



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 24, 2013 **REPORT NO. PC-13-118**

ATTENTION: Planning Commission, Agenda of October 31, 2013

SUBJECT: Mucha Haus - Project No. 319408
Process 4

OWNER: Jeremy Mucha

APPLICANT: Steven Lombardi

SUMMARY

Issue(s): Should the Planning Commission approve permits for the remodel and expansion of two existing detached single family residences on a site located at 4744-4746 Cape May Ave in the Ocean Beach Community Planning area?

Staff Recommendation: Approve Neighborhood Development Permit No. 1190703 and Planned Development Permit No. 1190686.

Community Planning Group Recommendation: The Ocean Beach Planning Board voted on September 4, 2013 to recommend approval of the project by a vote of 7-2-0 with no conditions (Attachment 10).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 13, 2013, and the opportunity to appeal that determination ended September 4, 2013.

Fiscal Impact Statement: None with this action.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Ocean Beach Precise Plan designates the parcel as Residential with a maximum density range of 14 dwelling units per acre. The two existing single family dwelling units on a 3,500-square-foot lot provide a density range of 12 dwelling units per acre consistent with the Precise Plan.



BACKGROUND

The project proposes the remodel and expansion of two existing dwelling units on a single 3,500-square-foot lot (25 foot by 140-foot). The site is zoned RM-1-1 and designated as Residential within the East Ocean Beach District of the Ocean Beach Precise Plan. The site is not located within the Residential Tandem Overlay Zone however the overlay zone is mapped approximately 300 feet to the west. Surrounding development includes multi-family and single family structures.

The project requires a Process 2 Neighborhood Development Permit to expand a development with previously conforming density pursuant to San Diego Municipal Code section 126.0402. The RM-1-1 zone allows one unit for every 3,000 square feet of lot area which would currently allow only one unit. A Process 4 Planned Development Permit is required for a proposed deviation to allow two tandem spaces to count as four parking spaces outside of Residential Tandem Overlay Zone. The project does not require a Coastal Development Permit pursuant to Land Development Code Section 126.0704 (a), improvements to an existing structure.

In June 2013, the City Council approved a code modification as part of the 8th Update to the Land Development Code to reduce the process level for this type of deviation, requiring only a Process 2 Neighborhood Development Permit for requests to count tandem parking spaces as two spaces rather than one, for those sites that are not located within the Residential Tandem Overlay zone. This amendment is currently in affect city-wide and may be utilized however it is not effective in the Coastal Overlay Zone until certified by the Coastal Commission, anticipated within 18 months.

DISCUSSION

Project Description:

The project proposes the expansion of two existing detached single family dwellings on a single lot. The front unit located at 4744 Cape May Avenue proposes a 303 square-foot second floor addition to include a 292 square-foot deck, bedroom, and bathroom. The second unit located at 4746 Cape May Avenue and located in the rear of the lot, proposes a 715 square-foot second floor addition to include a 377 square-foot deck, two bedrooms and two bathrooms. The rear unit will include a 560-square-foot third floor addition to include two decks totaling 568 square feet and a kitchen. The development proposes two tandem parking spaces for a total of four parking spaces of which two spaces will be enclosed in a garage and two surface spaces outside of the garage. All parking spaces will be accessed off the alley at the rear.

Community Plan Analysis:

The site is zoned RM-1-1 and designated as Residential within the East Ocean Beach District of the Ocean Beach Precise Plan. The Precise Plan allows a density of 14 dwelling units per acre. The proposed project would maintain two single dwelling units on a 3,500 square-foot lot, providing a density range of 12 dwelling units per acre, consistent with the Precise Plan. The Residential Element of the plan recommends that residential areas maintain the existing character of Ocean Beach as exemplified by a mixture of small scale residential building types and styles.

New construction should be compatible with the existing architectural detail and overall appearance or the quality development in the surrounding neighborhood. The design of new buildings should be articulated as it relates to the bulk and scale of surrounding structures through the use of compatible setbacks, building coverage and floor area ratios. Further, a specific objective found in the Ocean Beach Precise Plan includes residential development be a mixture of small scale residential building types and styles. Surrounding developments include one and two story residential developments.

The two homes will be constructed of materials such as cement board exterior skin to break the scale of the buildings which includes using different sized horizontal lap siding of 4-inch, 8-inch, and larger panels. These panels are scaled to be similar to the local wood lap siding cottages in the Ocean Beach area. Various color schemes for each siding material will further break the elevations into smaller fields creating scaled elevations to the existing context of the street. The proposed contemporary design is consistent with other new developments or recently remodeled structures on deep and narrow lots within the community.

The proposal implements several goals and policies of the Ocean Beach Precise Plan and therefore will not adversely affect the Ocean Beach Precise Plan.

Deviation:

The site is not located within the Transit or Residential Tandem Overlay Zones therefore all development must provide the standard parking requirement and tandem parking counts as one parking space. The parking requirement for two residential units containing three bedrooms is four spaces. The site currently provides no off street parking. The deviation will allow the two tandem parking spaces to count as four spaces. Staff believes this is a minor deviation that can be supported.

The purpose of the Planned Development Permit (PDP) is to provide flexibility in the application of the development regulations for projects where strict application of the base zone regulations would result in a less desirable project. Deviations shall be permitted only if it is shown that similar situations exists within the surrounding neighborhood, or that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property.

The site is substandard in both lot area and dimension, measuring 25'-0" by 140'-0" and 3,500 square feet in area where the RM-1-1 zone currently requires 50'-0" foot width by 90'-0" foot depth and a minimum lot area of 6,000 square feet for newly created lots. These circumstances restrict development options and create design constraints. Compliance to the parking regulation would require four standard size parking spaces. Because the lot width is less than 150 feet, a driveway on Cape May Avenue is not permitted which reduces parking options. The proposed deviation to allow tandem parking is consistent with the Ocean Beach Precise as the plan states, "due to a lack of adequate off-street parking tandem parking should be permitted in all residential developments accessible from the alley only." Therefore, in order to provide the parking for the remodel of the existing units, tandem parking is necessary.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the land Development Code. Staff has provided draft findings to support approval of the proposed development and draft conditions of approval. Staff recommends that the Planning Commission approve the project as proposed.

ALTERNATIVES:

1. Approve Planned Development Permit No. 1190686 and Neighborhood Development Permit No. 1190703, with modifications.
2. Deny Planned Development Permit No. 1190686 and Neighborhood Development Permit No. 1190703, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Acting Deputy Director
Development Services Department

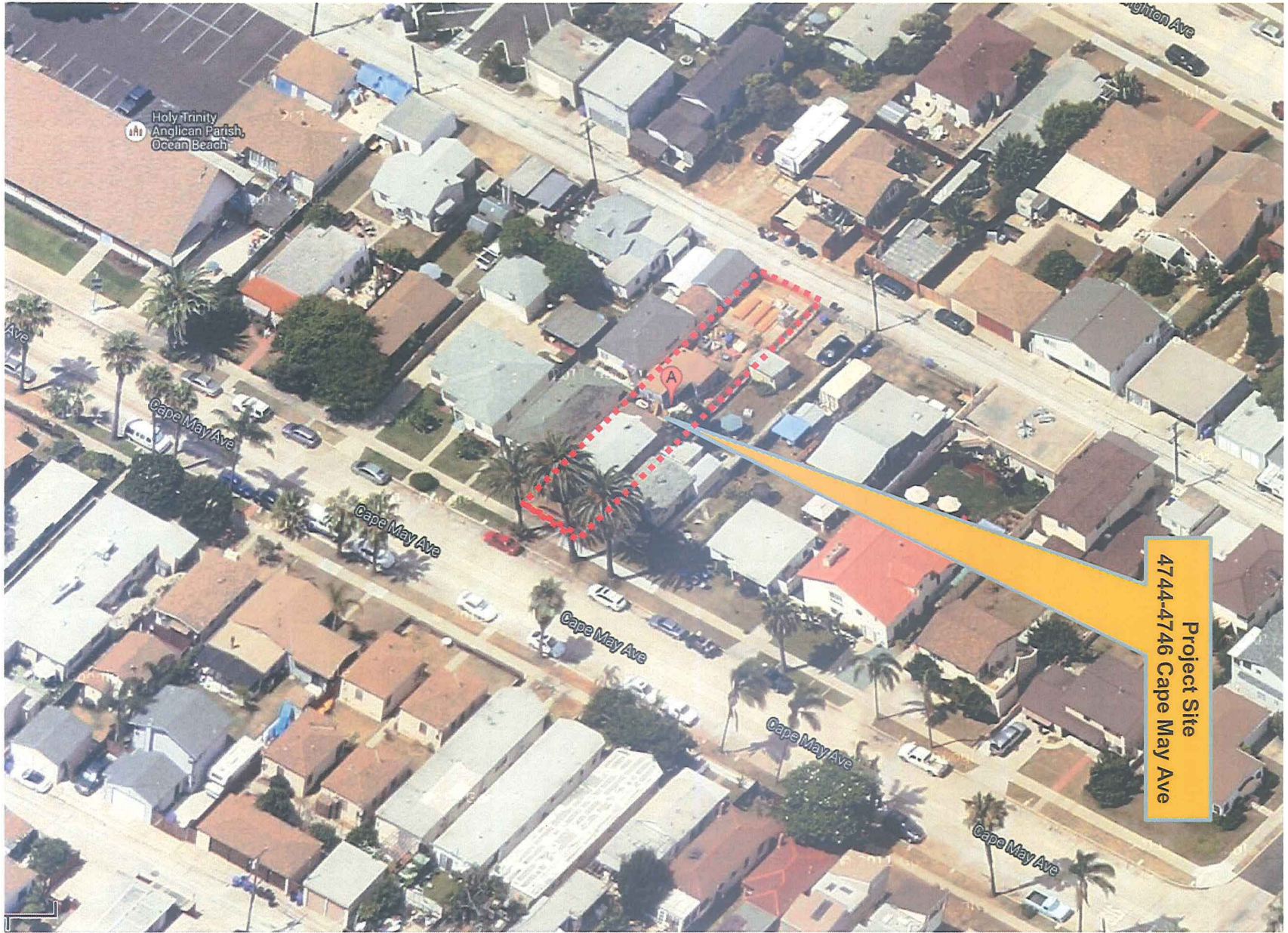


William Zounes, Project Manager
Development Services Department

TOMLINSON/SMT

Attachments:

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



Aerial Photograph (Birds Eye)

Mucha Haus- Project No. 319408
4744-4746 Cape May Ave



Attachment 1
Aerial Photograph of Site



Map ONE

Ocean Beach

Existing Conditions

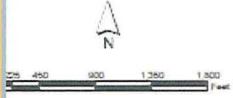
Land Use

Legend
LAND USE

- Single Family Residential
- Multi-Family Residential
- Group Quarters
- Commercial
- Industrial, Warehouse/Storage
- Communication Utilities, Parking
- Institutional
- Schools
- Parks and Open Spaces
- Undeveloped
- Joint Use Park
- Police Mobile Command Unit

Single Family - single family detached housing units, no lot smaller than 1 acre.
Multi-Family - Attached housing units, two or more units per structure - includes duplexes, triplexes, condominiums, apartments, and SROs in Center City.
Group Quarters - includes dormitories, non-residential or retirement homes and associated rules or within a health care facility, nursing home, or halfway house.
Commercial - includes, community, neighborhood, and specialty shopping centers, office buildings, hotels, motels, auto dealerships, vehicle repair, and drive-thru retail, which may include in-store-to-go, residential on top of commercial, or residential units adjacent to commercial establishments.
Industrial - heavy industry, light industry, which includes industrial parks - office industrial areas situated near a center. Light industry/general - usually along major streets or adjacent to urban areas, which include manufacturing uses such as lumber, furniture, paper, rubber, stone, clay, and glass, as well as light industrial uses as auto repair service and recycling centers. Warehouse/warehouse storage - usually large buildings located near freeways, industrial or city commercial areas.
Communication and Utilities/Parking - TV and radio broadcasting stations, radio towers, electronic power generating plants, water and sewage treatment facilities and surface parking lots.
Institutional - hospitals, churches, libraries, post offices, police and fire stations, and other public services, such as cultural facilities, museums, and galleries, social service agencies, business centers, and libraries etc.
Schools - includes public and private schools, colleges, and universities.
Park - Community parks with recreational areas and centers containing one or more of the following activities: tennis or basketball courts, baseball diamonds, soccer fields, or courts. Includes neighborhood parks with a high level of use or other facilities in active parks.
Open Space - includes wildlife and nature preserves, lands set aside for open space, and parks with limited development and uses.
Undeveloped - vacant land that is either graded or not graded or does not have development potential.

Project Site
 4744-4746 Cape May Ave



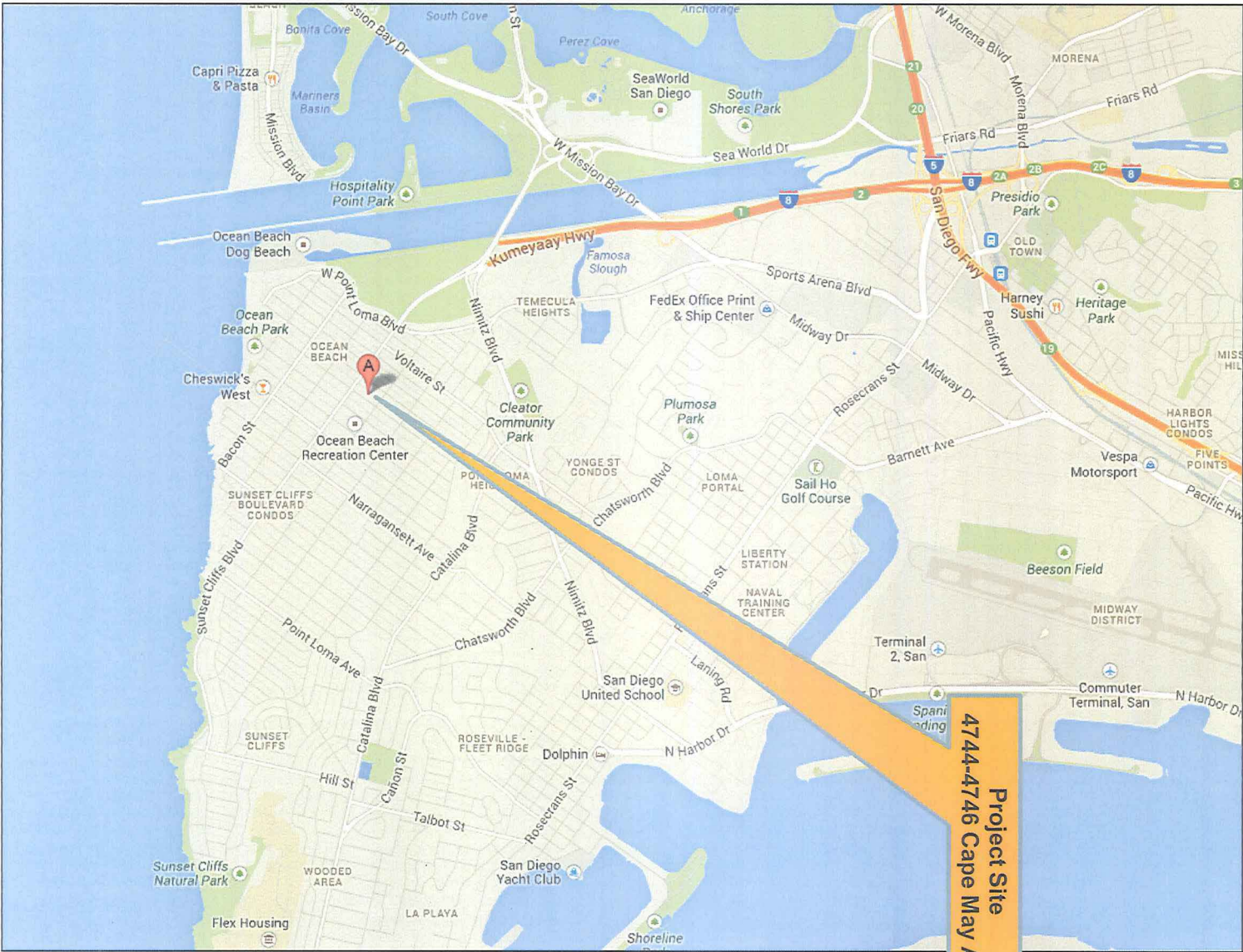
City of San Diego
 Planning Department
 August 6, 2003



Ocean Beach Community Plan Map

Mucha Haus- Project No. 319408
 4744-4746 Cape May Ave

Attachment 2
 Community Plan Land Use Map



Attachment 3
Project Location Map

Project Site
4744-4746 Cape May Ave

Ocean Beach Community Plan Map

Mucha Haus- Project No. 319408
4744-4746 Cape May Ave





Attachment 4 Residential Tandem Overlay Zone

San Diego Municipal Code
(7-2013)

Chapter 13: Zones

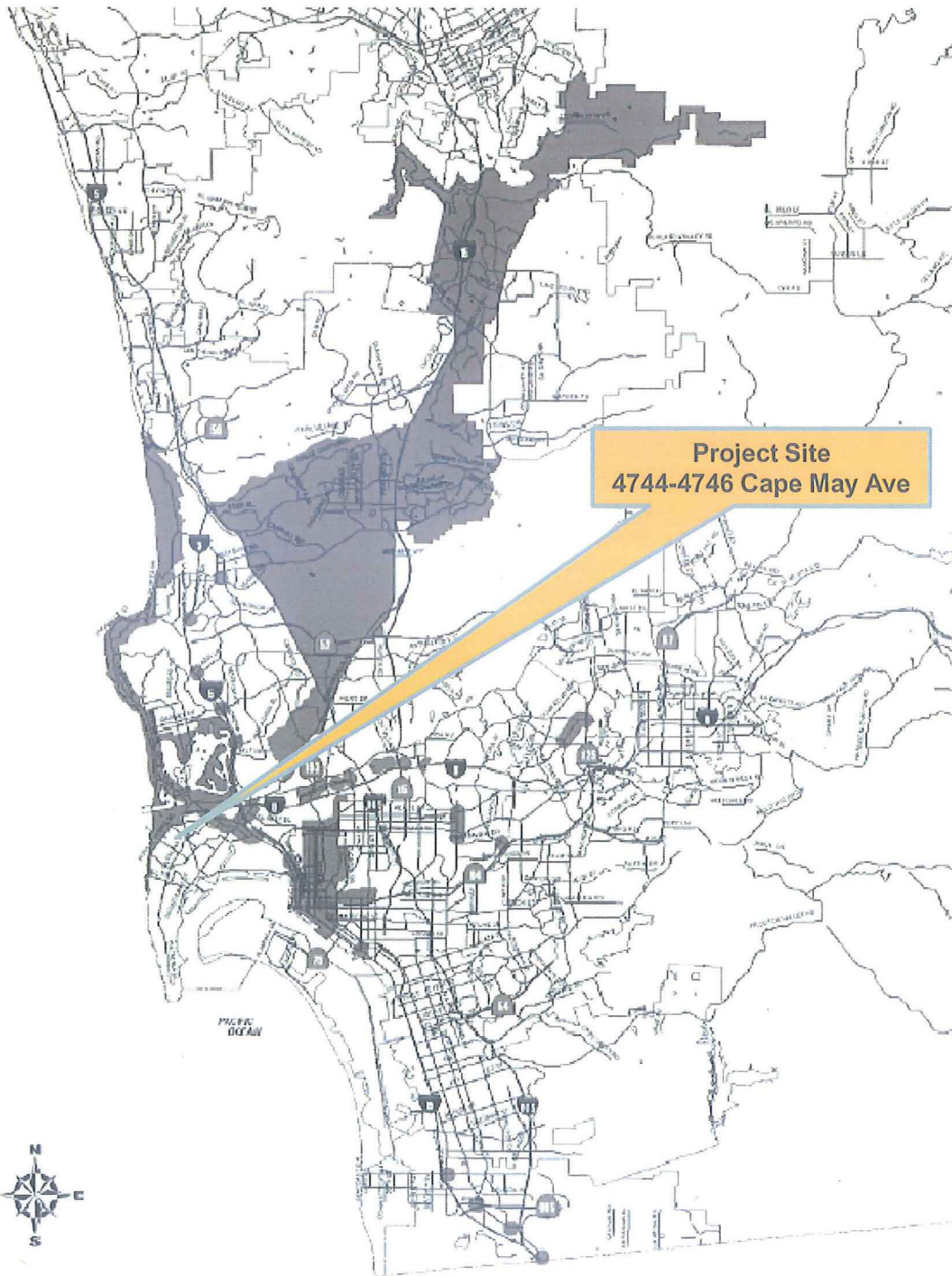


DIAGRAM 132-09A
Residential Tandem Parking
1: This is a reproduction of Map No. C-922 for illustration purposes only.

REPRODUCTION OF MAP NO. C-922 FOR ILLUSTRATION PURPOSES ONLY

PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 1190686
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1190703
MUCHA HAUS - PROJECT NO. 319408

WHEREAS, JEREMY MUCHA, Owner and Permittee, filed an application with the City of San Diego for a permit to to retain previously conforming density and remodel two existing dwelling units by constructing a second story to a front unit and a second and third story to a rear unit, including a deviation to allow two tandem parking spaces to count as four parking spaces (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated Permit Nos. 1190686 and 1190703, on portions of a 3,500-square-foot lot, and;

WHEREAS, the project site is located at 4744-4746 Cape May Avenue in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone, and FAA Part 77 of the Ocean Beach Community Planning Area; and

WHEREAS, the project site is legally described as Lot 13, Block 29 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of the County Recorder of San Diego County, May 28, 1887; and

WHEREAS, on October 31, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1190686 and Neighborhood Development Permit No. 1190703 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 13, 2013, the City of San Diego as Lead Agency through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(e) (Existing Facility) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

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

That the Planning Commission adopts the following written Findings, dated October 31, 2013:

Planned Development Permit Findings – 126.0604

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes the remodel and expansion of two existing dwelling units on a 3,500-square-foot (25 foot by 140-foot) lot including a deviation to allow two tandem parking spaces to count as four spaces. The site is located at 4744-4746 Cape May Avenue within the RM-1-1 zone within the Ocean Beach Community Plan.

Attachment 5
Draft Permit Resolution with Findings

The site is designated as Residential within the East Ocean Beach District of the Ocean Beach Precise Plan. The Precise Plan allows a density of 14 dwelling units per acre. The proposed project of maintaining two single dwelling units on a 3,500-square-foot lot would provide a density range of 12 dwelling units per acre consistent with the Precise Plan. The project is consistent with the land use designation in that it allows previously conforming rights to density.

The plan recommends that residential areas maintain the existing residential character of Ocean Beach as exemplified by a mixture of small scale residential building types and styles. The Residential Design Element of the plan recommends that new construction be compatible with the existing architectural detail and overall appearance or the quality development in the surrounding neighborhood. The design of new buildings should be articulated as it relates to the bulk and scale of surrounding structures through the use of compatible setbacks, building coverage and floor area ratios. The proposed contemporary design is consistent with other new developments or recently remodeled structures on deep and narrow lots within the community.

The two homes will use materials like cement board exterior skin to further break the scale of the buildings which includes using different sized horizontal lap siding of 4-inch, 8-inch, and larger panels. These panels are scaled to the local wood lap siding cottages in the Ocean Beach area. Various color schemes are proposed for each siding material which will further break the elevations into smaller fields creating scaled elevations to the existing context of the street.

The proposal implements several goals and policies of the Ocean Beach Precise Plan therefore will not adversely affect the Ocean Beach Precise Plan.

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

The project proposes the remodel and expansion of two existing dwelling units on a 3,500-square-foot (25 foot by 140-foot) lot including a deviation to allow two tandem parking to count as four spaces. The site is located at 4744-4746 Cape May Avenue within the RM-1-1 zone within the Ocean Beach Community Plan.

The proposed remodel is located in a neighborhood that is currently developed with a mixture of single and multi-family developments. The project site will be enhanced by providing additional off-street parking (where currently none exists) and new landscaped areas, consistent with the Ocean Beach Precise Plan and the underlying zone as outlined in Planned Development Finding No. 1. The development was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. In conclusion and due to these facts, the proposed development will not be detrimental to the public health, safety and welfare.

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

The project proposes the remodel and expansion of two existing dwelling units on a 3,500-square-foot (25 foot by 140-foot) lot including a deviation to allow two tandem parking to count as four spaces. The

site is located at 4744-4746 Cape May Avenue within the RM-1-1 zone within the Ocean Beach Community Plan.

The development complies with all of the regulations of the RM-1-1 zone, including floor area ratio, building height, coverage, setback and private open space requirements. The site will provide increased landscaped areas and parking, consistent with current standards. One minor deviation has been incorporated into the site design for tandem parking as allowed with a Planned Development Permit.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code

4. The proposed development, when considered as a whole, will be beneficial to the community.

The project proposes the remodel and expansion of two existing dwelling units on a 3,500-square-foot (25 foot by 140-foot) lot including a deviation to allow two tandem parking to count as four spaces. The site is located at 4744-4746 Cape May Avenue within the RM-1-1 zone within the Ocean Beach Community Plan.

The site is substandard in both lot area and dimension, measuring 25'-0" by 140'-0" and 3,500 square feet in area where the RM-1-1 zone currently requires 50'-0" foot width by 90'-0" foot depth and a minimum lot area of 6,000 square feet for newly created lots. These circumstances restrict development options and create design constraints. Compliance to the parking regulation would require four standard size parking spaces. Because the lot width is less than 150 feet, a driveway on Cape May Avenue is not permitted which reduces parking options. The proposed deviation to allow tandem parking is consistent with the Ocean Beach Precise as the plan states, "due to a lack of adequate off-street parking tandem parking should be permitted in all residential developments accessible from the alley only." The proposed tandem parking will create two additional off-street parking spaces and help implement the lack of off-street parking in the area. Therefore, the proposed development, when considered as a whole, will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone

The project proposes the remodel and expansion of two existing dwelling units on a 3,500-square-foot (25 foot by 140-foot) lot including a deviation to allow two tandem parking to count as four spaces. The site is located at 4744-4746 Cape May Avenue within the RM-1-1 zone within the Ocean Beach Community Plan.

The development complies with all of the regulations of the RM-1-1 zone, including floor area ratio, building height, coverage, setback and private open space requirements. The site will provide increased

Attachment 5
Draft Permit Resolution with Findings

landscaped areas and parking, consistent with current standards. One minor deviation has been incorporated into the site design for tandem parking as allowed with a Planned Development Permit. The site is not located within the Transit or Residential Tandem Overlay Zones therefore any development must provide the standard parking requirement and tandem parking counts as one parking space. The parking requirement for two residential units containing three bedrooms is four parking spaces. The deviation will allow the two tandem parking spaces to count as four spaces. The project also requires a Process 2 Neighborhood Development Permit to maintain previously conforming density. The RM-1-1 zone allows one unit for every 3,000 square-feet of lot area. As the site area totals 3,500 square feet, the proposed project is allowed to expand the existing units and maintain the previously conforming density in accordance with San Diego Municipal Code section 127.040.

The purpose of the Planned Development Permit (PDP) is to provide flexibility in the application of the development regulations for projects where strict application of the base zone regulations would result in a less desirable project. The intent of the regulations is to accommodate to the greatest extent possible an equitable balance of development types, measures, styles, site constraints, project amenities, public improvements, community and City benefits. Deviations shall be permitted only if it is shown that similar situations exist within the surrounding neighborhood, or that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property.

The property contains site constraints that are not of the making of the applicant. The site is substandard in both lot area and dimension, measuring 25'-0" by 140'-0" and 3,500 square feet in area where the RM-1-1 zone currently requires 50'-0" foot width by 90'-0" foot depth and a minimum lot size of 6,000 square feet for newly created lots. These circumstances restrict development options and create design constraints.

Compliance to the parking regulation would require four standard parking spaces. Because the lot width is less than 150 feet, a driveway on the street is not permitted and therefore parking options are limited. The proposed deviation to allow tandem parking supports the Ocean Beach Precise as the plan states, "due to a lack of adequate off-street parking tandem parking should be permitted in all residential developments accessible from the alley only."

Therefore, the proposed tandem parking deviations pursuant to Section 126.0602(b)(1) is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone

Neighborhood Development Permit - Section 126.0404

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes the remodel and expansion of two existing dwelling units on a 3,500-square-foot (25 foot by 140-foot) lot including a deviation to allow two tandem parking to count as four spaces. The site is located at 4744-4746 Cape May Avenue within the RM-1-1 zone within the Ocean Beach Community Plan.

The site is designated as Residential within the East Ocean Beach District of the Ocean Beach Precise Plan. The Precise Plan allows a density of 14 dwelling units per acre. The proposed project of maintaining two single dwelling units on a 3,500-square-foot lot would provide a density range of 12 dwelling units per acre consistent with the Precise Plan. The project is consistent with the land use

designation in that it allows previously conforming rights to density which is within the density range of the Precise Plan.

The plan recommends that residential areas maintain the existing residential character of Ocean Beach as exemplified by a mixture of small scale residential building types and styles. The Residential Design Element of the plan recommends that new construction be compatible with the existing architectural detail and overall appearance or the quality development in the surrounding neighborhood. The design of new buildings should be articulated as it relates to the bulk and scale of surrounding structures through the use of compatible setbacks, building coverage and floor area ratios. Further, a specific objective found in the Ocean Beach Precise Plan includes residential development be a mixture of small scale residential building types and styles. The proposed contemporary design is consistent with other new developments or recently remodeled structures on deep and narrow lots within the community.

The two homes will use materials like cement board exterior skin to further break the scale of the buildings which includes using different sized horizontal lap siding of 4-inch, 8-inch, and larger panels. These panels are scaled to the local wood lap siding cottages in the Ocean Beach area. Various color schemes are proposed for each siding material which will further break the elevations into smaller fields creating scaled elevations to the existing context of the street. The structures will be two stories and comply with the floor area ratio limitation.

The proposal implements several goals and policies of the Ocean Beach Precise Plan therefore will not adversely affect the Ocean Beach Precise Plan.

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

The project proposes the remodel and expansion of two existing dwelling units on a 3,500-square-foot (25 foot by 140-foot) lot including a deviation to allow two tandem parking to count as four spaces. The site is located at 4744-4746 Cape May Avenue within the RM-1-1 zone within the Ocean Beach Community Plan.

The proposed remodel is located in a neighborhood that is currently developed with a mixture of single and multi-family developments. The project will enhance the site by providing additional off-street parking and new landscaped areas, consistent with the Ocean Beach Precise Plan and the underlying zone as outlined in Neighborhood Development Finding No. 1. The development was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. In conclusion and due to these facts, the proposed development will not be detrimental to the public health, safety and welfare.

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

The project proposes the remodel and expansion of two existing dwelling units on a 3,500-square-foot (25 foot by 140-foot) lot including a deviation to allow two tandem parking to count as four spaces. The

Attachment 5
Draft Permit Resolution with Findings

site is located at 4744-4746 Cape May Avenue within the RM-1-1 zone within the Ocean Beach Community Plan.

The development complies with all of the regulations of the RM-1-1 zone, including floor area ratio, building height, coverage, setback and private open space requirements. The site will provide increased landscaped areas and parking, consistent with current standards. One minor deviation has been incorporated into the site design for tandem parking as allowed with a Planned Development Permit.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1190686 and Neighborhood Development Permit No. 1190703 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1190686 and 1190703, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: October 31, 2013

Job Order No. 24003689

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

INTERNAL ORDER NUMBER: 24003689

PLANNED DEVELOPMENT PERMIT NO. 1190686
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1190703
MUCHA HAUS PROJECT NO. 319408
PLANNING COMMISSION

This Planned Development Permit No. 1190686 and Neighborhood Development Permit No. 1190703 is granted by the Planning Commission of the City of San Diego to JEREMY MUCHA, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402 and 126.0602. The 0.08-acre site is located at 4744-4746 Cape May Avenue in the RM-1-1 zone of the Ocean Beach Community Plan. The project site is legally described as: Lot 13, Block 29 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of the County Recorder of San Diego County, May 28, 1887;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to retain the previously conforming density and remodel two existing dwelling units by constructing a second story to a front unit and a second and third story to a rear unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 31, 2013, on file in the Development Services Department.

The project shall include:

- a. Construct a 303 square-foot, second floor addition to an existing residence, resulting in a 767-square-foot structure located at 4744 Cape May Avenue;
- b. Construct a 715 square-foot, second floor and 560 square-foot third floor addition to an existing residences, resulting in a 1,856-square-foot structure located at 4746 Cape May Avenue;
- c. Deviation allowing two tandem parking spaces to count as four parking spaces;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 14, 2013.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

AIRPORT REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the

operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

12. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Study, satisfactory to the City Engineer.

15. The drainage system proposed for this development and outside of the public right-of-way is private and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure that the existing freestanding wall within the public right-of-way at Cape May Avenue is removed to the satisfaction of the City Engineer.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any construction permits, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A", Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

18. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

22. 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.

TRANSPORTATION REQUIREMENTS

23. A minimum of four automobile spaces (two tandem provided) are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 31, 2013 and [Approved Resolution Number].

Permit Type/PTS Approval No.: PDP No. 1190686/NDP No. 1190703
Date of Approval: October 31, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
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 _____
JEREMY MUCHA

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

NOTICE OF EXEMPTION

Attachment 7
Environmental Exemption

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF S
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

____ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT No.:319408

PROJECT TITLE: Mucha Haus

PROJECT LOCATION-SPECIFIC: The project is located at 4744-4746 Cape May Avenue, San Diego, CA 92107 (Lot 13 Block 29 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego County, May 28, 1887)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Neighborhood Development Permit (NDP) and Planned Development Permit (PDP) to remodel and expand two existing one-story single family residences. One residence will be 769 sq ft and two-stories, the other will 1,856 sq ft and three-stories. The site is in the RM-1-1 zone of the Ocean Beach Community Plan area on a 0.08 acre lot.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Steven Lombardi, Steven Lombardi Architect Inc., 1926 Bacon Street, San Diego, Ca 92107 (619-523-4722).

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- (X) CATEGORICAL EXEMPTION: Sections 15301(e) (Existing Facilities)
- () STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Section 15301(e) (Existing Facilities), which allows for the addition to existing structures not resulting in an increase of more than 10,000 square feet, in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project site does not contain environmentally sensitive resources. Since the project site is currently developed and lacks sensitive resources and would not result in an addition exceeding 10,000 square feet the exemption is appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: de Freitas

TELEPHONE: (619) 446-5187

IF FILED BY APPLICANT:

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

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

Joe E. Romano / SENIOR PLANNER
SIGNATURE/TITLE

8/13/13
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

() SIGNED BY APPLICANT



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

THE CITY OF SAN DIEGO



Attachment 8
 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

Mucha Haus

319408

Project Address:

4744-4746 Cape May Avenue

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):

Jeremy Mucha

Owner Tenant/Lessee Redevelopment Agency

Street Address:

4746 Cape May Avenue

City/State/Zip:

San Diego, CA 92107

Phone No:

(619) 549-1977

Fax No:

Signature :

J. Mucha

Date:

7 April 2013

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:

PROJECT DATA SHEET		
PROJECT NAME:	Mucha Haus	
PROJECT DESCRIPTION:	Planned Development Permit/Neighborhood Development Permit for the expansion of two detached single family residences.	
COMMUNITY PLAN AREA:	Ocean Beach Community Plan	
DISCRETIONARY ACTIONS:	Planned Development Permit/Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential	
<p><u>ZONING INFORMATION:</u></p> <p>ZONE: RM-1-1; (Residential Multiple Unit)</p> <p>HEIGHT LIMIT: 30-Foot max. height limit</p> <p>LOT SIZE: 3,500 square-foot minimum lot size.</p> <p>FLOOR AREA RATIO: .75 maximum</p> <p>FRONT SETBACK: 15/20- feet</p> <p>SIDE SETBACK: 10-feet</p> <p>STREETSIDE SETBACK: 10-feet</p> <p>REAR SETBACK: 15-feet.</p> <p>PARKING: 4 parking spaces required</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential RM-1-1	Residential
SOUTH:	Multi-Family Residential; RM-1-1	Residential
EAST:	Multi-Family Residential RM-1-1	Residential
WEST:	Multi-Family Residential; RM-1-1	Residential
DEVIATIONS OR VARIANCES REQUESTED:	To allow tandem parking on a site located outside the Tandem Parking Overlay Zone.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Ocean Beach Planning Board voted on September 4, 2013 to recommend approval of the project by a vote of 7-2-0 with no conditions.	

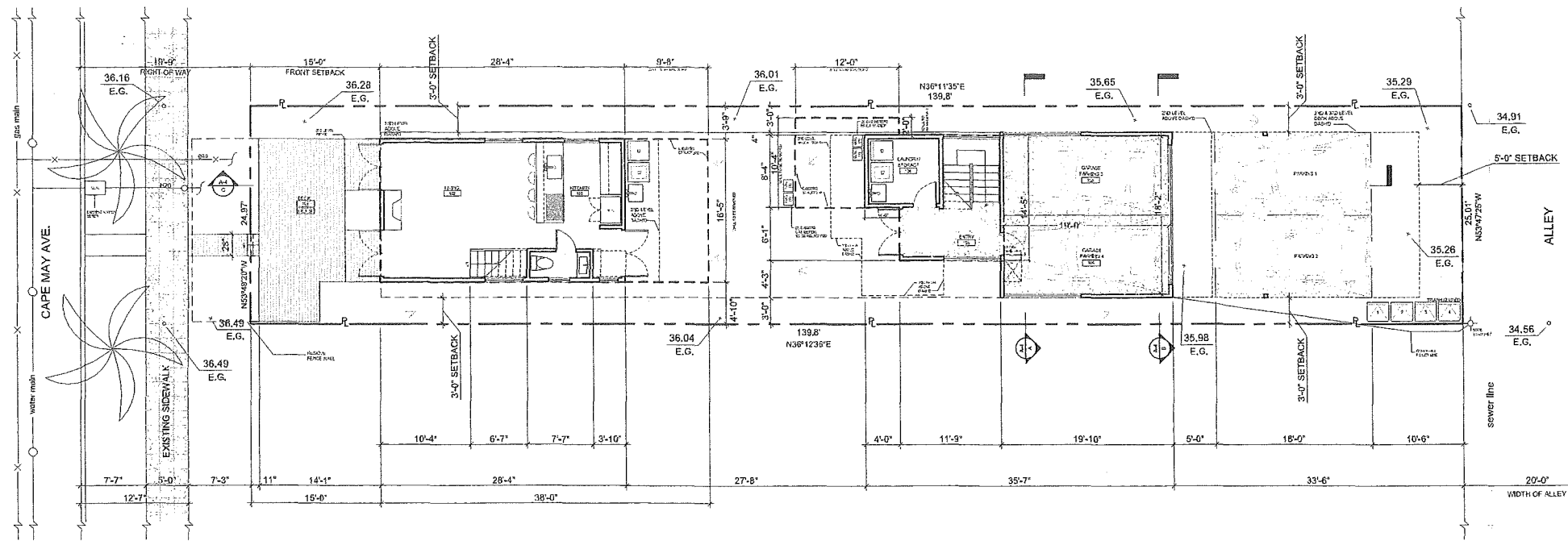
Attachment 10
Community Planning Group Recommendation

From: **Peter Ruscitti** <ruscitti.obpb@sent.com>
Date: Thu, Sep 12, 2013 at 1:24 PM
Subject: Re: PDF Plans for Project 319408 (Mucha Haus)
To: "Zounes, WilliamJ." <WZounes@sandiego.gov>
Cc: Peter Ruscitti <ruscitti.obpb@sent.com>, Thomas Gawronski
<tgawronski.obpb@yahoo.com>

Will,

The OB Planning Board voted 7-2-0 to recommend approval of the Mucha Haus project (7 approve, 2 disapprove, 0 abstain).

Thanks,
Pete



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

Legend
→ drainage direction/pattern

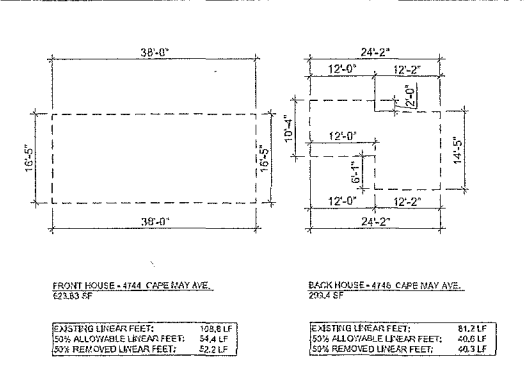
PROJECT DATA: DEVELOPMENT SUMMARY

SCOPE OF WORK:	ADDITION TO NON-HISTORICAL EXISTING BUILDINGS (FRONT & BACK HOUSES NO MORE THAN 50% WALL IMP.)
OCCUPANCY:	SINGLE FAMILY RESIDENCE (RM 1-1) 2910 CBC
CONSTRUCTION TYPE:	TYPE 5
ZONE:	RM 1-1 OCEAN BEACH 23 COMMUNITY PLAN
OVERLAY ZONE DESIGNATION:	R-301263 - AIRPORT COASTAL HEIGHT
APPROVAL / DISCRETIONARY PERMIT:	PLANNED DEVELOPMENT PERMIT
EASEMENTS:	NONE
PROJECT ADDRESS:	4744-4746 CAPE MAY AVE. SAN DIEGO, CA 92107
LEGAL DESCRIPTION:	LOT #13, BLOCK #29 OF OCEAN BEACH SAN DIEGO, CA, MAP NO.279
GEOLOGIC HAZARD:	52
APN:	448-412-08-00
YEAR BUILT:	1930-1938
PARKING REQ.:	FRONT UNIT : 1BDR X 1.5 SPACES/UNIT = 1.5 SPACES BACK UNIT : 2-BDR-UNIT X 2 SPACES/UNIT = 2 SPACES TOTAL = 1.5 + 2 = 3.5 - SAY 4 SPACES (TANDEM PROPOSAL VIA PROCESS 4)
PROPOSED BUILDING HEIGHT:	(4744) FRONT : 27'-1-1/4" (2 - STORY) (4745) BACK : 29'-6" (3 - STORY)
EXISTING AREA SF:	922.23 SF (4744) FRONT : 623.83 SF (1 - STORY) (4745) BACK : 298.4 SF (1 - STORY)
PROPOSED AREA SF:	ADDITION: 1,700.27 SF
COMBINED AREA SF: (WITH EXISTING)	2,625 SF
LOT AREA: (140' X 25')	3,500 SF
ALLOWABLE FLOOR AREA:	2,625 SF
ALLOWABLE F.A.R.	0.75
PROPOSED F.A.R.	0.75
TOTAL:	2,625 SF

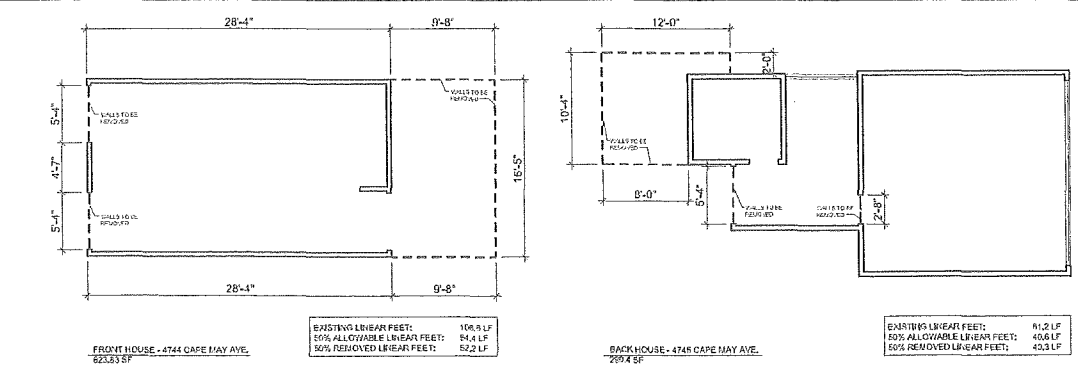
DRAWING SCHEDULE:

T-1	TITLE SHEET / SITE PLAN
C-1	TOPOGRAPHIC SURVEY
L-1	LANDSCAPE PLAN
A-1	GROUND LEVEL PLAN
A-2	SECOND LEVEL PLAN
A-3	THIRD LEVEL PLAN
A-4	SECTIONS
A-5	ELEVATIONS
A-6	ELEVATIONS

* PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM STREET / ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 CHFC 901.4.4



EXISTING FOOTPRINT
SCALE: 1/16" = 1'-0"



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

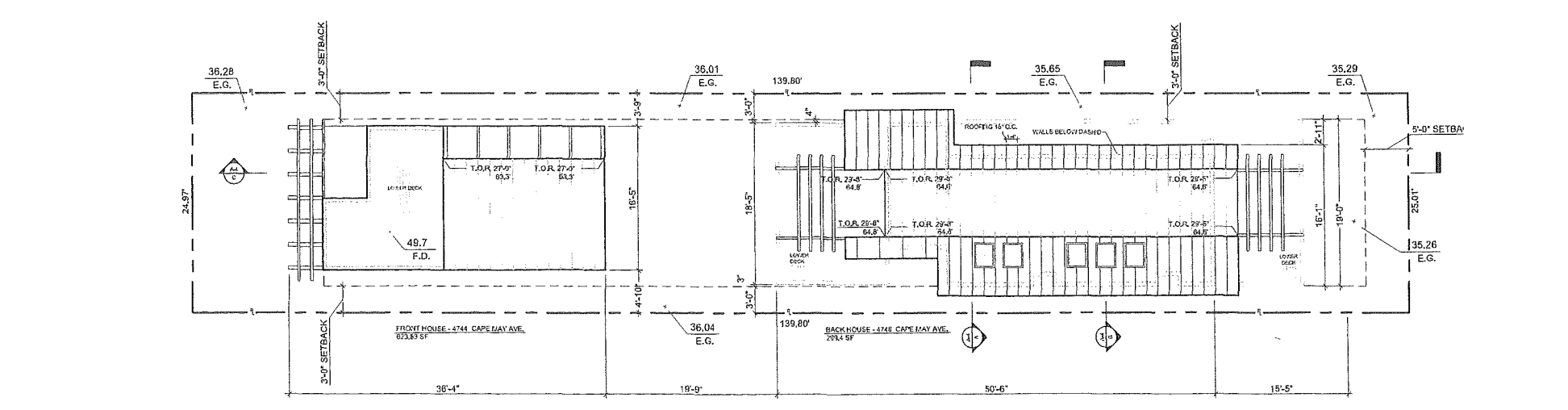
** SDMC - 126.0704
EXEMPTION FROM CDP- LESS THAN 50% RULE

VICINITY MAP:



PROJECT TEAM:

ARCHITECT:	STEVEN LOMBARDI ARCHITECT, INC. LIC.# C21826 1926 BACON ST. SAN DIEGO, CA 92107 619.523.4722 619.523.4765 FAX sl@steverlombardi.com www.steverlombardi.com
SURVEYOR:	GEOMATICS ENGINEERING INC. 5173 WARING RD., SUITE 64 SAN DIEGO, CA 92120 619.218.4520 619.470.9943 FAX stevens@slandsurveyor.com www.slandsurveyor.com
LEGAL OWNER:	JEREMY MUCHA 4744-4746 CAPE MAY AVE. SAN DIEGO, CA 92107 jgmucha@gmail.com



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

* Please note that adequate noise attenuation will be provided to ensure an interior noise level of 45 dB CNEL for all habitable rooms.

LEGEND

E.G.	=	EXISTING GRADE
F.G.	=	FINISH GRADE
F.F.	=	FINISH FLOOR
F.D.	=	FINISH DECK
T.O.R.	=	TOP OF THE ROOF

Steven Lombardi Architect Inc.
1926 Bacon St. San Diego, CA 92107
619.523.4722 619.523.4765 FAX
sl@steverlombardi.com www.steverlombardi.com

4744-4746 CAPE MAY AVE. SAN DIEGO, CA 92107

APPROVED BY: **BD**
DATE: **6.12.13**
REVISED: **8.5.13**

PHASE: **PLANNED DEVELOPMENT PERMIT PDP PROCESS 4**

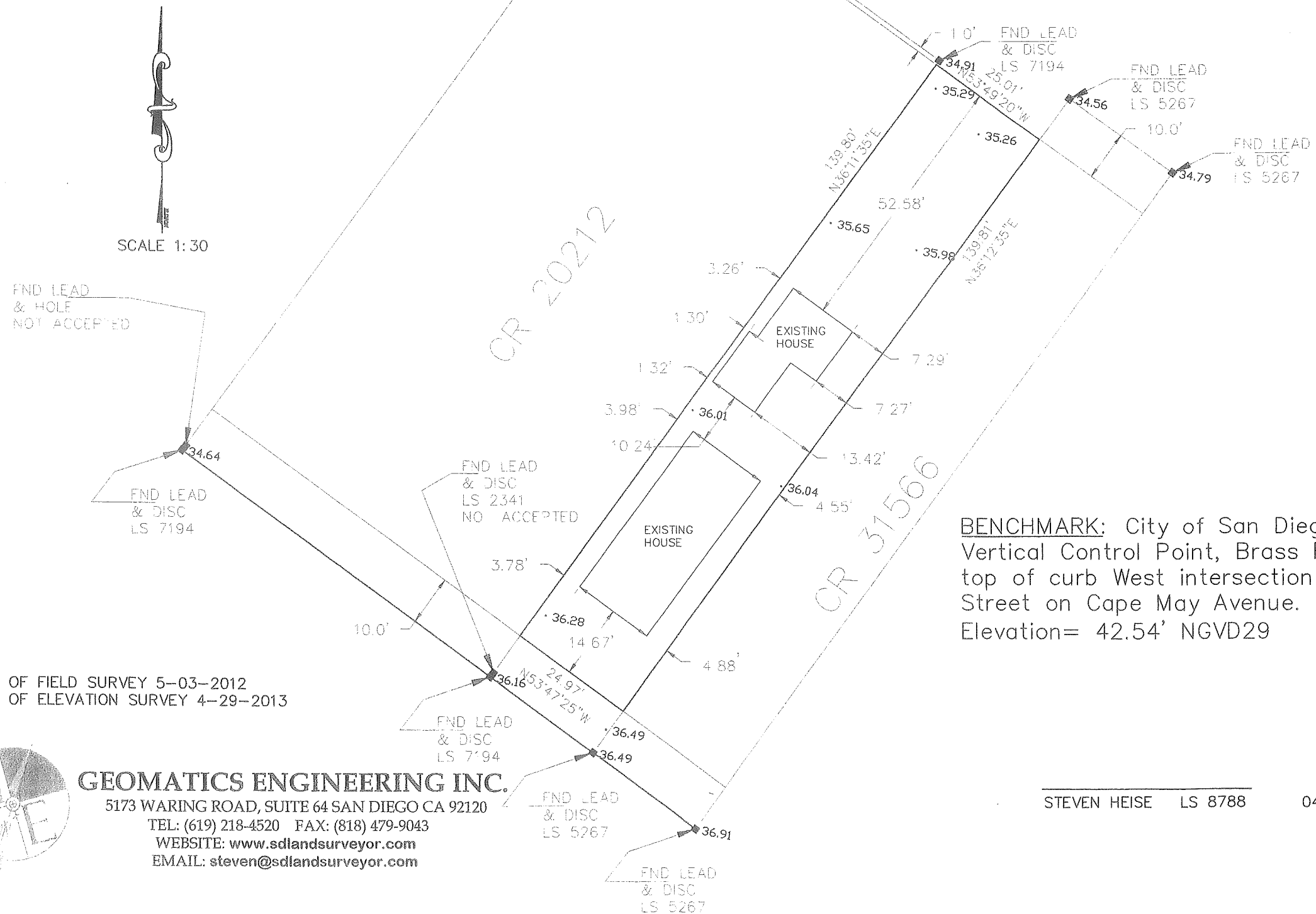
DRAWING TITLE: **TITLE SHEET**
DRAWING NUMBER: **T-1**
SHEET: **1** OF **12**

BOUNDARY AND EXISTING BUILDING LOCATIONS WITH SPOT ELEVATIONS

SITE ADDRESS: 4744-4746 CAPE MAY AVENUE
SAN DIEGO, CA 92107

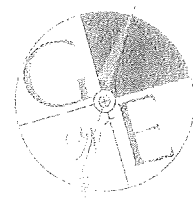
APN: 448-412-08-00

LEGAL DESCRIPTION: Lot 13, Block 29 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No.279, filed in the Office of the County Recorder of San Diego County, May 28, 1887.



BENCHMARK: City of San Diego Vertical Control Point, Brass Plug in top of curb West intersection of Ebers Street on Cape May Avenue. Elevation= 42.54' NGVD29

DATE OF FIELD SURVEY 5-03-2012
DATE OF ELEVATION SURVEY 4-29-2013



GEOMATICS ENGINEERING INC.
5173 WARING ROAD, SUITE 64 SAN DIEGO CA 92120
TEL: (619) 218-4520 FAX: (818) 479-9043
WEBSITE: www.sdlandsurveyor.com
EMAIL: steven@sdlandsurveyor.com

STEVEN HEISE LS 8788

04-29-2013

LANDSCAPE CALCULATIONS

STREET YARD:

- PLANTING AREA REQUIRED
TOTAL AREA = 550 S.F X 50% = 275 S.F
- PLANTING AREA PROVIDED
284 S.F
- EXCESS AREA PROVIDED
9 S.F
- PLANTING POINTS REQUIRED
TOTAL AREA = 550 S.F X 0.05% = 27.5 POINTS
- PLANT POINTS PROVIDED
176 POINTS
- EXCESS POINTS PROVIDED
148.5 POINTS
- POINTS ACHIEVED WITH TREES
160 POINTS

- PLANTING AREA ALLOWABLE AS HARDSCAPE
TOTAL AREA = 550 S.F X 10% = 55 S.F
- PROVIDED
284 S.F

REMAINING YARD:

- MULTIPLE STRUCTURES ON LOT
NUMBER OF BUILDINGS = 2 BUILDINGS X 3 = 6 TREES REQ.
- NUMBER OF TREES PROVIDED = 6

LEGEND

- E.G. = EXISTING GRADE
- F.G. = FINISH GRADE
- F.F. = FINISH FLOOR
- F.D. = FINISH DECK
- T.O.R. = TOP OF THE ROOF

LANDSCAPE NOTES:

- ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE IN THIS DIVISION.
- ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.
- IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS: (A) NO IRRIGATION RUNOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS.
- LAWN AREAS SHALL NOT EXCEED 10 PERCENT OF THE PLANTING AREA ON A PREMISES, EXCLUDING REQUIRED COMMON AREAS, ACTIVE RECREATION AREAS, AND AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY BETWEEN THE CURB AND PUBLIC SIDEWALK. THIS RESTRICTION DOES NOT APPLY TO SINGLE DWELLING UNIT RESIDENTIAL USES IN RESIDENTIAL ZONES.
- ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ESTIMATED YARDS OF CUT (INCLUDING FOUNDATION) = 162 SQUARE YARDS TO BE USED AS FILL. NO MATERIAL IS ESTIMATED TO BE IMPORTED OR EXPORTED.

All ideas, designs, arrangements and items indicated or mentioned by this drawing are owned by, and the liability for them shall remain with, the architect and contractor. No part of this drawing or any part of the information contained herein shall be used by any person, firm or corporation for any purpose without the written consent of Steven Lombardi Architect. If you have any questions or need more information, please contact us at 619-523-4722 or visit our website at www.stevenlombardi.com

Steven Lombardi Architect
1438 Bacon St. San Diego, CA 92101
619-523-4722 619-523-4768 www.stevenlombardi.com

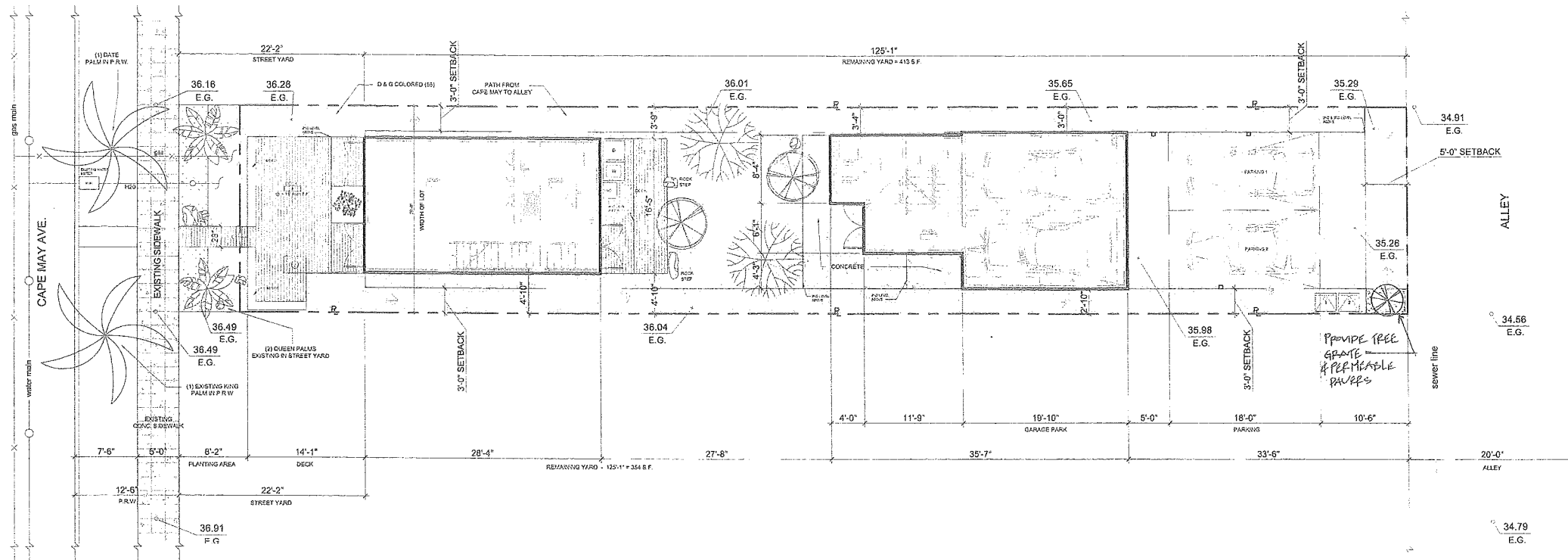
ADDRESS:
4744-4746 CAPE MAY AVE. SAN DIEGO,

SCALE: APPROVED BY:

DATE: 6.12.13

PHASE: PLANNED DEVELOPMENT PERMIT
PDP PROCESS 4

DRAWING TITLE:
PROPOSED LANDSCAPE PLAN



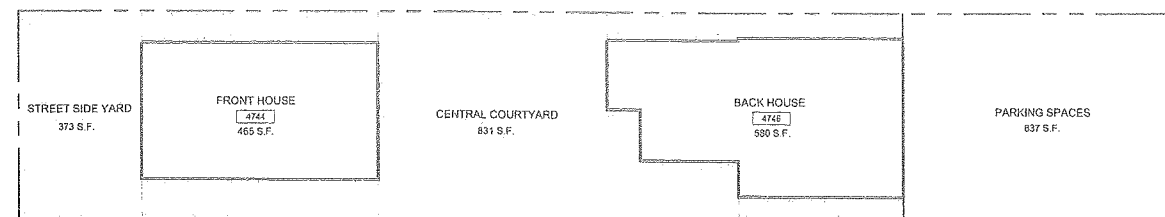
PROPOSED LANDSCAPE PLAN

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



Legend

→ drainage direction/pattern



OPEN SPACES PLAN

SCALE: 3/32" = 1'-0"

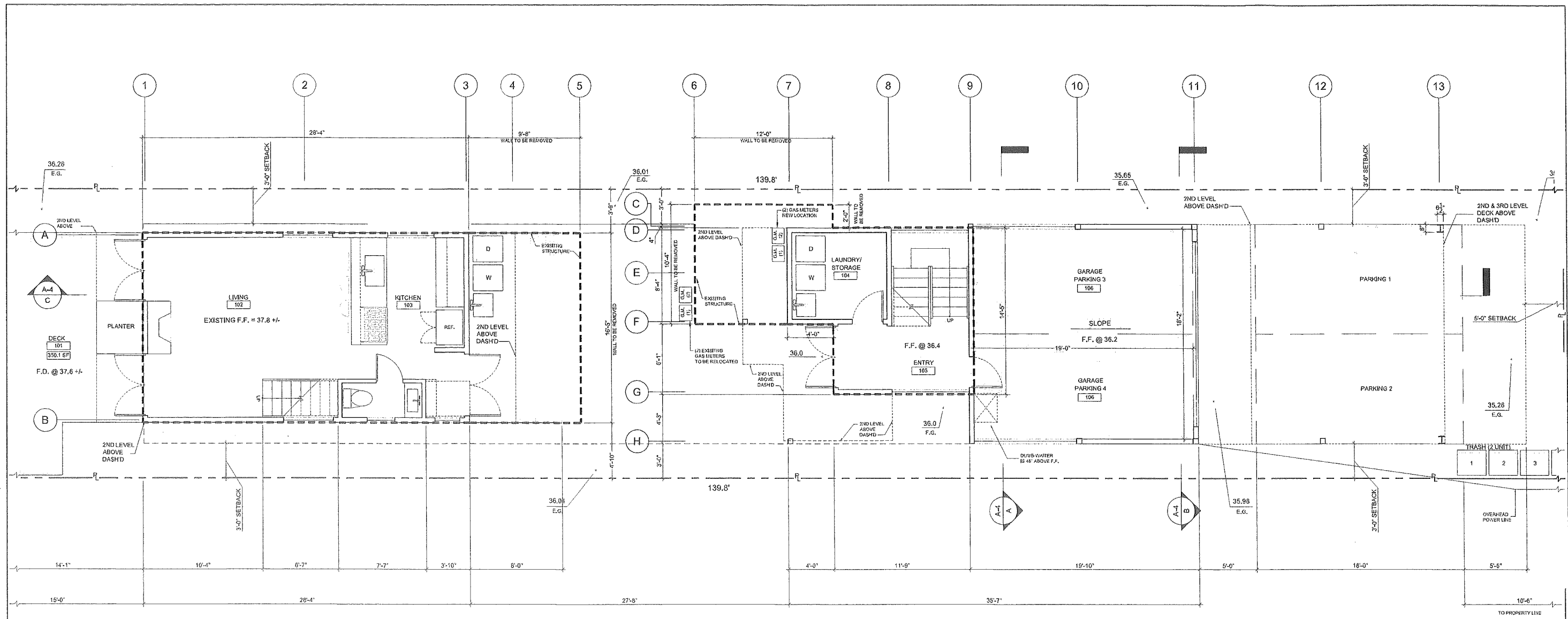


OPEN SPACES

STREET SIDE YARD	=	373 S.F.
CENTRAL COURTYARD	=	831 S.F.
REMAINING SPACES	=	415 S.F.
TOTAL OPEN SPACES	=	1619 S.F.

STREET SIDE YARD		REMAINING YARDS	
SQUARE FEET=	550 S.F.	40 S.F. PER TREE REQUIRED	
REQUIRED PLANTING AREA=	275 S.F.	ONE TREE ON EACH SIDE AND REAR OF STRUCTURE IS REQUIRED	
REQUIRED PLANT POINTS=	13.75		
	294 S.F.	D & G (138 S.F.) DECOMPOSED GRANITE	1067 S.F D & G SURFACE

PROPOSED PLANTS LEGEND								
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	HT.	FORM/FUNCTION	SIZE	PERCENT	POINTS
	PHYLLOSTACHY NIGRA	BLACK BAMBOO	12	25'	DRN. VERTICAL ELEMENT SPACED 5'-0" O.C.	15 GAL	--%	8
	RUTACEAE	CITRUS	2	8'	FRUIT BEARING	15 GAL	--%	20
	ACER PALMATUM	RED JAPANESE MAPLE	2	20'	DECIDUOUS SPACED 4'-6" O.C.	24" BOX	--%	40
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	2	15'	STRAIGHT TRUNK	15' FALL	--%	100
	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	0	2.5'	ORNAMENTAL GRASS	5 GAL	--%	8



FRONT HOUSE - 4744 CAPE MAY AVE.
623.83 SF

BACK HOUSE - 4746 CAPE MAY AVE.
299.4 SF

PROPOSED GROUND LEVEL PLAN

SCALE: 1/4" = 1'-0"



LEGEND

- E.G. = EXISTING GRADE
- F.G. = FINISH GRADE
- F.F. = FINISH FLOOR
- F.D. = FINISH DECK
- T.O.R. = TOP OF THE ROOF

FLOOR PLAN NOTES

TOTAL AREA SF: FRONT 464,176 SF
BACK 579,569 SF
GROUND LEVEL TOTAL AREA SF: (FRONT + BACK) 1,044,745 SF
TOTAL AREA SF: (ALL LEVELS) 2,625 SF

50% ALLOWABLE LINEAR FEET: FRONT 54.4 LF
BACK 40.6 LF
50% PROPOSED LINEAR FEET: FRONT 52.2 LF
BACK 40.3 LF



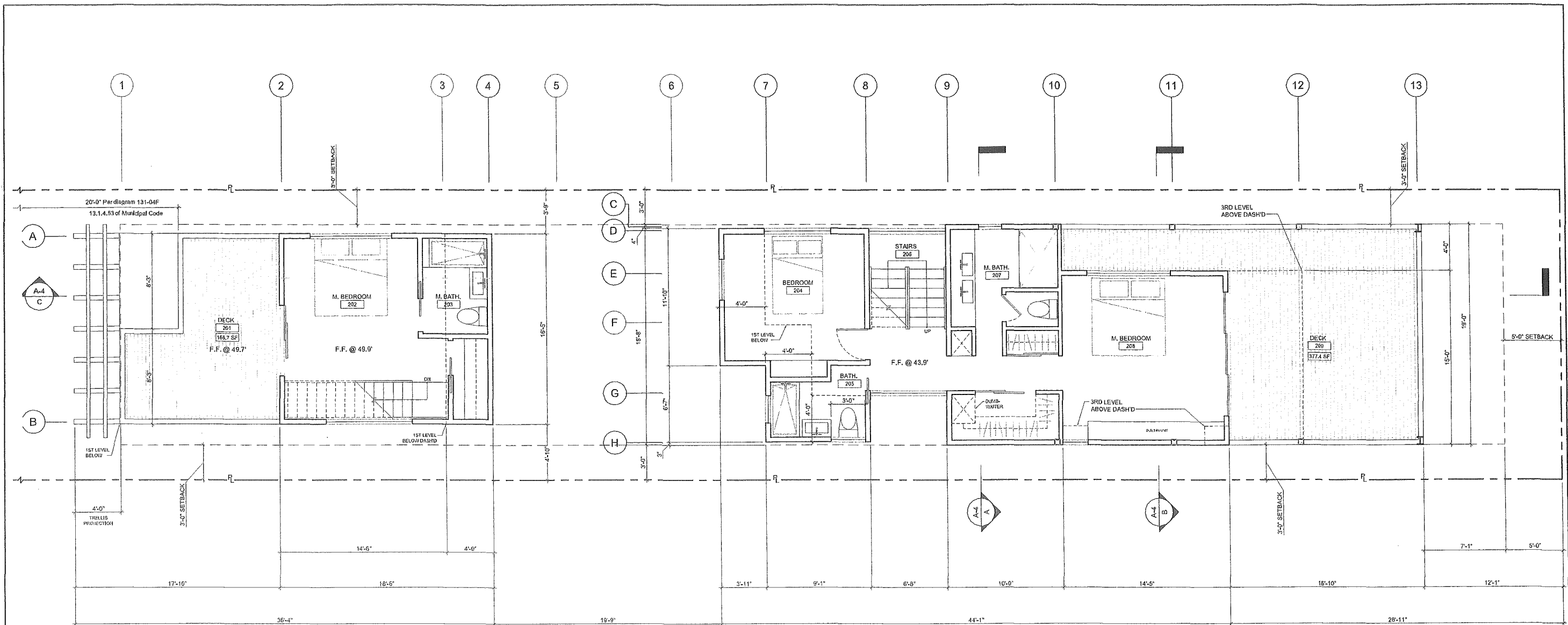
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PDP PROCESS 4

DRAWING TITLE: GROUND LEVEL PLAN DRAWING NUMBER: A-1



PROPOSED SECOND LEVEL PLAN

SCALE: 1/4" = 1'-0"



LEGEND

E.G.	=	EXISTING GRADE
F.G.	=	FINISH GRADE
F.F.	=	FINISH FLOOR
F.D.	=	FINISH DECK
T.O.R.	=	TOP OF THE ROOF

FLOOR PLAN NOTES

TOTAL AREA SF:	FRONT	303,7101 SF
	BACK	716,6239 SF
SECOND LEVEL TOTAL AREA SF: (FRONT + BACK)		1,019,334 SF
TOTAL AREA SF: (ALL LEVELS)		2,625 SF
50% ALLOWABLE LINEAR FEET:	FRONT	54.4 LF
	BACK	40.6 LF
50% PROPOSED LINEAR FEET:	FRONT	52.2 LF
	BACK	40.3 LF

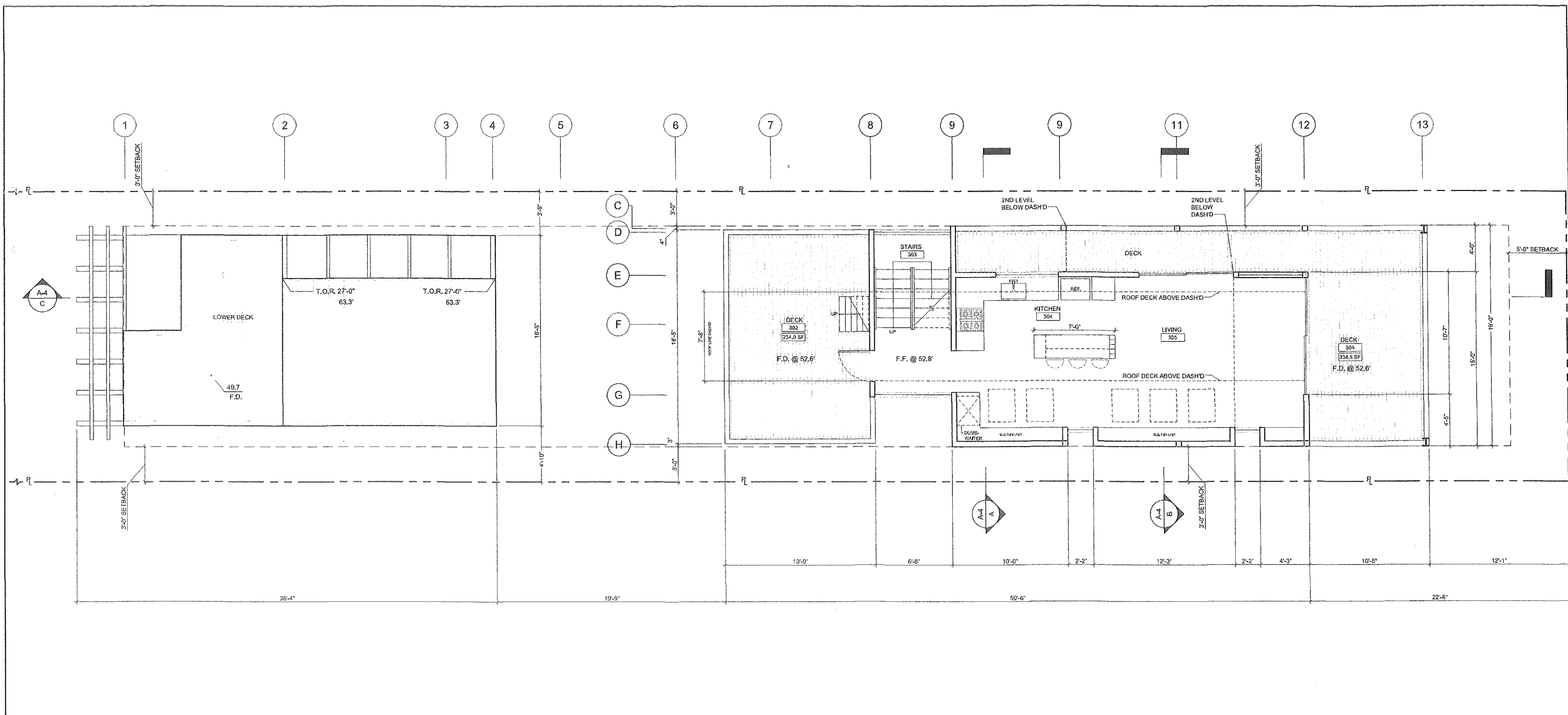


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PHASE: PLANNED DEVELOPMENT PERMIT
 PDP PROCESS 4

DRAWING TITLE: SECOND LEVEL PLAN	DRAWING NUMBER: A-2	SHEET: 1 OF 1
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PROPOSED THIRD LEVEL PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

E.G.	=	EXISTING GRADE
F.G.	=	FINISH GRADE
F.F.	=	FINISH FLOOR
F.D.	=	FINISH DECK
T.O.R.	=	TOP OF THE ROOF

FLOOR PLAN NOTES

TOTAL AREA SF:	FRONT	0 SF
	BACK	580,920.2 SF
THIRD LEVEL TOTAL AREA SF: (FRONT + BACK) 580,920.2 SF		
TOTAL AREA SF: (ALL LEVELS)		2,625 SF

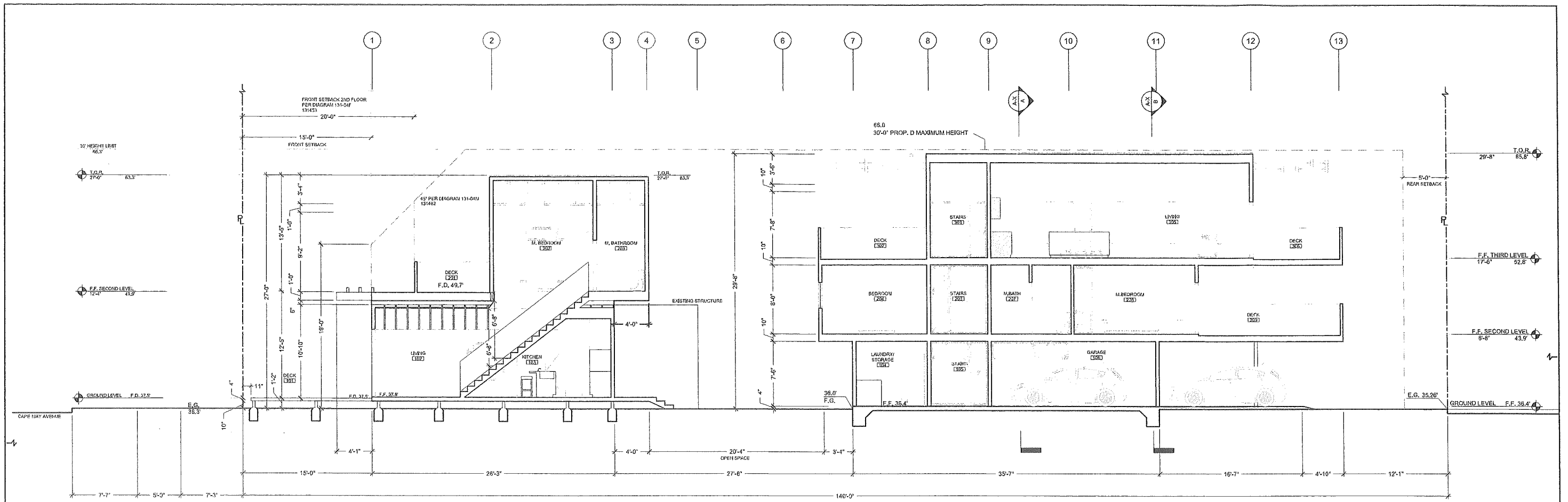
50% ALLOWABLE LINEAR FEET:	FRONT	54.4 LF
	BACK	40.6 LF
50% PROPOSED LINEAR FEET:	FRONT	52.2 LF
	BACK	40.3 LF

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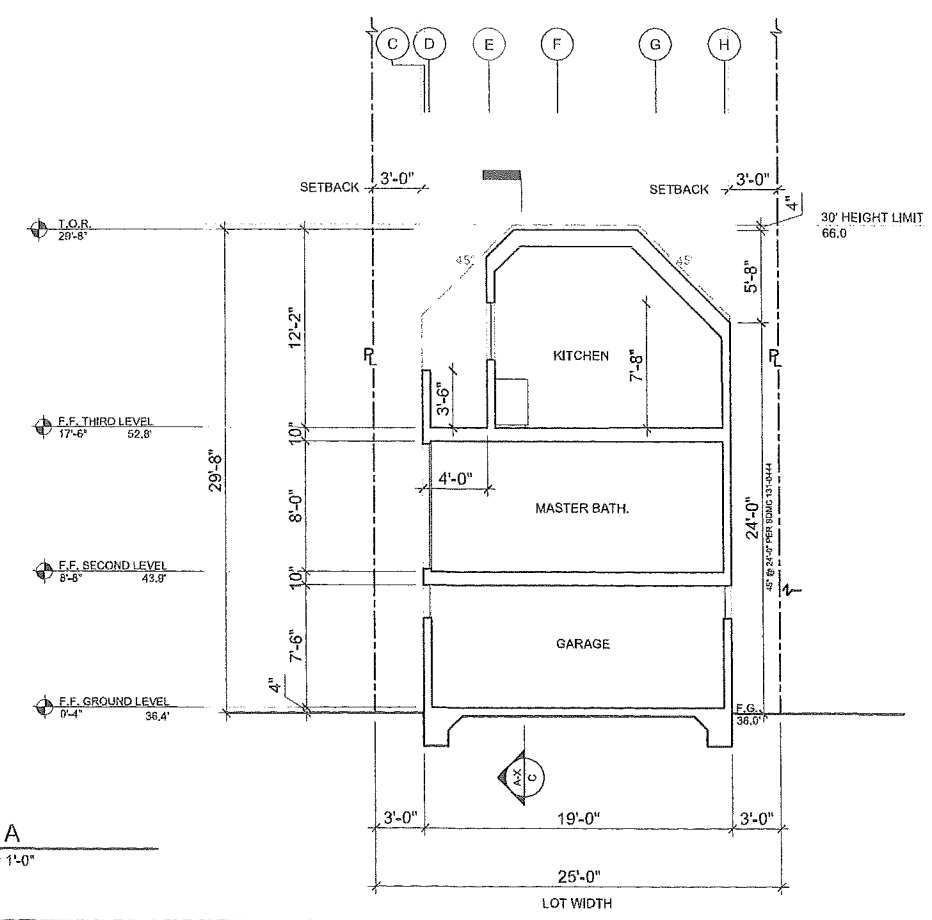
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DRAWING NUMBER: THIRD LEVEL PLAN	DRAWING NUMBER: A-3	SHEET 1 OF 1

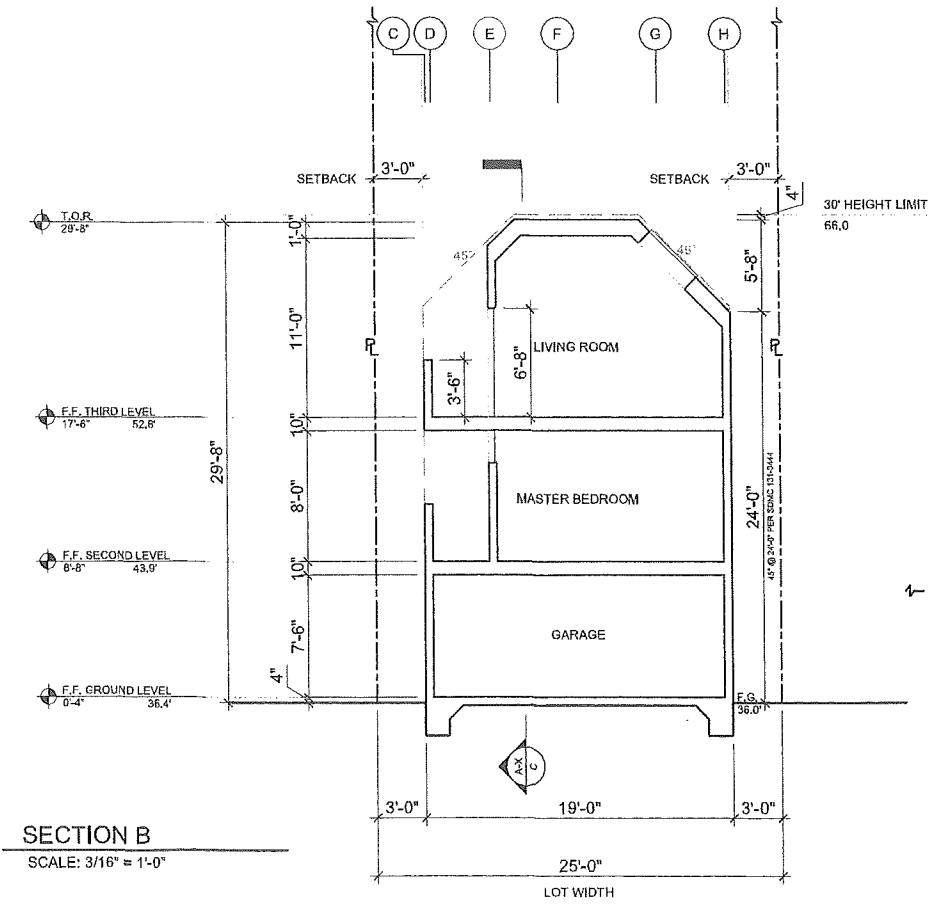
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SECTION C
SCALE: 3/16" = 1'-0"



SECTION A
SCALE: 3/16" = 1'-0"



SECTION B
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- WOOD DOOR & WINDOW
- PAINTED WOOD SIDING
- PAINTED CEMENT BOARD
- ALUMINUM FRAME & GLASS
- STANDING SEAM ROOF
- NATURAL CEDAR SIDING
- ALUMINUM & GLASS

ABBREVIATION LEGEND:

F.F.	=	FINISH FLOOR
F.G.	=	FINISH GRADE
E.G.	=	EXISTING GRADE
F.D.	=	FINISH DECK
T.O.R.	=	TOP OF ROOF



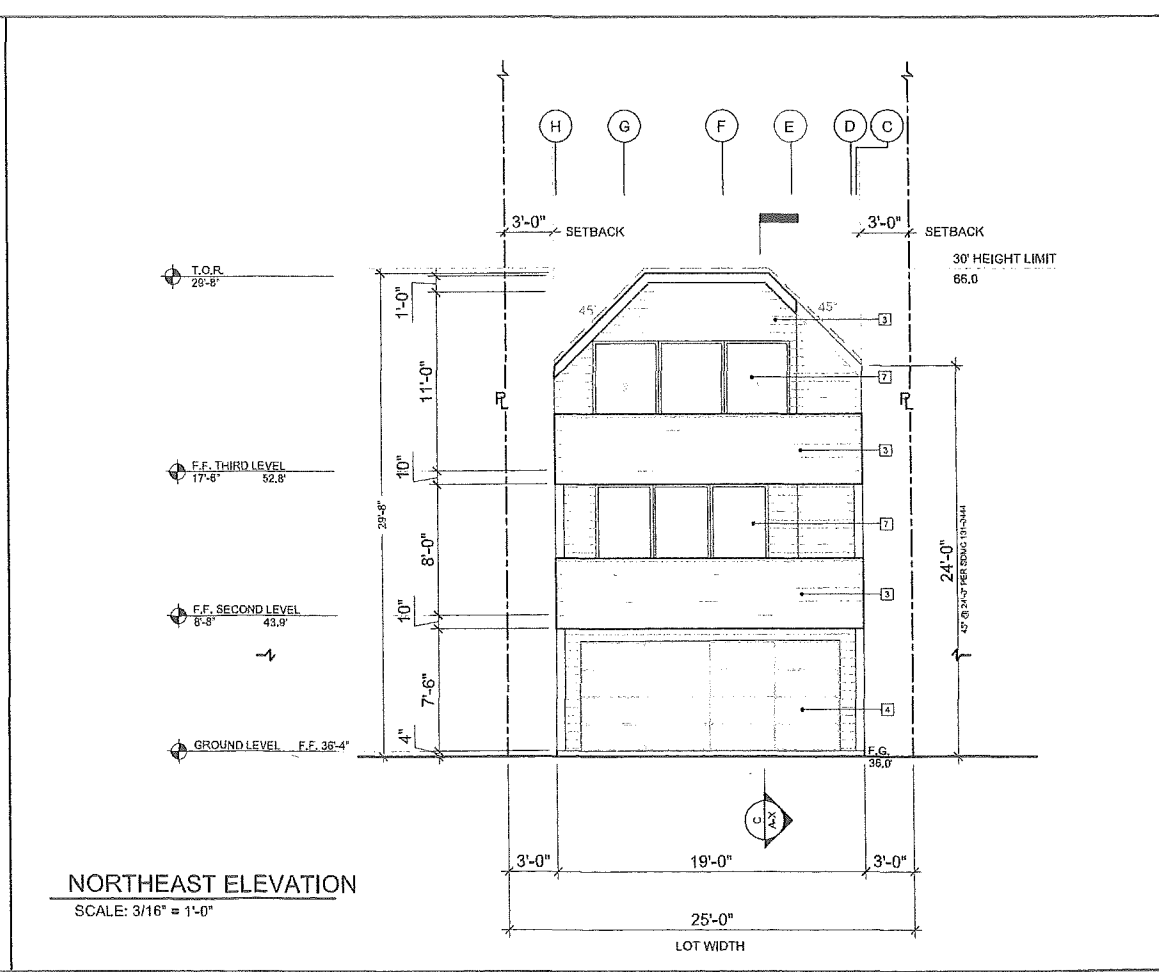
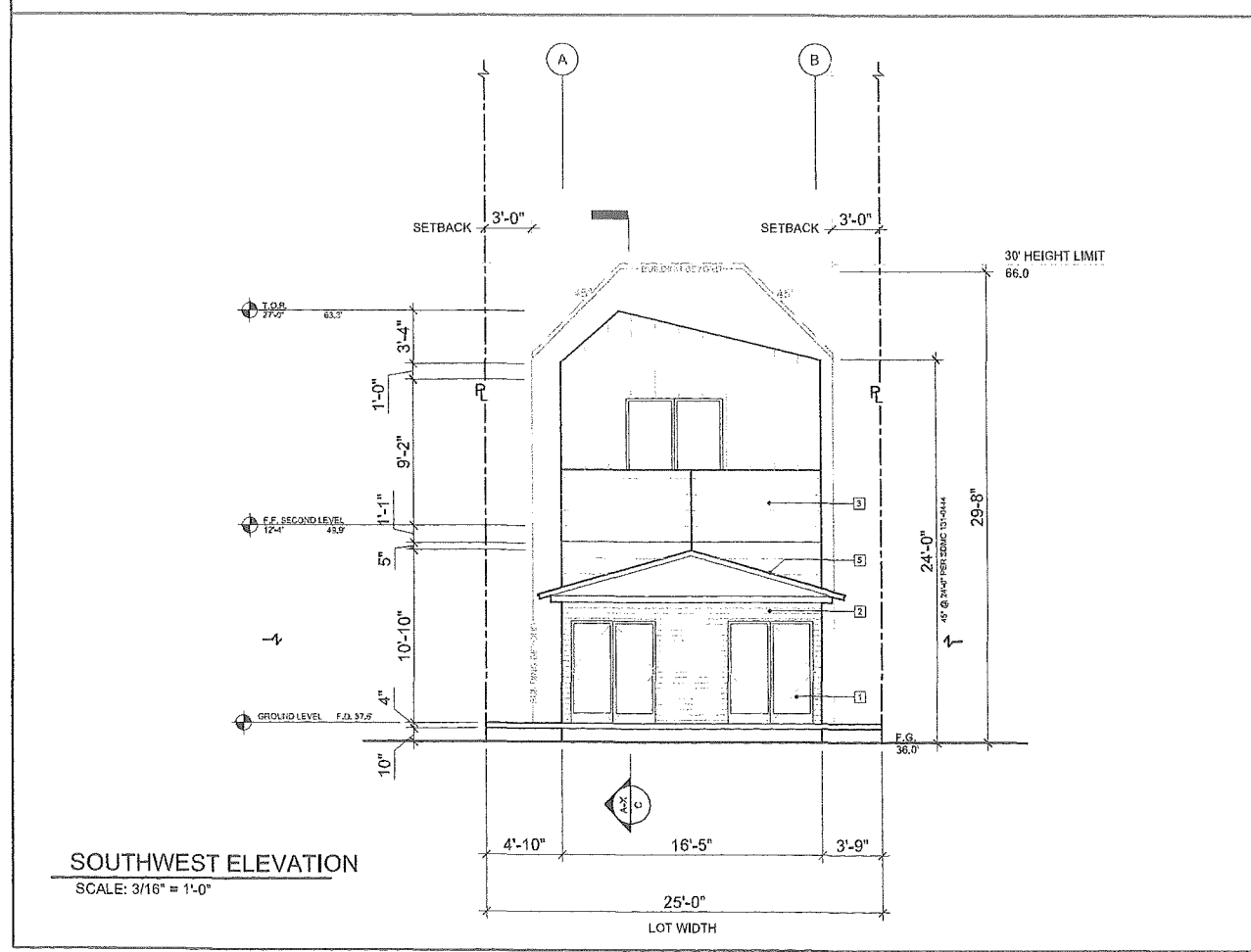
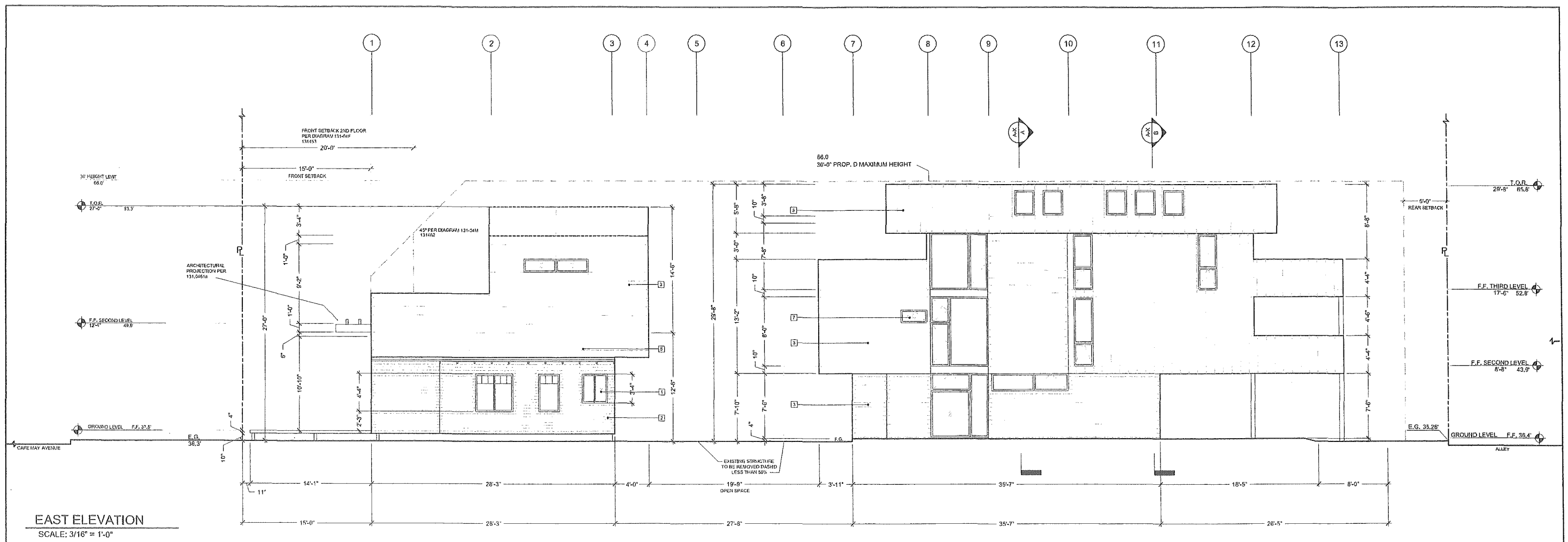
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PHASE: PLANNED DEVELOPMENT PERMIT
PDP PROCESS 4

DRAWING TITLE: SECTIONS A & B & C DRAWING NUMBER: A-4



EXTERIOR MATERIAL LEGEND

- WOOD DOOR & WINDOW
- PAINTED WOOD SIDING
- PAINTED CEMENT BOARD
- ALUMINUM FRAME & GLASS
- STANDING SEAM ROOF
- NATURAL CEDAR SIDING
- ALUMINUM & GLASS

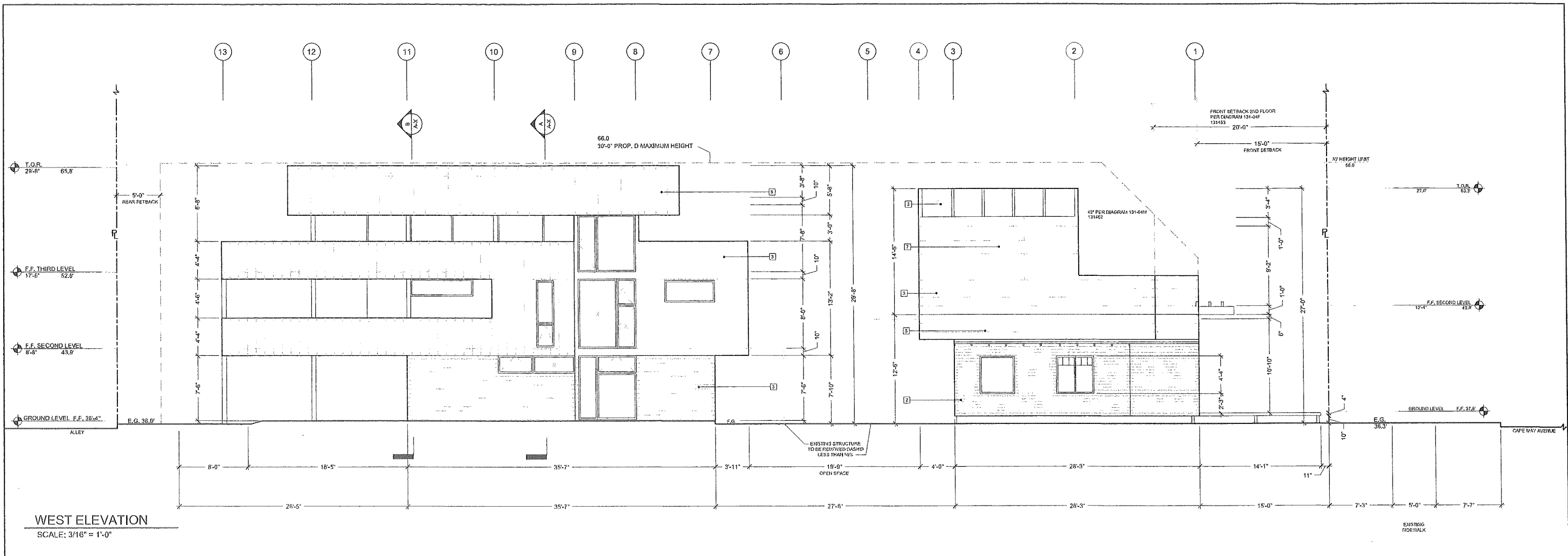
ABBREVIATION LEGEND:

F.F. = FINISH FLOOR
 F.G. = FINISH GRADE
 E.G. = EXISTING GRADE
 F.D. = FINISH DECK
 T.O.R. = TOP OF ROOF

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 PHASE: PLANNED DEVELOPMENT PERMIT
 PDP PROCESS 4
 DRAWING TITLE: ELEVATIONS DRAWING NUMBER: A-5



WEST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- 1. WOOD DOOR & WINDOW
- 2. PAINTED WOOD SIDING
- 3. PAINTED CEMENT BOARD
- 4. ALUMINUM FRAME & GLASS
- 5. STANDING SEAM ROOF
- 6. NATURAL CEDAR SIDING
- 7. ALUMINUM & GLASS

ABBREVIATION LEGEND:

- F.F. = FINISH FLOOR
- F.G. = FINISH GRADE
- E.G. = EXISTING GRADE
- F.D. = FINISH DECK
- T.O.R. = TOP OF ROOF

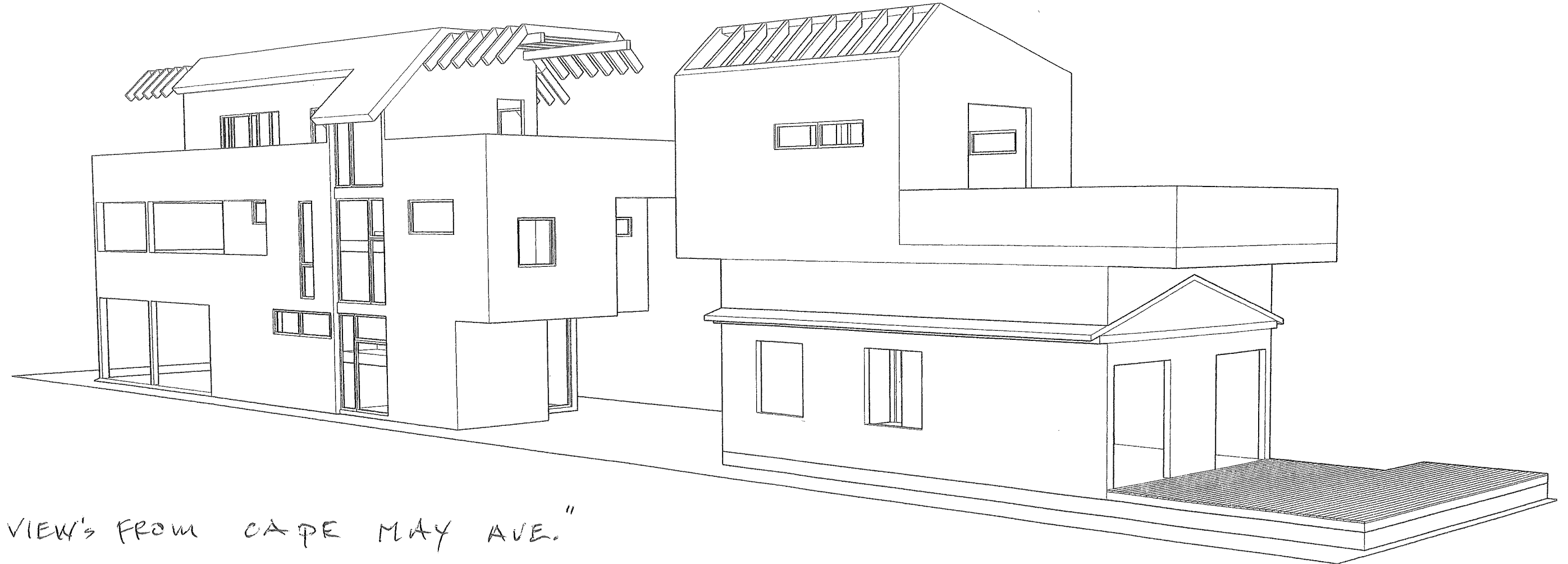
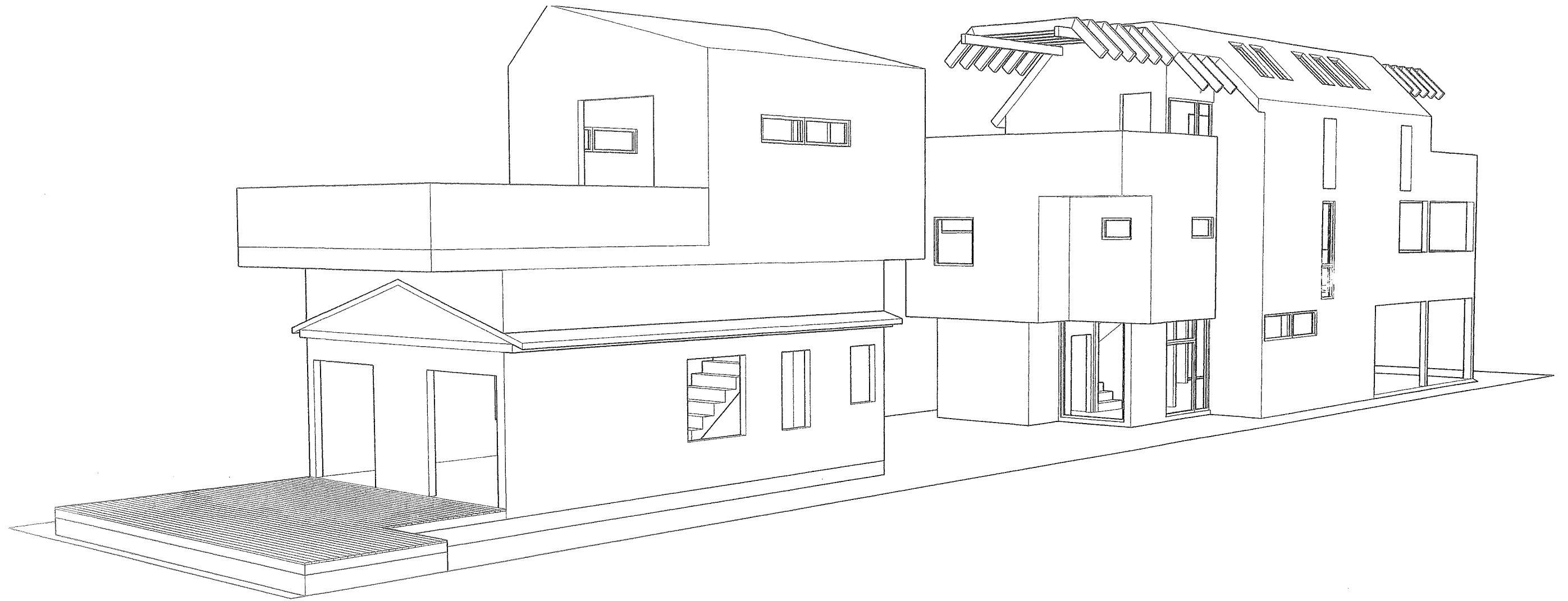


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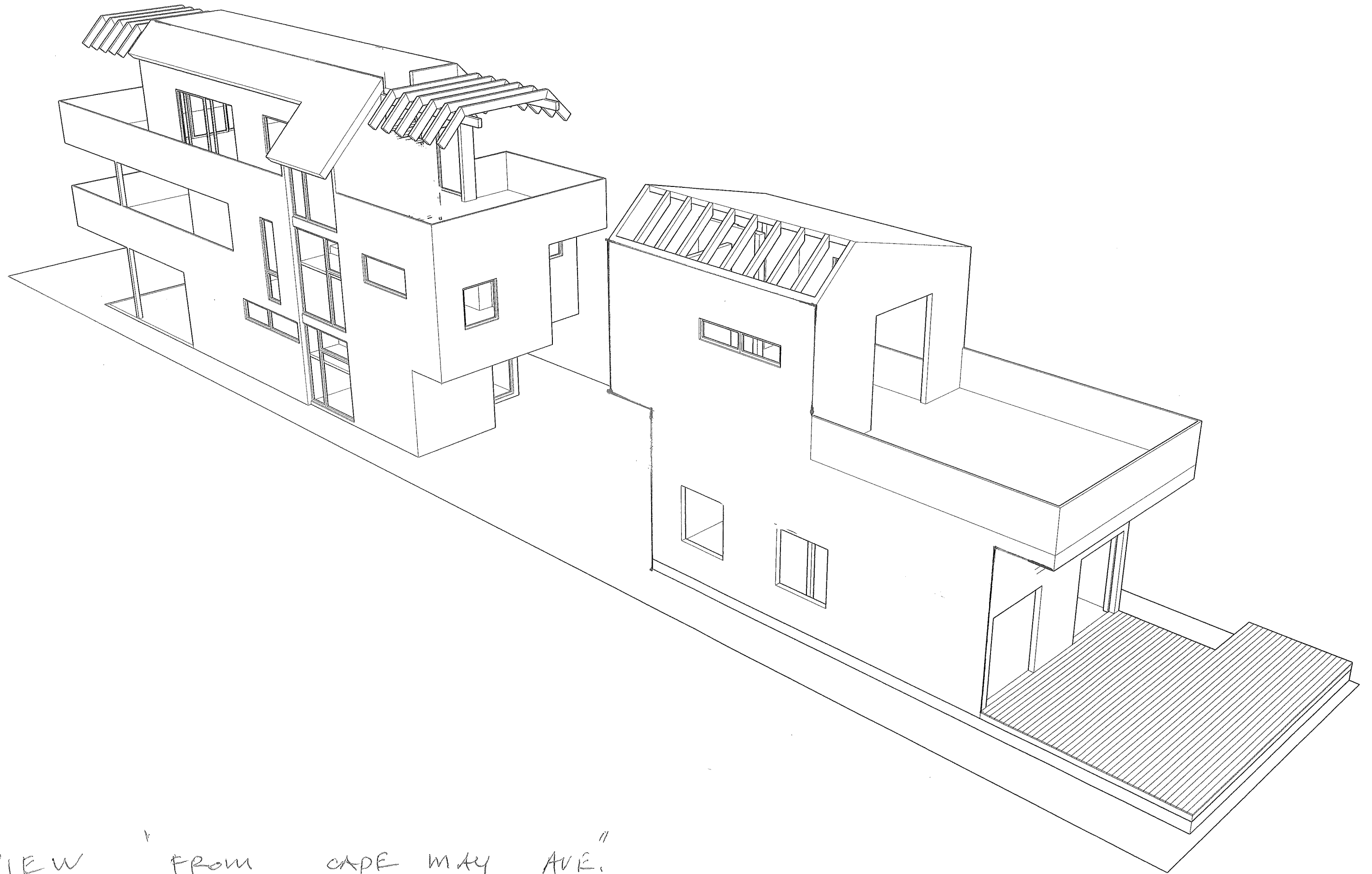
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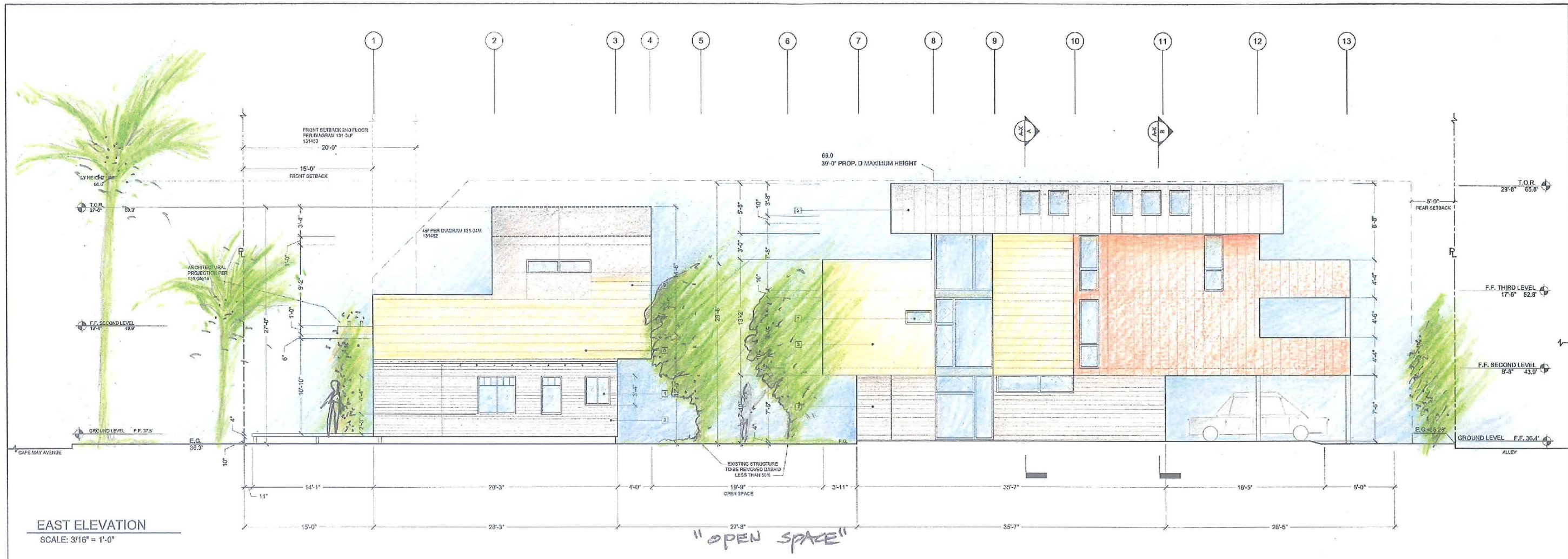
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DATE: 6.12.13		REVISED: 8.5.13
PROJECT: PLANNED DEVELOPMENT PERMIT PDP PROCESS 4		
DRAWING TITLE:	DRAWING NUMBER:	SHEET
WEST ELEVATION	A-6	1



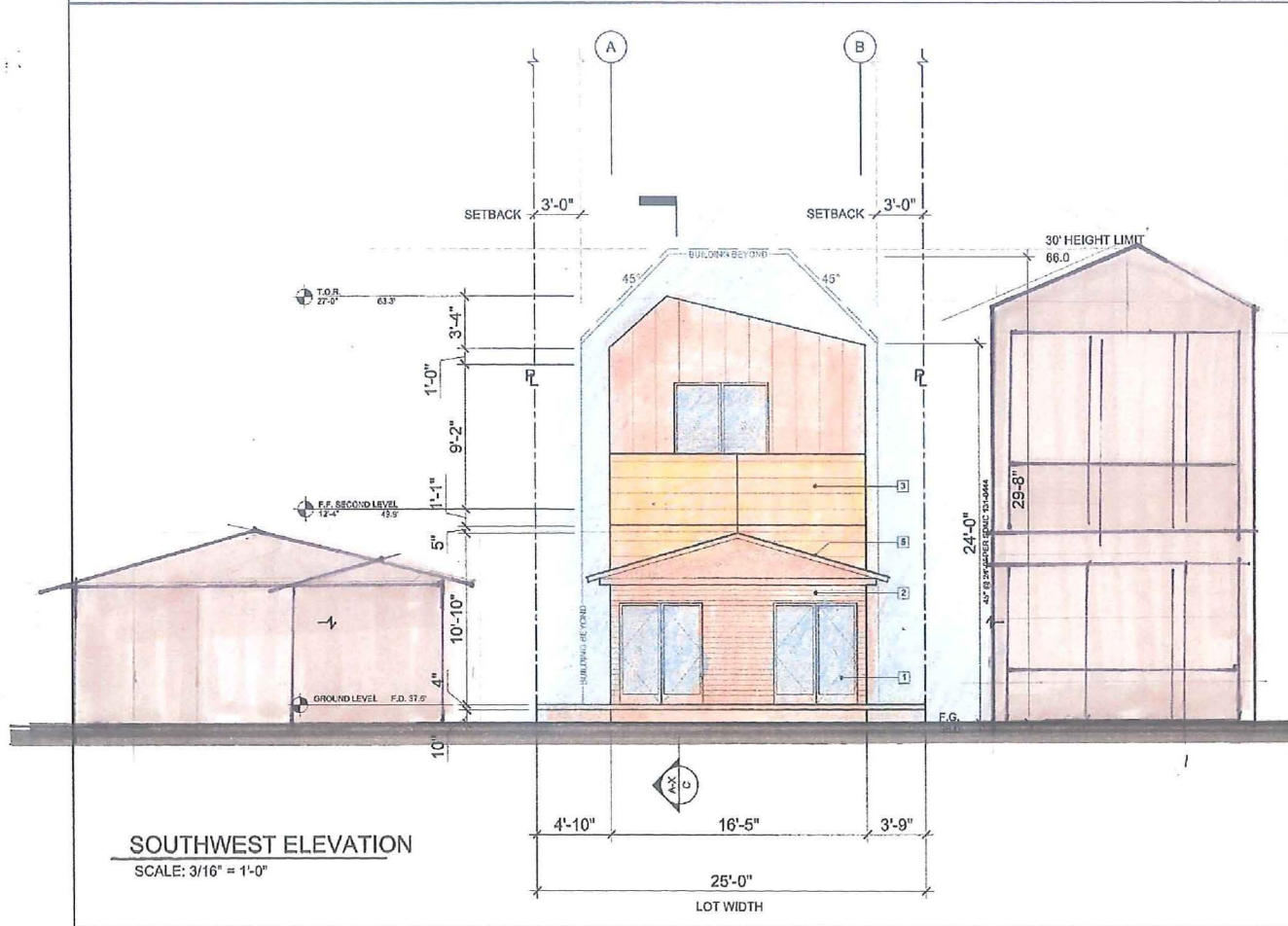
"VIEW'S FROM CAPE MAY AVE."



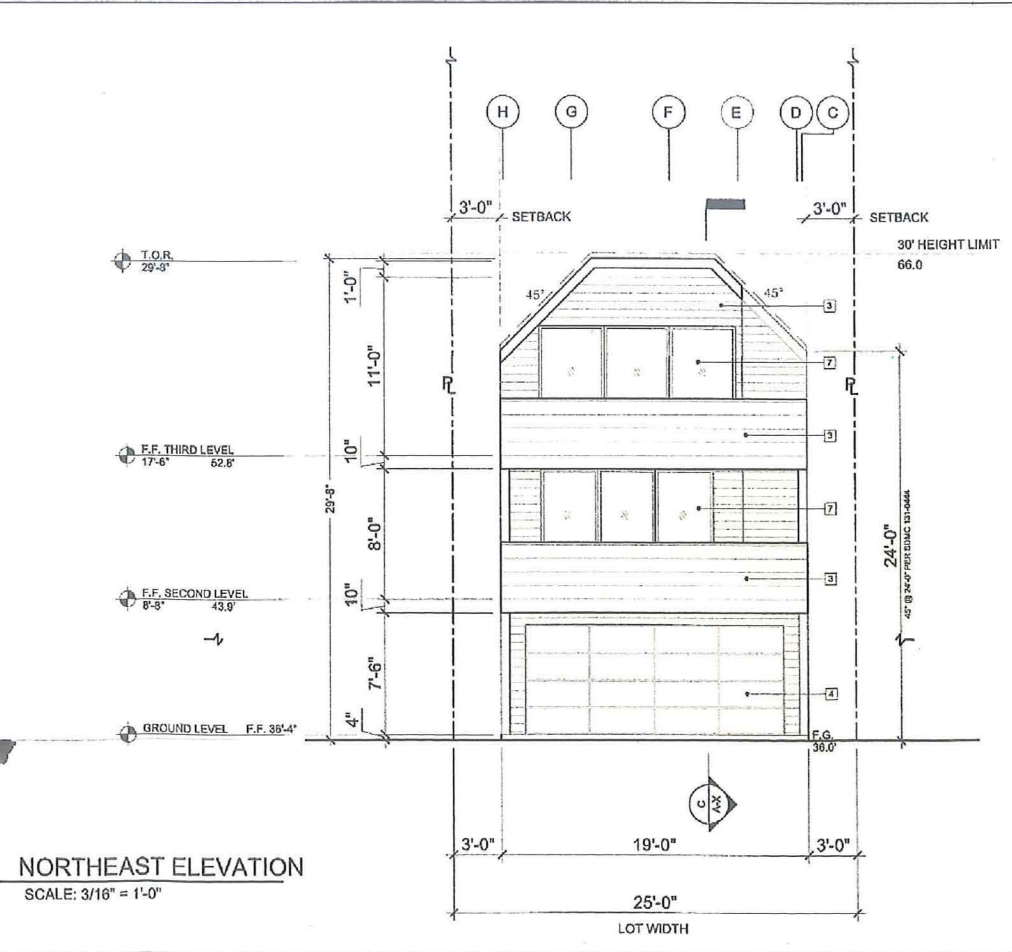
VIEW FROM CAPE MAY AVE.



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTHWEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- WOOD DOOR & WINDOW
- PAINTED WOOD SIDING
- PAINTED CEMENT BOARD
- ALUMINUM FRAME & GLASS
- STANDING SEAM ROOF
- NATURAL CEDAR SIDING
- ALUMINUM & GLASS

ABBREVIATION LEGEND:

F.F.	=	FINISH FLOOR
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E.G.	=	EXISTING GRADE
F.D.	=	FINISH DECK
T.O.R.	=	TOP OF ROOF

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PHASE: PLANNED DEVELOPMENT PERMIT PDP PROCESS 4
DRAWING TITLE: ELEVATIONS DRAWING NO: A-5