



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** October 15, 2009

**REPORT NO. PC-09-078**

**ATTENTION:** Planning Commission, Agenda of October 22, 2009

**SUBJECT:** LERNER RESIDENCE / PROJECT NO. 140246  
PROCESS TWO APPEAL

**OWNER/  
APPLICANT:** Joseph and Jennifer Lerner (Attachment 9)  
Albert Marone, BM Studio

### SUMMARY

**Issue(s):** Should the Planning Commission approve or deny an appeal of the Staff decision to approve a Coastal Development Permit to construct a two story, 2,317 square-foot single family residence on a vacant 3,760 square-foot lot located at 3424 Jennings Street within the Peninsula Community Planning area?

### Staff Recommendations:

1. CERTIFY Negative Declaration No. 140246; and
2. DENY the appeal and uphold the City staff decision to APPROVE Coastal Development Permit No. 489089.

**Community Planning Group Recommendation:** On May 21, 2009, the Peninsula Community Planning Board voted to recommend approval of the project by a vote of 6-4-0, with conditions (Attachment 11).

**Environmental Review:** Negative Declaration No. 140246, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

**Fiscal Impact Statement:** All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** There are no open zoning or building code violations on the property.

**Housing Impact Statement:** The subject site is designated for low density residential with a range of 5 to 9 dwelling units per acre which would allow a maximum of one dwelling unit on the existing vacant site. The proposed project consisting of a single-family residence would provide a net gain of one dwelling unit in the community.

## **BACKGROUND**

The vacant 3,760 square-foot lot is located at 3424 Jennings Street in the RS-1-7 zone within the Peninsula Community Planning area, Coastal Overlay zone (non Appealable), Coastal Height Limit Overlay zone, Airport Approach Overlay zone, and the Federal Aviation Administration (FAA) Part 77 Notification Area. The Peninsula Community Plan designates the site as single family residential with a maximum density of 9 dwelling units per acre.

On July 17, 2009, City staff approved a Coastal Development Permit for the construction of a 2,317 square-foot single family home and carport. A Coastal Development Permit is required for development within the coastal zone. The proposed project met all the code requirements and did not require any deviations.

On August 4, 2009, Charles Kleinhans appealed staff's decision to approve the project.

## **DISCUSSION**

### **Project Description:**

The project proposes to construct a two story, 2,317 square-foot single family residence with a carport on a 3,760 square-foot lot. The first floor of the residence will be 1,147 square feet and the second floor is 1,170 square feet. The project proposes 569 square feet of hardscape where the code allows 625 square feet (60%). As part of this development, a City Standard full-width concrete alley located at the rear of the site, and sidewalk located along Jennings Street adjacent to the site shall be required.

### **General/Community Plan Analysis:**

The Land Use and Community Planning Element of the General Plan implements the City of Villages Strategy within the context of San Diego's community planning program, and includes goals for balanced communities and equitable development. Specifically, the plan includes the goal of ensuring diverse and balanced neighborhoods and communities with housing available for households of all income levels, and the policy of providing a variety of housing types and sizes with varying levels of affordability in residential and village developments. The General Plan also establishes each community plan as an essential component of the Land Use Element, and relies on community plans for land use, density designations, and site-specific recommendations.

The 0.09-acre site, located at 3424 Jennings St, is designated for Low-Density Residential development at 5 to 9 dwelling units per acre in the Peninsula Community Plan, and would allow for the construction of one dwelling unit. The proposal to construct a single residence would implement the land use designation and density recommended by the community plan.

The Residential Element of the Peninsula Community Plan includes goals to encourage design that is compatible with existing residential development for all new infill housing, as well as goals to conserve the character of existing stable single-family neighborhoods throughout Peninsula, including the very low-density character of certain neighborhoods.

The proposed project site is located in a hilly portion of the La Playa neighborhood of Peninsula. This neighborhood is characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish and contemporary designs. The proposed project site would be surrounded by low-density single family residential use on all sides.

The surrounding neighborhood is also characterized by one and two-story, single-family residential structures that incorporate a variety of architectural styles, ranging from traditional to contemporary. The proposed development, consisting of a two-story, single-family residence would be developed with a contemporary design that would incorporate a flat-roof, roof deck, metal cladded eyebrows, aluminum framed sliding doors, and a stucco finish. As proposed, the project would be compatible with the existing development and character of the surrounding neighborhood.

The Urban Design Element of the General Plan is based on the guiding principles of building upon our existing communities. The core values related to urban form include a compact, efficient, and environmentally sensitive pattern of development; and the physical, social and cultural diversity of our City and its neighborhoods. The proposed project would implement these core values by providing a compact, efficient, and environmentally sensitive pattern of development through minimal excavation and construction of a two-story, well-articulated dwelling that would be compatible with the architectural styles of the neighborhood. The Urban Design Element also recommends the utilization of landscape as an important aesthetic and unifying element throughout the City. The project would meet this goal by incorporating extensive landscaping throughout the project including various grasses such as Blue Oats, Mexican Feather Grass, Dark Purple Fountain Grass, and Russian Sage. Other landscape elements include boulders, Palo Verde trees, cobbles, and decomposed granite which would serve to soften the structure's visual impact and unify the development with the other landscaped structures in the neighborhood.

The Urban Design Element of the Peninsula Community Plan contains a goal that calls for maintaining and complimenting the existing scale and character of the residential areas of Peninsula. The project proposal consisting of a new two-story development, would complement the existing scale and character of the existing neighborhood which is made up of an eclectic mix of one and two-story residences of varying architectural styles. Another recommendation in this Element relates to how the utilization of architectural elements such as entryways, window proportions, façade texture (surface material), and finish are significant factors in ensuring that new development relates to surrounding buildings. Landscaped properties having structures with

varying roof forms featuring entryways, decks and balconies, partial façade setbacks, and exterior stucco facades typify the immediate neighborhood. In this regard the proposal would utilize siding combined with stucco and metal clad eyebrow vertical offsets (façade setbacks) which are finish materials compatible with that of other structures in the immediate area. Another policy in the Urban Design Element recommends that landscaping be used to add texture to blank walls, soften edges and provide a sense of pedestrian scale. The proposal utilizes landscaping to achieve this effect by planting of various shrubs, grasses and trees that would add natural texture to soften the structure's physical appearance within the surrounding neighborhood.

**Appeal Issues:**

The appellant, Charles Kleinhaus, a neighbor adjacent to the site, appealed the project on August 4, 2009, (Attachment 6). The following general appeal issues are provided along with the City staff's response:

***Appeal Issue No. 1 - Legal lots- Violation of equal protection:***

**City Response:** The project was reviewed for conformance with the RS-1-7 zone and all applicable sections of the San Diego Municipal Code for single family development on a single family lot. All projects are checked to confirm they are legal lots or if they have previously conforming rights under the Municipal Code.

Responding to the Peninsula Community Planning Group and the interested parties, additional deed information/documentation was requested from the applicant and reviewed by the City for conformance to the Subdivision Map Act (SMA). Upon thorough review, the lot was determined to be a legal lot under the SMA.

No documentation has been located as to why the lots were not merged and therefore, the property is an individually owned, legal lot with full development rights.

Additionally, the Subdivision Map Act §66451.19(d) states:

(d) The failure of a local agency to comply with the requirements of this article for the merger of contiguous parcels or units of land held in common ownership shall render void and ineffective any resulting merger or recorded notice of merger and no further proceedings under the provisions of this division or a local ordinance enacted pursuant thereto shall be required for the purpose of sale, lease, or financing of those contiguous parcels or units, or any of them, until such time as the parcels or units of land have been lawfully merged by subsequent proceedings initiated by the local agency which meet the requirements of this article.



***Appeal Issue No. 2 - Bulk and Scale – Negative Visual Impact:***

**City Response:** The Lerner Residence is one of two adjacent properties being developed and referenced in the appeal. Both of the properties are legal lots with an area of 3,760 square feet. According to San Diego Municipal Code Section 131.0446, Table 131-04J, the maximum Floor Area Ratio (FAR) for a lot this size is 0.65. The proposed development is designed at a FAR of 0.62. The proposed development requires no deviations to the development regulations and will maintain the 30- foot height limit.

The Urban Design Element of the Peninsula Community Plan describes building scale as a quality which describes the relationship of buildings to each other and human dimension. Specific recommendations include articulating large surfaces and adding texture to reduce their apparent size; reflecting the appearance of surrounding development; controlling building bulk through the use of vertical and horizontal offsets and other architectural features, such as balconies, porches, and bay windows, which serve to break up building facades; and considering flat roofs for use as terraces. Surrounding development, in the vicinity of the proposed project is described as single-family homes of one and two-story construction with varying architectural styles and sizes. The designs for the separate proposals would include varying roof styles and would be well articulated through the inclusion of balconies and vertical and horizontal offsets that break up buildings' facades.

Neither of the proposed developments would impact coastal views identified in the adopted community plan.

***Appeal Issue No. 3 - Drainage:***

**City Response:** The current site conditions include an unpaved alley which has potential, during storm events, to drain into the lower lots on Loma Valley Place, at the end of the alley. This project, and the adjacent Gruber Residence (a separate Project application, No. 140248), have been conditioned to provide full width alley improvements to City Standard including the appropriate drainage system. In addition, the Gruber Residence application has been conditioned to install a private retaining wall and private catch basin in the alley adjacent to the site, all of which will be reviewed and inspected by the City Engineer. In addition, both home sites will have drainage systems in place to control potential runoff from the improved properties to the homes below. The drainage will be channeled through to Jennings Street. The proposed development of both of the properties will offer improved drainage of the existing lots and control the potential runoff for the homes below on Loma Valley Place.

*Appeal Issue No. 4 - Engineering Issues:*

**City Response:** The construction of the proposed retaining walls and stabilizing of the slopes will be in conformance with the California Building Code and reviewed by the City Engineer. Construction and grading activities are inspected in phases to insure conformance to the approved plans and engineering specifications required by the code.

A geotechnical investigation report was prepared for the Lerner Residence project by Construction Testing & Engineering, Inc. (CTE). Based on their investigation, CTE concludes that the proposed slopes and improvements will have a factor of safety greater than 1.5 with respect to gross slope stability. In addition, the consultant opines that the proposed project will not destabilize or result in settlement of the adjacent property.

Retaining walls (permanent shoring walls) are proposed adjacent to the eastern property line. CTE indicates that if their recommendations are followed, the retaining wall will have a factor of safety of 1.5 or greater with respect to global stability. Dodd and Associates, Consulting Engineers, have reviewed the conceptual retaining wall plans and indicate that the retaining wall is structurally feasible and can be designed to limit lateral deflection to a maximum of ¼-inch. CTE indicates that construction of the retaining wall will not require offsite excavations.

The City has reviewed the geotechnical information provided by CTE and based upon that review; CTE has adequately addressed the geologic conditions potentially affecting the proposed development for environmental review. Additional geotechnical information will be required as part of the construction permit application as construction plans are developed for this project. The proposed retaining wall shall be conditioned to be designed to limit lateral deflections to less than ¼-inch in order to minimize movement of adjacent existing improvements.

*Appeal Issue No. 5 - Projects contrary to the Peninsula Community Plan:*

**City Response:** With respect to lot size the project is being developed on a legal lot as Previously Conforming consistent with the San Diego Municipal Code Section 127.0102. The lots are allowed to maintain their existing size and configuration.

The Residential Element of the Peninsula Community Plan includes the objectives for conserving character of stable, single-family neighborhoods; preserving existing landscape and vegetation; encouraging design compatible with existing residential development; and encouraging sensitive placement of structures in steeply sloped areas. The Appellant's referenced projects do not contain steep slopes. Both the Lerner site, at 3424 Jennings St. and the Gruber site, at 3434 Jennings St. are in an area designated for low-density residential development at a range of 5 to 9 dwelling units per acre. Both development proposals would implement the objectives and recommendations of the Peninsula Community Plan for conserving the character of stable single-family neighborhoods through the construction of traditional detached housing units on

individual lots. Both projects are located in the La Playa neighborhood which according to the community plan, is characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish and contemporary designs. No single architectural style dominates the neighborhood.

Additionally, both development proposals utilize finish materials that are common for the neighborhood, including pre-formed siding and stucco. The community plan recommends that entryways, window proportions, façade texture (surface materials) and finish are significant factors in how well a building contributes and relates to surrounding buildings. The Gruber proposal is a more traditional design with a shingled and pitched roof, wood-framed doors and mullioned window treatment. The Lerner proposal is a contemporary design with flat roof, metal eyebrows and stucco siding and decks with metal railings. Lots on this particular block, as well as those of adjacent blocks are of varying width and length. As proposed, both development projects would conserve the established and eclectic single-family character within the La Playa neighborhood.

The proposal would also implement the guidelines for landscaping through the provision of replacement landscaping where removal of existing vegetation is proposed. The various shrubs, grasses and trees proposed would add natural texture to soften building edges.

The proposed buildings are under the allowed thirty-foot height limit in the Coastal Overlay Zone and of similar height to many other buildings in the immediate neighborhood.

***Appeal Issue No. 7: Suspended development until the Lot Merger issue is resolved.***

**City Response-** This property is an individually owned, legal lot with full development rights.

**Conclusion:**

City staff have reviewed the request for the Coastal Development Permit for the construction of a 2,317 square-foot single family home, carport, retaining walls and public improvements and have determined that the project complies with all applicable sections of the Municipal Code and that the required findings can be made to support the project.

**ALTERNATIVE'S**

1. **CERTIFY** Negative Declaration 140246 and **Deny** the appeal, and **Approve** Coastal Development Permit No. 489089, **with modifications**.
2. **Approve** the appeal, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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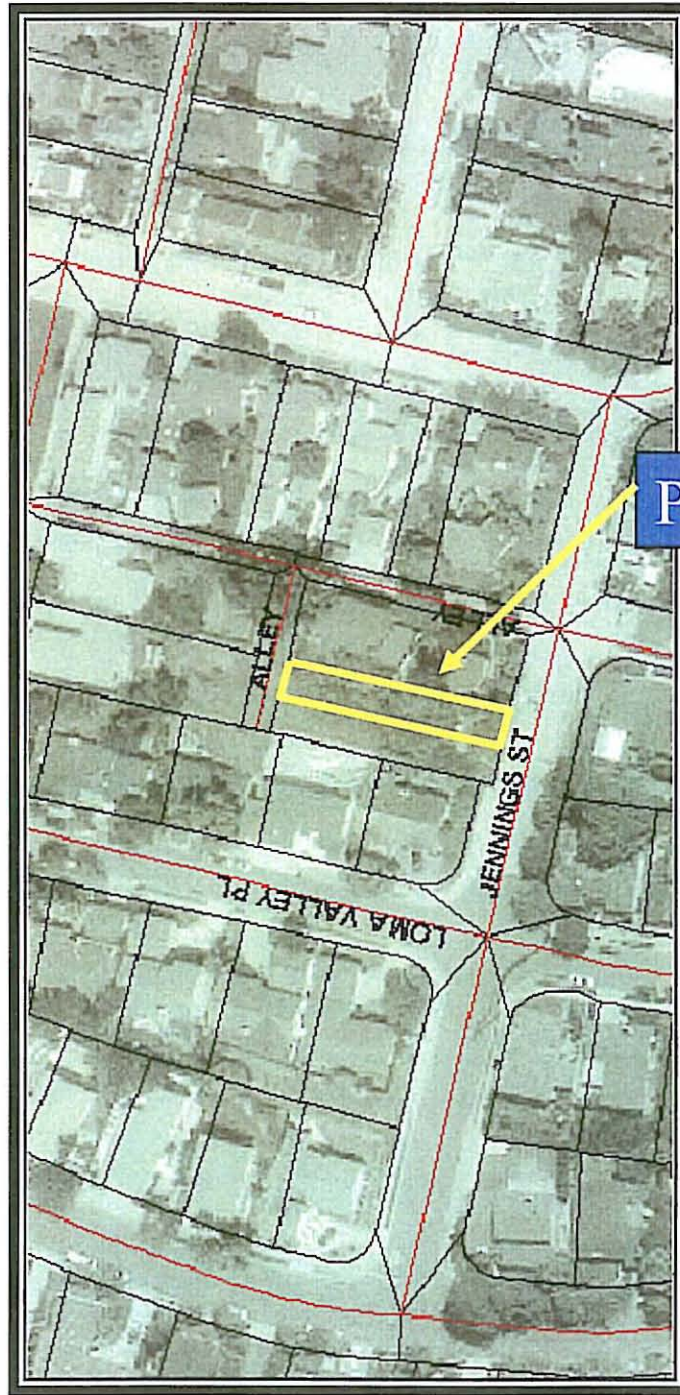
Helene Deisher  
Development Project Manager  
Development Services Department

KGB/HMD

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Data Sheet
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Copy of Appeal
7. Draft Environmental Resolution
8. Project Plans
9. Ownership Disclosure Statement
10. Project Chronology
11. Community Planning Group Minutes





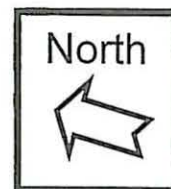
Project Site

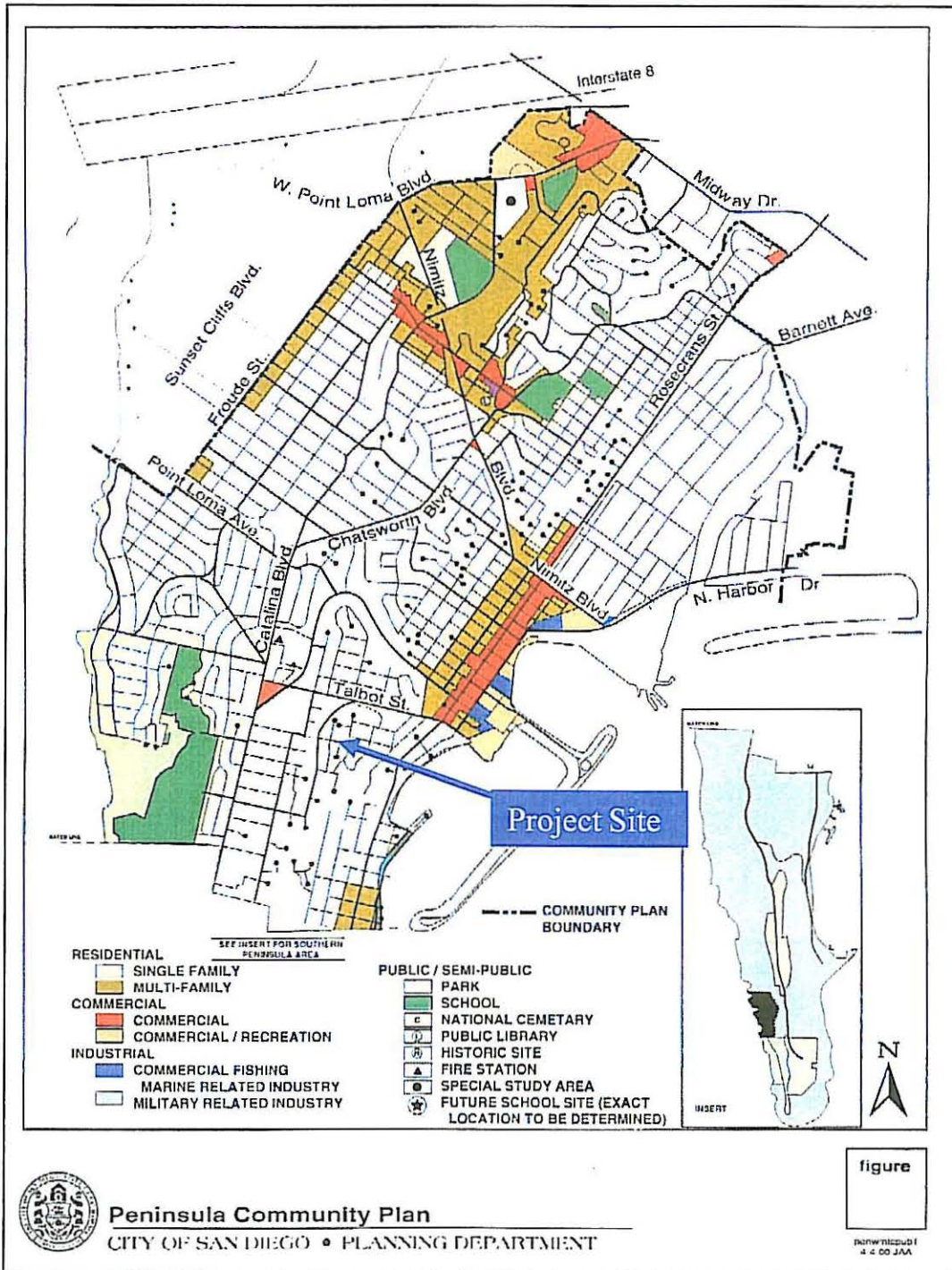


# Aerial Photo

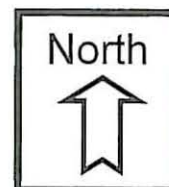
LERNER RESIDENCE - PROJECT NO. 140246

3424 JENNINGS STREET





Peninsula Community Planning Map  
**LERNER RESIDENCE - PROJECT NO. 140246**





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Lerner Residence	
<b>PROJECT DESCRIPTION:</b>	Develop a single-family residence on a vacant lot	
<b>COMMUNITY PLAN AREA:</b>	Peninsula	
<b>DISCRETIONARY ACTIONS:</b>	Process Two Coastal Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single-Family Residential (9 du/ac)	
<b><u>CURRENT ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-7		
<b>HEIGHT LIMIT:</b> max = 30 feet		
<b>LOT SIZE:</b> min = 5,000 square feet		
<b>FLOOR AREA RATIO:</b> max = 0.65		
<b>FRONT SETBACK:</b> 15' min		
<b>SIDE SETBACK:</b> 3' min		
<b>STREETSIDE SETBACK:</b> n/a		
<b>REAR SETBACK:</b> 5' - 2" min (plus 9' - 10" of alley)		
<b>PARKING:</b> 2 required		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single-family Res (9 du/ac); RS-1-7	Single-family Res
<b>SOUTH:</b>	Single-family Res (9 du/ac); RS-1-7	Single-family Res
<b>EAST:</b>	Single-family Res (9 du/ac); RS-1-7	Single-family Res
<b>WEST:</b>	Single-family Res (9 du/ac); RS-1-7	Single-family Res
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 21, 2009, the Peninsula Community Planning Board voted to approve the project 6-4-0, with conditions	

PLANNING COMMISSION RESOLUTION NO. XXX  
COASTAL DEVELOPMENT PERMIT NO. 489089  
**LERNER RESIDENCE PROJECT NO. 140246**

WHEREAS, JOSEPH LERNER AND JENNIFER LERNER, HUSBAND AND WIFE AS JOINT TENANTS, Owner/Permittee, filed an application with the City of San Diego for a permit construct a 2,317 square-foot, single family residence, with a roof deck and a detached carport (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 489089), on portions of a 3,760 square-foot site;

WHEREAS, the project site is located at 3424 Jennings Street in the RS-1-7 and coastal overlay zone within the Peninsula Community Plan;

WHEREAS, the project site is legally described as Lot 39 in Block 15 of Roseville Heights in the City of San Diego, Map No. 423, filed December 1, 1887;

WHEREAS, on July 17, 2009, the Development Services Department of the City of San Diego considered and approved Coastal Development Permit No. 489089 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 4, 2009, Charles Kleinhans appealed the project to the Planning Commission;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 22, 2009.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

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

The proposed project is to construct a 2,317 square-foot single family residence with roof deck, alley improvements, and detached two car car-port on a vacant 3,760 square-foot site located at 3424 Jennings Street. All development would occur on private property. The property is approximately one half mile from the ocean and does not have an existing physical access way or proposed public access way to or along the ocean. The proposed single-family residence will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. The proposed project has been designed in conformance with development regulations of the RS-1-7 zone, which include setbacks, height and floor area ratio. There are no public views on Jennings Street as identified in the Peninsula Community Plan and Local Coastal Program. Therefore, the proposed project will not interfere with public views to and along the ocean and other scenic coastal areas as identified in the Local Coastal Program.



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

The proposed project is construct a 2,317 square-foot single family residence with roof deck, alley improvements, and detached two-car carport on a vacant 3,760 square-foot site located at 3424 Jennings Street. The project site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA). A Negative Declaration, Project No. 140246, has been prepared for this project in accordance with State of California Environmental Quality Act (CEAQ) guidelines. The proposed project would not impact any sensitive biological resources and no mitigation is required. The proposed single-family residence will have no adverse affect on environmentally sensitive lands.

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

The proposed project is to construct a 2,317 square-foot single family residence with roof deck, alley improvements, and detached two-car carport on a vacant 3,760 square-foot site located at 3424 Jennings Street. The project is located in an area designated as single family, low residential land use at 9 dwelling units per acre within the Peninsula Community Plan and Local Coastal Program land use plan. The proposed development is consistent with density and designated land use. The proposed project has been designed in conformance with regulations of the RS-1-7 zone, Coastal Overlay and Coastal Height Limitation zones and development standards in effect for this site. The proposed project conforms to the certified Local Coastal Program land use plan and complies with all the regulations of the certified Implementation Program.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The proposed project is to construct a 2,317 square-foot single family residence with roof deck, alley improvements, and detached two-car carport on a vacant 3,760 square-foot site located at 3424 Jennings Street. All development would occur on private property and the project provides the required parking spaces. The property is approximately less than a half-a-mile from the San Diego Bay. The proposed project is not located between the first public roadway and the sea or the shoreline of any body of water located with the Coastal Overlay Zone. There is no identified public access and public recreation on this private property. The proposed coastal development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 489089 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 489089, a copy of which is attached hereto and made a part hereof.

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Helene Deisher  
Development Project Manager  
Development Services

Adopted on: V27 - DATE OF APPROVAL

Job Order No. 42-8620

cc: Legislative Recorder, Development Services Department

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-8620

**COASTAL DEVELOPMENT PERMIT NO. 489089**  
**LERNER RESIDENCE PROJECT NO. 140246**  
**Planning Commission**

This Coastal Development Permit No. 489089 is granted by the Planning Commission of the City of San Diego to Joseph Lerner and Jennifer Lerner, husband and wife as joint tenants, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0701. The 3,760 square-foot site is located at 3424 Jennings Street in the RS-1-7 and coastal overlay zone within the Peninsula Community Plan. The project site is legally described as Lot 39 in Block 15 of Roseville Heights in the City of San Diego, Map No. 423, filed December 1, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 2,317 square-foot single family residence with roof deck, alley improvements, and carport on a vacant lot, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 22, 2009, on file in the Development Services Department.

The project shall include:

- a. Construct a 2,317 square-foot single family residence with roof deck and carport;
- b. Alley improvements;
- c. Off-street parking;
- d. Retaining walls as shown in Exhibit A and as satisfactory to the City Engineer; and
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s),

conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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 applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

11. Prior to issuance of grading, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

**ENGINEERING REQUIREMENTS:**

12. 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"), 2003 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 construction permits, the Owner/Permittee applicant shall dedicate an additional 2.75 feet on Jennings Street to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "Subordination Agreements" for minor distribution facilities and/or "Joint-use Agreements" for major transmission facilities.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall construct a current City Standard full-width concrete alley, in the alley adjacent to the site, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall construct a current City Standard sidewalk, adjacent to the site on Jennings Street.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the Jennings Street Right-of-Way.

20. Prior to the issuance of any construction 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 alley Right-of-Way.

21. 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.

22. 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.

23. 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.

#### **GEOLOGY REQUIREMENTS:**

24. Prior to issuance of a construction permit for the proposed development, an addendum geotechnical investigation report shall be required that specifically addresses the proposed construction plans with respect to the site conditions and provides detailed geotechnical construction recommendations. The project's geotechnical consultant shall review the proposed

construction plans and supporting calculations and indicate if the plans and geotechnical parameters used in the calculations are in accordance with their recommendations.

25. The proposed shoring walls shall be designed to limit lateral deflections to less than ¼-inch as recommended by the project's geotechnical consultant in order to minimize the potential movement of adjacent existing improvements.

**PLANNING/DESIGN REQUIREMENTS:**

26. No retaining walls over three feet in height, measured in accordance with San Diego Municipal Code Section 113.0270(b), shall be allowed within the required front setback.

27. No retaining walls over six feet in height, measured in accordance with San Diego Municipal Code Section 113.0270(b), shall be allowed within the required side or rear setbacks.

28. No fewer than two off-street parking spaces shall be maintained 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 Development Services Department.

29. 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.

30. 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.

**WASTEWATER REQUIREMENTS:**

31. The Owner/Permittee shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego Sewer Design Guide. Proposed facilities that do not meet the current standards shall be private or redesigned.

32. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

**WATER REQUIREMENTS:**

33. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) as needed, outside of any driveway or drive aisle, in the right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

34. All on-site water facilities shall be private.

35. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including water services and meters, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

36. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 22, 2009, by resolution No. XXXX.



Permit Type/PTS Approval No.: CDP No. 489089

Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Helene Deisher  
TITLE: 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.**

Owner/Permittee

By \_\_\_\_\_  
Joseph Lerner

Owner/Permittee

By \_\_\_\_\_  
Jennifer Lerner

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



City of San Diego  
Development Services  
1222 First Ave. 3rd Floor  
San Diego, CA 92101  
(619) 446-5210

# Development Permit/ Environmental Determination Appeal Application

FORM  
DS-3031  
MARCH 2007

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

**1. Type of Appeal:**

- Process Two Decision - Appeal to Planning Commission  
 Process Three Decision - Appeal to Planning Commission  
 Process Four Decision - Appeal to City Council  
 Environmental Determination - Appeal to City Council  
 Appeal of a Hearing Officer Decision to revoke a permit

**2. Appellant** Please check one  Applicant  Officially recognized Planning Committee  "Interested Person" (Per M.C. Sec. 113.0103)

Name

Charlie Kleinhans

Address

867 Loma Valley

City  
San Diego

State  
CA

Zip Code  
92106

Telephone  
619-224-9317

**3. Applicant Name** (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Albert Marone - BM Studio

**4. Project Information**

Permit/Environmental Determination & Permit/Document No.:

Date of Decision/Determination:

City Project Manager:

Project #PTS 140246 / LDR #42-8620 / SCH #2009050171

7/17/09

Helene Deisher

Decision (describe the permit/approval decision):

Approved application to construct a 2,317 square foot single family residence with roof deck and detached carport

on a vacant <sup>3,760</sup>3,970 square foot site located at 3434 Jennings Street, San Diego, CA 92106

(Lerner Residence)

**5. Grounds for Appeal** (Please check all that apply)

- Factual Error (Process Three and Four decisions only)  
 Conflict with other matters (Process Three and Four decisions only)  
 Findings Not Supported (Process Three and Four decisions only)  
 New Information (Process Three and Four decisions only)  
 City-wide Significance (Process Four decisions only)

**Description of Grounds for Appeal** (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

Throughout the process this project was presented before the Peninsula Community Planning Board in tandem with the following project:

Applicant: Albert Marone - BM Studio

Project #PTS 140248 / LDR #42-8621 / SCH #2009050173

(Gruber Residence) Separate DS-3031 Appeal Application submitted.

RECEIVED  
AUG 04 2009  
DEVELOPMENT SERVICES

The proposed homes sit on adjacent 3,760 square foot lots and the Lerner and Grubers are related. This is why they were presented before the Planning Board together.

The Grounds for Appeal of both projects are the same.

PLEASE SEE ATTACHED GROUNDS FOR APPEAL.

**6. Appellant's Signature:** I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:

Charles D. Kleinhans

Date:

8/03/09

**Note: Faxed appeals are not accepted. Appeal fees are non-refundable.**

**Attachment to DS-3031**

Appellant: Charlie Kleinhans

Applicant Name: Albert Marone – BM Studio

Project #PTS 140246 / LDR #42-8620 / SCH #2009051071 (Lerner Residence)

**and**

Project #PTS 140248 / LDR #42-8621/ SCH #2009051073 (Gruber Residence)

**Description of Grounds for Appeal****1. Legal Lots – Violation of Equal Protection**

- These are two substandard lots (3,760 square feet each) that are considered legal lots for development because they were never "officially" merged as part of a State of California Ordinance (CA Government Code, Title 7, Division 2, Chapter 3, Article 1.5 Section 66451.10).
- 8/11/89 - In response to this Ordinance, the City of San Diego mailed "Notice of Intent to Merge" (recorded Doc #0430386) to approximately 5,000 property owners in San Diego. The Gruber/Lerner lots were **not** on this list (Parcel #'s 531-593-03 & 04 at the time owned by Claude Wilson).
- 12/28/89 – "Notice of Merger" (recorded Doc #0706135) was sent to the **same** 5,000 property owners in accordance with the provisions of the Ordinance.
- In November, 2008, a complaint was filed with Development Services regarding whether these were legal lots, because they are both less than 5,000 square feet. The project manager, Helene Deisher, reviewed a list that was comprised of the same properties given the notices above. Helene made her decision that the Gruber/Lerner lots were legal lots based on the fact their parcel #'s were **not** on that list and, therefore, were not merged.
- In April, 2009, the neighbor adjacent to the Lerner parcel, after many hours of research, discovered that a second "Notice of Intent to Merge" was mailed (recorded Doc. #0996310) on 2/23/90 to another **164 property owners**. The Gruber/Lerner parcel #'s, along with a few others in the immediate neighborhood **that were missed in the 1st mailing**, were included in this 2nd mailing by the City. 29 parcels owned by the City of San Diego were also included in this mailing. **"Notice of Merger" was never sent to any of the 164 property owners in this mailing.**
- At the April 16<sup>th</sup>, 2009 Peninsula Community Planning Board meeting, after being presented with this new information, the board voted 7-6 to have the City Attorney's office review the findings and make a determination if these lots were legal for development.
- On May 8<sup>th</sup>, 2009, Development Services advised the Board the City Attorney's office had determined they were legal lots. Numerous requests for documentation of the City Attorney's response were ignored by Development Services. It is believed, by all opposed to these projects, that the Lot Merger information described above and discovered in April 2009, was **never** presented to the City Attorney's office for review.
- It is felt that once this information was provided to Development Services, more research should have been done on their part and approval of the project should have been suspended until it was determined why "Notice of Merger" was not recorded on any of these 164 properties. Were they merged but the County Recorder's office neglected to record the notice? Or did follow up just fall through the cracks? This appears to be a major oversight by the City.
- This issue needs to be resolved. Not only for the two projects immediately in question, but for future impact to the neighborhood. This will set a precedent that will again affect our neighborhood. There are two lots (with multiple parcel #'s) within 100 yards of these projects, which were also part of the 2/23/90 mailing that was left unfinished. The potential for similar development is likely.
- Just as the applicant's property rights need to be protected, the property rights of existing homeowners need to be protected as well.
- The above information has been provided to Councilman Faulconer's office for review and comment.

## 2. Bulk and Scale - Negative Visual Impact

- The bulk and scale of the homes on these very narrow lots does not fit in this neighborhood. Even though they, by code, are allowed to build homes of this magnitude, the measurements are skewed because they are based on what were presumed to be previously conforming lots. It might be appropriate to build houses of this size on larger lots but it is inappropriate to build houses this large on lots this small. Just because they are proportionately the same area, the bulk of these homes would not look good because the lots are a different size. It is like building two houses on a one house lot.
  - The proposed homes are 18 feet wide and 30 feet tall. They are unlike anything in the neighborhood. Of the 42 homes immediately surrounding the proposed development, NONE are built on substandard lots. NONE of the homes are 18 ft wide. The neighborhood average is **one** house at 1,119 sq. ft. on an 8,023 sq. ft. lot. This development proposes to build **two** houses that are 23% larger than the neighborhood average, on 7,520 sq. ft. (two 3,760 sq. ft. lots).
  - The square footage of both of these homes totals 4,715 which is just under the FAR allowed based on the size of the individual lots. If these lots were property consolidated, as intended by the City, the total square footage allowed would be 4,362 based on an FAR of 58%. So, they are allowed an additional 354 sq ft. more than if the lots were merged.
3. **Drainage Issues** – There is much concern regarding drainage. The north alley to the rear of the proposed homes will be partially paved. Although they propose culverts running to pumps on Jennings , because part of the alley will still be dirt, there is concern that water could soak or run underneath the concrete. It would not take much water, with the sandy soil beneath, to undermine the improved cement alley potentially causing a mudslide, concrete and all, to run into the homes below. Our home and the home next door have already experienced a mudslide in 2005 due to a rain storm saturating the soil.
4. **Engineering Issues** – In addition to the drainage issues, there are many issues and concerns regarding proper stabilization of the steep slope during and after construction.
5. **Projects contrary to the Peninsula Community Plan**
- Zoned for **5,000 sq ft minimum** lot size vs. 3,760 sq. ft for these projects.
  - Protection of single family neighborhoods with **traditional** single family dwellings and designs compatible with existing residential development. **18 foot wide homes are not traditional single family dwellings or compatible with the existing neighborhood.**
  - Preserve existing landscape/vegetation. **50% and 100% grading with minimal room on the lots for replacing vegetation. No amount of landscaping will eliminate the visual impact of these 2 large homes on small lots.**
  - Encourage sensitive placement of structures in steeply sloped areas to minimize removal of natural vegetation. **Steeply sloped lot with, again, 100% grading.**
  - Minimum removal of trees in the “wooded area” of Point Loma. **2 large pine trees will be removed on Jennings St. as well as the potential for 1 or 2 of eucalyptus trees on the property adjacent to the Lerner home being damaged due to their roots being cut. Potential for trees to fall on that home.**
  - Conserve existing stable residential neighborhoods **which is consistent the General Plan objective that “radical and intrusive changes”** to existing residential character should be avoided in existing and well-maintained communities”. Cramming large homes, which will tower over the homes below, on to very small lots is radical and intrusive. There are privacy issues for the homes below and potential airflow issues for all five homes surrounding the development.
  - “Conserve character of existing stable single-family neighborhoods throughout Peninsula **including the very low-density character** of certain neighborhoods”. **“Redevelopment of individual lots and development of the few remaining vacant lots in Peninsula's single-family neighborhoods should be compatible with the existing development pattern in terms of scale, placement of buildings, and architectural features, colors and materials.”**
7. **Suggest that development be suspended until the Lot Merger issue is resolved and/or conditionally approve projects so they are less obtrusive and minimize the impact to the neighborhood by:**
- Substantially reducing the square footage of proposed homes to allow for increased sunlight, air flow, and more vegetation or
  - Build just one home on the combined lots

RESOLUTION NUMBER R - \_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on October 31, 2007, Joseph and Jennifer Lerner submitted an application to the Development Services Department for a Coastal Development Permit; and

WHEREAS, the permit was considered by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was considered by the Planning Commission of the City of San Diego on October 22, 2009; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Negative Declaration No. 140246; NOW THEREFORE,

BE IT RESOLVED, by of the City of San Diego, that it is hereby certified that Negative Declaration No. 140246 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission of the City of San Diego.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.

By: \_\_\_\_\_  
Helene Deisher, Development Project Manager



ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE BM STUDIO AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE BM STUDIO. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF BM STUDIO.

# lerner residence

3424 jennings street  
point loma, california 92106

JULY 20, 2009

## COASTAL DEVELOPMENT PACKAGE

ATTACHMENT 8

bm  
studio

susan  
bachand-morone  
designer

albert dan morone  
designer

1552 robyn road  
escondido, ca 92025  
760.294.7122  
760.294.7148 fax  
bmstudio@cox.net

lerner  
residence

3424 jennings street  
Point Loma, ca 92106

Date	Reason
07.23.07	progress set
08.22.07	progress set
09.21.07	progress set
09.28.07	cdp review
10.09.07	progress set
10.29.07	revised cdp
11.08.07	pre.bid pkg.
02.15.08	pre.bid pkg.
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
03.02.09	cdp review
07.20.09	cdp review

Job No.  
Sheet Title

**COVER  
SHEET**

Sheet No.  
**T-1.0**  
Sequence

**1** of **15**  
Lerner residence

directory	building data	project data	sheet index
<p><b>OWNER</b></p> <p>Joseph &amp; Jennifer Lerner 2936 Camino del Rio S. Suite 230 San Diego, CA 92108 619-488-2141 office</p> <p><b>DESIGNERS</b></p> <p>bm studio susan bachand-morone albert dan morone 1552 robyn road escondido, ca 92025 760.294.7122 office 760.294.7148 fax</p> <p><b>STRUCTURAL</b></p> <p>dodd and associates jerry l. dodd, p.e. 2020 Hancock St. Ste. B San Diego, CA 92110 ph: 619.260.0057 fax: 619.260.0046</p> <p><b>CIVIL ENGINEER</b></p> <p>christensen engineering &amp; surveying cathy k. christensen 7888 Silverton Avenue, Ste. J San Diego, CA 92126 ph: 858.271.9101 office fax: 858.271.8912 fax</p> <p><b>GENERAL CONTRACTOR</b></p> <p>to be selected</p>	<p><b>ZONING:</b> RS-1-7 <b>CLIMATE ZONE:</b> ZONE 7 <b>TOTAL SITE SQUARE FOOTAGE:</b> 3,760 SQ. FT. <b>BUILDING SQUARE FOOTAGE:</b> 2,317 SQ. FT. <b>OCCUPANCY:</b> RESIDENTIAL <b>CONSTRUCTION TYPE:</b> TYPE V, NON-RATED</p> <p><b>BUILDING HEIGHT:</b> MAXIMUM 30'-0", PROPOSED 29'-9" <b>FLOOR TO AREA RATIO:</b> MAXIMUM = .65, PROPOSED = .62 <b>SETBACKS:</b> REQUIRED: FRONT: 15'-0" PROPOSED: FRONT: 35'-9-1/2" SIDE YARDS: 3'-0" SIDE YARDS: 3'-0" REAR: 15'-3" REAR: 15'-3-1/2" <small>(FROM CENTER OF ALLEY)</small></p>	<p>ASSESSORS PARCEL NUMBER: APN 531-593-04-00</p> <p>PROJECT ADDRESS: 3424 JENNING STREET POINT LOMA, CALIFORNIA 92106</p> <p>APPLICABLE CODES: TITLE 24 U.B.C. 2001 EDITION U.M.C. 1998 EDITION U.P.C. 1998 EDITION N.E.C. 1998 EDITION</p>	<p>T-1.0 COVER SHEET T-1.1 GENERAL NOTES</p> <p><b>CIVIL DESIGN</b></p> <p>C-1.0 PRELIMINARY GRADING PLAN</p> <p><b>BUILDING DESIGN</b></p> <p>A-0.1 SITE PLAN A-0.2 WINDOW/DOOR SCHEDULE A-1.0 MAIN HOUSE LOWER LEVEL FLOOR PLAN A-1.1 CARPORT FLOOR PLAN A-1.2 MAIN HOUSE UPPER LEVEL FLOOR PLAN A-1.3 MAIN HOUSE ROOF LEVEL FLOOR PLAN A-2.0 EXTERIOR ELEVATION - EAST &amp; WEST SIDES A-2.1 EXTERIOR ELEVATION - NORTH &amp; SOUTH SIDES A-2.2 EXTERIOR ELEVATION - CARPORT A-3.0 BUILDING SITE SECTIONS GFA-1.0 GROSS FLOOR AREA CALC. L-1.0 LANDSCAPE PLAN</p>
	<p><b>project description</b></p> <p>The construction of a new single family dwelling on currently vacant lot.</p>	<p><b>legal description</b></p> <p>Lot 39, block 15, Roseville Heights, in the City of San Diego, County of San Diego, State of California according to map thereof no. 423, filed in the office of the county recorder of San Diego County.</p>	
	<p><b>legend</b></p> <p>WALL TYPES: EXISTING WALL    NEW WALL    NEW SOUND WALL</p> <p>GRID LINE SYMBOL: (A)</p> <p>DOOR TYPE: (D)    WINDOW TYPE: (W)    WALL TYPE: (A)</p> <p>ELEVATION SYMBOL: (E)    DETAIL: (I)    DETAIL NO. SHEET DRAIN: (I)</p> <p>ROOF NAME &amp; NUMBER: (R)    BUILDING SECTION: (S)    SECTION LETTER SHEET DRAIN: (S)</p> <p>ELEVATION: (E)    WALL SECTION: (S)    SECTION NO. SHEET DRAIN: (S)</p>	<p><b>vicinity map</b></p>	



suicn  
bachand-marone  
designer  
abert don marone  
designer

1552 robin road  
escondido, ca 92025  
760.294.7122  
bmsstudio@cox.net

lerner  
residence

3424 jennings street  
Point Loma, ca 92106

general notes

- CONTRACTOR TO RED VERTY ALL DESIGN CONSULTING PRIOR TO BID A CONTRACTUAL
- ALL CONTRACTORS TO REPORT ANY CONTRACT VIOLATIONS TO DISPERSE PRIOR TO PROCEEDING WITH WORK
- TO PROMOTE CLEAR COMMUNICATION IN THE FIELD, ALL QUESTIONS AND CLARIFICATIONS SHALL BE SUBMITTED, IN WRITING TO THE DESIGNER. ALL CORRECTIONS AND OFFICIAL REQUIREMENTS TO THESE SETS SHALL BE FILED IN WRITING ONLY.
- ANY FREQUENT VISITS TO THE JOB SITE BY THE DESIGNER ARE FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THE TECHNICAL REQUIREMENTS OF THE CONTRACT AND TO PROVIDE ASSISTANCE TO THE CONTRACTOR. INSURANCE, HOUR ADVICE RESPONSIBILITY FOR THE MESSAGES OR APPLICATIONS USED BY THE CONTRACTOR, WHEN NOT THE JOB IN COMPLIANCE WITH THE LAW AND REGULATION.
- DO NOT SCALE DRAWINGS, DIMENSIONS, REVISIONS, OR NOTES. ALL DIMENSIONS SHALL BE PROVIDED DIMENSIONS UNLESS OTHERWISE NOTED.
- ALL CHANGES TO BE APPROVED BY DESIGNER'S WORKER BUILDING DEPARTMENT BEFORE BEING CHANGED BY OWNER.
- OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS, FEES, CONTRACTOR TO OBTAIN APPROVAL FROM THE CITY OF JURISDICTION.
- WHERE NO DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR ANY OTHER SIMILAR WORK OR AS DIRECTED BY THE DESIGNER OR AS DETERMINED BY DESIGNER.
- ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE CONSIDERED TO BE THE HIGHEST STANDARD UNLESS OTHERWISE NOTED OR RELATED TO IT.
- IT IS THE INTENT OF THESE DOCUMENTS THAT THE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE CONSIDERED TO BE THE HIGHEST STANDARD UNLESS OTHERWISE NOTED OR RELATED TO IT.
- FRAMER SHALL VERIFY ALL INTERSECTING JURISDICTIONS TO ACCOMMODATE EXISTING LIGHT, DRAINAGE AND OTHER ELECTRICAL/MECHANICAL REQUIREMENTS FOR THE JOB SITE DURING THE ENTIRE CONSTRUCTION.
- ALL STRUCTURAL SHALL PROVIDE AND PAY FOR BUREAU TELEPHONE SERVICE FOR THE JOB SITE DURING THE ENTIRE CONSTRUCTION.
- ALL MATERIALS, GALL APPLIANCES, THAT ARE INSTALLED IN A BUILDING MUST BE EQUIPPED WITH APPROVED INTERMEDIATE EXTINGUISHING DEVICES.
- ALL EXTERIOR WARDROBE AND CLOSET SHALL BE SET IN EXHAUST, VENT-RESISTED AND DATED AS CONFORMING WITH AIAI STANDARDS.
- ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS STATED IN BOLS REPORT. COPIES OF BOLS REPORT ARE AVAILABLE UPON REQUEST.
- ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE CONSIDERED TO BE THE HIGHEST STANDARD UNLESS OTHERWISE NOTED OR RELATED TO IT.

19 WORK IN BURIED AREAS SHALL NOT BE CONCEALED UNLESS WORK HAS BEEN COMPLETED AND APPROVED BY THE CITY ENGINEER. ALL CONCEALED WORK SHALL BE REVEALED AND APPROVED BY THE CITY ENGINEER AS WELL AS TO OTHER PARTIES.

20 CONTRACTOR TO PROVIDE SEPARATION OR BARRIER BETWEEN ALL DRAINAGE METALS.

21 VACUUM BREAKERS SHALL BE INSTALLED AT ALL HOSE BIBS.

22 IN AREA WHERE RECESSIVE TUBES SHALL BE INSTALLED, A FINE SAND FILTER, PROTECTION SHALL BE CONTRACTOR TO PROVIDE TO MAINTAIN COMPANY OF THE RECESSIVE TUBES.

23 LOCATIONS OF UTILITIES AS SHOWN IN DRAWINGS IS BASED UPON INFORMATION INCLUDED IN RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES.

24 THE CONSTRUCTION, REMOVAL OR DEMOLITION OF A BUILDING SHALL CONFORM WITH THE CITY OF SAN DIEGO.

25 ANY EXISTING STRUCTURE OR MATERIAL TO BE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING CONDITIONS.

26 ALL MECHANICAL/ELECTRICAL/PLUMBING EQUIPMENT (EQUIPMENT, EXHAUST, VENTING, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES.

27 THE HEIGHT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE. (PER 113131.0)

28 ANY ACCESS TO THE ROOF SHALL NOT BE LESS THAN 30" IN WIDTH BY 48" IN HEIGHT AND SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER BULKY ACCESSIBLE LOCATION. 30" MIN. HALL, UNOBTAINED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AS OF ABOVE THE ACCESS OPENING. (PER 105.1)

29 A LANDING MUST BE WITHIN 1' OF THE DOOR THRESHOLD IN THE DIRECTION OF DOOR SWING. (PER 100.3.1.4)

JUSTICE HEALTH & SAFETY CODE, SEC. 17721.9 BAN THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) A CROSS LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.

draft permit conditions

1. PRIOR TO THE SUBMITTAL OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL OBTAIN A LETTER FROM THE CITY ENGINEER APPROVING THE PROPOSED CONSTRUCTION. THE CITY ENGINEER SHALL REVIEW THE PERMIT APPLICATION AND SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES.

2. PRIOR TO THE SUBMITTAL OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL OBTAIN A LETTER FROM THE CITY ENGINEER APPROVING THE PROPOSED CONSTRUCTION. THE CITY ENGINEER SHALL REVIEW THE PERMIT APPLICATION AND SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES.

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4. THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.

5. PRIOR TO THE SUBMITTAL OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL OBTAIN A LETTER FROM THE CITY ENGINEER APPROVING THE PROPOSED CONSTRUCTION. THE CITY ENGINEER SHALL REVIEW THE PERMIT APPLICATION AND SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES.

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code requirements

IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES.

REGULATIONS AT THE TIME OF PLAN CHECK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATION AND DEPTH OF UTILITIES.

THE LATEST EDITION OF CALIFORNIA ADMINISTRATIVE CODES AND THE FOLLOWING ADOPTED CODES AND ORDINANCES, AND FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT.

-NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) BUILDING CODE CURRENT EDITION

-INTERNATIONAL MECHANICAL CODE

-INTERNATIONAL PLUMBING CODE

-INTERNATIONAL MECHANICAL CODE

-CALIFORNIA

-CALIFORNIA

-CALIFORNIA

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-CALIFORNIA

City of San Diego  
Department of Public Works  
Water Management and Distribution Division  
1500 La Jolla Village Drive, San Diego, CA 92161

STORM WATER MANAGEMENT AND DISTRIBUTION CONTROL MAINTENANCE AGREEMENT

THIS AGREEMENT shall be entered into by and between the City of San Diego, a municipal corporation, and the owner of any and all improved real property located in the City of San Diego, California, for the purpose of storm water management and distribution control maintenance.

IN WITNESS WHEREOF, the City of San Diego, County of San Diego, State of California, has hereunto set its hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of San Diego  
Mayor: \_\_\_\_\_  
City Engineer: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY OF SAN DIEGO, CALIFORNIA

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City of San Diego  
Mayor: \_\_\_\_\_  
City Engineer: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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City of San Diego  
Mayor: \_\_\_\_\_  
City Engineer: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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City Engineer: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

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City of San Diego  
Mayor: \_\_\_\_\_  
City Engineer: \_\_\_\_\_



**bm**  
studio

susan  
bachand-morone  
designer

albert dan morone  
designer

1552 robyn road  
escondido, ca 92025  
760.294.7122  
760.294.7148 fax  
bmsludio@cox.net

**lerner  
residence**

3424 jennings street  
Point Loma, ca 92106

Date	Reason
07.23.07	progress set
08.22.07	progress set
09.21.07	progress set
09.28.07	cdp review
10.09.07	progress set
10.29.07	progress set
11.08.07	prebid cdp
11.08.07	prebid cdp
02.15.08	prebid pkg.
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
07.20.09	cdp review

Job No.

Sheet Title

**SITE PLAN**

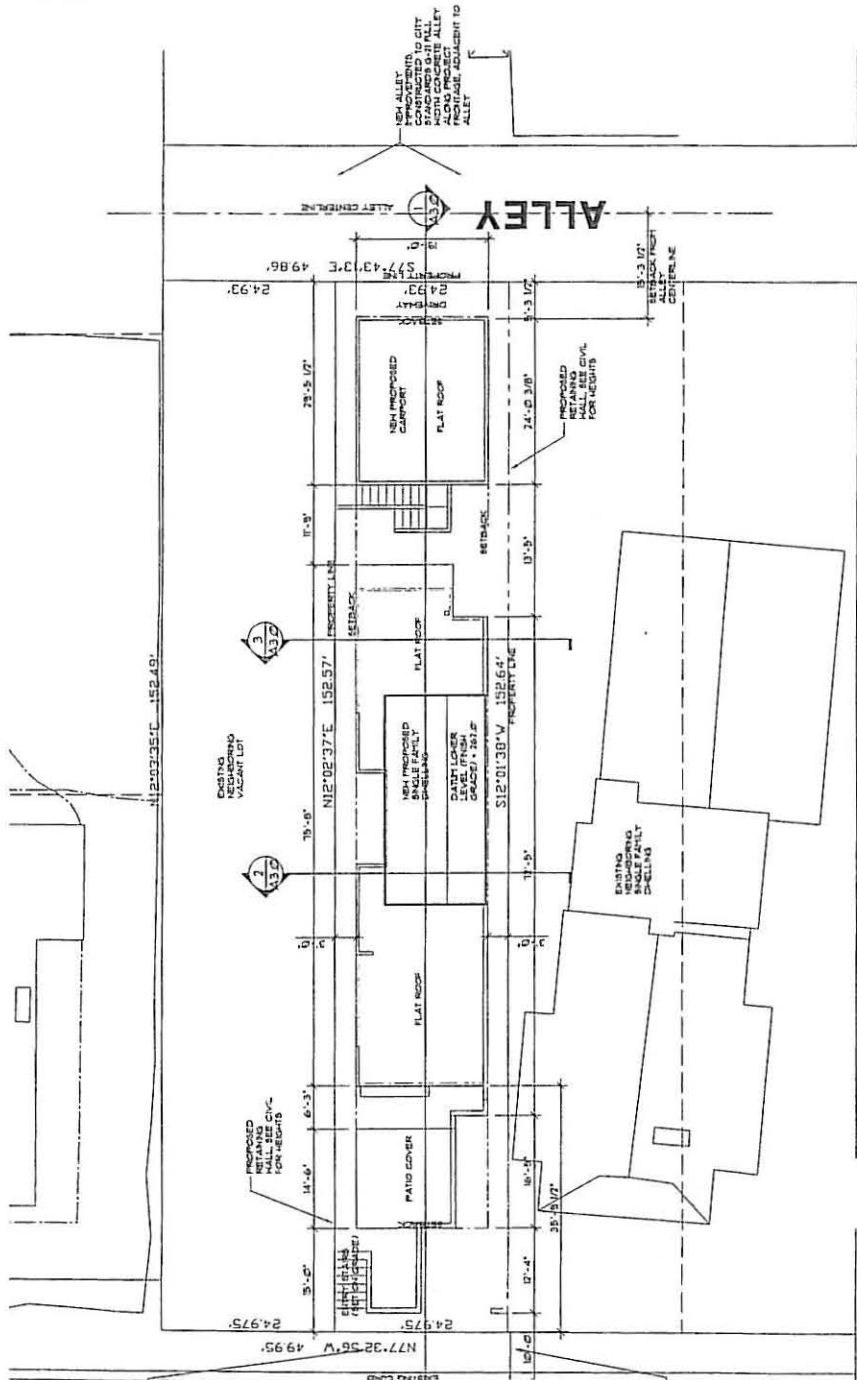
Sheet No.

**A-0.1**

Sequence

**3** of **15**

Lerner residence



**ALLEY**

**SITE NOTES:**  
NO KNOX FIRE CYRANTS WITH 600 FT. OF  
PROPERTY (DC95037)  
PROVIDE BUILDING ADDRESS NUMBERS,  
VISIBLE AND LEGIBLE FROM THE STREET  
IN ACCORDANCE WITH THE CITY OF SAN  
DIEGO POLICY P. 200-6 (UPC 201.4.4)  
NO BUS STOPS IN THE AREA.  
NO NEED FOR ANY STREET IMPROVEMENTS  
FOR ALL DRAINAGE SEE CIVIL DRAWING

**LEGAL DESCRIPTION:**  
Lot 33, Block 16, Roseville Heights, in the  
City of San Diego, California, as shown  
therein no. 433, filed in the office of the  
county recorder of San Diego County

**OWNERSHIP INFORMATION:**  
Joseph and Jennifer Lerner  
San Diego, CA 92108  
PH: 619-433-6066

**SITE ADDRESS:**  
3424 Jennings Street,  
Point Loma, CA 92106

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







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albert dan marone  
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lerner  
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3424 jennings street  
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07.23.07	progress set
08.22.07	progress set
09.21.07	progress set
09.28.07	cdp review
10.09.07	progress set
10.08.07	revised cdp
10.08.07	revised cdp
02.15.08	pre bid plan
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
01.12.09	cdp review
07.20.09	cdp review

Job No.

Sheet Title

MAIN HOUSE  
LOWER LEVEL  
FLOOR PLAN

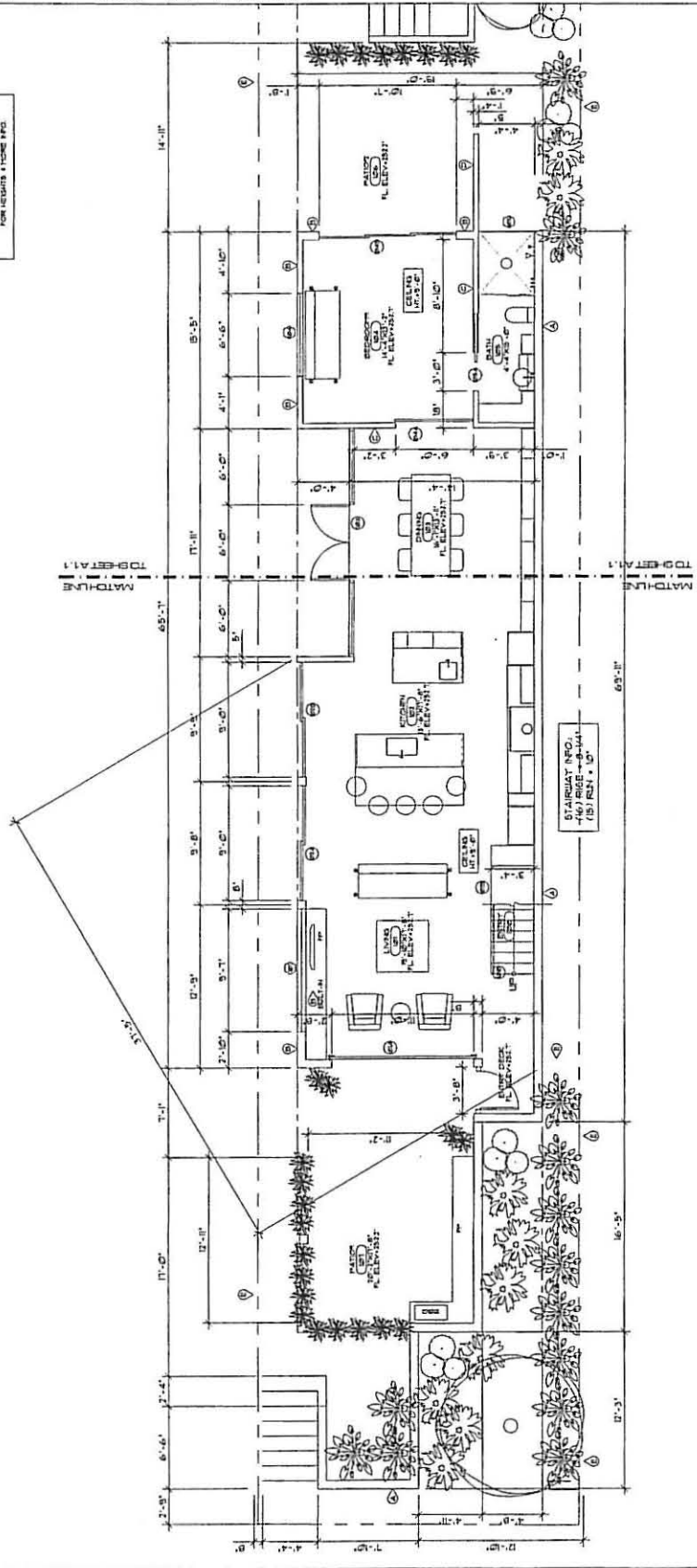
Sheet No.

A-1.0  
Sequence

5 of 15

Lerner residence

- BALL TYPE LEGEND**
- ① CONCRETE HOLLOW TUBE
  - ② REINFORCED BLOCK
  - ③ 12" DIA. BALL PER AISC
  - ④ 18" DIA. BALL PER AISC
  - ⑤ 24" DIA. BALL PER AISC
  - ⑥ CONCRETE FISH ON AISC
  - ⑦ BALL PER AISC
  - ⑧ STEEL BALL PER AISC
  - ⑨ STEEL BALL PER AISC FOR BEAMS 1 THRU 100.



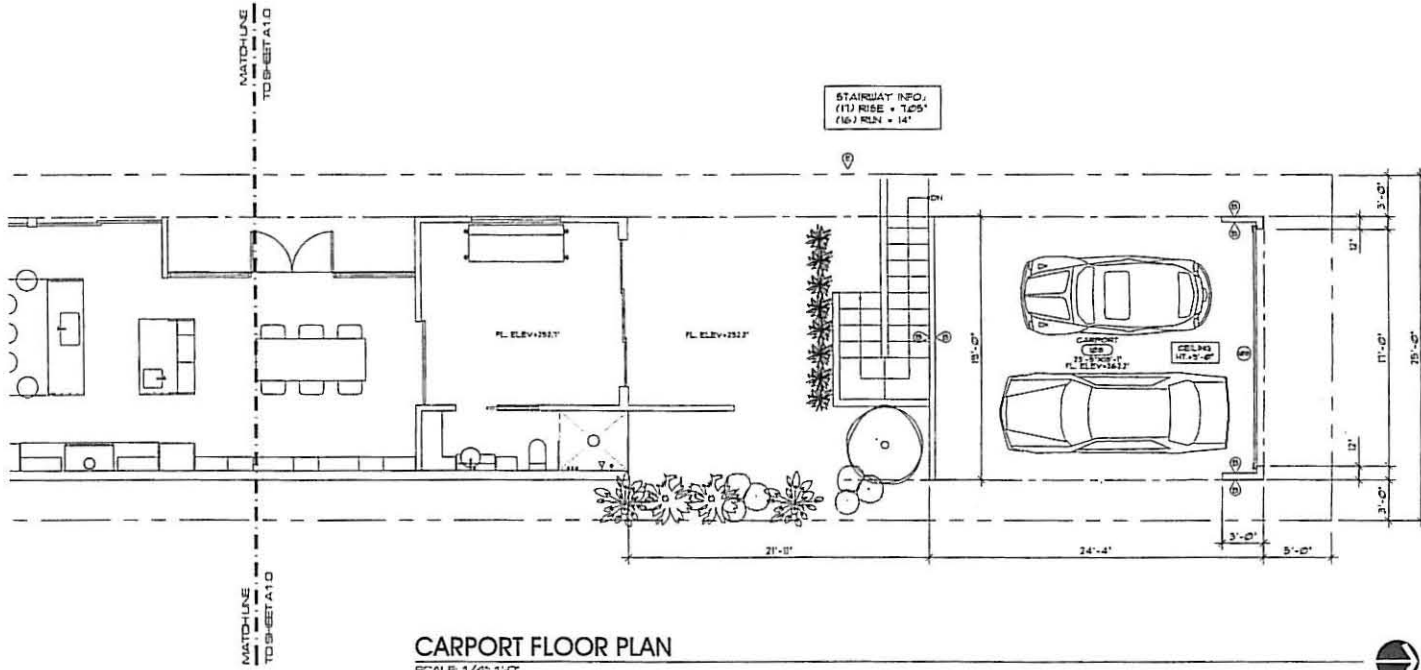
MAIN HOUSE LOWER LEVEL FLOOR PLAN

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





ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE BM STUDIO AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE BM STUDIO. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF BM STUDIO.



**CARPORT FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**WALL TYPE LEGEND**

- ① CONCRETE MASONRY UNIT  
RCM PRESSED BLOCK
- ② EXTERIOR BOMS ON STUCCO  
OF 24 STUD WALL, PER STR
- ③ INTERIOR DETAIL OF 24 STUD  
WALL, PER STR
- ④ CONCRETE FRESH C/S STUD  
WALL, PER STR
- ⑤ CONCRETE MASONRY UNIT  
RETAINING WALL, SEE CIVIL  
FOR HEIGHTS & TORSION INFO.



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bochand-marone  
designer

albert dan marone  
designer

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**lerner  
residence**

3424 jennings street  
Point Loma, ca 92106

Date	Reason
07.23.07	progress set
08.22.07	progress set
09.21.07	progress set
09.28.07	cdp review
10.09.07	progress set
10.29.07	revised cdp
11.08.07	pre.bid pkg.
02.15.08	pre.bid pkg.
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
03.02.09	cdp review
07.20.09	cdp review

Job No.  
Sheet Title

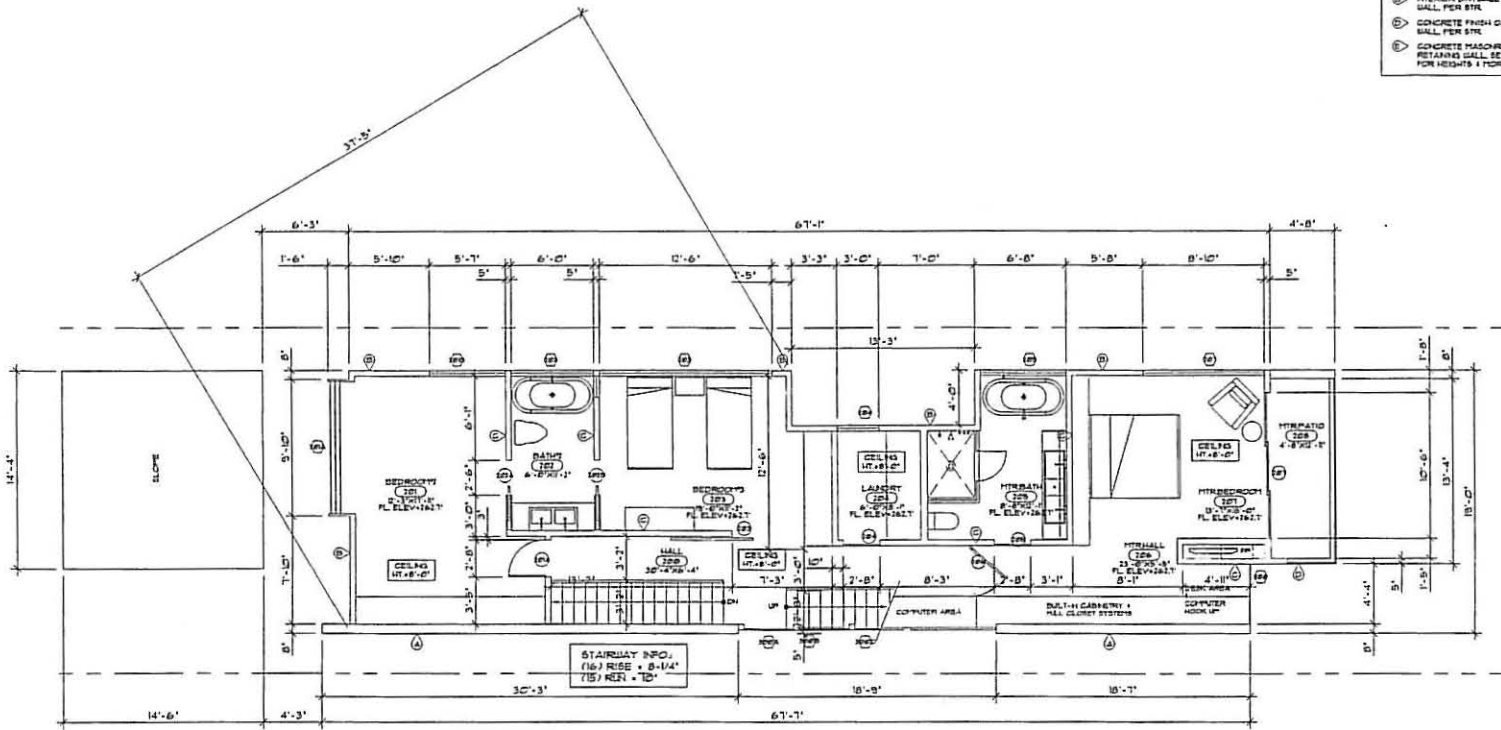
**CARPORT  
FLOOR PLAN**

Sheet No.

**A-1.1**  
Sequence

**6** of **15**  
Lerner residence

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE BM STUDIO AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE BM STUDIO. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF BM STUDIO.



**WALL TYPE LEGEND**

- A CONCRETE MASONRY UNIT  
NOY PRECISION BLOCK
- B EXTERIOR EGGS ON BRICK  
OF 24 STUD WALL PER STR
- C INTERIOR CPTWALL OF 24 STUD  
WALL PER STR
- D CONCRETE FINISH ON 8" STUD  
WALL PER STR
- E CONCRETE MASONRY UNIT  
RETAINING WALL. SEE CIVIL  
FOR HEIGHTS & TORSION PPG.

ATTACHMENT 8

**bm**  
studio

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bachand-morone  
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albert dan morone  
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**lerner**  
residence

3424 jennings street  
Point Loma, ca 92106

**MAIN HOUSE UPPER LEVEL FLOOR PLAN**  
SCALE 1/4" = 1'-0"



Date	Reason
07.23.07	progress set
08.22.07	progress set
09.21.07	progress set
09.28.07	cdp review
10.09.07	progress set
10.29.07	revised cdp
11.08.07	pre.bid pkg.
02.15.08	pre.bid pkg.
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
03.02.09	cdp review
07.20.09	cdp review

Job No.  
Sheet Title

**MAIN HOUSE  
UPPER LEVEL  
FLOOR PLAN**

Sheet No.  
**A-1.2**  
Sequence  
**7** of **15**  
Lerner residence



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ROOF MATERIAL:  
BUILT-UP ROOF  
STANDARD 4 GNC

NOTE:

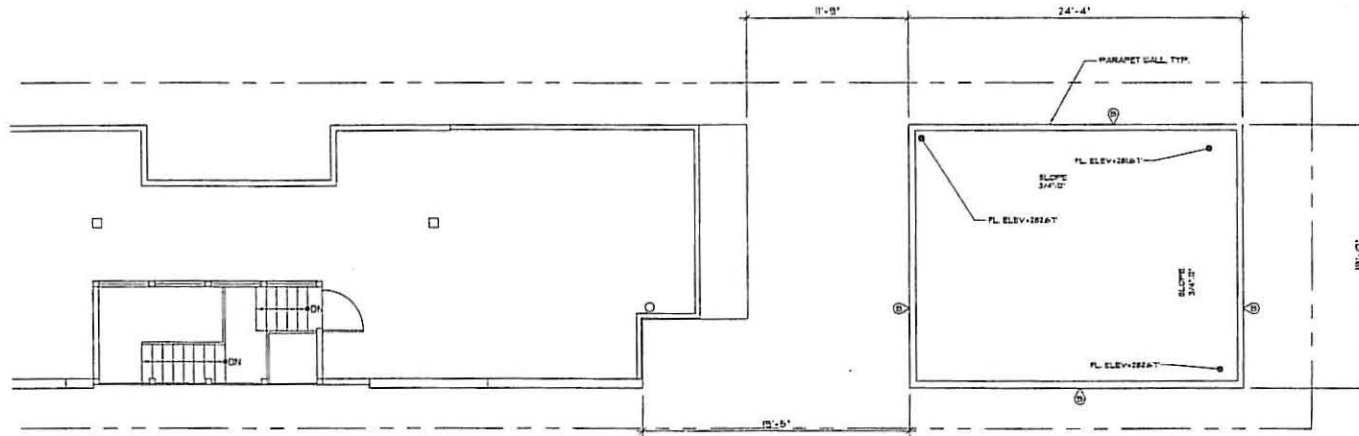
ROOF SHALL HAVE A MIN. CLASS 'A' FIRE RATING

SKYLIGHTS SHALL BE TEMPERED GLASS OR A CLASS 'A' RATED ASSEMBLY

ALL ROOF DRAINS PIPED TO DISCHARGE DIRECTLY TO THE STREET

GALL TYPE LEGEND

- Ⓐ CONCRETE MASONRY UNIT WITH FINISH ON BLOCK
- Ⓑ EXTERIOR SIDING ON BRUCCO OV 2x STUD WALL PER STR
- Ⓒ INTERIOR GYPSUM ON 2x STUD WALL PER STR
- Ⓓ CONCRETE FINISH ON 2x STUD WALL PER STR
- Ⓔ CONCRETE MASONRY UNIT RETAINING WALL, SEE CIVIL FOR HEIGHTS & FORM #FO



CARPORT ROOF LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



**bm**  
studio

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bmstudio@cox.net

**lerner**  
residence

3424 jennings street  
Point Loma, ca 92106

Date	Reason
07.23.07	progress set
08.22.07	progress set
09.21.07	progress set
09.28.07	cdp review
10.09.07	progress set
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02.15.08	pre.bid pkg.
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
03.02.09	cdp review
07.20.09	cdp review

Job No.

Sheet Title

**CARPORT  
ROOF LEVEL  
FLOOR PLAN**

Sheet No.

**A-1.4**

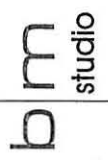
Sequence

**9 of 15**

Lerner residence



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**BM Studio**  
 susan bachand-morone designer  
 albert dan morone designer  
 1552 robyn road escondido, ca 92025  
 760.294.7122  
 760.294.7148 fax  
 bmsstudio@cox.net

**lemer residence**  
 3424 jennings street  
 Point Loma, ca 92106

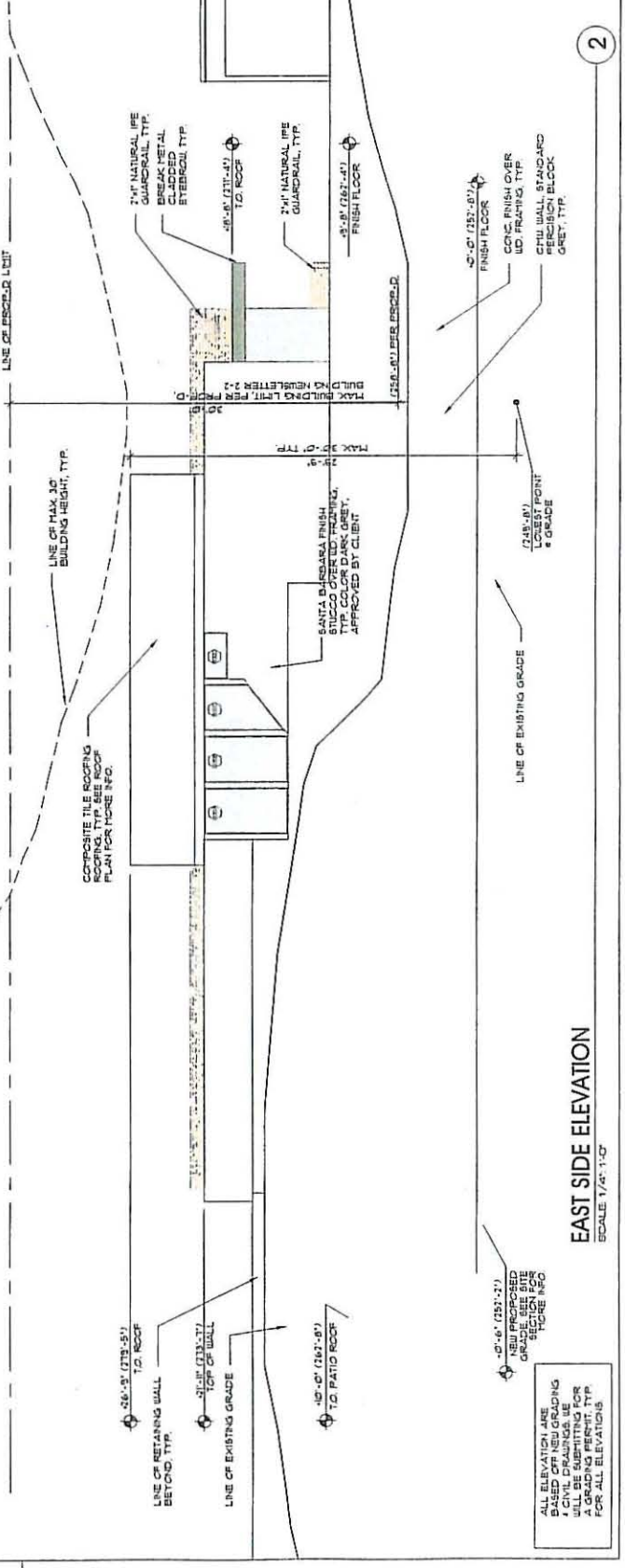
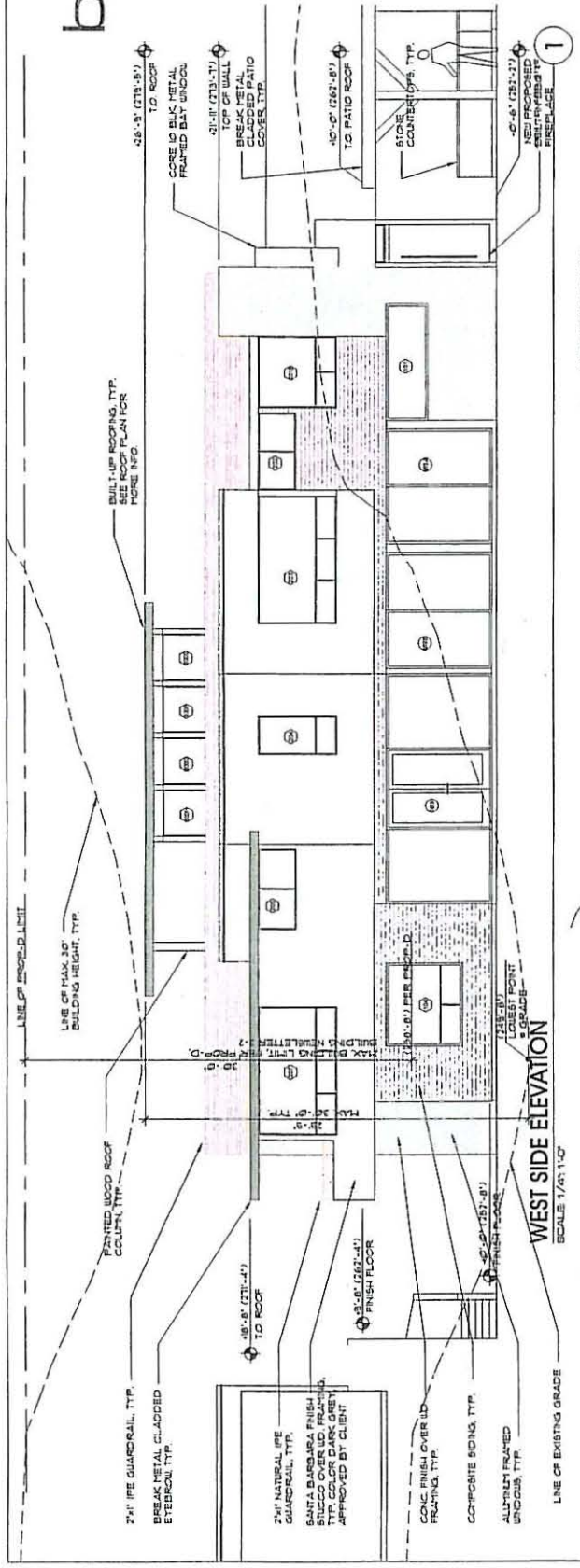
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10.29.07	review cdp
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02.15.08	cdp review
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10.13.08	cdp review
11.02.09	cdp review
07.20.09	cdp review

Job No.  
 Sheet Title

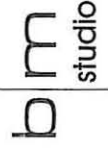
**EXTERIOR ELEVATIONS**

Sheet No.  
**A-2.0**  
 Sequence

**10 of 15**  
 lemer residence



ALL ELEVATIONS ARE BASED OFF NEW GRADING CITY OF JENNINGS USE A GRADING PERMIT. TYP FOR ALL ELEVATIONS.



susan  
 bachand-morone  
 designer  
  
 albert don morone  
 designer  
  
 1552 robyn road  
 escondido, ca 92025  
 760.294.7122  
 bmsstudio@cox.net

**lerner**  
 residence

3424 jennings street  
 Point Loma, ca 92106

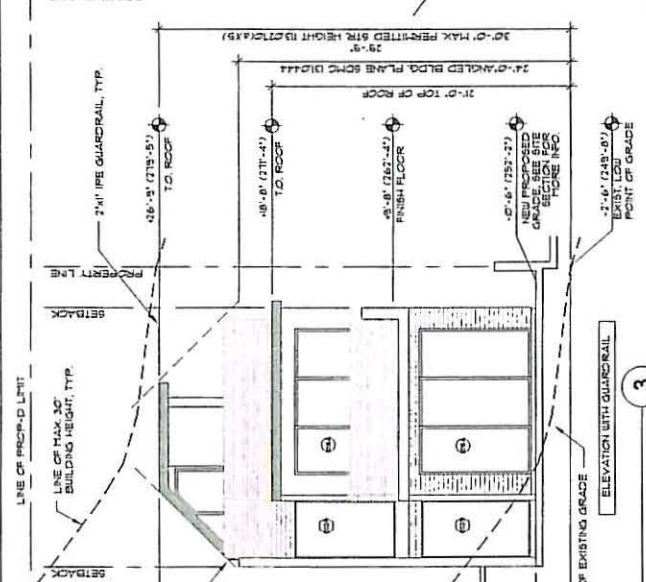
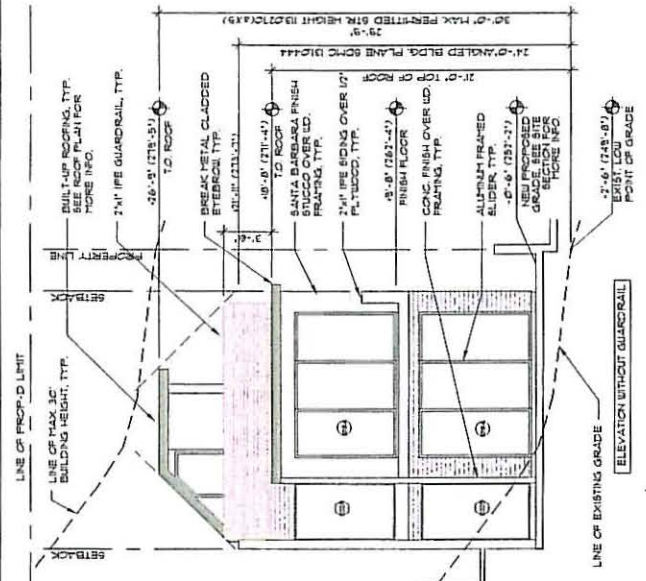
Date	Reason
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09.28.07	cdp review
10.09.07	progress set
10.29.07	revised cdp
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02.15.08	cdp review
06.11.08	cdp review
12.12.08	cdp review
03.02.09	cdp review
07.20.09	cdp review

Job No.  
 Sheet Title

**EXTERIOR ELEVATIONS**

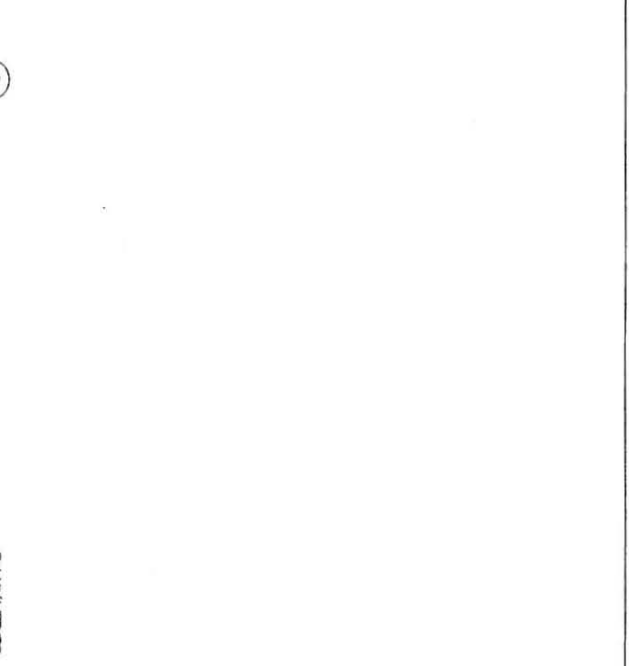
Sheet No.  
**A-2.1**

Sequence  
**11 of 15**  
 Lerner residence



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

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



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

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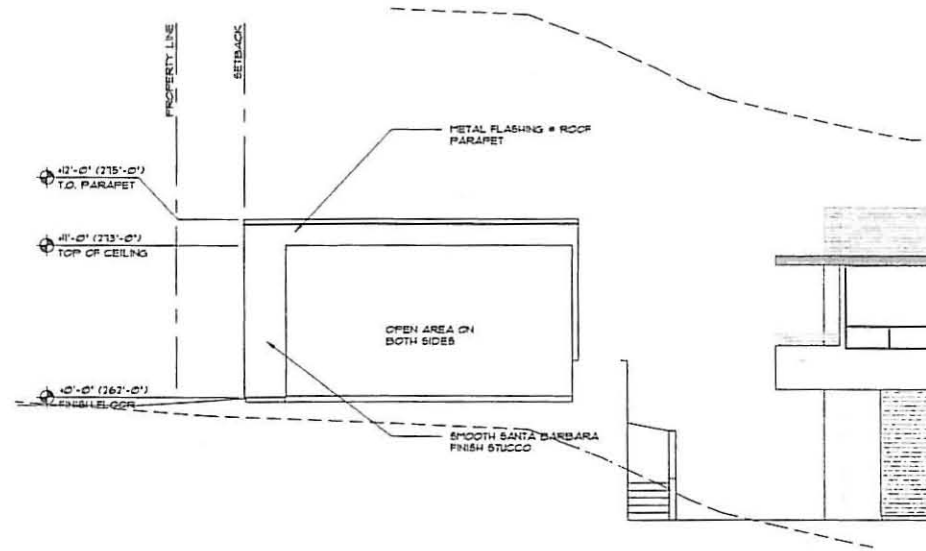
susan  
bachand-morone  
designer

albert dan morone  
designer

1552 robyn road  
escondido, ca 92025  
760.294.7122  
760.294.7148 fax  
bmstudio@cox.net

**lerner**  
residence

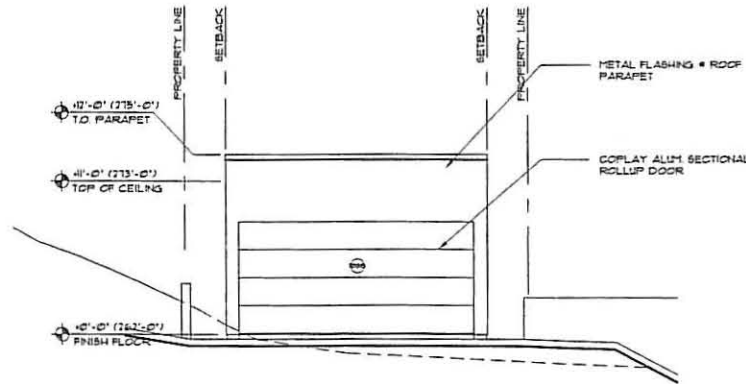
3424 jennings street  
Point Loma, ca 92106



**WEST SIDE CARPORT ELEVATION - EAST SIDE SIMILAR**

SCALE 1/4" = 1'-0"

5



**NORTH FRONT CARPORT ELEVATION**

SCALE 1/4" = 1'-0"

6

Date	Reason
07.23.07	progress set
08.22.07	progress set
09.21.07	progress set
09.28.07	cdp review
10.09.07	progress set
10.29.07	revised cdp
11.08.07	pre-bid pkg.
02.15.08	pre-bid pkg.
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
03.02.09	cdp review
07.20.09	cdp review

Job No.  
Sheet Title

**EXTERIOR  
ELEVATIONS**

Sheet No.

**A-2.2**  
Sequence

**12** of **15**  
Lerner residence

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studio

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10.29.07	revised cdp
11.08.07	pre-bld pkg.
02.15.08	pre-bld pkg.
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
03.02.09	cdp review
07.20.09	cdp review

Job No.  
Sheet Title

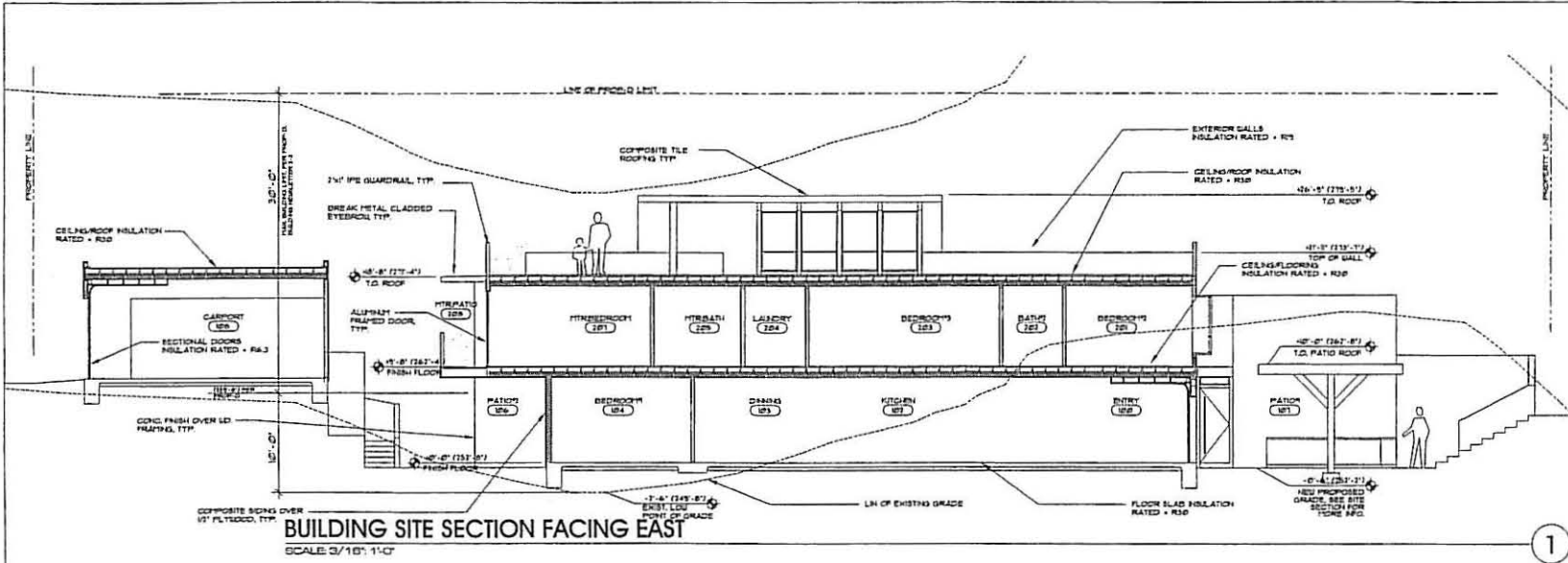
**BUILDING  
SITE  
SECTIONS**

Sheet No.

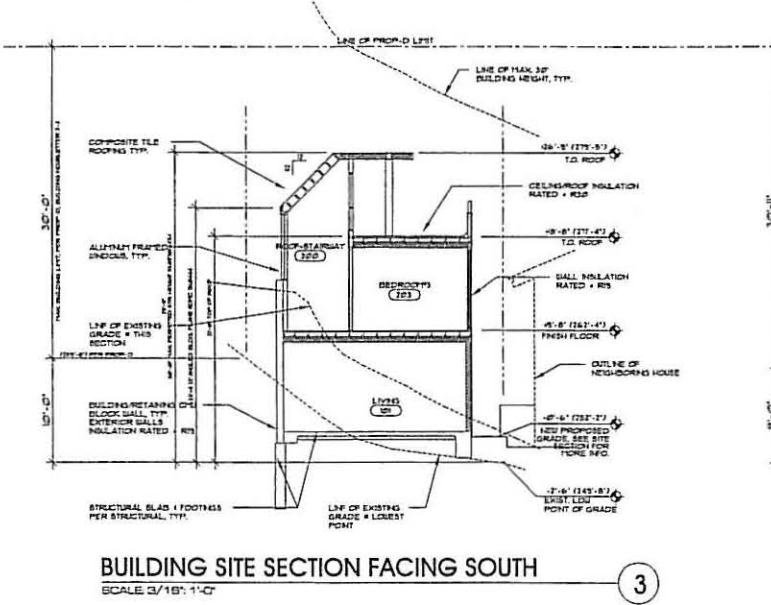
**A-3.0**  
Sequence

**13 of 15**  
Lerner residence

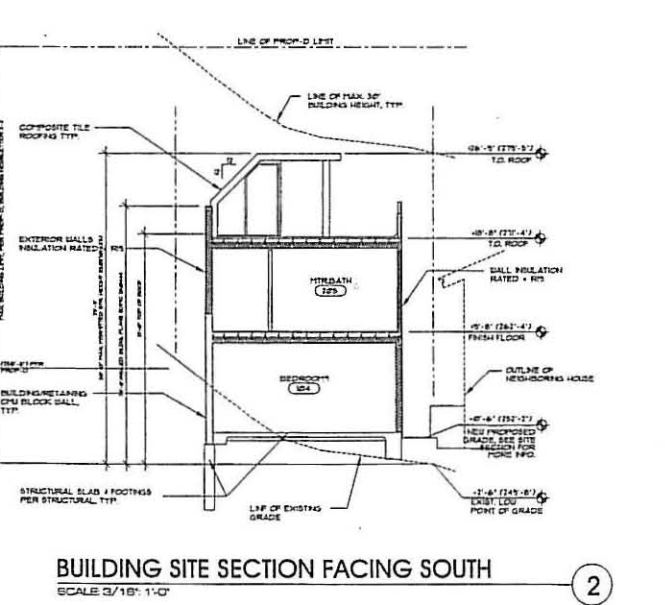
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE BM STUDIO AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE BM STUDIO. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF BM STUDIO.



1



3



2



ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE BM STUDIO AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE BM STUDIO. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF BM STUDIO.

**bm**  
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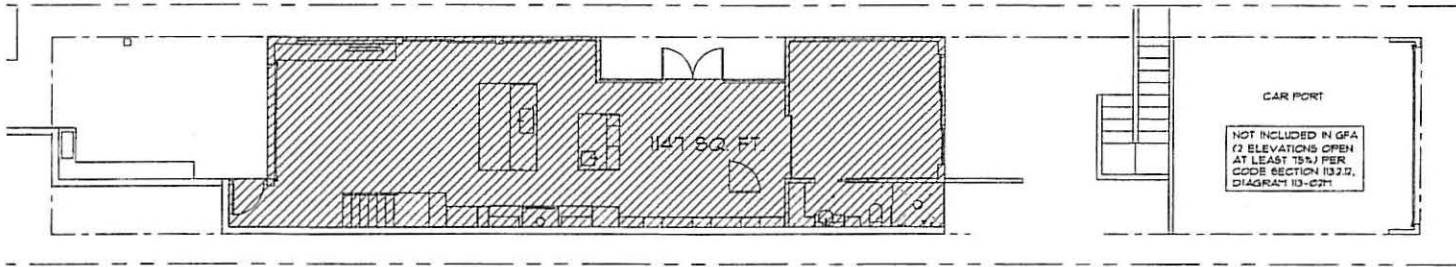
**lerner  
residence**

3424 jennings street  
Point Loma, ca 92106

Date	Reason
07.23.07	progress set
08.22.07	progress set
09.21.07	progress set
09.28.07	cdp review
10.09.07	progress set
10.29.07	revised cdp
11.08.07	pre.bid pkg.
02.15.08	pre.bid pkg.
06.10.08	cdp review
10.13.08	cdp review
12.12.08	cdp review
03.02.09	cdp review
07.20.09	cdp review

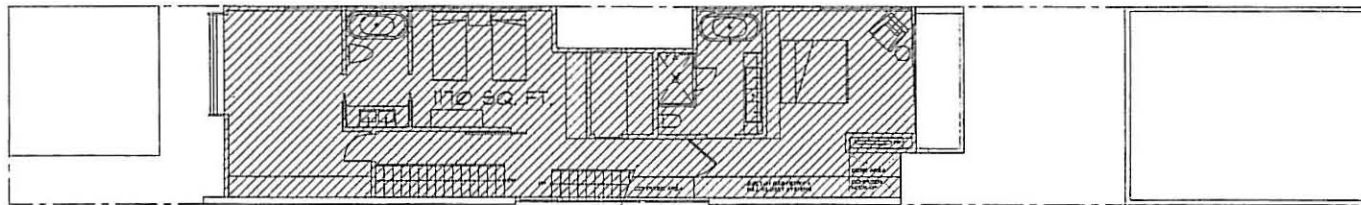
Job No. \_\_\_\_\_  
Sheet Title  
**GROSS  
FLOOR AREA  
CALC.**

Sheet No.  
**GFA-1.0**  
Sequence  
**14 15**  
of  
Lerner residence



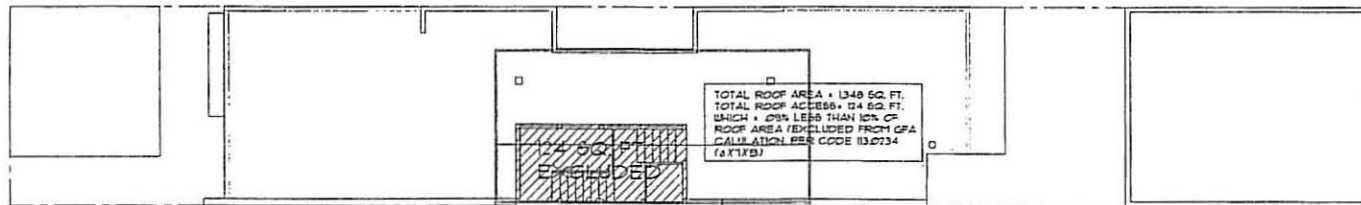
**LOWER LEVEL GROSS FLOOR AREA PLAN**

SCALE 3/16" = 1'-0"



**UPPER LEVEL GROSS FLOOR AREA PLAN**

SCALE 3/16" = 1'-0"



**UPPER LEVEL GROSS FLOOR AREA PLAN**

SCALE 3/16" = 1'-0"



LOWER LEVEL:	1147 SQ. FT.
UPPER LEVEL:	1170 SQ. FT.
ROOF LEVEL:	24 SQ. FT. (EXCLUDED)
<b>TOTAL GFA:</b>	<b>2317 SQ. FT.</b>





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

**LERNER**

# 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**  
NEW SINGLE FAMILY DWELLING 140246  
**Project Address:**  
LOT ON JENNINGS 531-513-04-00

**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):  
JOSEPH JENNIFER LERNER  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
4611 COLLWOOD LANE  
 City/State/Zip:  
SAN DIEGO, CA 92115  
 Phone No: 619.516.4030 Fax No:  
 Signature: [Signature] Date: 9/21/07

Name of Individual (type or print):  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 \_\_\_\_\_  
 City/State/Zip:  
 \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No:  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 \_\_\_\_\_  
 City/State/Zip:  
 \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No:  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 \_\_\_\_\_  
 City/State/Zip:  
 \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No:  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

DEVELOPMENT SERVICES  
**Project Chronology**  
 LERNER RESIDENCE- PROJECT NO. 140246

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
10-31-07	First Submittal	Project Deemed Complete		
12-19-07	First Assessment Letter		49 Days	
6-12-08	Second submittal			176 Days
7-22-08	Second Assessment Letter		40 Days	
10-23-08	Third Submittal			93 Days
12-02-08	Third Assessment Letter		40 Days	
3-16-09	Final Submittal			104 Days
4-15-09	Last Review		30 Days	
4-15-09	Final plans and Environmental Document Inc. 14 day wait period			
7-17-09	Project Approved Process Two		93 Days	
8-4-09	Project Appealed			
<b>**TOTAL STAFF TIME</b>			129 Days	
<b>TOTAL APPLICANT TIME</b>				269 Days
<b>TOTAL PROJECT RUNNING TIME</b>		From deemed complete date to Planning Commission Hearing	722 Days	

Staff time and applicant response time based on calendar days including holidays

## Peninsula Community Planning Board Minutes

May 21 - 2009

Meeting Room Pt. Loma Library

### I. Parliamentary items:

Meeting called to order by C. Mellor approx. 6:40pm

**A. Non Agenda Public Comment:** speaker- topics

- J. Gilhooly – pot holes & traffic concerns
- J. Ross – historical subcommittee concerns
- C. Conger – cell phone transmission safety concerns
- J. Summer – redevelopment agency (CCDC) info

**B. Agenda** – approved with Park Rec. relocated to #B. in lieu of #I.

**C. Approval of Minutes:** draft of the Apr 16<sup>th</sup> minutes were approved with no objections

**D. Treasurer report:** N. Graham – coordinating with C. Shinn (former treasurer) to be placed as rep. on savings account

**E.1 Attendance: Board members,** S. Brown, C. Veum, J. Lester, D. Kaup, C. Mellor, H. Kinnaid, J. Shumaker, N. Graham, M. Sanicki, S. Khalil, M. Hoppe, D. Davis (late) (Excused Absent: D. Cohen, S. Kilbourn-McGee, G. Halbert)

**E.2 Community Attendance:** see sign in sheet attached

**F. Chair Report:** C. Mellor – no report

### III New/Old Business:

A. None

### II. Action Items: (note: reminder Board Chair does not vote on action items unless to break a tie typical)

**A. Lerner Residence (3424 Jennings St.) & Gruber Residence (3434 Jennings St.) :** after discussion a motion by S. Khalil to approve project as presented as long as owner's address landscaping relative to slopes & transitions between neighboring lots; on the Gruber residence, particular attention to the West side of the property must be made to ensure landscaping reduces any abrupt changes in texture and property lines; and that applicant will come back to PCPB to present Landscape planting plan prior to ordering/installation of planting materials. was approved MSC (6 SB, SK, CV, NG, MH, MS) – (4 HK, JS, JL, DK) – 0

B. See item #A

**C. Kettenburg Residence (3225 Kellogg St)** – no applicant representative present therefore no action taken.

**D. Bailey Residence (920 Moana Dr) :** after discussion a motion by J Shumaker to approve project as presented was approved MSC (10 SB, SK, CV, NG, MH, MS, HK, JS, JL, DK) – 0 – 0

- Darold arrives late (7:30pm)

**E. All way stop sign (Leland St. and Larga Circle) :** discussion only no action taken

**F. 2 Hour parking zone request (Voltaire St.) :** after discussion (ltr M. Steven's read) a motion by J Shumaker to support a 2 hour limit parking zone on the north side of Voltaire St. east of Catalina Blvd was approved MSC (11 SB, SK, CV, NG, MH, MS, HK, JS, JL, DK, DD) – 0 – 0

### IV. Sub-Committee Reports:

**A. Project Review:** S. Kilbourn McGee- next project review Monday June 8<sup>th</sup> 1:00pm

**B. Parks Rec:** H. Kinnaid – reported thanks team effort on approx. 4.94 acre land at Nimitz/Famosa, after a discussion motion by H. Kinnaid that the PCPB Chairperson be authorized to request that the San Diego Housing Commission convey the Parcel at Nimitz and Famosa (known as parcel 22 by the Planning Group and Site 428 by the Housing Commission) to the City for the sole purpose of establishing dedicated park on the 4.94 acre site. Further, the request should include that there be no cost for the site imposed was approved MSC (11 SB, SK, CV, NG, MH, MS, HK, JS, JL, DK, DD) – 0 – 0

**C. Airport Authority, ANAC (Airport Noise Advisory Comm.), ATAG (Airport (land use compatibility) Technical Advisory Group) and NTAG (Noise Tech. Advisory Group) :** S. Khalil – reported reminder on Town Hall meeting June 3<sup>rd</sup>, reminder subcommittee meeting on the last Friday of the month is going to be held at the town hall site, Board voted ( (10) Scott Brown) and ( (2) J. Shumaker ) in favor of S. Brown to be Alternate Subcommittee Chair, motion by S. Khalil to have board members SB, MH, JS, DK, DC, CV join community members D. Wiley, P. Grimes and Tom Delahanty to be part subcommittee was approved MSC (9 SB, SK, CV, CM, MH, MS, JS, JL, DK) – 0 – (3 NG, DD, HK)

**D. BU Digester Gas (Ad Hoc):** D. Davis – no report or election

**E. Traffic and Transportation:** G. Halbert – no report or election



- F. North Bay Planning/Dev: J. Lester -- reported that distributed Hand Out (needs of redevelopment-budgets-etc).will be discussed at next June meeting,
- G. Midway Planning: D. Kaup -- report ed 8 incumbents were re-elected, draft EIR for RIVER master plan, Rock n-Roll marathon May 31- last one at MCRD grounds
- H. Environment: D. Cohen - no report or election
- I. Bylaws (Ad Hoc): J. Lester -- no report or election
- J. Election subcommittee: H. Kinnaird (First Vice -Chair)- no report
- K. P3: H. Kinnaird received board approval as PCPB rep MSC (12 SB, SK, CV, NG, MH, MS, HK, JS, JL, DK, DD, CM) - 0 - 0
- L. Historic/signage: after discussion that historic concerns were previously part of project review board approved M. Sanicki as subcommittee chair MSC (12 SB, SK, CV, NG, MH, MS, HK, JS, JL, DK, DD, CM) - 0 - 0

**V. Government Reports/Public Communication:**

1. Council District II. M. Awbrey- reported on law enforcement vs. pan-handling, K. Faulconer working on downtown Assisted Center, benches removed sunset cliffs, updated City website
2. City Planning: no report

**VI. Adjournment: approx: 9:30PM**

Next PCPB regular meeting: 3701 Voltaire St.: scheduled for June 18, 2009 at 6:30PM

**WWW.PCPB.NET**

**Airport noise complaint phone 619 400-2799**  
**Neighborhood Code compliance 619 236-5500**

6-18-09 final