



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 12, 2012 REPORT NO. HO-12-101

ATTENTION: Hearing Officer

SUBJECT: HOGAN RESIDENCE
PROJECT NUMBER: 291863

LOCATION: 2975 Nichols Street

OWNER: Patricia L. Hogan

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit to construct additions to an existing single family residence within the Peninsula Community Planning area?

Staff Recommendation - **APPROVE** Coastal Development Permit No. 1023672.

Community Planning Group Recommendation – On October 18, 2012, the Peninsula Community Planning Board voted 6-3-0 to recommend approval of the project with no suggested conditions (Attachment 6).

Environmental Review – The project was determined to be exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 23, 2012 and the opportunity to appeal that determination ended on November 14, 2012.

BACKGROUND/DISCUSSION

The 0.17-acre site is located at 2975 Nichols Street in the RS-1-7 Zone, Coastal Overlay Zone (Appealable Area), First Public Roadway of the Coastal Overlay Zone, and the Coastal Height Limitation Overlay Zone. The Peninsula Community Plan (La Playa neighborhood) designates the site for Single-Family Residential uses. The property is currently developed with a two-story single family residence.

The property owner was issued a ministerial Combination Permit No. 270145 (Project No. 177804) and various construction change permits (Project Nos. 244325 and 227272) through 2011. During field inspections, it was determined that the development demolished more than 50 percent of the exterior walls. As such, the project requires a Coastal Development Permit for proposed new development within the Coastal Overlay Zone.

The project includes the demolition of interior and exterior walls, and first and second story additions to an existing 3,915-square-foot residence resulting in a 4,250-square-foot residence with an existing two-car carport. The proposed development includes renovations to the interior of both floors and additions to both floors, which would comply with all of the development regulations of the underlying RS-1-7 zone to include floor area ratio, building height and setbacks, resulting in 335 square feet of additional gross floor area to the residence. The proposed building would conform to the maximum 30-foot Coastal Height Limit allowed by the zone.

The property is located at the intersection of Nichols and Rosecrans Street, one block west of the San Diego Bay. The Plan identifies a Coastal Vista within the public right-of-way of Nichols Street. The site is not located on or adjacent to an existing physical accessway. However, the Coastal Vista adjacent to the site is identified as a "proposed new and/or improved physical access." The site is located one block west of the beach area adjacent to the San Diego Bay and as such, would not impede access to a proposed physical accessway. The development would occur entirely within private property and would not impede public views within Nichols Street.

CONCLUSION

Staff has reviewed the proposed project and has determined that it conforms to the RS-1-7 zone, and the policies and goals within the Peninsula Community Plan as further detailed in the draft findings of fact submitted for consideration in Attachment 5. Therefore, staff supports the proposed Coastal Development Permit.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1023672, with modifications; or
2. Deny Coastal Development Permit No. 1023672, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Morris E. Dye, Development Project Manager

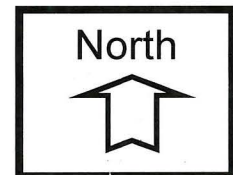
Attachments:

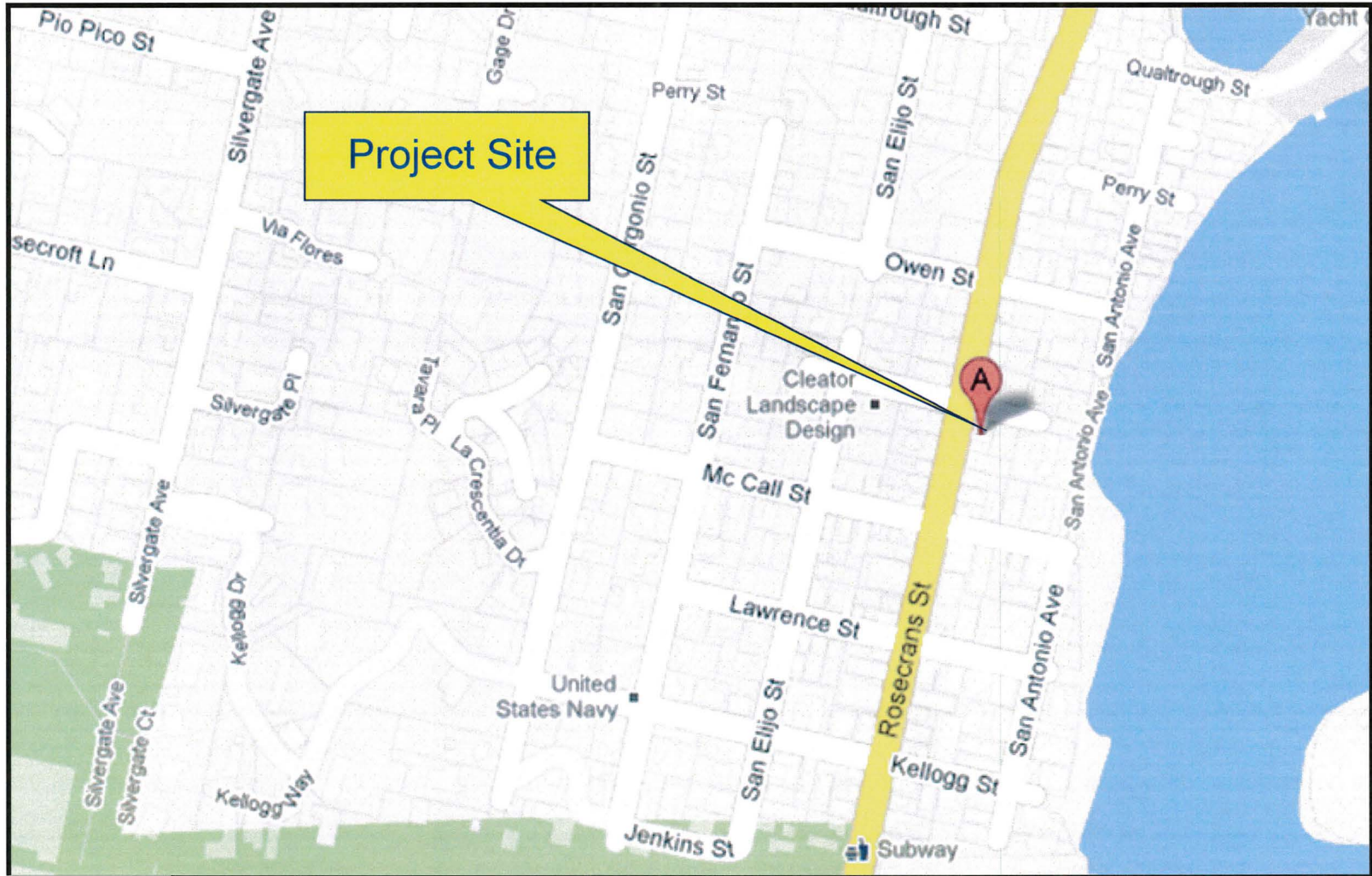
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit
5. Draft Resolution
6. Community Planning Group Recommendation
7. Environmental Exemption
8. Project Plans



Location Aerial Photo

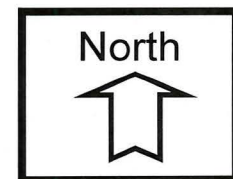
HOGAN RESIDENCE CDP- 2975 NICHOLS ST,
PROJECT NO. 291863

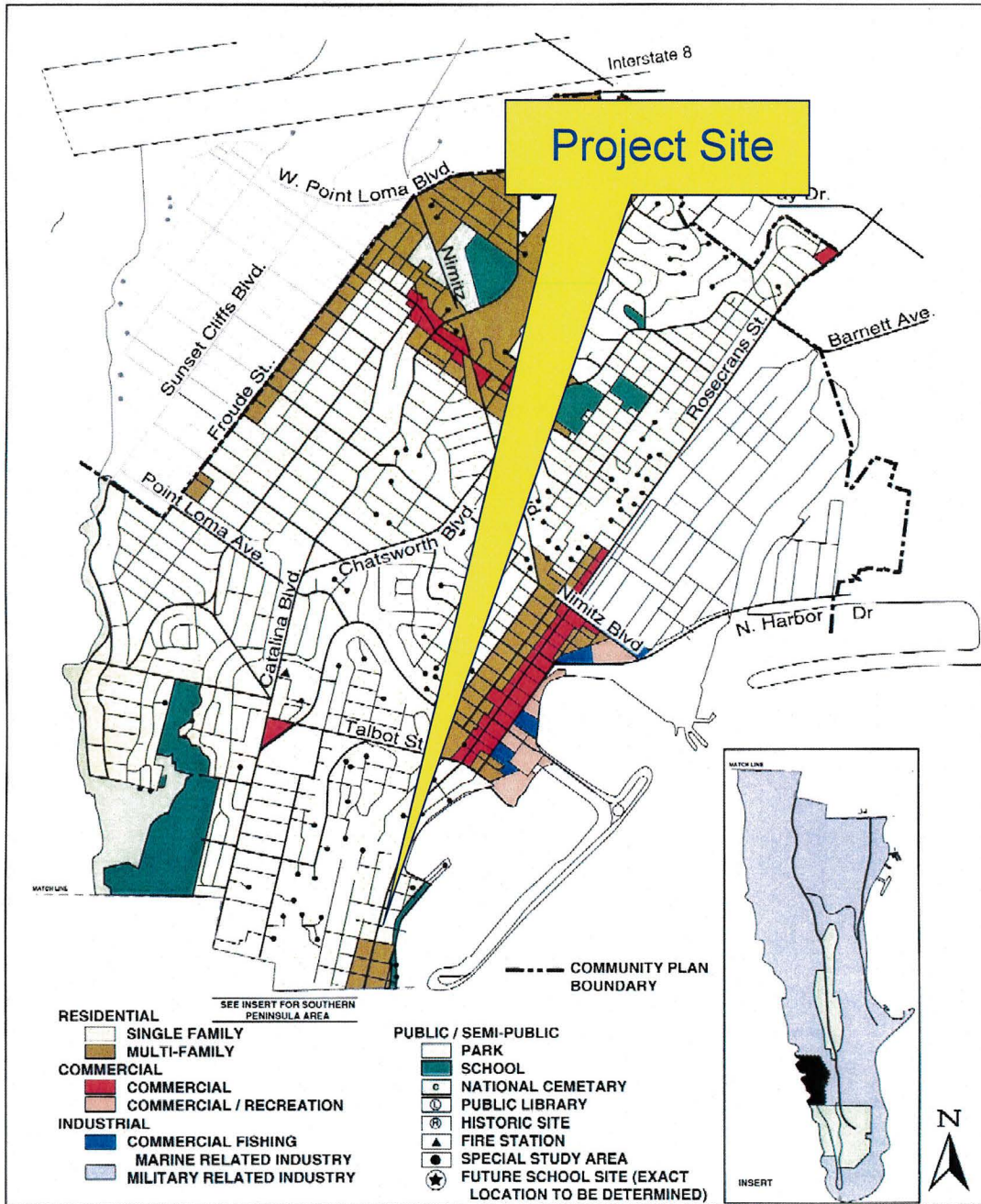




Project Location Map

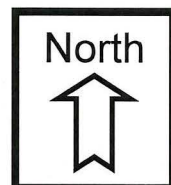
HOGAN RESIDENCE CDP- 2975 NICHOLS STREET
PROJECT NO. 291863





Land Use Map

**HOGAN RESIDENCE CDP- 2975 NICHOLS STREET
PROJECT NO. 291863**



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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003125

COASTAL DEVELOPMENT PERMIT NO. 1023672
HOGAN RESIDENCE PROJECT NO. 291863
HEARING OFFICER

This Coastal Development Permit No. 1023672 is granted by the Hearing Officer of the City of San Diego to PATRICIA L. HOGAN, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 0.17-acre site is located at 2975 Nichols Street in the RS-1-7 zone of the Peninsula Community Plan. The project site is legally described as the northerly 100.00 feet of Lot 2, in Block 137 of La Playa, in the City of San Diego, County of San Diego, State of California, according to the official map in the Pueblo Lands of San Diego made by Charles H. Poole and filed in the Office of the County Recorder of said county, November 14, 1921 as miscellaneous Map No. 35, excepting therefrom the easterly 70.00 feet;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct one and two story additions to an existing two story residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 12, 2012, on file in the Development Services Department.

The project shall include:

- a. One and two story additions to an existing two story residence as follows: Construction of 92 square feet on the first floor, 1,314 square feet on the second floor, demolition of 1,071 square feet, to an existing 3,915-square-foot residence, resulting in a 4,250-square-foot structure;
- b. Off-street parking within an existing carport;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 27, 2015.
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.

PLANNING/DESIGN REQUIREMENTS:

12. 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.

13. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 Development Services Department of the City of San Diego on December 12, 2012 and [Approved Resolution Number].

ATTACHMENT 4

Coastal Development Permit No. 1023672
December 12, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MORRIS E. DYE
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.

Patricia L. Hogan Irrevocable Trust
Owner/Permittee

By _____
Patricia L. Hogan
Trustee

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

HEARING OFFICER
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1023672
HOGAN RESIDENCE PROJECT NO. 291863

WHEREAS, Patricia L. Hogan, Owner/Permittee, filed an application with the City of San Diego for a permit to allow first and second floor additions to a single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1023672) on portions of a 0.17-acre site;

WHEREAS, the project site is located at 2975 Nichols Street in the RS-1-7 zone of the Peninsula Community Planning Area;

WHEREAS, the project site is legally described as the northerly 100.00 feet of Lot 2, in Block 137 of La Playa, in the City of San Diego, County of San Diego, State of California, according to the official map in the Pueblo Lands of San Diego made by Charles H. Poole and filed in the Office of the County Recorder of said county, November 14, 1921 as miscellaneous Map No. 35, excepting therefrom the easterly 70.00 feet;

WHEREAS, on December 12, 2012, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1023672 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 23, 2012 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 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 December 12, 2012.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The proposed project is the construction of first and second floor additions to an existing two-story residence, including demolition of exterior walls, resulting in a 4,250-square-foot residence with a net increase in gross floor area of 335 square feet. The site is located at 2975 Nichols Street at the

intersection of Nichols Street and Rosecrans Avenue, one block west of the San Diego Bay. The site is designated for single-family residential development within the La Playa Neighborhood of the Peninsula Community Plan (Plan). The Plan identifies a Coastal Vista within the public right-of-way of Nichols Street. The site is not located on or adjacent to an existing physical accessway. However, the Coastal Vista adjacent to the site is identified as a “proposed new and/or improved physical access.” The proposed development includes renovations to the interior of both floors and additions to both floors, which would comply with all of the development regulations of the underlying RS-1-7 zone to include floor area ratio, building height and setbacks. The proposed building would conform to the maximum 30-foot Coastal Height Limit allowed by the zone. The development would occur entirely within private property and would not impede public views within Nichols Street. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The proposed project is the construction of first and second floor additions to an existing two-story residence, including demolition of exterior walls, resulting in a 4,250-square-foot residence with a net increase in gross floor area of 335 square feet. The site is located at 2975 Nichols Street at the intersection of Nichols Street and Rosecrans Avenue, one block west of the San Diego Bay. The site does not contain environmentally sensitive lands and the development was determined to be exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15301, Existing Facilities as the development was determined to not create adverse environmental impacts. The project is proposed for a site that is located in a built, urban environment. The project is also not adjacent to any sensitive resources, and not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project is the construction of first and second floor additions to an existing two-story residence, including demolition of exterior walls, resulting in a 4,250-square-foot residence with a net increase in gross floor area of 335 square feet. The site is located at 2975 Nichols Street at the intersection of Nichols Street and Rosecrans Avenue, one block west of the San Diego Bay. The site is designated for single-family residential development within the La Playa Neighborhood of the Peninsula Community Plan which includes by reference the Peninsula Local Coastal Program Land Use Plan (LCP). The LCP objectives and recommendations state that the existing scale and character of the residential areas should be maintained and structures should be designed to protect views of Peninsula’s natural scenic amenities. The Residential Element of the Plan states that the existing stable residential neighborhoods which comprise most of Peninsula should be conserved. This concept is consistent with the General Plan objective that radical and intrusive changes to existing residential character should be avoided in existing, well-maintained communities. The proposed addition will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, parking, landscape and floor area ratio. The LCP identifies a Coastal Vista within the public right-of-way of Nichols Street. The project would

maintain the residential two-story development and would not impede or encroach into the Coastal Vista within Nichols Street. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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 proposed project is the construction of first and second floor additions to an existing two-story residence, including demolition of exterior walls, resulting in a 4,250-square-foot residence with a net increase in gross floor area of 335 square feet. The property is located between the nearest public road (Rosecrans Street) and the shoreline of San Diego Bay. For private developments, Chapter 3 of the California Coastal Act addresses the requirement for new developments to not impede public access to Coastal amenities. The site is not located on or adjacent to any existing physical accessway. The site is located one block west of the beach area adjacent to the San Diego Bay, is entirely within private property and would observe all required setbacks. Therefore, the project would not impede public access to the nearby Coastal amenity.

A "proposed new and/or improved physical access" or Coastal Vista within the public right-of-way of Nichols Street adjacent to the site is identified in the Local Coastal Program. However, the project would be constructed entirely on private property within a built, urban environment, surrounded by residential developments, would observe all required setbacks and would not impede or encroach into any Coastal Vista within Nichols Street.

The project would neither impede any public access to any coastal amenity and would not encroach into any current or planned Coastal Vista. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Coastal Development Permit No. is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1023672, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: December 12, 2012

Job Order No. 24003125



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Hogan Residence CDP		Project Number: 291863		Distribution Date: 9/4/2012	
Project Scope/Location: PENINSULA (PROCESS 3) Coastal Development Permit to allow 1st and 2nd floor additions to an existing single-family residence located on a 0.17-acre site at 2975 Nichols St, in the RS-1-7 Zone, Coastal Appealable, CHLOZ, PIOZ-Coastal, FAA Part 77. Council District 2. Notice Cards=1.					
Applicant Name: Rogers, Ron			Applicant Phone Number: (858) 243-9413		
Project Manager: Teasley, Sandra		Phone Number: (619) 446-5271	Fax Number: (619) 446-5245	E-mail Address: STeasley@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 6	Members No 3	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: GEOFF PAGE			TITLE: CHAIR		
SIGNATURE: <i>Geoff Page</i>			DATE: 10-27-12		
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

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.: 291863

PROJECT TITLE: HOGAN RESIDENCE CDP

PROJECT LOCATION-SPECIFIC: 2975 Nichols Street, San Diego, CA 92106 (Lot 2 Block 137 of Map 35)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit to allow 1st and 2nd floor renovations to an existing two-story single dwelling unit located on a 0.17-acre site at 2975 Nichols Street, in the RS-1-7 Zone, Coastal Appealable, CHLOZ, PIOZ-Coastal, FAA Part 77 noticing areas within the Peninsula Community Plan Area of Council District 2 of the City of San Diego.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Patricia Hogan
 2975 Nichols Street
 San Diego, CA, 92106
 619-823-6959

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: This project is exempt pursuant to the California Environmental Quality Act Section 15301 existing facilities
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: All proposed renovation would be within the existing footprint of the residential structure which was built in 1958. A previous proposal was reviewed by Historical Resources Staff in 2009 which concluded that the house was not historic. The current proposal did not require additional historical review and no other environmental resources would be affected by the project. Therefore the project is exempt because it meets the criteria set forth in CEQA section 15301- existing facilities -and where the exceptions listed in CEQA section 15300.2 would not apply.

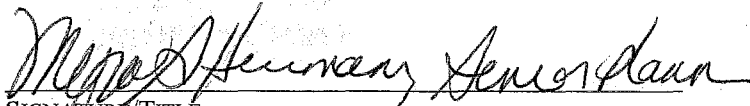
LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 446-5159

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


 SIGNATURE/TITLE

10/23/12
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

ENVIRONMENTAL DETERMINATION
NOTICE OF RIGHT TO APPEAL

PROJECT NAME: [REDACTED]

COMMUNITY PLAN AREA: [REDACTED]

PROJECT NUMBER: [REDACTED]

LOCATION: [REDACTED]

The City of San Diego has determined that the proposed project is a categorical exemption under CEQA. The City Clerk has posted a notice of this determination in the office of the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

You have the right to appeal this determination to the City Council.

To appeal, you must file an appeal application with the City Clerk within 15 business days of the date of posting of this notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

The appeal application must include the following information:

1. A statement of the reasons why you believe the determination is incorrect.

2. A statement of the actions you want the City Council to take.

3. A statement of the actions you want the City Council to take if the appeal is successful.

4. A statement of the actions you want the City Council to take if the appeal is unsuccessful.

5. A statement of the actions you want the City Council to take if the appeal is withdrawn.

6. A statement of the actions you want the City Council to take if the appeal is dismissed.

7. A statement of the actions you want the City Council to take if the appeal is denied.

8. A statement of the actions you want the City Council to take if the appeal is approved.

9. A statement of the actions you want the City Council to take if the appeal is rejected.

10. A statement of the actions you want the City Council to take if the appeal is denied.

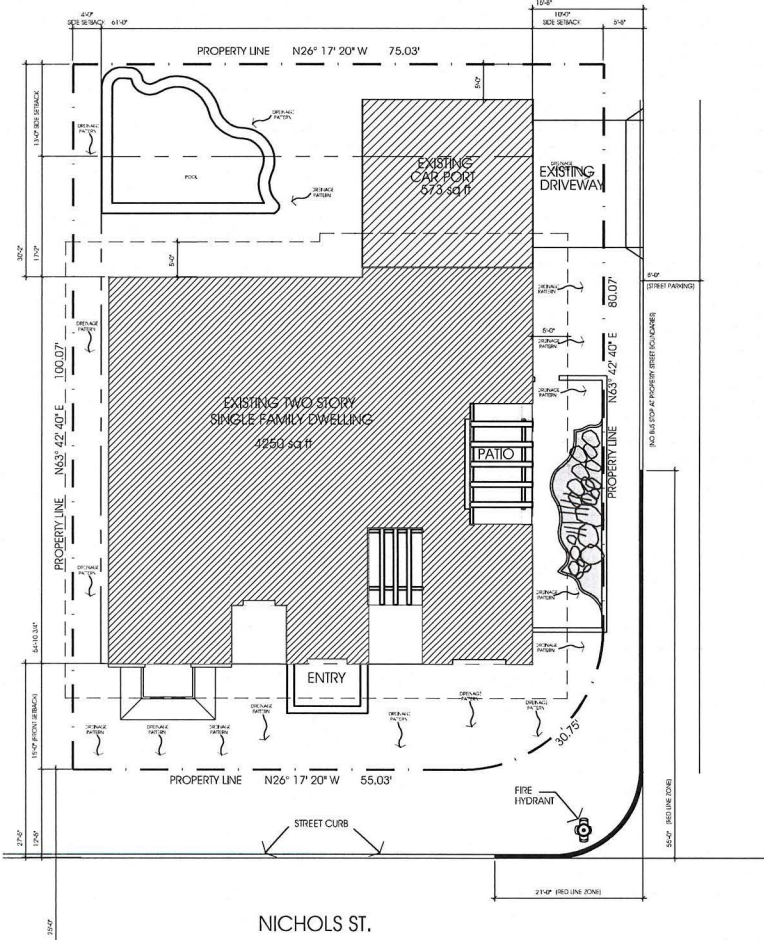
11. A statement of the actions you want the City Council to take if the appeal is approved.

12. A statement of the actions you want the City Council to take if the appeal is rejected.

13. A statement of the actions you want the City Council to take if the appeal is denied.

14. A statement of the actions you want the City Council to take if the appeal is approved.

15. A statement of the actions you want the City Council to take if the appeal is rejected.



ROSEGRANS ST.

SITE PLAN

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



DEVELOPMENT SUMMARY

- SCOPE OF WORK:
PARTIAL DEMO ON FIRST FLOOR OF INTERIOR WALLS INCLUDING STAIRWAY, TO MAKE SPACE FOR REMODEL AND RE-SHAPE OF NEW PROPOSED LAYOUT. SECOND FLOOR TO BE DEMO FOR NEW LAYOUT OF ROOMS AND TERRACES. BECAUSE MORE THAN 50% OF EXTERIOR WALLS WHERE DEMO, A COASTAL DEVELOPMENT PERMIT WILL BE REQUIRED.
- APPROVALS:
COASTAL DEVELOPMENT PERMIT
- PROJECT TEAM:
THORNY ARCHITECTURE INC.
1235 SHAFER STREET
SAN DIEGO CA, 92106
- LEGAL DESCRIPTION:
LOT 2, BLOCK 137, MAP 35
- COMMUNITY PLAN:
PENINSULA
- ASSESSOR'S PARCEL NUMBER: 632-462-01-00
- LEGAL OWNER & ADDRESS :
PATRICIA L. HOGAN
HOME PH: (619) 222 1610
MOBILE PH: (619) 928 6959
- CONSTRUCTION TYPE: V-NR
- OCCUPANCY GROUP: R-3 / SINGLE FAMILY
- BUILDING HEIGHT: 30 FT. (COASTAL)
- ZONING: RS-1-7
- LOT AREA: 7422 S.F.
- MAX. FLOOR AREA RATIO: 0.57
- GEOLOGIC HAZARD CATEGORY: 53
- EXISTING HOUSE YEAR BUILT: 1958

AREAS

	ORIGINAL	DEMO	ADDED	PROPOSED
<input type="checkbox"/> FIRST FLOOR	3,107 S.F.	263 S.F.	92 S.F.	2,936 S.F.
<input type="checkbox"/> SECOND FLOOR	808 S.F.	808 S.F.	1,314 S.F.	1,314 S.F.
TOTAL AREAS:	3,915 S.F.			4,250 S.F.

PERCENTAGE OF ADDED AREA 7.88 %

MAX. FLOOR AREA RATIO ALLOWABLE = 0.57 = 4,250 S.F. PROPOSED

- EXISTING CARPORT (NOT PART OF PERMIT): 573 S.F.

VICINITY MAP



THORNY ARCHITECTURE
INCORPORATED
1235 SHAFER STREET
SAN DIEGO, CA 92106
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FAX (619) 523-9035

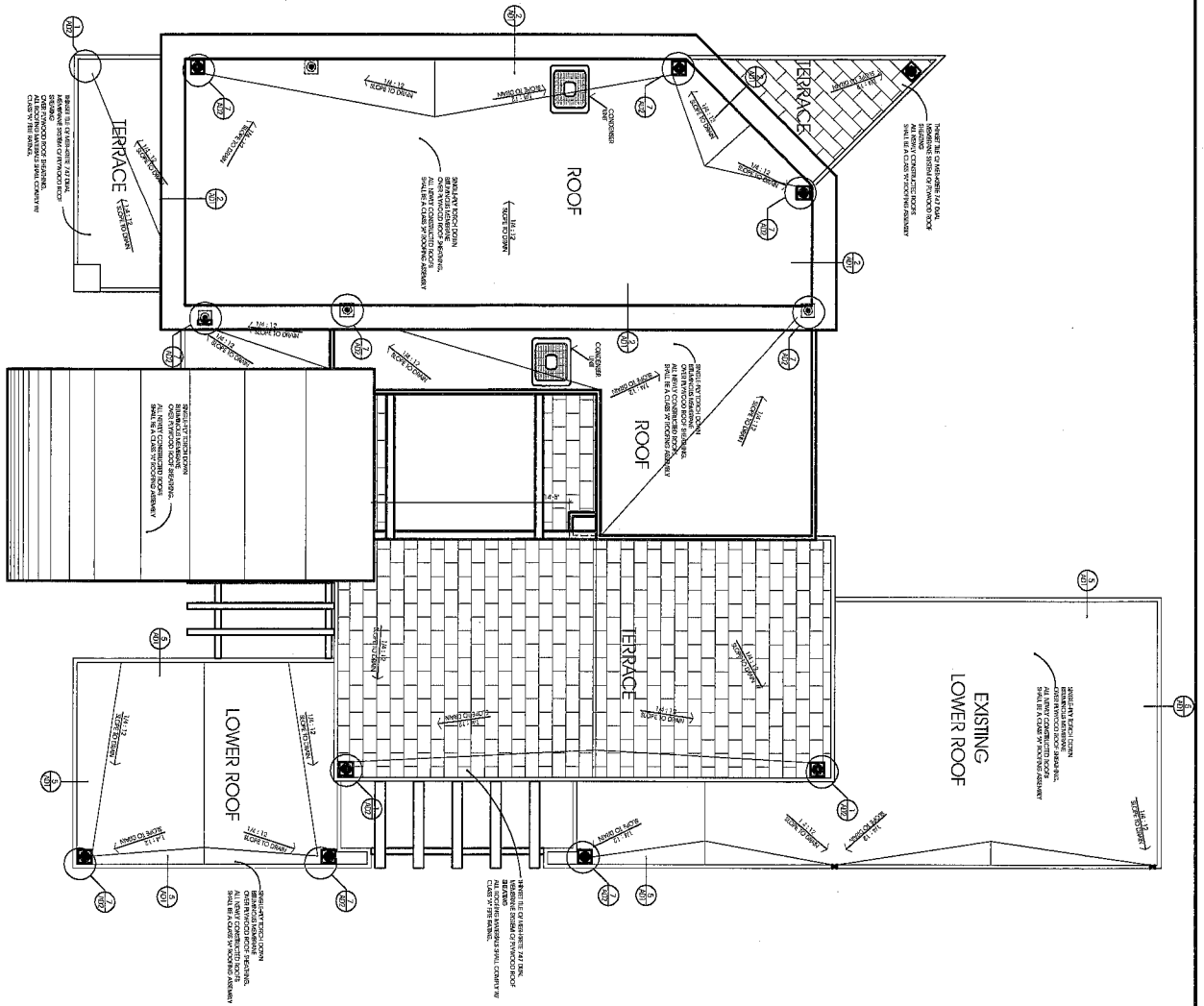
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DRAWN BY	
COMPUTER	Computer
SCALE	AS SHOWN

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SITE PLAN

SHEET NO.

1/11



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

4/11

ROOF PLAN

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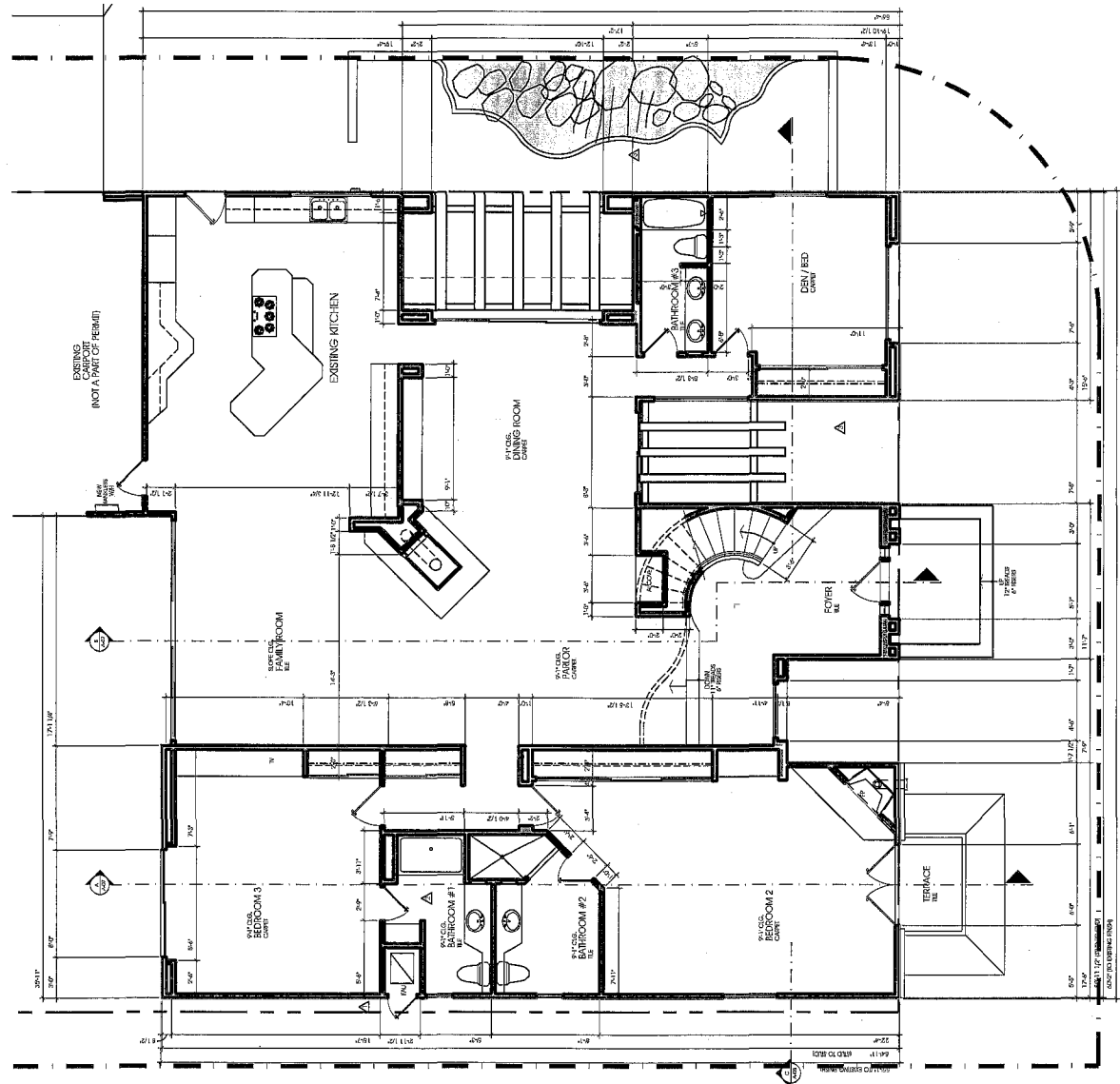


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LOWER LEVEL FLOOR PLAN

SHEET NO.
 5/11



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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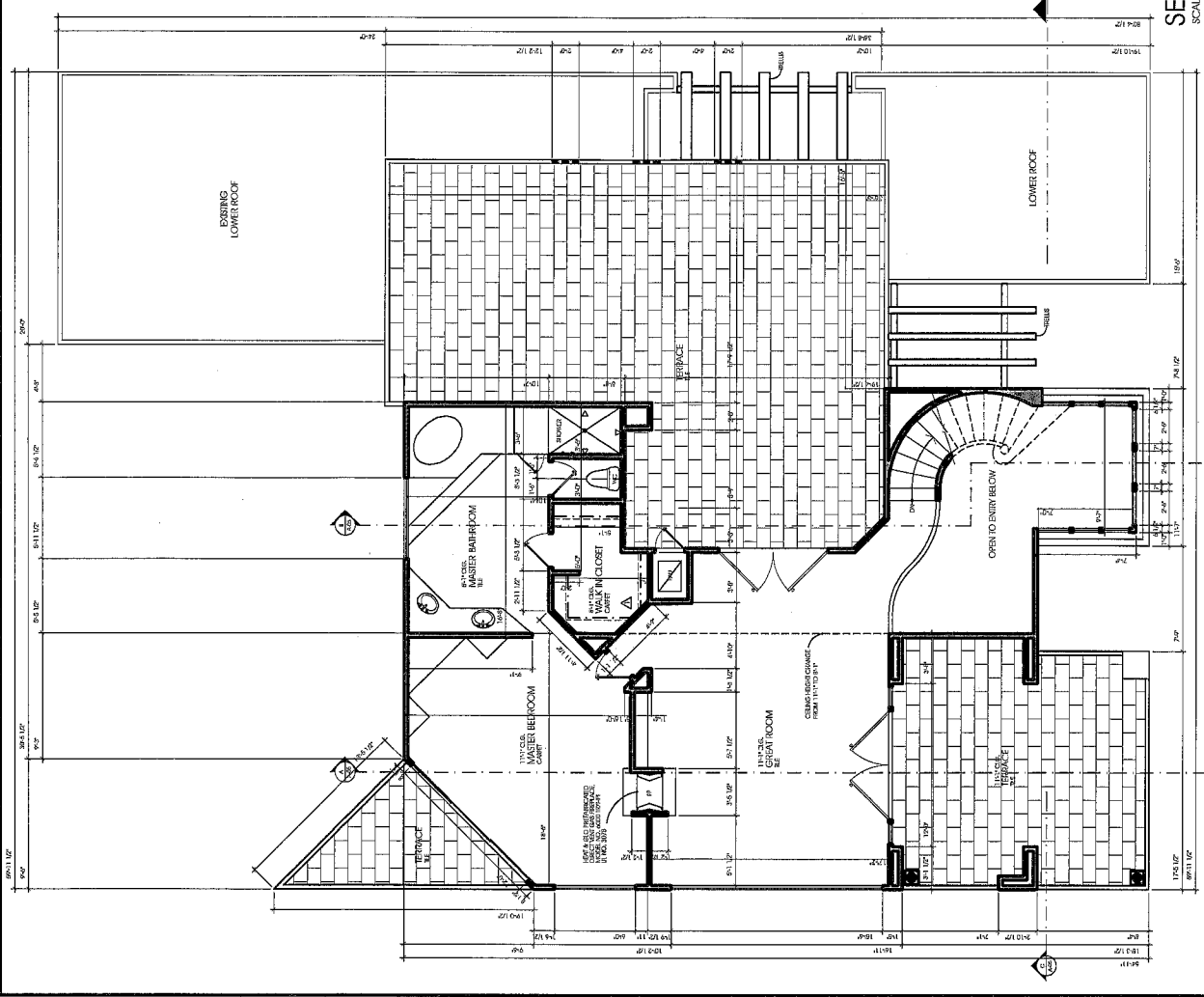
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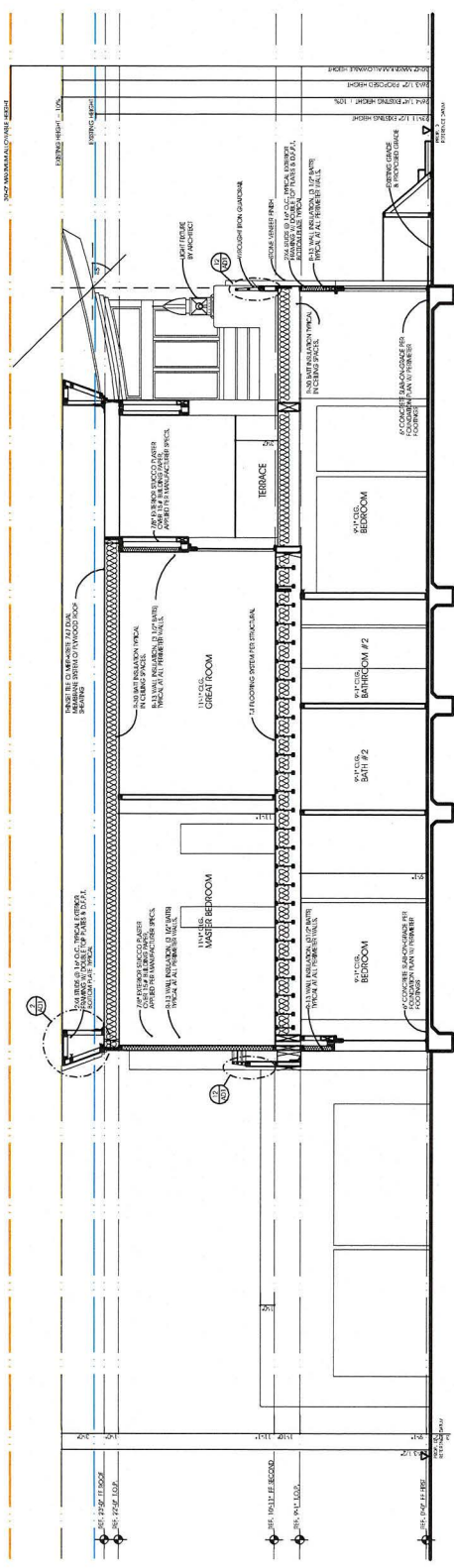
SECOND LEVEL FLOOR PLAN

SHEET NO.

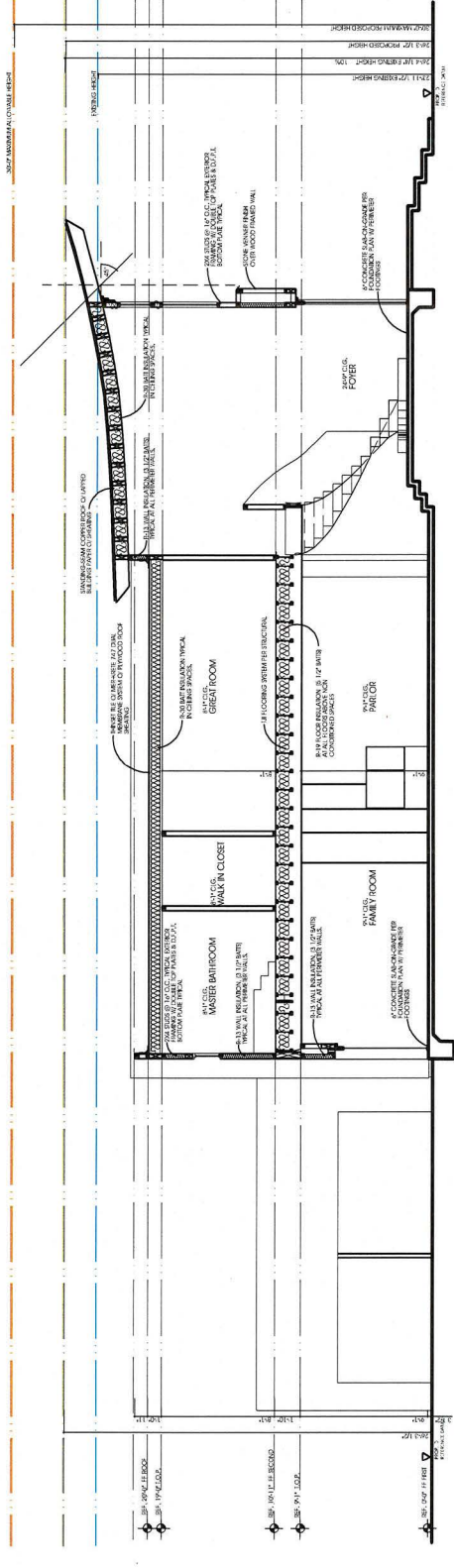
11/9



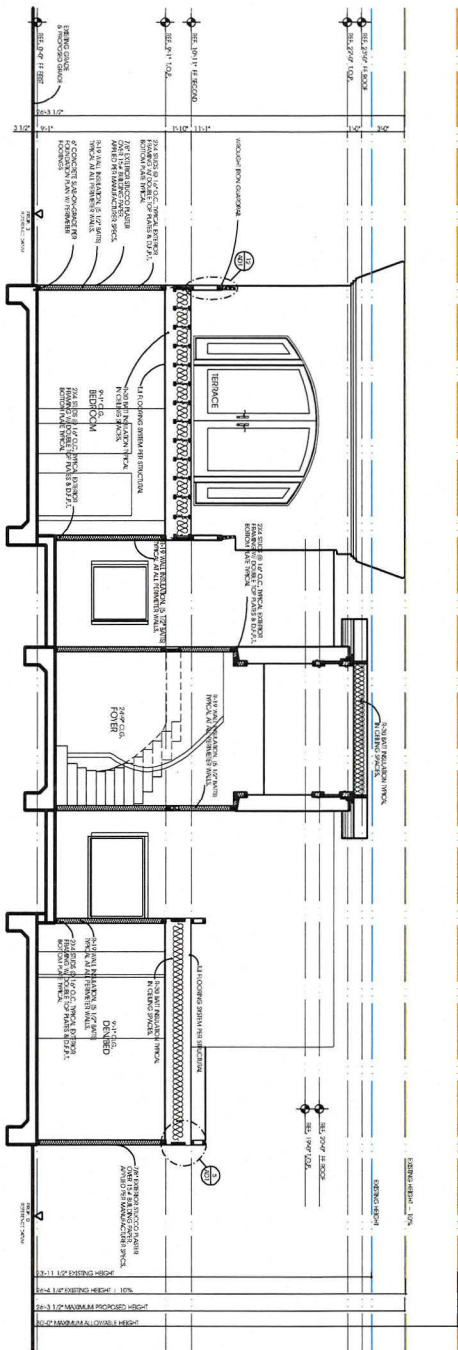
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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



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



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

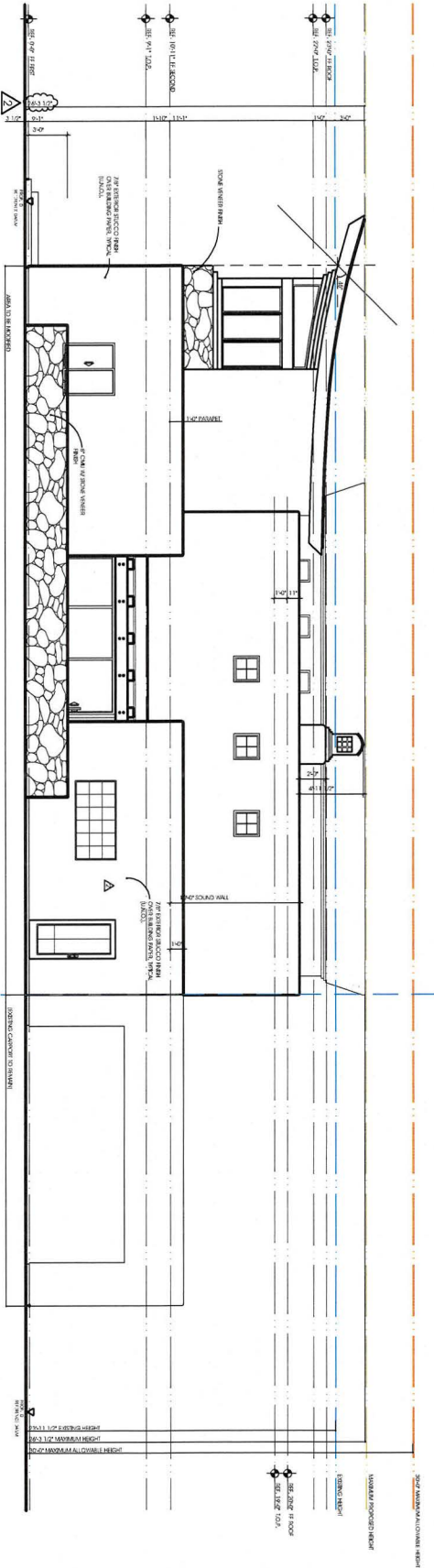
8/11

CROSS SECTIONS

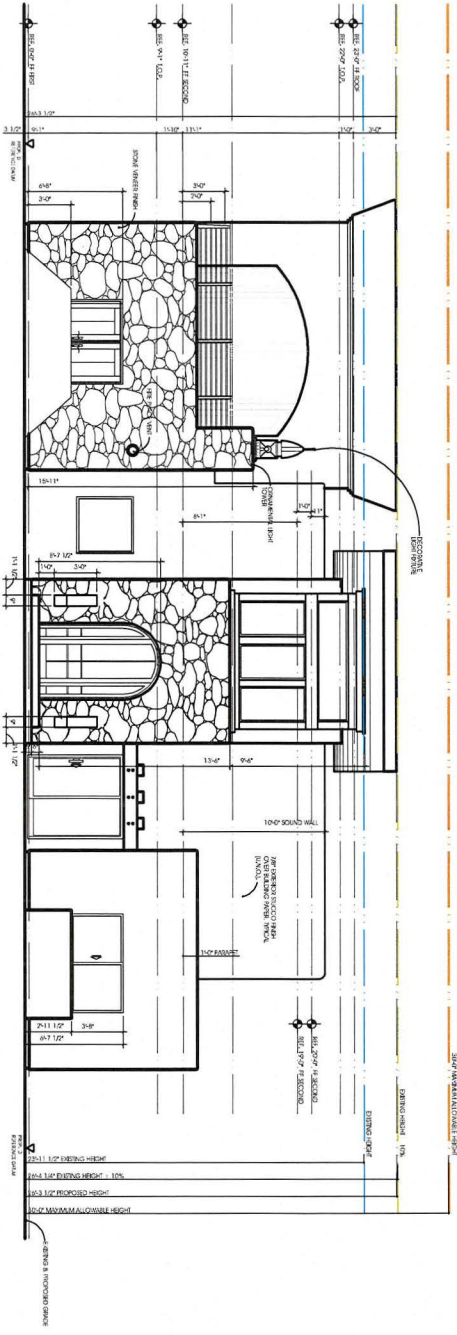
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SOUTH ELEVATION
SCALE - 1/4" = 1'-0"



11/6

SHEET NO.

ELEVATIONS

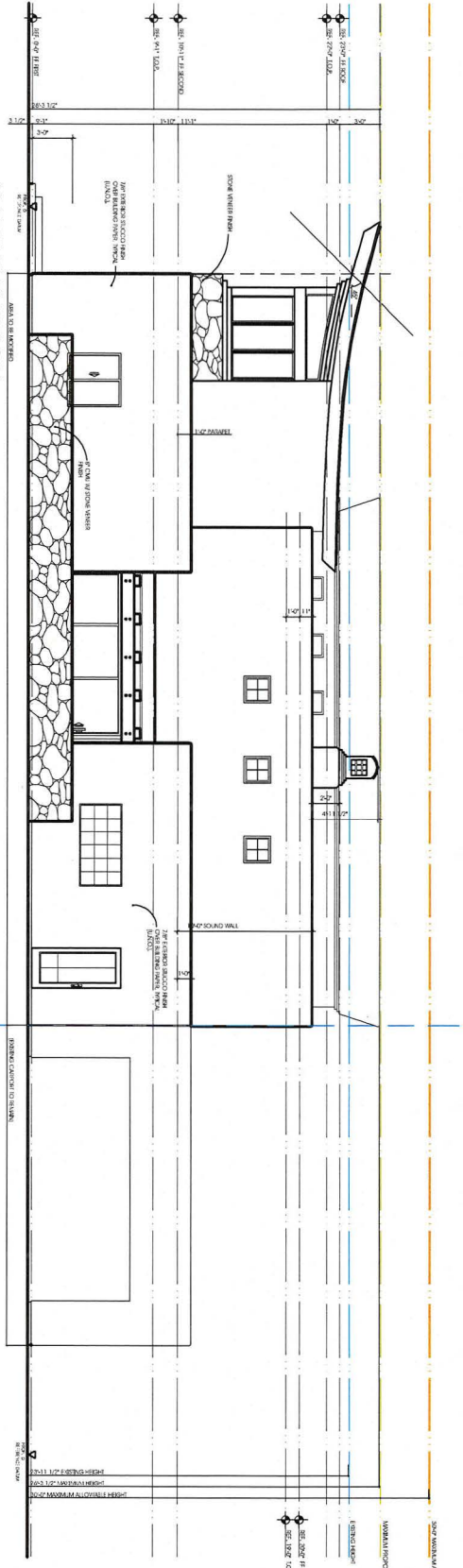
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CONTRACT NO.:	

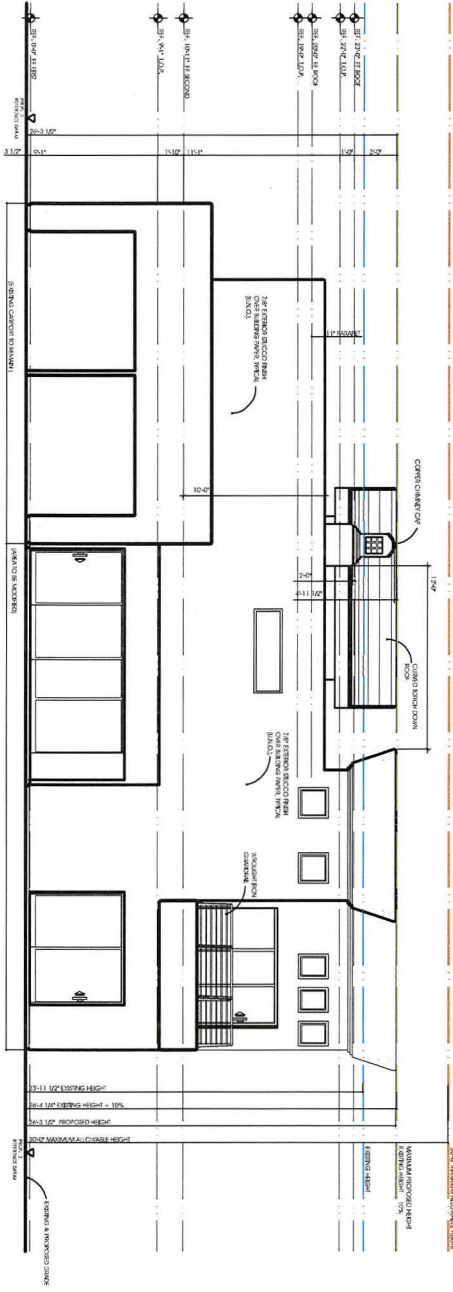
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WEST ELEVATION
SCALE - 1/4" = 1'-0"



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



10/11

SHEET NO.

ELEVATIONS

HOGAN RESIDENCE
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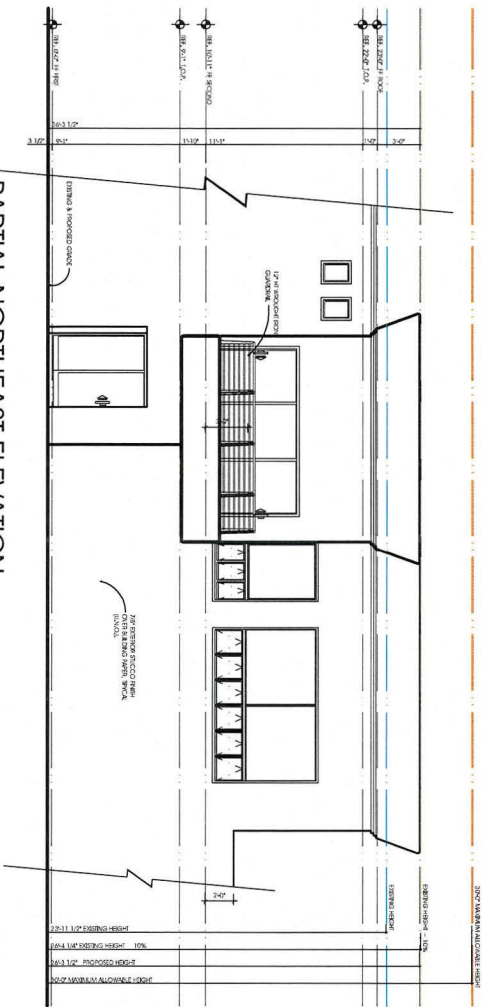
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SCALE	
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PARTIAL NORTHEAST ELEVATION
SCALE - 1/4" = 1'-0"



11/11

SHEET NO.
ELEVATIONS

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