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Development Summary

Project Narrative

Renovation of an existing historically designated 1928, two-story single-family residence (City of San Diego Historic Resource #560) to create a new 639 s.f. attached Companion Unit to allow the Owners to age in place. Project requires discretionary approval for a Coastal Development Permit. Project scope includes:

1. Proposed interior conversion of 189 s.f. of exist. space within the exist. historic envelope to serve as a bedroom for the Companion Unit by combining an exist. 1st floor bedroom and (2) exist. closets
2. A proposed 450 s.f. addition to the rear alley side yard of the property to build a new living, kitchen and bathroom area for the Companion Unit off the converted bedroom.
3. Proposed demolition of an existing 112 s.f. 1958 addition to the rear alley side yard consisting of a pool equip. room & garden storage room.
4. Proposed relocation of existing pool equipment to southeast corner of rear yard, which includes gas line and electrical trenching and decorative site wall to screen the equipment from the within the rear yard (existing perimeter walls screen from the public right-of-way)
5. No deviations are requested

Project Team

Architect: Johnson & Johnson Architecture
8774 Almond Road
Lakeside, CA 92040
Ph: (619) 297-4659
Contact: Paul Johnson

Structural Engineer: Mangano Consulting
PO Box 317
La Jolla, California 92038, US
Ph: (858) 886-7207
Contact: Matthew Mangano, P.E.

Surveyor: Coffman Land Consulting, Inc.
P.O. Box 2497, Julian, CA 92036
Ph: (760) 520-4340
Contact: Rick Coffman

Sheet Index

Site Plan & Develoment Summary	Sheet 1
Enlarged Site Plan & Site Sections	Sheet 2
Demolition, First Floor & Roof Plans	Sheet 3
Elevations	Sheet 4
Axonometrics	Sheet 5

Vicinity Map

Project Information

Legal Description: Lot 19 in block 10 of La Jolla Hermosa, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1810, filed in the Office of the County Recorder of San Diego, November 21, 1924

Accessor Parcel #: 357-04119-00

Owner: Bielinski Family Trust
Seonaid McArthur & Barry Bielinski
391 Via Del Norte
La Jolla, CA 92037
Ph: (858) 922-5162

Construction Type: Type V, Non-Rated, Unsprinklered

Occupancy Class.: R-3

Zone: RS-1-7

Applicable Overlay Zones: Coastal Height Limit
Coastal (Non-Appealable Area 2) Overlay Zone
Parking Impact
Residential Tandem Parking
Transit Area
Transit Priority Area

Gross Site Area: 11,074 s.f. lot (0.254 Acre)

Floor Area:

Existing Primary Dwelling Unit

1st floor	2,272 s.f.
2nd floor	1,414 s.f.
Garage	330 s.f.
Total	4,016 s.f.

Unfin. Unocc. Basement 204 s.f.

Demolition Primary Dwelling Unit

1st (P.D.U.)	112 s.f.
2nd (P.D.U.)	0 s.f.
Garage (P.D.U.)	0 s.f.

Conversion to Companion Unit

1st (P.D.U.)	189 s.f.
2nd (P.D.U.)	0 s.f.
Garage (P.D.U.)	0 s.f.

Proposed

1st (P.D.U.)	1,971 s.f.
2nd (P.D.U.)	1,414 s.f.
Garage (P.D.U.)	330 s.f.
Companion Unit (C.U.)	639 s.f.
> Ex. Bedrm #1 = 189 s.f.	
> Addition = 450 s.f.	
Total	4,354 s.f.

Allowable F.A.R.: 0.53

Actual F.A.R.: 0.39
(4,354 total s.f. proposed / 11,074 s.f. lot = 0.3932)

Project Information

Years Constructed:

1928 Original 2-story house & garage

1929 2-story dining room, porch, master bedroom & master bath addition

1958 Swimming pool, pool equipment room and garden storage room addition (pool equip. & garden storage rooms to be demo'd under this permit)

1962 1-story family room & bath addition, which included converting the 1929 porch and adding an elevator to the 2nd floor

1994 Kitchen renovation & garage expansion

Geologic Hazard Category: 53 - Level or sloping terrain, unfavorable geologic structure, low to moderate risk

Landscape Area:
Existing: 2,765 sq ft
Proposed: 2,434 sq ft

Residential Unit Count:
Single-Family Primary Dwelling Unit 1
Companion Unit 1

Use:
Existing: Single Family Residence
Proposed Single Family Residence w/ Companion Unit

Project Information

Required Off-Street Parking:
Existing Total: 2, within exist. 2-car garage
Proposed Total: 2, within exist. 2-car garage*

*Per 141.0302(a)(8)(C) & (D), no additional parking required for the Companion Unit if it is located within a historically designated resource (this resource is City of San Diego Landmark #560), Transit Area or Transit Priority Area.

Setbacks: per table 131-04D and sections noted below

Front	15'
Street Side	8'
(0.1 x 83.25' lot width = 8.3 ft)	
Rear Alley*	5'
Side	
(0.08 x 83.25' lot width = 6.7 ft)	7'

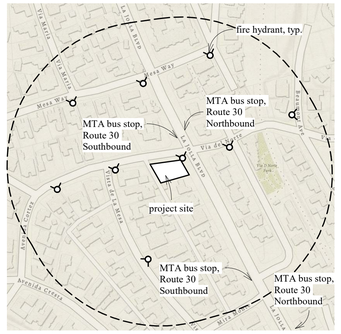
*Per 131.0443(a)(2)(B), where a rear yard abuts an alley, one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback. In no case shall a rear setback using this provision be less than 5 feet on the premises. Adjacent alley is 20 feet wide.

Easements: None

Environmentally Sensitive Lands: None

General Notes

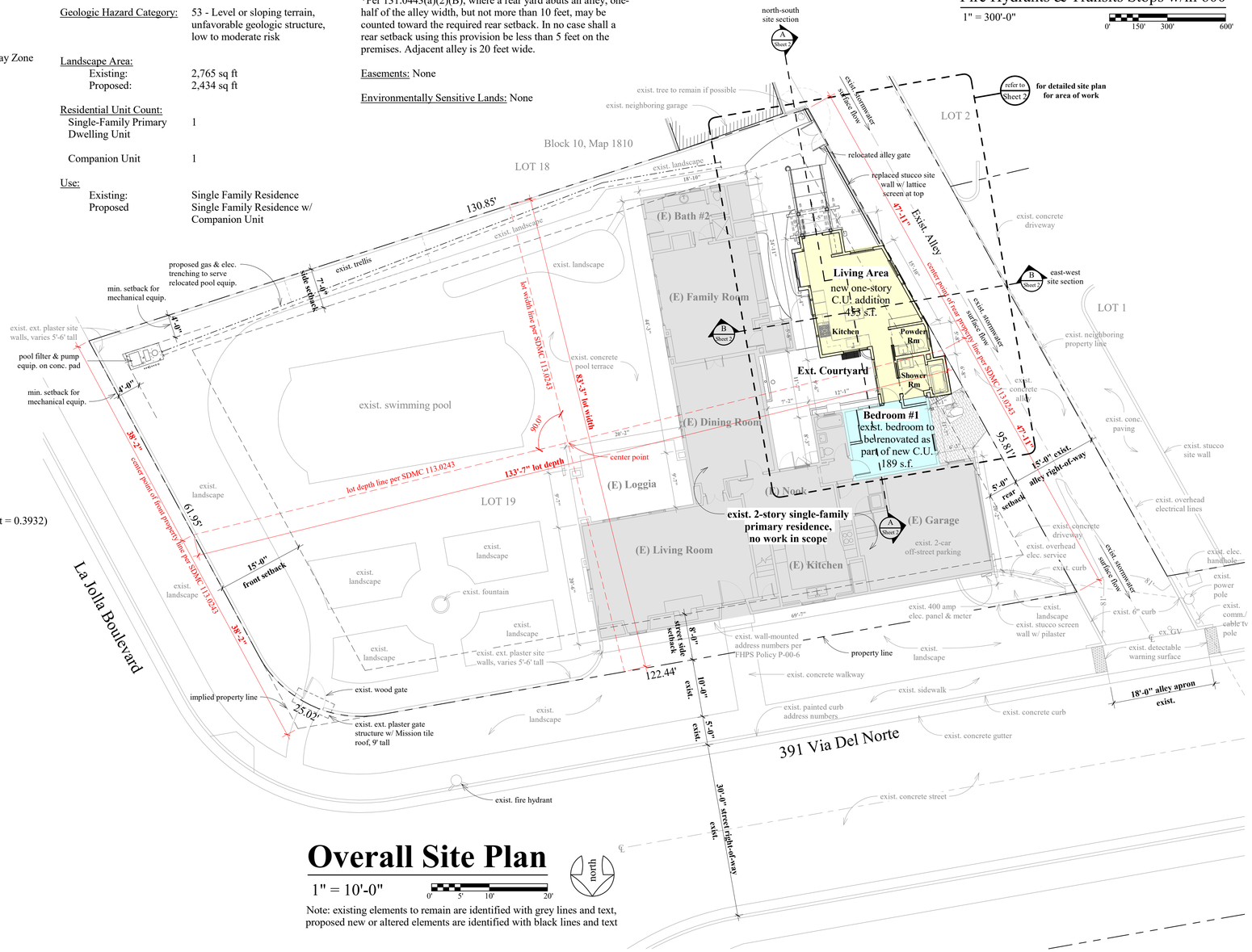
1. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.



Fire Hydrants & Transits Stops w/in 600'

1" = 300'-0"

0' 150' 300' 600'



Overall Site Plan

1" = 10'-0"

0' 5' 10' 20'

north

Note: existing elements to remain are identified with grey lines and text, proposed new or altered elements are identified with black lines and text

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Drawn by: Jennifer D. Macdonald

LICENSED ARCHITECT Paul W. Johnson No. C 21850 REN 9/30/2021 STATE OF CALIFORNIA

Development Plan Package for a Companion Unit Addition to the

Bielinski Residence

391 Via Del Norte City of San Diego Historic Resource # 560 La Jolla, CA 92037

Orig. Preparation Date: 7/16/2020
Revisions: 12/28/2020

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Drawings: Site Plan & Develoment Summary

Sheet #1 of 5

PTS #: 664916

J&J Job No.: 2019-13

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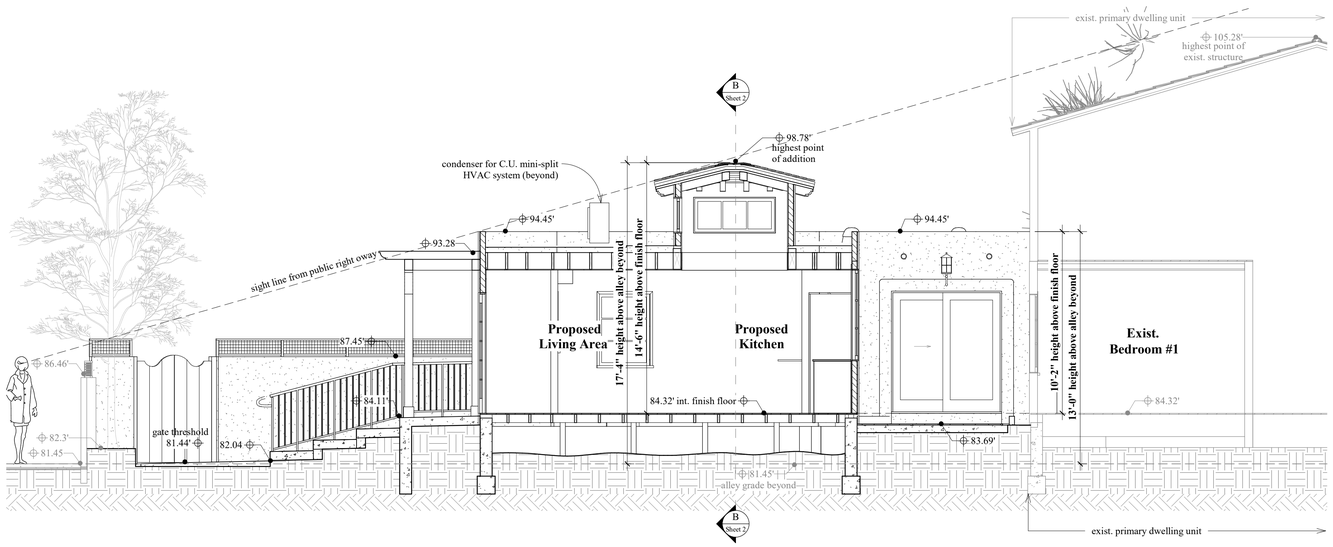
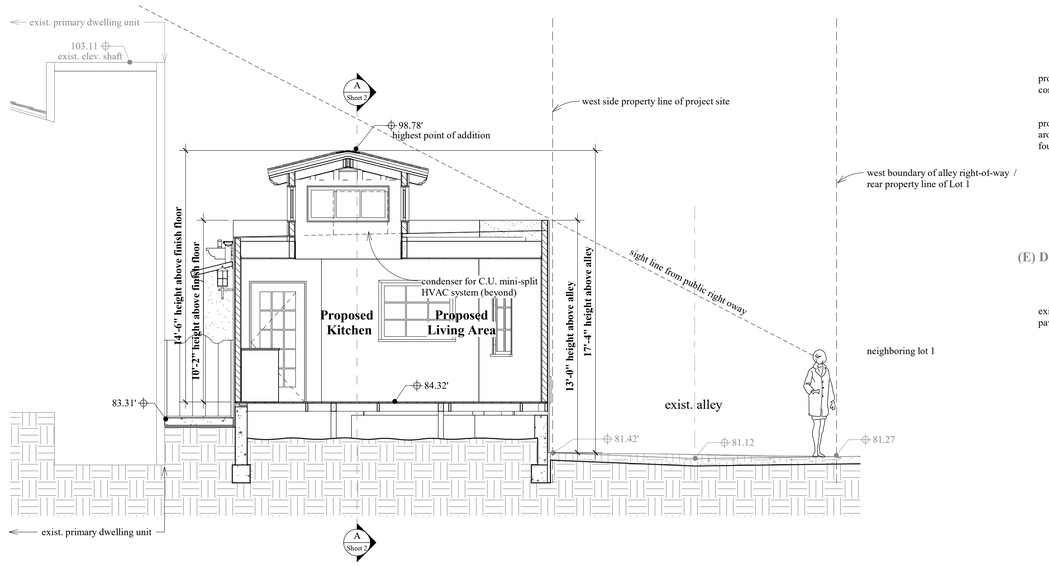


Section A - North-South

1/4" = 1'-0"

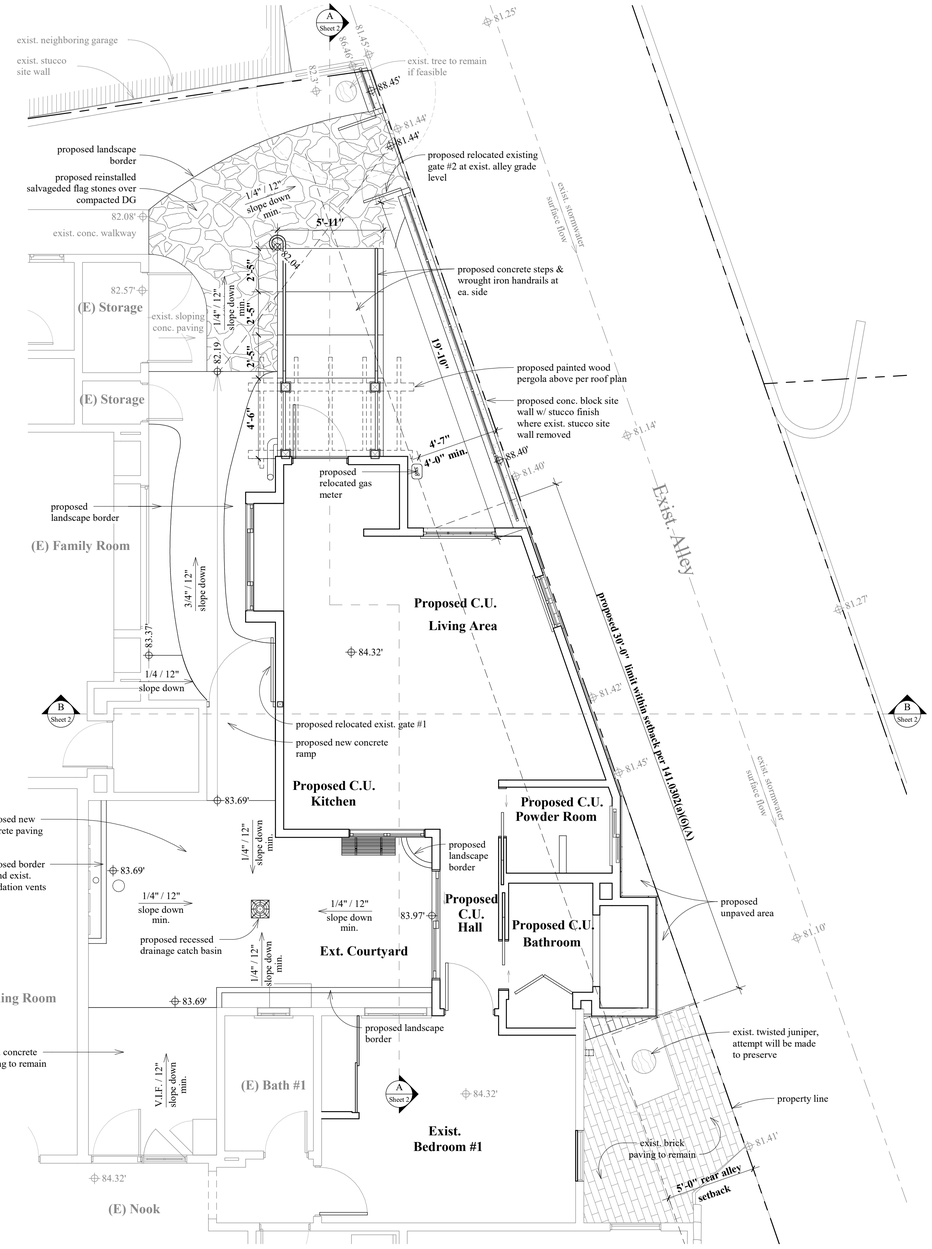
0' 4' 8'



Section B - East-West

1/4" = 1'-0"

0' 4' 8'



Companion Unit Enlarged Site Plan

1/4" = 1'-0"

0' 4' 8'

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Drawings: Enlarged Site Plan & Site Sections

Sheet #2 of 5

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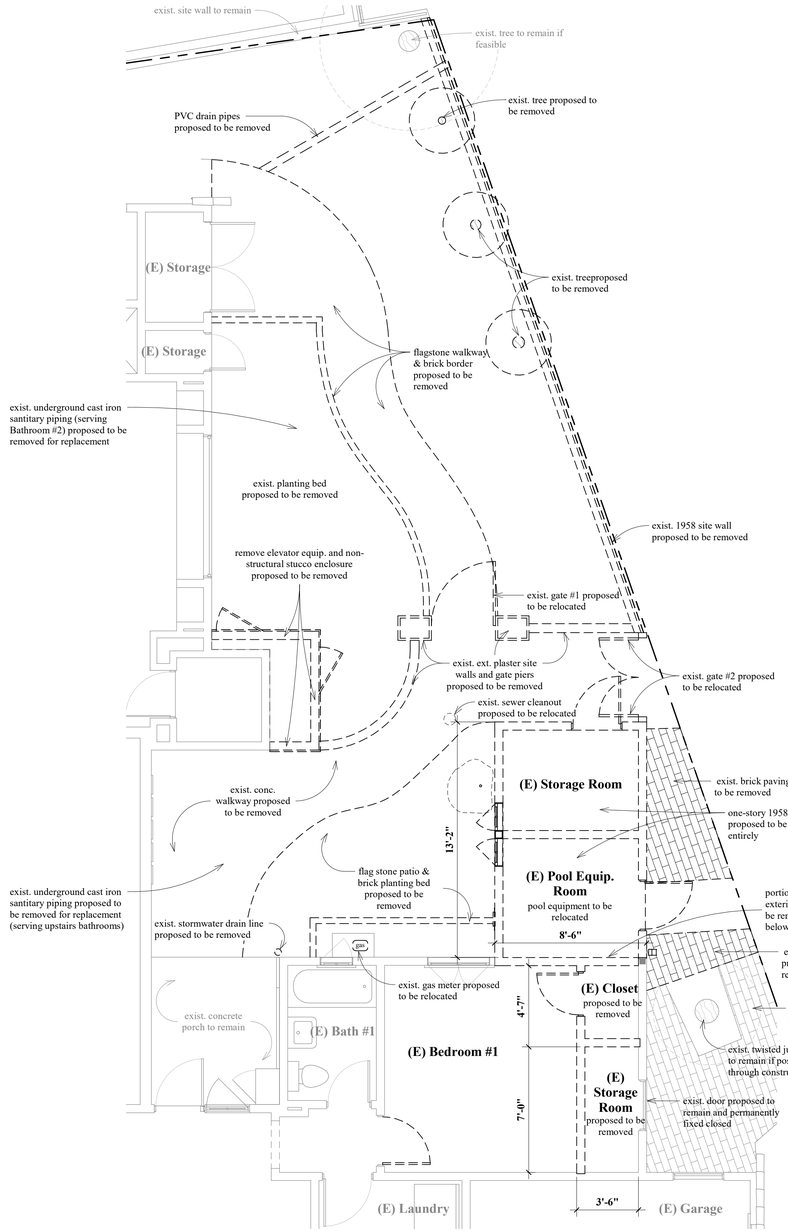

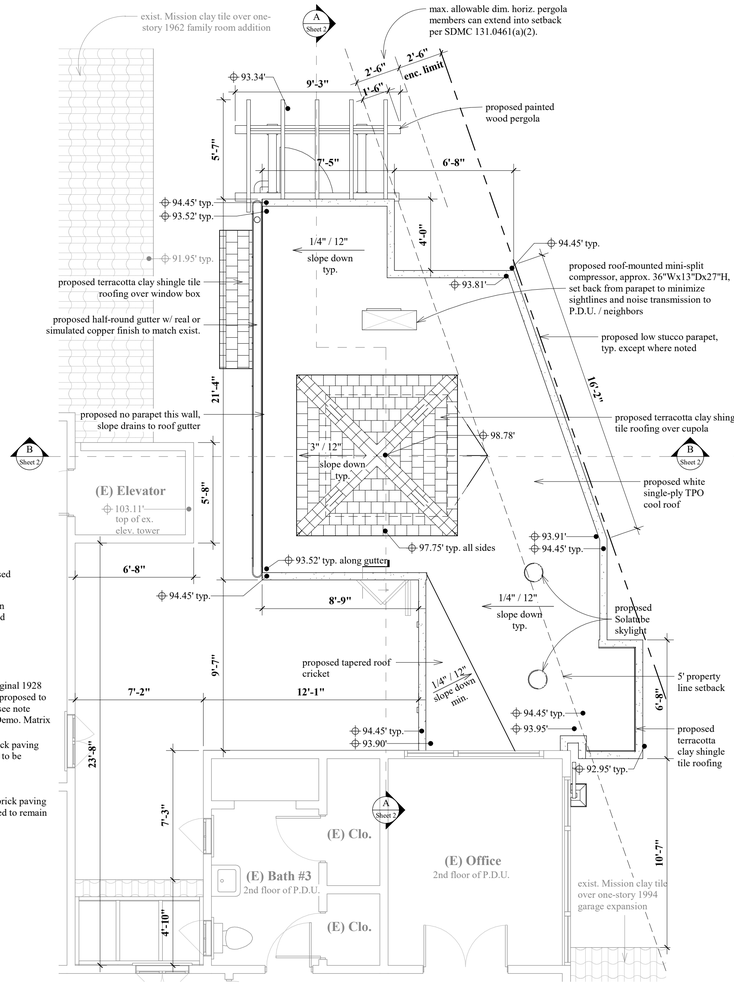

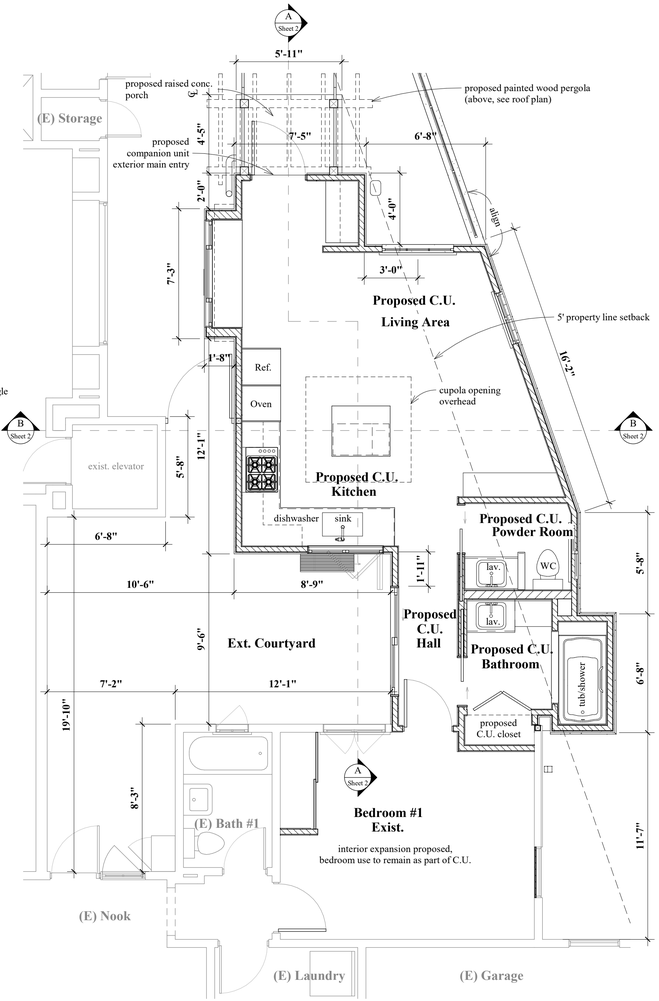

Proposed Site / Ground Floor Demo. Plan

1/4" = 1'-0"

0' 4' 8'

north reference north true

Wall Demolition Matrix				
	total linear feet of exist. exterior wall	total linear feet of proposed ext. wall demo.	percentage of exist. wall proposed for demo.	percentage of exist. wall proposed to remain
1st floor	344'-10" LF	34'-10" LF	10.1%	89.9%
2nd floor	227'-8" LF	0 LF	0%	100%

Note: The interior wall between the exist. pool equipment room and Bedroom #1 is a portion of the original 1928 exterior wall that was captured inside the 1958 addition and is proposed to be removed. Only the first floor portion of the wall up to 9'-0" is proposed to be removed/altered to make the addition connection to the exist. primary dwelling unit. The remaining wall above to the 2nd floor roof will remain.

Proposed Roof Plan

1/4" = 1'-0"

0' 4' 8'

north reference north true

Proposed First Floor Plan

1/4" = 1'-0"

0' 4' 8'

north reference north true

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Drawings: Demolition, First Floor & Roof Plans

Sheet #3 of 5

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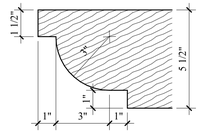

Proposed Carved Rafter Tail Profile

3" = 1'-0"

Proposed carved rafter tail profile is differentiated from the existing historic rafter tail profile while being symapthetic to the architectural style.

Existing Carved Rafter Tail Profile

Not to Scale

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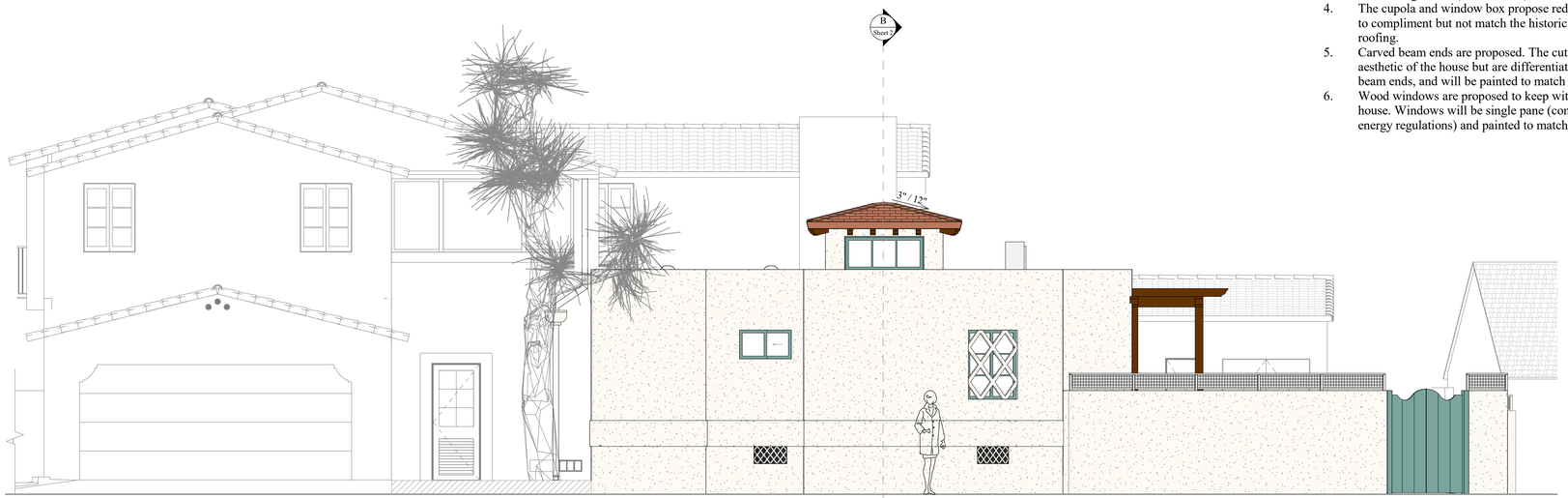
Exterior Finish Material Notes

1. Project will comply with the Secretary of the Interior's Standards for Rehabilitation.
2. Exist. historic Primary Dwelling Unit (P.D.U.) features the original stucco finish and red Mission barrel clay tile roofing.
3. All walls of the Companion Unit (C.U.) addition and replacement site walls propose stucco with a contemporary medium sand finish to differentiate the addition from the historic portion, painted to match the existing P.D.U (cream white)
4. The cupola and window box propose red terracotta flat slab shingle tile to compliment but not match the historic red Mission barrel tile roofing.
5. Carved beam ends are proposed. The cut profiles maintain the Spanish aesthetic of the house but are differentiated from the historic carved beam ends, and will be painted to match existing (dark brown).
6. Wood windows are proposed to keep with the aesthetic of the historic house. Windows will be single pane (complying with all applicable energy regulations) and painted to match existing (celadon green).



West Elevation

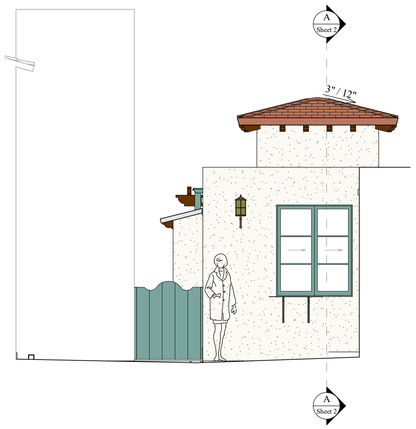
1/4" = 1'-0"

South Elevation

1/4" = 1'-0"

East Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"

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Drawings:

Elevations

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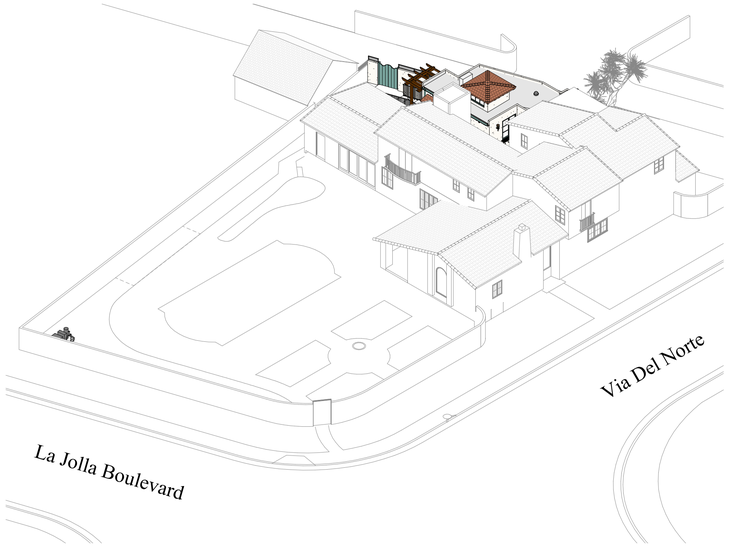
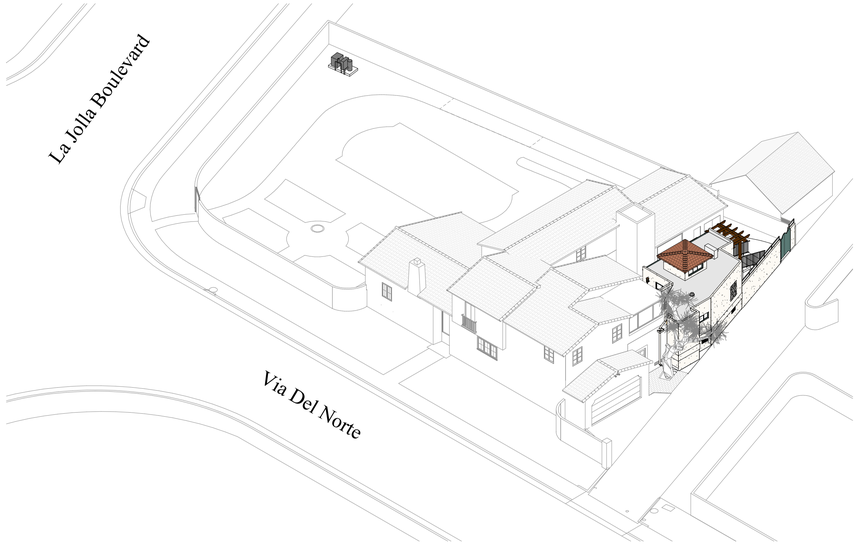


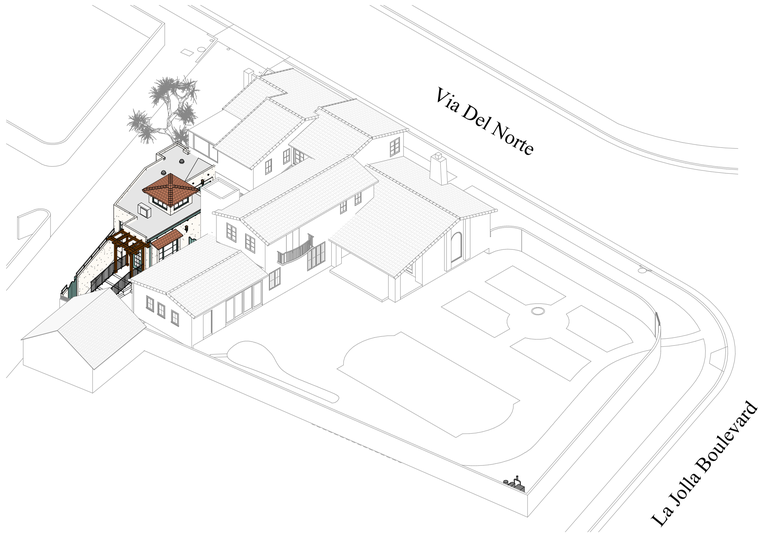
Northeast Axonometric

north



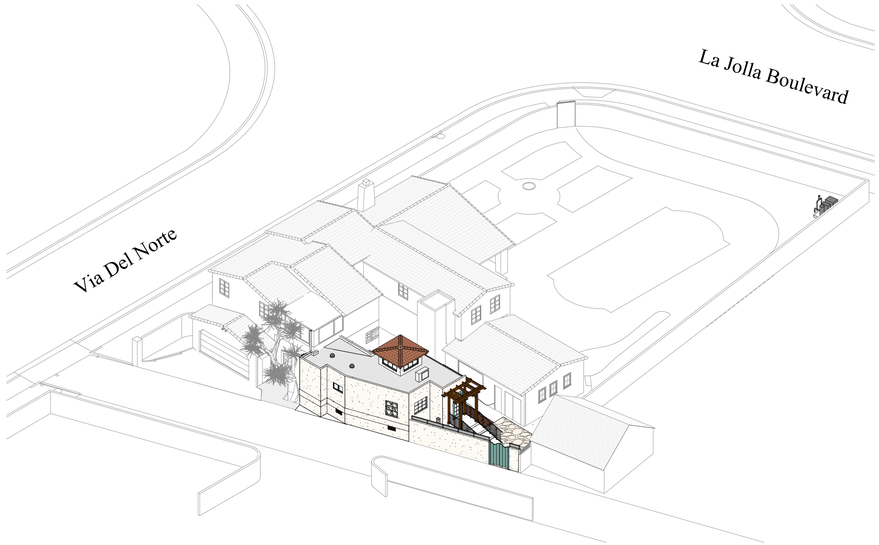
Northwest Axonometric

north



Southeast Axonometric

north



Southwest Axonometric

north

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