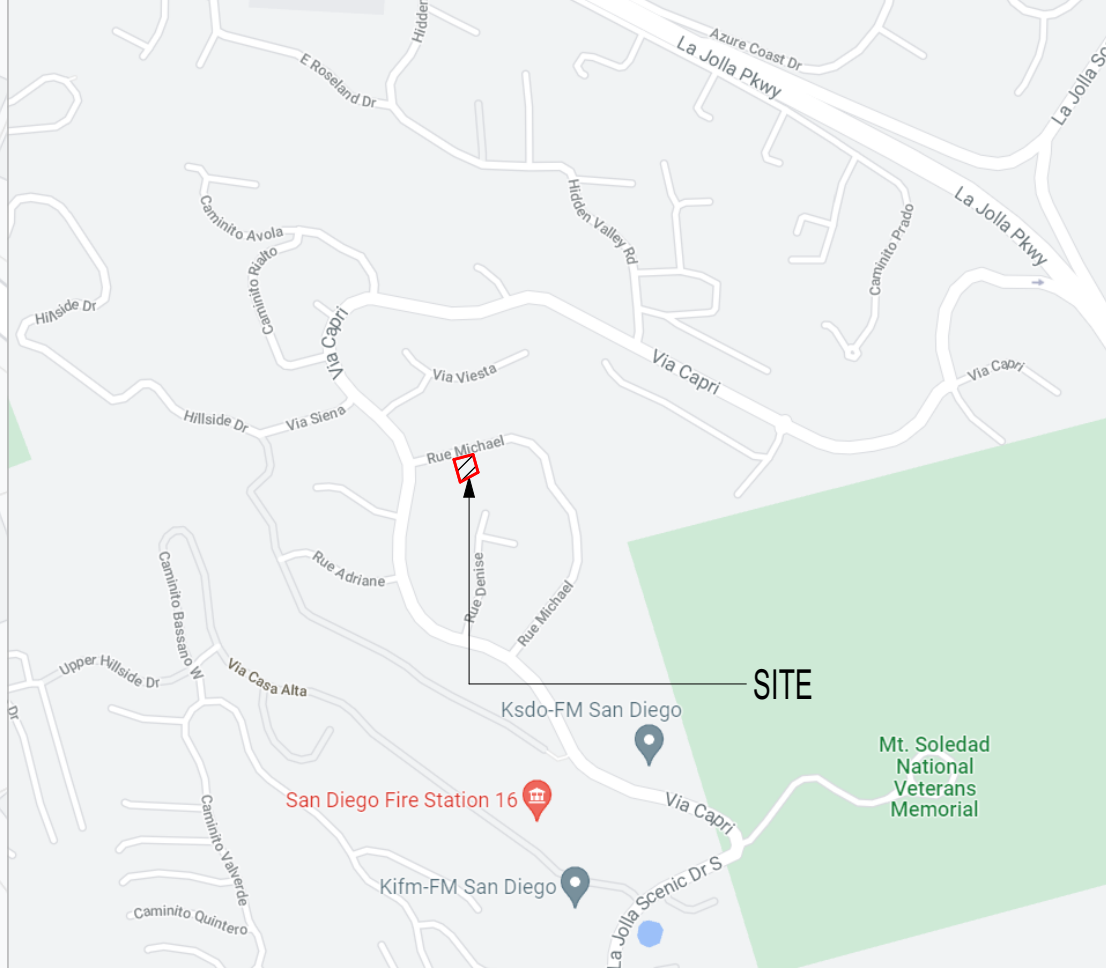
NOTES CON'T

- LOW IMPACT DEVELOPMENT**
1. THE PROJECT CONSERVES NATURAL AREAS WHEREVER POSSIBLE.
 2. THE PROJECT MINIMIZES DE IMPACT ON HYDROLOGY THROUGH INFILTRATION, AND BIO-FILTRATION AREAS.
 3. THE PROJECT MAINTAINS AS MUCH AS POSSIBLE A LOW RUNOFF RATE.
 4. THE PROJECT WILL TRY TO INTEGRATE SCATTERED INTEGRATED MANAGEMENT PRACTICES WHERE POSSIBLE.
 5. THE PROJECT WILL TRY TO INCORPORATE POLLUTION PREVENTION, AND PROPER MAINTENANCE AS MUCH AS POSSIBLE DURING CONSTRUCTION.
 6. THE PROJECT WILL INCORPORATE PREVIOUS CON RETE WHERE POSSIBLE.
 7. THE PROJECT WILL INCORPORATE SUSTAINABLE MATERIALS WITHIN THE BUILDING AS MUCH AS POSSIBLE.

PROPOSITION D NOTES

01. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30 FEET ABOVE GRADE.
02. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). THE PRECONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (888) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION

AREA MAP



CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARS, AS ADOPTED BY THE GOVERNING AUTHORITIES:

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE (EFFECTIVE 7/1/14)
- 2019 CALIFORNIA HISTORIC BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE

CALIFORNIA BUILDING CODE NOTE

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE 2019 (CRC) & ASSOCIATED AMENDMENTS IN SAN DIEGO MUNICIPAL CODE (SDMIC) & 2019 CALIFORNIA BUILDING CODE WICH IS BASED ON THE 2019 IBC FOT THE NON CONVENTIONAL FRAMING STRUCTURAL PROVICTIONS, INCLUDING THE 2019 CAL GREEN AND THE 2019 CALIFORNIA ENERGY CODE.

DIRECTORY

OWNER Rusland Grub (619)-850-8770 7356 Rue Michael, La Jolla, CA 92037 ruslang333@yahoo.com	PROJECT DESIGNER CDGI Jess Gonzalez (619) 292-5520 P.O. BOX 84180 SAN DIEGO CA 92138 jessgonzales4299@gmail.com
STRUCTURAL ENGINEER: Envision Engineering, Inc. Alejandro Barajas 565 Pearl St. ste 209 La Jolla, CA 92037 P: (858) 246-7745	GEOLOGIST: TerraPacific Consultants Inc. Christopher C. O'Hern 4010 Morena Blvd. Ste. 108 San Diego, CA 92117 858-521-1190
CIVIL ENGINEER: AP Consulting Alex Parra 2371 Fenton Street, Suite 100 Oceanside, CA 91914 C: 619-227-8941	

LANDSCAPE ARCH

S.R. Clarke Landscape Architecture & Development Sean Clarke, LLAs
110 Copperwood Way #P,
Oceanside, CA 92058, LLAs#5299
P: (760) 716-3100

PROJECT INFORMATION

ADDRESS ADU:	7354 Rue Michael La Jolla, CA 92037
ADDRESS:	7356 Rue Michael La Jolla, CA 92037
LOT SIZE:	= 0.30 acres (13,269 SF)
(E) ZONING:	LJSPD-SF
(N) USE:	Single Family Residence
CONSTRUCTION TYPE:	V-8
OCCUPANCY CLASSIFICATION:	R-3
SETBACK:	FRONT YARD SETBACK - 20' SIDE YARD SETBACK - 4' REAR YARD SETBACK - 20'

BUILDING AREA:	(N)
BASEMENT (UNDERGROUND)	- SF. EXEMPT. 2,919 SF.
MAIN	3,740 SF.
UPPER	2,860 SF.
ADU BASEMENT (UNDERGROUND)	- SF. EXEMPT. 1,200 SF
GARAGE (UNDERGROUND)	- SF. EXEMPT. 2,779 SF.
TOTAL	6,600 SF. EXEMPT - 6,898 SF

MAIN BALCONY	1,589 SF.
UPPER BALCONY	346 SF.
BUILDING YEAR:	1963
BASE ZONE:	LJSPD-SF, COASTAL HEIGHT LIMIT OVERLAY ZONE
COMMUNITY PLAN:	LA JOLLA CA.
JURISDICTION:	CITY OF SAN DIEGO
MAX BUILDING HEIGHT:	30'-0" + 10'-0" Per PROP-D
OVERALL BUILDING HEIGHT:	36'-0" Per SECTIONS
DENSITY:	1 RESIDENTIAL UNIT
FAR:	51% = 6,787 FAR > 6,600 PROPOSED
LOT COVERAGE:	50% = 6,634.5 > 5,329 PROPOSED
LANDSCAPING AREA:	30% = 3960 SF < 5,204 PROPOSED
GEOLOGIC HAZARD:	11, 12, 21 and 22.
SPRINKLED:	YES

SHEET INDEX

GENERAL:	TS.001	TITLE PAGE
LANDSCAPING:	L.001	CONCEPTUAL LANDSCAPE
CIVIL:	C.001	COVER SHEET
	C.002	CIVIL GRADING
	C.003	CIVIL STORM WATER
ARCHITECTURAL:	A.001	CODE COMPLIANCE
	A.002	TOPOGRAPHIC
	A.003	DEMO PLAN
	A.004	SITE PLAN
	A.005	MAIN LEVEL
	A.006	BASEMENT LEVEL
	A.007	UPPER LEVEL
	A.008	ROOF LEVEL
	A.009	ELEVATION N - S
	A.010	ELEVATION E - W
	A.011	SECTIONS A + B + C
	A.012	SECTIONS D + E + F
	A.013	SECTIONS G + H + I
	WS.001	WALL SECTION
	WS.002	WALL SECTION
	A.014	WINDOW AND DOOR SCHEDULE
	A.015	PHOTOGRAPHIC SURVEY KEY MAP
	A.016	300' PHOTOGRAPHIC SURVEY MAP
	A.017	300' PHOTOGRAPHIC SURVEY MAP
	A.018	300' PHOTOGRAPHIC SURVEY MAP
FIRE:	F.001	FIRE PLAN
POOL:	PP.001	POOL FLOOR PLAN & DETAILS

PROJECT NARRATIVE

PROJECT NAME: GRUB RESIDENCE
PROJECT ADDRESS: 7354 RUE MICHAEL, LA JOLLA CA, 92037
GARCIA RESIDENCE: EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISH
EXISTING RESIDENCE CONSTRUCTION DATE: 1963
PROJECT DESCRIPTION: EXISTING HOME IS A 1 STORY RAISED FOOTING HOME. IT HAS A COMBINATION OF STUCCO AND WOOD SIDING
WINDOWS ARE VINYL AND EAVES ARE STANDARD 18 INCHES ALL AROUND.
ROOF IS COMPOSITION SHINGLES. THERE IS NO VISIBLE ARCHITECTURAL ARTICULATION AND NO FEATURES OF ANY HISTORIC RELEVANCE.
PERMIT PROCEDURES:
- NEW DISCRETIONARY PROCESS INCLUDES, NEW CDP. (COASTAL DEVELOPMENT PERMIT)
- NEW PROCESS 3 THROUGH THE CITY OF SAN DIEGO
- NEW BUILDING PERMIT

"NOTICE OF COMPLETION CANNOT BE LOCATED"
ADU SHALL NOT BE RENTED FOR LESS THAN 31 CONSECUTIVE DAYS.