



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 11, 2017 REPORT NO. HO-17-067

HEARING DATE: October 18, 2017

SUBJECT: WEBB RESIDENCE Process Three Decision

PROJECT NUMBER: [495850](#)

OWNER/APPLICANT: Kevin and Renee Webb, Owners
Brian Will, Architect/Agent

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to partially demolish a single family residence, and remodel the existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage to 5,600-square-feet. The 0.24-acre site is located at 5192 Chelsea Street in the RS-1-7 Zone of the La Jolla Community Plan area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 1741386.
2. Approve Site Development Permit No. 1741387.

Community Planning Group Recommendation: On December 1, 2016, the La Jolla Community Planning Association voted 10-0-1 on consent to recommend approval for the subject project with a recommendation for rolled curbs to be retained as they are a feature of the character of the neighborhood. The existing rolled curbs will remain.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 19, 2017 and the opportunity to appeal that determination ended October 3, 2017.

BACKGROUND

The 0.24-acre project site is located at 5192 Chelsea Street, west of La Jolla Boulevard, in the RS-1-7 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, First Public Roadway, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area (Attachment 1). The land use designation for the project site is Single Family Residential at a density range of 5-9 dwelling units per acre (Attachment 2). The site contains coastal bluffs that lie within the Sensitive Coastal Resource Overlay Zone. All drainage from the improvements on the premises will be directed away from the coastal bluff. The majority of the site's runoff will be treated by flowing over landscaping, then it will be collected in a catch basin at the rear and will be pumped to the curb outlet at the front of the residence to Chelsea Street. The project has been conditioned to ensure all drainage from unimproved areas will be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff.

DISCUSSION

The project requires approval of Site Development due to the presence of Sensitive Coastal Bluffs, which are considered to be Environmentally Sensitive Lands, per San Diego Municipal Code (SDMC) Section 1510.0201. The project also requires approval of a Coastal Development Permit for development within the Coastal Overlay Zone's appealable area, SDMC Section 126.0702. The existing residence was constructed in 1985. The project proposes to remodel an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage, resulting in a 5,600-square-foot single family residence, with basement, and a new, in-ground swimming pool, located in the back yard. The project will maintain the current 12-foot wide driveway, to ensure additional on street parking.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for this site. The architectural design provides continuity with the existing residential development and is consistent with the La Jolla Community Plan through consistency with the neighborhood development pattern and neighborhood character. The proposed development will support the residential element objective through the preservation, reduction in square footage, and restoration of the existing home, largely within the existing footprint and maintaining the current architectural style. The existing residence has previously conforming rights to allow the existing non-conforming setbacks to remain. The project is reducing the size of the residence to pull the structure away from the sensitive coastal bluffs.

Public beach access and coastal views are provided just south of the project site. In addition, prior to the issuance of any construction permits, the Owners will be required to record a 4 foot - 0 inch wide View Corridor Easement along the Northern property side yard setback areas and a 4 foot - 1 inch wide View Corridor Easement along the Southern property side yard setback area as shown on Exhibit "A." Open fencing and landscaping will be permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean. Landscape within the side yard view corridors will be planted and maintained to preserve and enhance public views. No physical access routes are identified through the property in the La Jolla

Community Plan or Local Coastal Program Land Use Plan. The La Jolla Community Plan Residential Element objective calls to conserve the character of existing single-family neighborhoods throughout La Jolla including the very low-density character of certain neighborhoods.

Conclusion:

Based on the review of the project's plans, conformance with public access and coastal public views, the proposed redevelopment of this property was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1741386, with modifications.
2. Approve Site Development Permit No. 1741387, with modifications.
3. Deny Coastal Development Permit No. 1741386 and Site Development Permit No. 1741387, if the findings required to approve the project cannot be affirmed.

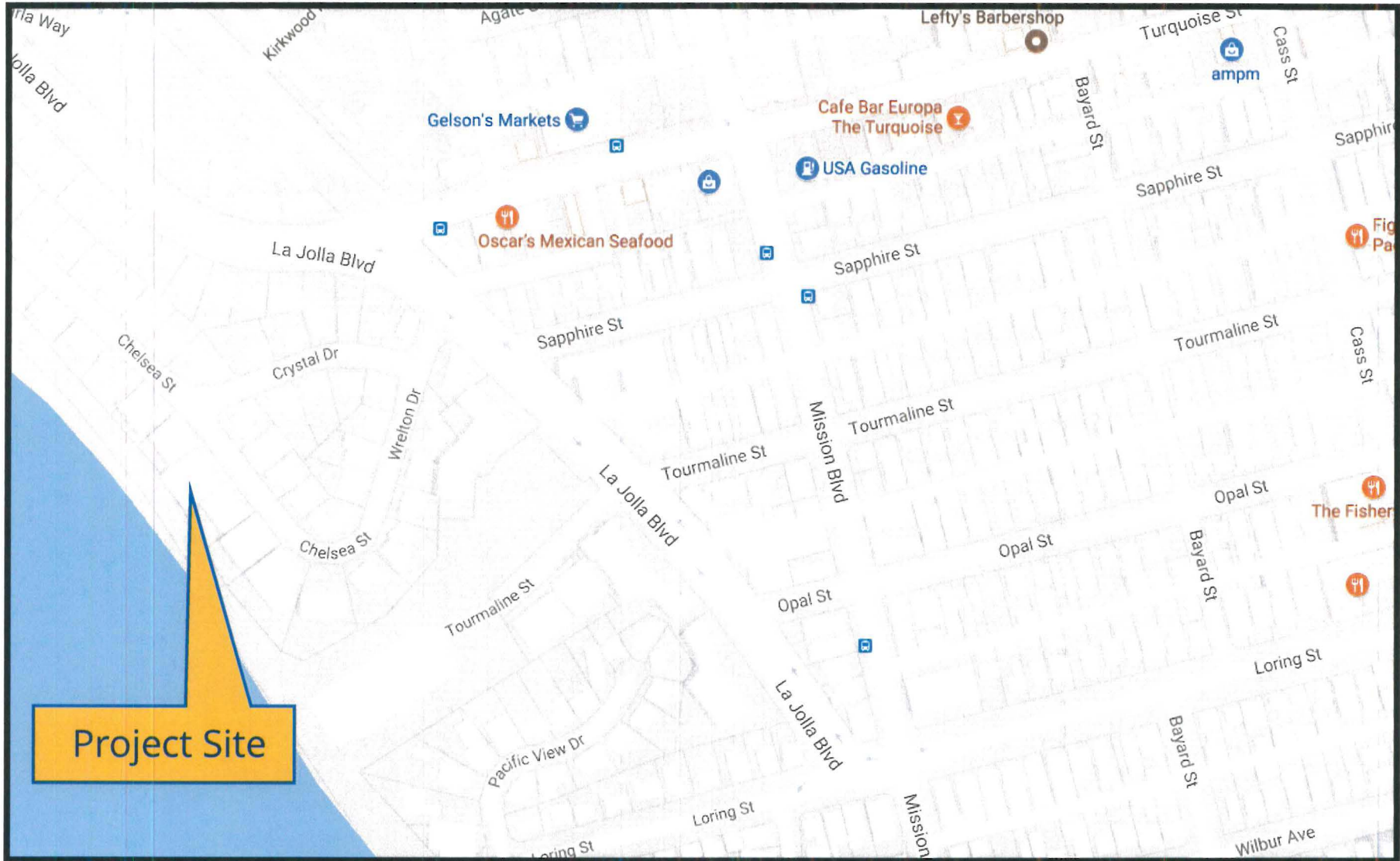
Respectfully submitted,



Derrick Johnson (D.J.), Development Project Manager

Attachments:

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



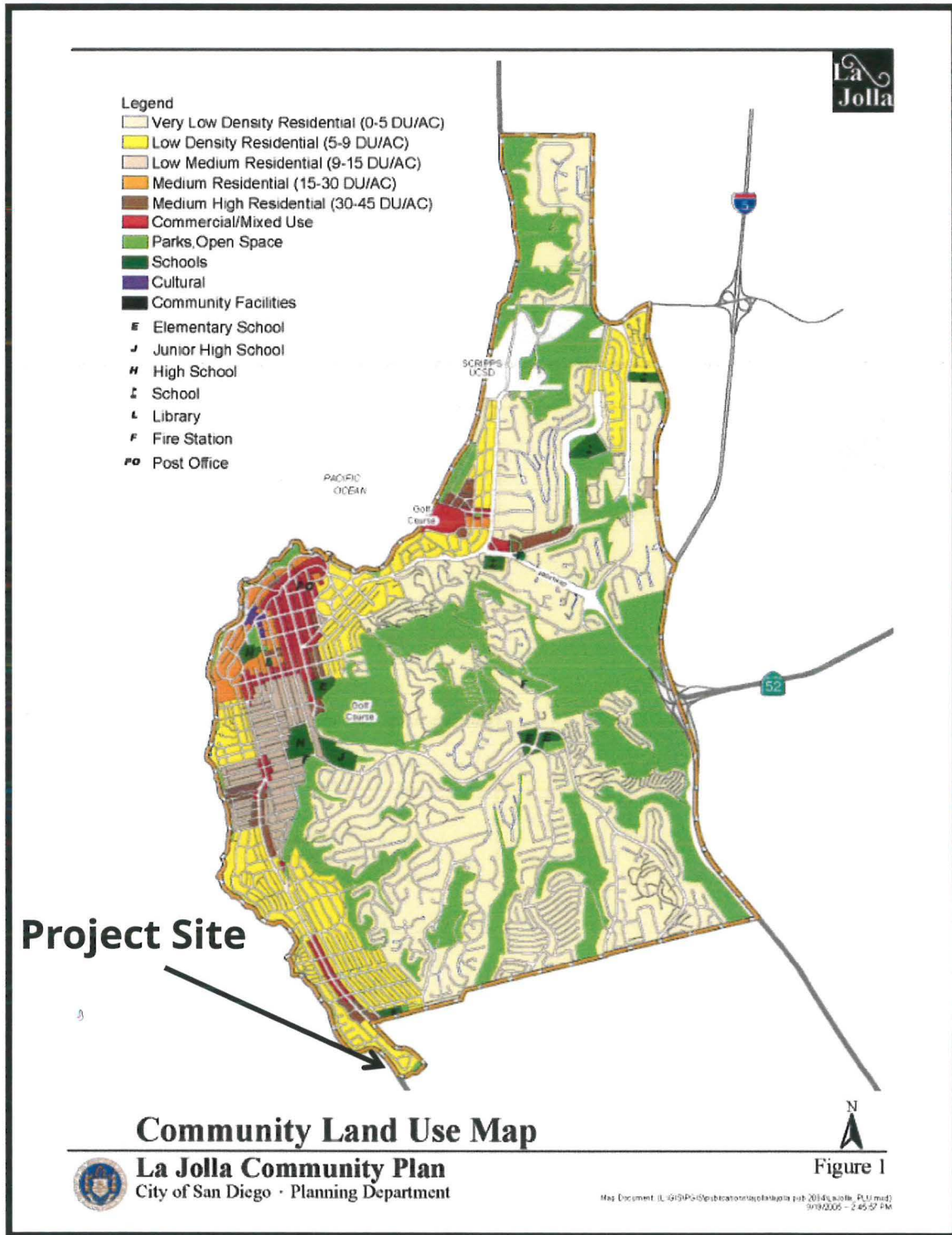
Project Site



Project Location Map

Webb Residence / 5192 Chelsea Street
PROJECT NO. 495850

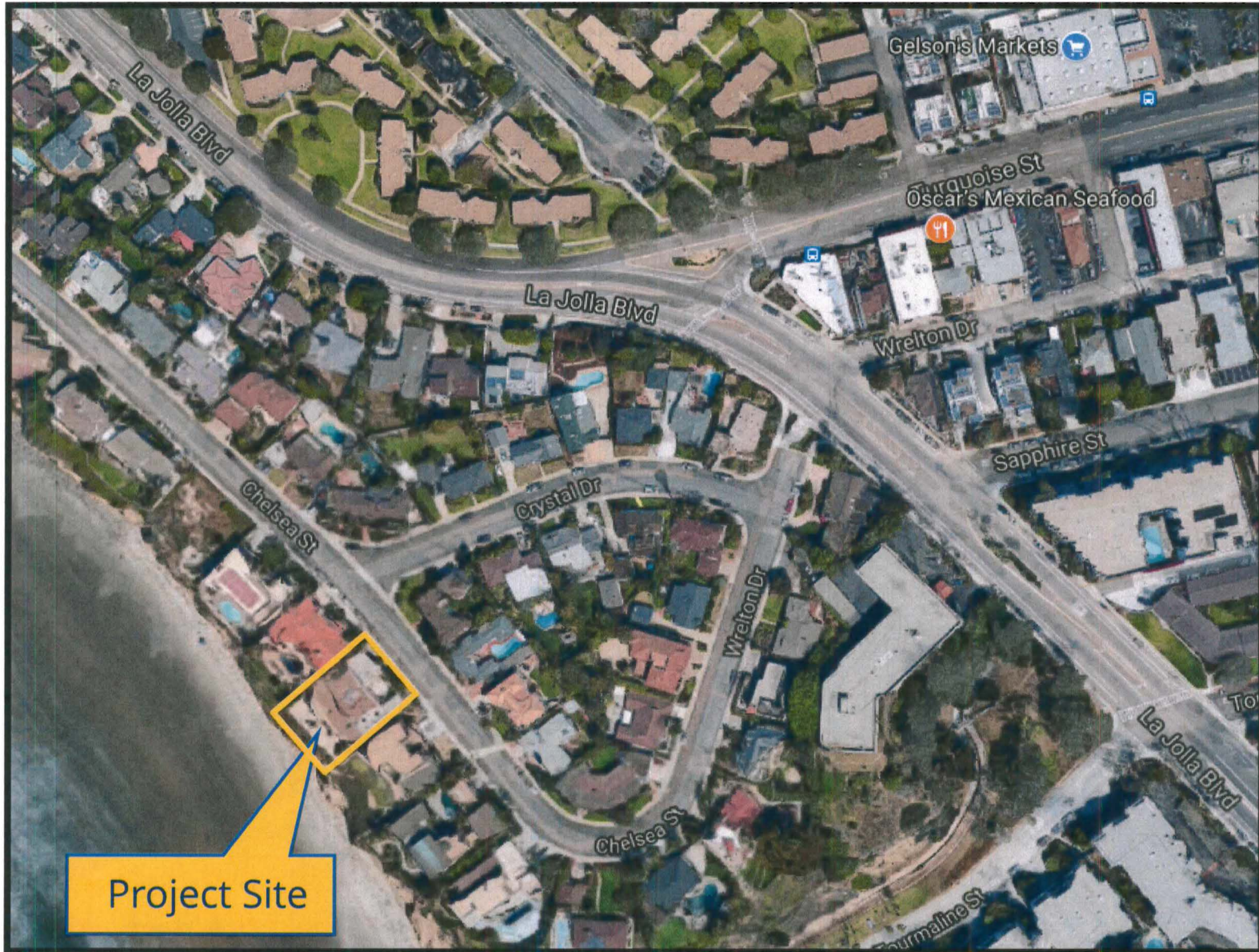




Land Use Map

Webb Residence / 5192 Chelsea Street
PROJECT NO. 495850





Aerial Photo

Webb Residence / 5192 Chelsea Street
PROJECT NO. 495850



PROJECT DATA SHEET		
PROJECT NAME:	Webb Residence	
PROJECT DESCRIPTION:	Coastal Development Permit and Site Development Permit for partial demolition, remodel, and basement expansion to a single family residence.	
COMMUNITY PLAN AREA:	La Jolla	
ODISCRETIONARY ACTIONS:	Coastal Development Permit Process 3 Site Development Permit Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Designated Low Density Residential (5-9 DU/AC).	
ZONING INFORMATION:		
ZONE:	RS-1-7 Zone	
HEIGHT LIMIT:	30 ft (Coastal Height Limitation Overlay Zone) / 30 ft RS-1-7 zone	
LOT SIZE:	0.24 acres	
FLOOR AREA RATIO:	0.54 Maximum, 0.65 Proposed after reduction from existing 0.77	
FRONT SETBACK:	15 feet Minimum, 10 feet Proposed/Existing	
SIDE SETBACK:	7.19 feet Minimum (0.08 x lot width), 4.2 feet and 4 feet Proposed/Existing	
STREETSIDE SETBACK:	N/A	
REAR SETBACK:	13 feet Minimum, Proposed is 13.9 feet	
PARKING:	2 spaces required, 2 provided	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	RS-1-7 Zone	Low Density Residential
SOUTH:	RS-1-7 Zone	Low Density Residential
EAST:	RS-1-7 Zone	Low Density Residential
WEST:	Unzoned	Pacific Ocean/Coastal Bluff
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 1, 2016, the La Jolla Community Planning Association voted 10-0-1 on consent to recommend approval for the subject project with a recommendation for rolled curbs to be retained as they are a feature of the character of the neighborhood. The existing rolled curbs will remain.	

HEARING OFFICER
RESOLUTION NO. [REDACTED]
Site Development Permit No. 1741387
Coastal Development Permit No. 1741386
WEBB RESIDENCE PROJECT NO. 495850

WHEREAS, KEVIN AND RENEE WEBB, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square feet to a 5,600-square-foot single family residence, with basement, and a new, in-ground swimming pool, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1741387 and Coastal Development Permit No. 1741386), on portions of a 0.24-acre site;

WHEREAS, the project site is located at 5192 Chelsea Street, west of La Jolla Boulevard, in the RS-1-7 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, First Public Roadway, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area;

WHEREAS, the project site is legally described as Lot 14 in block 4 of Pacific Riviera Villas Unit No. 1 Map No. 2531, 1948, City of San Diego, and County of San Diego;

WHEREAS, on September 19, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 153302 (Replacement or Reconstruction); 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 October 18, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1741387 and Coastal Development Permit No. 1741386 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated October 18, 2017.
Findings:

Site Development Permit San Diego Municipal Code Section 126.0501

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool.

The land use designation for the project site is Single Family Residential at a density range of 5-9 dwelling units per acre within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation.

Public beach access and coastal views are provided just south of the project site. In addition, prior to the issuance of any construction permits, the Owners will be required to record a 4 foot - 0 inch wide View Corridor Easement along the Northern property side yard setback areas and a 4 foot - 1 inch wide View Corridor Easement along the Southern property side yard setback area as shown on Exhibit "A." Open fencing and landscaping will be permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean. Landscape within the side yard view corridors will be planted and maintained to preserve and enhance public views. No physical access routes are identified through the property in the La Jolla Community Plan or Local Coastal Program Land Use Plan. The proposed single family dwelling unit was found to be consistent with the RS-1-7 Zone development regulations, allowed density and design recommendation. The single family residential dwelling unit redevelopment will not adversely affect the applicable land use plan.

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. The environmental review, determined that the project, would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA). The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area.

Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for this site.

The architectural design provides continuity with the existing residential development and is consistent with the La Jolla Community Plan through consistency with the neighborhood development pattern and neighborhood character. The proposed development will support the residential element objective through the preservation, reduction in square footage and restoration of the existing home, largely within the existing footprint and the current architectural style. The existing residence has previously conforming rights to allow the existing non-conforming setbacks to remain. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, landscaping, public views, public access, and found that the project will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Site Development Permit Findings - Environmentally Sensitive Lands

- 4. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to Environmentally Sensitive Lands.**

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. The site contains coastal bluffs that lie within the Sensitive Coastal Resource Overlay Zone. All drainage from the improvements on the premises will be directed away from the coastal bluff. The majority of the site's runoff will be treated by flowing over landscaping, then it will be collected in a catch basin at the rear and will be pumped to the curb outlet at the front of the residence to Chelsea Street. The project has been conditioned to ensure all drainage from unimproved areas will be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. The drainage from the improvements on the premises will be directed away from the coastal bluff. The majority of the site's runoff will be treated by flowing over landscaping, then it will be collected in a catch basin at the rear and will be pumped to the curb outlet at the front of the residence to Chelsea Street.

The project has been conditioned to ensure all drainage from unimproved areas will be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff. The project will be required to submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter will be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits. In addition, the project will be required to submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report will be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out. The development adheres to San Diego Municipal Code Section 143.0142(g) in that erosion control measures including a new catch basin would be incorporated into the design for controlling or minimizing erosion. Maintenance of the erosion control devices will adhere to the Site Design Low-Impact Development Design Practices and Source Control Best Management Practices as required by the City of San Diego Storm Water Standards. Staff has reviewed the project and concluded that due to the foregoing features of the project, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. The site contains coastal bluffs that lie within the Sensitive Coastal Resource Overlay Zone. The proposed development will be located entirely on private property and would not encroach upon adjacent properties. In addition, all drainage from the improvements on the premises will be directed away from the coastal bluff. The majority of the site's runoff will be treated by flowing over landscaping, then it will be collected in a catch basin at the rear and will be pumped to the curb outlet at the front of the residence to Chelsea Street. The size of the existing single family residence is being reduced to move the footprint further away from the sensitive coastal bluffs. Therefore, the proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.

7. The proposed development will be consistent with The City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The site is not located within the Multiple Habitat Planning Area of the City of San Diego's Multiple Species Conservation Program Subarea Plan and will not impact any sensitive lands. Therefore, the project is consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. The site contains coastal bluffs that lie within the Sensitive Coastal Resource Overlay Zone. All drainage from the improvements on the premises will be directed away from the coastal bluff. The majority of the site's runoff will be treated by flowing over landscaping, then it will be collected in a catch basin at the rear and will be pumped to the curb outlet at the front of the residence to Chelsea Street. The project has been designed to ensure all drainage from unimproved areas will be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff. Due to the conditions of approval the project will be required to satisfy hydromodification requirements to the satisfaction of the City Engineer. The design of the project will include a catch basin and will attenuate the stormwater flows to the preconstruction rate of discharge. These features and requirements will ensure the project would not contribute to the erosions of public beaches or adversely impact local shoreline sand supply.

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. The project site will create no new manufactured slopes. The site is relatively level and the topography will not be substantially altered by the project. The analysis of the site conditions and potential of the project to created impacts to resources protected by City, state or federal regulations has been evaluated with the resulting Exemption. Based on the analysis of the project as required to comply with the California Environmental Quality Act, permit conditions have been required to alleviate, negative impacts created by the proposed development.

Coastal Development Permit – Land Development Code Section 126.0708(a),

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. Public beach access and coastal views are provided just south of the project site and the project will not encroach on that access. In addition, prior to the issuance of any construction permits, the Owners will be required to record a 4 foot - 0 inch wide View Corridor Easement along the Northern property side yard setback areas and a 4 foot - 1

inch wide View Corridor Easement along the Southern property side yard setback area as shown on Exhibit "A." Open fencing and landscaping will be permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean. Landscape within the side yard view corridors will be planted and maintained to preserve and enhance public views. No physical access routes are identified through the property in the La Jolla Community Plan or Local Coastal Program Land Use Plan. 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. Furthermore, the La Jolla Community Plan, the adopted Local Coastal Program land use plan, does not identify any public views from this private property to and along the ocean. Public beach access and coastal views are provided just south of the project site. Public views will be enhanced by the Owners being required to record a 4 foot - 0 inch wide View Corridor Easement along the Northern property side yard setback areas and a 4 foot - 1 inch wide View Corridor Easement along the Southern property side yard setback area as shown on Exhibit A. In addition, the proposed coastal development will not degrade and will not remove, eliminate, or detract any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan from this site.

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. The site contains coastal bluffs that lie within the Sensitive Coastal Resource Overlay Zone. All drainage from the improvements on the premises will be directed away from the coastal bluff. The majority of the site's runoff will be treated by flowing over landscaping, then it will be collected in a catch basin at the rear and will be pumped to the curb outlet at the front of the residence to Chelsea Street. The project has been designed to ensure all drainage from unimproved areas will be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff. Therefore, the development will result in minimum disturbance to environmentally sensitive lands.

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

The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool. The La Jolla Community Plan designates the site for single-family residential development. The City of San Diego Progress Guide and General Plan, La Jolla Community Plan and Local Coastal Program designate the site for low density residential with regulations for minimum lot size and dimensional criteria. The project proposes the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing

the overall square footage of the single family residence to 5,600-square-feet, one-story over basement with swimming pool. The project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood.

The project will not conflict with the relevant land use plans and will be developed in accordance with the policies of the applicable land use plan. The project will not conflict with the relevant land use plans. Therefore, the proposed development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located west of La Jolla Boulevard between the nearest public road and the sea or the shoreline of the Pacific Ocean. There is safe coastal access in the area just south of the project along Chelsea Street to the beach below on a paved driveway. The La Jolla Community Plan and Local Coastal Program do not designate any coastal access to the beach below from this site. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1741386, and Coastal Development Permit No. 1741387 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1741386 and Coastal Development Permit No. 1741387, a copy of which is attached hereto and made a part hereof.



Derrick Johnson (D.J.)
Development Project Manager
Development Services

Adopted on: October 18, 2017

IO#: 24006784

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: 24006784

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Site Development Permit No. 1741386
Coastal Development Permit No. 1741387
WEBB RESIDENCE PROJECT No. 495850
HEARING OFFICER

This Site Development Permit No. 1741386 and Coastal Development Permit No. 1741387 is granted by the Hearing Officer of the City of San Diego to Kevin and Renee Webb, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0501 and 125.0702. The 0.24-acre site is located at 5192 Chelsea Street in the RS-1-7 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, First Public Roadway, within the La Jolla Community Plan area. The project site is legally described as: Lot 14 in block 4 of Pacific Riviera Villas Unit No. 1 Map No. 2531, 1948, City of San Diego, and County of San Diego.

Subject to the terms and conditions set for the remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story with basement and swimming pool, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 18, 2017, on file in the Development Services Department.

The project shall include:

- a. The remodeling of an existing one-story over basement 7,580-square-foot single family residence, by reducing the overall square footage of the single family residence to 5,600-square-feet, one-story over basement with new in ground swimming pool;
- b. Landscaping (planting, irrigation and landscape related improvements);
- 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.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The project proposes to export 150 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the Chelsea Street Right-of-Way.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the sidewalk to a thickness of 5.5" within the 12' driveway aisle, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Chelsea Street, satisfactory to the City Engineer
17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
20. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

GEOLOGY REQUIREMENTS:

21. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

22. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

PLANNING/DESIGN REQUIREMENTS:

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

24. 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.

25. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against The City of San Diego and agrees to defend, indemnify, and hold harmless The City of San Diego and its advisors relative to The City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

26. Prior to the issuance of any construction permits, the Owner/Permittee shall record a 4 foot - 0 inch wide View Corridor Easement along the Northern property side yard setback areas and a 4 foot - 1 inch wide View Corridor Easement along the Southern property side yard setback area as shown on Exhibit "A." Open fencing and landscaping may be permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean. Landscape within the side yard view corridors shall be planted and maintained to preserve and enhance public views.

LANDSCAPE REQUIREMENTS

27. Any landscaping or any future landscaping within the Sensitive Coastal Bluff as shown on Exhibit "A" shall only be native or other drought-tolerant plant species in order to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluffs.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within five feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its officers, employees, and agents relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on October 18, 2017 and Resolution Number__

Site Development Permit No. 1741387 and Coastal Development Permit No. 1741386
October 18, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson
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.

Kevin Webb
Owner/Permittee

By _____
Kevin Webb
Owner/Permittee

Renee Webb
Owner/Permittee

By _____
Renee Webb
Owner/Permittee

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: 495850

Project Title: Webb Residence

PROJECT LOCATION-SPECIFIC: The project site is located at 5192 Chelsea Street, La Jolla CA 92037 within the La Jolla Community Plan

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

Description of nature and Purpose of the Project: Coastal Development Permit and Site Development Permit for the remodel and addition to an existing single dwelling unit. Once the construction is completed the overall gross floor area of the unit would be reduced from 7,972 square feet to 6,784 square feet. The habitable main and lower level would be reduced and the basement would be expanded. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with the public utilities in place to serve the facility. The 0.24 acre site is located within the appealable coastal zone at 5192 Chelsea Road in the RS-1-7 zone of the La Jolla Community Plan.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kevin and Renee Webb, 5192 Chelsea Street, La Jolla CA 92037 (619) 204-3739

EXEMPT STATUS: (CHECK ONE)

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

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). The exemption allows for the addition of up to 10,000 square-feet in areas where all public services and facilities are available and where the project would not be located on a site containing sensitive resources. Since the site is located in an area where public services exist, is devoid of sensitive resources, and would only add approximately 350 square feet to the existing structure the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

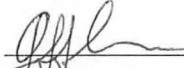
LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

 / SENIOR PLANNER
SIGNATURE/TITLE

10/3/2017
DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

DRAFT MINUTES

Regular Meeting | Thursday, 1 December, 6:00 pm

Trustees Present: Ahern, Boyden, Courtney, Donovan, Emerson, Greatrex, Little, Merten, Rasmussen, Shannon, Weiss, Will

Trustees Absent: Brady, Collins, Ragsdale, Steck

- 1.0 Welcome and Call To Order: Cindy Greatrex, President. Meeting was called to Order at 6:00 PM with advisory to turn off or silence mobile devices and that the Meeting is being recorded.
- 2.0 Adopt the Agenda (11-0-1) Motion Carries.
- 3.0 Motion to Approve the October Meeting Minutes (11-0-1) Motion Carries.
- 4.0 Elected Officials Report
 - 4.1 Council District 1: Council President Sherri Lightner
Rep: Justin Garver, 619-236-6611, jgarver@sandiego.gov Not present
 - 4.2 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins
Rep: Victor Brown, 619-645-3090, victor.brown@asm.ca.gov Not present
 - 4.3 39th Senate District: State Senator Marty Block
Rep: Sarah Fields, 619-645-3133, Sarah.Fields@sen.ca.gov Not present
- 5.0 President's Report
 - 5.1 **Announcement of Special Election: 3:00- 7:00 PM onsite. Polls close at 7:00 PM**
 - 5.2 **ACTION ITEM:** Motion by the LJCPA to support the dissolution of the La Jolla Community Parking District due to eight years of inactivity.
Public Comment from Claude Anthony Marengo and Sheila Fortune, speaking of the LJ Parking

DPR RECOMMENDATION: Findings CAN be made for a CDP Process 2 for demolition of an existing 1,878.4 sf residence and attached garage on a 7,647 sf lot, and construction of a new 3,225 sf (2) story residence over 778 sf walk out basement and 563 sf (2) car garage located at 1421 Soledad Av in RS-1-5, Coastal Overlay (Non Appealable-Area 1), Coastal Height Limit Overlay Zone of the La Jolla Community Plan. 5-0-1

10.3 WEBB RESIDENCE 5192 Chelsea Street CDP and SDP

(Process 3) Coastal Development Permit and Site Development Permit (for Environmentally Sensitive Lands) to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet. The 0.24 acre site is located within the Appealable Coastal Zone at 5192 Chelsea Street in the RS-1-7 Zone of the La Jolla Community Plan. (Ref. PTS 449388 for pool permit).

DPR RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Site Development Permit to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet at 5192 Chelsea St. The Committee recommends that the rolled curbs be retained as they are a feature of the character of the neighborhood, and they are feature of safety for bicyclers and skateboarders. 5-0-1

10.4 EXTENSION OF GREEN ZONE PARKING ON HIGH AVENUE

Request to extend the existing green zone parking on south side of High Ave adjacent to animal care office at 1135 Torrey Pines Road to provide for additional customer parking.

T&T RECOMMENDATION: Motion to Approve extending the two green zone parking spaces to include the two non-green zone parking spaces on the south side of High Ave at 1135 Torrey Pines Road 5-1-0

10.5 LA JOLLA HALF MARATHON Request for Temporary Street Closure and No Parking areas related to the 36th annual event based at Scripps Park on Sunday April 23, 2017.

On Sunday April 23, 2017 the Kiwanis of La Jolla will host the 36th annual La Jolla Half Marathon & La Jolla Shores 5K. The half marathon will start at Del Mar Fairgrounds through Torrey Pines State Park, along La Jolla Shores, up Torrey Pines Rd and down to the finish line at Ellen Browning Scripps Park at La Jolla Cove. The 5K starts on La Jolla Shores Drive, 3.1 miles from the finish line.

T&T RECOMMENDATION: Motion to Approve Temporary Street Closures and No Parking areas related to La Jolla Half Marathon event ending at Scripps Park on April 23, 2017 6-0-0

10.6 YELLOW ZONE PARKING REQUEST for one Commercial Parking Space on Herschel Ave adjacent to Avis Auto Rental at 1110 Torrey Pines Road

Avis Auto Rental on the corner of Herschel Ave and Torrey Pines Road. Avis Auto Rental keeps their cars in the Bank of America parking garage on Kline Street. When a customer requests a rental, Avis employees go to the parking garage to get one for them but there is no place to park the rental once they have it so they often have to double park the vehicle. Avis is requesting one commercial parking space on the Herschel side of their building to stage the transfer

T&T RECOMMENDATION: Motion to Deny the Request for one Commercial Parking Space on Herschel Ave adjacent to Avis Auto Rental at 1110 Torrey Pines Road. 6-0-0

Item 10.1 is pulled by Trustee Merten. Item 10.2 is pulled by Trustee Little.

Motion to Adopt the recommendations of the committees and Approve Consent Agenda Items of 10.3 through 10.6: (Ahern/Courtney 10-0-1). Motion Carries.



Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 THE WEBB RESIDENCE

Project Address:
 5192 CHELSEA ST

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

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

Additional pages attached: Yes No

Name of Individual (type or print):
 KEVIN M. WEBB
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 5192 Chelsea St.
 City/State/Zip:
 La Jolla CA 92037
 Phone No: 858-999-1401 Fax No:
 Signature: *[Signature]* Date: 6/16/16

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

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

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



WEBB RESIDENCE

5192 CHELSEA STREET, LA JOLLA, CA 92037

COASTAL DEVELOPMENT PERMIT
(CDP & SDP)

PROJECT DATA

SITE: 5192 CHELSEA ST., LA JOLLA, CA 92037
A.P.N.: 415-214-04
LEGAL DESCRIPTION: LOT 14 BLOCK 4 OF PACIFIC RIVERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, 1948.
FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DEC. 23, 1948.
VERIFY WITH CIVIL ENGINEERING DRAWINGS.
YEAR BUILT (EXISTG): 1985
PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT TO REMODEL EXISTING 1-STORY OVER BASEMENT 7,580 SF HOME INTO A SINGLE STORY OVER BASEMENT 6,755 SF HOME WITH SWIMMING POOL. 50% OF EXTERIOR WALLS TO REMAIN. EXISTING NON-CONFORMING SIDE SETBACKS TO REMAIN. EXISTING NON-CONFORMING GFA TO BE REDUCED. NO DEVIATIONS OR VARIANCES ARE PROPOSED.
 RESIDENCE LOCATED ON THE OCEAN FRONT SIDE OF CHELSEA STREET IN LA JOLLA. THIS RESIDENCE CONTAINS A MAIN FLOOR AT SIMILAR GRADE TO CHELSEA STREET WITH A BASEMENT BELOW WHICH OPENS TO A REAR YARD. THIS REMODEL WILL CONSIST OF AN ARCHITECTURAL STYLE CHANGE TO THE INTERIOR AND EXTERIOR PORTIONS OF THE HOUSE. THIS PROJECT WILL FILL THE WEST FACADE OF THE HOUSE BACK AND AWAY FROM THE COASTAL BLUFF TO MAKE ROOM FOR A NEW IN-GROUND POOL IN THE REAR YARD. THE PROJECT WILL ALSO INCLUDE NEW LANDSCAPE AND HARDSCAPE ELEMENTS. THE PROJECT SITE IS 100% DEVELOPED WITH HARDSCAPE, HOUSE, OR RAISED PLANTERS. ALL PROPOSED WORK IS WITHIN THE EXISTING DEVELOPMENT FOOTPRINT. PROPOSED PLANS WILL INCREASE NATIVE AND PLANTED PERVIOUS SPACE.
ZONE: RS-1-7
GROSS SITE: 10,400 SF (24 AC)
GROSS FLOOR AREA:

	EXISTING	PROPOSED	ALLOWED
FAR	7.972 SF	6.744 SF	7.972 SF (EXISTING)
	.77	.65	.77

 5,616 SF (PER RS-1-1)
NUMBER OF STORIES: 1 (OVER BASEMENT)
BUILDING HEIGHT: 29' - 10"
LOT COVERAGE:

BUILDING:	5,307 SF (51%)
HARDSCAPE:	3,861 SF (37%)
LANDSCAPE:	1,232 SF (12%)

DENSITY:

ALLOWED:	1
PROPOSED:	1

SETBACKS:

STREET:	REQUIRED: 10'	PROPOSED: 10.75'
SIDE:	REQUIRED: 7.19'	PROPOSED: 4.2'
SIDE:	REQUIRED: 7.19'	PROPOSED: 4.0'
REAR:	REQUIRED: 13'	PROPOSED: 13.0'

 PREVIOUSLY CONFORMING SIDE SETBACKS TO REMAIN
PARKING:

REQUIRED:	2 + 2 ONSTREET GUEST
PROPOSED:	2 + 2 ONSTREET GUEST

FAR CALCULATIONS

	EXISTING	ADDITION	TOTAL (GFA)
MAIN LEVEL			
HABITABLE	4,695	-63	4,632
GARAGE	988	-313	675
LOWER LEVEL			
HABITABLE	2,289	-812	1,477
BASEMENT (FAR EXEMPT)	388	1401	1,789
TOTAL GFA COUNTABLE TOWARDS FAR:	7,972	-1188	6,784
TOTAL FAR:	.77		.65
UPPER TERRACE AREA			890 SF

NOTE: SEE AREA PLANS ON SHT A1.2 FOR AREA OF BASEMENT THAT QUALIFIES TO COUNT TOWARDS F.A.R. AND PORTION THAT IS EXEMPT BASEMENT.

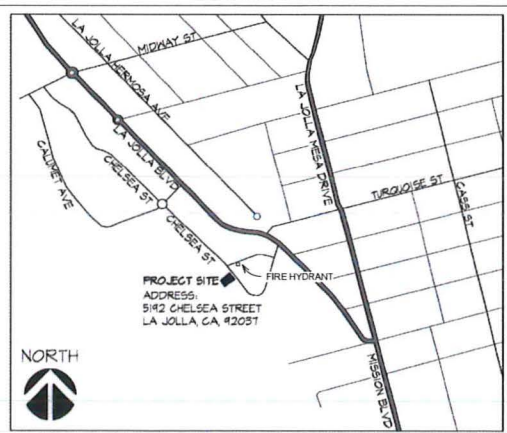
PARCEL INFORMATION

Base Zone: RS-1-7
Planned District (if Applicable): _____
Overlays (check all that apply):
 Coastal Height Limit
 Coastal (City)
 First Public Road-Way
 Parking Impact
 Residential Tandem
 Transit Area
Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.010?
 Yes No Sensitive Biologic Resources
 Yes No Sensitive Coastal Bluffs
 Yes No Steep Hillides
 Yes No Coastal Beaches
 Yes No 100-Year Floodplain
Historic District: Yes No (If Yes) Name: _____
Designated Historic: Yes No 53-44
Geologic Hazard Categories: Earthquake Fault Buffer? Yes No
 Airport: _____
 FAA Part 150 Modification Area: Yes No (If Yes) see Information Bulletin 430, Federal Aviation

CODE ANALYSIS

OCCUPANCY: R3
TYPE OF CONSTRUCTION: TYPE VB - SPRINKLERED
APPLICABLE CODES:
 ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA ELECTRICAL CODE
 THIS PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24)
 THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 3' ABOVE GRADE (ORD. 11333 NS)
 ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.
 THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

VICINITY MAP



PROJECT DIRECTORY

OWNER:
 KEVIN AND RENEE WEBB
 5192 CHELSEA STREET
 LA JOLLA, CA 92037
 P: 858-999-1401
ARCHITECT:
 BRIAN WILL
 WILL & FOTSC ARCHITECTS
 1298 PROSPECT ST - 2S
 LA JOLLA, CA 92037
 PH: (619) 204-3739
 BPSAN@WILLANDFOTSC.COM
CIVIL ENGINEER:
 TONY CHRISTENSEN
 CHRISTENSEN ENGINEERING & SURVEYING
 788 SILVERTON AVE, SUITE J
 SAN DIEGO, CA 92126
 P: 858-271-9901
 F: 858-271-8912
 EMAIL: CEANDS@AOL.COM
SOILS ENGINEER:
 JAY HESER
 GEOTECHNICAL EXPLORATION, INC.
 7420 TRADE ST.
 SAN DIEGO, CA 92121
 PH: 858-549-7222
SURVEYOR:
 WILLIAM A SNIPES
 SNIPES-DYE ASSOCIATES
 8346 CENTER DR, STE G
 LA MESA, CA 91942
 PH: 619-597-9234

DRAWING INDEX

1 of 12	T1	TITLE SHEET
2 of 12	1	SURVEY
3 of 12	PGP	PRELIMINARY GRADING PLAN
4 of 12	A1.1	SITE PLAN
5 of 12	A1.2	AREA PLANS
6 of 12	A1.3	DEMO PLANS
7 of 12	A2.0	LOWER LEVEL PLAN
8 of 12	A2.1	MAIN LEVEL PLAN
9 of 12	A2.2	ROOF PLAN
10 of 12	A4.1	BUILDING ELEVATIONS
11 of 12	A4.2	BUILDING ELEVATIONS
12 of 12	A5.1	SITE SECTIONS

CITY STANDARD TITLE BLOCK

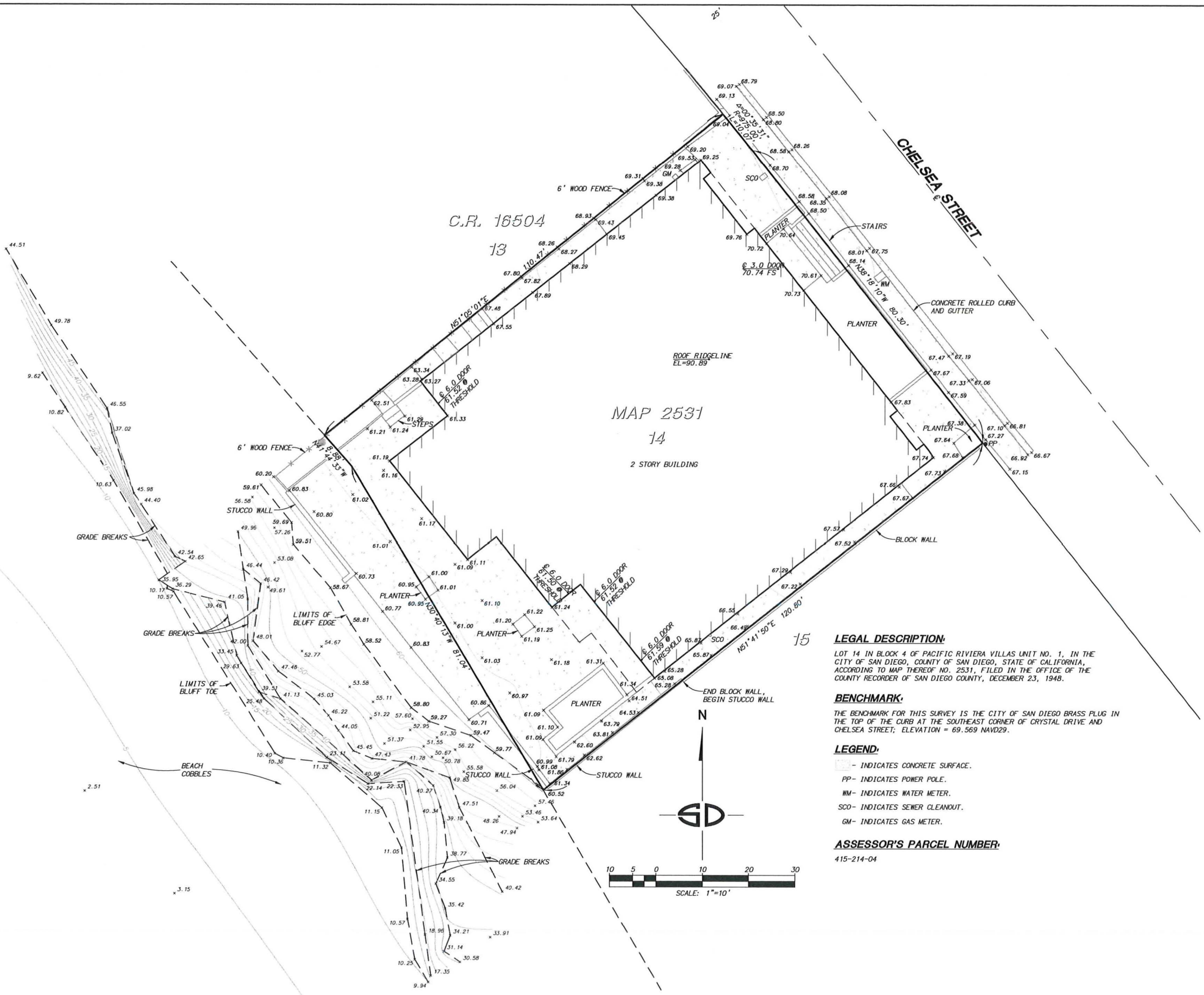
PREPARED BY: Will & Fotsc ARCHITECTS

Name: Will & Fotsc ARCHITECTS	Revision 14
Contact: Brian Will	Revision 13
1298 Prospect St, Ste 2s	Revision 12
La Jolla, CA 92037	Revision 11
Phone: (619) 204-3739	Revision 10
	Revision 09
Street Address:	Revision 08
5192 Chelsea St.	Revision 07
La Jolla, CA 92037	Revision 06
	Revision 05: 8/19/2017
	Revision 04: 7/10/2017
Project Name:	Revision 03: 5/24/2017
Webb Remodel	Revision 02: 2/15/2017
	Revision 01: 2/1/2017
	Original: 05/20/16

Sheet Title: T1 - Title Sheet
 Sheet: 1 of 12
 DEPW



SHEET FILE		TOPOGRAPHIC SURVEY	
NO.	DATE	BY	REVISION DESCRIPTION
1	05-31-17	W.A. SNIPES	ADDED 2' CONTOURS
JOB NAME		5192 CHELSEA STREET, LA JOLLA, CA 92037	
JOB DATE		11-22-16	
JOB NUMBER		8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942, PH (619) 697-9234, FAX (619) 460-2033	
JOB NUMBER		SNIPES-DYE ASSOCIATES	
JOB NUMBER		LJ4562	



LEGAL DESCRIPTION:

LOT 14 IN BLOCK 4 OF PACIFIC RIVIERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1948.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF THE CURB AT THE SOUTHEAST CORNER OF CRYSTAL DRIVE AND CHELSEA STREET; ELEVATION = 69.569 NAVD29.

LEGEND:

- INDICATES CONCRETE SURFACE.
- PP- INDICATES POWER POLE.
- WM- INDICATES WATER METER.
- SCO- INDICATES SEWER CLEANOUT.
- GM- INDICATES GAS METER.

ASSESSOR'S PARCEL NUMBER:

415-214-04



WILLIAM A. SNIPES
11-22-16
REVISED: 05-31-17

CONSTRUCTION NOTES

- ① EX WATER SERVICE TO BE REPLACED WITH 1" SERVICE
- ② EX SEWER LATERAL TO BE PROTECTED
- ③ NOT USED
- ④ AT GRADE PLANTER
- ⑤ 3636 CATCH BASIN WITH PUMP TO CONVEY RUNOFF TO CURB OUTLET
- ⑥ 2424 CATCH BASIN
- ⑦ AREA DRAIN (TYPICAL)
- ⑧ 3" PVC PRESSURE LINE FROM PUMP TO CURB OUTLET
- ⑨ 6" PVC DRAIN
- ⑩ 4" PVC DRAIN (TYPICAL)
- ⑪ CURB OUTLET PER D-25 Q100 = 0.80 CFS, V100 = 1.1 FPS
- ⑫ NOT USED
- ⑬ PERVIOUS CONCRETE WALKWAY
- ⑭ CL OF NEW 12' DRIVEWAY
- ⑮ VISIBILITY TRIANGLE NOTHING EXCEEDING 36" IN HEIGHT PERMITTED IN THIS AREA (TYP.)
- ⑯ BLUFF EDGE
- ⑰ 25' SETBACK FROM BLUFF EDGE

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PVC DRAIN
- CONCRETE SURFACE
- LANDSCAPE SURFACE
- CURB OUTLET
- WALL DRAIN
- PROPOSED 5.5' THICK CONCRETE SIDEWALK
- FOOTING TO REMAIN

**COASTAL DEVELOPMENT PERMIT
PRELIMINARY GRADING PLAN**

LEGAL DESCRIPTION

LOT 14 IN BLOCK 4 OF PACIFIC RIVERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2831, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1948.

APN: 415-214-04-00

BENCHMARK

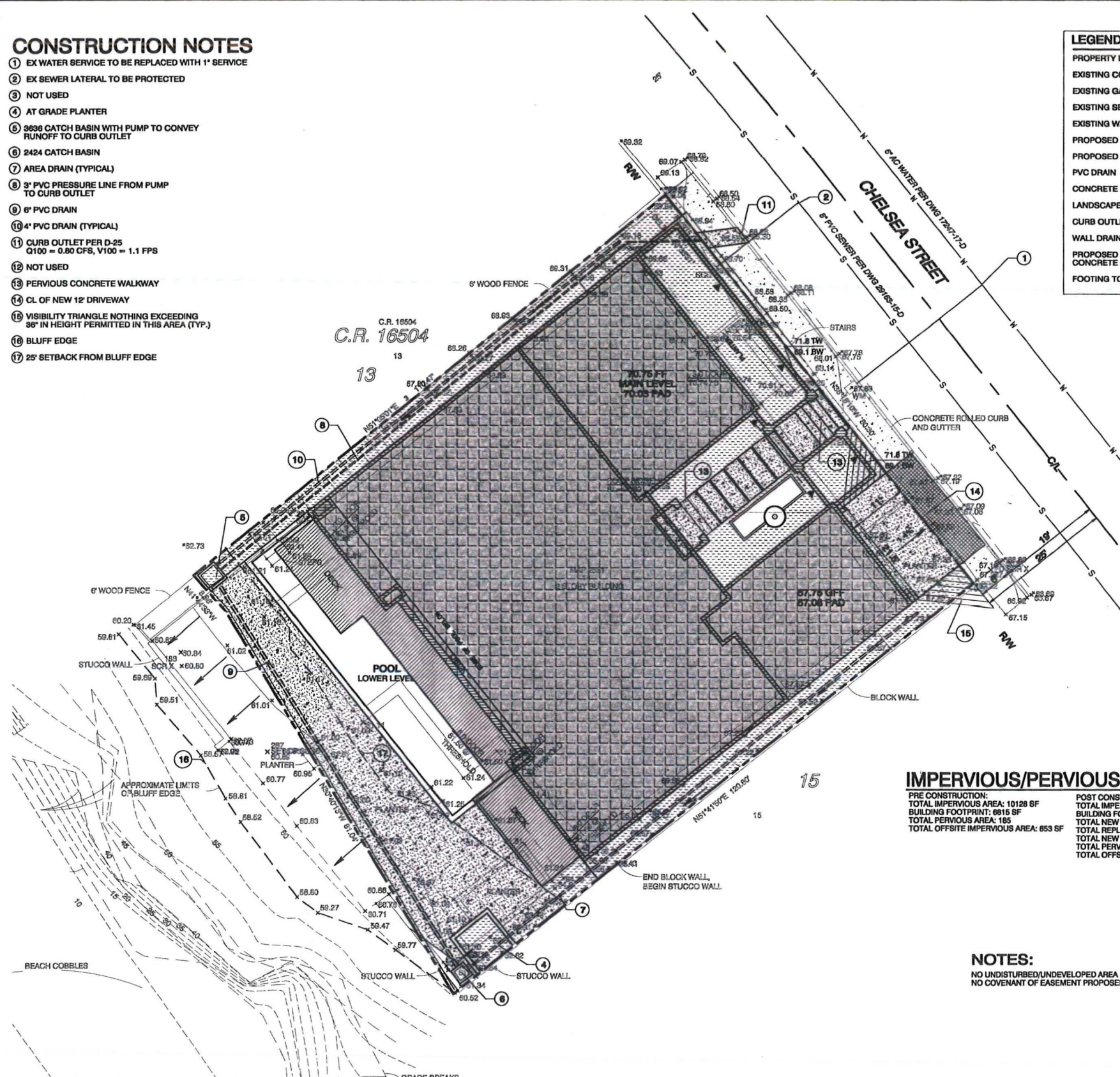
CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF THE CURB AT THE SOUTHEAST CORNER OF CHASE DRIVE AND CHELSEA STREET; ELEVATION = 69.596 NAVD29.

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AN ON THE GROUND SURVEY BY SNIPES-DYE ASSOCIATES, DATED SEPTEMBER 01, 2016.
2. THE EXISTING AND PROPOSED USE OF THE PROPERTY IS A SINGLE-FAMILY RESIDENCE.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER 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.
6. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE IMPROVEMENTS WITHIN CHELSEA STREET INCLUDING CURB OUTLET AND WALKWAYS.
7. PROPERTY AREA IS 0.237 AC.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.
9. DOWNSTREAM CURB INLET EVALUATED FOR ADEQUACY FOR ADDITIONAL RUNOFF HAS

GRADING DATA

AREA OF SITE - 0.237 AC (INCLUDING OFFSITE AREA 0.252 AC)
 AREA OF SITE TO BE GRADED 0.085 (INCLUDES POSSIBLE OFFSITE HARDSCAPE REMOVAL AND REPLACEMENT)
 PERCENT OF SITE TO BE GRADED 36%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%
 AMOUNT OF CUT - 150 C.Y. (EST. RESIDENCE LOWER LEVEL AND FOR POOL)
 AMOUNT OF FILL - 0 C.Y.
 AMOUNT OF EXPORT - 150 C.Y.
 MAXIMUM HEIGHT OF FILL SLOPE - NONE
 MAXIMUM DEPTH OF CUT - 8 FEET WITHIN BUILDING (8' FOR REMEDIAL GRADING)
 RETAINING WALL: NONE NOT PART OF BUILDING



IMPERVIOUS/PERVIOUS AREA DATA:

PRE CONSTRUCTION:
 TOTAL IMPERVIOUS AREA: 10128 SF
 BUILDING FOOTPRINT: 6815 SF
 TOTAL PERVIOUS AREA: 185 SF
 TOTAL OFFSITE IMPERVIOUS AREA: 853 SF

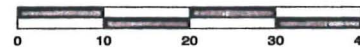
POST CONSTRUCTION:
 TOTAL IMPERVIOUS AREA: 8269 SF
 BUILDING FOOTPRINT: 6815 SF
 TOTAL NEW IMPERVIOUS AREA: 648 SF
 TOTAL REPLACED IMPERVIOUS AREA: 808 SF
 TOTAL NEW AND REPLACED IMPERVIOUS AREA: 1454 SF
 TOTAL PERVIOUS AREA: 2044 SF
 TOTAL OFFSITE IMPERVIOUS AREA: 0 SF

NOTES:

NO UNDISTURBED/UNDEVELOPED AREA EXISTS WITHIN SUBJECT PROPERTY BOUNDARY
 NO COVENANT OF EASEMENT PROPOSED



SCALE: 1" = 10'



ANTONY K. CHRISTENSEN, RCE 54021
 Date: JUNE 14, 2017

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:
 5192 CHELSEA STREET
 LA JOLLA, CA 92037

Project Name:
 WEBB RESIDENCE

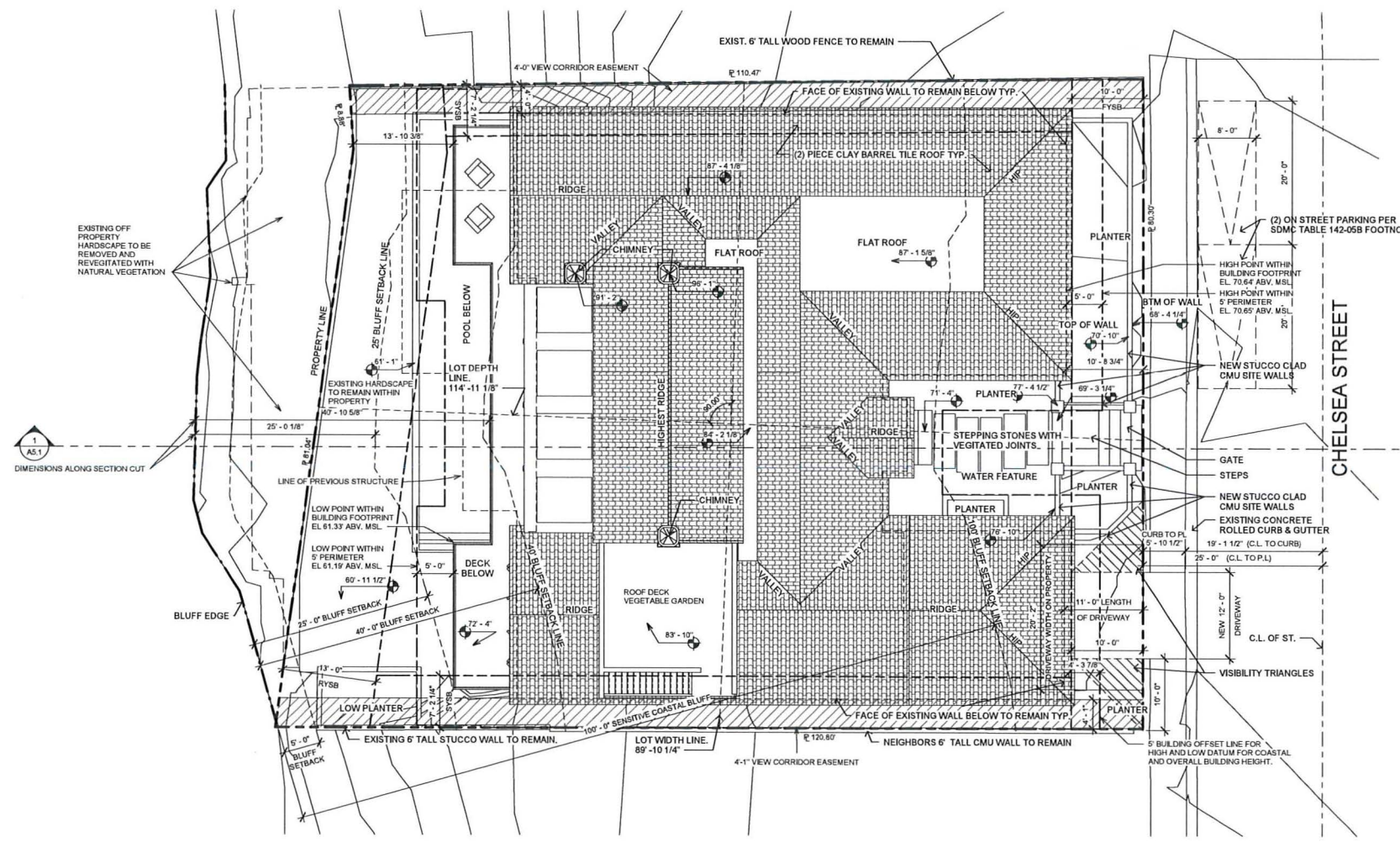
Sheet Title:

Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: MAY 14, 2016

Sheet 1 of 1 Sheets

PRELIMINARY GRADING PLAN

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (858) 271-9901 FAX: (858) 271-8912



- NOTES
1. Per SDMC Section 143.0143(c) only native or other drought-tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluffs.
 2. All drainage from the improvements on the premises shall be directed away from any coastal bluff and either into an existing or improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. All drainage from unimproved areas shall be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff. (SDMC 143.0143(d)).
 3. Sidewalk portion of driveway to be reconstructed to a thickness of 5.5" per City Standard thickness.

FRONT YARD HARDSCAPE INCLUDING EXISTING BUILDING FOOTPRINT IN FRONT YARD SETBACK IS 49.4%
ACTUAL HARDSCAPE COVERAGE EXCLUSIVE OF FOOTPRINT IS 33.7%

Site Plan 1/8" = 1'-0" ①

CITY STANDARD TITLE BLOCK

PREPARED BY:	W&F ARCHITECTS	Revision 14
Name:	Contact: Brian Will	Revision 13
	1298 Prospect St. Ste 201	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(619) 204-3739	Revision 10
		Revision 09
Street Address:		Revision 08
	5192 Chelsea St.	Revision 07
	La Jolla, CA 92037	Revision 06
Project Name:	Webb Remodel	Revision 05: 3/18/2017
		Revision 04: 7/10/2017
		Revision 03: 5/24/2017
		Revision 02: 4/15/2017
		Revision 01: 3/1/2017
Sheet Title:	A1.1 - SITEPLAN	Original: 06/6/2016
		Sheet: 4 of 12
		DEP#:

9/26/2017 4:17:00 PM D:\projects\W&F Projects\111500 Chelsea St. - Webb06_Design\Drawings\REV0717_0711 Chelsea CDP Prelim.dwg



Will & Fotsch ARCHITECTS
 1298 PROSPECT ST., SUITE 26, LA JOLLA, CA 92037
 brant@willandfotsch.com
 andy@willandfotsch.com



WEBB RESIDENCE
 5192 Chelsea St. La Jolla CA 92037

AREA PLANS

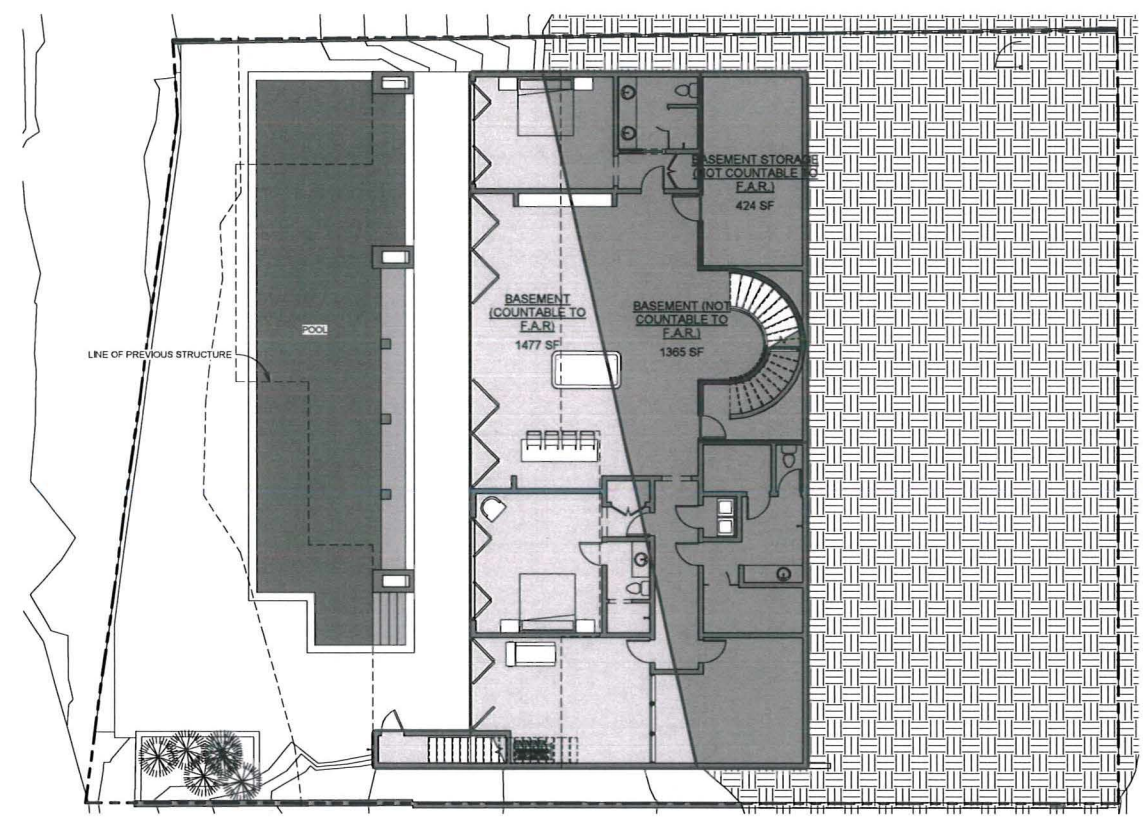
- BASEMENT (COUNTABLE TO F.A.R.)
- BASEMENT (NOT COUNTABLE TO F.A.R.)
- BASEMENT STORAGE (NOT COUNTABLE TO F.A.R.)

Area Schedule (Gross Building)			
Level	Name	Area	Comments
LOWER LEVEL PLAN	BASEMENT (COUNTABLE TO F.A.R.)	1477 SF	
LOWER LEVEL PLAN	BASEMENT (NOT COUNTABLE TO F.A.R.)	1365 SF	
LOWER LEVEL PLAN	BASEMENT STORAGE (NOT COUNTABLE TO F.A.R.)	424 SF	
MAIN LEVEL PLAN	2 CAR GARAGE & STORAGE	675 SF	
MAIN LEVEL PLAN	BALCONY	554 SF	
MAIN LEVEL PLAN	MAIN LEVEL HABITABLE	4632 SF	
MAIN LEVEL PLAN	TERRACE	336 SF	

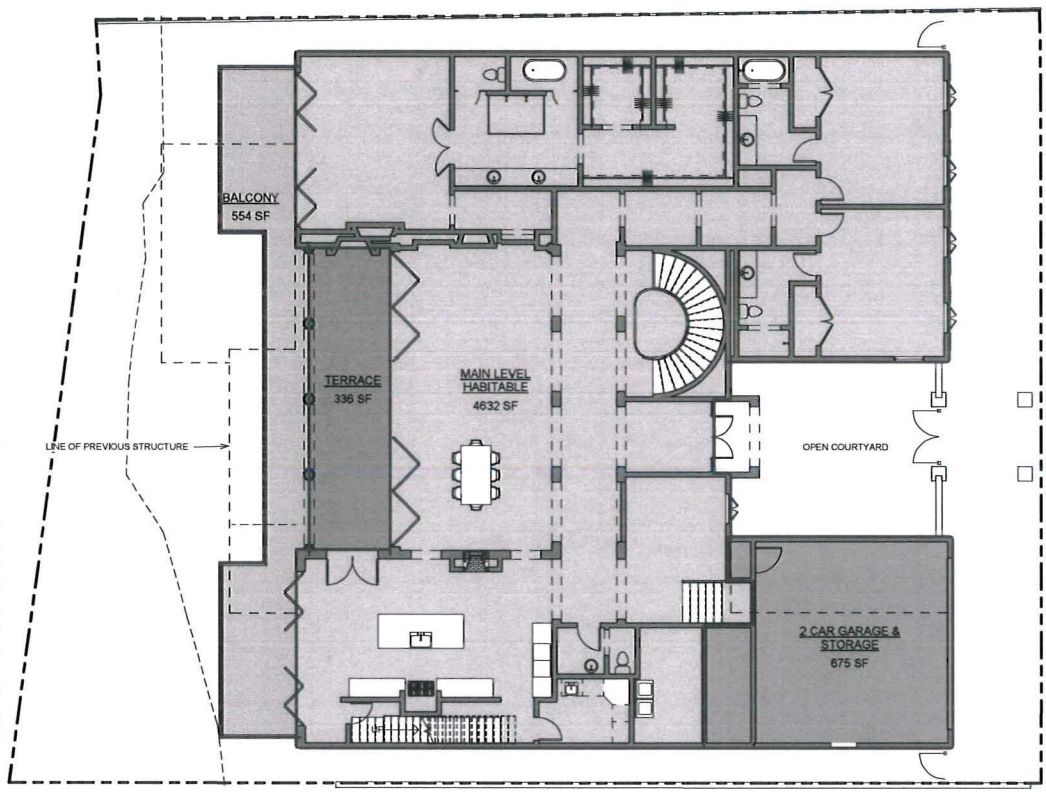
TOTAL HABITABLE 7,474 SF
 TOTAL NON-HABITABLE 1,099 SF
 TOTAL ENCLOSED SPACE 8,573 SF
 TOTAL UPPER TERRACE 890 SF

AREA PLANS

- 2 CAR GARAGE & STORAGE
- BALCONY
- MAIN LEVEL HABITABLE
- TERRACE



LOWER LEVEL PLAN 1/8" = 1'-0" ②



MAIN LEVEL PLAN 1/8" = 1'-0" ①

CITY STANDARD TITLE BLOCK

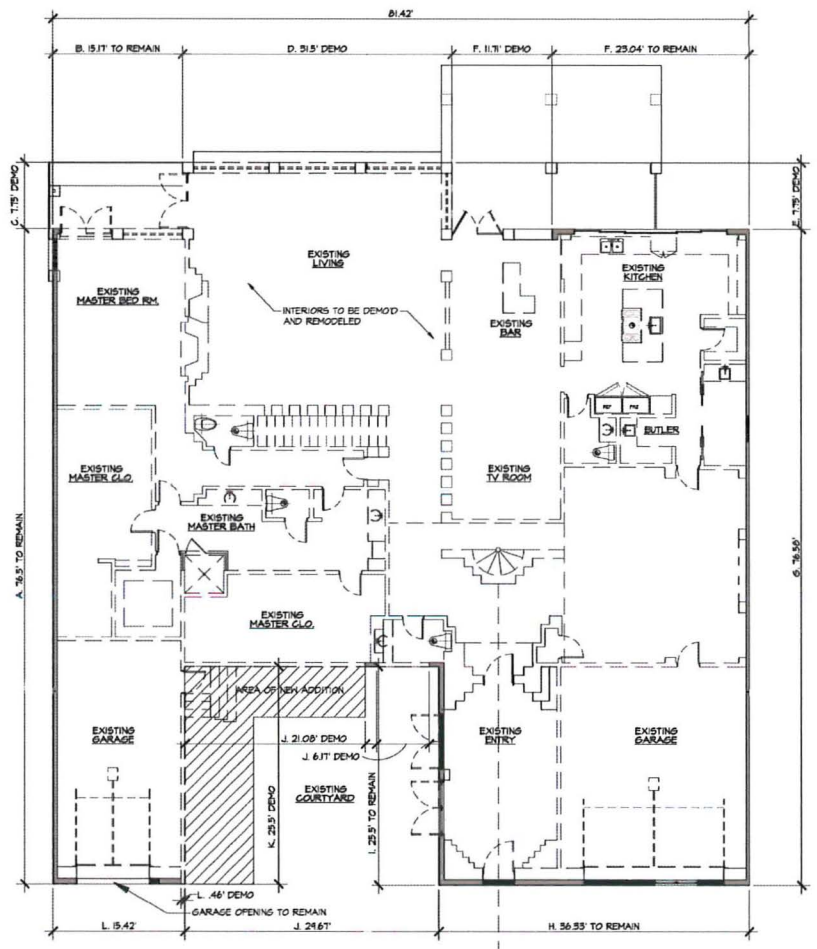
PREPARED BY: Name: Will & Fotsch ARCHITECTS Contact: Brian Will 1298 Prospect St. Ste 26 La Jolla, CA 92037 Phone: (619) 204-3739	Revision 14 Revision 13 Revision 12 Revision 11 Revision 10 Revision 09 Revision 08 Revision 07 Revision 06 Revision 05: 8/18/2017 Revision 04: 7/10/2017 Revision 03: 5/24/2017 Revision 02: 4/15/2017 Revision 01: 2/10/2017
Street Address: 5192 Chelsea St. La Jolla, CA 92037	Revision 08 Revision 07 Revision 06 Revision 05: 8/18/2017
Project Name: Webb Remodel	Revision 04: 7/10/2017 Revision 03: 5/24/2017 Revision 02: 4/15/2017 Revision 01: 2/10/2017
Sheet Title: A1.2 - Area Plans	Original: 06/5/2016 Sheet: 5 of 12 DEP#:

A1.2

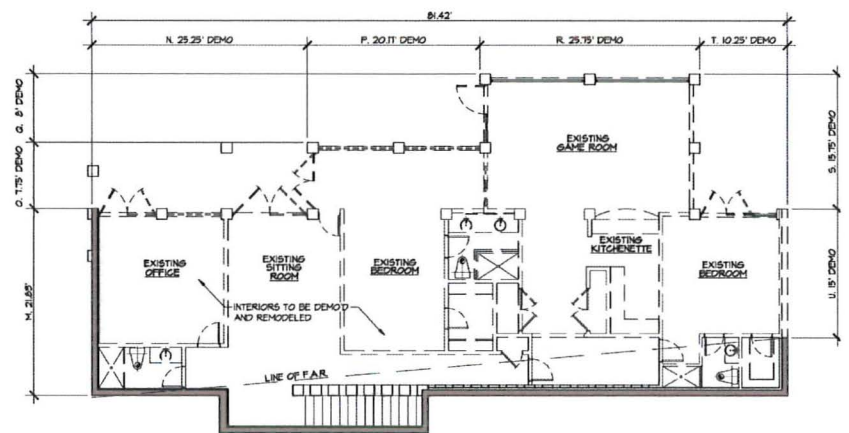
8/15/2017 12:27:36 PM D:\projects\W&F Projects\1711500 Chelsea St. - Webb Remodel\Design Drawings\REV\T17_0711 Chelsea CDP Plan.dwg



HALL MATRIX			
HALL	TOTAL LENGTH	LENGTH TO REMAIN	LENGTH TO REMOVE
MAIN FLOOR			
A	16.5'	16.5'	0'
B	9.17'	9.17'	0'
C	1.75'	0'	1.75'
D	9.5'	0'	9.5'
E	1.75'	0'	1.75'
F	24.75'	23.04'	11.71'
G	16.50'	16.50'	0'
H	56.35'	56.35'	0'
I	25.5'	25.5'	0'
J	24.67'	2.42'	21.25'
K	25.5'	0'-0"	25.5'
L	15.42'	15.42'	.46'
LOWER FLOOR			
M	21.85'	21.85'	0'-0"
N	25.25'	0'	25.25'
O	1.75'	0'	1.75'
P	20.17'	0'	20.17'
Q	8'	0'	8'
R	25.75'	0'	25.75'
S	15.75'	0'	15.75'
T	10.25'	0'	10.25'
U	5'	0'	5'
TOTAL LF	552.17'	242.74'	254.84'
%	100%	55%	45%



MAIN FLOOR DEMO PLAN 1/8" = 1'-0" ②

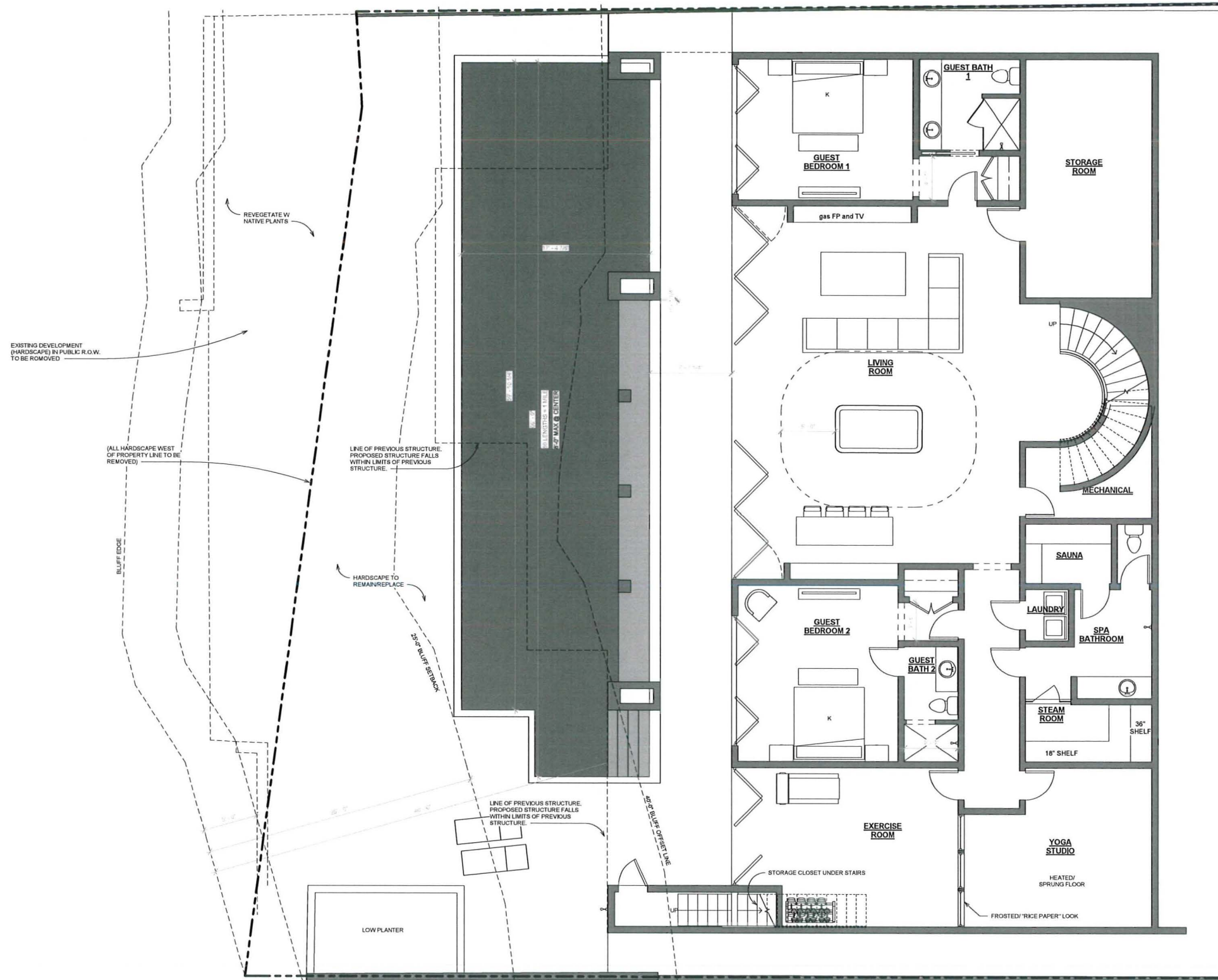


LOWER FLOOR DEMO PLAN 1/8" = 1'-0" ①

CITY STANDARD TITLE BLOCK

PREPARED BY:	Will & Fotsch ARCHITECTS	Revision 14
Name:	Contact: Brian Will	Revision 13
	1298 Prospect St. Site 2s	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(619) 204-3739	Revision 10
		Revision 09
Street Address:	5192 Chelsea St.	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
		Revision 05: 3/16/2017
		Revision 04: 7/10/2017
Project Name:	Webb Remodel	Revision 03: 5/24/2017
		Revision 02: 4/15/2017
		Revision 01: 2/1/2017
Sheet Title:	A1.3 - DEMO PLANS	Original: 06/2016
		Sheet: 6 of 12
		DEP:

8/13/2017 12:27:39 PM D:\projects\W&F Projects\1711503 Chelsea St. - Webb05_Design Drawings\REV\1711_0711 Chelsea CDP Final.dwg



LOWER LEVEL PLAN 1/4" = 1'-0" ①

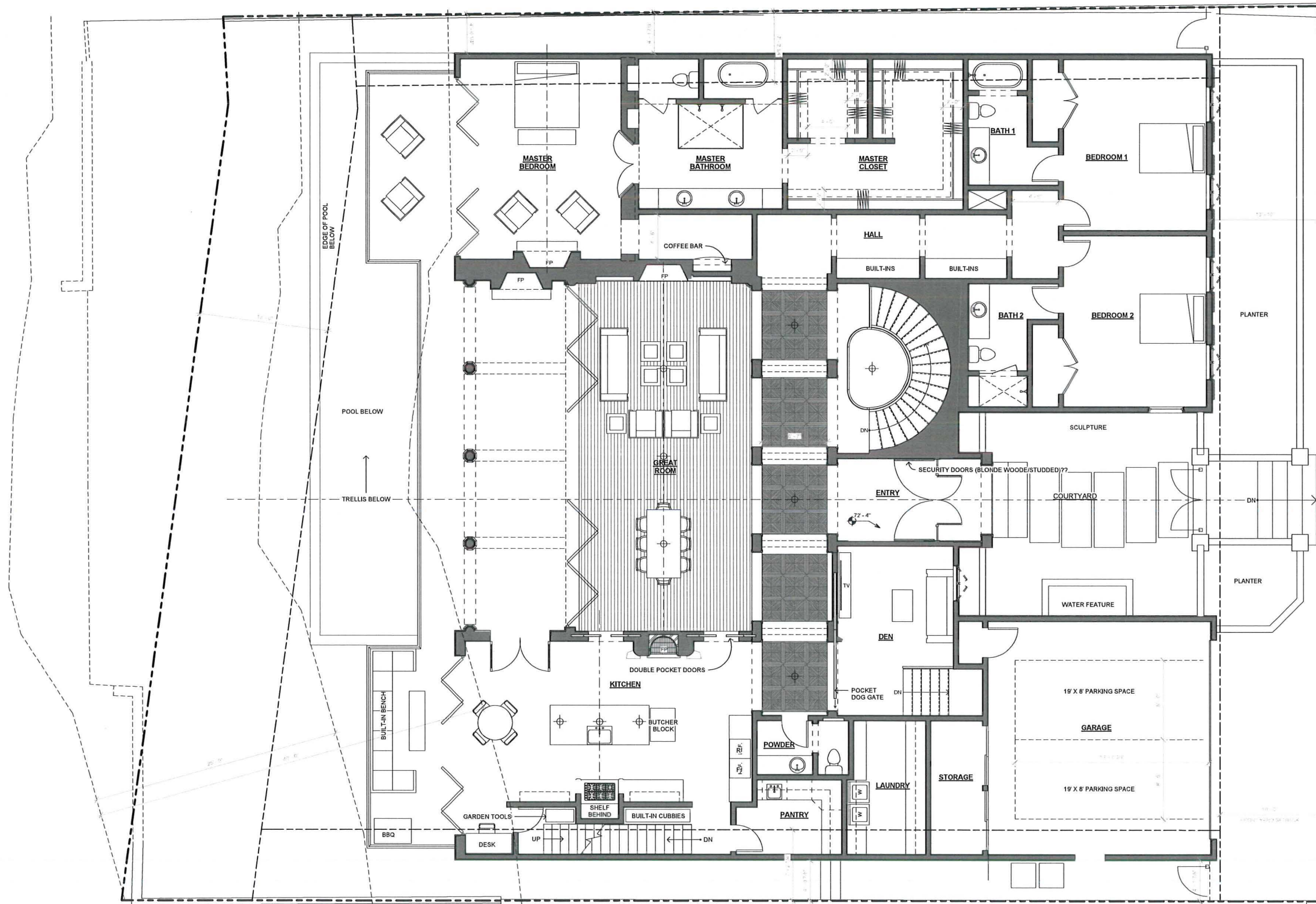
CITY STANDARD TITLE BLOCK

PREPARED BY:	Will & Fotsch ARCHITECTS	Revision 14
Name:	Contact: Brian Will	Revision 13
	1298 Prospect St., Ste 201	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(619) 204-3739	Revision 10
		Revision 09
Street Address:	5192 Chelsea St.	Revision 08
	La Jolla, CA 92037	Revision 07
Project Name:	Webb Remodel	Revision 06
		Revision 05: 3/16/2017
		Revision 04: 7/10/2017
		Revision 03: 5/24/2017
		Revision 02: 4/15/2017
		Revision 01: 3/12/2017
Sheet Title:	A2.0 - LOWER LEVEL PLAN	Original: 06/02/2016
		Sheet: X of 12
		DEP#

9/26/2017 4:24:25 PM D:\projects\W&F Projects\1711502 Chelsea St. - WebbR01_Design Drawings\REV1717_0711 Chelsea CDP Final.dwg, JLD



9/12/2017 12:27:42 PM D:\Dropbox\W&F Projects\111503 Chelsea St - Webb\05_Design Drawings\REV1717_0111 Chelsea CDP - Residm.dwg



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

CITY STANDARD TITLE BLOCK

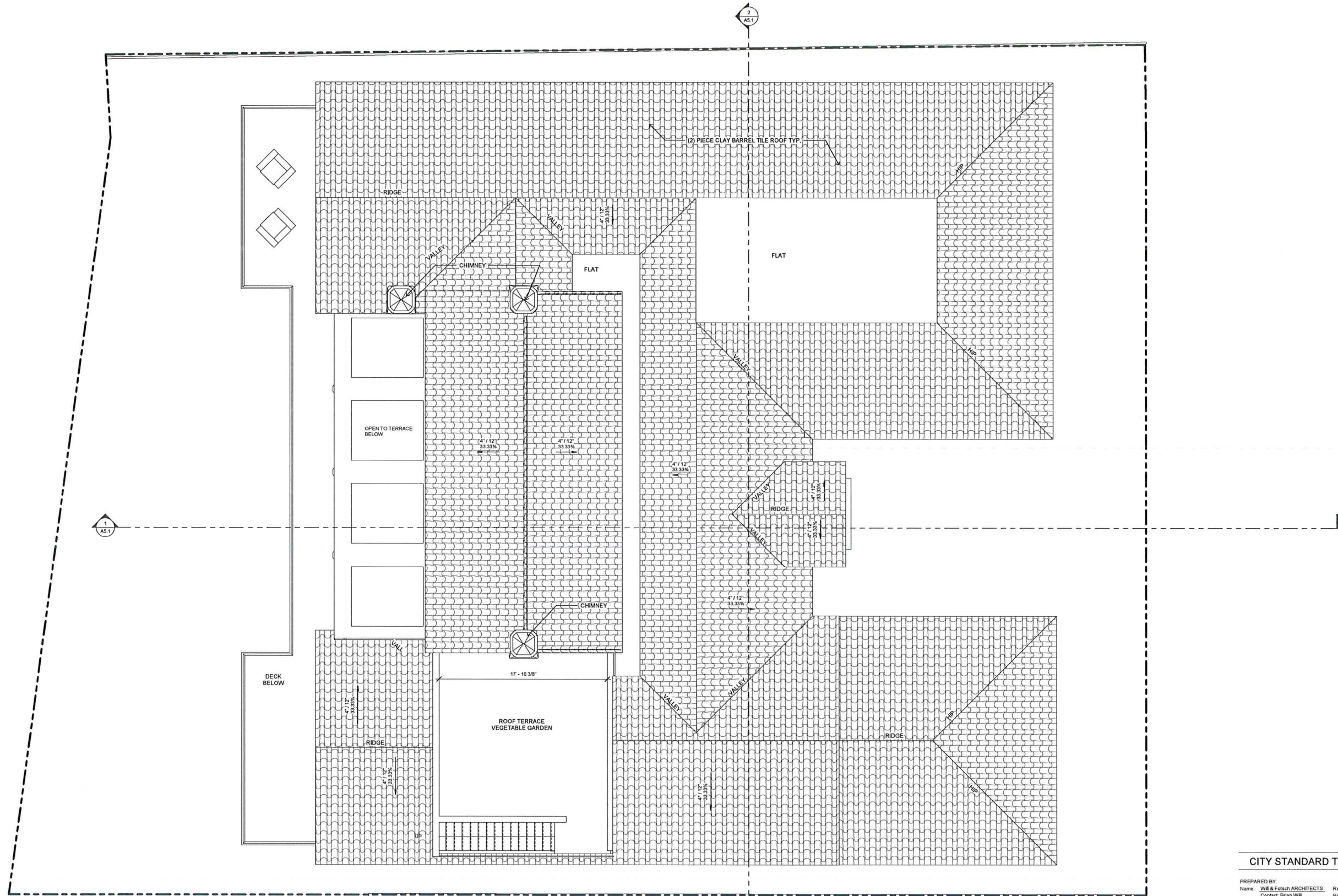
PREPARED BY:	Will & Fotsch ARCHITECTS	Revision 14
Name:	Contact: Brian WB	Revision 13
	1208 Prospect St., Ste 2s	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(619) 204-3732	Revision 10
		Revision 09
Street Address:	5192 Chelsea St.	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
		Revision 05: 8/15/2017
Project Name:	Webb Remodel	Revision 04: 7/19/2017
		Revision 03: 5/24/2017
		Revision 02: 4/15/2017
		Revision 01: 2/1/2017
Sheet Title:	A2.1 - MAIN LEVEL PLAN	Original: 06/5/2016
		Sheet: X of 12
		DEPW



Will & Fotsch ARCHITECTS
 1298 PROSPECT ST., SUITE 203, LA JOLLA, CA 92037
 brian@willandfotsch.com
 andy@willandfotsch.com



WEBB RESIDENCE
 5192 Chelsea St., La Jolla CA 92037

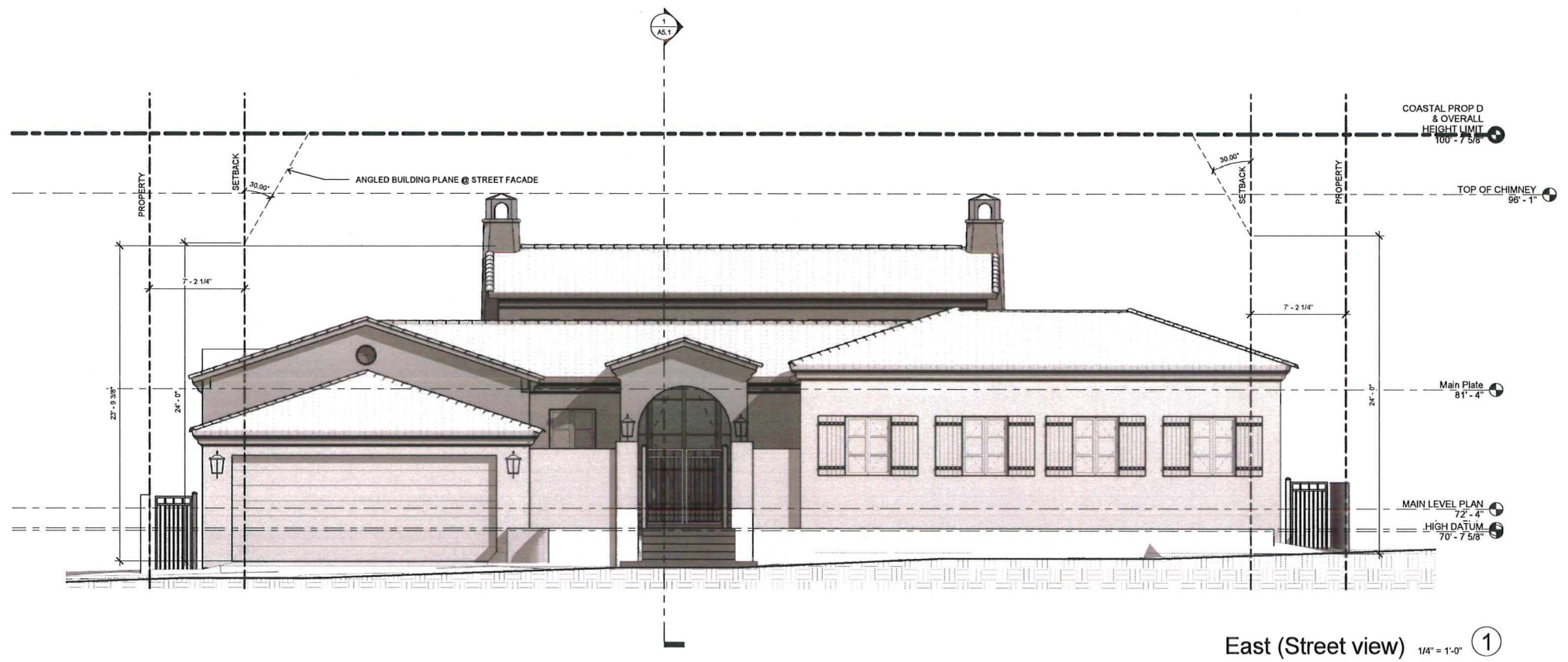


ROOF PLAN 1/4" = 1'-0" 1

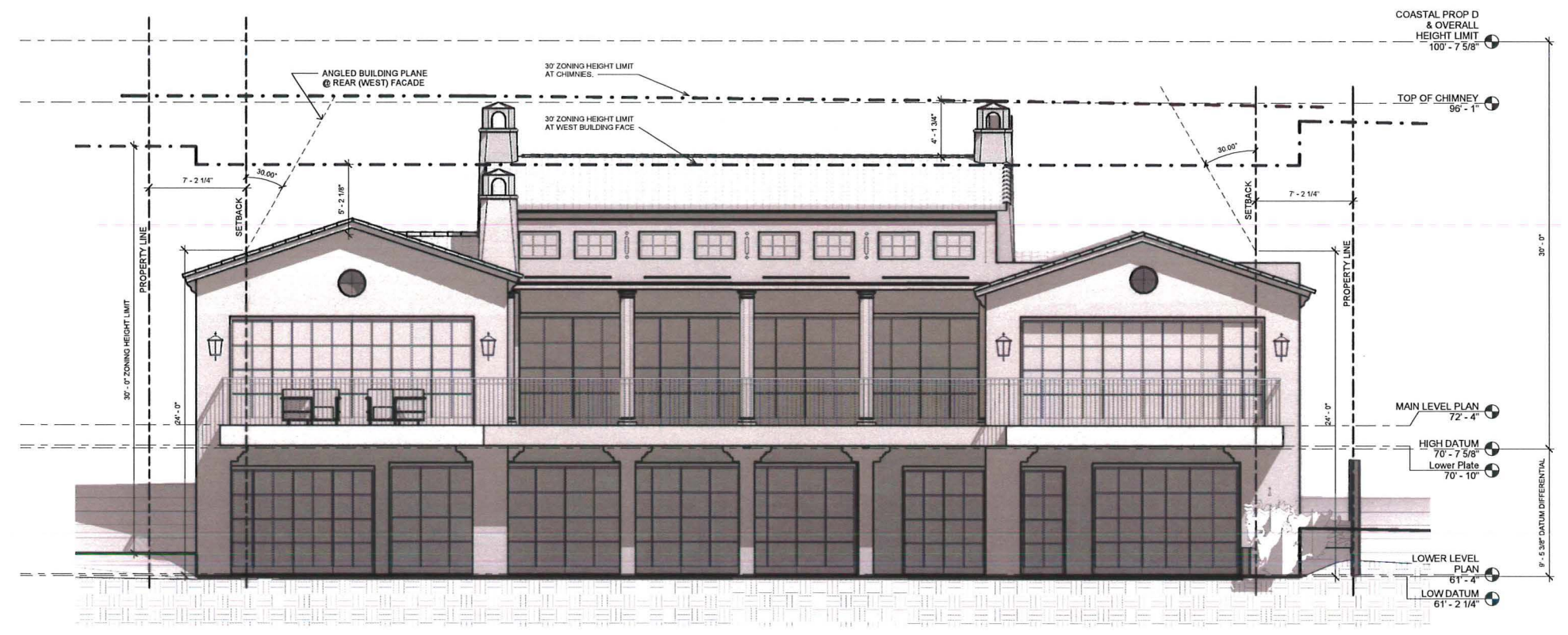
CITY STANDARD TITLE BLOCK

PREPARED BY:	Will & Fotsch ARCHITECTS	Revision 14
Name:	Contact: Brian Will	Revision 13
	1298 Prospect St. Ste 203	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(619) 204-3729	Revision 10
		Revision 09
Street Address:	5192 Chelsea St.	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
		Revision 05: 8/8/2017
		Revision 04: 7/10/2017
Project Name:	Webb Remodel	Revision 03: 5/24/2017
		Revision 02: 4/15/2017
		Revision 01: 2/7/2017
Sheet Title:	A2.2 - ROOF PLAN	Original: 06/2016
		Sheets: 9 of 12
		DEPW

9/15/2017 12:27:47 PM D:\projects\W&F Projects\111500 Chelsea St. - Webb06_Design Drawings\REV\17_0111 Chelsea CDP Final.dwg



East (Street view) 1/4" = 1'-0" ①



West 1/4" = 1'-0" ②

CITY STANDARD TITLE BLOCK

PREPARED BY	Will & Fotsch ARCHITECTS	Revision 14
Name	Contact: Brian Will	Revision 13
	1298 Prospect St., Site 2s	Revision 12
	La Jolla, CA 92037	Revision 11
Phone	(619) 204-3729	Revision 10
		Revision 09
Street Address	5192 Chelsea St.	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
		Revision 05: 8/18/2017
		Revision 04: 7/10/2017
Project Name	Webb Remodel	Revision 03: 5/24/2017
		Revision 02: 2/15/2017
		Revision 01: 2/1/2017
Sheet Title	A4.1 - EXTERIOR ELEVATIONS	Original: 05/2015
		Sheet: 10 of 12
		DEPW:

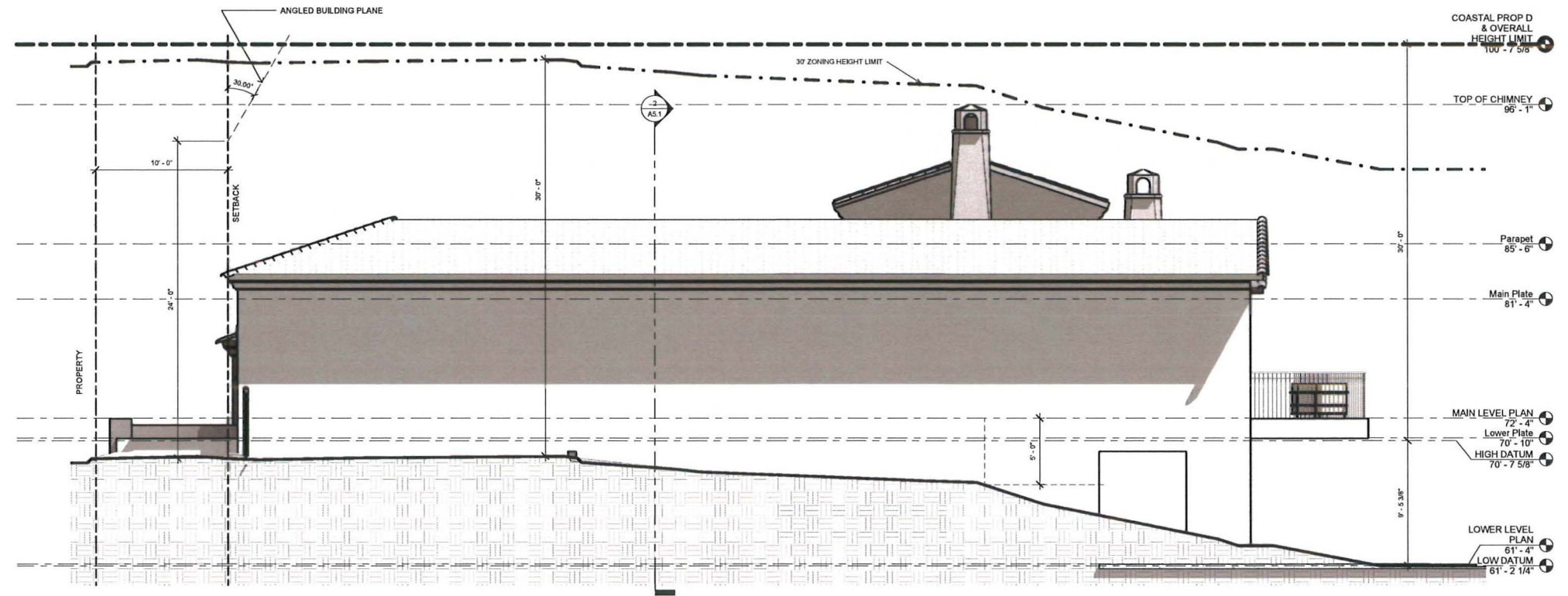
8/13/2017 12:28:30 PM D:\projects\W&F Projects\111503 Chelsea St. - Webb06_Design Drawings\REV017_0111 Chelsea CDP_Plan.dwg



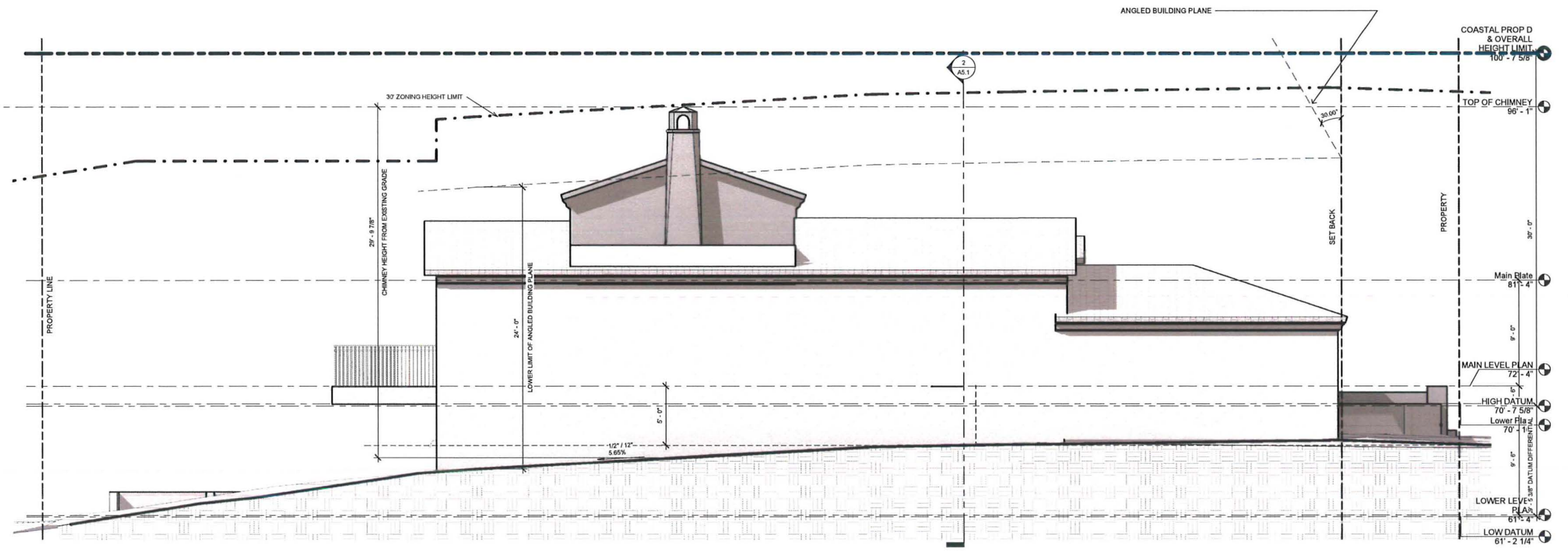
Will & Fotsch ARCHITECTS
 1208 PROSPECT ST., SUITE 2S, LA JOLLA, CA 92037
 brian@willandfotsch.com
 andy@willandfotsch.com



WEBB RESIDENCE
 5192 Chelsea St., La Jolla CA 92037



North 1/4" = 1'-0" ①



South 1/4" = 1'-0" ②

CITY STANDARD TITLE BLOCK

PREPARED BY:	Will & Fotsch ARCHITECTS	Revision 14
Name:	Contact: Brian Will	Revision 13
	1208 Prospect St., Ste 2s	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(619) 294-3728	Revision 10
		Revision 09
Street Address:	5192 Chelsea St.	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
Project Name:	Webb Remodel	Revision 05: 8/18/2017
		Revision 04: 7/19/2017
		Revision 03: 5/24/2017
		Revision 02: 4/15/2017
		Revision 01: 2/1/2017
Sheet Title:	A4.2 - EXTERIOR ELEVATIONS	Original: 05/05/2015
		Sheet: 11 of 12
		DEPW:

A4.2

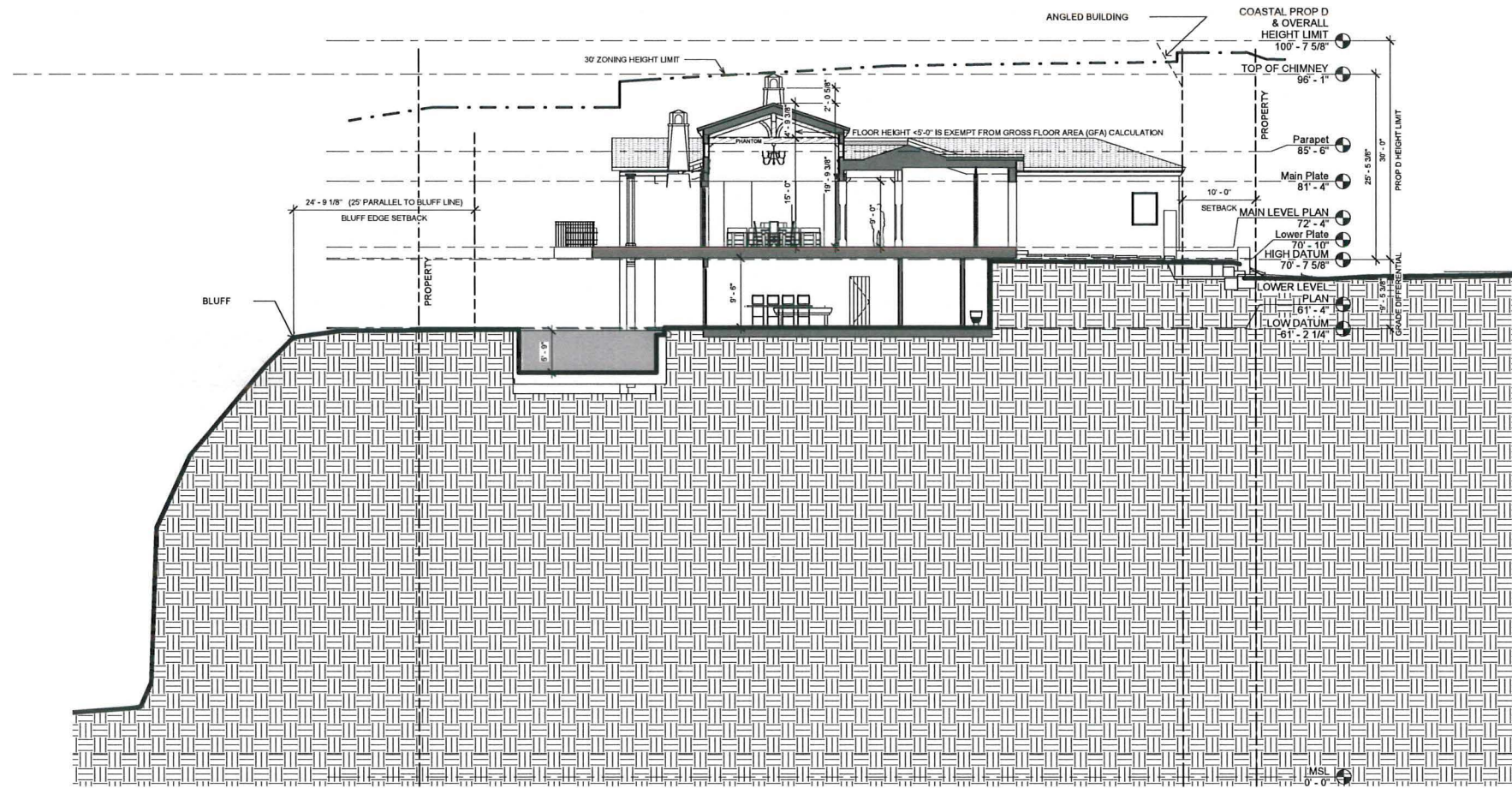
8/13/2017 12:26:17 PM D:\projects\W&F Projects\1711503 Chelsea St. - Webb06_Design Drawings\REV\1711_0711 Chelsea_CDP_Prelim.dwg



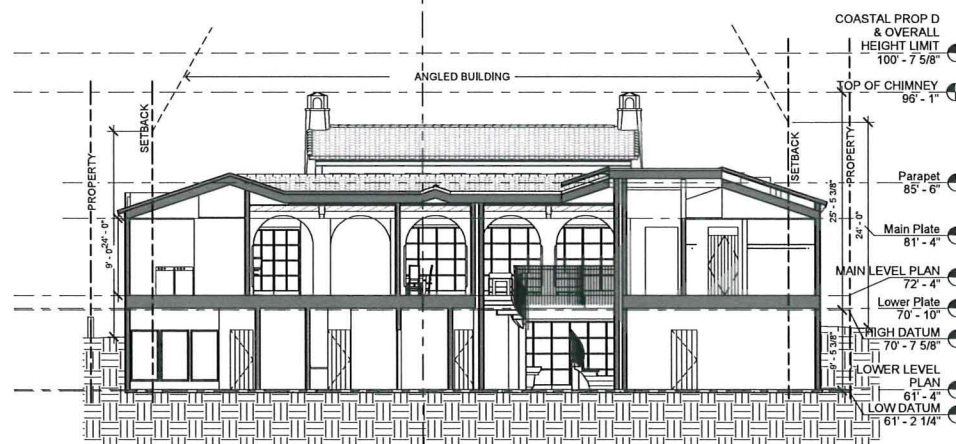
Will & Fotsch ARCHITECTS
 1298 PROSPECT ST., SUITE 2S, LA JOLLA, CA 92037
 brian@willandfotsch.com
 andy@willandfotsch.com



WEBB RESIDENCE
 5192 Chelsea St., La Jolla CA 92037



Section 1 1/8" = 1'-0" ①



Section 2 1/8" = 1'-0" ②

CITY STANDARD TITLE BLOCK

PREPARED BY:	Will & Fotsch ARCHITECTS	Revision 14
Name:	Contact: Brian Will	Revision 13
	1298 Prospect St., Ste 2s	Revision 12
	La Jolla, CA 92037	Revision 11
Phone:	(619) 204-3732	Revision 10
		Revision 09
Street Address:	5192 Chelsea St.	Revision 08
	La Jolla, CA 92037	Revision 07
		Revision 06
		Revision 05: 8/15/2017
		Revision 04: 7/15/2017
Project Name:	Webb Remodel	Revision 03: 5/24/2017
		Revision 02: 4/15/2017
		Revision 01: 2/1/2017
Sheet Title:	A5.1 - SITE SECTIONS	Original: 06/6/2016
		Sheet: 12 of 12
		DEPW

A5.1

8/1/2017 12:29:21 PM D:\projects\will&f\Projects\171550 Chelsea St. - WebbRemodel\Drawings\REV\171550 Chelsea CDP Final.dwg