



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 16, 2014 REPORT NO. HO 14-024
ATTENTION: Hearing Officer
SUBJECT: SEIGLER RESIDENCE
PTS PROJECT NUMBER: 329510
LOCATION: 475 San Gorgonio Street
APPLICANT: Bruce Peeling, Architect

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit and Variance Permit that would allow the demolition of an existing residential structure and construction of a new two-story single-family residence on a single-family lot?

Staff Recommendation(s) -

1. **APPROVE** Coastal Development Permit No. 1154062; and
2. **APPROVE** Variance Permit No. 1218182

Community Planning Group Recommendation – On February 20, 2014, the Peninsula Community Planning Board voted 13-0-0 to approve the project (Attachment 7).

Environmental Review:

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 4, 2014, and the opportunity to appeal that determination ended March 25, 2014.

BACKGROUND

The 0.28-acre project site is located at 475 San Gorgonio Street in the Peninsula Community Plan area. The property is designated for low-density residential development zoned RS-1-4. The site is also within the Coastal Development Overlay Zone and Coastal Height Limit Overlay Zone. The lot slopes away from the street elevation at 162 feet to the rear of the lot at 136 feet

netting a 26 foot grade differential from front to back. However, the project site does not meet the Land development Code definition of steep hillside and there is no environmentally sensitive resource on the property. The site does include a 780 square-foot single-family residence that was built as a garage circa 1908 and subsequently legally converted into the residence with a kitchen in 1967. There is also a garage and shed structure on the site. These buildings were developed as accessory structures to residence on an adjacent lot prior to a resubdivision of the properties. Both of the existing structures would be demolished with this development proposal.

The project is within a fully developed suburban community populated with single-family residences. The surrounding neighborhood is a mix of new and old, large stately homes of varying design including classic and modern styles. The property is in the Point Loma neighborhood with prominent nearby features including the San Diego Bay to the east and the Pont Loma Nazarene University Campus and navy owned facilities to the west.

DISCUSSION

Project Description

The proposed project is requesting to demolish two existing structures and develop the site with a new two-story, 3,756 square-foot single-family residence. The proposed development requires a Coastal Development Permit for the demolition and new construction and is requesting a variance to allow a structure within the front yard setback that would support the driveway deck. The driveway is required to be elevated due to the grade difference being highest at street level and to accommodate the garage observing the required street yard setback.

The house is a modern design with craftsman influences including a low pitched gabled roof, wood garage doors and horizontal deck rail features. The design incorporates a number of off-sets and building articulations that reduce the overall bulk and scale of the structure. Exterior finish materials include painted wood fascia, wood trim and stucco columns and walls.

The two-story home includes an entry hall leading into the main upper level that includes a large open area combing the kitchen, dining and living room areas. A small bathroom is located off of the entry and the master bedroom suite with full bath and dressing area is located off of the living room. The upper level also includes a two car garage at the front of the house and a large elevated deck running nearly the entire length of the house along the rear. The lower level includes three bedrooms, two bathrooms, a large recreation room and exercise area and a large patio off the back of the house. Approximately 10,000 square-feet of the site will be landscaped with trees, shrubs and groundcover in a manner consistent with and complementary to what the community plans refers to as the “wooded” area of the neighborhood.

Community Plan Analysis

The project is located within the Peninsula Community Planning area which designates the site for low-density residential development consistent with the proposed design. The project would implement the recommendations and goals of the Residential and Urban Design Elements of the

plan by conserving the character of existing single-family neighborhood including the very low density character of the neighborhood. The project would maintain and complement the existing scale, architectural features and vegetation in the Peninsula community. This is accomplished by minimizing the grading and landform, stepping the structure down the existing slope and using numerous off-setting planes and building articulation to reduce the bulk and scale of the structure.

Variance

The project is requesting a variance permit to allow a structure greater than three-feet high within the required street yard setback. The structure is a part of the driveway deck support allowing the raised driveway to span the hillside between the street and the garage. The condition that necessitates the raised drive is existing and due to the nature of the sloping lot. The street is at a higher elevation than the lot and includes an existing retaining wall on the site supporting the street. This condition was not created by the property owner and can only be avoided with extensive grading of the hillside. The circumstance is not typical in the neighborhood but rather shared by only a few properties on the eastern (downhill) side of San Gorgonio Street. Several houses on either side have existing structures within the setback which likely predate the requirement. Staff believes it is exactly this type of scenario for which the variance process was established and determined it is both reasonable and preferable to allow the minimum deviation from the regulation.

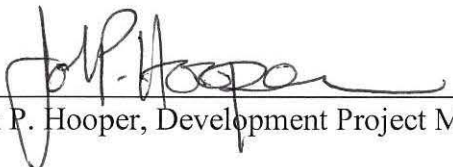
Conclusion

The proposed development to demolish two existing structures and construct a new single-family home at 475 San Gorgonio Street would be consistent with the Peninsula Community Plan and the City of San Diego Land Development Code. The development would be compatible with the existing residential neighborhood and along with the requested variance comply with the RS-1-4 zone regulations. Staff believes the findings to approve the coastal development and the variance can be affirmed and recommends the project be approved.

ALTERNATIVES:

1. Approve Coastal Development Permit No. 1154062 and Variance Permit No. 1218182, with modifications; or
2. Deny Coastal Development Permit No. 1154062 and Variance Permit No. 1218182, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

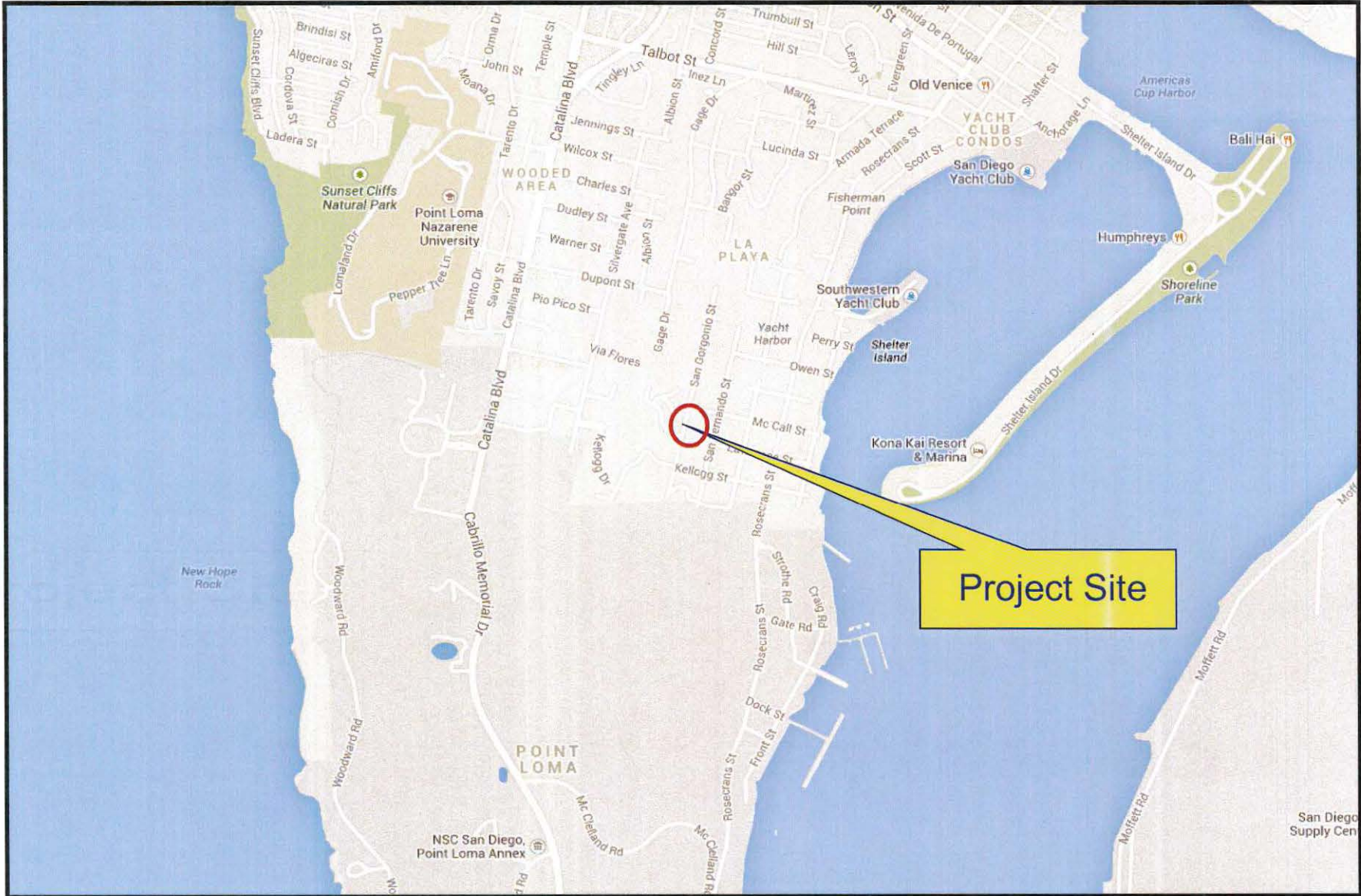


John P. Hooper, Development Project Manager

Attachments:

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

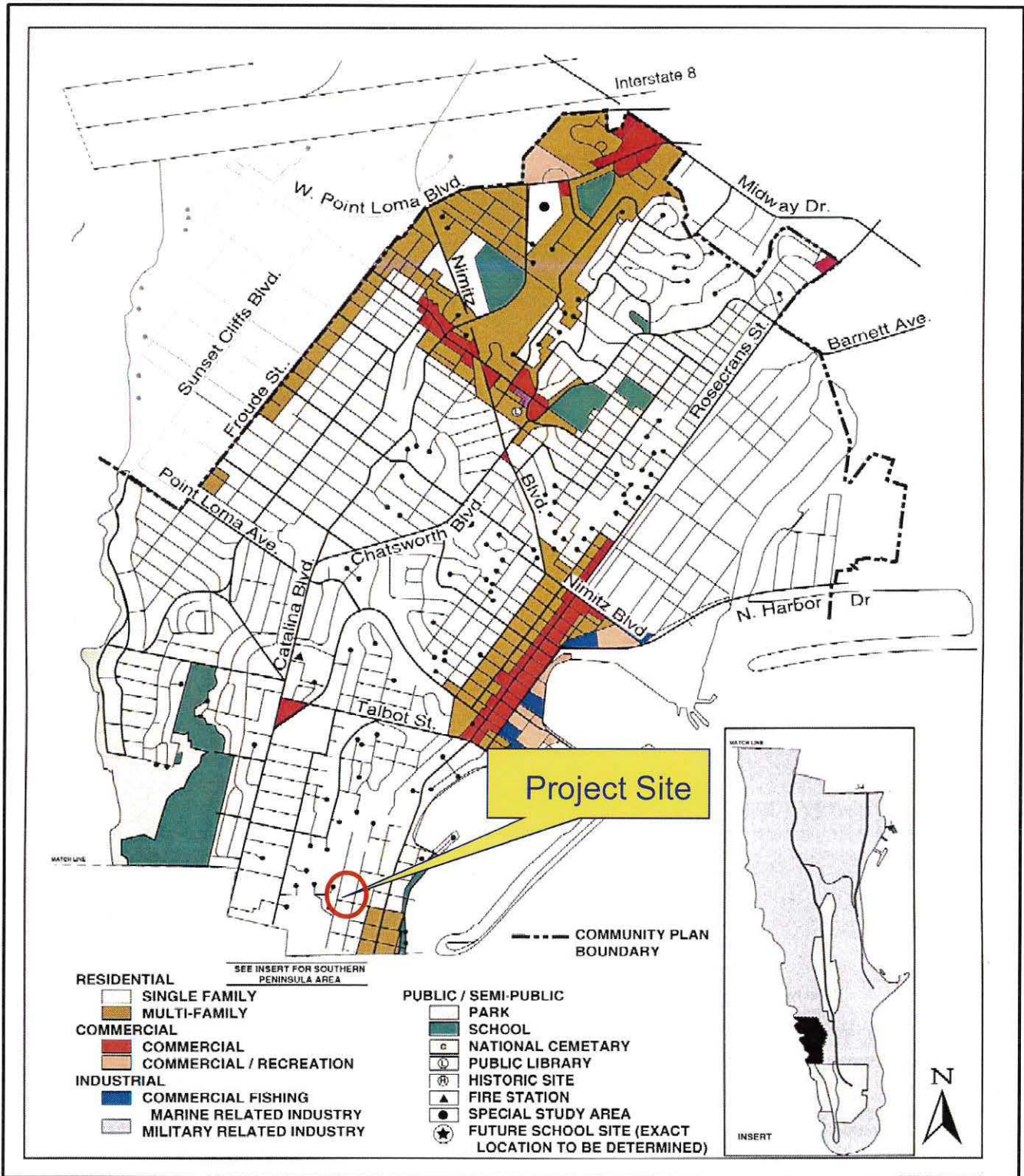
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Vicinity Map

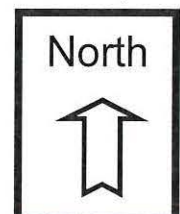
SIEGLER RESIDENCE - 475 SAN GORGONIO STREET
PROJECT NO. 329510





Land Use Map

SIEGLER RESIDENCE - 475 SAN GORGONIO STREET
PROJECT NO. 329510





Project Site



Aerial Photo

SIEGLER RESIDENCE - 475 SAN GORGONIO STREET
PROJECT NO. 329510



HEARING OFFICER RESOLUTION NO. **(DRAFT)**
COASTAL DEVELOPMENT PERMIT NO. 1154062
VARIANCE NO. 1218182
SIEGLER RESIDENCE - PROJECT NO. 329510

WHEREAS, MITCHELL SIEGLER and ELIZABETH SIEGLER, Owners and Permittees, filed an application with the City of San Diego for a permit to construct a new single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1154062 and Variance Permit No 1218182, on portions of a 0.28-acre site; and

WHEREAS, the project site is located at 475 San Gorgonio Street in the RS-1-4 zone within the Peninsula Community Plan; and

WHEREAS, the project site is legally described as Lot 4 of La Playa the Subdivision No. 1, City of San Diego Map No. 4202, June 2, 1959; and

WHEREAS, on April 16, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1154062 and Variance Permit No 1218182 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 4, 2014 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 Sections 15301 (Existing Facilities) and 15303 (New Construction) 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 April 16, 2014:

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 development is located at 475 San Gorgonio Street within the Peninsula Community Plan area. The project is in a fully developed residential neighborhood and the property is approximately four standard city blocks from the coast. The property does not contain any physical access to the shoreline or coastal water nor is any proposed access affecting the subject property identified in the Local Coastal Program land use plan. Likewise, there are no public views to or from the site therefore the proposed project would not impact public views or other scenic recourses as specified in the Local Coastal Program land use plan.

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

There are no environmentally Sensitive lands located on or near the project site.

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 development is within the Peninsula Community Plan which designates the site for single-family use. The property is in the RS-1-4 zone which allows one dwelling unit on the 0.288-acre site. Therefore; the project would comply with both the recommended land use and residential density as prescribed by the Local Coastal Program. The project complies with all applicable regulations of the Land Development Code including setbacks, gross floor area and structure height which generally establish the building envelope on the site. The project is requesting a Variance pursuant to procedures established by the Land Development Code to allow a structure greater than three-feet tall within the required street yard setback. Therefore, the proposed coastal development would be in conformity with the certified Local Coastal Program land use plan and would comply 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 development is approximately four blocks from the sea and therefore is not located between the nearest public street and the shoreline of any body of water within the Coastal Overlay Zone. As such, the public access and public recreation policies of Chapter 3 of the California Coastal Act would not be applicable to the proposed development.

Variance - Section 126.0805

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

The special circumstance that applies to 475 San Gorgonio Street is that the street is the highest elevation of the property and the hillside slopes down and away to the back of the property. There is a small retaining wall running along the street supporting San Gorgonio on the downhill side of the right-of-way. This condition makes it impossible to access the legal lot without a raised driveway deck. The only other alternatives would be a variance to permit a zero setback in order to push the garage right up to the street or a excessive grading effort with imported fill material in order to construct a gradually sloping driveway into the lot. The preferred alternative is to allow structural supports below the driveway that technically would be considered to be located within the street yard setback. This would eliminate the need for excessive grading and landform alteration as recommended by the Peninsula Community Plan. This condition was not caused by the property owner and does not generally apply to other properties in the community or even the neighborhood. The condition can be seen on one or two other lots on the downhill side of San Gorgonio and these properties have structures in the front yard setback such as stairs and sidewalks that are above grade.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

The circumstance is such that the strict application of the regulation would require excessive grading to access the site which would be inordinately expensive and significantly reduce the size of the residence and the ability to locate the structure closer to the top of the slope. More significant would be the severe landform alteration that would be required to build a standard on-grade driveway or an alternative variance allowing the structure to be built without the required 20-foot setback. Staff review concluded the most sensible alternative would be to grant the proposed variance which is the minimum necessary to permit reasonable use of the land.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

The proposed variance would allow a standard driveway access from the street into the garage by utilizing an elevated driveway deck and allow for off-street parking with the new residence. This variance would be in harmony with the general purpose and intent of the regulation that prohibits structures above three feet tall within the street setback because it would appear as a regular driveway with parking and access to the garage. The variance would permit the support structure below the deck but would not be visible from the street. The intent of prohibiting structures above three-feet in height from the street yard setback was to maintain an open viable streetscene and to avoid obstructions within the setbacks. This variance would have no adverse affect on the public health, welfare and safety. The variance would allow the development to observe the established front yard setback and avoid excessive grading activity that would alter the natural land form.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

The granting of the variance will not adversely affect the Peninsula Community Plan which designates the site for single-family residential development. The variance to allow support structures below a raised driveway in order to meet the street grade would have no affect on the required Coastal Development Permit findings. The structural element would be below the street grade and would not be visible from the public right-of-way. The variance would allow full conformance to the RS-1-4 zone and therefore would be adequate to carry out the provisions of the certified Local Coastal Program. Specifically, the variance would allow the proposed coastal development to be consistent with the RS-1-4 Zone by allowing the full 20-foot street yard setback. The variance would allow for consistency with the Peninsula Community Plan by avoiding excessive land form alteration in the wooded hillside area and would implement the recommendation for new residential development to be consistent with mass, form and site design with the surrounding community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by Hearing Officer, Coastal Development Permit No. 1154062 and Variance Permit No 1218182 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. 1154062 and Variance Permit No 1218182, a copy of which is attached hereto and made a part hereof.

John P. Hooper
Development Project Manager
Development Services

Adopted on: April 16, 2014

Job Order No. 24003906

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24003906

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1154062
 VARIANCE NO. 1218182
SIEGLER RESIDENCE - PROJECT NO. 329510
 HEARING OFFICER

This Coastal Development Permit No. 1154062 and Variance No. 1218182 are granted by the Hearing Officer of the City of San Diego to MITCHELL SIEGLER and ELIZABETH SIEGLER, Owners and Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0510 and 126.0710. The 0.34-acre site is located at 475 San Geronio Street in the RS-1-4 zone within the Peninsula Community Plan. The project site is legally described as: Lot 4 of La Playa the Subdivision No. 1, City of San Diego Map No. 4202, June 2, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish existing remnant residential accessory structures and develop the site with a new single-family dwelling unit identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 16, 2014, on file in the Development Services Department.

The project shall include:

- a. A new 3,756 square-foot single-family residence; and
- b. A Variances to allow a structure greater than three-feet in height within the street yard setback to support the raised driveway; and
- c. Landscaping (planting, irrigation and landscape related improvements);
- 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 April 4, 2014.
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.

AIRPORT REQUIREMENTS:

11. Prior to issuance of a building permit the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

12. The project proposes to import material to the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the non-standard curb opening on San Gorgonio Street.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. 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 E of the City's Storm Water Standards.
19. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the San Gorgonio Street Right-of-Way due to the design of the non-standard curb opening for vehicular access.

PLANNING/DESIGN REQUIREMENTS:

20. Owner/Permittee shall maintain a minimum of **two (2)** 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.
21. 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.
22. The existing residential unit shall be demolished and removed as a part of the development.

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 April 16, 2014 pursuant to Hearing Officer Resolution No. **(DRAFT)**

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

NAME
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.

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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



SIEGLER RESIDENCE
 0 4 12 24

DEVELOPMENT SUMMARY

SITE ADDRESS
 475 SAN GORGONIO STREET
 SAN DIEGO, CALIFORNIA 92106

OWNERS
 MITCH AND ELLIZABETH SIEGLER
 4443 PISCADERO AVENUE
 SAN DIEGO, CA. 92107

ARCHITECT
 BRUCE PEELING, A.I.A.
 3538 INEZ STREET
 SAN DIEGO, CALIFORNIA 92106
 619-224-8575

SURVEY CREATED APRIL 13, 2013
 KAPPA SURVEYING AND ENGINEERING INC.
 8707 LA MESA BLVD.
 LA MESA, CA. 91942
 619-465-8948

BENCHMARK
 CITY OF S.D. BRASS PLUG AT THE WEST CORNER OF
 MCCALL STREET AND SAN GORGONIO STREET
 ELEV. = 151.49' DATUM: MEAN SEA LEVEL

LEGAL DESCRIPTION
 LOT 4 OF LA PLAYA RESUBDIVISION NO. 1 CITY OF SAN DIEGO
 MAP NO. 4202 JUNE 2, 1959

APN:
 532-441-06

CLASSIFICATION TYPE **OCCUPANCY CLASS**
 TYPE V-N R-3, U-1

ZONE: **LOT SIZE:** **MAX F.A.R.:**
 RS-1-4 15,008 S.F. 0.49

COASTAL COASTAL HEIGHT LIMIT

PROJECT HEIGHT: 24'

BUILDING CODE: 2007 CBC

EXISTING AND PROPOSED USE

SINGLE FAMILY RESIDENCE

CONSTRUCTION RECORD 1908

GEOLOGIC CATEGORY 53

LANDSCAPE AREA 9,787 S.F.

REQUIRED PERMITS / APPROVALS

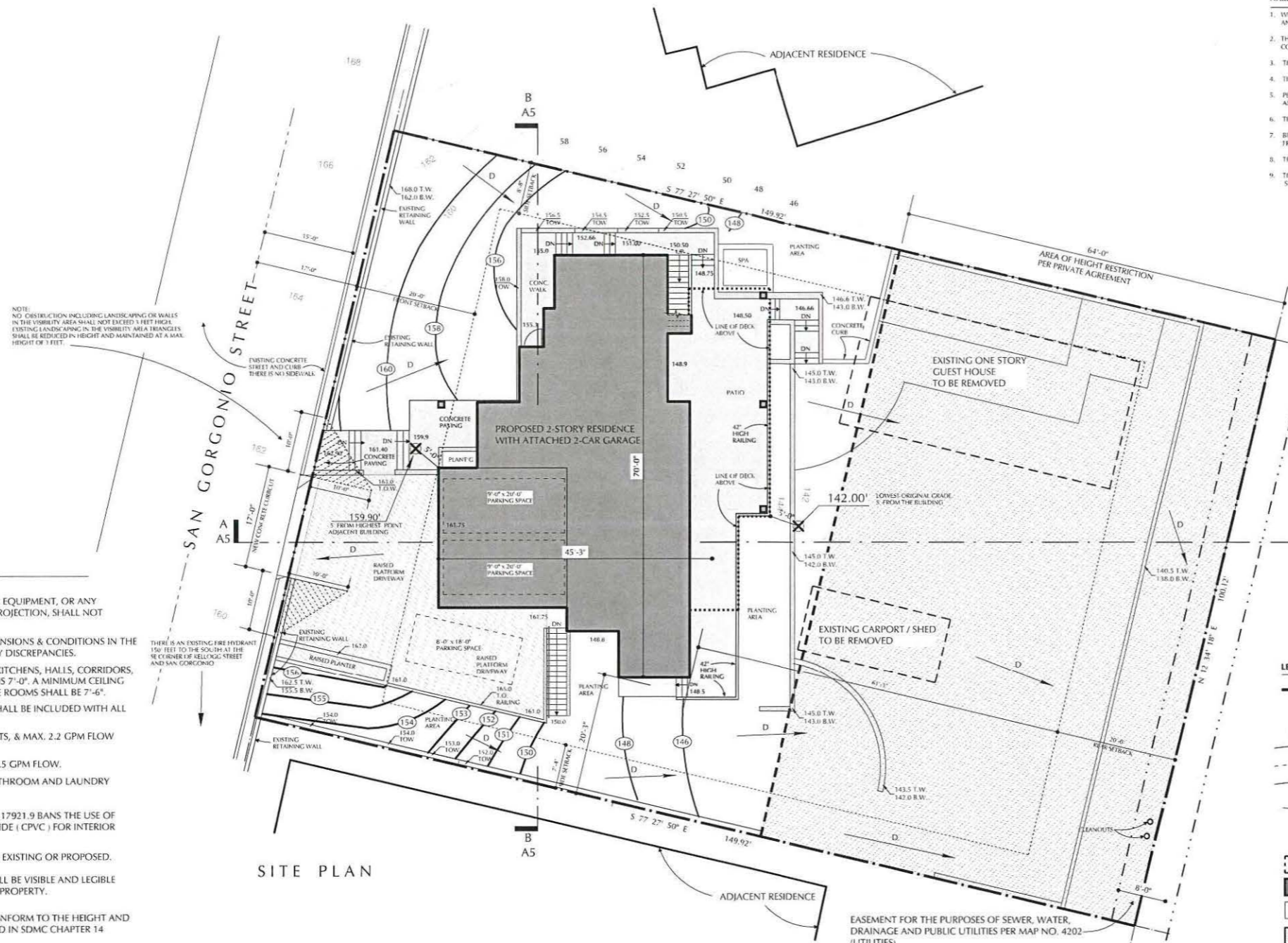
PROCESS TWO COASTAL DEVELOPMENT PERMIT
 COMBINATION BUILDING PERMIT

NOTE: BRUCE PEELING, ARCHITECT, DOES HEREBY CERTIFY THAT THE STRUCTURE AND MODIFICATIONS TO IT SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVOIDANCE ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS (CFR PART 77), NOTIFICATION IS NOT REQUIRED.

BRUCE PEELING, ARCHITECT

NARRATIVE

1. WE PROPOSE TO CONSTRUCT A NEW 2 LEVEL RESIDENCE AND AN ATTACHED 2-CAR GARAGE OVER A PREVIOUSLY VACANT PORTION OF A 15,000 S.F. LOT.
2. THERE IS AN EXISTING 780 S.F. RESIDENCE WHICH WAS ORIGINALLY A GARAGE, CONVERTED TO A RESIDENCE IN 1967, THIS WILL BE DEMOLISHED.
3. THERE IS AN EXISTING 200 S.F. STORAGE SHED / CARPORT THAT WILL BE DEMOLISHED.
4. THERE WILL BE A NEW 17' WIDE CURB CUT AT THE SAN GORGONIO R.O.W.
5. PERMITS REQUIRED: PROCESS TWO COASTAL DEVELOPMENT PERMIT, AND A COMBINATION BUILDING PERMIT.
6. THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
7. BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
8. THERE ARE NO VARIANCES OR REGULATION DEVIATIONS.
9. THERE IS AN 4' WIDE EASEMENT FOR THE PURPOSES OF DRAINAGE, SEWER AND UTILITIES ALONG THE EAST P.L.



NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. A MINIMUM CEILING HEIGHT FOR KITCHENS, HALLS, CORRIDORS, LAUNDRY ROOMS & BATHROOMS IS 7'-0". A MINIMUM CEILING HEIGHT FOR ALL OTHER HABITABLE ROOMS SHALL BE 7'-6".
4. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS.
5. PROVIDE ULTRA LOW FLUSH TOILETS, & MAX. 2.2 GPM FLOW ON FAUCETS.
6. SHOWERHEADS TO HAVE A MAX. 2.5 GPM FLOW.
7. 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY VENTILATION.
8. STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING
9. THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
10. BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
11. ALL FENCES AND WALLS SHALL CONFORM TO THE HEIGHT AND LOCATION CRITERIA AS REGULATED IN SDMC CHAPTER 14 ARTICLE 2 DIVISION 3.
12. CHIMNEY, FLUE, OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER.
13. 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 E OF THE CITY'S STORM WATER STANDARDS.
14. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
15. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/ PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
16. THE OWNER/PERMITTEE SHALL ASSURE, BY PERMIT OR BOND, ALL LEGAL PARKING AREAS SHALL BE SURFACED WITH ASPHALTIC CONCRETE AT LEAST 2" IN DEPTH OR IT'S EQUIVALENT, SATISFACTORY OF THE CITY ENGINEER.
17. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE NON-STANDARD CURB OPENING ON SAN GORGONIO STREET.
18. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN THE STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
19. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.

LEGEND

- PROPERTY LINE
- PROPOSED FENCES
- TOP OF WALL
- BOTTOM OF WALL
- EXISTING CONTOUR TO REMAIN
- EXISTING CONTOUR TO BE MODIFIED
- PROPOSED CONTOUR
- DRAINAGE PATTERN
- EXISTING BUILDINGS TO BE REMOVED
- PROPOSED BUILDING FOOTPRINT
- PROPOSED NEW PAVING AREAS
- PROPOSED NEW SITE WALLS
- AREA OF HEIGHT RESTRICTION
- AREA OF RAISED PLATFORM DRIVEWAY

SUMMARY TABLE

SETBACKS:	MIN:	PROPOSED		
FRONT	20'-0"	20'-0"		
SIDE	7'-4"	20'-3"		
SIDE	8'-8"	8'-8"		
REAR	20'	20'-10"		
FAR:	MAX:	PROPOSED		
	0.49	0.33		
HEIGHT:	MAX:	PROPOSED		
	30'-0"	27'-0"		
PARKING:	MIN:	PROPOSED		
	3	3		
AREAS:	HABITABLE RESIDENCE	EXISTING GUEST HOUSE	GARAGE/ STORAGE	DECKS
MAIN LEVEL	1,612		491	492
LOWER LEVEL	2,040	780		
	3,652			
TOTAL HABITABLE	4,432			
TOTAL BUILDING S.F.	4,923	÷ 15,008 = .33 FAR		

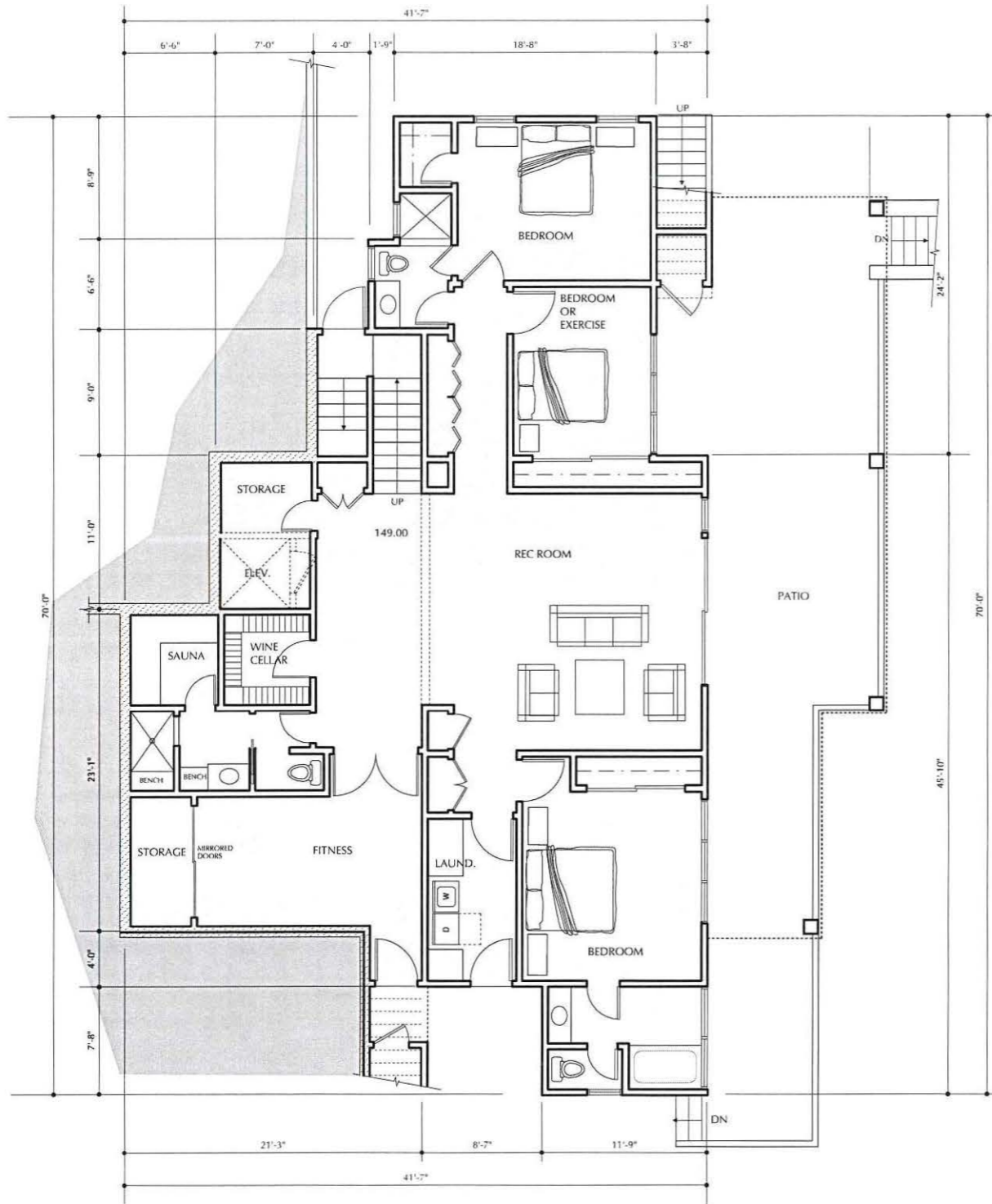
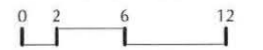
1	2	3
4	5	
7	8	

Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A.
 Address: 3538 INEZ STREET
 SAN DIEGO, CA 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: lpaia@coo.net

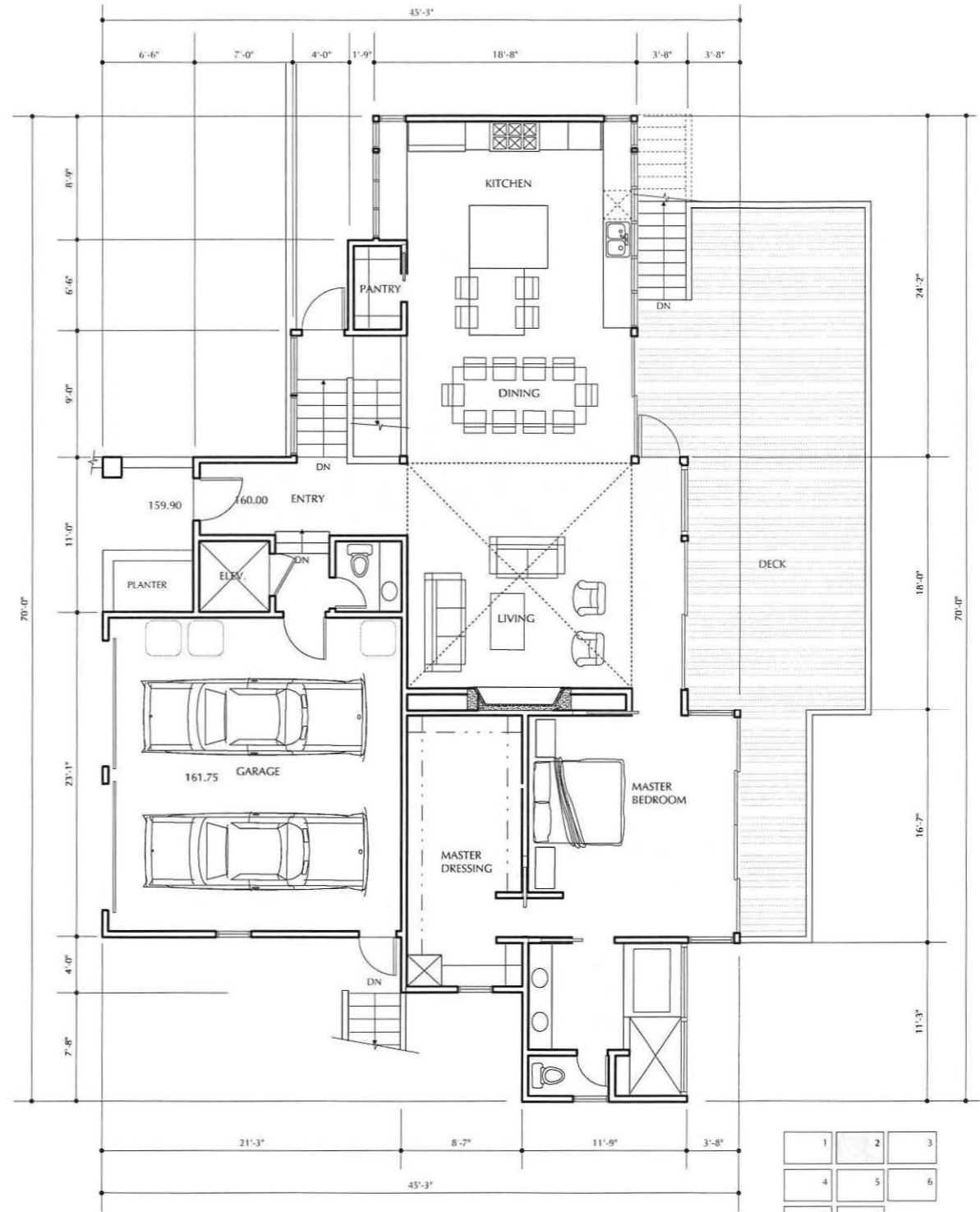
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 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: DECEMBER 18, 2013
 Revision 1: NOVEMBER 11, 2013
 Original Date: JULY 08, 2013
 Sheet: 1 OF 8
 DEP # _____



SIEGLER
RESIDENCE



LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

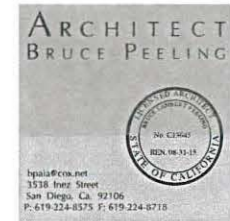
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7	8	

Prepared By:
Name: BRUCE PEELING, ARCHITECT, A.A.
Address: 3538 INEZ STREET
SAN DIEGO, CA 92106
Phone #: 619-224-8575
Fax #: 619-224-8718
email: lpaiar@com.net

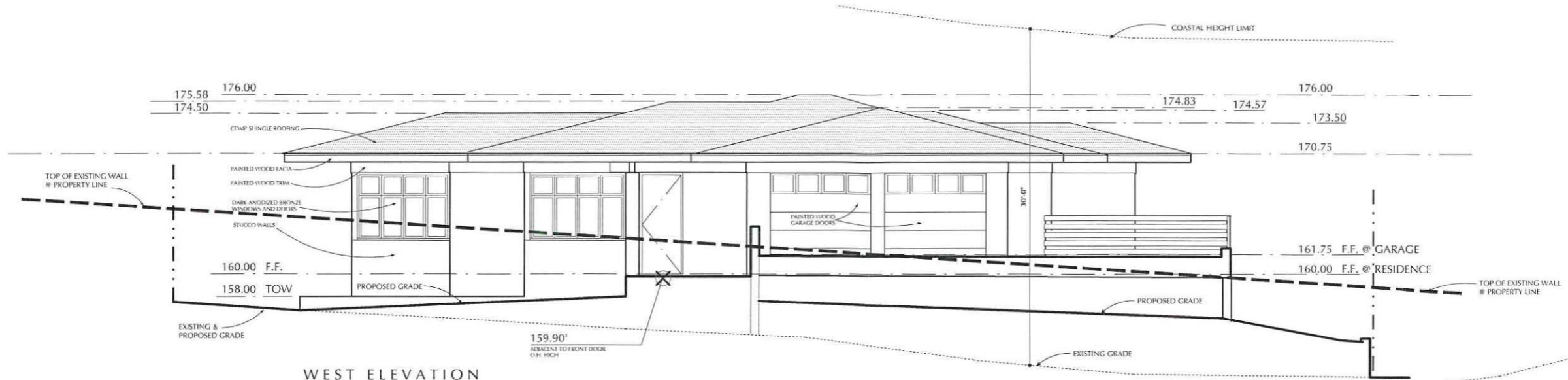
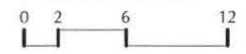
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475 SAN GORGONIO STREET
SAN DIEGO, CA 92106
Project Name:
SIEGLER RESIDENCE

Sheet Title:
FLOOR PLANS

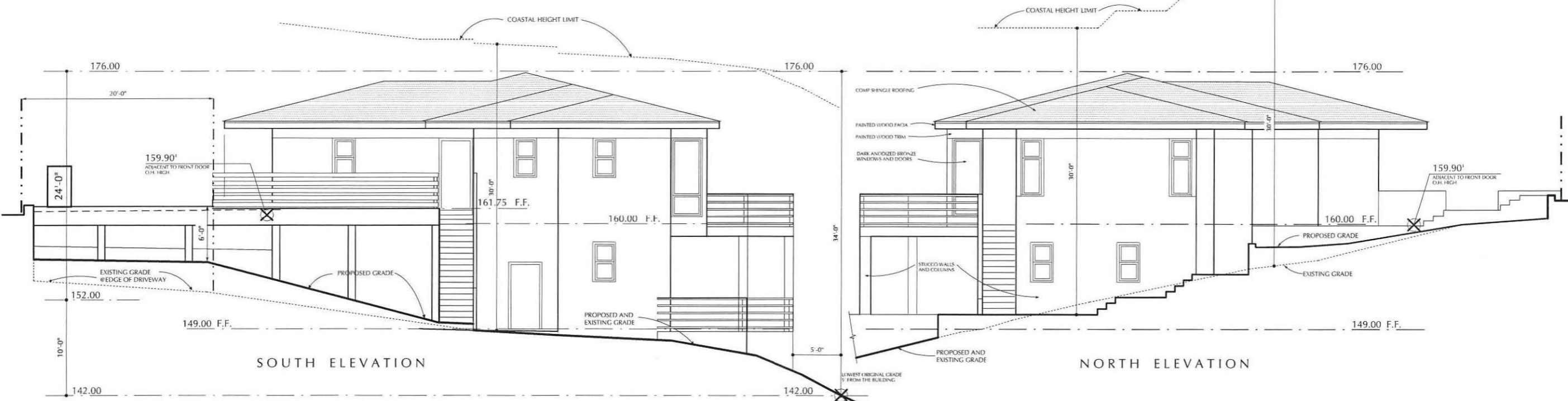
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- Revision 6: _____
- Revision 5: _____
- Revision 4: _____
- Revision 3: _____
- Revision 2: DECEMBER 18, 2013
- Revision 1: NOVEMBER 11, 2013
- Original Date: JULY 08, 2013
- Sheet: 2 OF 8
- DEP # _____



SIEGLER RESIDENCE



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

1	2	3
4	5	6
7	8	

Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A.
 Address: 3538 INEZ STREET
 SAN DIEGO, CA 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: bpeeling@con.net

Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: DECEMBER, 18 2013
 Revision 1: NOVEMBER 11, 2013
 Original Date: JULY 08, 2013

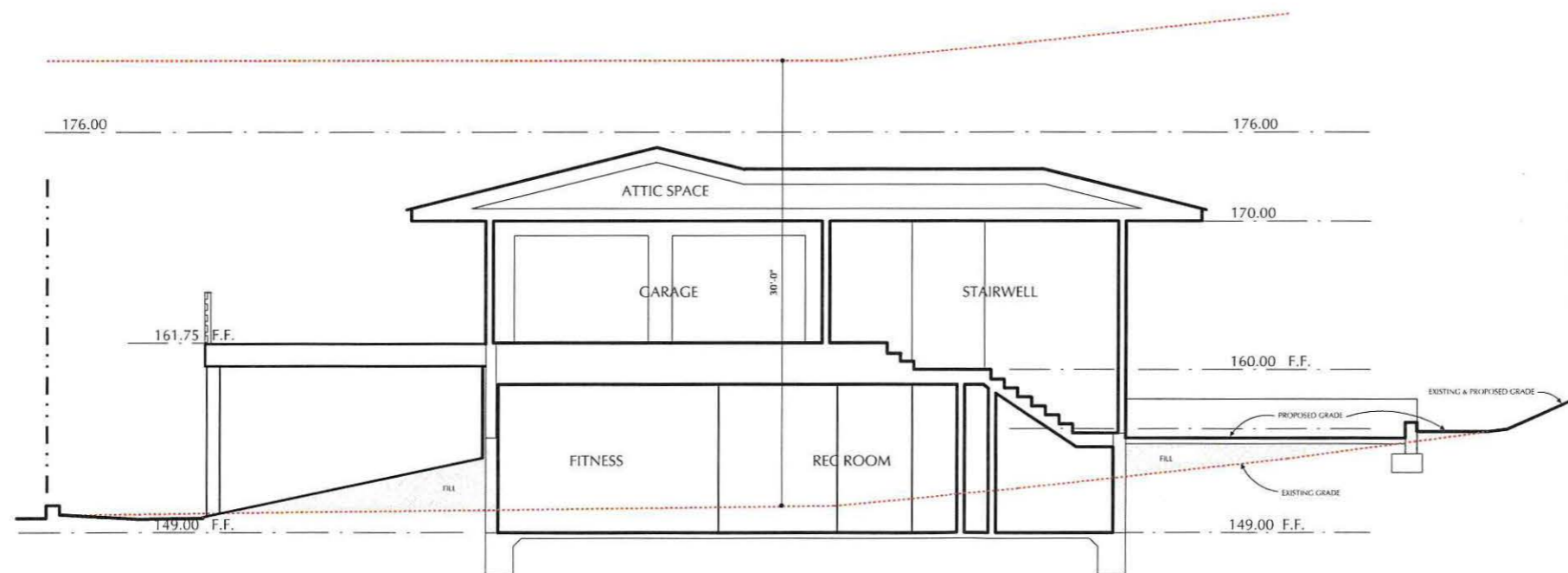
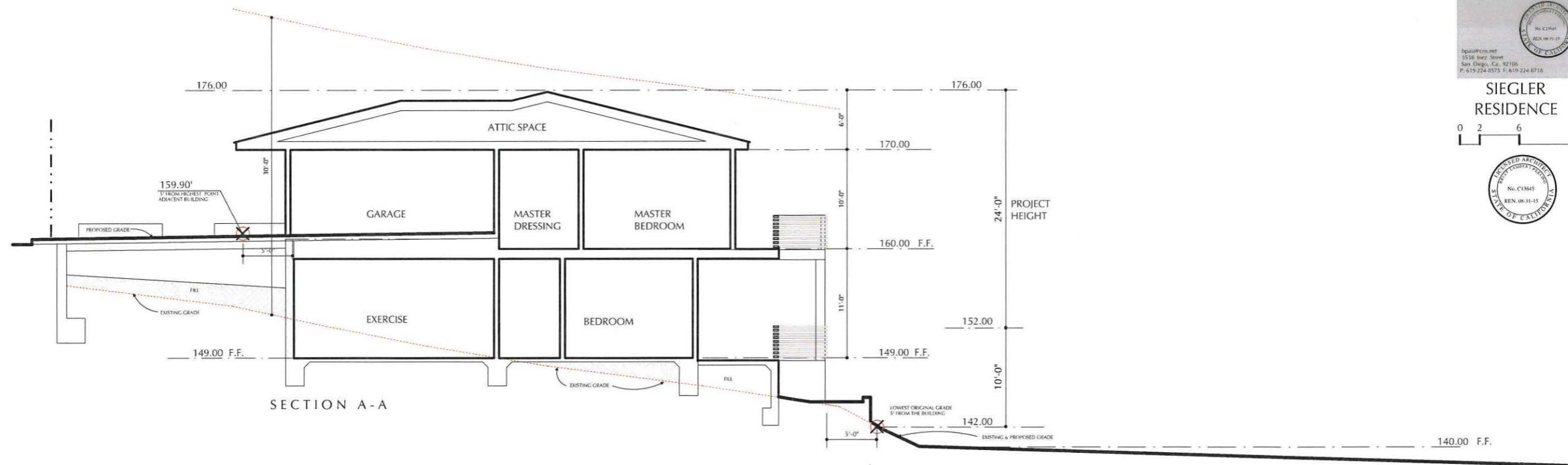
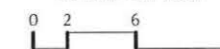
Project Address:
 475 SAN GORGONIO STREET
 SAN DIEGO, CA 92106
 Project Name:
 SIEGLER RESIDENCE

Sheet Title:
 ELEVATIONS

Sheet: 4 OF 8
 DEP # _____



SIEGLER RESIDENCE



SECTION B-B

1	2	3
4	5	6
7	8	

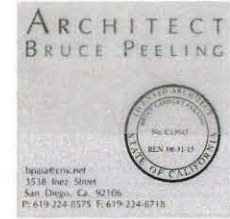
Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A.
 Address: 3538 INEZ STREET
 SAN DIEGO, CA 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: bpaia@cox.net

Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: DECEMBER 18, 2013
 Revision 1: NOVEMBER 11, 2013
 Original Date: JULY 08, 2013

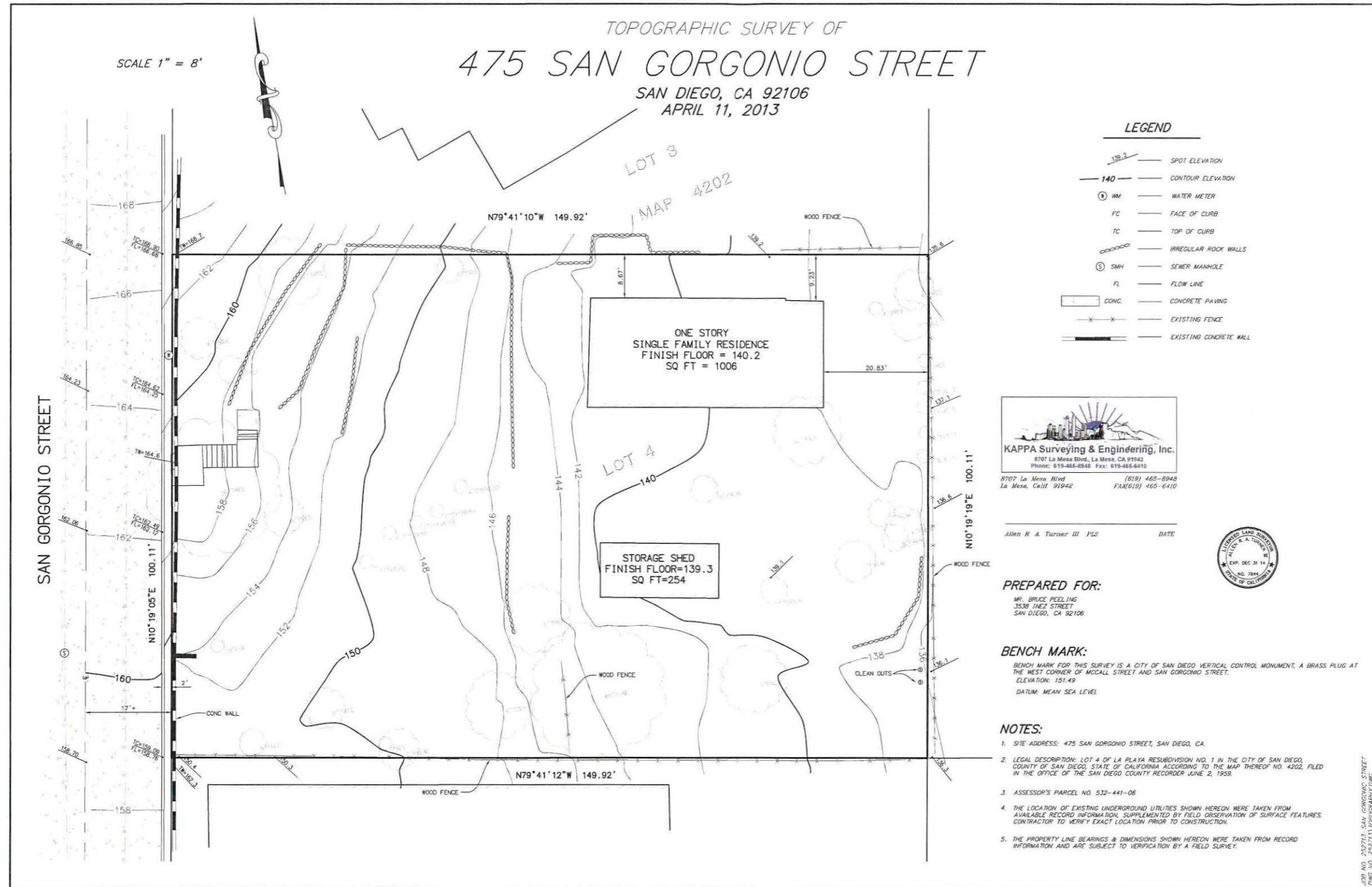
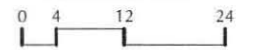
Project Address
 475 SAN GORGONIO STREET
 SAN DIEGO, CA 92106
 Project Name:
 SIEGLER RESIDENCE

Sheet Title:
 SITE SECTIONS

Sheet 5 OF 8
 DEP # _____



SIEGLER RESIDENCE



KAPPA Surveying & Engineering, Inc.
 8707 La Mesa Blvd., La Mesa, CA 91942
 Phone: 619-465-0940 Fax: 619-466-8410
 8707 La Mesa Blvd (619) 465-0948
 La Mesa, Calif. 91942 FAX(619) 466-6410

Allen R. A. Turner III PLS DATE



PREPARED FOR:
 MR. BRUCE PEELING
 3538 INEZ STREET
 SAN DIEGO, CA 92106

BENCH MARK:
 BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG AT THE WEST CORNER OF MCCALL STREET AND SAN GORGONIO STREET.
 ELEVATION: 151.49
 DATUM: MEAN SEA LEVEL

- NOTES:**
1. SITE ADDRESS: 475 SAN GORGONIO STREET, SAN DIEGO, CA.
 2. LEGAL DESCRIPTION: LOT 4 OF LA PLAYA RESUBDIVISION NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 4202, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER JUNE 2, 1959.
 3. ASSESSOR'S PARCEL NO. 532-441-06
 4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
 5. THE PROPERTY LINE BEARINGS & DIMENSIONS SHOWN HEREON WERE TAKEN FROM RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A FIELD SURVEY.

1	2	3
4	5	6
7	8	

Prepared By:
 Name: BRUCE PEELING, ARCHITECT, A.I.A.
 Address: 3538 INEZ STREET
 SAN DIEGO, CA. 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: bpaia@cox.net

Project Address
 475 SAN GORGONIO STREET
 SAN DIEGO, CA 92106
 Project Name:
 SIEGLER RESIDENCE

Sheet Title:
 TOPOGRAPHIC SURVEY

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: DECEMBER 18, 2013

Revision 1: NOVEMBER 11, 2013

Original Date: JULY 08, 2013

Sheet: 6 OF 8

DEF: _____



SIEGLER RESIDENCE



JEFFREY RULE, INC.
 LANDSCAPE ARCHITECTS
 1000 LA MESA BLVD., STE. 200
 LA MESA, CA 91941
 TEL: 619-466-0382
 EMAIL: jrule@jeffreyrule.com



SIEGLER RESIDENCE
 475 SAN GORGONIO STREET
 SAN DIEGO, CA 92106

PRELIMINARY LANDSCAPE PLAN

DATE: 10-29-13
 DRAWN: J. RULE

L-1 OF 1

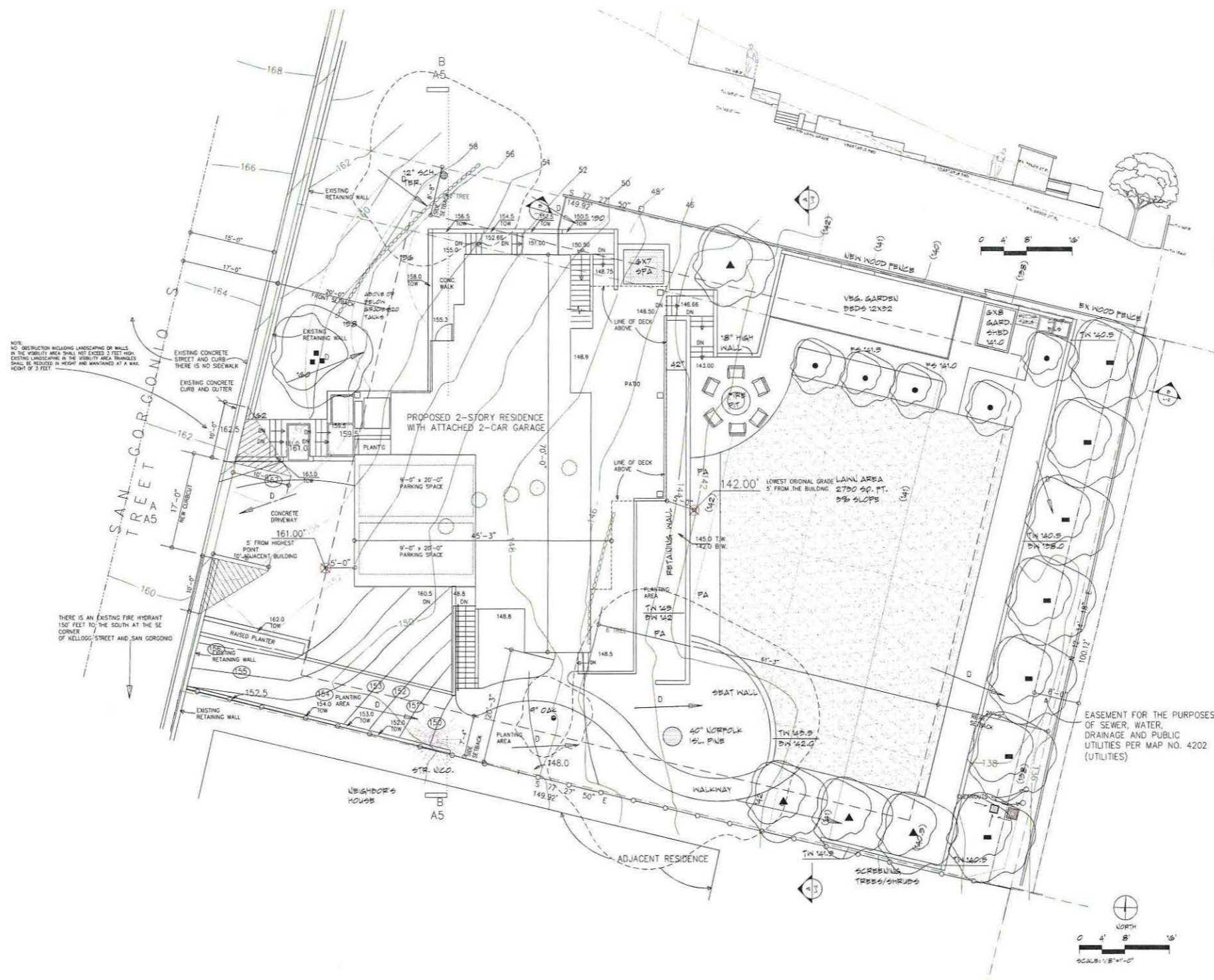
Prepared By:
 Name: BRUCE PEELING, ARCHITECT, A.L.A.
 Address: 3538 INEZ STREET
 SAN DIEGO, CA 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: lpaia@cox.net

Project Address
 475 SAN GORGONIO STREET
 SAN DIEGO, CA 92106
 Project Name:
 SIEGLER RESIDENCE

Sheet Title:
 LANDSCAPE

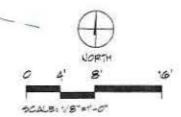
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Revision 7: _____
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 Revision 4: _____
 Revision 3: _____
 Revision 2: DECEMBER 18, 2013
 Revision 1: NOVEMBER 11, 2013
 Original Date: JULY 08, 2013
 Sheet: 8 OF 8
 DFP # _____



NOTE:
 NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS
 IN THE VISIBILITY AREA SHALL EXCEED 3 FEET HIGH.
 EXISTING LANDSCAPING IN THE VISIBILITY AREA TRIANGLES
 SHALL BE PROTECTED IN HEIGHT AND MAINTAINED AT A MAX.
 HEIGHT OF 3 FEET.

THERE IS AN EXISTING FIRE HYDRANT
 150 FEET TO THE SOUTH AT THE SE
 CORNER OF KELLOGG STREET AND SAN GORGONIO



**Peninsula Community Planning Board
Board Minutes
February 20, 2014**

Meeting Called to Order by Julia Quinn at 6:35

In attendance: Julia Quinn, Mike Ryan, Paul Webb, Peter Nystrom, Jay Shumaker, Jarvis Ross, Bruce Cook, Shannon Osborne, Nicole Burgess, Norm Allenby, Patricia Clark, Bruce Coons, Dominic Carnevale, Mark Krencik

Motion by Nicole Burgess to amend agenda under Transportation Sub-Committee to add discussion and action item on two letters on behalf of the PCPB. Second by Jay Shumaker. Julia concerned this is a violation of Brown Act because this is not an emergency item that required immediate attention. Tony Kempton present to answer questions regarding issue. Vote in favor: P. Nystrom, J. Shumaker, J. Ross, B. Cook, N. Allenby, S. Osborne, N. Burgess Opposed P. Clark, B. Coon, D. Carnevale, M. Krencik, P. Webb
M. Ryan abstains to lack of knowledge.
Motion does not pass.

Parliamentary Items:

Approval of Agenda - Paul Webb motion to approve agenda. All in favor. Motion passes unanimously.

Approval of November Minutes – D. Carnevale motion to approve November minutes, Second by B. Coons. In favor: N. Allenby, S. Osborne, N. Burgess, B. Coons, D. Carnevale, M. Krencik, M. Ryan, P. Webb, P. Nystrom, J. Shumaker, J. Ross, B. Cook. None opposed.
Abstentions: P. Cook as she was not present at meeting.

Approval of December Minutes – P. Clark motion to approve December minutes. B. Coons seconded motion. In favor: N. Allenby, N. Burgess, B. Coons, M. Krencik, M. Ryan, P. Webb, P. Nystrom, J. Shumaker, J. Ross, B. Cook. None opposed. Abstentions D. Carnevale and S. Osborne since they were not present at meeting.

Approval of January Minutes – M. Ryan Motion to table January minutes. In favor: N. Allenby, S. Osborne, N. Burgess, B. Coons, D. Carnevale, M. Krencik, M. Ryan, P. Webb, P. Nystrom, J. Shumaker, J. Ross, B. Cook, and P. Clark. None opposed.

Secretary's Report – N. Burgess asked Board members to please take time to review minutes went sent out via email and send changes to the Secretary as soon as possible to make approval of minutes more efficient.

Treasurer's Report – P. Clark advised there is \$81.70 in the account; donation Jar being passed around.

Chair's Report – J. Quinn reminded all that elections will be happening next month.

Information Items:

City of San Diego Water Group – Job 926 Paula Roberts here to discuss item.

Jason Danske is project manager. City Manager and Resident Engineer is present.
Project to finish in April.

Action Items:

Martha Phillips – Requesting letter of support for Point Loma Concerts

Motion by J. Shumaker, seconded by J. Ross, to support the Point Loma Concerts. Motion passed 13/0/0 (In favor: Norm Allenby, Shannon Osborne, Nicole Burgess, Bruce Coons, Dominic Carnevele, Mark Krencik, Mike Ryan, Paul Webb, Peter Nystrom, Jay Shumaker, Jarvis Ross, Bruce Cook, and Patricia Clark. None opposed.)

- Siegler Residence, Project No. 329510 – Presented by Bruce Peeling

Motion by P. Webb, seconded by J. Shumaker to approve project. Motion passed 13/0/0 (In favor: Norm Allenby, Shannon Osborne, Nicole Burgess, Bruce Coons, Dominic Carnevele, Mark Krencik, Mike Ryan, Paul Webb, Peter Nystrom, Jay Shumaker, Jarvis Ross, Bruce Cook, and Patricia Clark. None opposed). Motion passes

Daluz Residence, Project No. 328778, 630 Gage Drive – presented by Bruce Peeling

Norm questions water plan for the site. Motion by J. Ross, seconded by J. Shumaker, to approve project. Motion passed 12/1/0 (In favor: Shannon Osborne, Nicole Burgess, Bruce Coons, Dominic Carnevele, Mark Krencik, Mike Ryan, Paul Webb, Peter Nystrom, Jay Shumaker, Jarvis Ross, Bruce Cook, and Patricia Clark. Opposed: Norm Allenby. Motion passes

Sterne Street Residence, Project No. 327613 – presented by Michael Rollins

Project has been to project review four times to get it right.

Motion by P. Webb, seconded by J. Shumaker, to approve project. Motion passed 12/1/0. (In favor: Shannon Osborne, Nicole Burgess, Bruce Coons, Dominic Carnevele, Mark Krencik, Mike Ryan, Paul Webb, Peter Nystrom, Jay Shumaker, Jarvis Ross, Bruce Cook, and Patricia Clark. Norm Allenby opposed) Motion passes.

San Diego Regional Airport Authority Noise Monitoring Poles, Project No. 340611,

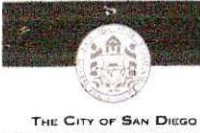
Presented by Sjohnna Knack- Has not been to project review.

New upgrades to noise monitoring poles are proposed at 1944 Plum, 1625 Froude, and 3412 Browning.

Members of the public from Plum and Quimby Street discussed the obstruction of this new proposed pole on Plum Street.

Motion by J. Shumaker, seconded by J. Ross, to re hear this project at the March meeting.

Motion passed 12/0/1 (In favor: Norm Allenby, Shannon Osborne, Nicole Burgess, Bruce Coons, Dominic Carnevele, Mark Krencik, Mike Ryan, Peter Nystrom, Jay Shumaker, Jarvis



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

Project No. For City Use Only

SIEGLER RESIDENCE

329510

Project Address:

475 SAN GORGONIO STREET SAN DIEGO, 92106

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): M. J. Land

Elizabeth Siegler Family Trust dtd 1998

Owner Tenant/Lessee Redevelopment Agency

Street Address:

4443 Pellicano Ave.

City/State/Zip:

San Diego CA 92106

Phone No:

619-987-6561

Fax No:

Signature :

[Signature]

Date:

6/13/13

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Signature :

Fax No:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Signature :

Fax No:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Signature :

Fax No:

Date:

NOTICE OF EXEMPTION

(Check one or both)

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.: 329510

PROJECT TITLE: Siegler Residence

PROJECT LOCATION-SPECIFIC: The project is located at 475 San Gorgonio Street within the Peninsula Community Plan.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit and Variance to construct a new 3,652 square foot, two level residence with an attached two-car garage over a previously vacant portion of a 15,008 square foot site. In addition an existing 780 square-foot residence and 200 square-foot storage shed would be demolished. The project site is currently developed and all public utilities are in place to serve a single family residence.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mitch and Elizabeth Siegler, 4443 Pescadoro Avenue, San Diego, CA 92107

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: SECTION 15301 (EXISTING FACILITIES) AND 15303 (NEW CONSTRUCTION)
() STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that since the project would be located on a previously developed site lacking sensitive resources and that grading quantities would not exceed the threshold for requiring mitigation for paleontological resources environmental impacts would not occur. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301(11) (Existing Facilities) which allows for the demolition of single-family residences and 15303(b)(New Construction) which allows for the construction of a single family residential structure and where the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

Handwritten signature and title: SENIOR PLANNER

3/4/14 DATE

CHECK ONE:

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: