



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: October 1, 2014

REPORT NO. HO 14-057

ATTENTION: Hearing Officer

SUBJECT: GABRIELLI RESIDENCE
PROJECT NUMBER: 357581

LOCATION: 4189 Albatross Drive

APPLICANT: Tom Gabrielli

SUMMARY

Issue: Should the Hearing Officer approve the construction of a second-story addition above an existing garage within a single-family residence located at 4189 Albatross Drive within the Uptown Community Planning area?

Staff Recommendation:

1. **APPROVE** Variance No. 1251476.

Community Planning Group Recommendation: At the June 4, 2014 meeting of the Uptown Planners, the project was approved by a unanimous (11-0) vote with no recommendations (Attachment 7).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(1)-(Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 18, 2014, and the opportunity to appeal that determination ended September 2, 2014 (Attachment 5).

BACKGROUND

The 0.12-acre project site is located at 4189 Albatross Drive in the RS-1-7, the Transit Area Overlay and the Federal Aviation Authority Part 77 Overlay Zones of the Uptown Community Plan (Attachment 1). The surrounding neighborhood is fully developed with single-family homes. The site is fully developed with the existing residence and detached two-car garage, fences and retaining walls as well as landscaping. Currently, the existing 1,800-square-foot,

single-story residence (with a partial second story), built in 1927, takes access from Albatross Drive. The 473-square-foot, two-car garage, built in 2002 takes access from West Lewis Street and was developed under Variance No. 41-0721 (approved on December 21, 2001) with a reduced front yard setback.

Historic staff has reviewed the project for historical significance and due to previous alterations and two-story addition (over a portion of the existing house) the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board criteria.

The existing structure could be described as a mission style home with wooden garage doors, copper architectural elements and stucco finish.

The project site is located within the Medical Complex neighborhood of the Uptown Community Plan (Attachment 2). The land use designation for the site is Low Density Residential with a density range of 5 to 10 dwelling units per acre. The only specific recommendation for the project site is made on page 98 of the Uptown Plan where it states that Albatross Drive should be maintained as single-family use.

DISCUSSION

The requested application to allow for a 364-square-foot addition of a bedroom, a playroom, and a bathroom on top of the existing garage with a reduced front yard setback is fairly straight forward with no significant project issues. The addition would match the existing house in style along with wrought-iron balconies and wooden shutters. Other than the requested variance described in the section below, the project would confirm with all applicable development regulations for this site.

The proposed addition would remain consistent with both the designated residential land use and the recommended density prescribed in the Uptown Community Plan for this parcel. Likewise, the project would fully comply with the RS-1-7 Zone development regulations and all other applicable regulations of the Land Development Code

West Lewis Street and Albatross Drive are considered front yards, making this site a double fronted lot. The site is also located along the curvature of the street creating an additional site constraint. A survey of the area indicated that there are only three other lots in the immediate neighborhood with this condition. The previous Variance for the construction of the existing garage abuts West Lewis Street (approved on December 21, 2001), allowed the construction of a two-car garage observing a 4'-0" front yard setback on West Lewis Street where 15'-0" is required. The proposed addition would observe an 8'-6" setback where 15'-0" is required. The addition is set back four additional feet from the existing garage.

CONCLUSION

Staff has reviewed the request for a Variance for the proposed addition and due to the site constraints from the double fronted lot and the curvature of the street staff can make the findings for the reduced front yard setback. Staff has determined that the development is consistent with the purpose and intent of the RS-1-7 Zone and the Uptown Community Plan Area. Staff believes the required findings can be supported; therefore, recommends the Hearing Officer approve the Variance as proposed by the applicant, subject to the proposed conditions.

ALTERNATIVE

1. **Approve** Variance No. 1251476, with modifications.
2. **Deny** Variance No. 1251476, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Renee Mezo
Development Project Manager

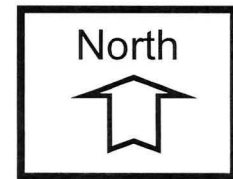
Attachments:

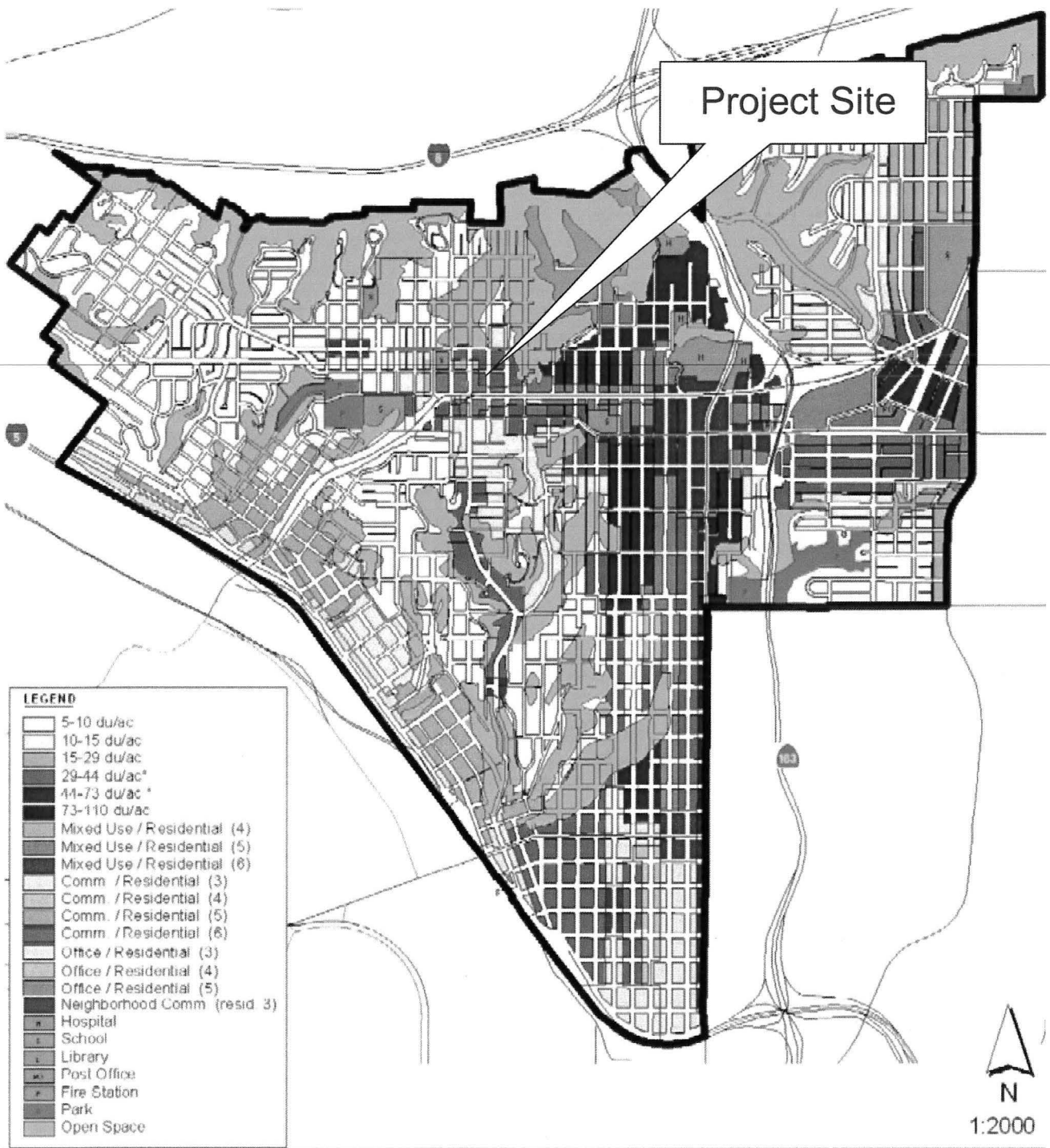
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Notice of Exemption
6. Project Plans
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement



Location Aerial Photo

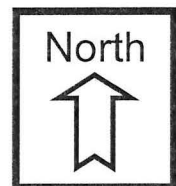
GABRIELLI VARIANCE – 4189 ALBATROSS DRIVE
PROJECT NO. 357581





Land Use Map

**GABRIELLI VARIANCE – 4189 ALBATROSS DRIVE
PROJECT NO. 357581**



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: 24004407

VARIANCE NO. 1251476
GABRIELLI RESIDENCE - PROJECT NO. 357581
HEARING OFFICER
DRAFT

This Variance No. 1251476 is granted by the Hearing Officer of the City of San Diego to The Gabrielli Family Trust dated September 26, 1999, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0802. The 0.12-acre site is located at 4189 Albatross Drive in the RS-1-7, the Transit Area Overlay Zone and the Federal Aviation Authority Part 77 Overlay Zones of the Uptown Community Plan. The project site is legally described as: Lot A of Beacon Hill Terrace, Map No. 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to The Gabrielli Family Trust dated September 26, 1999, Owner/Permittee to construct a second-story addition to an existing single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 1, 2014, on file in the Development Services Department.

The project shall include:

- a. Construction of an approximate 400-square-foot second story addition above the existing garage;
- b. A Variance to the front yard setback requirement. The West Lewis Street frontage shall observe a setback of 8'-6" from the property line where 15'-0" is required;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning

regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 15, 2017.
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.

AIRPORT REQUIREMENTS:

10. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the existing walls located within Lewis Street right-of-way, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

12. 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.

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

14. 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.

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 October 1, 2014 and Resolution Number XXXX.

Variance No. 1251476

Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Renee Mezo
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.

The Gabrielli Family Trust dated September 26, 1999
Owner/Permittee

By _____
Julie Gabrielli
Trustee of the The Gabrielli Family Trust

By _____
Thomas Gabrielli
Trustee of the The Gabrielli Family Trust

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

HEARING OFFICER RESOLUTION NO.
VARIANCE NO. 1251476
GABRIELLI RESIDENCE PROJECT NO. 357581
DRAFT

WHEREAS, The Gabrielli Family Trust dated September 26, 1999, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an addition above an existing garage within a single-family residence and includes a Variance to the front yard setback requirement. The West Lewis Street frontage shall observe a setback of 8-6" feet from the property line as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Variance No. 1251476, on portions of a 0.12-acre site;

WHEREAS, the project site is located at 4189 Albatross Drive in the RS-1-7, the Transit Area Overlay Zone and the Federal Aviation Authority Part 77 Overlay Zones of the Uptown Community Plan;

WHEREAS, the project site is legally described as Lot A of Beacon Hill Terrace, Map No. 1971;

WHEREAS, on October 1, 2014, the Hearing Officer of the City of San Diego considered Variance No. 1251476 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 18, 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 Section 15301 (e) (1)-(Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated October 1, 2014.

FINDINGS:

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 0.12-acre project site is located at 4189 Albatross Drive in the RS-1-7 Zone of the Uptown Community Plan. The subject site is an irregular shaped double-fronted lot located between Albatross Drive and West Lewis Street. The site is developed with an existing single-family residence with a detached two-car garage. The garage abuts West Lewis Street and was developed under Variance No. 41-0721 (approved on December 21, 2001) and constructed in 2002. The

Variance allowed the construction of a double car garage observing a 4'-0" front yard setback on West Lewis Street where 15'-0" was required.

West Lewis Street and Albatross Drive are considered front yards, making this site a double fronted lot. The site is also located along the curvature of the street creating an additional site constraint. A survey of the area indicated that there are only three other lots in the immediate neighborhood with this condition. The proposed addition would observe an 8'-6" setback where 15'-0" is required. The addition is set back four additional feet from the existing garage as to provide an offsetting plane as seen from the street.

The irregular shape of the lot, the curvature of the street, the existing development of the site and the adjoining lots to the west, create special circumstances if the required front setback requirements on both streets were implemented.

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 premise.

The 0.12-acre project site is located at 4189 Albatross Drive in the RS-1-7 Zone of the Uptown Community Plan. The subject site is an irregular shaped double-fronted lot located between Albatross Drive and West Lewis Street. The site is developed with an existing single-family residence with a detached two-car garage. The garage abuts West Lewis Street and was developed under Variance No. 41-0721 (approved on December 21, 2001) and constructed in 2002. The Variance allowed the construction of a double car garage observing a 4'-0" front yard setback on West Lewis Street where 15'-0" was required.

West Lewis Street and Albatross Drive are considered front yards, making this site a double fronted lot. The site is also located along the curvature of the street creating an additional site constraint. A survey of the area indicated that there are only three other lots in the immediate neighborhood with this condition. The proposed addition would observe an 8'-6" setback where 15'-0" is required. The addition is set back four additional feet from the existing garage as to provide an offsetting plane as seen from the street. The proposed addition would provide additional living space without deviating further from the Municipal Code and is the minimum that would 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 0.12-acre project site is located at 4189 Albatross Drive in the RS-1-7 Zone of the Uptown Community Plan. The subject site is an irregular shaped double-fronted lot located between Albatross Drive and West Lewis Street. The site is developed with an existing single-family residence with a detached two-car garage. The garage abuts West Lewis Street and was developed under Variance No. 41-0721 (approved on December 21, 2001) and constructed in 2002. The Variance allowed the construction of a double car garage observing a 4'-0" front yard setback on West Lewis Street where 15'-0" was required.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the constructions and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project. The proposed addition would be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

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 0.12-acre project site is located at 4189 Albatross Drive in the RS-1-7 Zone of the Uptown Community Plan. The subject site is an irregular shaped double-fronted lot located between Albatross Drive and West Lewis Street. The site is developed with an existing single-family residence with a detached two-car garage. The garage abuts West Lewis Street and was developed under Variance No. 41-0721 (approved on December 21, 2001) and constructed in 2002. The Variance allowed the construction of a double car garage observing a 4'-0" front yard setback on West Lewis Street where 15'-0" was required.

The project site is located within the Medical Complex neighborhood of the Uptown Community Plan. The land use designation for the site is Low Density Residential with a density range of 5 to 10 dwelling units per acre. The only specific recommendation for the project site is made on page 98 of the Uptown Plan where it states that Albatross Drive should be maintained as single-family use. The proposed new addition would be in conformance with the applicable land use plan as it calls for single-family development and no additional units are proposed. The development would comply with all other relevant development regulations including height, floor area ratio, and coverage. The variance allows a reduced front yard setback along West Lewis Street and would maintain the same footprint as the previously approved variance for the garage. The variance to allow the encroachment into the front yard would permit a new addition to a single-family home and would not adversely affect the land use plans for the site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Variance No. 1251476 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: October 1, 2014

Job Order No. 24004407

NOTICE OF EXEMPTION

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.: **357581**

Project Title: **Gabrielli Variance**

Project Location-Specific: 4189 Albatross Drive, San Diego, California 92103

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The proposed project is requesting a Variance to allow a 394-square-foot addition to an existing single family residence, on a 0.12-acre site, to be built on top of an existing garage within a front setback (permitted by Variance #41-0721). The proposed new habitable gross floor area above the garage would observe an 8.5-foot setback from the property line that fronts West Lewis Street and so would encroach 6.5 feet into a required front setback.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Thomas Gabrielli (Owner), All Trades Construction (Firm),
 4189 Albatross Drive, San Diego, California 92103
 (619) 291-1752

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: CEQA Exemption 15301 (e) (1)-(Existing Facilities)
 Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. In addition, the exemption allows for the addition to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square-feet, whichever is less. The addition to an existing garage is a negligible expansion of use. The exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

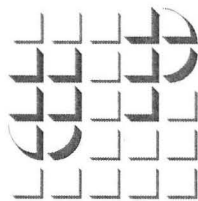
Signature/Title

August 18, 2014
 Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



UPTOWN PLANNERS

MEMORANDUM OF MOTION
MOTION APPROVED ON JUNE 3, 2014
BY THE BOARD OF UPTOWN PLANNERS

Motion Approved By Uptown Planners on June 3, 2014:

The board of Uptown Planners passed the following motion regarding the 4189 Albatross Drive ("Gabrielli Variance") project at its June 3, 2014; the item was noticed on the agenda as indicated below:

1. **4189 ALBATROSS DRIVE (GABRIELLI VARIANCE)** – Process Three - Mission Hills – Variance (setbacks) for an addition of a bedroom, a playroom, and bathroom on top of an existing garage; RS—1-7 Zone; Transit Overlay Zone; FAA Part 77;

After the presentation by the applicant's representative, the property owner spoke in favor of the project. There was no public comment. After board discussion, the board of Uptown Planners voted 13-0-1 to recommend approval of the project as presented.

Voting YES 12 Voting NO 0 Abstain 1 (non-voting chair)

Leo Wilson,
Chair, Uptown Planners



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

Gabrielli addition 2014

Project No. For City Use Only

357581

Project Address:

4189 Albatross Dr San Diego Ca 92103

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):

Thomas Gabrielli

Owner Tenant/Lessee Redevelopment Agency

Street Address:

4189 Albatross Dr

City/State/Zip:

San Diego Ca 92103

Phone No:

(619) 921-3273

Fax No:

Signature:

Date:

1/24/2014

Name of Individual (type or print):

Julie Gabrielli SAME AS THOMAS

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:

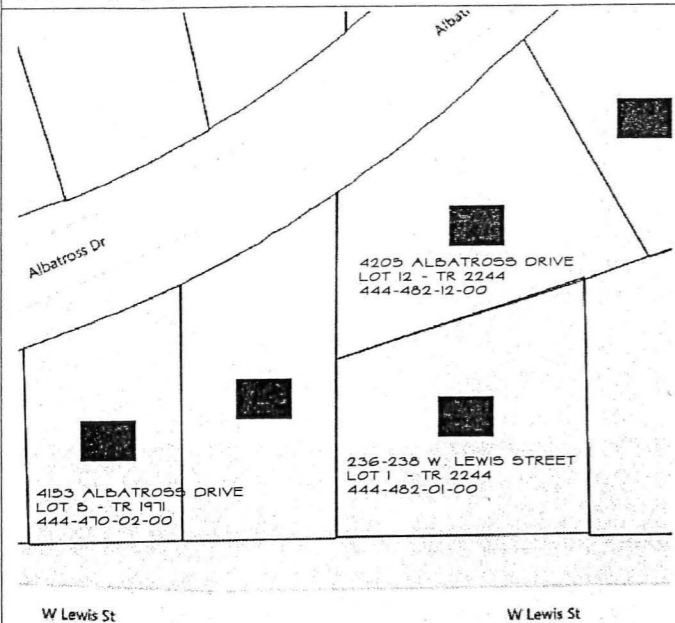
Phone No:

Fax No:

Signature :

Date:

LEGAL DESCRIPTION'S - ADJ. PARCELS



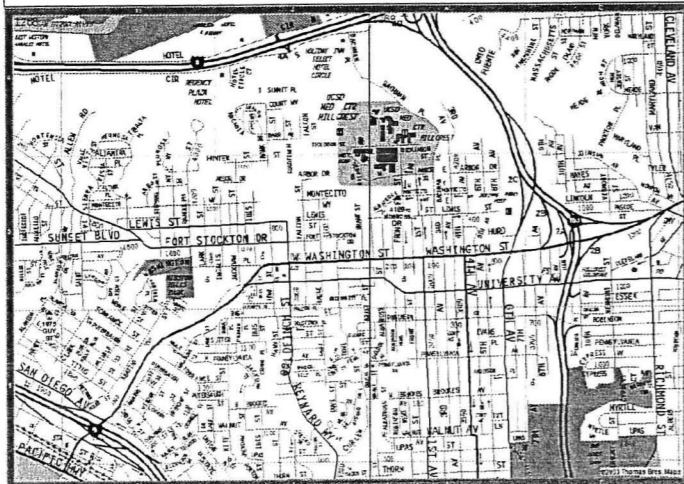
STORM WATER NOTES

STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S

This project shall comply with all requirements of the Municipal Permit issued by San Diego Regional Water Quality Control Board (SDRWQCB) and Municipal Storm Water National Pollution Discharge Elimination System (NPDES) Permit on January 24, 2007 (http://www.swrqcb.gov/water_issues/programs/stormwater/construction.shtml), and the City of San Diego Land Development Code (<http://docs.sandiego.gov/municipalcode/municipalcodechapter14/Ch14A122Division02.pdf>) and Storm Water Manual (<http://www.sandiego.gov/development/services/industry/stormwater.shtml>).

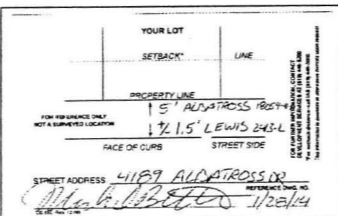
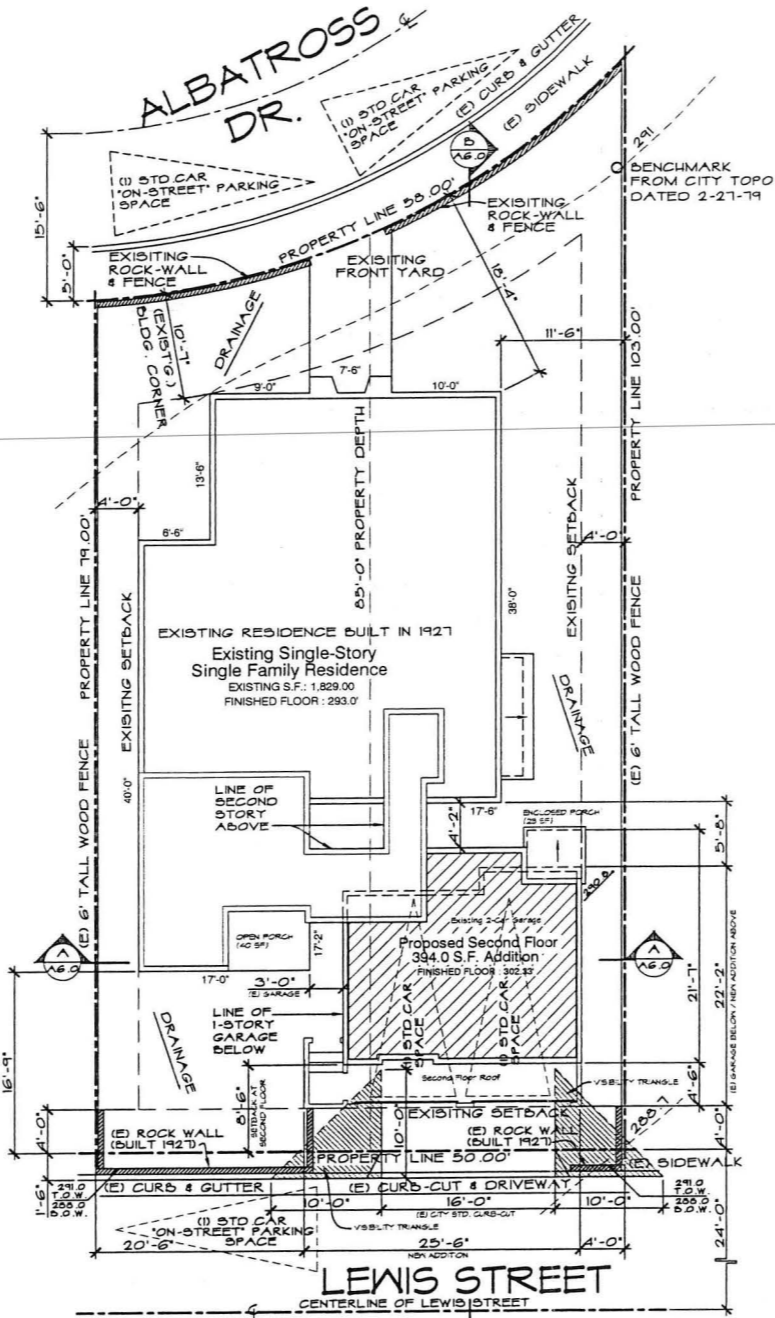
- Notes 1-6 below represent key minimum requirements for construction BMP's.
- The contractor shall be responsible for cleanup of all silt and mud on adjacent street(s), due to construction vehicles or any other construction activity, at the end of each work day, or after a storm event that causes a breach in stalled construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
 - All stock piles of soil and/or building materials that are intended to be left for a period greater than seven calendar days are to be provided covered. All removable BMP devices shall be in place at the end of each working day when five day rain probability forecast exceeds 40%.
 - A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.
 - The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach ineffectiveness.
 - All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
 - The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

VICINITY MAP



THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30'-0" FROM THE HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

PROVIDE BLDG ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PDPS POLICY P-00-6 (UFG 101.4.4)



SITE PLAN
SCALE 1/8"=1'-0"

FIRE DEPARTMENT NOTES

FIRE HYDRANTS ARE LOCATED AT EACH CORNER OF EACH BLOCK FROM THE SUBJECT PARCEL.

TOTAL PARKING PROVIDED

- 2 - STANDARD CAR PARKING SPACES (ENCLOSED)
- 3 - STANDARD CAR ON-STREET PARKING SPACES

TOTAL BUILDING HEIGHT

- 23'-0" TOP OF PARAPET WALL AT ROOF
- 25'-0" TOP OF CHIMNEY

CONDITION OF EXIST'G. SOIL

- UNDISTURBED (NO PROPOSED GRADING REQUIRED)
- THE SUBJECT PROPERTY DOES NOT FALL INTO THE CATEGORY OF 'ENVIRONMENTALLY SENSITIVE LANDS'

EXIST'G. & PROPOSED USE

- EXISTING SINGLE FAMILY RESIDENCE WITH DETACHED 2-CAR GARAGE. PROPOSED NEW 2ND STORY ADDITION ON OVER EXISTING GARAGE.

VARIANCE FINDINGS

- THIS PARTICULAR LOT HAS SPECIAL CIRCUMSTANCES, A DOUBLE STREET FRONTAGE (MEANING A STREET AT BOTH THE FRONT AND REAR OF THE PROPERTY). THERE ARE ONLY 3 PARTICULAR LOTS IN THIS ENTIRE TRACT THAT HAVE THIS CONDITION. EACH OF THE SETBACKS ARE MAINTAINED, AND THE EXISTING REAR SETBACK OF 4'-0" SHALL BE OBSERVED FOR THE NEW ADDITION. IF THE ADDITION OVER THE GARAGE WAS TO OBSERVE AN ADDITIONAL SETBACK, IT WOULD DESTROY ANY ARCHITECTURAL VALUE THAT COULD BE OBTAINED BY SIMPLY KEEPING THE EXISTING 4'-0" SETBACK.
- THE CONDITIONS WRITTEN IN THE CURRENT ZONING ORDINANCE DO NOT TAKE INTO CONSIDERATION THE EXISTING CONDITIONS THAT WERE ESTABLISHED BACK WHEN THESE HOMES WERE BUILT. IF THE CURRENT SETBACKS WERE TO BE OBSERVED, THE REAR (LEWIS STREET) SETBACK OR STREET YARD SETBACK WOULD REQUIRE THAT A GOOD PORTION OF THE EXISTING HOUSE BE DEMOLISHED IN ORDER TO ACCOMMODATE THESE PARTICULAR SETBACKS. NOW, IN TERMS OF AESTHETIC VALUE, THE PROPOSED ADDITION ADDS AESTHETIC CHARACTER AND DOES ILLUSTRATE ECLECTIC ARCHITECTURAL CHARACTERISTICS THAT THIS ORIGINAL NEIGHBORHOOD WAS BASED ON.
- THE ADDITION WILL FOLLOW THE ORIGINAL SETBACKS ESTABLISHED BACK IN 1921, AND WILL FOLLOW THE SAME REAR SETBACK AS DO THE REMAINDER OF THE HOMES ON LEWIS STREET.
- THE GRANTING OF THIS VARIANCE WILL ALLOW THIS PARTICULAR LOT TO MAINTAIN AN EXISTING 4'-0" REAR SETBACK, AND ALLOW THE SPACE ABOVE THE GARAGE TO OBSERVE AN 8'-6" SETBACK TO BE UTILIZED AS PART OF THE EXISTING SECOND FLOOR.
- THE VARIANCE WILL ALSO INCLUDE A PROVISION TO ALLOW THE CURRENT PARKING CONDITIONS TO REMAIN WITHOUT HAVING TO PROVIDE ANY ADDITIONAL PARKING SPACES. THIS SITE DOES NOT HAVE ANY MEANS TO PROVIDE ADDITIONAL PARKING. THE SITE IS LIMITED, AND THERE IS TWO OFF-STREET PARKING SPACES AND THREE ON-STREET PARKING SPACES AVAILABLE.
- THE EXISTING HOMES ON LEWIS STREET DO NOT OBSERVE THE REQUIRED 15'-0" SETBACK.

CONDITIONS

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT 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.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT 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.
- PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) PERMIT FOR THE TWO RETAINING WALLS AND LANDSCAPING IN LEWIS STREET.

PROJECT TEAM

DESIGN TEAM: TERRELL DESIGN & DEVELOPMENT
2201 COMMONWEALTH AVE.
SAN DIEGO, CA 92104
(619) 356-1592

ENGINEER: ERIC FOTIADI & ASSOCIATES
2544 FOURTH AVE.
SAN DIEGO, CA 92103
(619) 595-0085

SCOPE OF WORK

- NEW ROOM ADDITION OVER EXISTING GARAGE. AMEND VARIANCE #41-0721 FOR NEW SECOND STORY ADDITION ABOVE EXISTING GARAGE.

SHEET INDEX

- A-1.0 SITE PLAN & PROJECT INFO. & NOTES
- A-2.0 EXISTING 1ST & 2ND FLOOR PLANS
- A-3.0 PROPOSED 2ND FLOOR ADDITION PLAN
- A-4.0 EXTERIOR ELEVATIONS
- A-5.0 EXTERIOR ELEVATIONS
- A-6.0 SITE SECTIONS
- A-7.0 ROOF PLAN
- A-8.0 SITE PHOTOS

OWNER INFORMATION

MR. & MRS. TOM GABRIELLI
4189 ALBATROSS DRIVE
SAN DIEGO, CA 92103
(619) 291-1752

LEGAL DESCRIPTION

LOT 'A', OF BEACON HILL TERRACE, ACCORDING TO MAP NO. TR-1971, THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED WITH THE COUNTY RECORDER DEC. 15, 1926.

ASSESSORS PARCEL NO.

444 - 470 - 01 - 00

TYPE OF CONSTRUCTION

TYPE V - NON-RATED

OCCUPANCY

R-3 / U-1

ZONING

RS-17
RESIDENTIAL TANDEM PARKING OVERLAY ZONE
TRANSIT AREA

SETBACKS

FRONT YARD: 15'-0"
SIDE YARD: 4'-0"
REAR YARD: 8'-5" (10% LOT DEPTH)

RIGHT OF WAY

EASEMENTS: N/A (NO EASEMENTS)
BUS STOPS: N/A (NO BUS-STOPS)

SQUARE FOOTAGE (GFA)

EXISTING HOUSE:	1,829.00
NEW ADDITION:	394.00
TOTAL GROSS FLOOR AREA:	2,223.00
EXISTING HOUSE:	1,829.00 S.F.
EXISTING GARAGE:	473.00 S.F.
PROPOSED ADDITION:	394.00 S.F.
LANDSCAPE AREA:	1,200.00 S.F.

FLOOR AREA RATIO (FAR)

LOT SQUARE FOOTAGE: 5,410.00
F.A.R. ALLOWABLE: (59%) = 2,960.62

BUILDING CODES

- PROJECT SHALL CONFORM WITH THE FOLLOWING:
- 2013 CALIFORNIA BUILDING CODE (BASED ON THE 2010 IRC) (WITH CITY OF LOS ANGELES CITY AMENDMENTS)
 - 2013 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2010 IRC) (WITH CITY OF LOS ANGELES CITY AMENDMENTS)
 - 2013 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2010 NEC) (WITH CITY OF LOS ANGELES CITY AMENDMENTS)
 - 2013 CALIFORNIA MECHANICAL CODE (BASED ON THE 2010 UMC) (WITH CITY OF LOS ANGELES CITY AMENDMENTS)
 - 2013 CALIFORNIA PLUMBING CODE (BASED ON THE 2010 UPC) (WITH CITY OF LOS ANGELES CITY AMENDMENTS)
 - 2013 CALIFORNIA GREEN BLDG. CODE (WITH CITY OF LOS ANGELES CITY AMENDMENTS)
 - 2013 CALIFORNIA FIRE CODE (BASED ON THE 2010 IFC) (WITH CITY OF LOS ANGELES CITY AMENDMENTS)

GEOLOGIC HAZARD CATEGORY

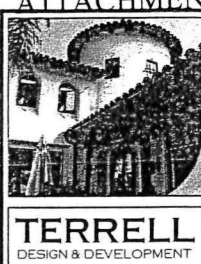
52 Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk

TITLE BLOCK

PREPARED BY:
NAME: TERRELL DESIGN & DEVELOPMENT
ADDRESS: 2201 COMMONWEALTH AVE. SAN DIEGO, CA 92104
PHONE: (619) 356-1592
EMAIL: damonterrell@gmail.com
PROJECT ADDRESS: 4189 ALBATROSS DRIVE SAN DIEGO, CA 92103
PROJECT NAME: GABRIELLI ADDITION
SHEET TITLE: SITE PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:
ORIGINAL DATE:

SHEET: 1 OF 8
DEP.



TERRELL
DESIGN & DEVELOPMENT



3434 MIDWAY DRIVE
SUITE 2006
SAN DIEGO, CA 92110
619.356.1592

C4 GLOBAL, INCORPORATED

PROPOSED REMODEL & ADDITION FOR:
THE GABRIELLI FAMILY
4189 Albatross Street
San Diego, CA 92103

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▲

PROJECT # 2013-36

DATE 05-15-2014

SHEET TITLE SITE PLAN
PROJECT INFORMATION

A-1.0



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SAN DIEGO, CA 92110
619.356.1592

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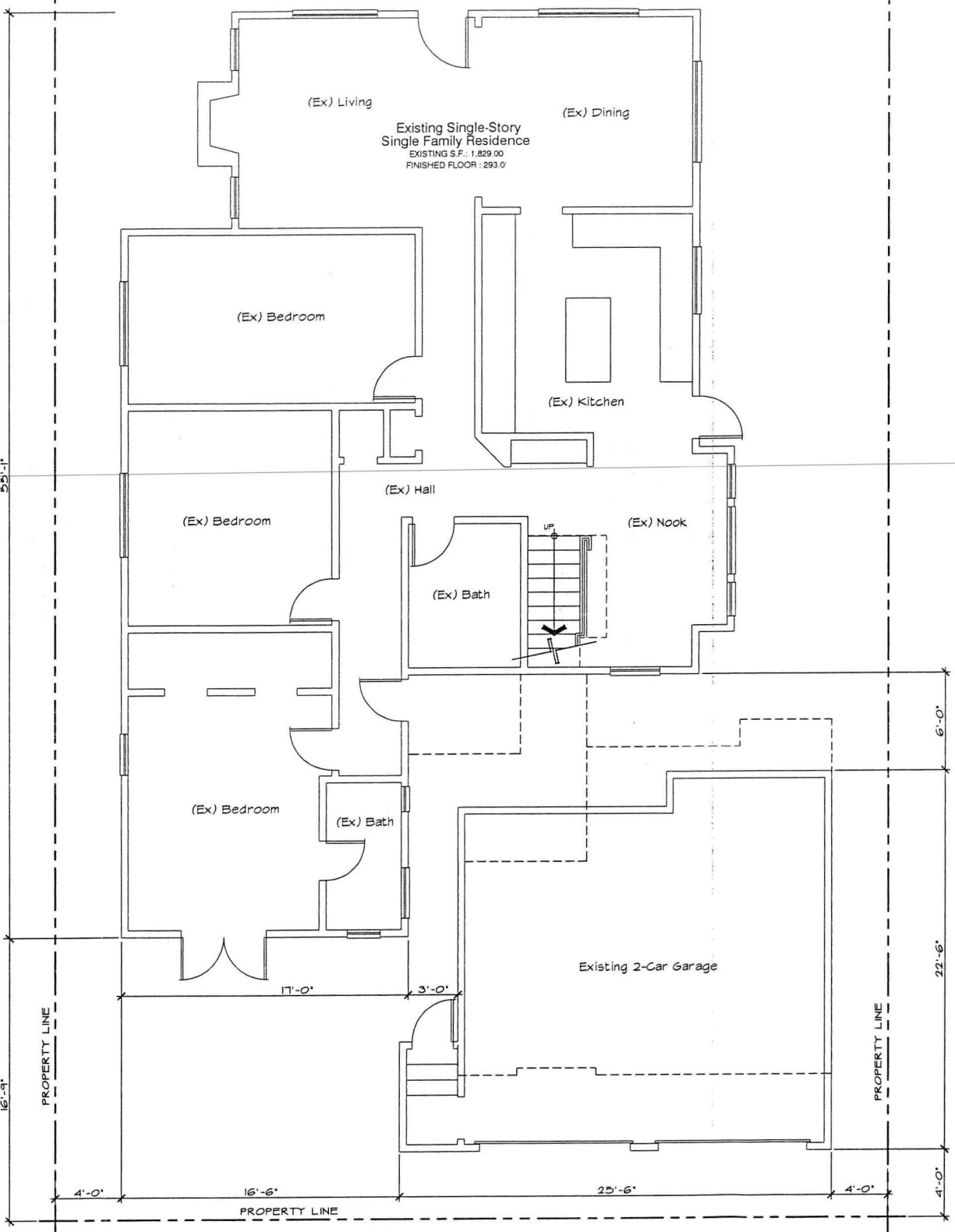
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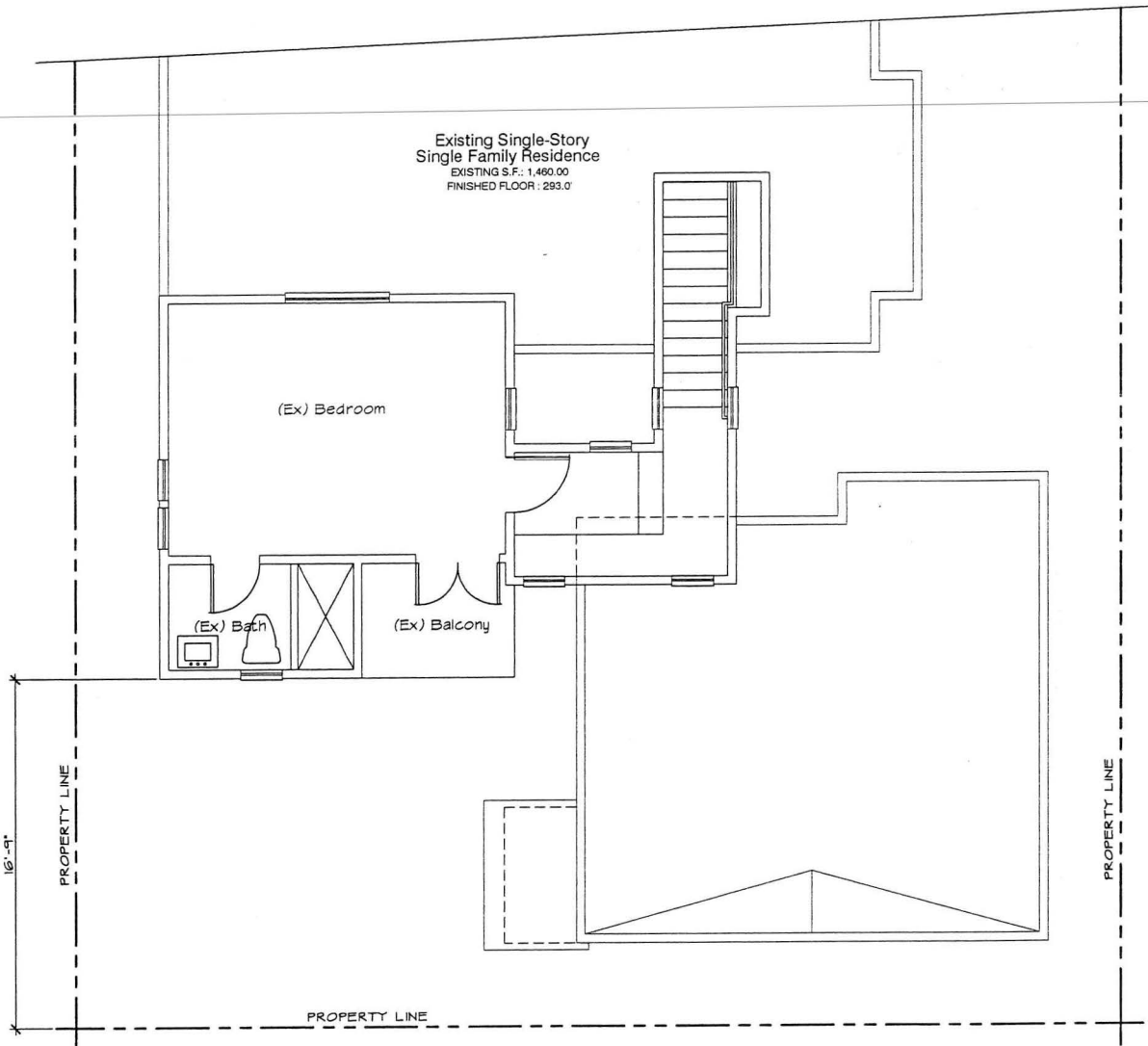
PROJECT # 2013-36
DATE: 05-15-2014

SHEET TITLE
EXISTING 1ST & 2ND FLOOR PLAN
A-2.0

PREPARED BY:		REVISION 14:	
NAME:	TERRELL DESIGN & DEVELOPMENT	REVISION 13:	
ADDRESS:	2201 COMMONWEALTH AVE. SAN DIEGO, CA 92104	REVISION 12:	
PHONE:	(619) 356-1592	REVISION 11:	
EMAIL:	damonterrill@gmail.com	REVISION 10:	
PROJECT ADDRESS:	4189 ALBATROSS DRIVE SAN DIEGO, CA 92103	REVISION 9:	
PROJECT NAME:	GABRIELLI ADDITION	REVISION 8:	
SHEET TITLE:	EXISTING FLOOR PLANS	REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	ORIGINAL DATE
		SHEET 2 OF 5	DEP.



EXISTING FIRST FLOOR PLAN
NOTE: DIMENSIONS ARE TO FACE OF STUD, NOT TO FINISH.
SCALE 1/4"=1'-0"



EXISTING 2ND FLOOR PLAN - PARTIAL ROOF PLAN
NOTE: DIMENSIONS ARE TO FACE OF STUD, NOT TO FINISH.
SCALE 1/4"=1'-0"

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SUITE 2006
SAN DIEGO, CA 92110
619.356.1592

C4 GLOBAL, INCORPORATED

PROPOSED REMODEL & ADDITION FOR:
THE GABRIELLI FAMILY
4189 Albatross Street
San Diego, CA 92103

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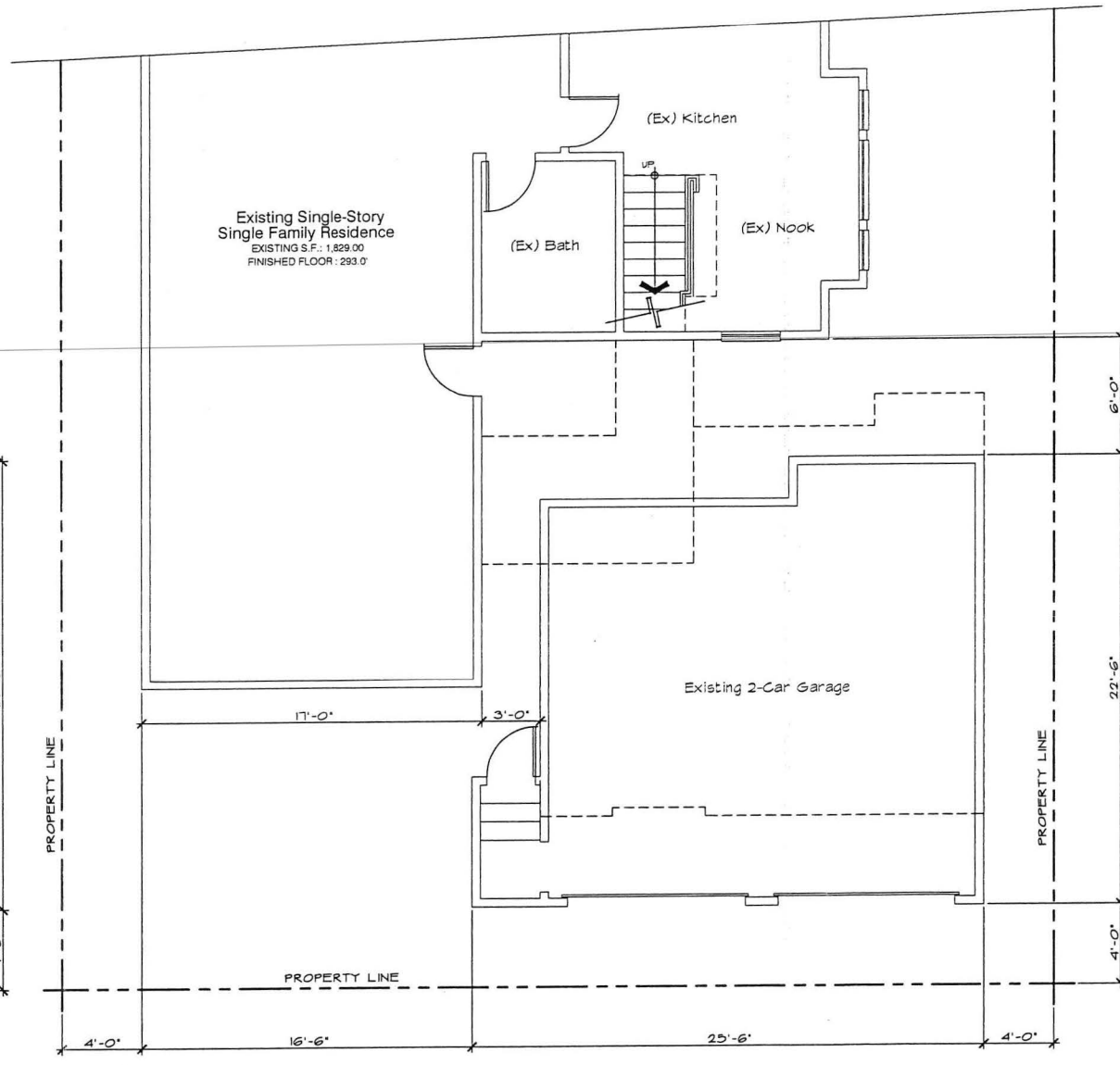
PROJECT # 2013-36

DATE 05-15-2014

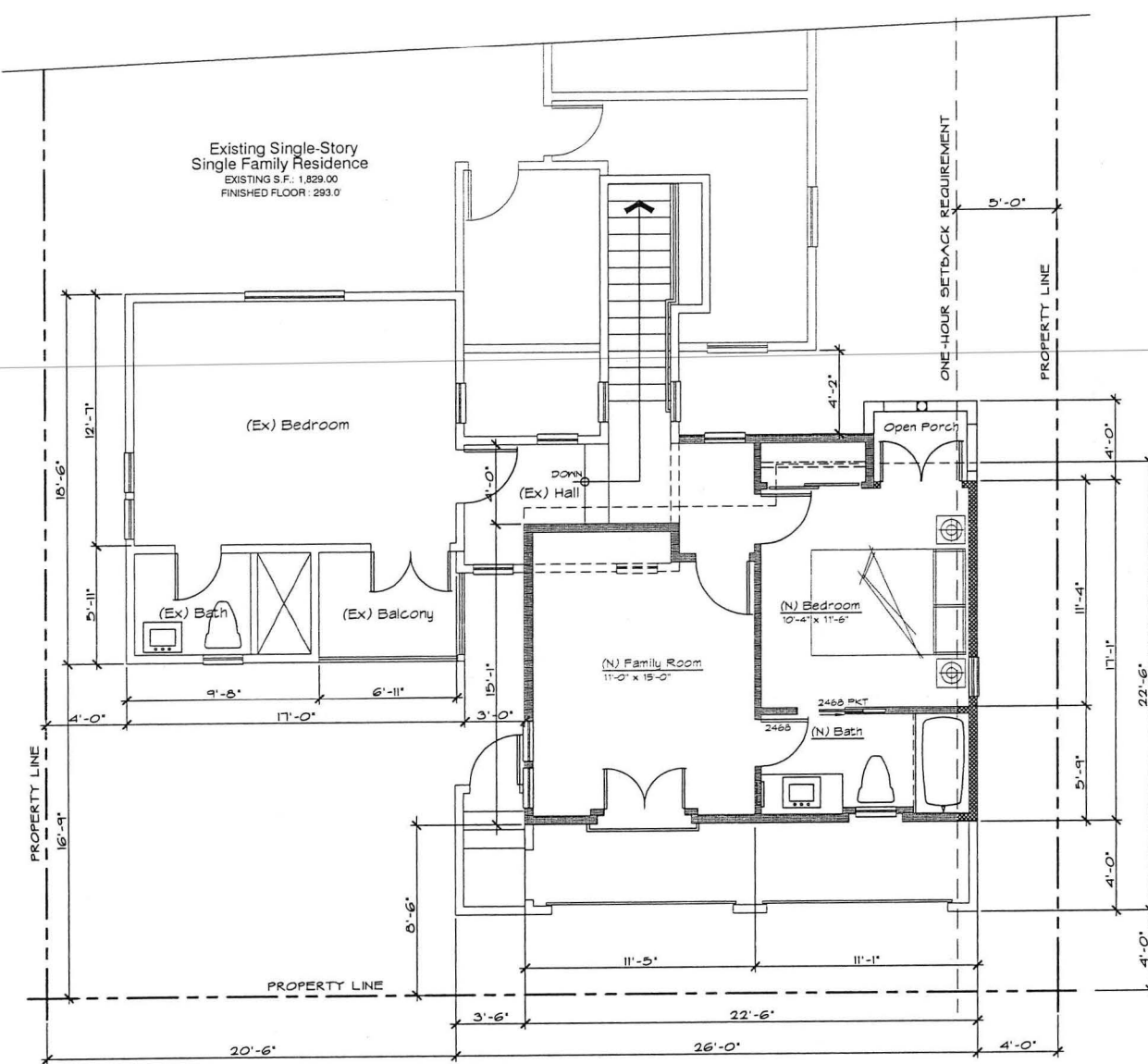
SHEET TITLE PROPOSED FLOOR PLAN

A-3.0

PREPARED BY:		REVISION 14:	
NAME:	TERRELL DESIGN & DEVELOPMENT	REVISION 13:	
ADDRESS:	2201 COMMONWEALTH AVE SAN DIEGO, CA 92104	REVISION 12:	
PHONE:	(619) 356-1592	REVISION 11:	
EMAIL:	dam@terrell@gmail.com	REVISION 10:	
PROJECT ADDRESS:	4189 ALBATROSS DRIVE SAN DIEGO, CA 92103	REVISION 9:	
PROJECT NAME:	GABRIELLI ADDITION	REVISION 8:	
SHEET TITLE:	PROPOSED 2ND FLOOR PLAN	REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	
		ORIGINAL DATE:	
		SHEET 3 OF 6 DEP:	



EXISTING PARTIAL FIRST FLOOR PLAN
NOTE: DIMENSIONS ARE TO FACE OF STUD, NOT TO FINISH.
SCALE 1/4"=1'-0"



PROPOSED 2ND FLOOR ADDITION ABOVE GARAGE
NOTE: DIMENSIONS ARE TO FACE OF STUD, NOT TO FINISH.
SCALE 1/4"=1'-0"

WALL LEGEND

- EXISTING WALL TO BE REMOVED, PATCH & REPAIR AS NEEDED
- NEW 2X STUDS, EXTERIOR WALLS TO HAVE A MINIMUM OF R-13 INSULATION.
- EXISTING WALLS TO REMAIN PATCH & REPAIR AS NEEDED
- 1-HOUR SEPARATION WALL (1 LAYER 5/8" GYPSUM BOARD EACH SIDE)



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619.356.1592

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PROPOSED REMODEL & ADDITION FOR:
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4189 Albatross Street
San Diego, CA 92103

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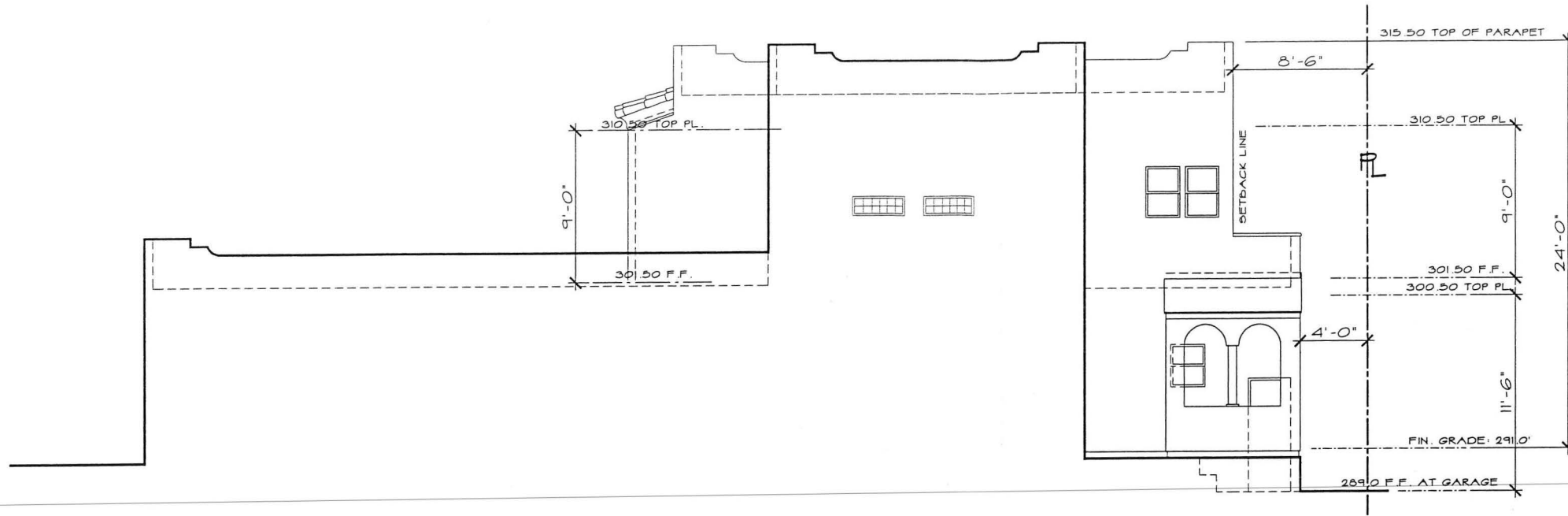


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DATE 05-15-2014

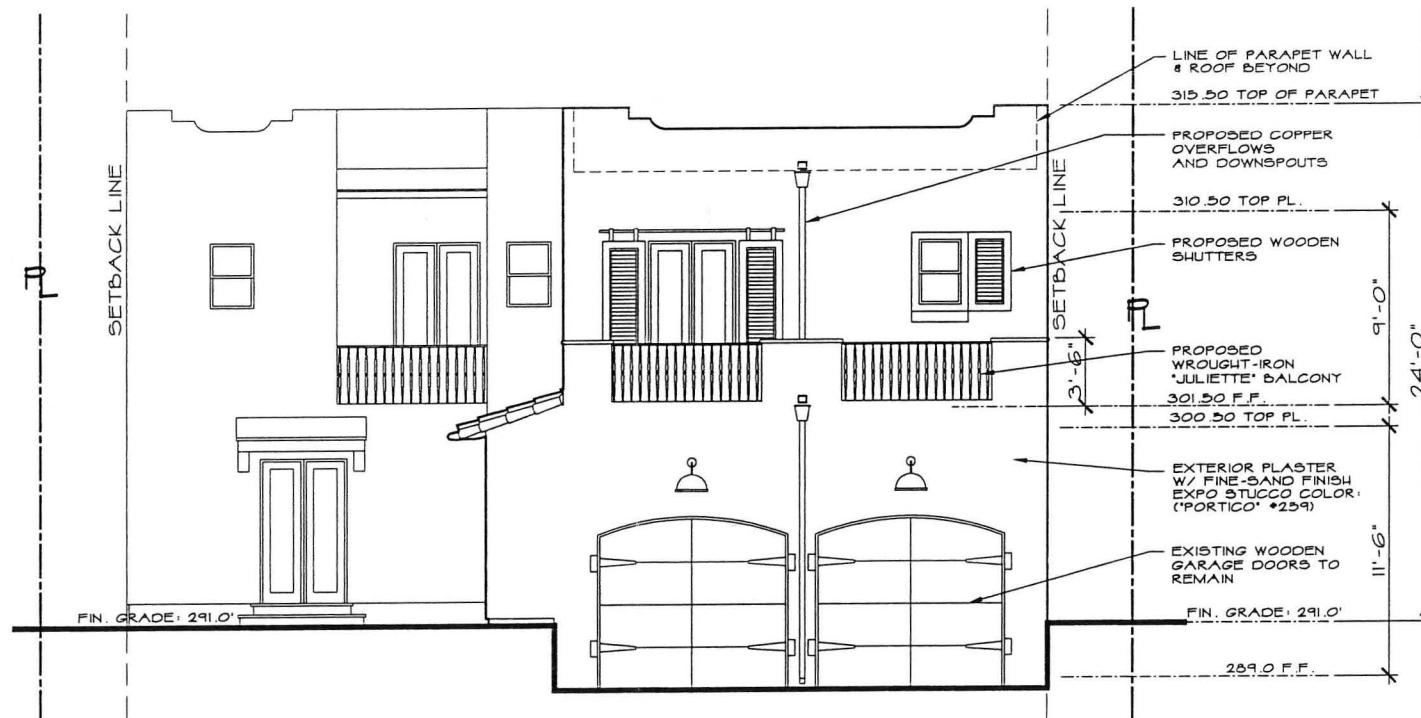
SHEET TITLE EXTERIOR ELEVATIONS

A-4.0



WEST ELEVATION

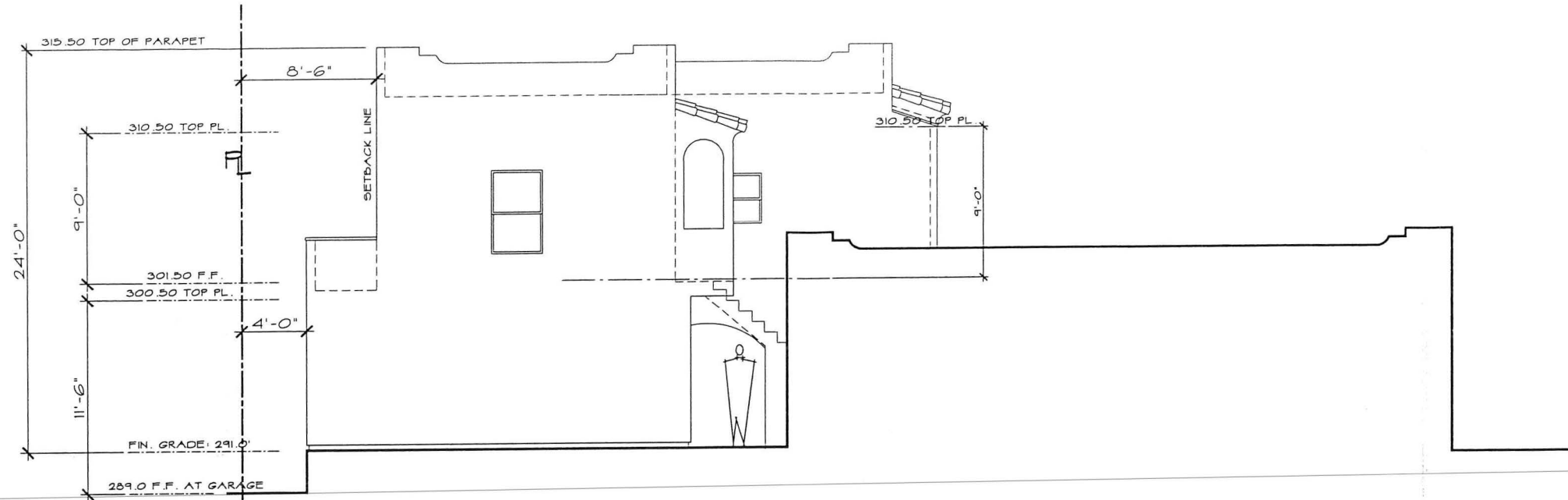
SCALE 1/4"=1'-0"



SOUTH (LEWIS STREET) ELEVATION

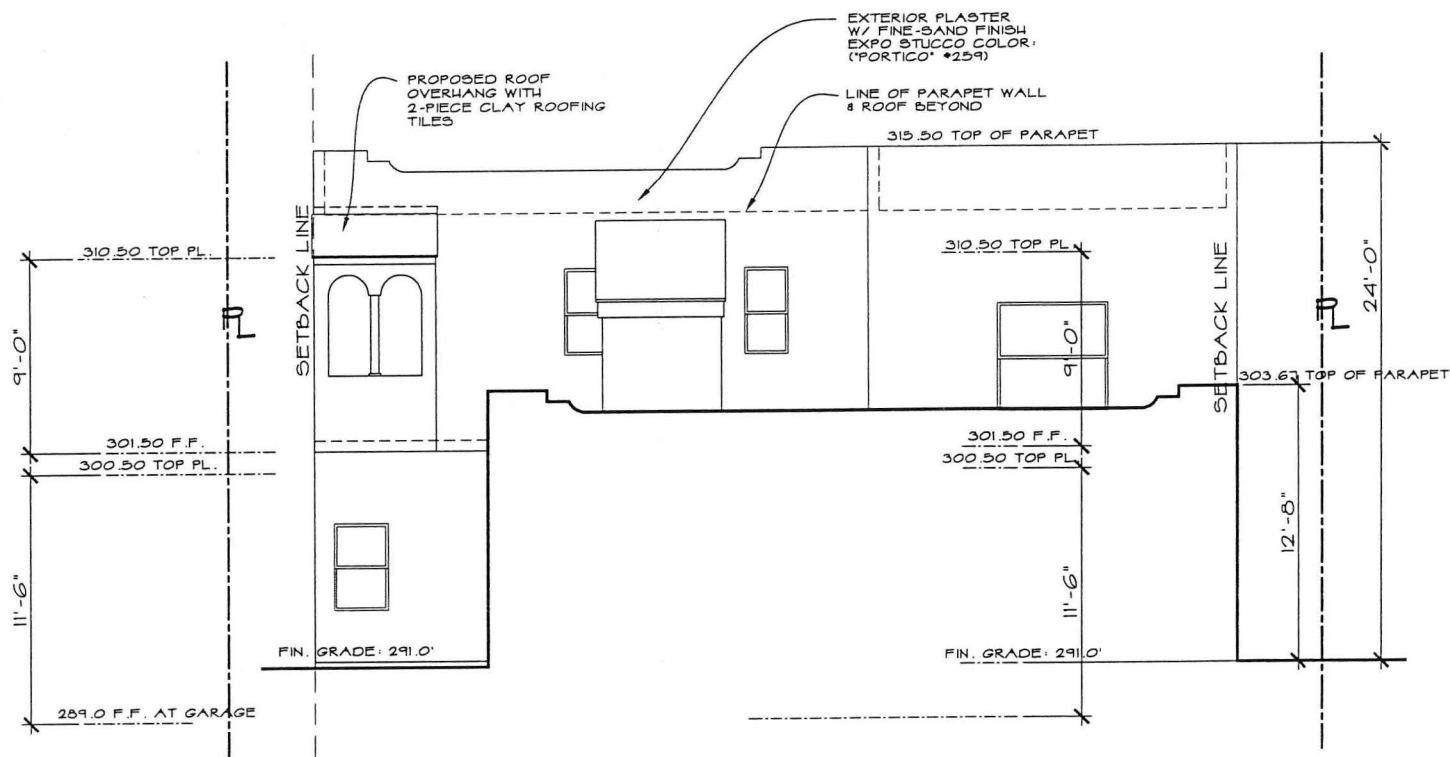
SCALE 1/4"=1'-0"

PREPARED BY:		
NAME:	TERRELL DESIGN & DEVELOPMENT	REVISION 14:
ADDRESS:	2201 COMMONWEALTH AVE. SAN DIEGO, CA 92104	REVISION 13:
PHONE:	(619) 356-1592	REVISION 12:
E-MAIL:	damonterrell@gmail.com	REVISION 11:
PROJECT ADDRESS:	4189 ALBATROSS DRIVE SAN DIEGO, CA 92103	REVISION 10:
PROJECT NAME:	GABRIELLI ADDITION	REVISION 9:
SHEET TITLE:	EXTERIOR ELEVATIONS	REVISION 8:
		REVISION 7:
		REVISION 6:
		REVISION 5:
		REVISION 4:
		REVISION 3:
		REVISION 2:
		REVISION 1:
		ORIGINAL DATE:
		SHEET: 4 OF 8
		DSP:



EAST ELEVATION

SCALE 1/4"=1'-0"



NORTH ELEVATION

SCALE 1/4"=1'-0"

PREPARED BY:	
NAME: TERRELL DESIGN	REVISION 14:
ADDRESS: 2201 COMMONWEALTH AVE	REVISION 13:
PHONE: (619) 356-1592	REVISION 12:
EMAIL: damonterrell@gmail.com	REVISION 11:
PROJECT ADDRESS:	REVISION 10:
4189 ALBATROSS DRIVE	REVISION 9:
SAN DIEGO CA 92103	REVISION 8:
PROJECT NAME:	REVISION 7:
GABRIELLI ADDITION	REVISION 6:
	REVISION 5:
	REVISION 4:
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	REVISION 2:
	REVISION 1:
	ORIGINAL DATE:
SHEET TITLE: EXTERIOR ELEVATIONS	SHEET: 5 OF 8
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TERRELL
DESIGN & DEVELOPMENT



3434 MIDWAY DRIVE
SUITE 2006
SAN DIEGO, CA 92110
619.356.1592

C4 GLOBAL, INCORPORATED

PROPOSED REMODEL & ADDITION FOR:
THE GABRIELLI FAMILY

4189 Albatross Street
San Diego, CA 92103

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PROJECT # 2013-36

DATE: 05-15-2014

SHEET TITLE: EXTERIOR ELEVATIONS

A-5.0



TERRELL
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SAN DIEGO, CA 92110
619.356.1592

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4189 Albatross Street
San Diego, CA 92103

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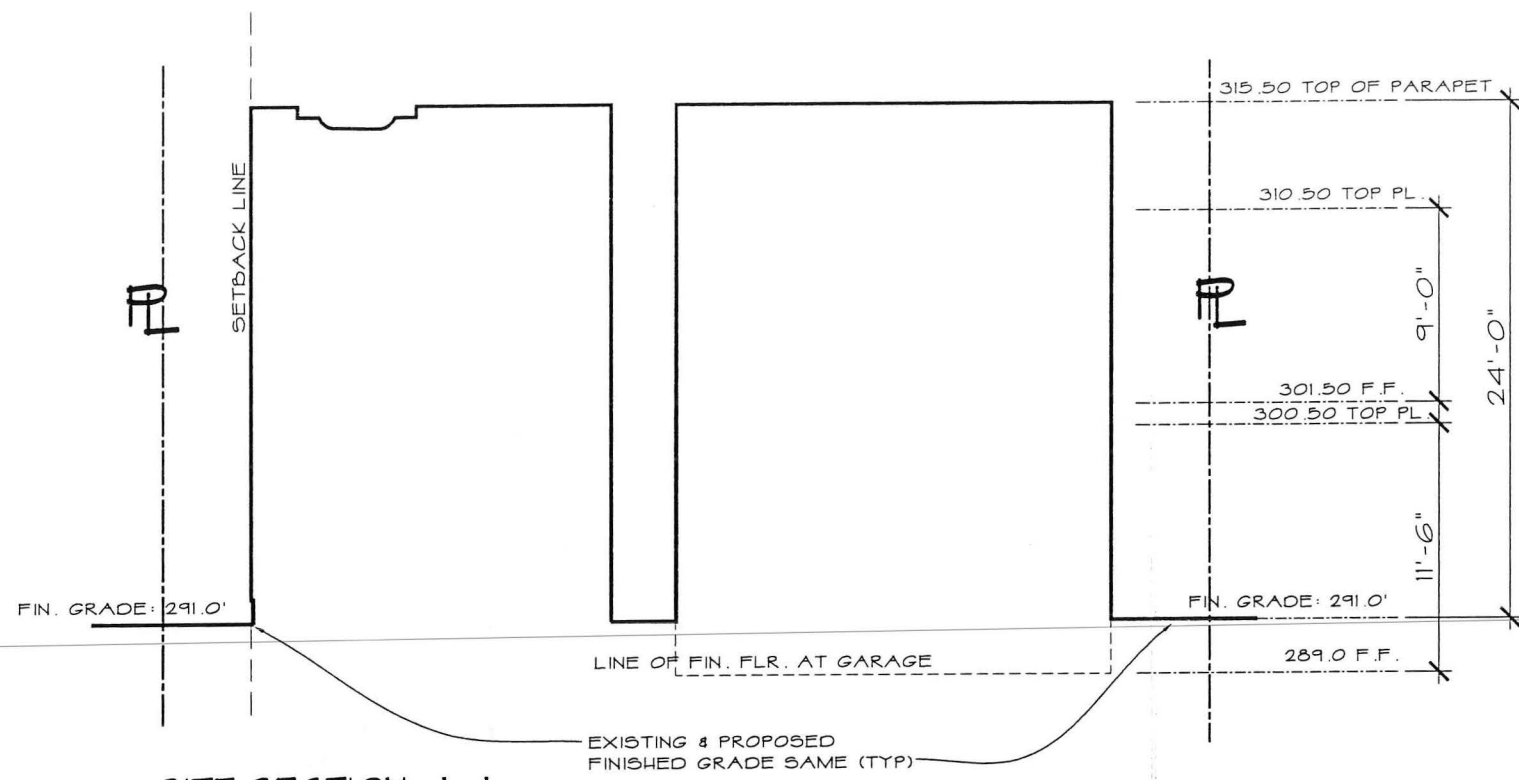
PROJECT # 2013-36

DATE 05-15-2014

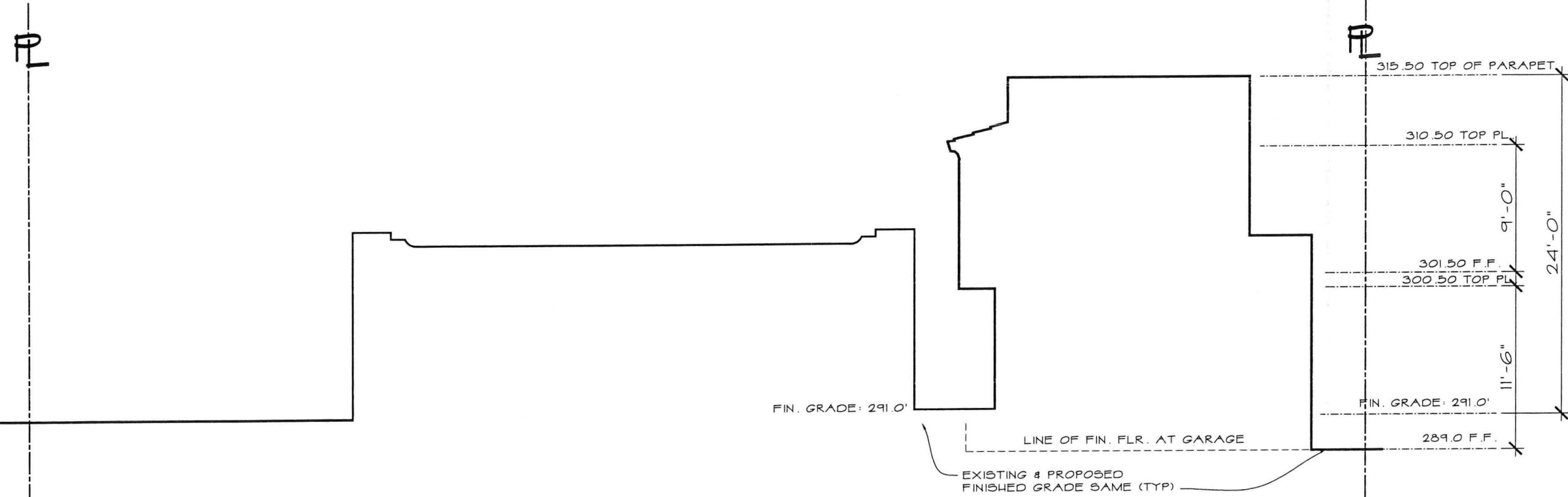
SHEET TITLE

SITE SECTIONS

A-6.0



SITE SECTION: A-A
SCALE 1/4"=1'-0"



SITE SECTION: B-B
SCALE 1/4"=1'-0"

PREPARED BY:	TERRELL DESIGN & DEVELOPMENT	REVISION 14:
NAME:	2201 COMMONWEALTH AVE	REVISION 13:
ADDRESS:	SAN DIEGO, CA 92104	REVISION 12:
PHONE:	(619) 356-1592	REVISION 11:
EMAIL:	damonterrell@gmail.com	REVISION 10:
PROJECT ADDRESS:	4189 ALBATROSS DRIVE	REVISION 9:
	SAN DIEGO, CA 92103	REVISION 8:
PROJECT NAME:	GABRIELLI ADDITION	REVISION 7:
		REVISION 6:
		REVISION 5:
		REVISION 4:
		REVISION 3:
		REVISION 2:
		REVISION 1:
		ORIGINAL DATE
SHEET TITLE:	SITE SECTIONS	SHEET 6 OF 8
		DEP.



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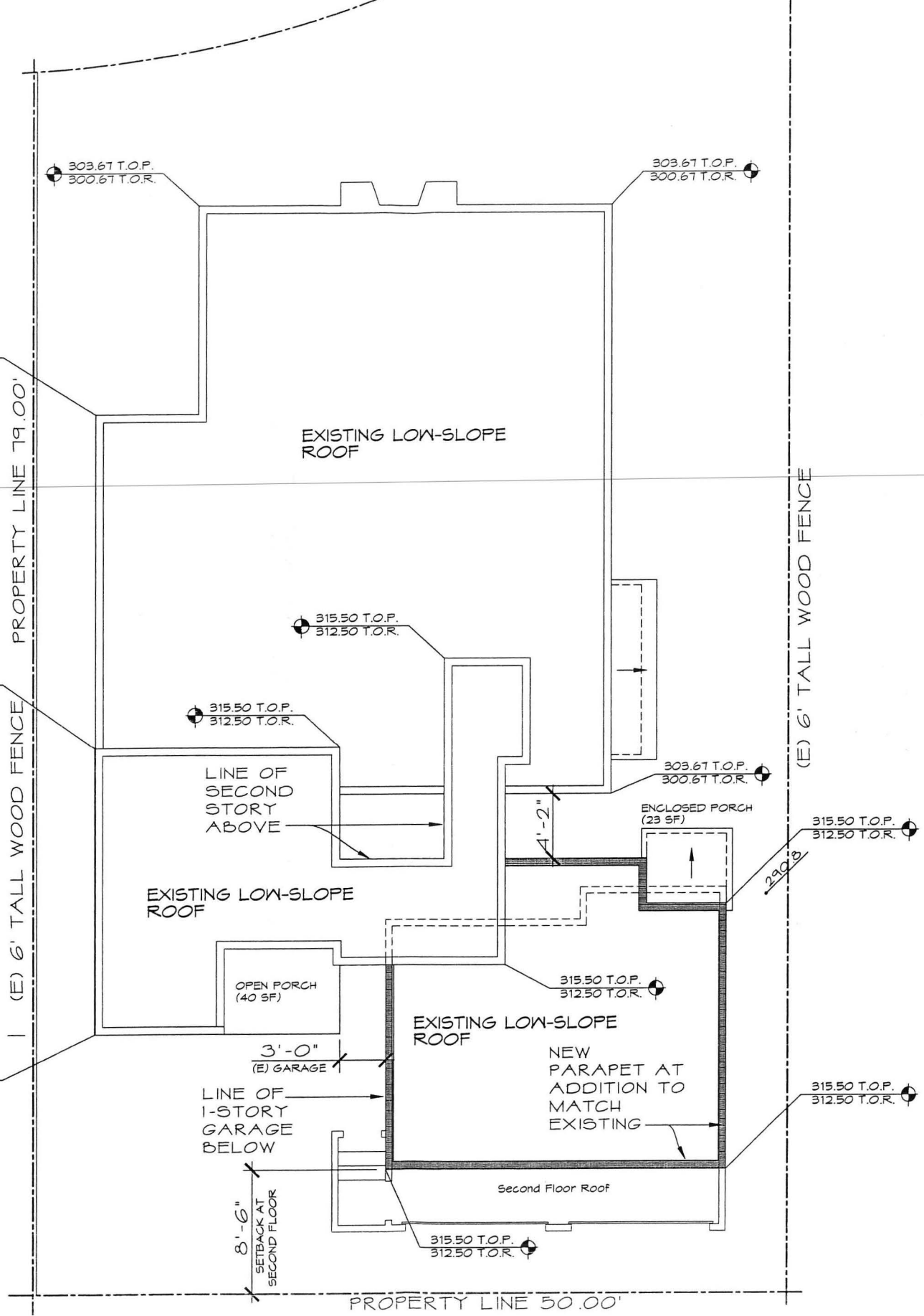
PROJECT #: 2013-36

DATE: 05-15-2014

SHEET TITLE: ROOF PLAN

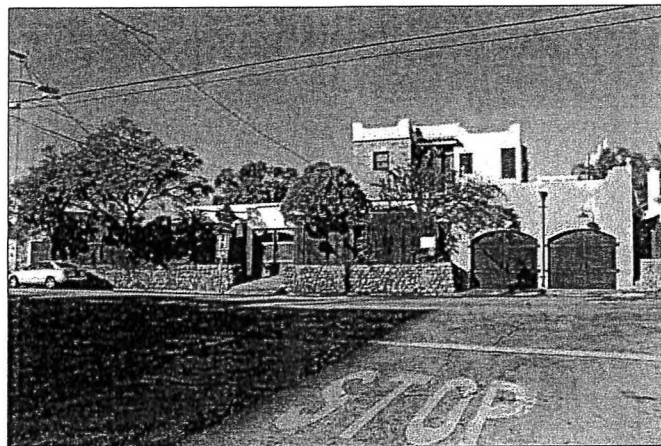
A-7.0

PREPARED BY:		REVISION 14:
NAME:	TERRELL DESIGN & DEVELOPMENT	REVISION 13:
ADDRESS:	2201 COMMONWEALTH AVE SAN DIEGO, CA 92104	REVISION 12:
PHONE:	(619) 356-1592	REVISION 11:
EMAIL:	damonterrill@gmail.com	REVISION 10:
PROJECT ADDRESS:	4189 ALBATROSS DRIVE SAN DIEGO, CA 92103	REVISION 9:
PROJECT NAME:	GABRIELLI ADDITION	REVISION 8:
SHEET TITLE:	EXISTING ROOF PLAN	REVISION 7:
		REVISION 6:
		REVISION 5:
		REVISION 4:
		REVISION 3:
		REVISION 2:
		REVISION 1:
		ORIGINAL DATE:
		SHEET: 7 OF 8
		DEP:

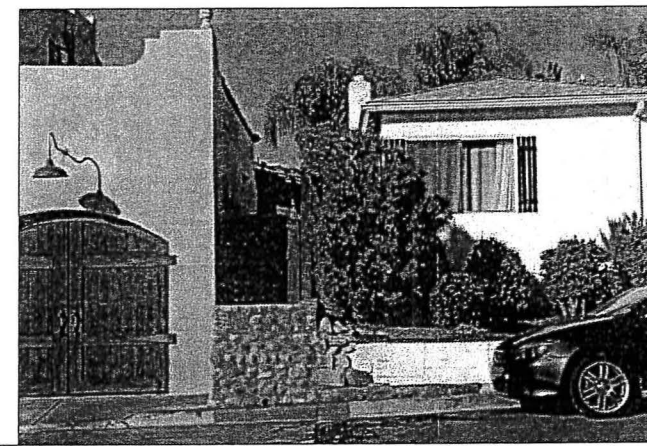


EXISTING ROOF PLAN W/ NEW ROOF SHOWN
SCALE 1/4"=1'-0"

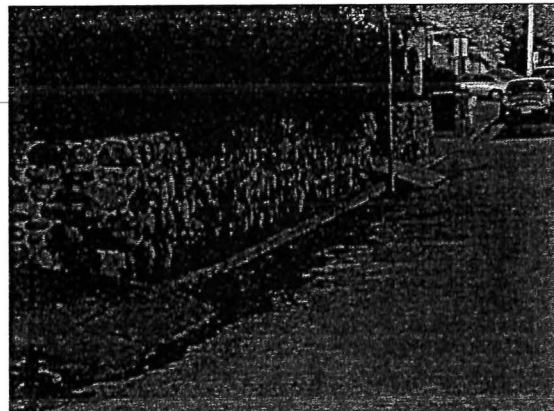
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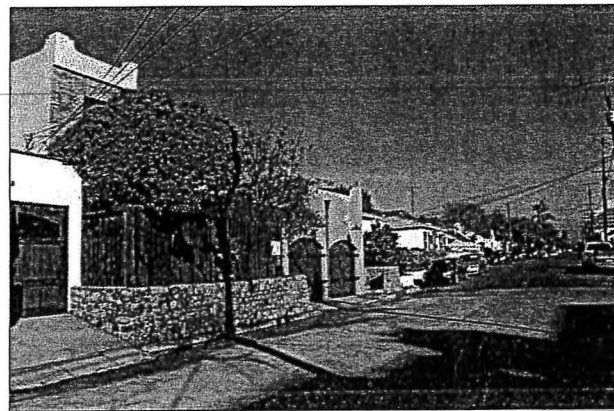
EXISTING REAR ELEVATION - WEST LEWIS STREET



EXISTING REAR ELEVATION - ROCK WALL DETAIL



EXISTING ROCK WALL - WEST LEWIS STREET



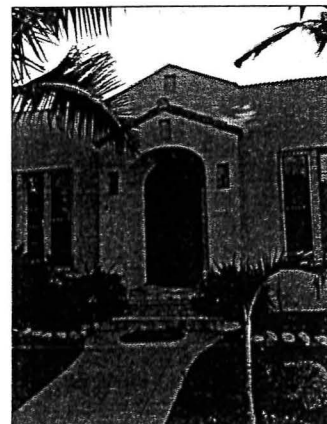
EXISTING ROCK WALL - WEST LEWIS STREET



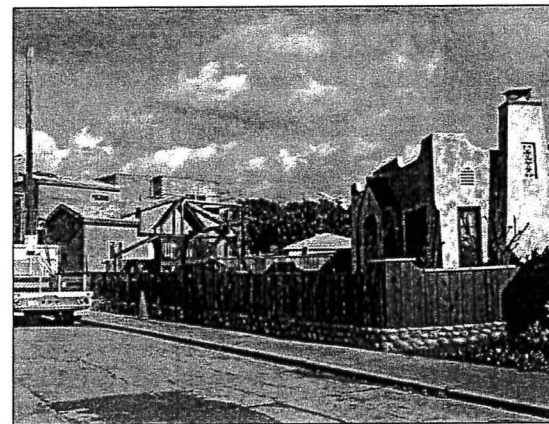
EXISTING ENCROACHMENTS - WEST LEWIS STREET



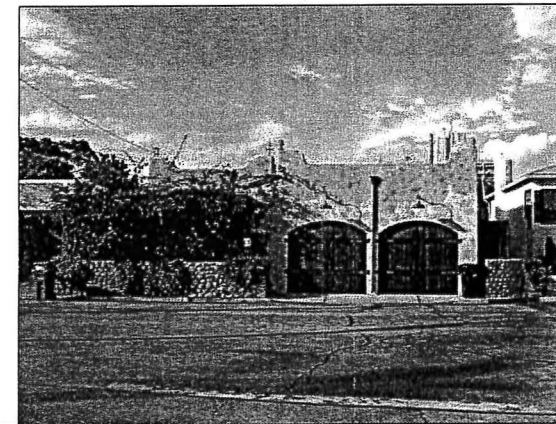
EXISTING REAR ELEVATION - GABRIELLI RESIDENCE 2006)



EXISTING FRONT ENTRY - NEIGHBOR



EXISTING FRONT ENTRY - GABRIELLI RESIDENCE 2006)



TERRELL
DESIGN & DEVELOPMENT



3434 MIDWAY DRIVE
SUITE 2006
SAN DIEGO, CA 92110
619.356.1592

C4 GLOBAL, INCORPORATED

PROPOSED REMODEL & ADDITION FOR:

THE GABRIELLI FAMILY

4189 Albatross Street
San Diego, CA 92103

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REVISIONS



PROJECT #: 2013-36

DATE: 05-15-2014

SHEET TITLE
SITE & SURROUNDING
PHOTOGRAPHS

A-8.0

PREPARED BY:		
NAME:	TERRELL DESIGN 1 DEVELOPMENT	REVISION 14: REVISION 13:
ADDRESS:	2201 COMMONWEALTH AVE SAN DIEGO, CA 92104	REVISION 12: REVISION 11:
PHONE:	(619) 356-1592	REVISION 10: REVISION 9:
EMAIL:	damontterrell@gmail.com	REVISION 8: REVISION 7:
PROJECT ADDRESS:	4189 ALBATROSS DRIVE SAN DIEGO, CA 92103	REVISION 5: REVISION 4: REVISION 3: REVISION 2:
PROJECT NAME:	GABRIELLI ADDITION	REVISION 1: ORIGINAL DATE:
SHEET TITLE:	SITE PHOTOGRAPHS	SHEET 3 OF 5 DEP.