REPORT TO THE HEARING OFFICER

HEARING DATE: July 17, 2013
REPORT NO. HO 13-064

ATTENTION: Hearing Officer

SUBJECT: PIKE RESIDENCE
PROJECT NUMBER: 308659

LOCATION: 3470 Bayside Walk

APPLICANT: Alex Zier

SUMMARY

Requested Action: Should the Hearing Officer approve a Coastal Development Permit to construct an 728 square-foot, third story and an 842 square-foot deck to a existing single family home within the Mission Beach Community Planning area?

Staff Recommendation - APPROVE Coastal Development Permit No. 1083335.

Community Planning Group Recommendation - On April 16, 2013, the Mission Beach Precise Planning Board voted 10-0-0 to recommend denial of the project if the north interior yard required setback was not remedied prior to a public hearing (Attachments 7 and 8, See Community Planning Group Meeting section below).

Environmental Review – The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (existing facility – addition). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 22, 2013 and the opportunity to appeal that determination ended April 12, 2013.

BACKGROUND

The project proposes a Coastal Development Permit for an addition to an existing single family residence to include an 728 square-foot, third story, an 842 square-foot deck, and additional landscape to an existing 3,444 square-foot single family home. The project is located at 3470 Bayside Walk in the MBPD-R-S zone of the Mission Beach Planned District within the Mission Beach Community Plan.
The site currently contains a two-story four, bedroom, two-car garage residence constructed in 1961. The project requires a Coastal Development Permit Process Three, appealable to the California Coastal Commission, for a coastal development pursuant to San Diego Municipal Code section 126.0707.

The project is bounded by multifamily residential to the north, west, and south. To the east is Mission Bay.

**DISCUSSION**

The project proposes a third floor addition along with a new deck to an existing single family residence.

The existing first and second story does not conform to the current maximum front yard setback of ten feet. However, the project was constructed in conformance with the development regulations in 1961 and maintains previously-conforming rights as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code. The proposed third story will be constructed to meet current setback, height, design, and floor area ratio requirements of the Mission Beach Planned District Ordinance. The existing residence currently provides two parking spaces where two are required in accordance with San Diego Municipal Code section 1513.0403. Existing parking will not be affected by the proposed addition.

**Community Planning Group Meeting**

On February 19, 2013, the Mission Beach Precise Planning Board voted 10-0-0 to recommend denial of the project. The board indicated the proposed design does not meet the setback requirements of Bayside Walk and Manhattan Court within the Mission Beach Planned District.

On April 16, 2013, the item was re-heard by the Mission Beach Precise Planning Board. The board voted 10-0-0 to recommend denial based on the fact the north interior side yard does not meet the front yard setback requirement of the Mission Beach Planned District Ordinance section 1513.0504(c) (3) (B) (i). The board informed the applicant that he did not need to return to the board for another recommendation and that the issue should be resolved and confirmed by the City Staff.

On June 4, 2013 the Mission Beach Precise Planning Board setback issue was resolved and confirmed by city staff during a final review.

The project is consistent with the land use designations of the Mission Beach Community Plan by continuing to maintain an existing single family residence without increasing the density range of 36 dwelling units per acre. The addition would meet the goals of the Mission Beach Precise Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays. 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.
Conclusion

Staff has determined that the project complies with the development regulations of the Mission Beach District and all other applicable sections of the San Diego Municipal Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1083335 with modifications or;

2. Deny Coastal Development Permit No. 1083335, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

[Signature]

William Zoune
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation 2/24/13
8. Community Planning Group Recommendation 4/16/13
9. Ownership Disclosure Statement
10. Project Chronology
11. Environmental Exemption
12. Project Plans
Attachment 2
Mission Beach Land Use Plan

Legend:
- Residential (36 units per acre)
- Neighborhood commercial
- Commercial recreation
- Public facilities
  - Parking
  - Belmont amusement park
  - School

Mission Beach Land Use Plan
Mission Beach Precise Plan
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Pike Residence</th>
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</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Coastal Development Permit to add a 728 square foot, 3rd story addition and an 842 square foot deck to an existing 3,444 square foot, two-story, single family residence</td>
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<td>COMMUNITY PLAN AREA:</td>
<td>Mission Beach</td>
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<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Coastal Development Permit</td>
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<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Residential</td>
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## ZONING INFORMATION:
- ZONE: RS
- HEIGHT LIMIT: 30 feet
- LOT SIZE: 4,321 square-foot minimum lot size.
- FLOOR AREA RATIO: 1.1 maximum.
- FRONT SETBACK: 10/15 feet.
- SIDE SETBACK: 5 feet
- STREET SIDE SETBACK: 10 feet.
- REAR SETBACK: N/A
- PARKING: 2 spaces required

## ADJACENT PROPERTIES:

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<tr>
<th>CITY</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
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<td>NORTH</td>
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<td>SOUTH</td>
<td>Residential; RS</td>
<td>Residential Development</td>
</tr>
<tr>
<td>EAST</td>
<td>Residential; RS</td>
<td>Mission Bay</td>
</tr>
<tr>
<td>WEST</td>
<td>Residential; RS</td>
<td>Residential Development</td>
</tr>
</tbody>
</table>

## DEVIATIONS OR VARIANCES REQUESTED:
- None

## COMMUNITY PLANNING GROUP RECOMMENDATION:
- On April 16, 2013, the Mission Beach Precise Planning Board voted 10-0-0 to recommend denial of the project if the north interior yard required setback was not remedied prior to a public hearing.
WHEREAS, DAVID PIKE, Owner/Permittee, filed an application with the City of San Diego for the addition of a third story addition and deck to an existing single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1083335), on portions of a 0.10-acre site;

WHEREAS, the project site is located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District within the Mission Beach Community Plan;

WHEREAS, the project site is legally described as Lot D in Block 138 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on July 17, 2013, the Hearing Officer of the City of San Diego Coastal Development Permit No. 1083335, pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated July 17, 2013.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

1. The proposed coastal development will not encroach upon any existing physical access way 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; and

The project proposes an addition to an existing single family home to include an 728 square-foot, third story addition and an 842 square-foot deck located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Planning Area.

All of the proposed development will be contained within the existing disturbed, previously developed and graded site. The project site has no existing physical coastal access used legally or otherwise by the public, nor does it have any public access identified in the Local Coastal Program. The proposed building would conform to the maximum 30-foot Coastal Height Limit allowed by the zone. The subject property is not identified in the City of San Diego's adopted LCP Land Use Plan as a public accessway. The project site is bounded by single family and multi-family residential development. The project is completely contained within the private property, and as such, the project would not encroach upon any existing physical access way. The nearest public access to Mission Bay is from Bay Side Walk, adjacent to the project.
The Mission Beach Precise Plan does not identify a public view corridor along Bay Side Walk adjacent to the project. Therefore, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and would not obstruct any identified public views.

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

The project proposes an addition to an existing single family home to include an 728 square-foot, third story addition and an 842 square-foot deck located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Planning Area.

The project site is located in a built, urban environment, and does not impact any Environmentally Sensitive Lands. The project is not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). Across Bayside Walk is Mission Bay with an associated sandy beach. As such, the project is conditioned to provide a Water Pollution Control Plan (WPCP) prior to the issuance of a building permit to ensure possible runoff during construction is being collected and not deposited into Mission Bay. 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; and

The project proposes an addition to an existing single family home to include an 728 square-foot, third story addition and an 842 square-foot deck located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Planning Area.

The proposed project is consistent with the land use designations of the Community Plan by continuing to maintain an existing single family home without increasing the density range of 36 dwelling units per acre as identified within the Mission Beach Precise Plan. The addition would meet the goals of the Mission Beach Precise Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays. 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. Therefore, the proposed development is in conformity with the Mission Beach Precise Plan and Local Coastal Program and complies with the regulations of the certified Land Development Code.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.
The project proposes an addition to an existing single family home to include an 728 square-foot, third story addition and an 842 square-foot deck located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Planning Area.

The project site is located between the nearest public road and the shoreline of a body of water. The project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act where the site does not contain a physical public access way and is not within an ocean-front public recreation area. The project does not propose to encroach into any public access way to the ocean and all improvements and additions will be contained on site. The project is a private development on privately owned land. 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. 1083335 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1083335 a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: July 17, 2013

Job Order No. 24003499
### Distribution Form Part 1

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Project Number:</th>
<th>Distribution Date:</th>
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<tbody>
<tr>
<td>Pike Residence CDP</td>
<td>380359</td>
<td>1/25/2013</td>
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**Project Scope/Location:**
MISSION BEACH Coastal Development Permit (Process 3) to add a 728 square foot, 3rd story addition and an 842 square foot deck to an existing 3,444 square foot, two-story, single family residence located at 5470 Bayside Walk. The site is located in the MBDP-R-5 zone, Coastal Overlay (appealable), 1st Public Roadway and Geo Hazard 31 in the Mission Beach Community Plan.

**Council District:** 2, Notice Card=1.

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>Applicant Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alec Zier</td>
<td>(619) 884-9229</td>
</tr>
</tbody>
</table>

**Project Manager:** Sandra Teasley  
**Phone Number:** (619) 446-5271  
**Fax Number:** (619) 446-5245  
**E-mail Address:** STeasley@sandiego.gov

**Project Issues (To be completed by Community Planning Committee for initial review):**

This project was discussed at the Board's February 15, 2013 meeting. The owner and architect were present.

The existing structure has a second story balcony that encroaches 5 feet into the required 10 foot front yard setback. The 10 foot setback was required before our rezone into Bayside on January 7, 1979. The original structure was built in 1961. The setback on the 2nd and/or 3rd story was in the original plan. Observation indicates that it was not moved after original construction.

New construction of a third story balcony must be set back to observe the existing yard setback plus 5 guard rail and also observe an additional setback 20 feet above grade at the 10 foot setback line sloping back at a 45 degree angle: (+20 feet X 1/2 = 10 feet X 1/2 = 5 feet, slope grade at a 45 degree angle)

In addition the third story balcony, porches, and overhang of maximum 2 feet above grade sloping back at 10 degree angle ± 1 foot, a projection on the north side of the existing driveway entrance 4 feet setback, 4 feet (not 5 feet), respectively, at the 5 foot setback.

**Attachment Additional Pages If Necessary:**

Please return to:  
Project Management Division  
City of San Diego  
Development Services Department  
1222 First Avenue, MS 302  
San Diego, CA 92101

Upon request, this information is available in alternative formats for persons with disabilities.
**Project Name:** Pike Residence CDP  
**City:** San Diego  
**Development Services:** 1222 First Ave., MS-302  
**San Diego, CA 92101**

**Project Scope/Location:**
MISSION BEACH Coastal Development Permit (Process 3) to add a 728 square foot, 3rd story addition and an 842 square foot deck to an existing 3,444 square foot, two-story, single family residence located at 3470 Bayside Walk. The site is located in the MBPD-R-S zone, Coastal Overlay (appealable), 1st Public Roadway and Geo Hazard 3 in the Mission Beach Community Plan. Council District 2. Notice Card #1.

**Applicant Name:** Alec Zier  
**Phone Number:** (619) 884-8229

**Project Manager:** Sandra Teasley  
**Phone Number:** (619) 446-5271  
**Fax Number:** (619) 446-5245  
**E-mail Address:** STTeasley@sandiego.gov

**Committee Recommendations (To be completed for Initial Review):**

- **Vote to Approve**
  - Members Yes
  - Members No
  - Members Abstain

- **Vote to Approve With Conditions Listed Below**
  - Members Yes
  - Members No
  - Members Abstain

- **Vote to Approve With Non-Binding Recommendations Listed Below**
  - Members Yes
  - Members No
  - Members Abstain

- **Vote to Deny**
  - Members Yes
  - Members No

- **No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)**
  - **Continued**

**CONDITIONS:**

**NAME:** Dennis Lynch  
**TITLE:** PLAN REVIEWER  
**DATE:** FEBRUARY 24, 2015

*Please return to:*
Project Management Division  
City of San Diego  
Development Services Department  
1222 First Avenue, MS 302  
San Diego, CA 92101

*(619) 488-1638*

Upon request, this information is available in alternative formats for persons with disabilities.
Mission Beach Precise Planning Board
Tuesday, April 16, 2013
Belmont Park Community Room
Minutes of Meeting

Re: Mission Beach Precise Planning Board
3470 Bayside Walk (Pike Residence); Project No. 308659

Designer Alec Zier of Plumbline Design represented the owner.

The Board heard this project on February 15, 2013. The project plans were denied (9-0-1) because several areas in the plans did not conform to the new PDO requirements, effective August 9, 2012.

Designer Alec Zier presented the revised project plans.

Plan Reviewers Mike Meyer and Dennis Lynch reviewed the revised project plans on behalf of the Board. Plan Reviewer Lynch pointed out the issue contained in the Board’s original report to the City with regard to the North interior yard required setback was not remedied. Plan Reviewer Lynch explained the setback requires that at three (3) feet in from the property line, a vertical line perpendicular to grade rises 20 feet at which time a 45-degree diagonal line be drawn upward to the South up to 30 feet, and that no construction can penetrate beyond that line, including railings, eaves, etc. unless specified in the PDO.

After further discussion, a motion was duly made to deny the project as follows, but the Board stated it is not requiring the applicant to return to the Board provided this issue is remedied and recognized in the City’s Assessment Letter: Motion 2 was made by Dennis Lynch and seconded by Mike Meyer TO DENY the project plans at 3470 Bayside walk because the North interior yard required setback requirement as discussed above was not remedied. However, the Board is not requiring the applicant to return to the Board provided this issue is remedied and recognized in the City’s Assessment Letter.

VOTE For: 9 Against: 0 Abstain: 1
Ownerships 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
PIKE ADDITION AND REMODEL

Project Address:
3470 BAYSIDE WALK SAN DIEGO, CA 92109

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

By signing this 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):
[ ] Owner [ ] Tenant/Lessee [ ] Redevelopment Agency

Street Address:
3470 BAYSIDE WALK
San Diego, CA 92109

Phone No: 1-800-533-7453
Fax No: 1-800-533-7453
Signature: [ ] Owner
[ ] Tenant/Lessee [ ] Redevelopment Agency

Date: 1-12-13

Name of Individual (type or print):
[ ] Owner [ ] Tenant/Lessee [ ] Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:
Signature:
Date:

Name of Individual (type or print):
[ ] Owner [ ] Tenant/Lessee [ ] Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:
Signature:
Date:

Name of Individual (type or print):
[ ] Owner [ ] Tenant/Lessee [ ] Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:
Signature:
Date:

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.

DS-318 (5-05)
## Project Chronology

### Pike Residence

**PROJECT NO. 308659**

<table>
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<tr>
<th>Date</th>
<th>Action</th>
<th>Description</th>
<th>City Review Time</th>
<th>Applicant Response</th>
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<td>First Submittal</td>
<td>Project Deemed Complete and distributed</td>
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<td>First Submittal Assessment Letter out</td>
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**TOTAL STAFF TIME**

4 month 16 days

**TOTAL APPLICANT TIME**

1 months 4 days

**TOTAL PROJECT RUNNING TIME**

5 months 20 days

**Based on 30 days equals to one month.**
NOTICE OF EXEMPTION

(Check one or both)

TO:    X Recorder/County Clerk
    FROM: City of San Diego

      P.O. Box 1750, MS A-33
      1600 Pacific Hwy, Room 260
      San Diego, CA 92101-2422

      Office of Planning and Research
      1400 Tenth Street, Room 121
      Sacramento, CA 95814

PROJECT NO.: 308659     PROJECT TITLE: Pike Residence

PROJECT LOCATION-SPECIFIC: 3420 Bayside Walk, San Diego, CA 92109 (3500 Bayside Map 6098 and Map 1809)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit for a 728-square-foot, 3rd story addition and an 842-square-foot deck on an existing 3,444-square-foot, two-story, single dwelling unit located at 3470 Bayside Walk. The site is located in the MBPD-R-S zone, Coastal Overlay (appealable), 1st Public Roadway within the Mission Beach Community Planning 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: Dave Pike

3135 Dusty Trail
Encinitas, CA, 92024
760-533-7453

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))
(X) CATEGORICAL EXEMPTION: This project is exempt pursuant to the California Environmental Quality Act Sections 15301(e) Existing Facilities - additions

STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The existing structure was evaluated by the City of San Diego’s Historical Resources Board staff for eligibility for historic designation and determined that the structures did not meet the designation criteria as a significant resources. This project site is located in a developed neighborhood and no sensitive environmental resources exist on site. Therefore the project is exempt pursuant to CEQA Section 15301(e) – Existing facilities-additions – and where the exceptions listed in CEQA section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Lizzi

PHONE: (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)

CHECK ONE:

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

DATE:

3/19/2013
MISSION
MISSION BEACH
5'-SIDEYARD

98x280

TOTAL 728' 3rd FLOOR MEDIA ROOM. 467' SQ. FT.

3rd

FLOOR MEDIA ROOM.

OF CONSTRUCTION

AT LEAST 48 HOURS PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PREMISEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

OVERLAY/ZONES

ENV. SENSITIVE LANDS

NOTE: THIS PROJECT REQUIRES 65' GRADING ALTERATIONS.

PROJECT ADDRESS
3470 BAYSIDE WALK
SAN DIEGO, CA. 92109

ALL PROPERTY LINES IDENTIFIED AS REAL.

3457' S.F. 2 STORY RESIDENCE
4377' S.F. LOT.

PROJECT ADDRESS
3470 BAYSIDE WALK
SAN DIEGO, CA. 92109

TOTAL: 4321' SQ. FT.

PIKE'S ADDITION & REMODEL

FLOOR AREA RATIO CALC'S

ALLOCATED FAR 1.176
EXISTING FAR 1.080
ADDED FAR 0.096
TOTAL FAR 1.182

SITE PLAN
SCALE: 1" = 1'-0"
"The highest point of the roof equipment or any pipe, pipe, antenna, or other projection, shall not exceed 30 feet above grade."
1. CONTROLLERS SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITION CHANGES.

2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL WILL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.