



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: November 21, 2012

REPORT NO. HO 12-085

ATTENTION: Hearing Officer

SUBJECT: GRIFFIN RESIDENCE  
PTS PROJECT NUMBER: 279847

LOCATION: 13641 El Camino Real

APPLICANT/  
OWNER: Steven Opp

### SUMMARY

Issue(s): Should the Hearing Officer approve a request to construct a new 2,470-square-foot, single-family residence on a vacant 0.09-acre parcel located at 13641 El Camino Real in the Carmel Valley Community Plan area?

Staff Recommendation(s) - APPROVE Site Development Permit No. 1008142 and Coastal Development Permit No. 982875.

Community Planning Group Recommendation – On September 27, 2012, the Carmel Valley Community Planning Board voted 10-1-3 to recommend approval of the project with no recommendations or conditions (Attachment 9).

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures), which allows for the construction of limited numbers of new facilities, including a single-family residence (Attachment 7). None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore the exemption is applicable to the proposed project. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 11, 2012, and the opportunity to appeal that determination ended November 1, 2012.

## BACKGROUND

The project site is a vacant, 0.09-acre triangular-shaped parcel located at the northeast corner of the intersection of El Camino Real and Derby Downs Road. The property is located in the SF-1A Zone of the Carmel Valley Planned District Ordinance (CVPDO), which allows for single-family development. The Carmel Valley Community Plan Neighborhood Seven Precise Plan designates the site for detached single-family development at a rate of 4.25 dwelling units per acre. The site is also located in the non-applicable area 2 of the Coastal Zone.

A Certificate of Compliance confirming the legal status of the existing parcel was issued by City staff and recorded on August 22, 2012, with the County of San Diego. The CVPDO requires a minimum lot size of 5,500 square feet for newly-created lots. The existing 4,129-square-foot lot may be developed because it is a previously existing legal lot and no further subdivision of the parcel is proposed.

The site is bordered by existing single-family development constructed in 1999 to the north and east, El Camino Real to the west and south. The area west of the site on the opposite side of El Camino Real contains undeveloped open space and agricultural lands. The only street frontage and access point available for the site is the east side of El Camino Real. The site slopes down slightly from south to north with an approximate grade differential of 10 feet.

## DISCUSSION

The applicant is requesting the approval of a Site Development Permit and Coastal Development Permit to construct an approximately 2,470-square-foot, two-story, single-family residence with attached two-car attached garage. The structure has been designed with one- and two-story elements. The maximum overall height would be 28.7 feet with the majority of the structure under 18 feet, which complies with the 35-foot height limit. The project also complies with the 60% maximum Floor Area Ratio (FAR), the 60% maximum lot coverage and setback requirements for the zone.

The project includes a two-car attached garage and the driveway incorporates a turn-around to allow vehicles to enter El Camino Real without backing up. The project's design features a tile hipped roof for the tallest portion of the structure and pitched standing-seam metal and flat roofs at the remaining portions. The exterior finishes would include stucco walls with a Santa Barbara finish and stone veneer accents. The proposed grading amounts include approximately 40 cubic yards of balanced soil cut and fill. Approximately 180 feet of retaining walls would be constructed at a maximum height of 4.5 feet.

The CVPDO Section 153.0201 requires development plan approval, processed as a Site Development Permit in accordance with Process 3, for new development such as the proposed single-family residence. A Coastal Development Permit is required for the proposed development as the site is located within the Coastal Zone. In order to approve the requested permits the decision maker must make the required findings for each permit (Attachment 5).

Staff has determined that all of the required findings can be affirmed to approve the project. Both the Carmel Valley Community Plan and the SF-1A zone of the CVPDO designate the site for single-family development. Therefore, the proposed single-family home would be consistent with the Community Plan land use designation and the SF-1A Zone allowed uses. The proposed project has been designed in accordance with the with the development regulations of the CVPDO and applicable sections of the City of San Diego Land Development Code. The applicant is not requesting a deviation or variance from any of the development regulations.

Staff has concluded that the proposed structure would be compatible with the surrounding single-family neighborhood. The design includes numerous off-setting planes, building articulation with both vertical and horizontal elements and a varied roof line that substantially reduces the bulk and scale of the structure. The structure has been designed sensitive to the topography and adjacent homes, placing the two-story portion at the lowest point of the lot with the single-story element remaining a strong visual element from the street frontage.

### CONCLUSION

Staff has reviewed the proposed Site Development Permit and Coastal Development Permit and determined the project is consistent with the CVPDO, the applicable Coastal Development regulations and the City of San Diego Land Development Code.

### ALTERNATIVES

1. Approve Site Development Permit No. 1008142 and Coastal Development Permit No. 982875, with modifications.
2. Deny Site Development Permit No. 1008142 and Coastal Development Permit No. 982875, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Paul Godwin, Development Project Manager

### Attachments:

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

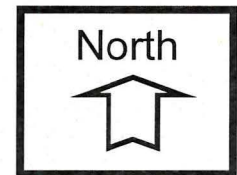


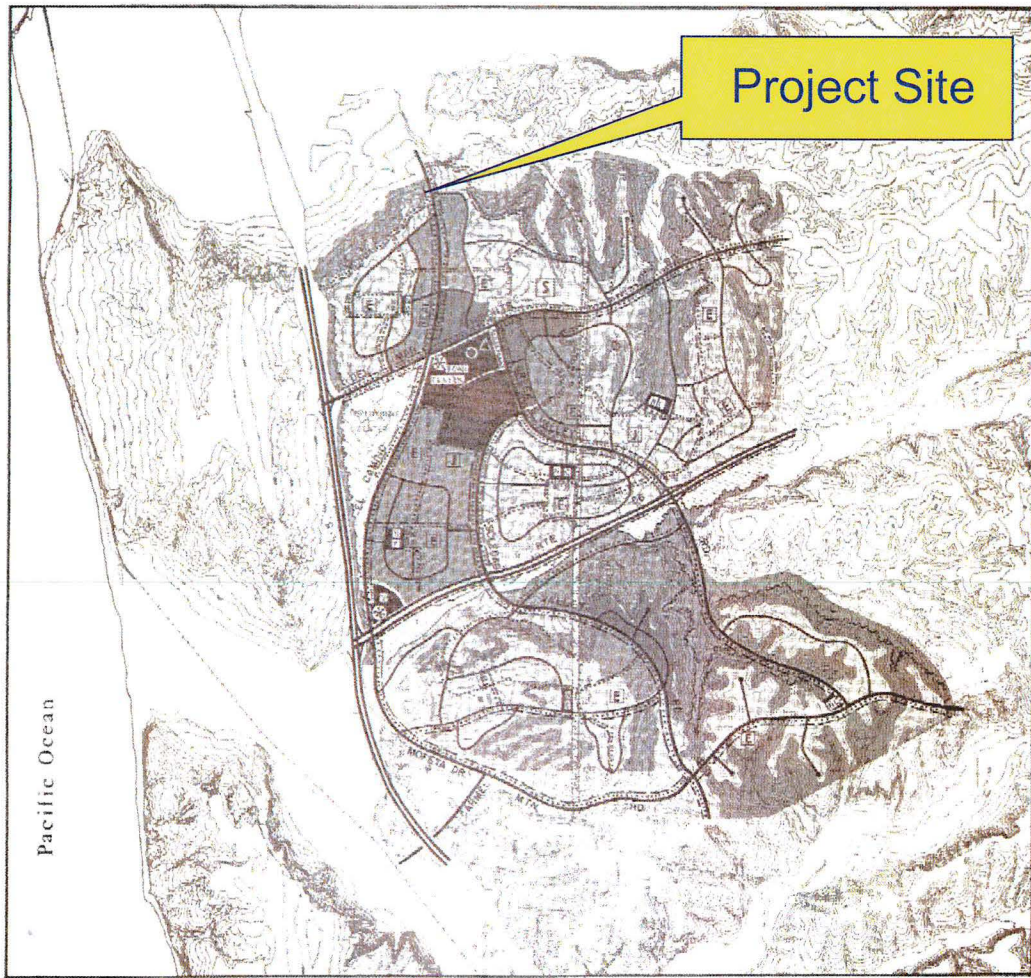
Project Site



### Aerial Photo

Griffin Residence – 13641 El Camino Real  
PROJECT NO. 279847





## NORTH CITY WEST

**RESIDENTIAL**

- VERY LOW DEN. 5 DU/AC.
- LOW DEN. 10 DU/AC.
- LOW MED. DEN. 20DU/AC.
- MEDIUM DEN. 40DU/AC.

**COMMERCIAL**

- ALL CATEGORIES N-NEIGHBORHOOD V-VISITOR

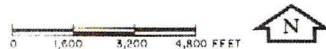
**PUBLIC FACILITIES**

- SCHOOLS E-ELEM. J-JR. S-SR.
- P-PARK N-NEIGHBORHOOD C-COMM.
- LIBRARY ▲ FIRE STATION

**TRANSPORTATION**

- FREEWAY
- MAJOR STREET
- COLLECTOR STREET

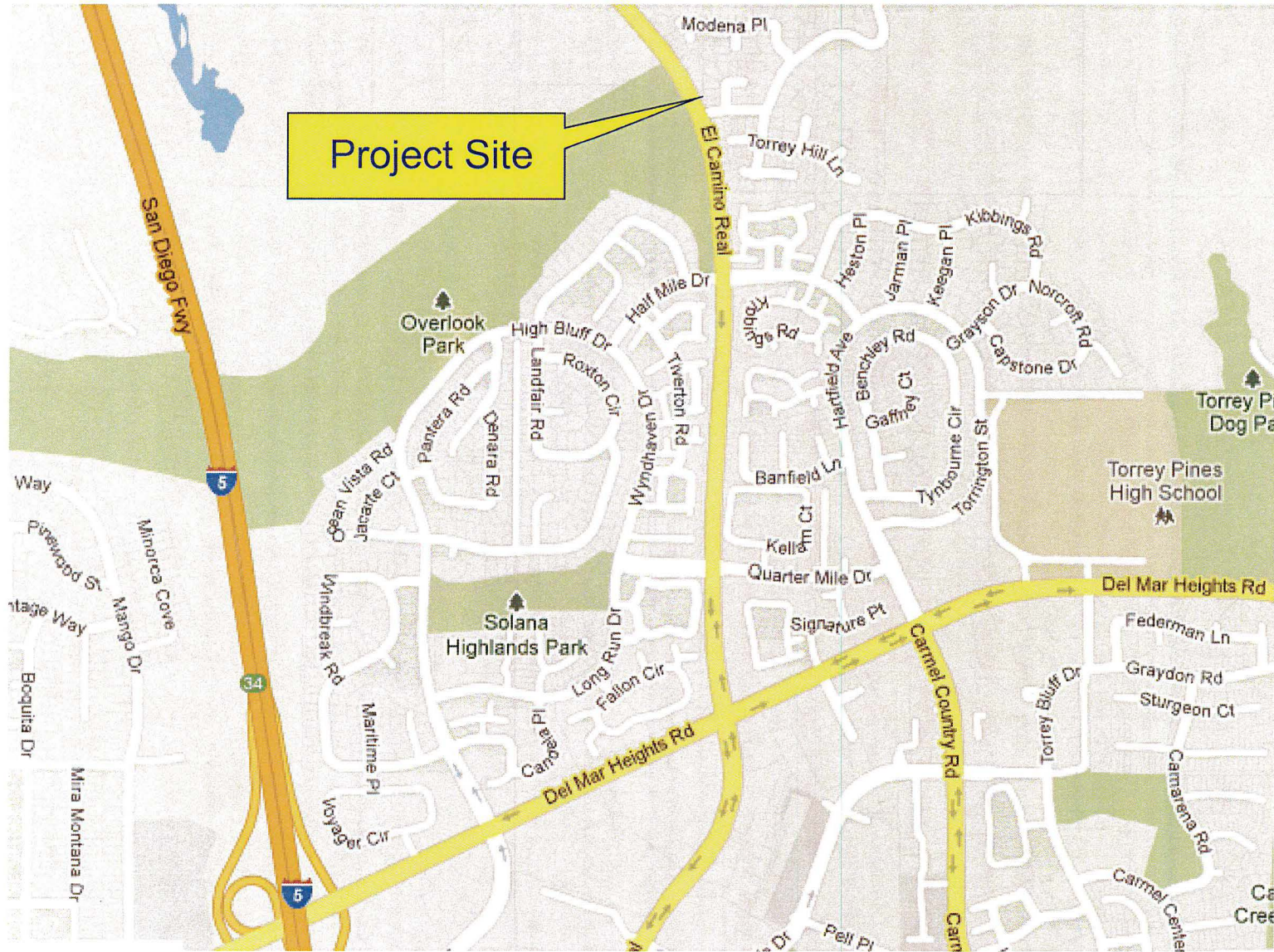
- BICYCLE PATH
- ..... PEDESTRIAN
- \* TRANSPORTATION TERMINAL
- OPEN SPACE
- FLOOD PLAIN



### Land Use Map

**Griffin Residence – 13641 El Camino Real**  
**PROJECT NO. 279847**



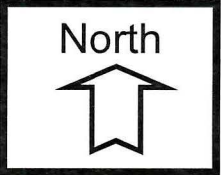


Project Site



## Project Location Map

Griffin Residence – 13641 El Camino Real  
 PROJECT NO. 279847



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Griffin Residence, Project No. 279847	
<b>PROJECT DESCRIPTION:</b>	Construction of a 2,470-square-foot, two-story, single-family residence on a vacant 0.09-acre parcel located at 13641 El Camino Real	
<b>COMMUNITY PLAN AREA:</b>	Carmel Valley	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit and Coastal Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single-family development (4.25 dwelling units per acre.).	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> SF-1A: (Single-family zone of the Carmel Valley PDO)		
<b>HEIGHT LIMIT:</b> 35-Foot maximum height limit		
<b>LOT SIZE:</b> 5,500 square-foot minimum lot size, no subdivision proposed		
<b>FLOOR AREA RATIO:</b> 0.60 maximum		
<b>FRONT SETBACK:</b> 10 feet		
<b>SIDE SETBACK:</b> 4 feet		
<b>STREETSIDE SETBACK:</b> 10 feet		
<b>REAR SETBACK:</b> 4 feet		
<b>PARKING:</b> 2 parking spaces required		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single-Family Residential; SF-1A	Single-Family Residential
<b>SOUTH:</b>	Single-Family Residential; SF-1A	Single-Family Residential
<b>EAST:</b>	Single-Family Residential; SF-1A	Single-Family Residential
<b>WEST:</b>	Agricultural; AR-1-1	Open Space, Agricultural
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On September 27, 2012, the Carmel Valley Community Planning Board voted 10-1-3 to recommend approval of the project with no recommendations or conditions	

HEARING OFFICER RESOLUTION NO. ????  
 SITE DEVELOPMENT PERMIT NO. 1008142 AND  
 COASTAL DEVELOPMENT PERMIT NO. 982875  
**GRIFFIN RESIDENCE - PROJECT NO. 279847**

WHEREAS, STEVEN OPP, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 2,470-square-foot, two-story, single-family residence with two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1008142 and 982875), on portions of a vacant 0.09-acre site;

WHEREAS, the project site is located at 13641 El Camino Real, in the SF-1A Zone of the Carmel Valley Planned District Ordinance area of the Carmel Valley Community Plan;

WHEREAS, the project site is legally described as that portion of the southwest quarter of the southwest quarter of Section 7, Township 14 South, Range 3 West, San Bernardino Base and Meridian;

WHEREAS, on November 21, 2012, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1008142 and Coastal Development Permit No. 982875 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 11, 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 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 November 21, 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 would construct a 2,470-square-foot, two-story, single-family residence with two-car garage on a 0.09-acre vacant site within a developed single-family neighborhood. The property is separated from the coast by El Camino Real and Interstate 5. The Local Coastal Program land use plan does not identify any existing or proposed coastal accessways or identified public view corridors on or adjacent to the property. The project site is bordered by existing single-family development to the north and east and El Camino Real to the west and south. Due to the positioning of the site in relation to the existing development there would be no impact on public views.



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

The proposed project would construct a 2,470-square-foot, two-story, single-family residence with two-car garage on a 0.09-acre vacant site within a developed single-family neighborhood. The design complies with the applicable development regulations of the Carmel Valley Planned District Ordinance and the Land Development Code. The project site was previously graded and is surrounded by existing development, including single-family homes to the north and east and El Camino Real to the west and south. The site does not contain nor is adjacent to the Multiple Habitat Planning Area or any environmentally sensitive lands. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of limited numbers of new facilities, including a single-family residence. Therefore, the proposed coastal development would 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 would construct a 2,470-square-foot, two-story, single-family residence with two-car garage on a 0.09-acre vacant site within a developed single-family neighborhood. The development of a new single-family home at this site complies with the recommended land use and density of the Carmel Valley Community Plan. The project design complies with the Local Coastal Program land use plan, Carmel Valley Planned District Ordinance and the applicable regulations of the Land Development Code, including parking, height, setbacks, lot coverage and public improvements. No variance or deviation is requested with this action. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of limited numbers of new facilities, including a single-family residence. Therefore, the proposed coastal development would conform to the certified Local Coastal Program land use plan and comply with the 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 would construct a 2,470-square-foot, two-story, single-family residence with two-car garage on a 0.09-acre vacant site within a developed single-family neighborhood. The project site is not located between the nearest public road and the sea as it is separated from the coast by El Camino Real and Interstate 5. Therefore, the public access and public recreation policies of Chapter 3 of the California Coastal Act would not be adversely affected by this project.

**Site Development Permit - Section 126.0504****1. The proposed development will not adversely affect the applicable land use plan.**

The proposed project would construct a 2,470-square-foot, two-story, single-family residence with two-car garage on a 0.09-acre vacant site within a developed single-family neighborhood. The Carmel Valley Community Plan Neighborhood Seven Precise Plan designates the site for detached single-family development. The property is located in the SF-1A Zone of the Carmel Valley Planned District Ordinance area, which also allows for single-family development. Therefore, the proposed development of a single-family home at this vacant site would not adversely affect the applicable land use plan.

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

The proposed project would construct a 2,470-square-foot, two-story, single-family residence with two-car garage on a 0.09-acre vacant site within a developed single-family neighborhood. The proposed development complies with the Carmel Valley Planned District Ordinance and the applicable regulations of the Land Development Code, including parking, height, setbacks, lot coverage and public improvements. No variance or deviation is requested with this action. The project must obtain all applicable construction permits and comply with relevant building and safety codes. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of limited numbers of new facilities, including a single-family residence. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code.**

The proposed project would construct a 2,470-square-foot, two-story, single-family residence with two-car garage on a 0.09-acre vacant site within a developed single-family neighborhood. The Carmel Valley Community Plan Neighborhood Seven Precise Plan designates the site for detached single-family development. The property is located in the SF-1A Zone of the Carmel Valley Planned District Ordinance, which also allows for single-family development. The project design complies with the Carmel Valley Planned District Ordinance and the applicable regulations of the Land Development Code, including parking, height, setbacks, lot coverage and public improvements. No variance or deviation is requested with this action. The project design is compatible with the size, bulk and scale of the surrounding single-family development and places the highest portion of the structure at the lowest point of the parcel. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of limited numbers of new facilities, including a single-family residence. Therefore, the proposed development complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1008142 and Coastal Development Permit No. 982875 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1008142 and 982875, a copy of which is attached hereto and made a part hereof.

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Paul Godwin  
Development Project Manager  
Development Services

Adopted on: November 21, 2012

Internal Order No. 24002643

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002643

**DRAFT**  
**SITE DEVELOPMENT PERMIT NO. 1008142**  
**COASTAL DEVELOPMENT PERMIT NO. 982875**  
**GRIFFIN RESIDENCE - PROJECT NO. 279847**  
**HEARING OFFICER**

This Site Development Permit No. 1008142 and Coastal Development Permit No. 982875 is granted by the Hearing Officer of the City of San Diego to Steven Opp, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 (Coastal Development Permit) and 126.0502 (Site Development Permit). The 0.09-acre site is located at 13641 El Camino Real in the SF-1A zone of the Carmel Valley Planned District, in the Carmel Valley Community Plan area. The project site is legally described as: That portion of the southwest quarter of the southwest quarter of Section 7, Township 14 South, Range 3 West, San Bernardino Base and Meridian.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a single-family home on a vacant lot, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 21, 2012, on file in the Development Services Department.

The project shall include:

- a. The construction of an approximately 2,470-square-foot, two-story, single-family residence with two-car garage;
- 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. This permit must be utilized by December 5, 2015.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**AFFORDABLE HOUSING REQUIREMENTS:**

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
13. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

14. 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.
15. 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.
16. 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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s), outside of any driveway, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.
19. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.
20. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

21. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**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 Hearing Officer of the City of San Diego on November 21, 2012, and [Approved Resolution Number].



Site Development Permit No. 1008142  
Coastal Development Permit No. 982875  
Date of Approval: November 21, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Paul Godwin  
Development Project Manager

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

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**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.

**Steven Opp**  
Owner/Permittee

By \_\_\_\_\_  
Steven Opp

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

NOTICE OF EXEMPTION ATTACHMENT 7

TO: X 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.: 279847 PROJECT TITLE: Griffin Residence

PROJECT LOCATION-SPECIFIC: 13641 El Camino Real, San Diego, CA 92014

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: SITE DEVELOPMENT PERMIT and COASTAL DEVELOPMENT PERMIT to construct a 2,470-square-foot, single-family residence on an undeveloped, 0.09 acre site. The site is located at 13641 El Camino Real in the SF-1A Zone (Single Family, minimum lot size of 5,500 square feet) of the Carmel Valley Planned District within the Carmel Valley Community Plan area, and within the Coastal Overlay (non-appealable) Zone.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Steven Edward Opp, P.O. Box 8555, Rancho Santa Fe, CA 92067; 760-744-2888

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL
( ) DECLARED EMERGENCY
( ) EMERGENCY PROJECT
(checked) CATEGORICAL EXEMPTION: SECTION 15303: NEW CONSTRUCTION

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15303. Section 15303 allows the construction and location of limited numbers of new, small facilities or structures, including accessory structures such as patios, fences, and garages. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

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]
SIGNATURE/SENIOR PLANNER

OCTOBER 11, 2012
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: October 11, 2012

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002643

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**PROJECT NAME/NUMBER:** Griffin Residence/Project No. 279847  
**COMMUNITY PLAN AREA:** Carmel Valley Community Plan Area  
**COUNCIL DISTRICT:** 1  
**LOCATION:** 13641 El Camino Real, San Diego, CA 92014

**PROJECT DESCRIPTION:** SITE DEVELOPMENT PERMIT and COASTAL DEVELOPMENT PERMIT to construct a 2,470-square-foot, single-family residence on an undeveloped, 0.09 acre site. The site is located at 13641 El Camino Real in the SF-1A Zone (Single Family, minimum lot size of 5,500 square feet) of the Carmel Valley Planned District within the Carmel Valley Community Plan area, and within the Coastal Overlay (non-appealable) Zone.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer (Process 3).

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303, New Construction.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Staff.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project has been determined to be exempt from CEQA pursuant to Section 15303. Section 15303 allows for the construction of limited numbers of new facilities, including but not limited to, one single-family residence. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

**CITY CONTACT:** Paul Godwin, Development Project Manager  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER:** (619) 446-5190

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On October 11, 2012, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego City Council. If you have any questions about this determination, contact the

Project Manager listed above.

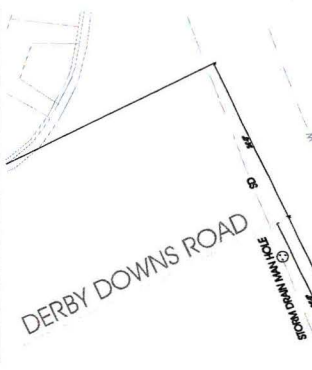
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second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

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

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**PROJECT DESCRIPTION**  
 SCOPE: DESIGN A CUSTOM DEVELOPMENT PERMIT & CONSTRUCTION PERMIT FOR A NEW CUSTOM SINGLE-FAMILY RESIDENCE. PROJECT WILL BE FINISHED WITH PERMITTING AND CONSTRUCTION OF THE BUILDING. INCLUDES PERMITTING AND CONSTRUCTION OF THE BUILDING.  
 CONTRACT: V.M. & SON, BRIDGE



**LANDSCAPING - DRAINAGE NOTE**  
 ALL EXISTING CITY HANDICAP & LANDSCAPE TO REMAIN. ALL PLANTS IN CONSTRUCTION SHALL BE PLANTED AS POSSIBLE TO MAINTAIN DRAINAGE AWAY FROM BUILDING. (SEE PLAN AND DRAINAGE LOT & COPY WITH THE BUILDING ENGINEER BLUE PRINT 10%.)

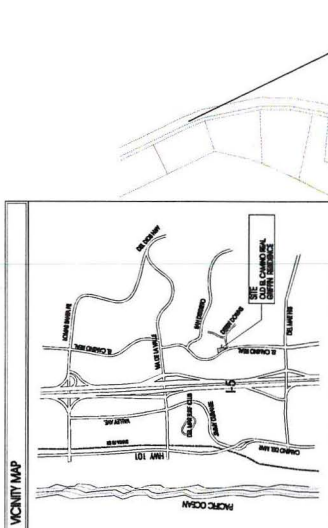
**LEGAL DESCRIPTION**  
 OWNER: STEVE OPP - GREEN  
 PROJECT ADDRESS: 100100000  
 PROJECT ADDRESS: 100100000  
 ACCESSORIAL PARCEL NO.: 100100000  
 AREA: 100100000  
 PLANNING & DESIGN: 100100000  
 BUILDING SERVICES: 100100000  
 PROJECT NO.: 100100000  
 DATE: 08/11/2010

**SITE PLANNING NOTES**  
 1. PRIOR TO THE SUBMITTAL OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY PLANNING AND ZONING DEPARTMENT.  
 2. PRIOR TO THE SUBMITTAL OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY PLANNING AND ZONING DEPARTMENT.

**PROJECT TEAM**  
 OWNER: STEVE OPP - GREEN  
 ARCHITECT: CHRIS ROBINSON DESIGNS  
 PROJECT ADDRESS: 100100000  
 PROJECT NO.: 100100000

**SHEET SCHEDULE**

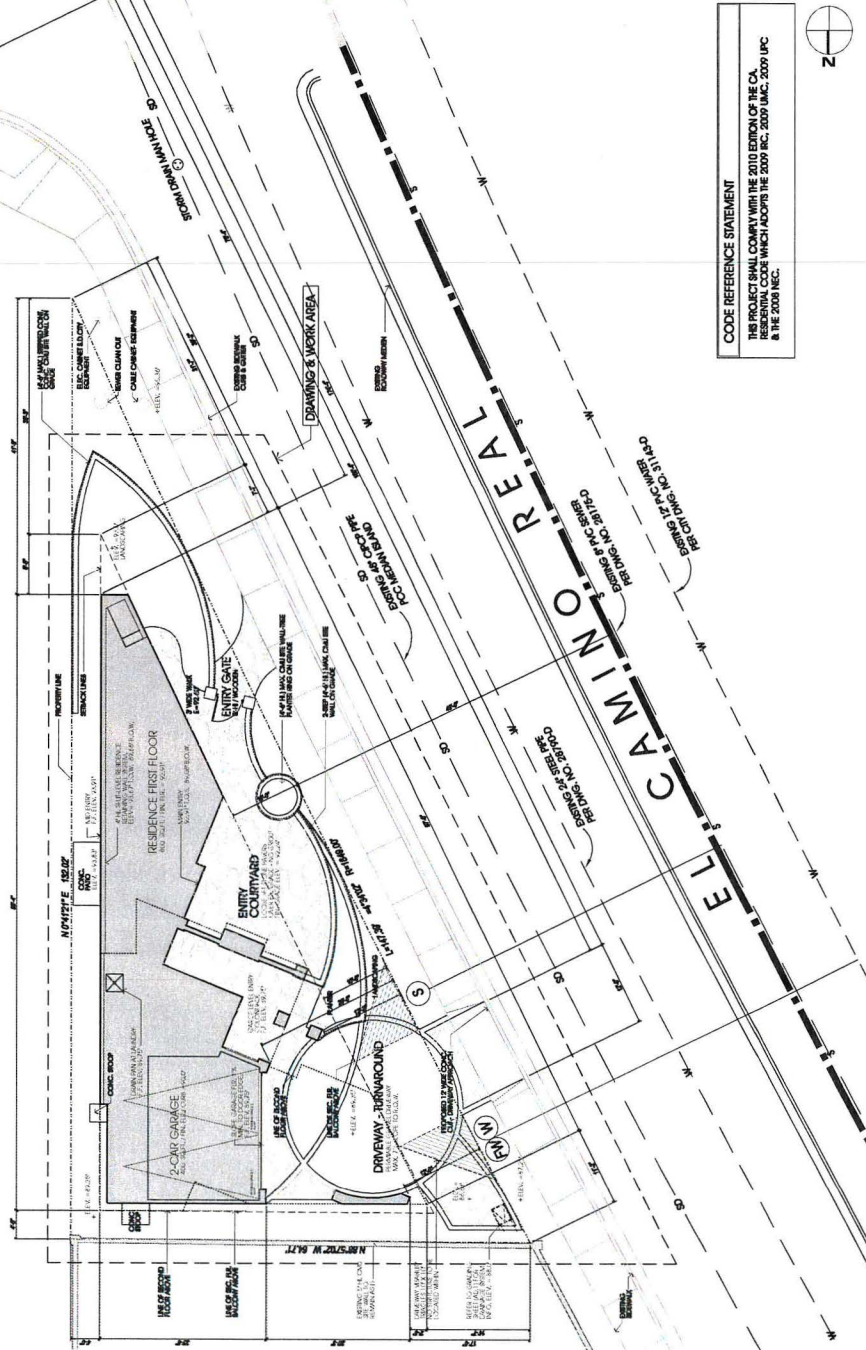
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**PROJECT AREA TABULATIONS**

DESCRIPTION	AREA (SQ. FT.)
FIRST FLOOR	280
SECOND FLOOR	500
DRIVEWAY	400
LANDSCAPING	400
PERMITTING PASS	1,500
PERMITTING PASS	1,200
PERMITTING PASS	70
PERMITTING PASS	22
PERMITTING PASS	12
PERMITTING PASS	2,800
PERMITTING PASS	4,100
PERMITTING PASS	5,000

**FIG. 1-1 LEGAL DESCRIPTION FOR APPROVALS (REF. 04-0110-40-00)**  
 THAT PART OF THE COUNTY OF SAN DIEGO, CALIFORNIA, DESCRIBED AS SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

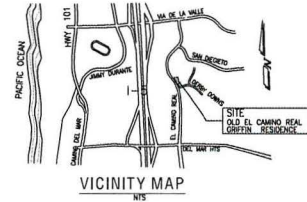
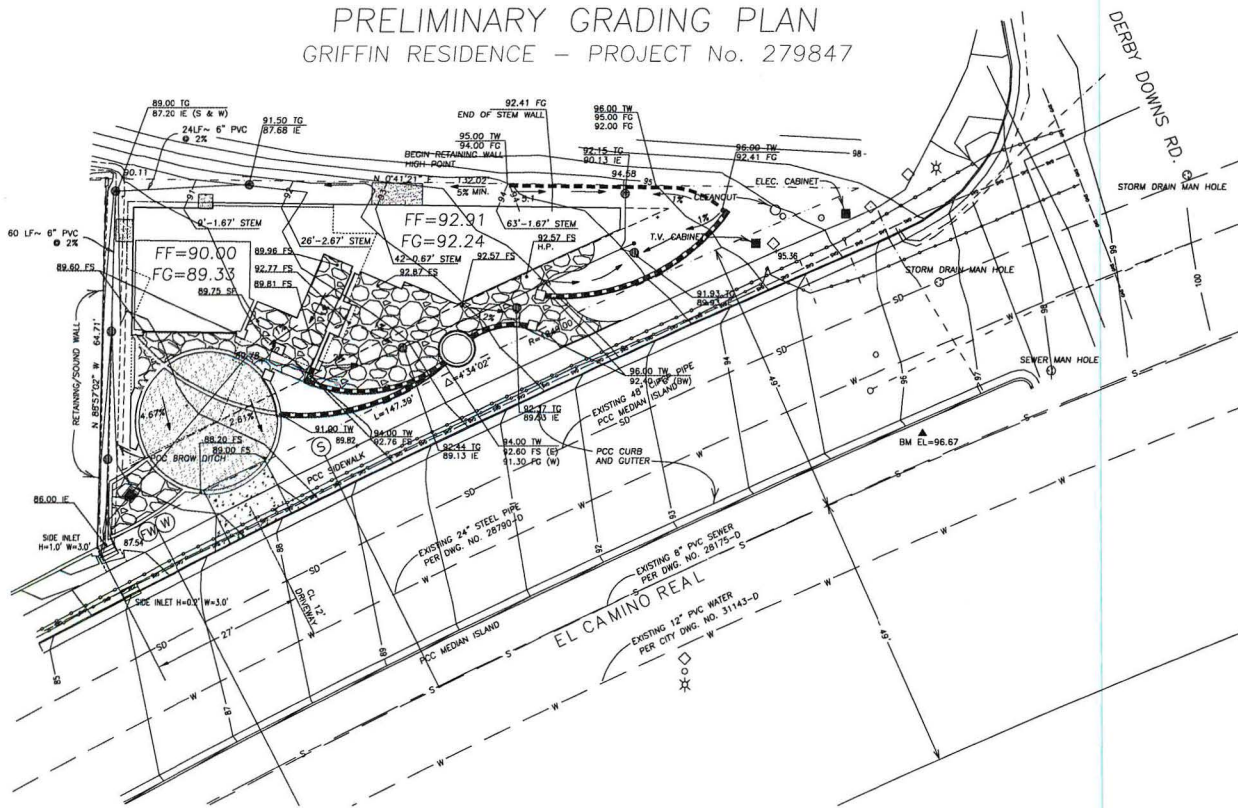


**CODE REFERENCE STATEMENT**  
 THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE WHICH ADOPTS THE 2009 IBC, 2009 IMC, 2009 UPC & THE 2009 NEC.



**SITE PLAN**

PRELIMINARY GRADING PLAN  
GRIFFIN RESIDENCE - PROJECT No. 279847



GRADING DATA

TOTAL AMOUNT OF SITE TO BE GRADED: AREA = 4,122 SF, % OF TOTAL SITE = 96.5%.  
AMOUNT OF SITE WITH 25% NATURAL SLOPES: AREA = 0.5%, % OF TOTAL SITE = 0%.  
(THE PROJECT WAS PREVIOUSLY GRADED AS PART OF THE ADJACENT SUBDIVISION.)  
THEREFORE NONE OF THE EXISTING SLOPES ARE NATURAL.  
AMOUNT OF SITE WITH HILLSIDE RETENTION: AREA = 0.5%, % OF TOTAL SITE = 0%.  
AMOUNT OF CUT: 36 CUBIC YARDS. AMOUNT OF FILL: 36 CUBIC YARDS.  
MAXIMUM HEIGHT OF EXPOSED CUT SLOPES: 0 FEET.  
AMOUNT OF EXPORT SOIL: 0 CUBIC YARDS.  
RETAINING WALL LENGTH: 140 FEET. RETAINING WALL HEIGHT: 4.9 FEET MAXIMUM.  
TOTAL EROSION/SCOUR: 0 CUBIC YARDS.  
PERCENT OF GRADING EROSION/SCOUR AS A FACTOR TO THE SITE AREA: 0%.

GRADING QUANTITIES

EXCAVATION (WITHIN BUILDING)	0.0 C.Y.
EXCAVATION (OUTSIDE BUILDING)	1.6 C.Y.
EMBANKMENT	0.0 C.Y.
BACKFILL UNDER BUILDING FLOORS	3.3 C.Y.
TOTAL EXPORT	0.0 C.Y.

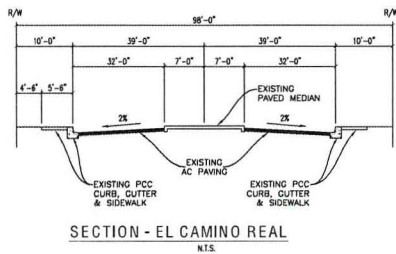
\*NOTE: THESE QUANTITIES ARE APPROXIMATE QUANTITIES AND ARE SUBJECT TO REVISION AT FINAL ENGINEERING. QUANTITIES ALSO MAY CHANGE DUE TO VARIATION OF DRAINAGE FACTORS.  
ALL EXTRA MATERIAL SHALL BE DISPOSED TO A LEGAL SITE.

GRADING NOTES

- ALL GRADING SHALL OCCUR WITHIN THE EXISTING LOT.
- ALL ROOF DRAINAGE, FOUNDATION DRAIN IS AID, AND ESCAPE AREAS SHALL BE DRAINED TO A LOW POINT CURB.

LEGEND

LEGEND	SYMBOL
EXISTING WATER LINE	— W — W —
EXISTING STORM DRAIN LINE	— SD — SD —
EXISTING SEWER LINE	— S — S —
PROPERTY LINE	— P — P —
EXISTING ELEVATION	95.00
EXISTING CURB OUTLET	
EXISTING CONTOUR	
FINISH FLOOR ELEVATION	FF = 456.00
FINISH GRADE ELEVATION	45.00 FG
FINISH SURFACE ELEVATION	45.00 FS
FLOOR SLAB ELEVATION	45.00 FL
PIPE INVERT ELEVATION	45.00 E
TOP OF CURB ELEVATION	45.00 TO
FLOW DIRECTION & SLOPE	3%
PROPOSED 4" AREA DRAIN & PVC DRAINAGE PIPE	
PROPOSED 4" STORM/SEWER CLEAROUT PVC DRAINAGE PIPE	
PROPOSED 12" X 12" CATCH BASIN & PVC DRAINAGE PIPE	
PROPOSED RETAINING WALL MAX. HT. = 4.5 FEET	
PROPOSED 1" WATER SERVICE & 4" FIRE SERVICE	
PROPOSED 2" SEWER LATERAL	
PROPOSED BUILDING	
PROPOSED GRAVEL DRIVEWAY (PRIVATE)	
PROPOSED STONE PAVERS	
PROPOSED 12" PCC DRIVEWAY	

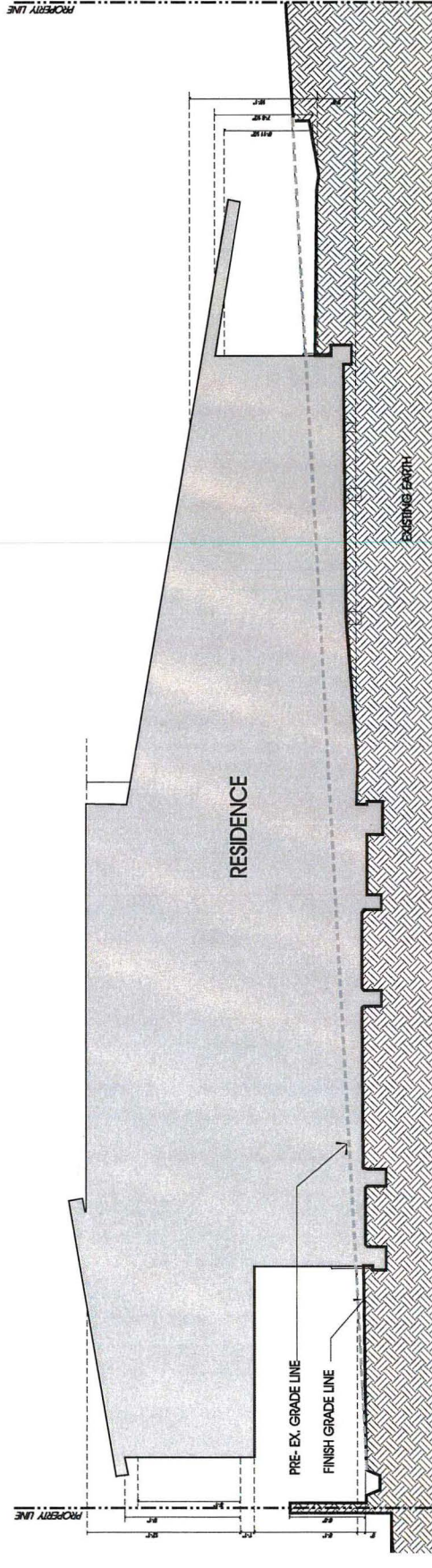
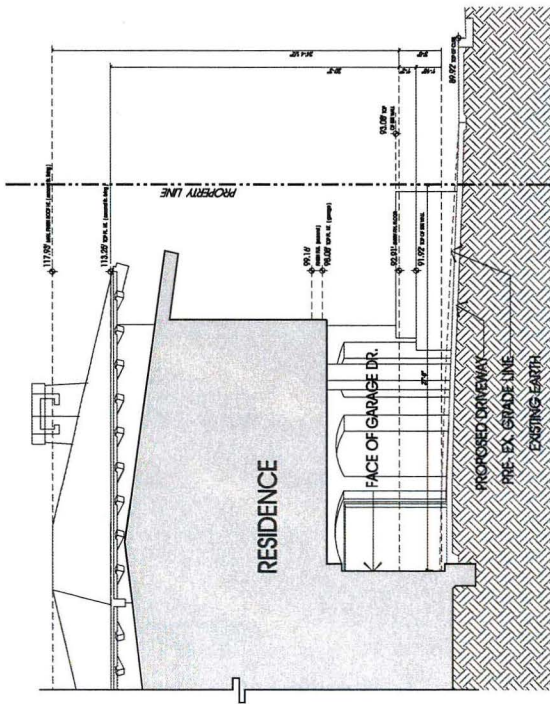
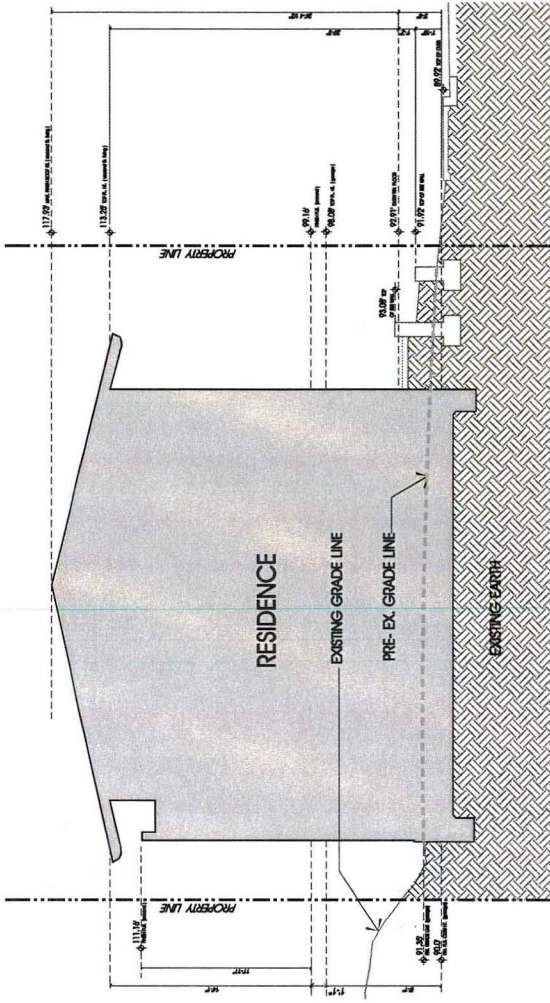


BMP DATA TABLE	
<b>SITE DESIGN</b>	LANDSCAPE PRE-DEVELOPED RUNOFF CHARACTERISTICS BY MINIMIZING ANY INCREASE IN HARDSCAPE AREAS. INSTALL LANDSCAPE WHERE POSSIBLE. INSTALL IRRIGATION (BAI) SENSORS. INSTALL PEA GRAVEL/BARK/NET BY DRIVEWAY AREA INSTEAD OF CONCRETE. INSTALL STONE PAVERS INSTEAD OF CONCRETE HARDSCAPE. DISCHARGE ROOF DRAINAGE INTO LANDSCAPE AREAS. SAFELY COLLECT RAIN OFF FROM SITE TO ADEQUATE DISCHARGE POINT.
<b>SOURCE CONTROL</b>	MONITOR WASTE MANAGEMENT DURING CONSTRUCTION. NO OUTDOOR TRASH STORAGE WILL BE ALLOWED. AND INSTALL IRRIGATION SENSORS.
<b>TREATMENT CONTROL</b>	INSTALL STONE RIPRAP/LANDSCAPE PLANTERS AT ROOF DRAIN DISCHARGE POINTS. INSTALL PERMEABLE SURFACE AROUND ALL SIDES OF THE PROPOSED RESIDENCE.

SPECIAL GRADING NOTES:

- 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 11 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLAN OR SPECIFICATIONS.
- 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 APPENDIX G OF THE CITY'S STORM WATER STANDARDS.

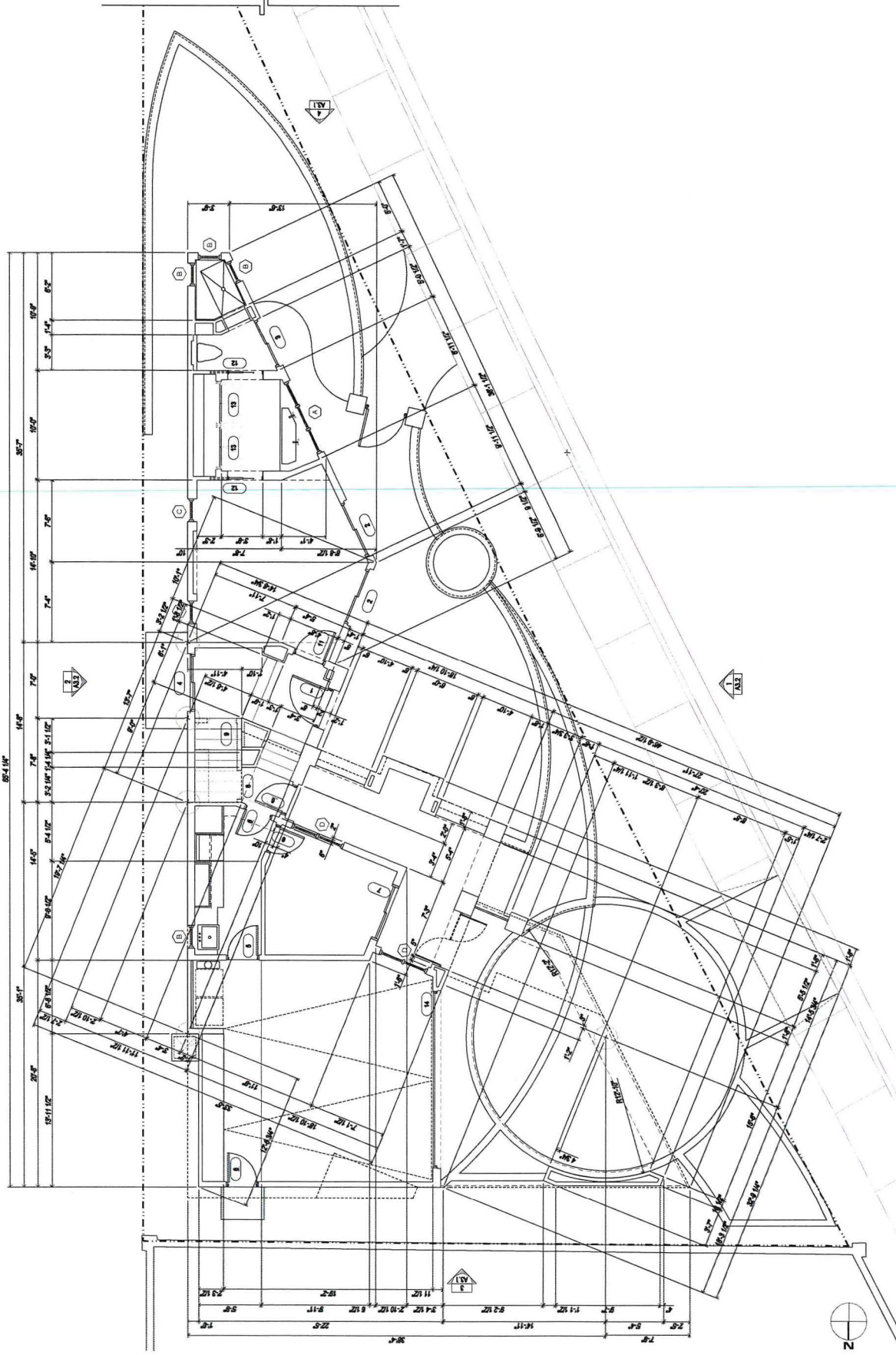






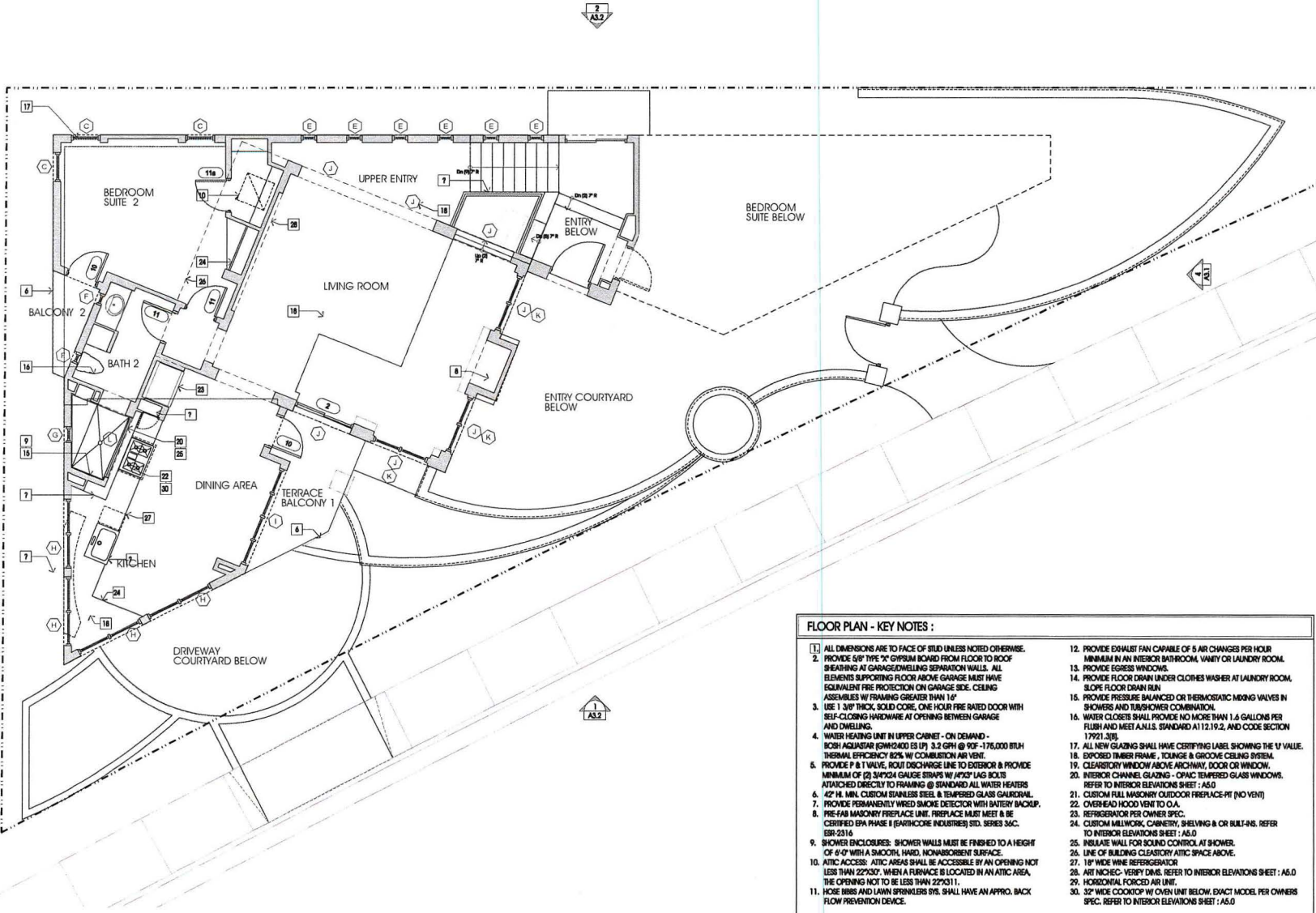






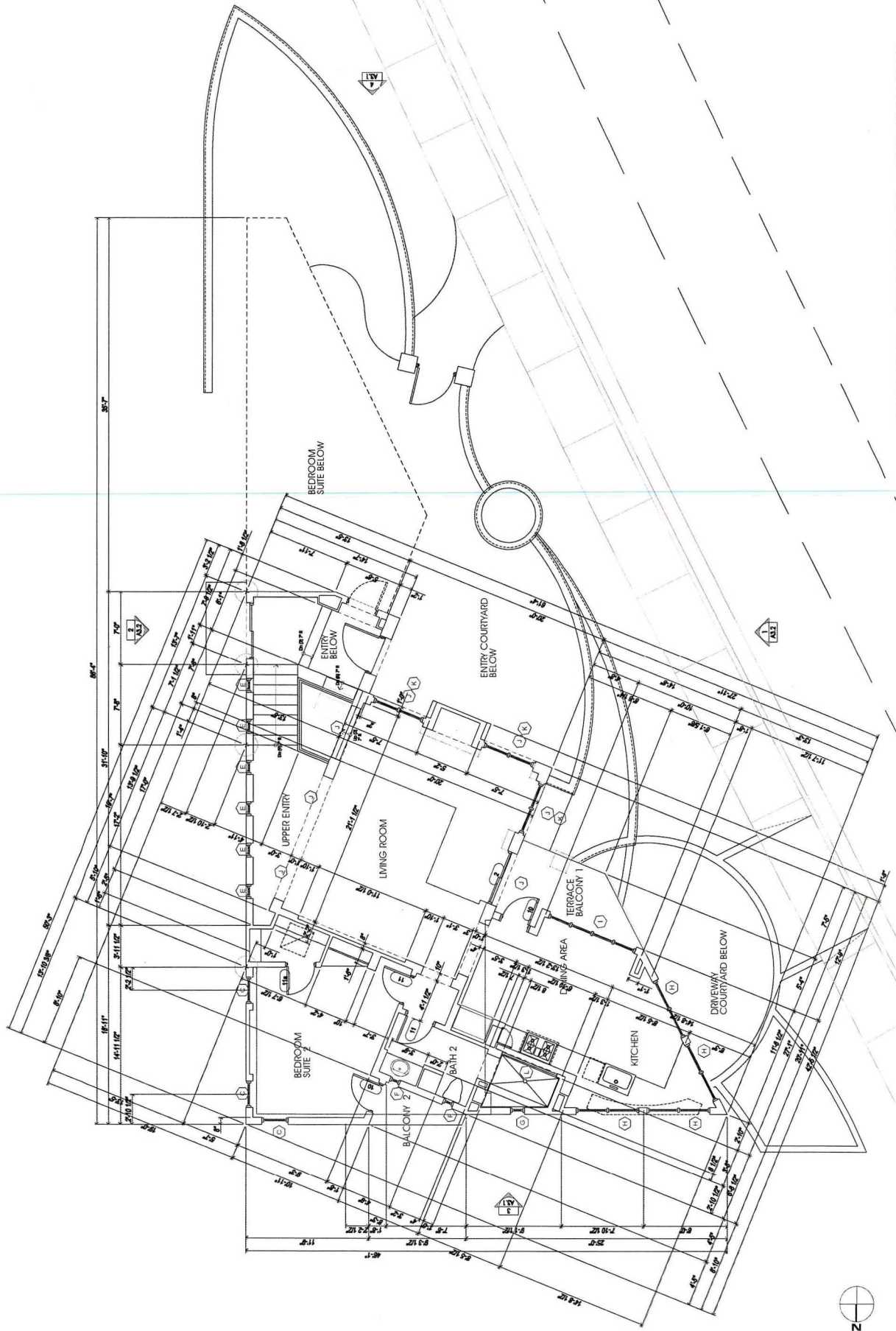
GARAGE & ENTRY LEVEL - FIRST FLOOR DIMENSION PLAN

1/4" = 1'-0"



- FLOOR PLAN - KEY NOTES :**
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - PROVIDE 5/8" TYPE "X" GYPSUM BOARD FROM FLOOR TO ROOF BREATHING AT GARAGE/DWELLING SEPARATION WALLS. ALL ELEMENTS SUPPORTING FLOOR ABOVE GARAGE MUST HAVE EQUIVALENT FIRE PROTECTION ON GARAGE SIDE. CEILING ASSEMBLIES W/ FRAMING GREATER THAN 16'
  - USE 1 3/8" THICK SOLID CORE, ONE HOUR FIRE RATED DOOR WITH SELF-CLOSING HARDWARE AT OPENING BETWEEN GARAGE AND DWELLING.
  - WATER HEATING UNIT IN UPPER CABINET - ON DEMAND - BURNER AQUASTAR (60000 BTU) 3.2 GPH @ 90° - 175,000 BTU/THERMAL EFFICIENCY 82% W/ COMBUSTION AIR VENT.
  - PROVIDE P & T VALVE, ROUT DISCHARGE LINE TO EXTERIOR & PROVIDE MINIMUM OF (2) 3/4"x24 GAUGE STRIPS W/ #10"x3 LAG BOLTS ATTACHED DIRECTLY TO FRAMING @ STANDARD ALL WATER HEATERS
  - 4" x 1/4" MIN. CUSTOM STAINLESS STEEL & TEMPERED GLASS GUARDRAIL.
  - PROVIDE PERMANENTLY WIRED SMOKE DETECTOR WITH BATTERY BACKUP.
  - PRE-FAB MASONRY FIREPLACE UNIT. FIREPLACE MUST MEET & BE CERTIFIED EPA PHASE II (GARINCORE INDUSTRIES) STD. SERIES 34C. ESR-2316
  - SHOWER ENCLOSURES: SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 6'-0" WITH A SMOOTH, HARD, NONABSORBENT SURFACE.
  - ATTIC ACCESS: ATTIC AREAS SHALL BE ACCESSIBLE BY AN OPENING NOT LESS THAN 22"x30". WHEN A FIREPLACE IS LOCATED IN AN ATTIC AREA, THE OPENING NOT TO BE LESS THAN 22"x31".
  - HOSE BIBBS AND LAWN SPRINKLERS SYS. SHALL HAVE AN APPRO. BACK FLOW PREVENTION DEVICE.
  - PROVIDE EXHAUST FAN CAPABLE OF 5 AIR CHANGES PER HOUR MINIMUM IN AN INTERIOR BATHROOM, VANITY OR LAUNDRY ROOM.
  - PROVIDE EGRESS WINDOWS.
  - PROVIDE FLOOR DRAIN UNDER CLOTHES WASHER AT LAUNDRY ROOM. SLOPE FLOOR DRAIN RUN.
  - PROVIDE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES IN SHOWERS AND TUB/SHOWER COMBINATION.
  - WATER CLOSETS SHALL PROVIDE NO MORE THAN 1.5 GALLONS PER FLUSH AND MEET A.N.S.I. STANDARD A112.19.2, AND CODE SECTION 17921.3(B).
  - ALL NEW GLAZING SHALL HAVE CERTIFYING LABEL SHOWING THE "U" VALUE.
  - EXPOSED TRIMMER FRAME, TONGUE & GROOVE CEILING SYSTEM.
  - CLEARSTORY WINDOW ABOVE ARCHWAY, DOOR OR WINDOW.
  - INTERIOR CHANNEL GLAZING - OPAC TEMPERED GLASS WINDOWS. REFER TO INTERIOR ELEVATIONS SHEET : A5.0
  - CUSTOM FULL MASONRY OUTDOOR FIREPLACE-PI (NO VENT)
  - OVERHEAD HOOD VENT TO O.A.
  - REFRIGERATOR PER OWNER SPEC.
  - CUSTOM MILLWORK, CANNETRY, SHELVING & OR BUILT-INS. REFER TO INTERIOR ELEVATIONS SHEET : A5.0
  - INSULATE WALL FOR SOUND CONTROL AT SHOWER.
  - LINE OF BUILDING CLEARSTORY ATTIC SPACE ABOVE.
  - 1" WIDE WIRE REFRIGERATOR
  - AIR INCHES - VERIFY DIMS. REFER TO INTERIOR ELEVATIONS SHEET : A5.0
  - HORIZONTAL FORCED AIR UNIT.
  - 32" WIDE COOKTOP W/ OVEN UNIT BELOW. EXACT MODEL PER OWNERS SPEC. REFER TO INTERIOR ELEVATIONS SHEET : A5.0

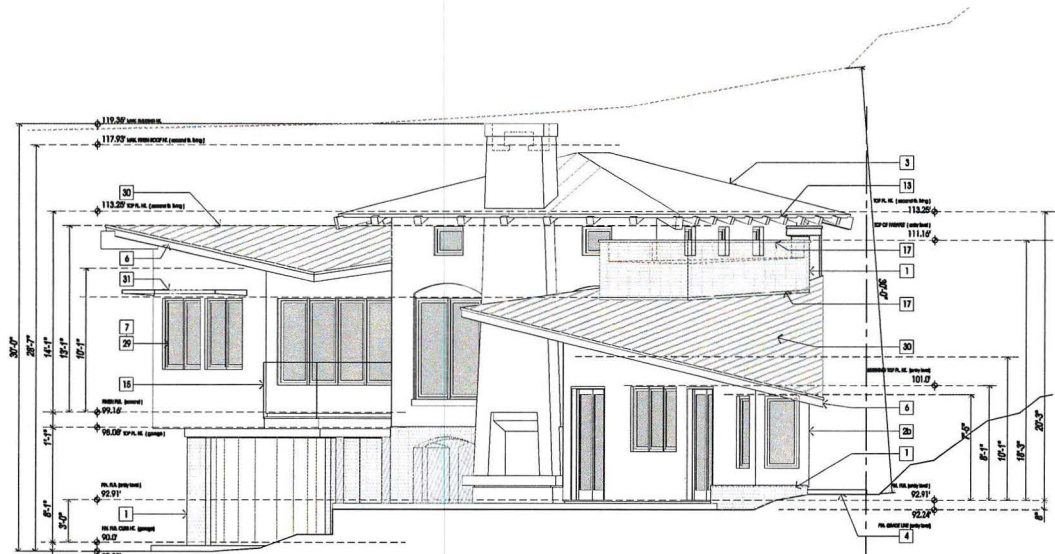
**UPPER LEVEL - SECOND FLOOR PLAN**



**UPPER LEVEL - SECOND FLOOR - DIMENSION PLAN**

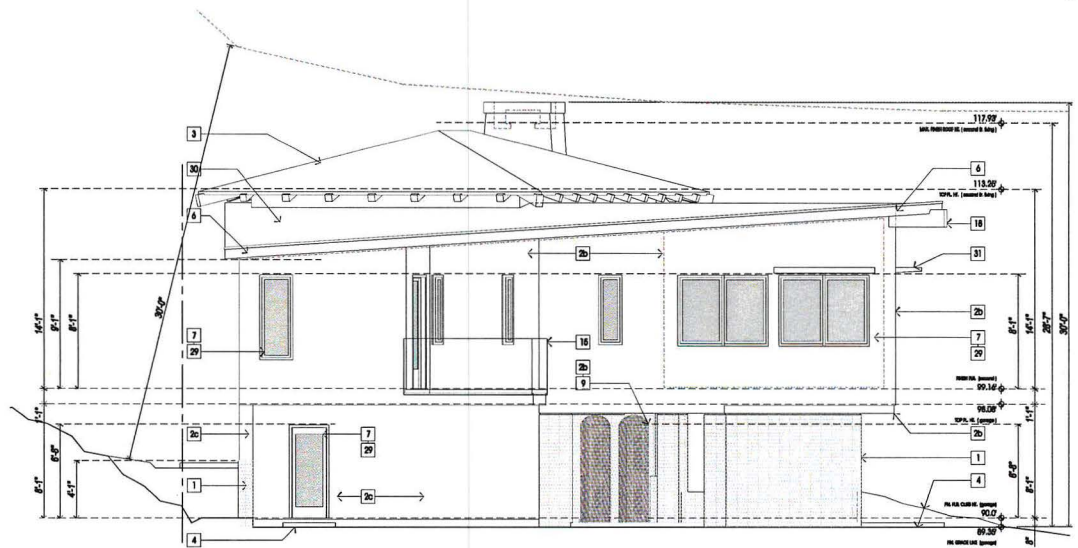
1/8" = 1'-0"





RIGHT - SOUTH

1/4" = 1'-0"

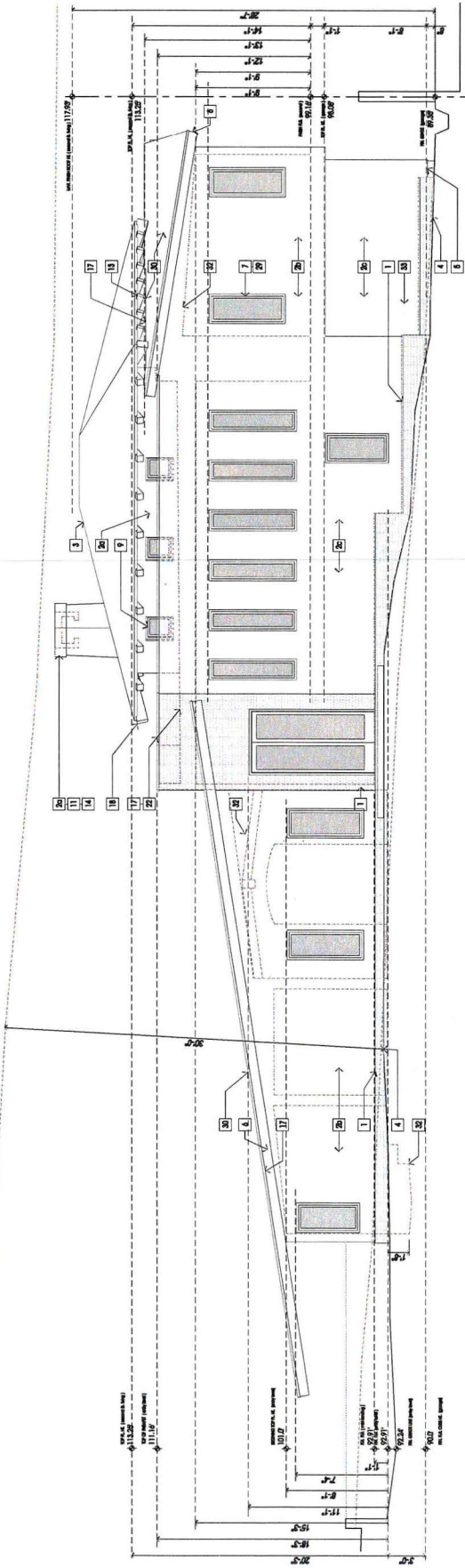


LEFT - NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

ELEVATION KEY NOTES

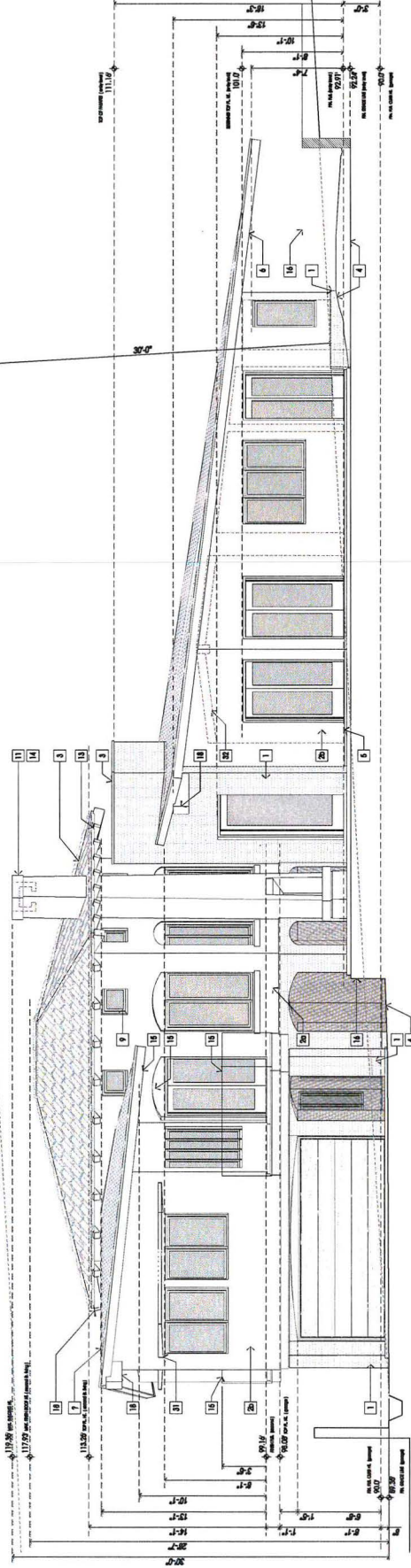
- 1 MASONRY VENEER WANSICAT-WHERE SHOWN VERIF. W/ OWNER
- 2 7/8" NOM. THK. SMOOTH PLASTER - SANTA BARBARA FINISH  
 2a ( CHALK WHITE )  
 2b ( SLATE GRAY )
- 3 3-PIECE MID-SET SPANISH CLAY ROOF - ICBO #3414.
- 4 FINISH GRADE LINE - 6" MINIMUM FINISH GRADE TO FINISH FLOOR
- 5 PROVIDE WEEP SCREED @ MUDDILL TYPICAL
- 6 3x10' DF#1 SMOOTH CONTINUOUS BARGE RAFTER
- 7 WOOD FRAMED ALUMINUM CLAD DOOR AND WINDOW FRAMES
- 8 CROWNED VENT TILES (100 SQ. IN. EA.) REFERENCE ATIC VENT TABULATIONS & ROOF PLAN FOR LOCATIONS REFER TO SHEET (A3.0)
- 9 28" SQ. CLEARSTORY WINDOWS TYP. OF ( 7 )
- 10 RAIN GUTTER / DOWNSPOUT. INTEGRATE W/ SITE SURFACE DRAINS PROVIDE 4" MIN. HEIGHT CURBS PER UBC-1604.3
- 11 ZERO CLEARANCE WOOD BURNING FIREPLACE BY: DESA HEARTH PRODUCTS. FM-MODEL NO. G42 ICC-ES / ESR 2642 W/ MASONRY CHIMNEY CAP & APPRO. PRE-FAB SPARK ARRESTOR PER SPEC.
- 12 2x ARCHED ( 8" ) SOFFIT FRAMING 1'6" O.C. W/ PLASTER FIN. PER PLAN
- 13 6 x 8' MIN. EXPOSED SMOOTH DF# 1 RAFTER TAILS 3/4" O.C. TYP.
- 14 MASONRY CHIMNEY CAP W/ APPRO. PRE-FAB SPARK ARRESTOR PER SPEC.
- 15 42" H. MIN. CUSTOM STAINLESS STEEL & TEMPERED GLASS GAUARDRAIL
- 16 SITE RETAINING WALLS PER PRELIMINARY GRADING PLAN SHEET (A0.1)
- 17 22GA. CORR. PRE-FINISHED METAL DRIP-EDGE FLASHING W/ DIVERTERS & RECEDED GUTTERS PER DETAIL. REFER TO SHEET (A5.0)
- 18 6X12" DF#1 TIMBER - CORBEL & CR/HR RAFTER
- 19 6" NOM. THK. CONCRETE FLATWORK PAD & OR STOOP
- 20 CUSTOM FIELD FABRICATED 6x Min. DF#1 OR BR. TIMBER TRUSS
- 21 MASONRY PLANTER BOX W/ BRGS. STUB IN ( MATCH WANSICAT )
- 22 SINGLE PLY ELECTROMEC ROOFING SYSTEM ( CLASS A ) OVER TYVEK VAPOR BARRIER. ICBO #3414.
- 23 ALL WINDOWS SHALL BE TEMPERED GLASS. MULTI LAYERED GLASS
- 24 ATIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, BAYES OR OVERHANGS
- 25 GUTTERS & DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LITTER AND DEBRIS.
- 26 EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION. SOLID CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATINGS OF NOT LESS THAN 20-MINUTES. PROJECTIONS SUCH AS DECKS, CHAIRSITS, BALCONIES, PATIO COVERS, ECT. SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION. FIRE-RETARDANT TREATED WOOD, HEAVY TIMBER CONSTRUCTION OR ONE HOUR FIRE RESISTIVE CONSTRUCTION.
- 27 THE FIRST FIVE FEET OF FENCES AND OR OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.
- 28 4" CUSTOM SINGLE SWING SOLID WOODEN ENTRY DOOR UNIT W/ D-BOLT #1 SQ. SOLID DF#1 POST ( CUSTOM CORNER CORNEL ) PER DET.
- 29 STANDING SEAM METAL ROOFING / METAL SIALEP HIGH SEAM (1/4") OVER MAST UNDERLAYMENT
- 30 3/16" THK. COATED METAL SUN SHADE SYSTEM W/ 22GA. PREFINISHED & PERFORATED INSET PANELS
- 31 LINE OF INTERIOR WALL & OR CLG. PROFILE BEYOND. REFER TO INTERIOR ELEVATIONS SHEET (A5.0)
- 32 CONDENSING UNIT W. 220V. REFER TO MECH. SHEETS FOR FURTHER INFO.



**REAR - EAST**

1/4" = 1'-0"

refer to sheet (A3.1) for elevation notation



**FRONT - WEST EXTERIOR ELEVATION**

1/4" = 1'-0"

refer to sheet (A3.1) for elevation notation

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary  
6025 Edgewood Bend Court  
San Diego, CA 92130  
858-794-2571 / Fax: 858-794-2599**

November 1, 2012

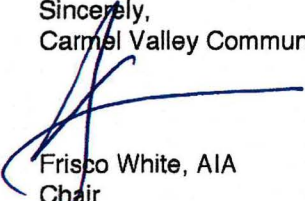
Paul B. Godwin, Project Manager  
Development Services Department  
City of San Diego  
1222 First Ave., MS 501  
San Diego, CA 92101

Re: Griffin Residence  
PTS 279847

Dear Paul:

The Carmel Valley Community Planning Board considered the abovementioned project on September 27, 2012 and approved the project by a vote of 10-1-3.

Sincerely,  
Carmel Valley Community Planning Board



Frisco White, AIA  
Chair





City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# 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** Griffin Residence **Project No. For City Use Only** 279847

**Project Address:**  
 13641 El Camino Real, San Diego CA 92130

**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):  
 Steven Edward Opp, aka Steven V Griffin  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 PO Box 8555  
 City/State/Zip:  
 Rancho Santa Fe CA 92067  
 Phone No: (760) 744-2888 Fax No:  
 Signature: [Signature] Date: 05/07/2012

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: